

# Comhairle Contae Chorcaí Cork County Council

Harned Ltd.,  
c/o William Fox,  
Kenmare Castle,  
Hospital,  
Co. Limerick.  
V35 C659.

Pleanáil agus Forbairt,  
Halla an Chontae,  
Bóthar Charraig Ruacháin,  
Corcaigh T12 R2NC.  
Fón: (021) 4276891 • Faics: (021) 4276321  
R-phost: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
Planning & Development,  
County Hall,  
Carrigrohane Road, Cork T12 R2NC.  
Tel (021) 4276891 • Fax (021) 4276321  
Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



6<sup>th</sup> September 2023

REF: D/255/23  
LOCATION: Carleton Wharf, Youghal, Co. Cork.

**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir,

On the basis of the information submitted by you on 29<sup>th</sup> June 2023 the Planning Authority, having considered the question whether or not the proposed change of use from commercial to residential, namely the change of use of a function room to a 3-bed apartment, at **Carleton Wharf, Youghal, Co. Cork** is or is not development and is or is not exempted development has declared that it **is development and is not exempted development.**

### **Reason for Decision**

The Planning Authority in considering this referral had particular regard to:

- Section 3(1) of the Planning and Development Act, 2000 (as amended),
- Article 10(6) of the Planning and Development Regulations, 2001 (as amended)
- The planning history of the site, and
- The particulars received by the Planning Authority on 29<sup>th</sup> June 2023

**And Whereas Cork County Council has concluded that –**

The proposed change of use from commercial to residential, namely the change of use of a function room to a 3-bed apartment, at **Carleton Wharf, Youghal, Co. Cork**, is development and is not exempted development on the basis that it forms part of a structure the current use of which is unauthorised and which, on this basis, does not benefit from the exemption that ordinarily provided by Article (10)(6) of the Planning and Development Regulations 2001 (as amended).

**Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.**

Yours faithfully,

  
**KEVIN O' REGAN,  
SENIOR EXECUTIVE OFFICER,  
PLANNING DEPARTMENT.**

*In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>*

## Application for Declaration under Section 5 Planner's Report

Application Ref. No.:	D/255/23
Report From:	Peter O'Connor (AP)
Report To:	Noel Sheridan (SEP)
Question/Description to which Declaration relates:	Change of use exemption from commercial to residential.
Location:	Carleton Wharf, O'Brien's Place, Youghal, Co. Cork
Applicant:	Harned Limited
Date Submitted:	29/06/2023

### 1. Introduction

This report relates to an application which has been made under Section 5(4) of the *Planning and Development Act 2000* (as amended) relating to the second floor of a commercial unit located at Carleton Wharf, O'Brien's Place, Youghal, Co. Cork. The Applicant is seeking a declaration from the Planning Authority as to whether the specific proposal, which relates to the change of use of the second floor of the commercial property, is or is not development and/or is or is not exempted development.

### 2. Question

The question which has been presented to the Planning Authority within the submitted application form is as follows:

*Change of use from exemption from commercial to residential.*

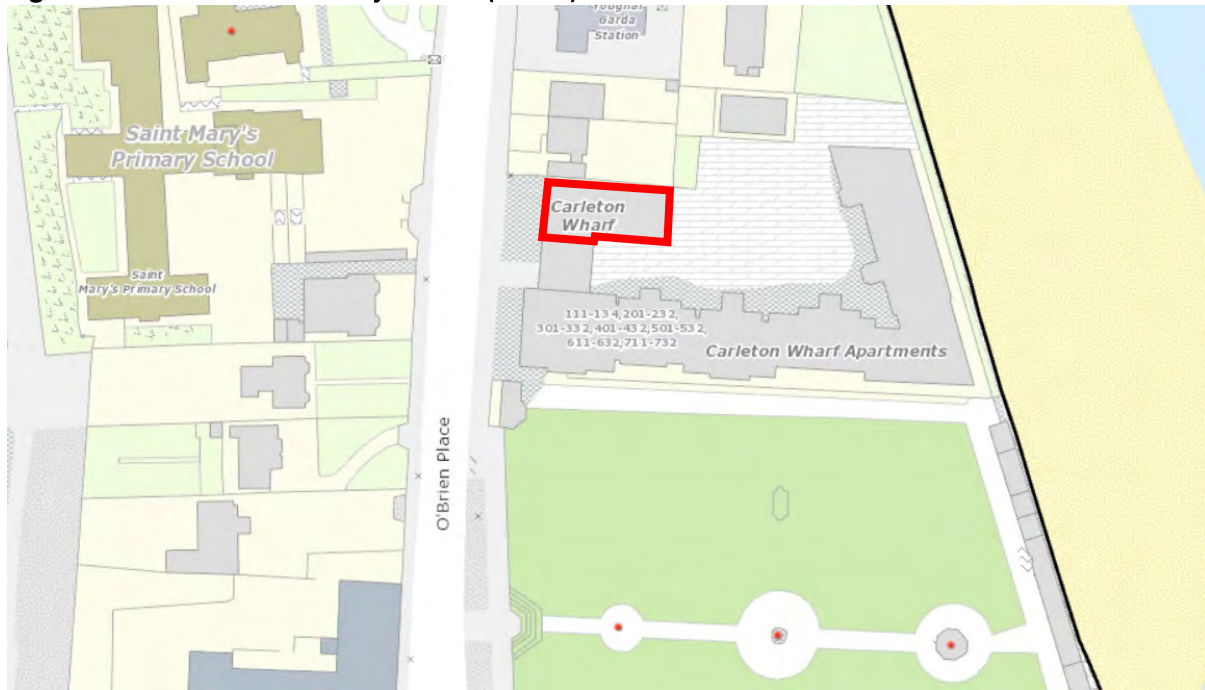
On the basis of the foregoing question as presented, it would appear that the specific proposal involves both change of use (from 'commercial' use to a 3 bedroom apartment) as well as associated works to give effect to the change of use.

### 3. Site Location

The subject site is located to the south of the town centre overlooking O'Brien's Place (R-634 Regional road), as illustrated within Figure 1 below, and consists of a commercial unit the ground floor of which is currently in use as an off-licence. Based upon the plans and particulars which were submitted, it is apparent that the specific question upon which the declaration has been sought relates to the second floor of this commercial unit.

The site forms part of the Carleton Wharf apartment complex which extends eastwards from O'Brien's Place to the shore overlooking the Blackwater Estuary. In addition to this apartment complex, other localised land uses of note include a school, a pre-school, a large park, a hotel and the Garda Station.

Figure 1: Location of the Subject Site (in red)



#### 4. Planning History

The following applications relates to the Carleton Wharf complex of which the subject site forms part:

96/58069	Construction of 34 no. two-bedroom, 16 no. three-bedroom and 1 no. four-bedroom apartments, bar/ bistro of 405 sq.m., 16 bedrooms, retail shop of 87 sq.m., and administrative office of 31 sq.m. Demolition of existing buildings (granted).
97/58072	Change of use of holiday apartment to retail unit (granted).
97/58096	Change of use at ground floor level from area of car parking to reception area incl ESB sub station, switch room and storage (granted).
98/58053	Retain and complete extra car parking (granted).
98/58054	Retain and complete the railings on the southern boundary adjoining Green Park and change of design at Carleton Wharf (refused).
98/58091	Alter bar/ bistro / bedroom block granted under P69/96 to (a) reduce floor area, (b) eliminate 16 no. bedrooms and admin office (c) provide additional dining space (d) provide off-licence (e) provide 1 no. apartment on second floor (f) minor alterations to elevations (granted).
98/58093	Conversion of part of reception area granted under P96/97 to 1 no. apartment (granted).
99/58031	Alter permission (P91/98) for bar/bistro to include residents conference area on second floor (granted).

Having examined the planning files relating to the foregoing permissions, it is apparent that the second floor to which this question primarily relates was permitted as part of the ground and first floor bar/bistro (under Reg. Ref. No. 96/58069) but that its permitted use is as a

'residents conference area' (under Reg. Ref. No. 99/58031). While part of the ground floor of this unit was permitted for use as an off licence under 98/58091 (the location and extent of which is delineated on the submitted floor plan drawings), the permitted use of the majority of the ground floor area remains unchanged (i.e. as a bar/bistro) from that as permitted under Reg. Ref. No. 96/58069).

On the basis of the foregoing, it is considered that the current use of the entire ground floor area of the existing commercial unit as an off-licence is unauthorised.

Notwithstanding the foregoing, there is no history of planning enforcement relating to the subject site.

## **5. Planning Policy Framework**

The site falls within the defined Development Boundary of Youghal as defined within the *Cork County Development Plan 2022*. The Development Plan mapping confirms that the subject site is subject to the *Existing Residential/Mixed Residential and Other Uses* land use zoning designation and is bounded by the Youghal ACA.

## **6. Legislative Framework**

Section 3(1) of the Act provides the following definition for development:

*In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.*

Having regard to the foregoing definition, I also note the following definition which is provided in regards to 'works' by Section 2 of the Act:

*"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

In addition to the provisions of the Act, there are also various provisions of the *Planning and Development Regulations 2001* (as amended) which are relevant. Having regard to the specific proposal for which the declaration has been sought, Article 10(6) of the Regulations is relevant.

Articles 10(6)(b) and 10(6)(c) of the Regulations confirm that a change of use to residential use of any building which is permitted for a use which is consistent with those uses identified as Class 1, 2, 3, 6 or 12 within Part 4 of Schedule 2 to of the Regulations shall be exempted development (to include any works associated with the said change of use) subject to the following conditions and limitations:

- The subject structure must have been:
  - Completed before the making of the *Planning and Development (Amendment) (No. 2) Regulations 2018*;

- Used for the purpose of its current use class;
- Vacant for a period of at least 2 years;
- And the works/development must:
  - Be commenced and completed during the relevant period;
  - Not render the external appearance of the structure inconsistent with its character or that of neighbouring structures.
  - Not be inconsistent with the architectural and streetscape character of area.
  - Be consistent in terms of fenestration with the remainder of the structure and with the wider streetscape.
  - Not involve the undertaking of works which conflicts with the Development Plan.
  - Not result in the creation of more than 9 residential units.
  - Adhere to the minimum floor area and storage area requirements of the relevant Ministerial Guidelines in regards to apartment design.
  - Ensure that all habitable rooms benefit from adequate natural light.
  - Not materially affect the character of a protected structure or any element of a protected structure which has been specifically identified.
  - Contravene or be inconsistent with a condition as attached to a permission which relates to the structure.
  - Must not occur to any structure which is within (i) an area to which a special amenity order relates; (ii) an area of special planning control; and/or (iii) within the relevant perimeter of a site designated under the Major Accidents Directive.

Finally, sub article 10(6)(d)(xi) states that “No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply”. With regard to the current development proposal, it should be noted that Article 9(1)(a)(viii) states the following development shall be de-exempted:

*if the carrying out of such development would—*

*consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,*

## **7. Assessment**

### Is or is Not Development

As noted above, the presented proposal involves the change of use of the second floor of an existing commercial unit, the ground floor of which is being used as an off licence. Having reviewed the drawings which accompanied the application, I am satisfied that this proposed change of use also involves works to subdivide the space into rooms and fit out the proposed apartment.

Therefore, having regard to the definition of development, as provided by Section 3(1) of the Act, I am satisfied that the proposal, as currently presented, represents development in terms of the Act in the form of both change of use and works.

### Is or is not Exempted Development

Article 10(6)(b) and Article 10(6)(c) of the Regulations provide for a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 of Schedule 2 as exempted development.

One of the pre-requisites of the foregoing exemption is that would be developers can demonstrate that the relevant structure/unit has been vacant for the preceding two years. In this instance, the Applicant has not provided any indication that the area to which the application relates is vacant or has been vacant for any period of time. As such, it is unclear if they can comply with this requirement (although this could be clarified by way of a further information request).

I note that the current use of this area is referred to as a function room on the submitted drawings which accompanied the application. No drawings of the ground or first floor areas beneath this function room have been provided with the application but, as noted above, it is apparent (having visited the site) that the permitted bar/bistro use has been replaced by a large off-licence. This change of use has occurred without the benefit of planning permission and is considered to be unauthorised.

Therefore, while the permitted use of this function room (residents conference area) is as part of a public house, the fact that the public house itself has been the subject of an unauthorised change of use means that the provisions of Article 9(1)(a)(iv) are relevant.

The current proposal would result in the alteration of a structure the use of which is unauthorised. As such, the exemption as provided by Article (10)6 which would otherwise be available is de-exempted as confirmed by Article 10(6)(d)(xi).

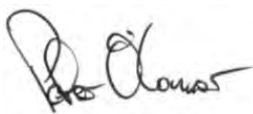
As such, it is concluded that the proposal to change the use of the second floor area from its permitted 'commercial' (residents conference area) use to residential use does not benefit from the exempted development provision as provided by Article 10(6) of the Regulations.

## **8. Conclusion and Recommendation**

Having regard to the foregoing, it is considered that the proposal for the development consisting of the:

*Change of use from exemption from commercial to residential.*

Is development and is not exempted development on the basis that it forms part of a structure the current use of which is unauthorised and which, on this basis, does not benefit from the exemption that ordinarily provided by Article (10)(6) of the *Planning and Development Regulations 2001* (as amended).



**Peter O'Connor**  
Assistant Planner  
01.09.2023



Appendix 1: Site Photos as Taken (09.08.2023)







## **CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION**

### **APPLICANT CHECKLIST**

(Please tick ✓)

- 4 No. Copies of Application Form:
- 1 No. Copy of Contact Details:
- 4 No. Copies 6" O.S. Maps:
- 4 No. Copies 25" O.S. Maps:
- 4 No. Copies of Site Layout Plan:
- 4 No. Copies Scaled Drawings of Development:
- €80 Application Fee:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>



### **FOR OFFICE USE ONLY**

Receipt No.	P12-0002275
Cash/Cheque/ Credit Card	Cheque
Date	29/06/2023
Declaration Ref. No.	D/255/23

**DATE STAMP HERE**

**You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3<sup>rd</sup> parties to view.**

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

### **DATA PROTECTION**

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

*Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to [dpo@corkcoco.ie](mailto:dpo@corkcoco.ie) or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.*

1. NAME OF APPLICANT: (ADDRESS TO BE SUPPLIED AT QUESTION A - CONTACT DETAILS)

HARNED LTD,  
c/o WILLIAM FOX.

2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION OF EXEMPTION IS SOUGHT:

CARLETON WHARF,  
YOUGHAL  
CO. CORK.

3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought

Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

CHANGE OF USE EXEMPTION FROM
COMMERCIAL TO RESIDENTIAL
Planning Department
29 JUN 2023
Cork County Council
County Hall

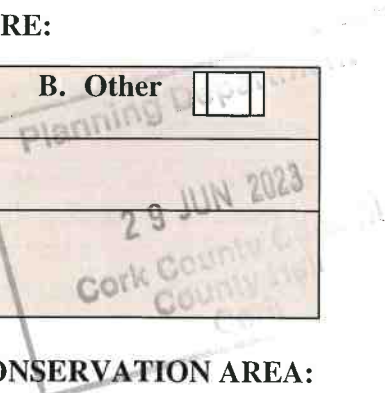
**4. APPLICATION DETAILS:**

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m<sup>2</sup>)

(a) Floor area of existing/proposed structure(s):	1910 m <sup>2</sup>
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964 (including those for which planning permission has been obtained): <b>N/A</b>	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas (m <sup>2</sup> ) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following:  Existing/previous use <u>BAR/BISTRO WITH CONFERENCE AREA ON SECOND FLOOR.</u>	Proposed use <u>SECOND FLOOR USE TO ONE APARTMENT (3 BED)</u>
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

**5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:**

Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:		
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):		



**6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:**

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please state relevant reference No. _____
Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**7. APPROPRIATE ASSESSMENT:**

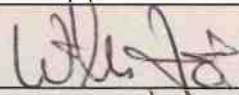
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes  No

**8. DATA PROTECTION DECLARATION:**

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

**Processing of your Declaration of Exemption application by the Planning Authority**

I give permission for my personal information to be processed for the purpose stated above

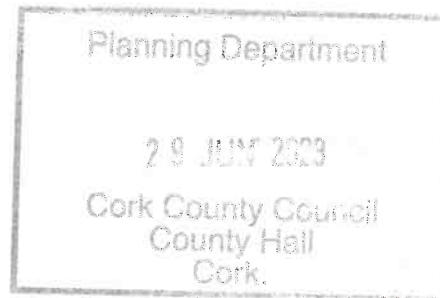
Signed (By Applicant Only)	
Date	27/6/2023

**GDPR Special Categories of data / Sensitive Personal data - Explicit Consent**

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

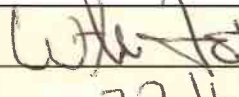
- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation



In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

**Sensitive personal data being submitted in support of Declaration of Exemption Application**

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

Signed	
Date	27/6/2023

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie) or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: [westcorkplanninginfo@corkcoco.ie](mailto:westcorkplanninginfo@corkcoco.ie) However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

**Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.**

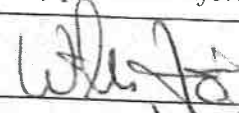


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In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

*Processing of your Declaration of Exemption application by the Planning Authority*

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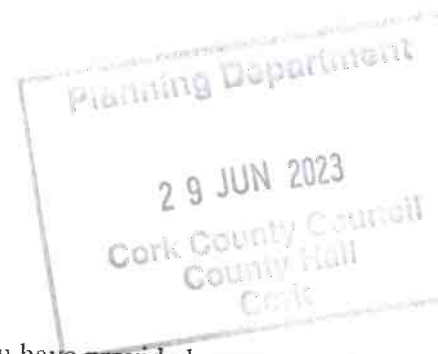
Signed (By Applicant Only)	
Date	27/6/2023

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Special Categories of data / Sensitive Personal data include:

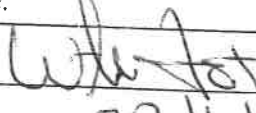
- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation



In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

**Sensitive personal data being submitted in support of Declaration of Exemption Application**

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

Signed	
Date	27/6/2023

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie) or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: [westcorkplanninginfo@corkcoco.ie](mailto:westcorkplanninginfo@corkcoco.ie) However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.




**ADVISORY NOTES:**

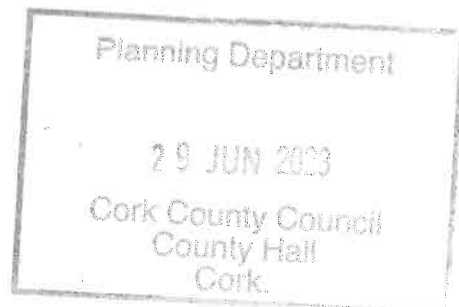
The application must be accompanied by the required fee of €80  
 The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.  
 Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.  
 The application should be sent to the following address:  
 The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and on which the Declaration of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a Declaration of Exemption was due to be issued by the Planning Authority.

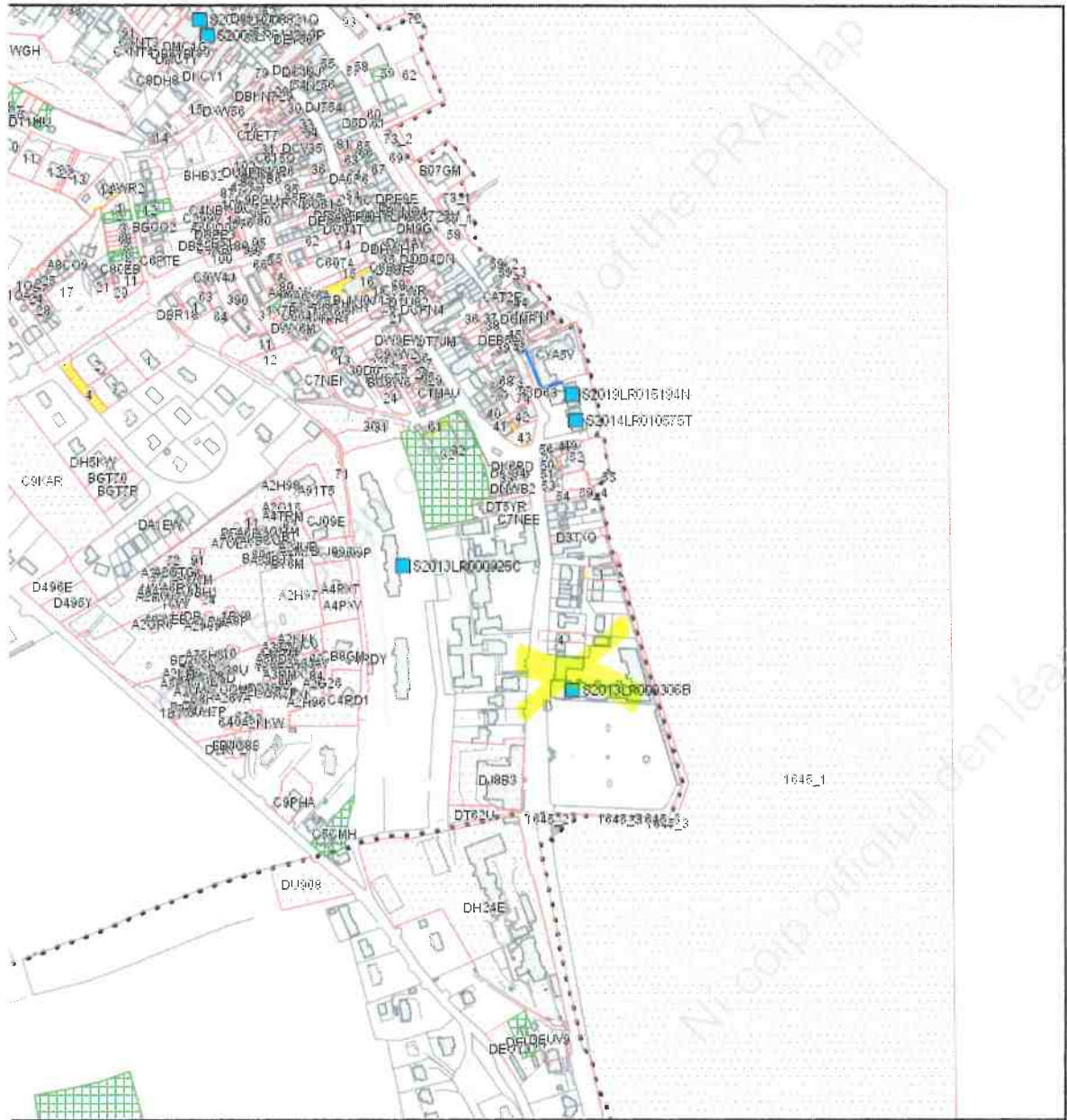
*The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations, 2001, as amended.*

**9. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:**

Signed (Applicant or Agent as appropriate)	
Date	27/6/2023







**The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoiné**



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.prai.ie](http://www.prai.ie).

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(d)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - ▾ Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a **non-conclusive** boundary system. The Registry Map identifies properties not boundaries meaning neither the **description** of land in a register nor its **identification** by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

Planning Department  
 29 JUN 2023  
 Clárúcháin Maoiné



URX,URY= 610897.0,577419.5

SUBMITTED ON - 09-03-2023



LLX,LLY= 610725.0,577186.5

Site outlined Red  
Building outlined Blue

Site Location Map  
Carleton Wharf, O'Brien's  
Place, Youghal, Co Cork  
Scale 1:1000 at A4

Date: 09/03/2023  
 Scale: 1:1000  
 Project: Carleton Wharf  
 Client: Carleton Wharf  
 Author: [Name]  
 Date: 09/03/2023

Project: Carleton Wharf (A2)  
 Scale: 1:1000  
 Date: 09/03/2023  
 Author: [Name]  
 Date: 09/03/2023

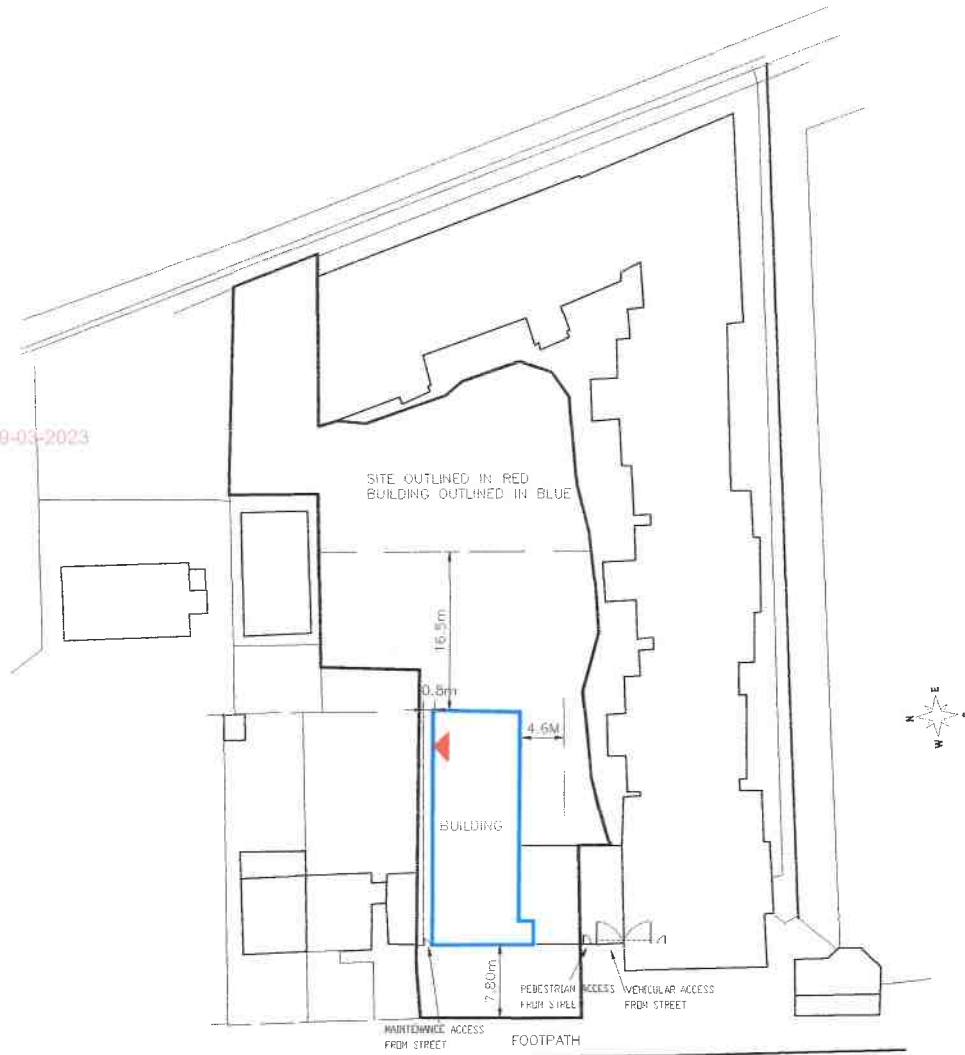
Project: Carleton Wharf (A2)  
 Scale: 1:1000  
 Date: 09/03/2023  
 Author: [Name]  
 Date: 09/03/2023

Planning Department

29 JUN 2023

Cork City Council

SUBMITTED ON - 09-03-2023



O BRIENS PLACE

SITE LAYOUT  
1:500

FINAL EVENT

Planning Department  
29 JUN 2023  
Cork County Council  
Cork City



**BRIAN O'DONOGHUE**  
ARCHITECT

<small>THE CLIENTS OF THE SERVICE OF THIS PROJECT AGREE TO SIGN &amp; PRODUCE ANY DOCUMENTS CONTRACTED TO CHECK ALL CONDITIONS</small>		<small>10 THORNFIELD MOMALEA, LIMERICK TEL: (061) 234925 MOBILE: 086 8102871</small>	
<small>PROJECT:</small> CHANGE OF USE TO APARTMENT AT O BRIENS PLACE, CARLETON WHARF TEUGHAL, CO. CORK	<small>SCALE:</small> 1:500	<small>DATE:</small> 27-5-2023	
<small>DATE:</small> 27-5-2023	<small>DESIGNER:</small> RDM	<small>DATE:</small>	<small>SCALE:</small>



**FRONT ELEVATION TO ROAD (WEST)**  
1:100

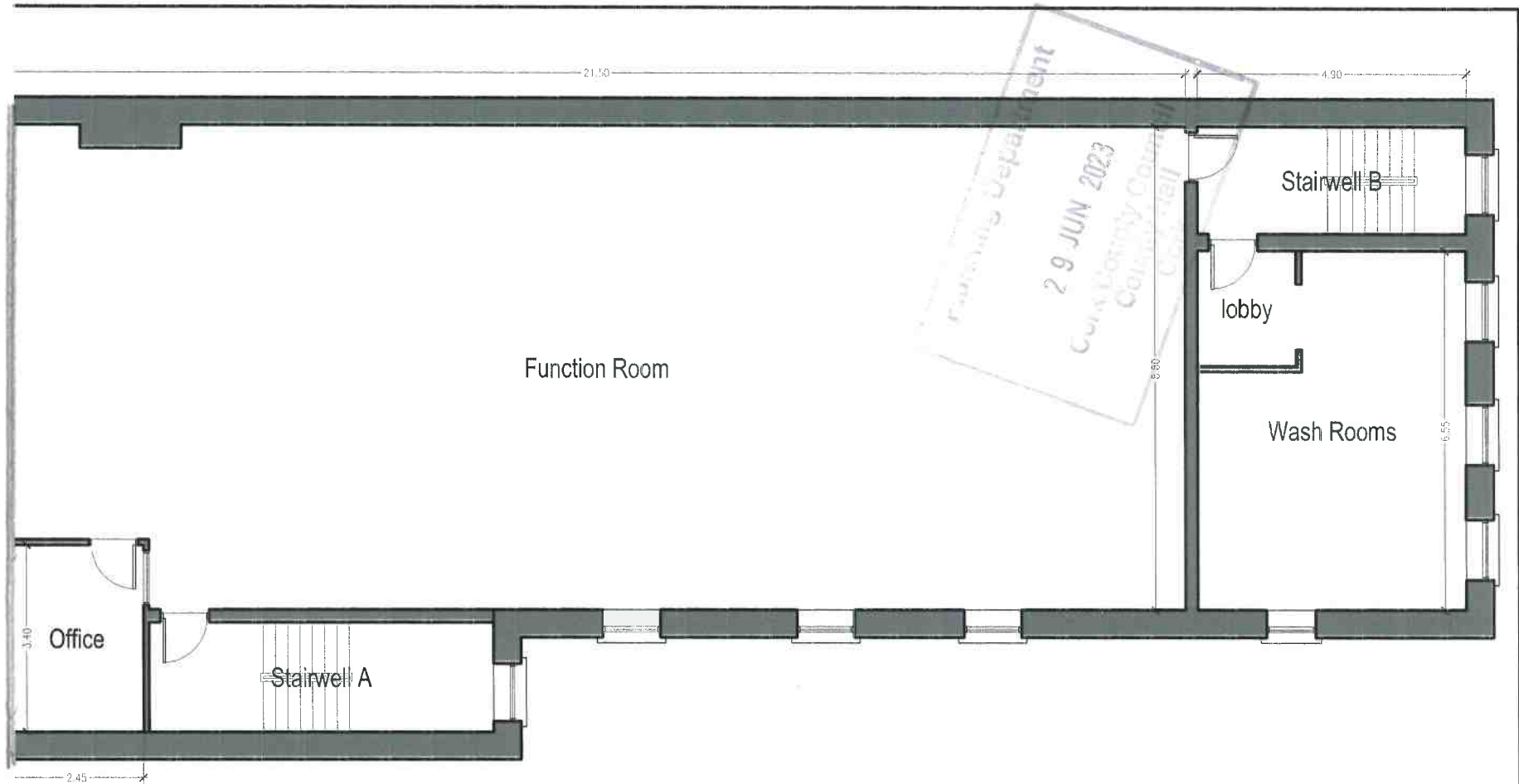
SUBMITTED ON - 09-03-2023

**BRIAN O'DONOGHUE**  
ARCHITECT

<small>THE CLIENTS AND USER'S NAME IS TO BE KEPT STRICTLY CONFIDENTIAL AND NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</small>	
<b>CHANGE OF USE TO APARTMENT AT O'BRIENS PLACE, CARLETON WHARF</b> <small>YOUNG &amp; CO. CO. INC.</small>	
TITLE: FRONT ELEVATION	SCALE: 1:100
DATE: 7-3-23	DRAWN: RDD
DATE: 7-3-23	CHECKED: RDD

**IF THORNTON**  
 HAWLEIGH, LIMERICK  
 TEL: (081) 334655  
 MOBILE: (086) 9122271  
 bodonoghue.arch@gmail.com

**F4**



WILLIAM FOX  
ALTERATIONS TO 2nd FLOOR,  
CARLTON WHARF, O'BRIEN  
PLACE, YOUGHAL, Co CORK

Drawing Status: DISCUSSION  
Drawing Title: EXISTING  
Scale: A4 - 1:100  
O.S.S.: CORK



GLEN DESIGN PARTNERSHIP T/A

**JOHN J. O'SULLIVAN & ASSOCIATES**

• Planning & Architectural Consultants • Consulting Engineers & Surveyors •

'Lindhu', Reenmeen East, GLENGARRIFF, Co. Cork, P75 YX92 Ireland

• Tel: 027 63126 • Fax: 027 63557 • Office email: info@jjos.ie • Website: www.jjos.ie •

Drawn By: Gerard Harrington

Checked By: Wm FOX

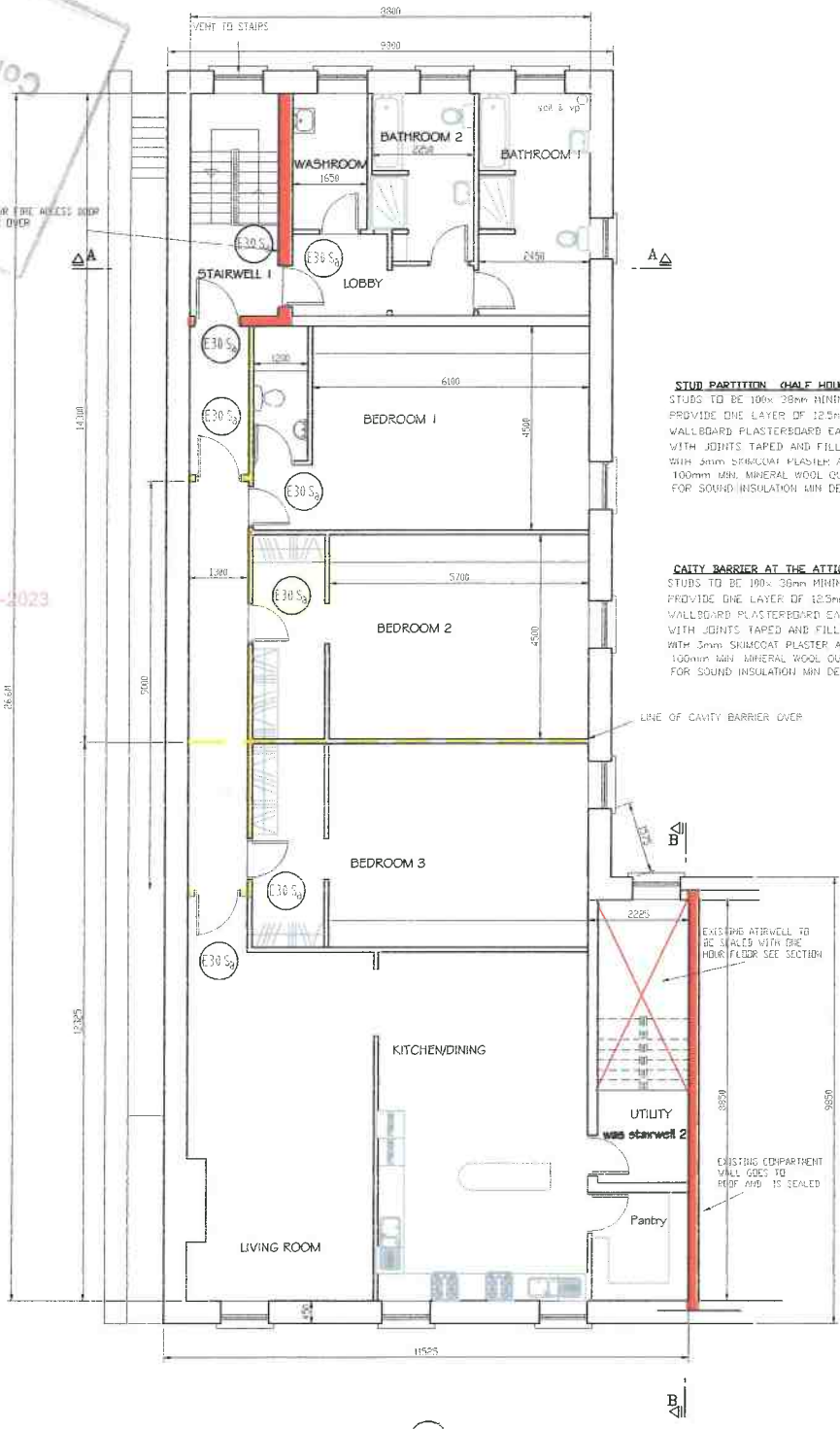
Date: 09/11/2022

Dwg No: W00252202-00



Planning Department  
 29 JUN 2023  
 Cork County Council  
 Cork County Hall  
 Cork

SUBMITTED ON - 27-04-2023



**STUD PARTITION (HALF HOUR FIRE RESISTANCE)**  
 STUDS TO BE 100x 38mm MINIMUM @600mm CENTERS MAXIMUM  
 PROVIDE ONE LAYER OF 12.5mm THICK GYPSUM GYPROC  
 WALLBOARD PLASTERBOARD EACH SIDE OF STUDS  
 WITH JOINTS TAPED AND FILLED TO MANUFACTURERS INSTRUCTIONS  
 WITH 3mm SKIMCOAT PLASTER AND SELECTED PAINT FINISH  
 100mm MIN. MINERAL WOOL QUILT INSULATION BETWEEN STUDS  
 FOR SOUND INSULATION MIN DENSITY 12KG/M3

**CAVITY BARRIER AT THE ATTIC**  
 STUDS TO BE 100x 38mm MINIMUM @600mm CENTERS MAXIMUM  
 PROVIDE ONE LAYER OF 12.5mm THICK GYPSUM GYPROC  
 WALLBOARD PLASTERBOARD EACH SIDE OF STUDS  
 WITH JOINTS TAPED AND FILLED TO MANUFACTURERS INSTRUCTIONS  
 WITH 3mm SKIMCOAT PLASTER AND SELECTED PAINT FINISH  
 100mm MIN. MINERAL WOOL QUILT INSULATION BETWEEN STUDS  
 FOR SOUND INSULATION MIN DENSITY 12KG/M3



- HALF HOUR FIRE DOORS
- ONE HOUR FIRE RESISTANCE SHOWN THIS
- HALF HOUR FIRE RESISTANCE SHOWN THIS

**2ND FLOOR PLAN**  
 1:100  
 AREA OF 2ND FLOOR 253.50 MTS

**BRIAN O'DONOGHUE**  
 ARCHITECT

CHANGE OF USE TO APARTMENT AT 6 BRIENS PLACE, CARLETON WHARF YOUGHAL, CO. CORK		10 THORNFIELD MCMALEEN, LINDUCK TEL: 0404 334000 MOBILE: 086 6182271 brianodoghue.architect@gmail.com	
DATE:	27-4-23	SCALE:	1:100
BY:	BOD	DATE:	27-4-23

**F1a**