

Comhairle Contae Chorcaí Cork County Council

OBF Property Investment Group Ltd.,
C/O Michael Boyle,
Unit P5 Marina Commercial Park,
Centre Park Road,
Cork.

11th December, 2024

REF: D/279/24
LOCATION: Dutch Tulip, West End, Mallow, Co. Cork P51 RD70

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

Dear Sir/Madam,

On the basis of the information submitted by you on 15th November, 2024 the Planning Authority, having considered whether the change of use from a hotel building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in Section 20F) is development but it is put forth/questioned that this COU/development at **Dutch Tulip, West End, Mallow, Co. Cork P51 RD70** is exempted development and does not require planning permission, has declared that it is **not exempted development**.

Reason for Decision

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

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6(1), 9(1) and 10 of the Planning and Development Regulations 2001, (as amended)
- Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- The Planning application history relating to the site
- The nature, extent and scope of the development outlined in the documentation submitted.

And Whereas the Planning Authority has concluded that

The authorised use of the property known as the "Dutch Tulip", is "Guesthouse" which is not listed under Class 20F. Accordingly, the said change of use would not come within the scope of Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, (as amended).

NOW THEREFORE, Cork County Council, in exercise of the powers conferred on it by Section 5 of the 2000 Act, hereby decides that the change of use of the property known as the Dutch Tulip, West End, Mallow, Co. Cork P51 RD70 to residential temporary accommodation associated with

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.

Fón: (021) 4276891
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie

Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



accommodating International Protection Applicants (as defined in Class 20F) is **NOT exempted development**.

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,


GRACE O'CALLAGHAN
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>



Planning and Development Directorate
Section 5 – Application for Declaration of Exemption Certificate

Ref: D/279/24 – Section 5 Declaration

Name: OBF Property Investment Group Ltd

Development: Change of use from a hotel building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in Section 20F) is development but it is put forth/questioned that this COU/development is exempted development and does not require planning permission.

Site Location/Address: Dutch Tulip, West End, Mallow, Co. Cork, P51 RD70.



Fig.1: Submitted Site Location Map

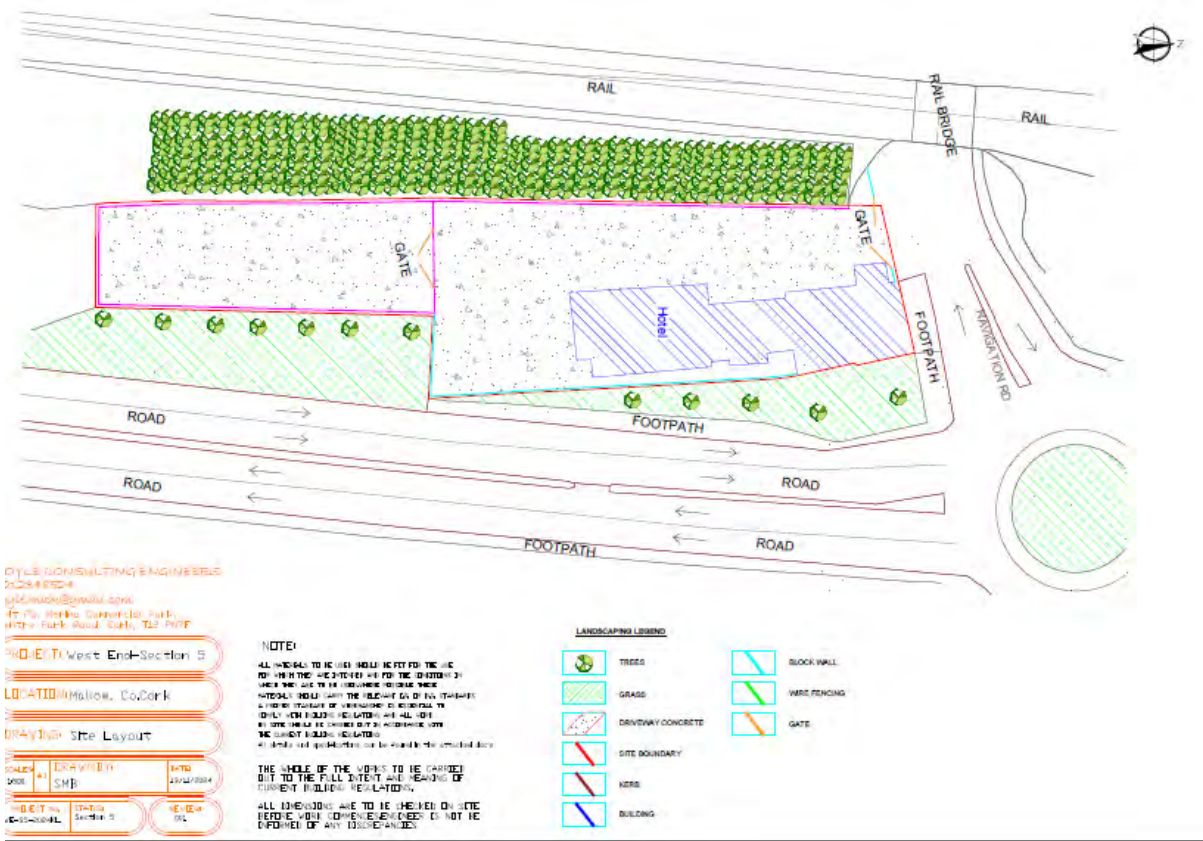


Fig.2: Submitted Site Layout

(Note: site layout does not show 4 log cabin structures to the south of the main building)

Relevant Planning History:

Subject site:

Yea	File	Applicant	Development Description	Address	Receiv	Decision	Date	Final Grant
1694	1994 551694	Napier, Billy & Kay	19 Bedroom guesthouse with car park and signage	Annabella	03/11/94	Granted	11/01/95	10/02/95
2019	1998 552019	Napier, Billy & Kay	Retention of 9 no. bedrooms at attic level, a bar store, cold room, boiler and kitchen area at ground level with a restaurant, kitchen and toilets over at first floor level at "The Roundabout Inn"	Annabella	03/06/98	Granted	09/07/98	10/08/98
2048	1998 552048	Napier, Billy & Kay	Retention of external sign to car park	Navigation Road	23/10/88	Granted	24/11/98	23/12/98
2069	1998 552069	Napier, Billy & Kay	Extension to first floor kitchen with a food preparation area on the ground floor and signage (Roundabout Inn)	Annabella	23/12/98	Granted	19/02/99	19/03/99

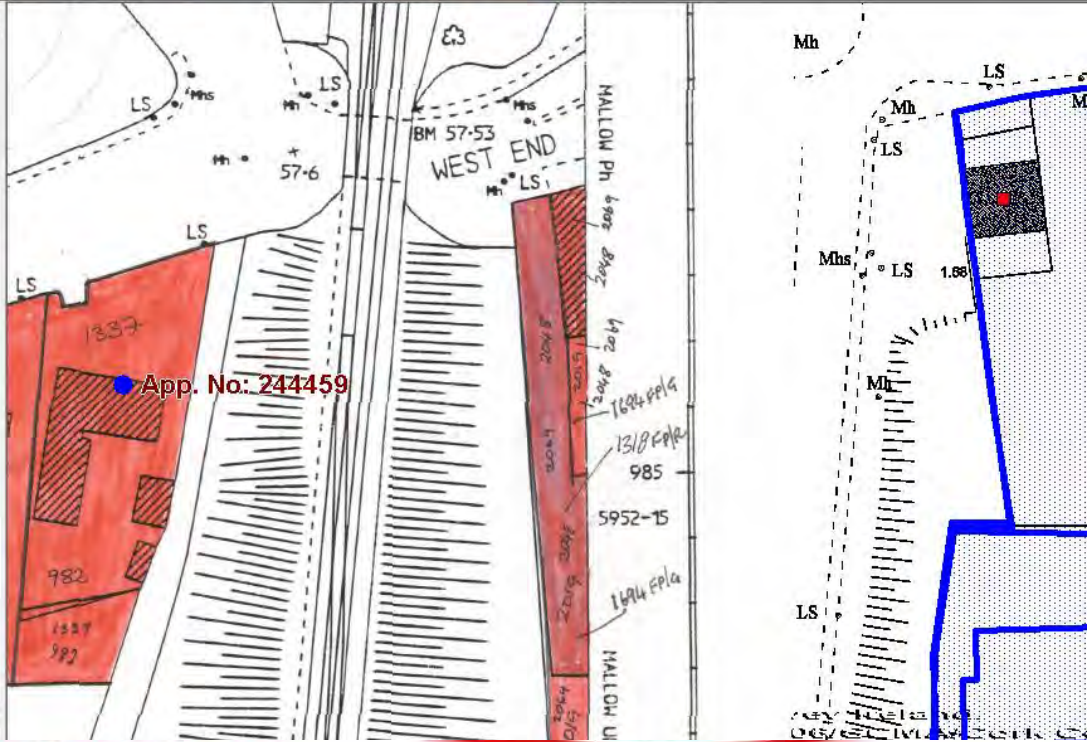
Map Documents



Historical Maps

5952-14_2

- Planning
- PrePlanning
- PrePlanning
- AR
- CSAR_Corr
- CSAR_Label
- Corporate S
- Planning Appli
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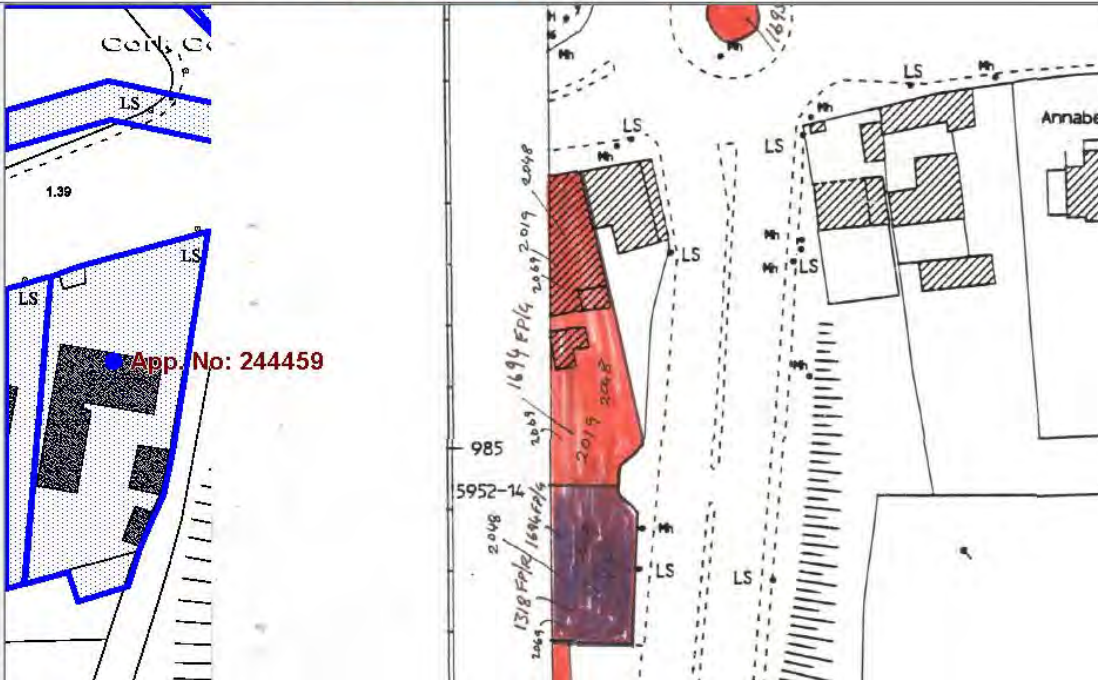
Map Documents

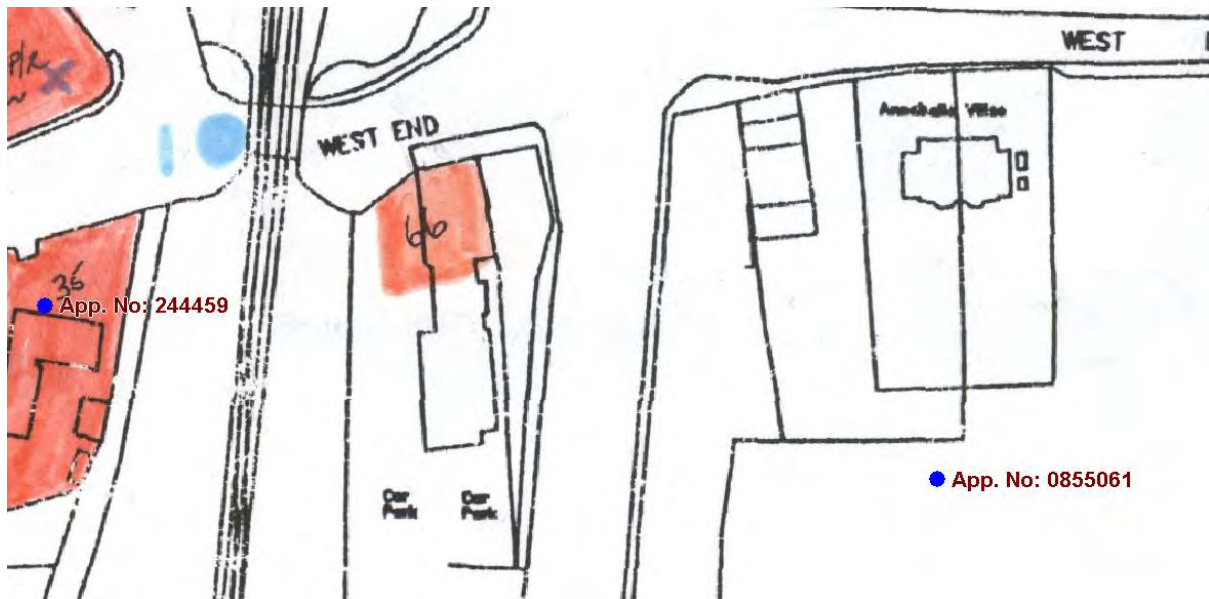


Historical Maps

CK33-5

- Planning
- PrePlanning
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Question subject of the Section 5:

On the basis of the information submitted the question to be addressed under this request is as follows:

The change of use from a hotel building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in Class 20F) is development however is this change of use/development exempted development?

Legislative Context:

Planning and Development Act 2000 (as amended)

Section 3(1) of the Act states 'development' means:

"In this Act, except where the context otherwise requires, "development" means— (a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or (b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021)"

Section 2 of the Act defines 'works' as:

"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

Section 4 of the Act, as amended, sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

Section 4 (4) of the Act, as amended, states as follows:-

4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Planning and Development Regulations 2001 (as amended)

Article 6 states:- (1) Subject to Article 9, development of a class specified in column 1 part 1 of schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said part 1 opposite the mention of that class in the said column 1.

Article 9 sets out that development to which article 6 relates shall not be exempted development if the carrying out of such development would conflict with certain criteria.

Article 10 (1) Changes of Use of the Planning and Development Regulations 2001 (as amended) outlines that the classes of use specified in Schedule 2, shall be exempted development for the purposes of the Act, if the works carried out are exempted development.

S.I. No. 376 of 2023 – Planning and Development (Exempted Development) (No.4) Regulations 2023

<p style="text-align: center;"><i>Column 1</i> <i>Description of Development</i></p>	<p style="text-align: center;"><i>Column 2</i> <i>Conditions and Limitations</i></p>
<p><i>CLASS 20F Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.</i></p>	<ol style="list-style-type: none"> <i>1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.</i> <i>2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 20221 comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 20012.</i> <i>3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.</i> <i>4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.</i>

	<p>5. <i>The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.</i></p> <p>6. <i>'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.</i></p> <p>7. <i>'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).</i></p> <p>8. <i>'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001."</i></p>
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Internal Consultees:

No comments/reports received.

Assessment:

- *"Is or is not exempted development?"*

The submitted application form states that the proposed use is "temporary accommodation associated with accommodating international protection applicants".

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 (m²)

(a) Floor area of existing/proposed structure(s):	991 sq. m
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) 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 Hotel	Proposed use temporary accommodation associated with accommodating International Protection Applicants
(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):

It is understood the property has been in use the past number of years for accommodation supporting displaced persons. A site visit was undertaken on the 06/12/2024.

The exemption provided under Class 20F lists the structure types/uses which can avail of the exemption. 'Hotel' is listed as a use.

Having regard to Class 20F (and S.I 376 of 2023 - *Planning and Development (Exempted Development) (No.4) Regulations 2023* and Circular Letter PL 09/2023) and the planning history of the site, I note the previous authorised use of the property is a 'Guesthouse' and not a 'Hotel' as referenced by the applicant.

Accordingly, Class 20F does not apply to this change of use given the use of the building as a 'Guesthouse' which is not listed in Column 1 of Class 20F. Therefore, it is considered that the *change of use of the property known as the Dutch Tulip to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in Class 20F) IS NOT exempted development.*

Note - I note the provisions of Class 14 below however that is not the question put forward under this application for a Section 5 declaration. That is a matter which would require further consideration under a separate application.

S.I. No. 582 of 2015 – Planning and Development (Amendment) (No.4) Regulations 2015

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 14</p> <p>Development consisting of a change of use-</p> <p>(h) From use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other</p>	<p>The number of persons with an intellectual or physical disability or a mental illness living in</p>

<p><i>premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (h) of the said premises or institution, or part thereof, to use as accommodation for protected persons.</i></p> <p><i>(i) From use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (h) of the said premises or institution, or part thereof, to use as an emergency reception and orientation centre for protected persons, and</i></p> <p><i>(j) from the change of use specified in paragraph (h) or (i) or both, to the permitted use of the premises immediately prior to the change of use specified in the said paragraph (h) or (i) or both.</i></p>	<p><i>such residence shall not exceed 6 and the number of residents carers shall not exceed 2.</i></p> <p><i>Class 14(j) shall not apply after a period of 3 years from the date of the commencement of the change of use specified in Class 14(h) or (i) or both whichever is the earliest.</i></p>
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Environmental Impact Assessment (EIA) and Appropriate Assessment (AA)

Notwithstanding any exemptions within the regulations, Section 4(4) of the Act states that:

“development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required”.

In terms of EIA and Appropriate Assessment, the nature and scale of works are unlikely to have had a significant effect on the environment or on designated sites. On this basis it is considered that the development does not fall within the scope of Section 4(4) of the Act.

Conclusion

Class 20F does not apply to this change of use given the use of the building as a ‘Guesthouse’ which is not listed in Column 1 of Class 20F, therefore it is considered that *the change of use of the property known as the Dutch Tulip to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in Class 20F) IS NOT exempted development.*

Recommendation:

WHEREAS a question has arisen as to:

The change of use from a hotel building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in Class 20F) is development however is this change of use/development exempted development?

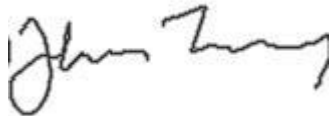
AND WHEREAS Cork County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,

- (b) Article 6(1), 9(1) and 10 of the Planning and Development Regulations, 2001, as amended,
- (c) Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) The planning application history relating to the site,
- (e) The nature, extent and scope of the development outlined in the documentation submitted,

AND WHEREAS Cork County Council has concluded that the authorised use of the property known as the 'Dutch Tulip', is 'Guesthouse' which is not listed under Class 20F. Accordingly, the said change of use would not come within the scope of Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, (as amended).

NOW THEREFORE, Cork County Council, in exercise of the powers conferred on it by Section 5 of the 2000 Act, hereby decides that the change of use of the property known as the Dutch Tulip, West End, Mallow, Co. Cork, P51 RD70, to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in Class 20F) **IS NOT exempted development.**



J. Tierney
Executive Planner
10/12/2024



L Ahern
A/Senior Executive Planner
10/12/2024

Boyle Consulting Engineers Ltd

Unit P5, Marina Commercial Park, Centre Park Road, Cork T12 PN7F

Telephone:021 2348524 Email:boyle.mick@gmail.com

Planning department

Cork City Council

City Hall

Cork

15/11/2024

Re: Section 5 Declaration request for Change of Use from a hotel building to residential temporary accommodation associated with accommodating International Protection Applicants [as defined in Section 20f].

Schedule of Documents

Dear Sir/Madam

In relation to the above planning please find attached:

- PDF copy of Section 5 Declaration Application Form
- PDF copy of Existing: Site Layout, Floor Plan, Elevations, Cross-Sections
- PDF copy of Proposed: Site Layout, Floor Plan, Elevations, Cross-Sections
- PDF copy of Map to scale of 1:1000
- PDF copy of Map to scale of 1:10 560



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:

FOR OFFICE USE ONLY

Receipt No.	
Cash/Cheque/ Credit Card	
Date	
Declaration Ref. No.	

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 3rd 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 or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

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 (m²)

(a) Floor area of existing/proposed structure(s):	991 sq. m
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) 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 Hotel	Proposed use temporary accommodation associated with accommodating International Protection Applicants
(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	14-Nov-2024

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	14-Nov-2024

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 or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: 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	14-Nov-2024

Auth. Code: 50411366

556727, 599879

NOTE:

ALL MATERIALS TO BE USED SHOULD BE FIT FOR THE USE FOR WHICH THEY ARE INTENDED AND FOR THE CONDITIONS IN WHICH THEY ARE TO BE USED. WHERE POSSIBLE THESE MATERIALS SHOULD CARRY THE RELEVANT I.S. OR B.S. STANDARDS A PROPER STANDARD OF WORKMANSHIP IS ESSENTIAL TO COMPLY WITH BUILDING REGULATIONS AND ALL WORK ON SITE SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS All details and specifications can be found in the attached doc's

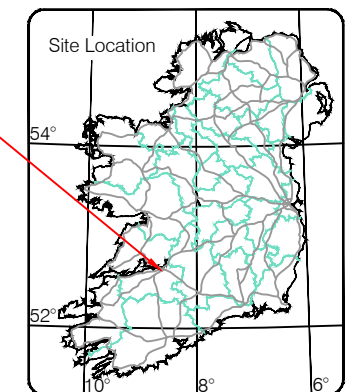
THE WHOLE OF THE WORKS TO BE CARRIED OUT TO THE FULL INTENT AND MEANING OF CURRENT BUILDING REGULATIONS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. ENGINEER IS NOT BE INFORMED OF ANY DISCREPANCIES

SITE BOUNDARY

Site Area: 0.306 ha
0.756 ac

All Coordinates are ITM Coordinates



BOYLE CONSULTING ENGINEERS
0212348524
boyle.mick@gmail.com
Unit P5, Marina Commercial Park,
Centre Park Road, Cork, T12 PN7F

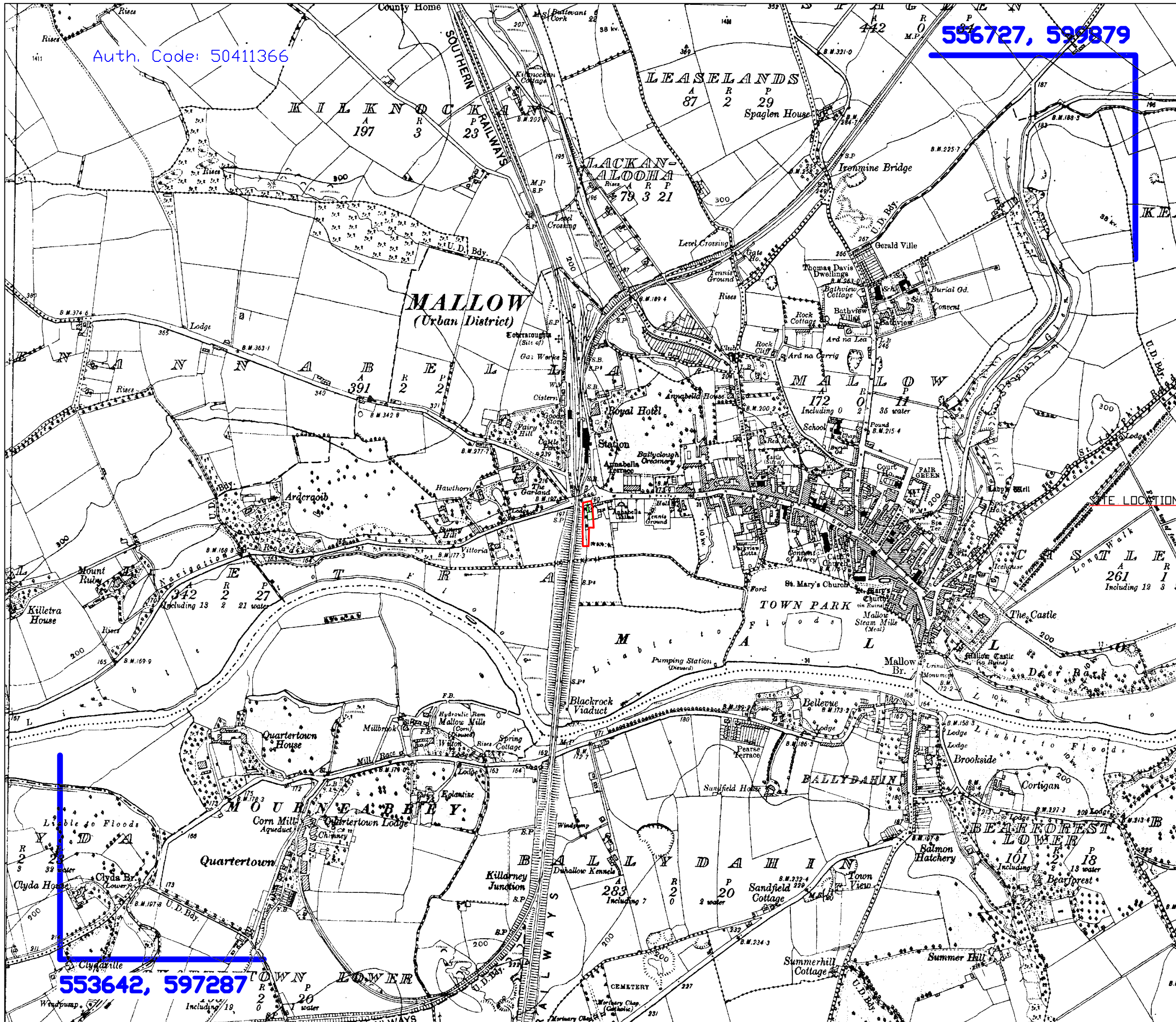
PROJECT: West End-Section 5

LOCATION: Mallow, Co.Cork

DRAWING: Site Location Map

SCALE: 1:10 560 A3
DRAWN BY: SMB
DATE: 13/11/2024

PROJECT No: WE-S5-2024KL
STATUS: Section 5
REVIEW: 002



Auth. Code: 50411366

555327, 598695

NOTE:

ALL MATERIALS TO BE USED SHOULD BE FIT FOR THE USE FOR WHICH THEY ARE INTENDED AND FOR THE CONDITIONS IN WHICH THEY ARE TO BE USED. WHERE POSSIBLE THESE MATERIALS SHOULD CARRY THE RELEVANT I.S. OR B.S. STANDARDS A PROPER STANDARD OF WORKMANSHIP IS ESSENTIAL TO COMPLY WITH BUILDING REGULATIONS AND ALL WORK ON SITE SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS
All details and specifications can be found in the attached doc's

THE WHOLE OF THE WORKS TO BE CARRIED OUT TO THE FULL INTENT AND MEANING OF CURRENT BUILDING REGULATIONS.

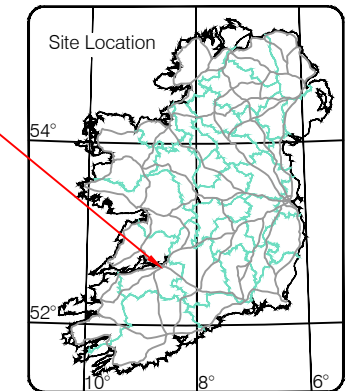
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. ENGINEER IS NOT BE INFORMED OF ANY DISCREPANCIES

SITE BOUNDARY

Site Area: 0.306 ha
0.756 ac

All Coordinates are ITM Coordinates

SITE LOCATION



Car Park

Annabella Villas

Hotel

Grotto

Mast

NAVIGATION ROAD

NAVIGATION

10,12 9 8 7 6 5 4 3 2 1

555019, 598434

BOYLE CONSULTING ENGINEERS
0212348524
boyle.mick@gmail.com
Unit P5, Marina Commercial Park,
Centre Park Road, Cork, T12 PN7F

PROJECT: West End-Section 5

LOCATION: Mallow, Co.Cork

DRAWING: Site Location Map

SCALE: 1:1000 **A3** **DRAWN BY:** SMB **DATE:** 13/11/2024

PROJECT No.: WE-S5-2024KL **STATUS:** Section 5 **REVIEW:** 001

NOTE:
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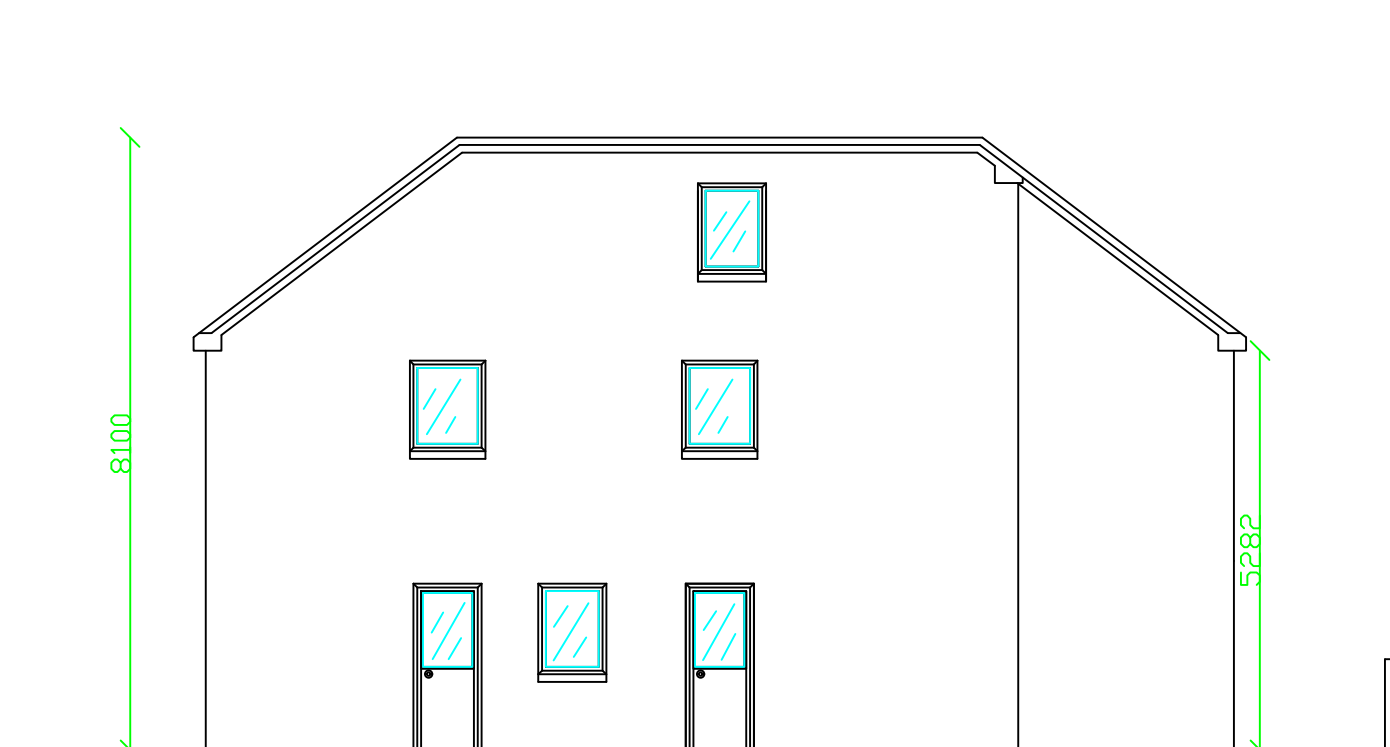
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

7603



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 Centre Park Road, Cork, T12 PN7F

PROJECT: West End-Section 5

LOCATION: Mallow, Co.Cork

DRAWING: Attic Plan & Cross Section

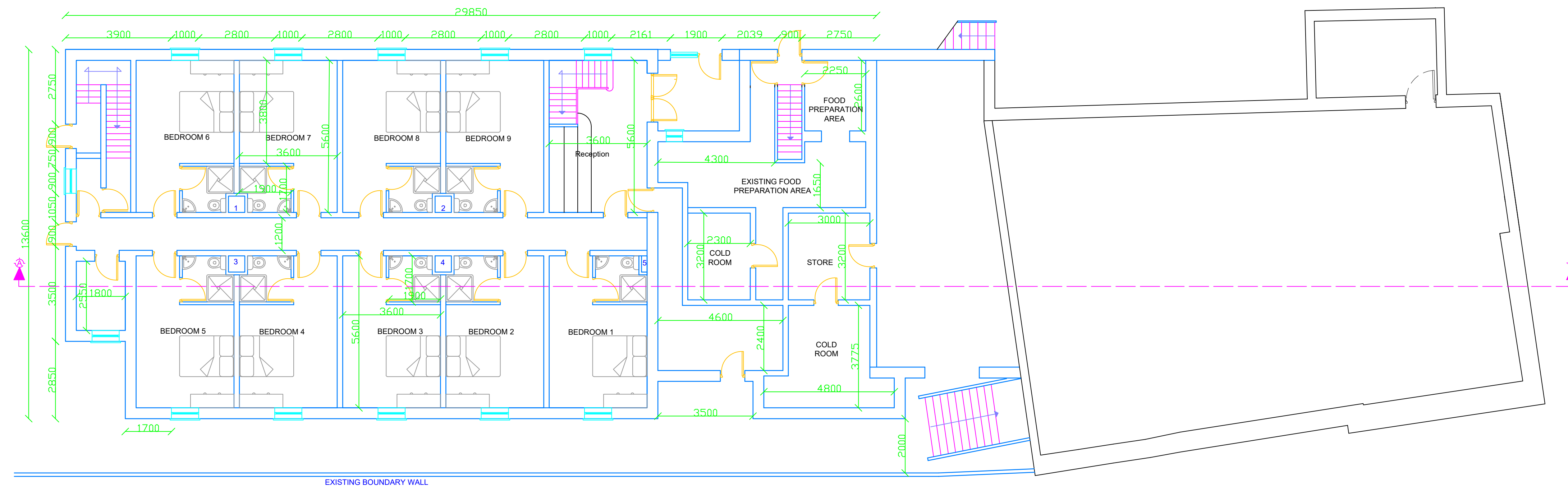
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PROJECT No. WE-S5-2024KL	STATUS: Section 5	REVIEW: 002
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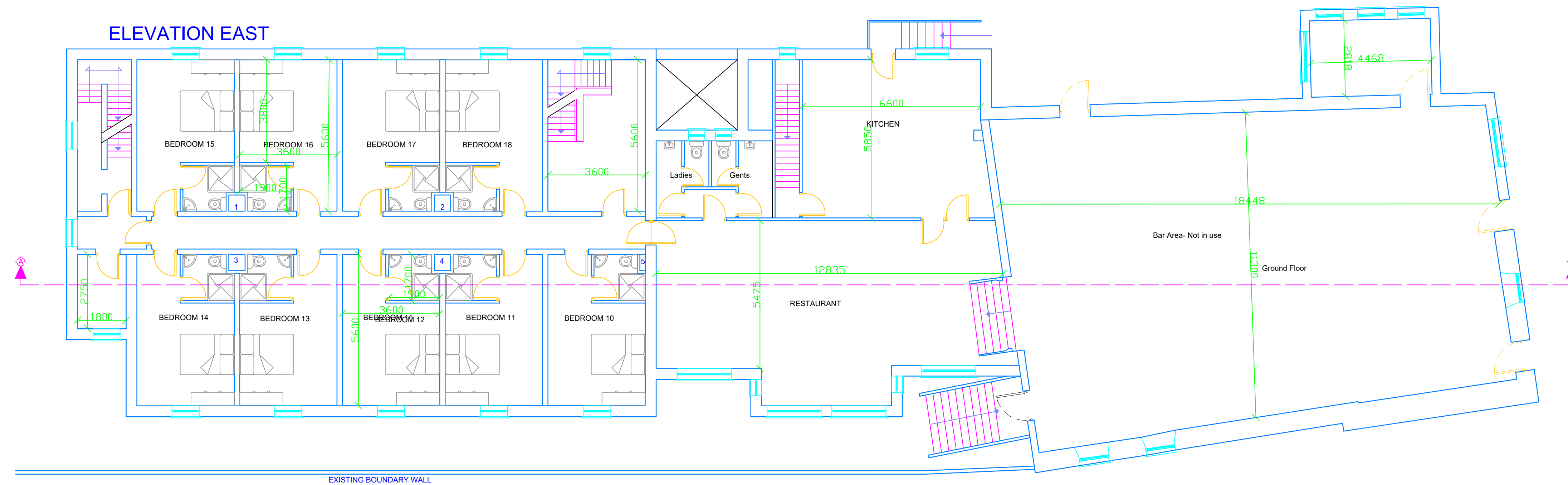
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GROUND FLOOR PLAN - EXISTING



FIRST FLOOR PLAN - EXISTING



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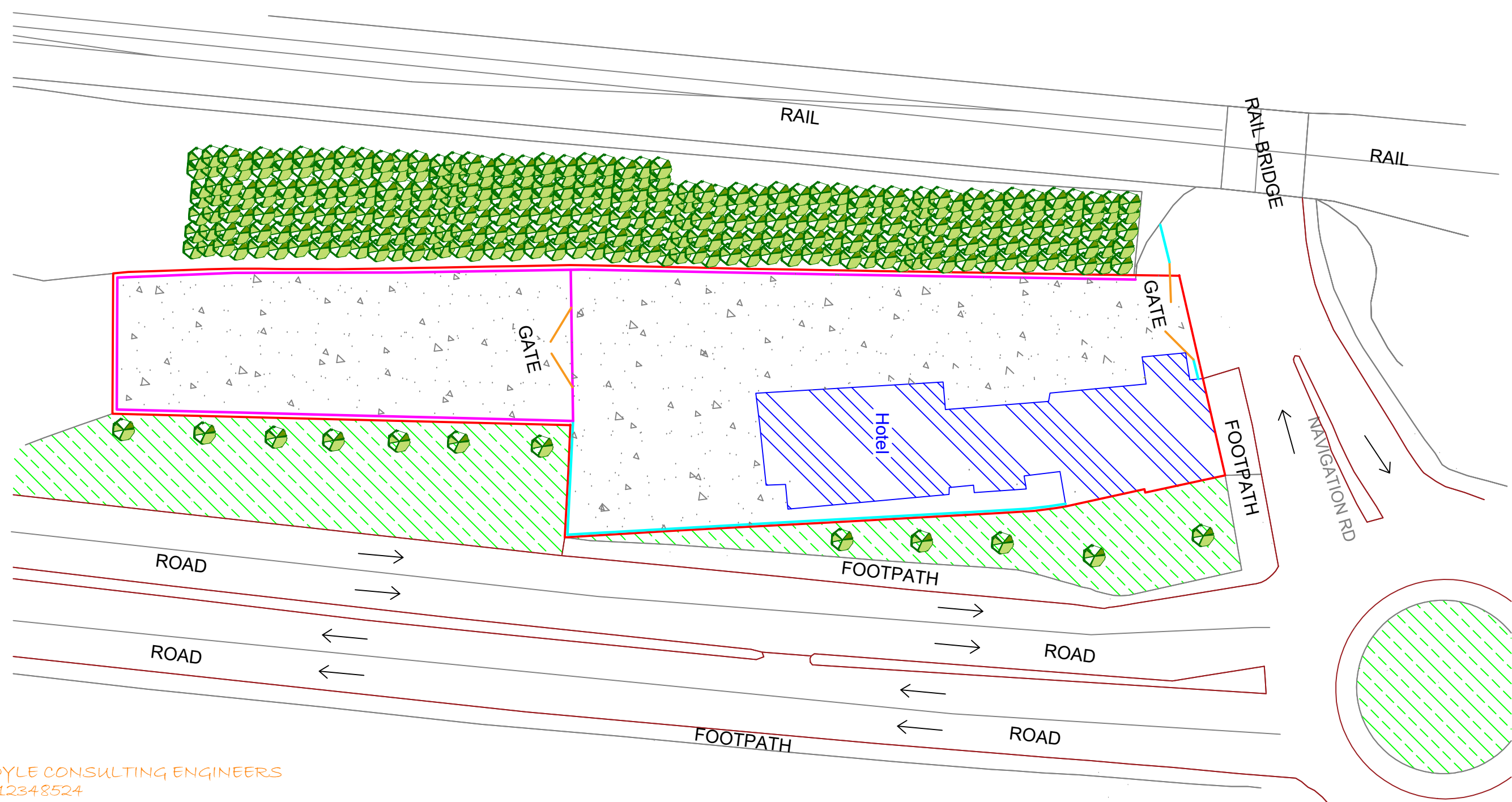
PROJECT: West End-Section 5

LOCATION: Mallow, Co.Cork

DRAWING: Floor Plan

SCALE:	A1	DRAWN BY:	SMB	DATE:	14/11/2024
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PROJECT No:	WE-S5-2024KL	STATUS:	Section 5	REVIEW:	001
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 Unit P5, Marina Commercial Park,
 Centre Park Road, Cork, T12 PN7F

PROJECT: West End-Section 5

LOCATION: Mallow, Co.Cork

DRAWING: Site Layout

SCALE: 1:500 **A3** **DRAWNBY:** SMB **DATE:** 13/11/2024



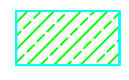
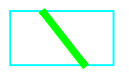
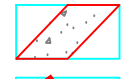

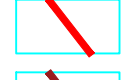
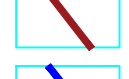

PROJECT No.: WE-S5-2024KL **STATUS:** Section 5 **REVIEW:** 001

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LANDSCAPING LEGEND

- | | | | |
|---|-------------------|---|--------------|
|  | TREES |  | BLOCK WALL |
|  | GRASS |  | WIRE FENCING |
|  | DRIVEWAY CONCRETE |  | GATE |
|  | SITE BOUNDARY | | |
|  | KERB | | |
|  | BUILDING | | |