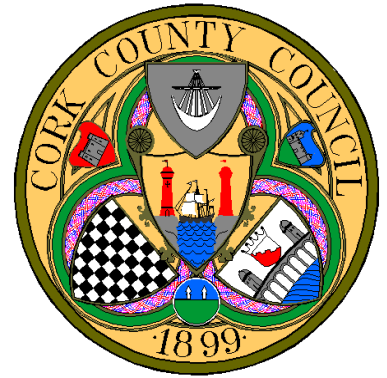


Comhairle Chontae Chorcaí **Cork County Council**

PLANNING & DEVELOPMENT ACT 2000

PLANNING & DEVELOPMENT REGULATIONS 2001

PLANNING & DEVELOPMENT REGULATIONS 2006



PART VIII REPORT

REFURBISHMENT/CHANGE OF USE OF HSE BUILDING CHARLEVILLE

**Public Notice in Compliance with Part XI of the Planning & Development Act 2000
as set down in Part 8 of the Planning and Development Regulations 2001 and
Articles 17 to 19 of the Planning and Development Regulations 2006**

REVISION CONTROL SHEET

			For & on behalf of Cork Co. Co.		
Revision	Description of Changes	Prepared by	Checked by	Approved by	Date
A	Issued for Planning	S.Smyth AE	F. Jones EE	M. Hayes SEO	Feb 2022

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	SCHEME BACKGROUND	4
3.0	PROPOSED WORK.....	6
4.0	ENVIRONMENTAL RESTRICTIONS.....	8
5.0	IMPACT OF THE SCHEME.....	8
6.0	DRAWINGS	8

1.0 INTRODUCTION

This application for Part 8 Planning Permission is in respect of the refurbishment of an existing single storey building in Charleville Town. It requires planning permission due to its proposed 'change of use'. Its previous use was as a health centre and its future intended purpose is for recreational/community usage.

Part VIII of the Planning and Development Regulations, 2001 sets out the requirements in respect of specific development by, on behalf of, or in partnership with Local Authorities. The proposed works in relation to this building is therefore required to comply with these requirements as set out herein.

2.0 SCHEME BACKGROUND

The most recent function for the building was its use as a HSE facility. The HSE provided a wide range of public health services at this building for the community including dentistry services, counselling services, nursing services etc. The building however has not been in use for the last number of years.



Figure 1: Photograph of building

The site is located on the Kilmallock Road on the outskirts of Charleville Town

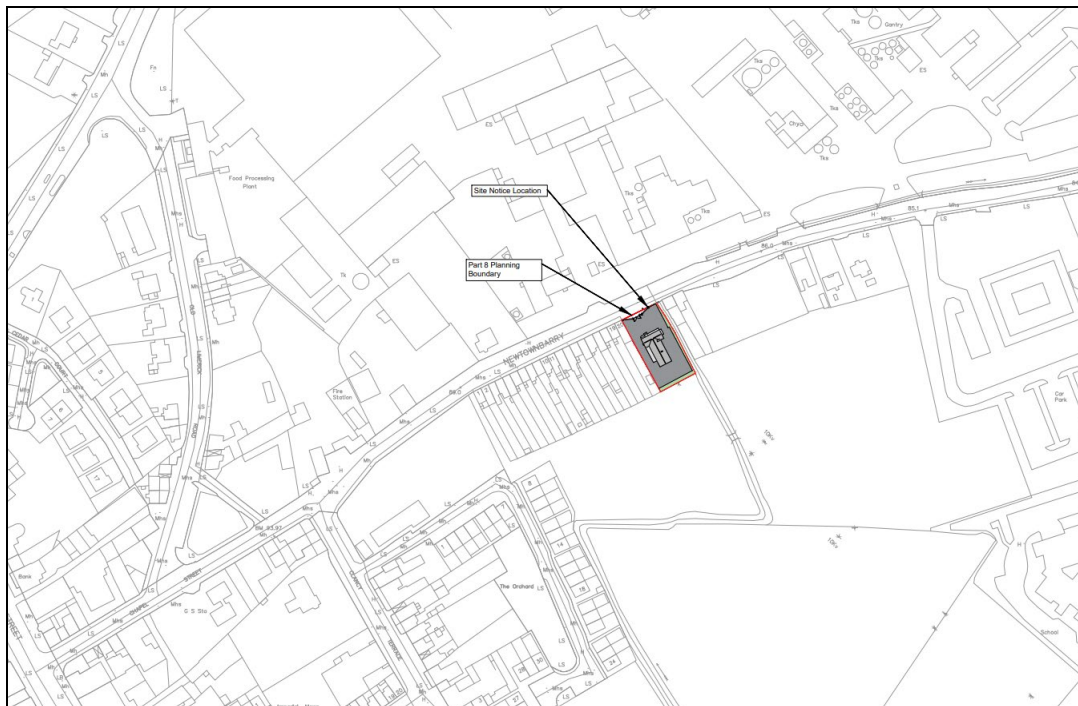


Figure 2: Site Location

The current layout of the building consists of:

- 2 x Waiting Rooms
- 2 x Offices
- 3 x Store Rooms
- 1 x Dental Room
- Toilets
- Hallway

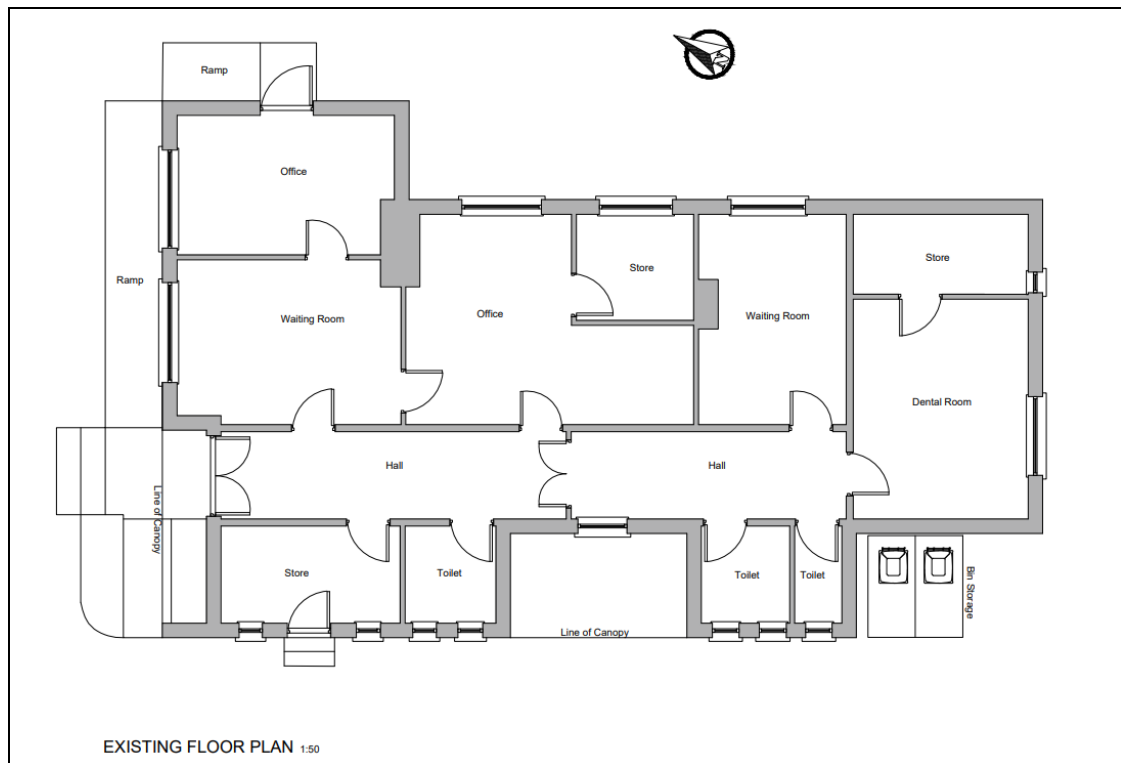


Figure 3: Existing layout

3.0 PROPOSED WORK

Change of use and refurbishment of disused health centre to community (mens shed)/recreational (snooker club) use.

Detailed Description:

The proposed development is comprised of the following:

- Repurposing and redesign of internal layout
- New layout to accommodate snooker club and men's shed (see Figure 4)
- New entrance to the building
- Full electrical upgrade
- Upgrade of surface material at entrance and surrounding building
- Widening of existing vehicular access involving the demolition and reinstatement of piers
- Inclusion of new pedestrian gate at entrance
- Removal of chimneys

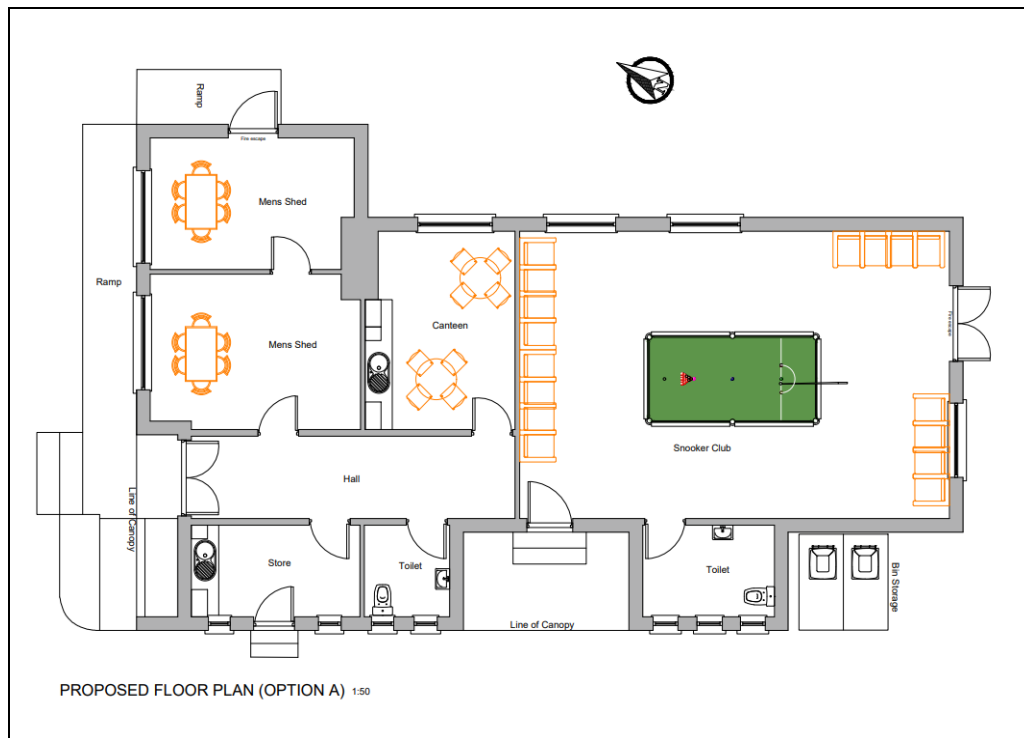


Figure 4: Proposed new layout

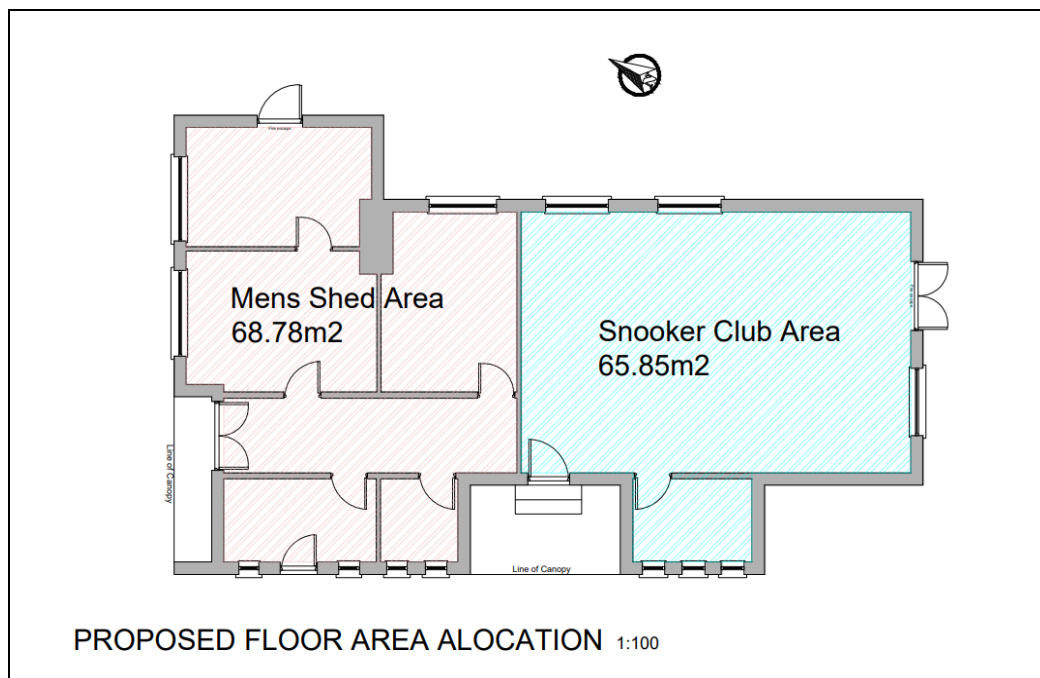


Figure 5: Proposed new area allocation

4.0 ENVIRONMENTAL RESTRICTIONS

None envisaged.

5.0 IMPACT OF THE SCHEME

Men's Shed/Snooker Room:

Charleville Town is located along the Cork to Limerick N20 in in North Cork near the Cork Limerick Border, and it has a sizable population of approximately 4000. The Town serves a large rural hinterland of North Cork. Given the size of the town and its surrounds it is important that facilities are provided for community and recreational use. The proposed use of the building as a men's shed and snooker club are essential and often overlooked amenities which have significant mental health and wellbeing benefits for their users.

Research shows that having a strong network of support or strong community bonds fosters both emotional and physical health and is an important component of adult life.

The community-based model of Men's Sheds has been highlighted as a potential space for men to engage in positive health behaviours in an informal and accessible environment. They provide opportunities for men to take part in meaningful practical and social activity, often in a workshop environment, that encourages social support and interaction with other men. Most notably, Sheds are spaces where activities are often tailored to the specific health and social needs of local men within community contexts. They are found to be particularly valuable to older men as a way of maintaining friendship networks, feelings of self-worth and a sense of belonging after retirement or during unemployment.

The provision of the men's shed along with the snooker room are very important amenities for a cohort of people within the town.

6.0 DRAWINGS

It should be noted that the layouts shown on the drawings are indicative only and are subject to revision.

Drawing No.	Description
KM – 022 – 014 – 01	Site Location Map
KM – 022 – 014 – 02	Site Location Map (2)
KM – 022 – 014 – 03	Site Layout
KM – 022 – 014 – 04	Existing Plans and Elevations
KM – 022 - 014 – 05	Proposed Plans and Elevations