

## 184 Lower Glanmire Road, Tivoli, Cork



A well located development site which has the benefit of full planning permission (19/38818), (An Bord Pleanála Ref: 306765/20) for 3 spacious townhouses.

The site is accessed by a cul de sac laneway (Woodside off Trafalgar Hill). Woodside runs parallel to the Lower Glanmire Road and is predominantly residential.

The planned units are three storey over ground floor parking and extend to 149sqm and 168sqm.

These are potentially excellent units for investment or Sale.

### **DEVELOPMENT OPPORTUNITY**

### **F.P.P. FOR 3 No. TOWNHOUSES**

### **PLANNING REF: (19/38818)**

Agent: **Malcolm Tyrrell**  
Phone: **087 255 4116**

**Viewings Strictly By Appointment**

# Land Registry Compliant Map



National Mapping Agency

**CENTRE COORDINATES:**  
 ITM 570263,572405

**PUBLISHED:** 07/09/2020  
**ORDER NO.:** 50139472\_1

**MAP SERIES:**  
 1:1,000 6383-03  
 1:1,000 6383-04  
 1:1,000 6383-08  
 1:1,000 6383-06

**COMPILED AND PUBLISHED BY:**  
 Ordnance Survey Ireland,  
 Phoenix Park,  
 Dublin 8,  
 Ireland.

Unauthorised reproduction  
 infringes Ordnance Survey's  
 and Government of Ireland's  
 copyright.

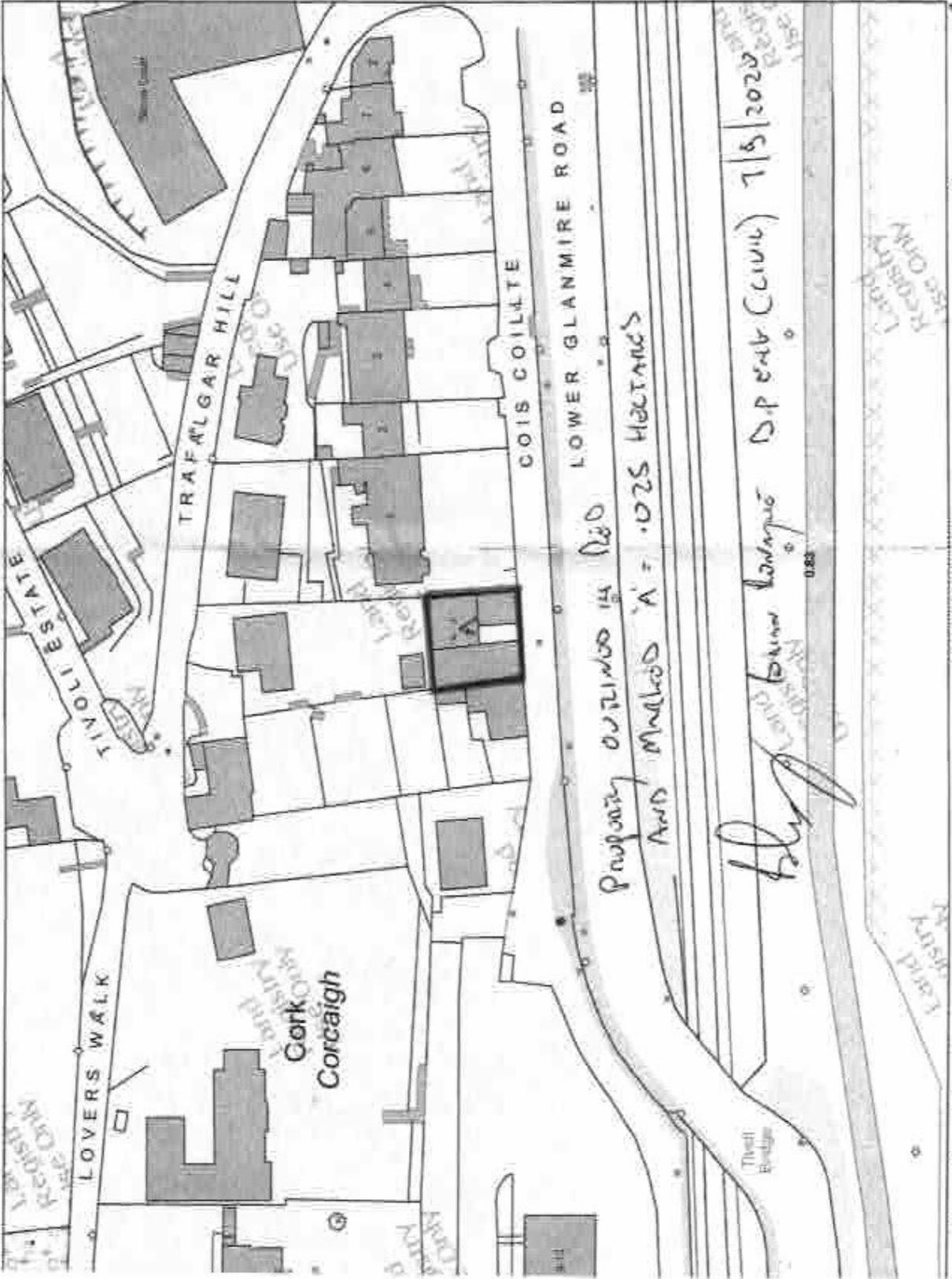
All rights reserved.  
 No part of this publication may  
 be copied, reproduced,  
 or transmitted in any form  
 or by any means without the  
 written permission of  
 the copyright owners.

The representation on this map  
 of a road, track or boundary  
 is not evidence of the  
 existence of a right of way.

**ORDNANCE SURVEY**  
 never gives a guarantee of  
 boundary, responsibility  
 show ownership of  
 physical features

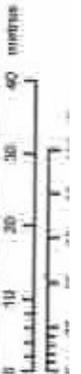
© Suibhreedacht Orlainis (Ireland)  
 2020  
 © Ordnance Survey Ireland,  
 www.osi.ie/copyright

**LEGEND:**  
 www.osi.ie/copyright



**CAPTURE RESOLUTION:**  
 The main objects are only accurate to the  
 resolution at which they were captured.  
 Output scale is not indicative of data capture scale.

**OUTPUT SCALE:** 1:1,000



COMHAIRLE CATHRACH CHORCAÍ - CORK CITY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000

NOTIFICATION OF DECISION TO GRANT

**Permission**

**SUBJECT TO CONDITIONS UNDER SECTION 34 OF THE ACT OF 2000**

To: Bruce and Judith Perkin  
c/o Ross Perkin, Emil Eve Architects Ltd.  
The Print House, 18 Ashwin Street,  
Hackney, London E83DL

Ref No.: 19/38818 Application Received:  
22/10/2019

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by order dated **04/02/2020** decided to **GRANT Permission** for the development of land, namely: Permission... for demolition of an existing workshop building and the erection of development comprising 3 no. residential houses and associated site works. at : 184 Lower Glanmire Road, Tivoli, Cork,

In accordance with plans and particulars submitted on 22/10/2019 & on 08/01/2020.

Subject to the (12 No.) conditions and reasons set out in the attached Schedule.

If there is no appeal against said decision, a grant of **Permission** in accordance with the decision, will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote).

It should be noted that until a grant of **Permission** has been issued, the development in question is **NOT AUTHORISED**.

Signed on behalf of Cork City Council

*Michelle Broderick*

---

Michelle Broderick  
Senior Staff Officer  
Date: 05/02/2020

NB: See Notes Overleaf

**Planning Ref. No.: 19/38818**

**First Schedule**

**Having regard to the nature, location and context of the site and surrounding area, the policies and objectives of the Cork City Development Plan 2015-2021 and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the residential or visual amenities of the area, and is in accordance with the proper planning and sustainable development of the area.**

**Schedule of Conditions attached to  
Planning Permission issued by Cork  
City Council – Ref.: 19/38818**

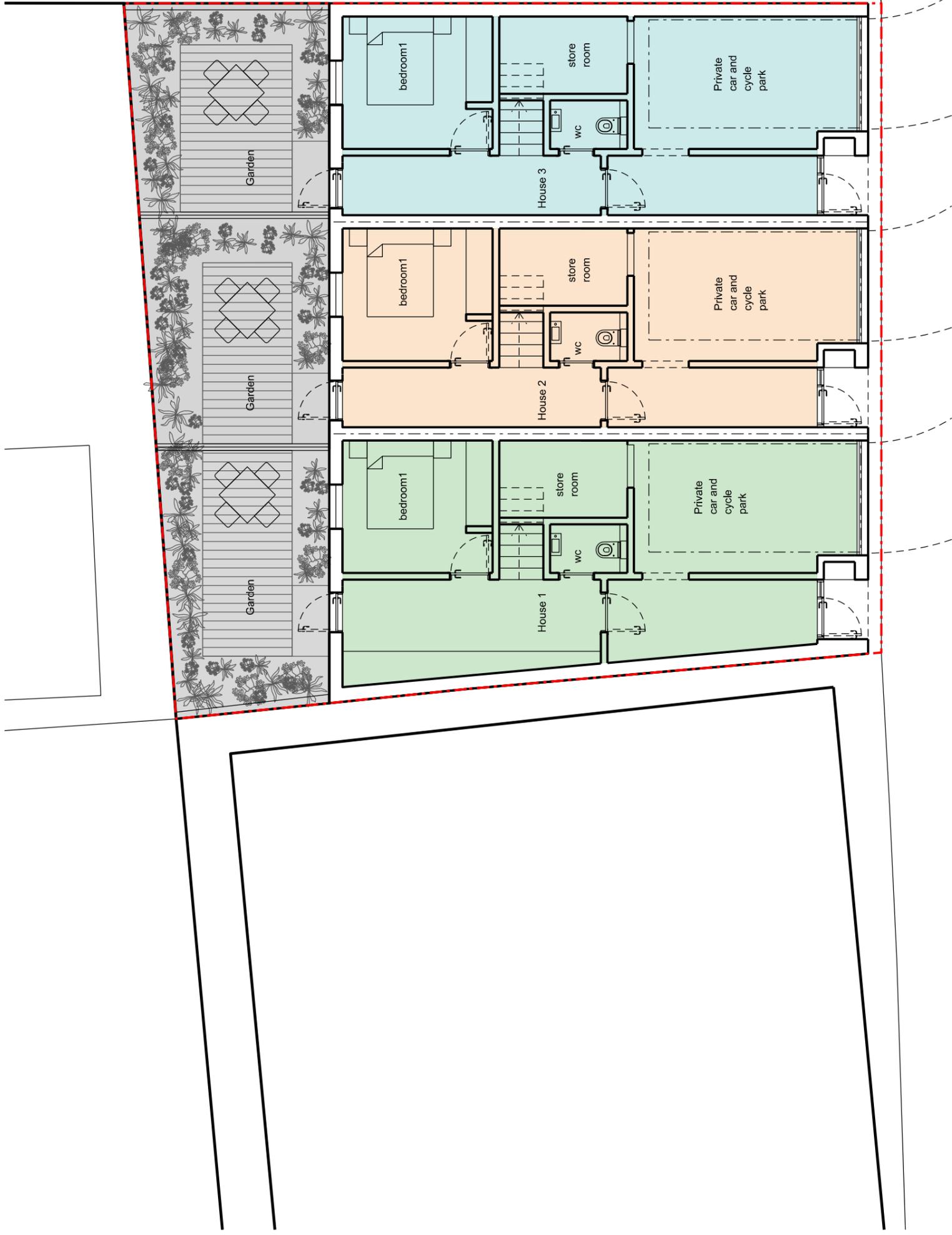
**Second Schedule**

<b>No.</b>	<b>Condition</b>	<b>Reason</b>
1	The development shall be carried out in accordance with the plans and particulars submitted to the planning authority on 22/10/2019 and 08/01/2020, except where otherwise altered or amended by conditions contained in this Schedule.	To define the scope of the permission, and to enable the planning authority to check the proposed development when completed, in the interests of proper planning and sustainable development.
2	<p>Before any development commences, the applicant shall carry out a swept path analysis to determine whether development vehicles can safely maneuver in/out of the each separate garage.</p> <p>Applicant must submit a Stage 1/2 Road Safety Audit. Audit will take in all entrances (both pedestrian and vehicular) into consideration. All findings of the Stage 1/2 Road Safety Audit shall be closed out, signed off and incorporated into the development.</p> <p>The applicant shall onfirm that all proposed vehicular and pedestrian access points shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS).</p>	In the interest of traffic safety
3	<p>Before any development commences, applicant shall submit a Construction management plan for proposed demolition and construction phases. Plan to highlight the following but is not limited to;</p> <p>a. Working hours and demolition &amp; construction phases schedules.</p> <p>b. Access/egress to site during demo of old entrances &amp; construction of new entrances.</p> <p>c. Logistical routes for HGV's for construction deliveries i.e. concrete/steel.</p>	In the interests of orderly development

	<p>d. Management of traffic and pedestrian movements to/from site and internally.</p> <p>e. Construction site parking location and access/egress.</p> <p>f. Demonstrate how local access is maintained for existing residents and in emergency scenarios a fire tender or ambulance.</p>	
4	<p>(a) Gates/doors shall be recessed and / or be incapable of opening outwards, steps and access ramps shall be recessed or contained within the curtilage of the proposed development, in order not to impede or obstruct the public road or footpath.</p> <p>(b) Surface water from the site shall not run across public footpath (or road).</p>	In the interest of traffic safety
5	All drainage shall be separated throughout. All paved and roofed areas shall discharge to the storm drainage system. All toilets, urinals, wash hand basins, sinks, showers and baths shall discharge to the foul drainage system.	In the interest of public health.
6	Drainage to be on separate systems connected at last manhole within development.	In the interest of public health.
7	Surface water disposal shall be restricted to the existing run-off rates from the site.	In the interest of public health.
8	Where existing connections to the public sewerage are to become redundant the public sewerage shall be made good. Any redundant drains shall be sealed and blocked off at site boundary. Proposals in this respect shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.	In the interest of public health.
9	There shall be no private common drains. Each dwelling shall drain individually to the public sewerage. Revised Site Plans should be submitted to the Planning Authority to reflect this prior to commencement of development.	In the interest of public health.
10	<p>No public sewer shall be damaged as a result of the proposed development.</p> <p>Where underpinning is carried out, or where grout is used, as part of the works to which this</p>	In the interest of public health.

	<p>application refers, the Planning Authority shall be notified a minimum of two weeks prior to the commencement of grouting operations. A CCTV survey of the public sewerage in the vicinity of the proposed development shall be undertaken prior to commencement and again on completion, unless it can be demonstrated that the risk of discharge of grout to the public sewerage has been eliminated. The scope of the CCTV surveys shall be agreed in writing with the Planning Authority prior to commencement of development. The results of the surveys shall be submitted to the Planning Authority.</p>	
11	<p>Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ("the GDCS scheme"):</p> <p>Class 1 - Roads, Transportation Infrastructure and Facilities  Class 2 - Water and Drainage Infrastructure and Facilities excluding Water and Wastewater  Class 3 - Parks, Recreation, Amenity and Community Facilities</p> <p>The present value of the contribution as determined under the GDCS made by Cork City Council on the 09th July, 2018 is €25,655.34, which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Tables 5 and 6 of the GDC Scheme.</p>	<p>To comply with the General Development Contribution Scheme 2018 - 2021, which was adopted by Cork City Council on 09th July, 2018, and in the interests of the proper planning and sustainable development of the area.</p>
12	<p>Prior to the commencement of the proposed development, the</p>	<p>To comply with the Supplementary Development</p>

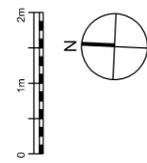
<p>Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the Cork Suburban Rail the Project specified in the Supplementary Development Contribution Scheme made by Cork City Council on the 09th July, 2018 ('the SDC Scheme') which project shall be carried out by the Rail Procurement Agency, or any other Organisation designated by the Government, pursuant to an agreement with Cork City Council and / or Cork County Council and which will, when carried out, benefit the proposed development.</p> <p>The present value of the contribution as determined under the SDC Scheme is €4,857.57, which shall be subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Table 4 of the SDC Scheme and subject further as follows:</p> <p>Where no substantial works have been carried out or have not commenced within 10 years of the date of payment of the contribution, the Planning Authority shall refund the contribution in proportion to those works which have not been carried out together with any interest that may have accrued thereon for the duration it was held unexpended by the Planning Authority.</p>	<p>Scheme 2018 - 2021 which was adopted by Cork City Council on 09th July, 2018 and in the interests of proper planning and sustainable development of the area.</p>
--	--



	Bedrooms	Gross Internal Area	External private amenity (gardens+balconies)
House 1	3 x doubles	168 sq.m / 1806 sq.ft	30 sq.m / 323 sq.ft
House 2	3 x doubles	149 sq.m / 1600 sq.ft	30 sq.m / 323 sq.ft
House 3	3 x doubles	149 sq.m / 1600 sq.ft	30 sq.m / 323 sq.ft

General notes:

Do not scale from drawings.  
 Errors to be reported immediately to the Architect.  
 To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.



Emil Eve Architects

18-22 Ashwin Road  
 London E8 3DL  
 T 07815453778 E info@emileve.co.uk  
 www.emileve.co.uk

Project 184 Lower Glanmire Road 036

Client  
 Bruce and Judith Perkin

Drawing name Drawing number

Ground floor plan 036-PR-110  
 Proposed

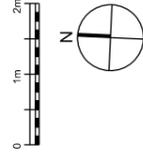
Date March 2019 Issue  
 Scale / Format 1:100 / A3  
 Project Status 01

Rev.	Date	Description



**Emil Eve Architects**

18-22 Ashwin Road  
 London E8 3DL  
 T 07815453778 E info@emileve.co.uk  
 www.emileve.co.uk



**General notes:**

Do not scale from drawings.  
 Errors to be reported immediately to the Architect.  
 To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev.	Date	Description

Project

**184 Lower Glanmire Road**

Project number

**036**

Client

**Bruce and Judith Perkin**

Drawing name

**First floor plan  
 Proposed**

Drawing number

**036-PR-111**

Date

March 2019

Issue

**01**

Scale / Format

1:100 / A3

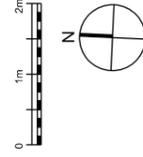
Project Status

Project Status



**Emil Eve Architects**

18-22 Ashwin Road  
 London E8 3DL  
 T 07815453778 E info@emileve.co.uk  
 www.emileve.co.uk



**General notes:**

Do not scale from drawings.  
 Errors to be reported immediately to the Architect.  
 To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev.	Date	Description

Project

**184 Lower Glanmire Road**

Client

**Bruce and Judith Perkin**

Project number

**036**

Drawing name

**Second floor plan  
 Proposed**

Date

March 2019

Scale / Format

1:100 / A3

Project Status

Proposed

Drawing number

**036-PR-112**

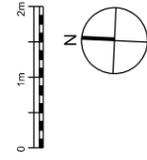
Issue

**01**



**Emil Eve Architects**

18-22 Ashwin Road  
 London E8 3DL  
 T 07815453778 E info@emileve.co.uk  
 www.emileve.co.uk



**General notes:**

Do not scale from drawings.  
 Errors to be reported immediately to the Architect.  
 To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev.	Date	Description

Project

**184 Lower Glanmire Road**

Project number

**036**

Drawing name

**Roof plan  
 Proposed**

Drawing number

**036-PR-114**

Client

**Bruce and Judith Perkin**

Date

March 2019

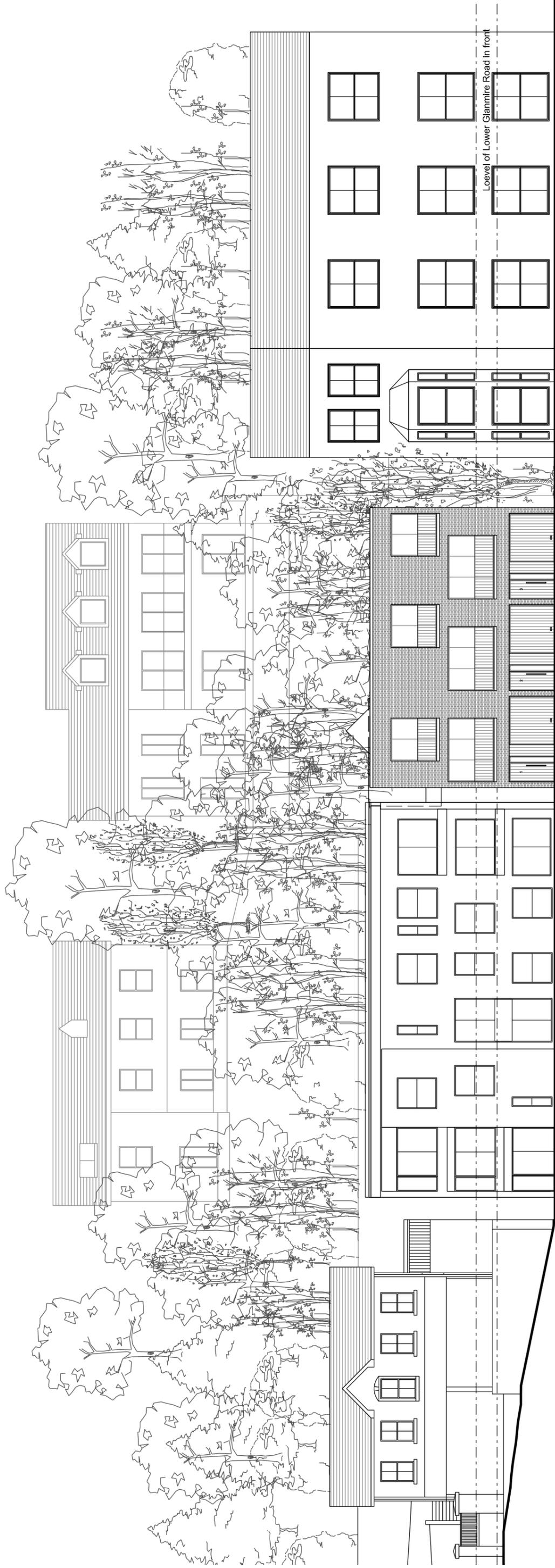
Issue

**01**

Scale / Format

1:100 / A3

Project Status



**Emil Eve Architects**

18-22 Ashwin Road  
 London E8 3DL  
 T 07815453778 E info@emileve.co.uk  
 www.emileve.co.uk



**General notes:**

Do not scale from drawings.  
 Errors to be reported immediately to the Architect.  
 To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev.	Date	Description

**Project**

**184 Lower Glanmire Road**

**Client**

**Bruce and Judith Perkin**

**Project number**

**036**

**Drawing name**

**Site Elevation  
 Proposed**

**Drawing number**

**036-PR-200**

**Date**

March 2019

**Issue**

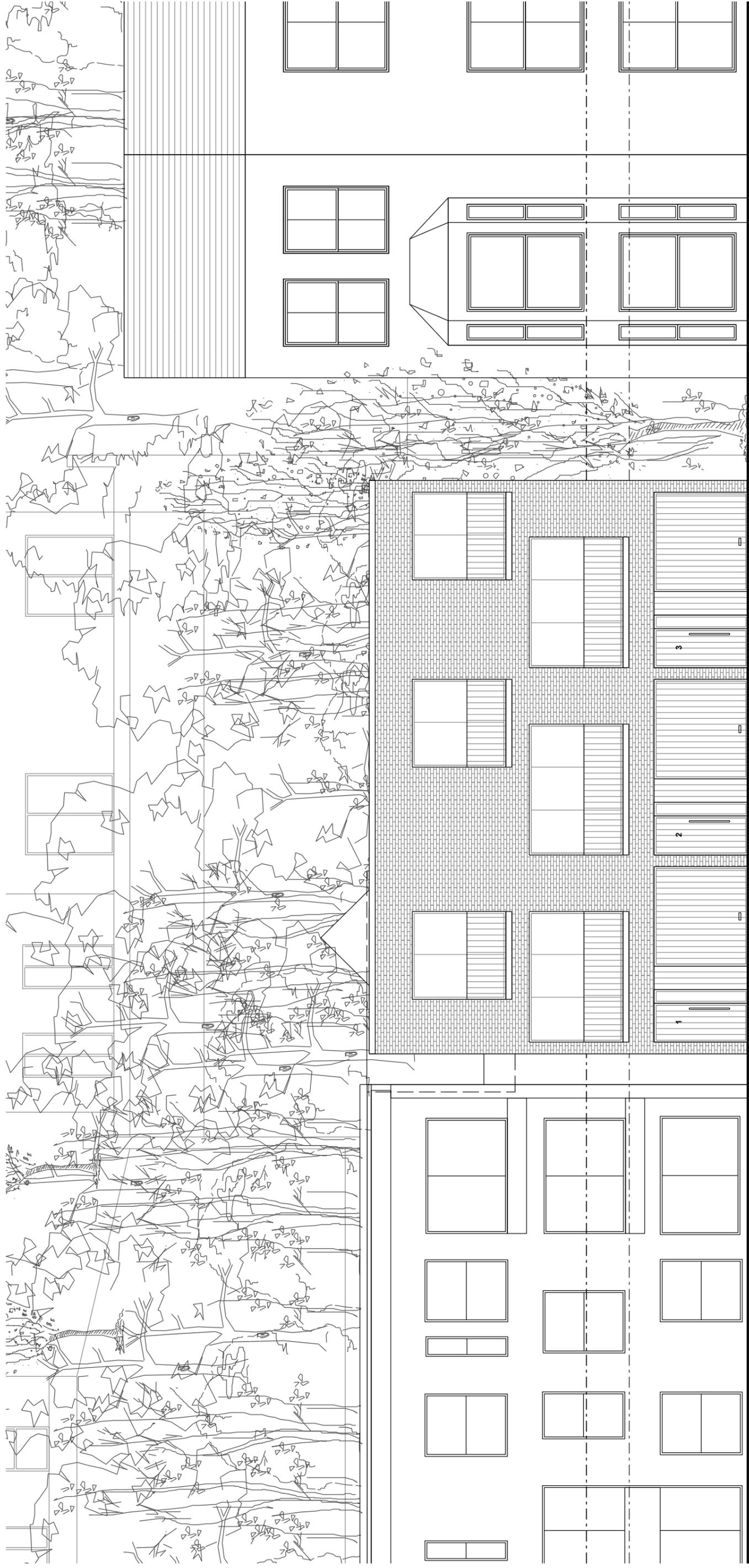
01

**Scale / Format**

1:200 / A3

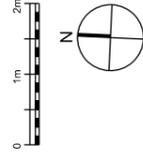
**Project Status**

Proposed



**Emil Eve Architects**

18-22 Ashwin Road  
 London E8 3DL  
 T 07815453778 E info@emileve.co.uk  
 www.emileve.co.uk



**General notes:**

Do not scale from drawings.  
 Errors to be reported immediately to the Architect.  
 To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev.	Date	Description

**Project**  
 184 Lower Glanmire Road

**Project number**  
 036

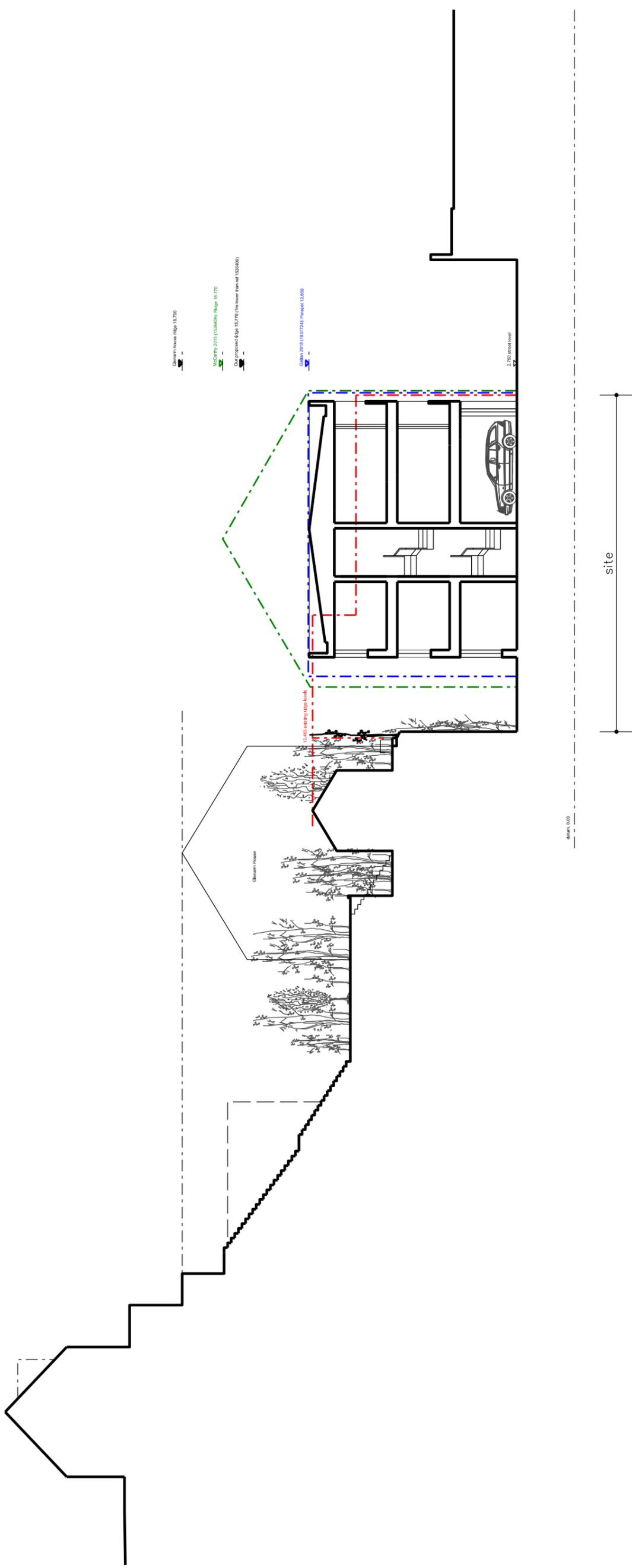
**Client**  
 Bruce and Judith Perkin

**Drawing name**  
 Elevation  
 Proposed

**Date** March 2019  
**Scale / Format** 1:100 / A3  
**Project Status**

**Drawing number**  
 036-PR-201

**Issue**  
 01



**Emil Eve Architects**

18-22 Ashwin Road  
 London E8 3DL  
 T 07815453778 E info@emileve.co.uk  
 www.emileve.co.uk



**General notes:**

Do not scale from drawings.  
 Errors to be reported immediately to the Architect.  
 To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev.	Date	Description

Project  
**184 Lower Glamire Road**

Project number  
**036**

Client  
**Bruce and Judith Perkin**

Drawing name  
**Site Section Proposed**

Drawing number  
**036-PR-300**

Date  
 March 2019

Scale / Format  
 1:200 / A3

Project Status  
 Issue

Issue  
**01**

Glenarm house ridge 18.700



McCarthy 2015 (1536409): Ridge 16.770



Our proposed ridge 15.770 (1m lower than ref 1536409)



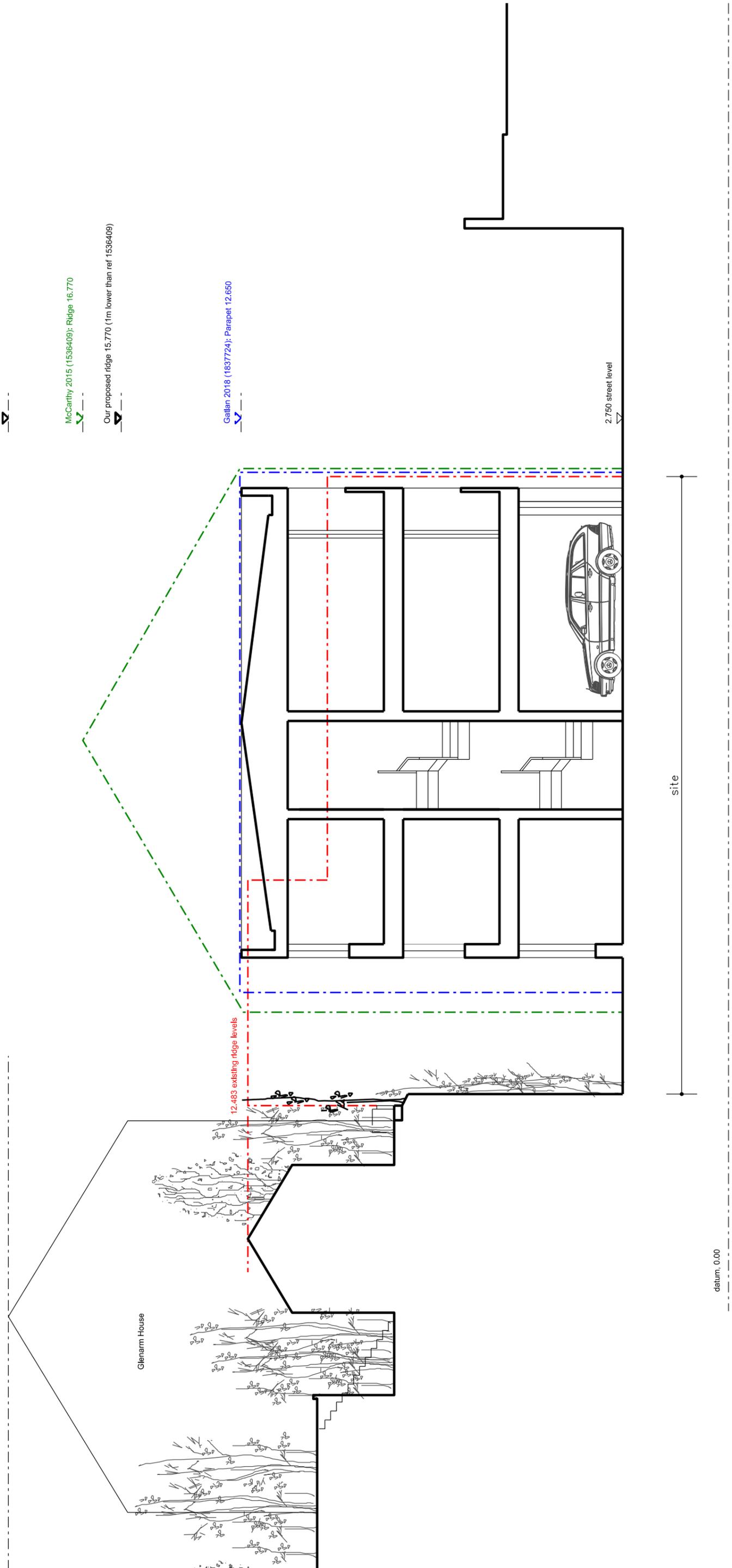
Gatlan 2018 (1837724): Parapet 12.650



12.483 existing ridge levels



2.750 street level



datum, 0.00

Emil Eve Architects

18-22 Ashwin Road  
London E8 3DL  
T 07815453778 E info@emileve.co.uk  
www.emileve.co.uk

General notes:

Do not scale from drawings.  
Errors to be reported immediately to the Architect.  
To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.  
All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev. Date Description

Project

184 Lower Glanmire Road

Project number

036

Drawing name

Section  
Proposed

Drawing number

036-PR-301

Client

Bruce and Judith Perkin

Date

March 2019

Scale / Format

1:100 / A3

Issue

01

Project Status