



An
Bord
Pleanála

Inspector's Report

ABP-321899-25

Development

Protected structure: provision of 9 dwellings and associated site works including change of use from commercial to residential at ground floor level.

Location

60/61 Shandon Street/Farren's Quay,
Cork

Planning Authority

Cork City Council

Planning Authority Reg. Ref.

2442696

Applicant(s)

Bellmont Developments Ltd.

Type of Application

Permission.

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

Tadhg McCarthy.

Observer(s)

None.

Date of Site Inspection

16th April 2025.

Inspector

Jennifer McQuaid

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Appendix 1 – Form 1: EIA Pre-Screening & EIA Preliminary Examination.

1.0 Site Location and Description

- 1.1. The subject site is located between Shandon Street to the north and Farren's Quay to the south. The site comprises of a 4.5 storey semi-detached building. The building provides frontage to both Shandon Street and Farrens Quay as well as Brown's Hill to the east which links Farren's Quay with Shandon Street.
- 1.2. The building is currently vacant, the basement level is used as a public house, although it appeared vacant during my site visit.
- 1.3. No's 60 & 61 Shandon Street are Protected Structures (RPS Ref. PS310 and PS311) and are listed on the National Inventory of Architectural Heritage (NIAH Ref: 20500476 and 20500477), they are noted as being of regional significance for their architectural interest. The subject site is also located within Shandon Architectural Conservation Area.
- 1.4. No. 60 & No. 61 built as terrace with the adjoining buildings to the west, the imposing scale and form of this group of former houses make a notable and positive contribution to the streetscape. The building retains interesting features and materials, such as the timber sliding sash windows and the simple well executed early 20th Century timber shopfront.

2.0 Proposed Development

- 2.1. The proposed development consists of:
 - Modifications to Protected Structures
 - Provision of 9 no. residential units (8no. studio and 1no. 1 bed)
 - Change of use from commercial to residential at ground level
 - No changes to the existing public house and storage area at lower ground floor/basement area.

Further Information Request altered the proposal. The revised proposal consists of:

- Provision of 5no. residential units (4 no. 2 bed and 1 no. 1 bed)

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 19 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The principle of development is in accordance with City Centre zoning objective.
- The density is slightly high at 428u/ha where the CDP has a target density range between 50u/ha (lower) and 150u/ha (upper). The density above the upper target is considered reasonable in this instance where the proposal relates to the conversion of an existing building.
- The unit mix is not in accordance with SPPR 2 of the Design Standards for New Apartments: Guidelines for Planning Authorities (2023) and is not acceptable i.e. no more than 50% of the development comprise of studio type units. Further Information requested in this regard.
- The overall size of the units generally meets the minimum standards as per Apartment Guidelines aside from private amenity space and communal open space. The non-compliance is insignificant but as the apartments need to be reconfigure a revised HQA (Housing Quality Assessment) shall be submitted as part of the further information request.
- A number of issues arose regarding the drawings and historic fabric of the building regarding the retention of parts of the building, further information requested.
- Further information required in relation to construction traffic, bicycle parking and public lighting.

Further information report

- The applicant amended the proposed development and reduced the number of units from 9 no. to 5 no. consisting of 4 no. 2 bed units and 1 no. 1 bed unit.

The Apartment Guidelines state no more than 10% of the total number of units in any private residential development may comprise this category of two bedroom three-person apartment. The Planner consider some flexibility is allowed given the proposal relates to the conversion of an existing historic property having regard to Section 6.9 (relating to refurbishment of existing buildings) of the Apartment Guidelines.

- In relation to the historic building, the Conservation Officer was happy with the response and no objection raised.
- A draft Construction Traffic management Plan was submitted. Ample room to store bikes within each apartment. Due to site constraints the provision of external or internal bicycle storage at ground floor level is not possible. There are several bicycles stands available for public use in the vicinity of the site which could be used by residents of the proposed development. It is noted that residents should not be expected to carry bikes up and down 4 flights of stairs. A condition shall be attached to provide bike store along with bin storage at ground floor level.

3.2.2. Other Technical Reports

- Conservation officer: Further information requested in relation to accurate and detailed existing elevation drawings, existing roof plan, demolition drawing, drawings showing interventions, internally and externally such as works to walls, windows, doors, the roof and coverings, plasterwork, joinery, floorboards, etc; the design, materials and colour of all new fabric to be made clear, impact of the proposed works at roof level, including the date and significance of all fabric that would be affected, additional visual improvements to the building, retention of historic wall, installation of services, rooflights positioned in discreet areas, low level privacy screens, approach to staircases, detailed condition survey of the building fabric & method statement of proposed conservation works. The further information request is acceptable, and a grant of permission is recommended subject to conditions.
- Drainage: No objection subject to conditions.
- Housing: No objection subject to conditions.

- Environment: No objection subject to conditions.
- Traffic: Regulation and Safety: Further information requested in relation to Construction Traffic Management Plan, details on arrangements for bicycle parking/storage provided at ground floor level in accordance with design, quantum and location as set out in CDP & Sustainable Urban Housing: Design Standards for New Apartments., public lighting. Further information response acceptable and a grant of permission recommended subject to conditions.
- Contributions: No objection subject to conditions.

3.2.3. Conditions

- Condition 3: Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority confirmation that:
 - (a) The development shall be carried out under the supervision of an RIAI registered Conservation Architect (Grade 2 or above), details to be provided, who shall certify upon completion that the works have been carried out in accordance with best conservation practice, and;
 - (b) Competent site supervision, project management and skilled tradesperson will be engaged, who are suitably experienced in building conservation work.

Reason: To protect the historic building fabric and to enhance the character and integrity of the historic structure.

- Condition 4: Prior to the commencement of development, the applicant shall submit the following for the written agreement of the Planning Authority:
 - A detailed method statement that outlines the site-specific approach to the installation of services, which shall include (but not limited to) an understanding of the existing historic fabric, joist directions, and the locations of bathrooms, boilers, kitchens and utility rooms and their associated service requirements. The report shall include any internal requirements for lowered ceilings, boxing out, risers etc, and any external manifestations. The method statement shall outline the impacts (internally

and externally) on the significance of the protected structures. The works shall adhere to best practice conservation.

- Updated external proposed elevation drawings and an updated proposed roof plan that consider all service requirements (for bathrooms, kitchens, utilities, boilers etc) and show all external changes to the buildings, including any external vents/grilles or additional pipework etc. The design, materials and colour of all new fabric shall be made clear on the drawings and be sympathetic to the character of the protected structures, with works adhering to best practice conservation.

Reason: In the interest of the protection of architectural heritage and in order to protect the special character of the historic building.

- Condition 5: Prior to the commencement of development, the applicant shall submit the following for the written agreement of the Planning Authority:
 - A structural report, incorporating drawings where relevant, that clearly outlines the structural works to the historic buildings, including any requirements for fabric replacement. This shall be produced by a structural engineer with demonstrable experience with historic buildings and the approach shall be in line with best practice conservation.

Reason: In the interest of the protection of architectural heritage and in order to protect the special character of the historic building.

- Condition 6: (a) The applicant shall submit full details (scale 1:20, 1:5 and 1:2, as required) of the proposed replacement sash windows, including details of the pane arrangement, frames, top rails, meeting rails and glazing bars etc. and the location of the box frames within the reveals, to the Planning Authority for written agreement before these windows are manufactured. The submission should demonstrate that slimline double glazing can be accommodated within historically dimensioned glazing bars. The method of fixing the glazing within the frames should also be provided.

(b) The applicant is to provide details of the method for fixing the windows within the openings, including details on pointing of the frames. This should

also address repair of the soffits/reveals of the windows as required following the installation of the windows.

(c) All works shall be carried out in accordance with best conservation practice and the Department of Housing, Local Government and Heritage Advice Series: Windows: A Guide to the Repair of Historic Windows (2007).

Reason: In the interests of the enhancement of the built heritage.

- Condition 7: Unless indicated on the drawings and particulars submitted with this application, the following works shall not be permitted to the building unless authorized by a further grant of planning permission:

(a) Fire protection measures which would affect the historic fabric of the buildings, including (but not limited to) any measures to increase the fire resistance of joinery, such as staircases.

(b) The installation of fire suppression systems.

(c) Measures to improve access, including (but not limited to) the provision or ramps, widening or alteration of doorways, installation of lifts, and alterations to staircases.

Reason: In the interest of the protection of architectural heritage and in order to protect the special character of the historic building.

3.3. Prescribed Bodies

Uisce Eireann: No objection in principle.

3.4. Third Party Observations

A third-party observation was received from Shandon Area Renewal Association.

The concerns raised were:

- Proposed dwelling mix.
- Four of the eight apartments are below minimum standards.
- Inadequate storage and no provision for bin or bulky items or bicycle storage.
- No communal storage for bins.

- Access is via an elevated entrance and should be amended to provide for transport of bulky items and to facilitate wheelchair access.
- Development is substandard, overdevelopment and fails to provide a decent quality of accommodation and facilities for future residents.

4.0 Planning History

9721664: Permission granted for the refurbishment to existing public house, retail shop & office and to convert first, second & third floor to office and apartments.

5.0 Policy Context

5.1. Development Plan

Cork City Development Plan 2022-2028

The subject site is zoned as ZO 5: City Centre. The objective is to consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth.

ZO 5.1: Cork City is the key driver for economic and population growth in the region and the second city in the state. Cork City Centre is the historic, cultural and commercial heart of Cork and the region and its success is fundamental to the delivery of the National Planning Framework and to the well-being of the local and wider Irish economy. It is essential that the City Centre continues to develop its role as the key economic driver of the region and withstands the threat of vacancy, dereliction and the changing nature of retailing. It is the primary retail centre in the region, and the City Centre has seen significant population growth in recent years.

ZO 5.2: The primary purpose of this zone is to promote the continued economic, civic, cultural and residential growth of the City Centre, and to create a thriving urban community. Uses that complement the primacy and vibrancy of the City Centre are permitted in this zone, while comparison retail uses will be permitted within the Core Retail Area identified in Chapter 10 Key Growth Areas and Neighbourhood Development Sites and Map 02 of Volume 2 Mapped Objectives. Primary uses in this zone include but are not limited to retail, residential uses, community uses,

offices, hotels, cultural and leisure facilities, education and healthcare institutions and facilities, and uses that contribute to the vibrancy and diversity of the City Centre.

ZO 5.3: Mixed use developments should achieve a vertical and horizontal mix of uses. Retail and other acceptable active uses will be the predominant use at ground floor level along the primary retail streets.

ZO 5.4: Development proposals in this zone must demonstrate how the proposal would respect, reflect or contribute to the character and vibrancy of the City Centre, commensurate with the nature and scale of the development. Developments must deliver a quality urban environment and public realm with a focus on accessibility and permeability.

ZO 5.5: Chapter 10 Key Growth Areas and Neighbourhood Development Sites sets out specific development objectives for the City Centre.

Objective 3.1 relates to Planning for Sustainable Neighbourhoods.

Objective 3.9 relates to Adaption of Existing Homes, Infill Development and Conversion of Upper Floors.

Strategic Objective 7 relates to Heritage, Arts & Culture.

Objective 8.17 relates to Conservation of City's Built Heritage.

Objective 8.18 relates to Reuse and Refurbishment of Historic Buildings.

Objective 8.19 relates to Record of Protected Structures.

Objective 8.21 relates to Enabling Development

Objective 8.23 relates to Development in Architectural Conservation Areas.

Objective 8.24 relates to Demolition in Architectural Conservation Areas

Objective 8.27 relates to Elements of Built heritage.

Objective 11.1 relates to Sustainable Residential Development

Chapter 11 relates to "Placemaking and Managing Development.

Objective 11.1 relates to Sustainable Residential Development

Objective 11.3 relates to Housing Quality and Standards.

Objective 11.5 relates to Private Amenity Space for Houses

Section 11.139 relates to Infill Development – Adaption of existing housing and re-using upper floors, infill development will be encouraged within Cork City. New infill development shall respect the height and massing of existing residential units. Infill development shall enhance the physical character of the area by employing similar or complementary architectural language and adopting typical features (e.g. Boundary walls, pillars, gates/gateways, trees, landscaping, fencing, or railings).

Section 11.66: When assessing proposals for residential developments a broad range of issues will be assessed, including (this list is not exhaustive):

1. Design quality (urban design, architecture, landscape, biodiversity, DMURS, SUDS);
2. Site features and context;
3. Residential Density;
4. Building height;
5. Residential mix (dwelling type, size, tenure, and specialist housing);
6. Existing neighbourhood facilities and the need for additional facilities;
7. Integration with the surrounding environment in terms of built form and the provision of walking/cycling permeability;
8. Transport and accessibility (including cycle parking, car parking, site access, transport impact);
9. Residential amenity of scheme proposed (homes, private space, communal space, and public space);
10. Impacts on residential amenity of surrounding areas (e.g. Overlooking, daylight, sunlight and overshadowing);
11. Utilities provision;
12. Waste Management.

Chapter 11, section 11.226, 11.234, 11.236 and Table 11.13 relates to car and bicycle parking standards and in regard to the layout complying with Design Manual for Urban Roads and Streets (DMURS).

5.2. National and Regional Policy

- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2022.
- Sustainable Residential Development in Urban Areas, 2009
- Quality Housing for Sustainable Communities, 2007
- Architectural Heritage Protection Guidelines, 2005
- Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities, 2024.

5.3. Natural Heritage Designations

The subject site is not located within a designated area. The most relevant are:

- Cork Lough pNHA (site code: 001081) is located approximately 1.4km southwest of the subject site.
- Lee Valley pNHA (site code: 000094) is located approximately 3km west of the subject site.
- Douglas River Estuary pNHA (site code: 001046) is located approximately 3.5km southeast of the site.
- Cork Harbour SPA (Site Code: 004030) is located approximately 3.5km southeast of the site.
- Dunkettle Shore pNHA (site code: 001082) is located approximately 5.6km east of the subject site.
- Great Island Channell SAC & pNHA (Site Code: 001058) located approximately 9.5km east of the subject site.

5.4. EIA Screening

- 5.4.1. The proposal relates to change of use of an existing building to 5 no. residential apartments with connection to public services in Cork City. The site is located on

zoned lands and not within a designated site. Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Please refer to Form 1 and Form 2 as per Appendix 1 below.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have been received from Shandon Area Renewal Association. The following concerns were raised:

- Inadequate storage for waste management/vented bin storage, bicycle/E-bike parking and allocated space for miscellaneous bulky items.
- Further information requested the applicant to provide bicycle parking/storage at ground floor level, however, the applicant failed to comply and stated bicycle storage could be provided within the units. Permission was granted with condition 9, requesting appropriate bicycle storage. There is a residential units proposed on the ground floor, no bicycle storage can be provided.
- No bin storage provided, Condition 10 requests details of waste management structure, however, this cannot be provided as the ground floor is designated for use as a residential apartment and the basement is excluded.

6.2. Applicant Response

The applicant has made the following response:

- The proposed development was reduced from 9 no. apartments to 5 no. apartments, and each are above the minimum standards as set out by the Sustainable Urban Housing: Design Standards for New Apartments, it is considered that there is ample room within the proposed apartments to facilitate internal bicycle storage.

- Section 4.17 of the Apartment Guidelines states that there may be a deviation from bicycle storage standards subject to site specific constraints. In this instance, site constraints dictate the provision of external or internal bicycle storage at ground floor level is not possible.
- It is noted that existing bicycle storage is available on the corner of Shandon Street within 50 metres of the subject site. A number of existing bicycle stands are available for public use at this location and could be used by prospective residents. There is also a “Cork Bikes” station located 100 metres to the east of the site, which provides a dedicated and convenient bike facility close to the development.
- In relation to condition 9 whereby the applicant shall submit proposals for secure bike parking at ground floor level, the applicant will liaise with the Planning Authority to provide a solution and welcome this condition in the event of a grant from the Board.
- The applicant will analysis options to provide internal bicycle storage, however, the applicant could alternatively make a contribution to the Planning Authority resulting in the provision of additional public bicycle parking infrastructure in close proximity to the site. The Board provided a similar condition on planning reference ABP-301170-18.
- Condition 10 relates to waste management and all details will be agreed as part of planning compliance. There is an external space to the west of the existing and proposed ground floor entrance to the site. This space is accessed via an existing gate, this space has previously been used by the public house landlord for the storage of empty beer kegs and could offer a potential space for bin storage if in agreement with Cork City County Council.
- The basement level is an authorised public house and does not form part of this planning application.

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issue in this appeal are as follows:

- Bicycle & Bin Storage
- Appropriate Assessment

7.2. Bicycle & Bin Storage

7.3. The proposed development relates to the change of use of an existing derelict building into 5 no. apartments within the centre of Cork City. The building is a protected structure and is 4.5 storeys in height and located at a prominent junction at the corner of Farren's Quay and Shandon Street. The building is semi-detached, and the adjacent building is also derelict.

7.4. The grounds of appeal state that there is inadequate storage for waste, bicycle/E-bikes and for miscellaneous bulky items. At further information stage the applicant was requested to provide bin and bicycle parking/storage, however this was not provided, subsequently the applicant was conditioned under condition 9 & 10 to provide appropriate bicycle storage and to provide details of waste management structure.

7.5. The applicant has responded to the grounds of appeal and has stated that there is ample room within the proposed apartments to facilitate internal bicycle storage. Section 4.17 of the Apartment Guidelines states that there may be a deviation from bicycle storage standards subject to site specific constraints. In this instance, site constraints dictate the provision of external or internal bicycle storage at ground floor

level is not possible. It is noted that existing bicycle storage is available on the corner of Shandon Street within 50 metres of the subject site. A number of existing bicycle stands are available for public use at this location and could be used by prospective residents. There is also a “Cork Bikes” station located 100metres to the east of the site, which provides a dedicated and convenient bike facility close to the development. In relation to condition 9 whereby the applicant shall submit proposals for secure bike parking at ground floor level, the applicant will liaise with the Planning Authority to provide a solution and welcome this condition in the event of a grant from the Board. The applicant will analysis options to provide internal bicycle storage, however, the applicant could alternatively make a contribution to the Planning Authority resulting in the provision of additional public bicycle parking infrastructure in close proximity to the site. Condition 10 relates to waste management and all details will be agreed as part of planning compliance. There is an external space to the southwest of the existing and proposed ground floor entrance to the site. This space is accessed via an existing gate and this space could be used for bin storage.

- 7.6. I have assessed the proposed layout, I note there is sufficient storage available within each apartment to provide bicycle storage, although as highlighted by the appellants, it is not practical to presume residents can carry their bikes up stairways. Therefore, bicycle storage is required at ground floor level or in close proximity to the subject site. I consider given the location of the subject site within Cork City Centre and the nature of the renovation of an existing protected building that it may be more suitable to utilise existing bicycle racks in close proximity to the proposed apartments. During my site visit, I observed a bicycle rack at the junction of Shandon Street and Farren’s Quay, which is less than 20 metres from the front of the proposed apartments. In addition, I note that Cork City Council have provided TFI bikes located along Pope’s Quay approximately 100 metres from the subject site. Therefore, I consider that there is adequate provision for bicycle storage and usage in close proximity of the subject site and as such it is not necessary to provide on-site storage. In addition, SPPR 4 – Cycle Parking and Storage of the Sustainable and Compact Settlement Guidelines states “Any deviation from these standards shall be at the discretion of the Planning Authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future

enhancement/enlargement, etc.”, and the Apartment Guidelines, section 3.34 states: “for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, the storage requirement may be relaxed in part, on a case-by-case basis, subject to overall design quality”, therefore, I am satisfied that given the location and renovation of an existing protected city centre building, and the close proximity of bicycle racks, the applicant is not required to provide on site bicycle storage. I note planning condition 9, whereby the Planning Authority requested the applicant to discuss a solution, I consider this condition is not necessary as adequate provision of bicycle storage is provided in close proximity to the subject site.

- 7.7. In regard to waste storage, the applicant was conditioned under number 10 to agree waste management for the proposed site. In the response to the appeal, the applicant has outlined that an external space to the southwest of the subject building located at the ground floor entrance, could be utilised for bin storage. This space is accessed via an existing gate, and it is stated the space has previously been used by the public house landlord for the storage of empty beer kegs. I have viewed this area, and I consider it is suitable for bin storage. The area is sufficient to accommodate bins and is appropriately located to the front door of the building. Given the location and constraints associated with the site due to its size and lack of open space, the front area is the only suitable location for bin storage. Therefore, I consider that this space is suitable and shall be used for bin storage. In the event of a grant of permission, the applicant shall be conditioned to provide a suitable enclosed bin storage area to the front elevation (southwest) of the building.
- 7.8. Having regard to the location of the subject site within the city centre of Cork City, the constraints and size of the subject site and the renovation of an existing protected derelict building at a prominent location, I consider the bicycle storage and bin storage solutions are acceptable and will not negatively impact the residential amenity of the residents.

8.0 AA Screening

- 8.1. Having regard to the proposed development change of use of an existing building to 5 no. residential units with connection to public sewer and public water within the boundary of Cork City. Surface water will be directed to public sewer/drain. The

nearest European Site is Cork Harbour SPA (site code: 004030) is located c.3.5km southeast of the site. It is considered that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant impact individually or in combination with other plans or projects on a European site.

9.0 Recommendation

I recommend that permission should be granted, subject to conditions as set out below.

10.0 Reasons and Considerations

10.1. Having regard to the location of the subject site within Cork City Centre and zoned as ZO 5: City Centre whereby the objective is to consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed uses as per Cork City Development Plan 2022-2028, the provision of residential units in an existing derelict protected building, the location of suitable bicycle storage facilities in close proximity to the subject site and the provision of bin storage facilities on site, it is considered that the proposed development would not seriously affect the residential amenity and facilities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 26th day of February 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development on the Protected Structure the applicant/developer shall submit for the written agreement of the planning authority confirmation that: (a) the development will be monitored by a suitably qualified architect with conservation expertise and accreditation and (b) competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

Reason: In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

3. Prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority:
 - A detailed method statement that outlines the site-specific approach to the installation of services, which shall include (but not limited to) an understanding of the existing historic fabric, joist directions, and the locations of bathrooms, boilers, kitchens and utility rooms and their associated service requirements for lowered ceilings, boxing out, risers etc, and any external manifestations. The method statement shall outline the impacts (internally and externally) on the significance of the protected structures. The works shall adhere to best practice conservation.
 - Updated external proposed elevation drawings and an updated proposed roof plan that consider all service requirements (for bathrooms, kitchens, utilities, boilers etc) and show all external changes to the buildings, including any external vents/grilles or additional pipework etc. The design, materials and colour of all new fabric shall be made clear on the drawings and be sympathetic to the character of the protected structures, with works adhering to best practice conservation.

Reason: In the interest of the protection of architectural heritage and in

order to protect the special character of the historic building.

4. Prior to the commencement of development, the applicant shall submit the following for written approval from the Planning Authority:
 - a structural report, incorporating drawings where relevant, that clearly outlines the structural works to the historic buildings, including any requirements for fabric replacement. This shall be produced by a structural engineer with demonstratable experience with historic buildings and the approach shall be in line with best practice conservation.

Reason: In the interest of the protection of architectural heritage and in order to protect the special character of the historic building.

5.
 - a) The applicant shall submit full details (scale 1:20, 1:5 and 1:2, as required) of the proposed replacement sash windows, including details of the pane arrangement, frames, top rails, meeting rails and glazing bars etc. and the location of the box frames within the reveals, to the Planning Authority for written agreement before these windows are manufactured. The submission should demonstrate that slimline double glazing can be accommodated within historically dimensioned glazing bars. The method of fixing the glazing within the frames should also be provided.
 - b) The applicant is to provide details of the method for fixing the windows within the openings, including details on pointing of the frames. This should also address repair of the soffits/reveals of the windows as required following the installation of the windows.
 - c) All works shall be carried out in accordance with best conservation practice and the Department of Housing, Local Government and Heritage Advice Series: Windows: A Guide to the Repair of Historic Windows (2007).

Reason: In the interests of the enhancement of the built heritage.

6. Unless indicated on the drawings and particulars submitted with this application, the following works shall not be permitted to the building unless authorised by a

further grant of planning permission:

- a) Fire Protection measures which would affect the historic fabric of the buildings, including (but not limited to) any measures to increase the fire resistance of joinery, such as staircases.
- b) The installation of fire suppression systems.
- c) Measures to improve access, including (but not limited to) the provision of ramps, widening or alteration of doorways, installation of lifts, and alterations to staircases.

Reason: In the interest of the protection of architectural heritage and in order to protect the special character of the historic building.

- 7. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

- 8. Notwithstanding the exempted development of the Planning and Development Regulations, 2001, as amended, no additional plant, solar/PV panels, machinery or telecommunications structures shall be erected on the roofs of the building. No fans, louvres or ducts shall be installed unless authorised by a further grant of planning permission.

Reason: To protect the visual amenity of the area.

- 9. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials for each apartment unit at the southwest elevation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be

maintained, and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

10. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

11. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

12. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This

plan shall provide details of intended construction practice for the development, including:

- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) Location of areas for construction site offices and staff facilities.
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) Measures to obviate queuing of construction traffic on the adjoining road network;
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority;

Reason: In the interest of amenities, public health and safety and environmental protection

13. Silt traps shall be provided on all surface water drainage channels. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To prevent water pollution.

14. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority [in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

15. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

16. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

- 17.(a) All foul sewage and soiled water shall be discharged to the public foul sewer.
(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

18. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interest of amenity and public safety.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Jennifer McQuaid
Planning Inspector

8th May 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321899-25		
Proposed Development Summary	The proposed development will consist of the provision of 5no. residential units (4 no. 2 bed and 1 no. 1 bed) and all associated works including the change of use from commercial to residential at ground floor level. All works relate to a protected structure.		
Development Address	60/61 Shandon Street/Farren's Quay, Cork.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank	Schedule 5, Part 2, Class 10b(i) Construction of more than 500 dwelling units; Class 10(iv) Urban development which would involve an area greater than 2 ha in the case of a business district, 10 ha in the case of other parts of a built-up area and 20 ha elsewhere. (In this paragraph, "business district" means district within a city or town in which the predominant land use is retail or commercial use).	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			

Yes			
No	X		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	Schedule 5, Part 2, Class 10b(i) Construction of more than 500 dwelling units; Class 10(iv) Urban development which would involve an area greater than 2 ha in the case of a business district, 10 ha in the case of other parts of a built-up area and 20 ha elsewhere. (In this paragraph, “business district” means district within a city or town in which the predominant land use is retail or commercial use). The proposal relates to a change of use of an existing building (462sqm) into 5 no. apartments on a site size of 0.021ha and is significantly below the threshold.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No		Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes	X	Screening Determination required

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-321899-25
Proposed Development Summary	The proposed development will consist of the provision of 5no. residential units (4 no. 2 bed and 1 no. 1 bed) and all associated works including the change of use from commercial to residential at ground floor level. All works relate to a protected structure.
Development Address	60/61 Shandon Street/Farren's Quay, Cork.
The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations. This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	- The proposal relates to the change of use of a Protected Structure to 5 no. residential units within Cork City. - The development will consist of typical construction and related activities and site works. This will not result in the production of significant waste, emissions or pollutants. - Surface water will be discharged to public sewer/drain. Wastewater will be discharged to public sewer with modest increase in loading. Subject to compliance with the relevant

	standards this will not result in pollution.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	• Given the urban location of the site with connection to public services, there are no significant sensitivities in the immediate environs. • No's 60 & 61 Shandon Street are Protected Structures (RPS Ref. PS310 and PS311) and are listed on the National Inventory of Architectural Heritage (NIAH Ref: 20500476 and 20500477), they are noted as being of regional significance for their architectural interest. The subject site is also located within Shandon Architectural Conservation Area. The Conservation Officer has not raised any concerns and recommended a number of conditions. I do not consider the change of use of this vacant building will warrant an EIA given that such matters can be addressed under normal planning considerations. • The subject site is not located within a designated area. The most relevant are: - Cork Lough pNHA (site code: 001081) is located approximately 1.4km southwest of the subject site.

	- Lee Valley pNHA (site code: 000094) is located approximately 3km west of the subject site. - Douglas River Estuary pNHA (site code: 001046) is located approximately 3.5km southeast of the site. - Cork Harbour SPA (Site Code: 004030) is located approximately 3.5km southeast of the site. - Dunkettle Shore pNHA (site code: 001082) is located approximately 5.6km east of the subject site. - Great Island Channell SAC & pNHA (Site Code: 001058) located approximately 9.5km east of the subject site. My Appropriate Assessment Screening concludes that the proposed development would not likely have a significant effect on any European Site. The subject site is located within a flood risk area. No issues arose as the building is existing.
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Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).		• The site size measures 0.021ha, the size of the development is not exceptional in the context of an urban environment. • There are existing adjacent commercial and residential units. • The proposal is a relatively small development in the urban context. There is no real likelihood of significant cumulative effects within the existing and permitted projects in the area.
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	Yes or No
There is no real likelihood of significant effects on the environment.	EIA is not required.	

Inspector: _____

Date: _____

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)