



Comhairle Chontae Uíbh Fhailí
Offaly County Council

Áras an Chontae, Charleville Road,
Tullamore, Co. Offaly
R35 F893
Telephone: 057 935 7414;
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PLANNING & DEVELOPMENT REGULATIONS 2001, as amended
Notification of intention to avail of Article 10 (6) exemption Change
of use from Commercial to Residential

1. APPLICANT'S NAME

Applicant:	
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2. AGENT'S NAME

Agent:	
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3. DETAILS OF PROPOSED DEVELOPMENT SITE

Site Address: (Must include Eircode)	
Site Size (Hectares):	
Existing Use & Area (per floor):	
Proposed Use & Area (per floor):	

Details ¹	Size of Unit (m ²)	No. of Bedrooms	Storage Area (m ²)	Natural Light ²	Open Space
Unit No. 1					
Unit No. 2					
Unit No. 3					
Unit No. 4					
Unit No. 5					
Unit No. 6					
Unit No. 7					
Unit No. 8					
Unit No. 9 ³					

¹ Floor areas must comply with current Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities..

² Natural Light must serve each living room/bedroom (does not include kitchen)

³ Provision of 9 units is the maximum allowable under Article 10 (6)(d)(v)

4. DETAILS OF LAND INTERESTS

Applicant (s) legal interest in site of proposed development:	
Proposed date of commencement of works:	
Period of time structure has been vacant:	

5. DECLARATION

I/We confirm the following to be true in the provision of this Notification to the Planning Authority;

Qualifying Details	Please tick
The change of use, and any related works, will commence and be completed between 8 February 2018 and 31 December 2025.	
The structure has been vacant for a period of two years or more immediately prior to the commencement of the proposed development	
Works shall primarily affect only the interior of the structure, retain 50 per cent or more of the existing external fabric of the building and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighboring structures.	
Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighboring structures.	
No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.	
No development shall consist of or comprise the carrying out of works which exceed the provision of more than 9 residential units in any structure.	
Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.	
Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of the neighboring structures	
Notification must occur not less than 14 days prior to the commencement of the works related to the proposed change of use and any related works	

Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities” issued under section 28 of the Act or any subsequent updated or replacement guidelines.	
No development shall consist of or comprise the carrying out of works to a protected structure save where the planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element of the structure.	
No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.	
No development shall relate to any structure in any of the following areas: An area to which a special amenity area order relates;	
An area of special planning control; Within the relevant perimeter distance area, as set out in Table 2 of Schedule 8 ⁶ , of any type of establishment to which the Major Accident Regulations apply.	
No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9 (1) (a), or paragraph (c) or (d) of article (9) (1), would apply ⁷ .	
No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that code or any replacement for it.	

I hereby certify that the information given in this form is correct:

Signature of Applicant(s) _____ Date: _____
 _____ Date: _____

This application form must be accompanied by:

Copy of Site Location Map

Evidence of a minimum of 2 years preceding proposed date of commencement that structure has been vacant.

Floor plans and elevation drawings of the existing and proposed development drawn to metric scale with floor area(s) of the apartment(s) provided in metres square.

CONTACT DETAILS

6. APPLICANT'S DETAILS

Applicant: PRINT NAME(S)		
Company Details (where relevant):	Company Registration No.	Directors' Names
Address:		
Telephone No.:		
E-mail:		

7. AGENT'S DETAILS

Agent: PRINT NAME(S)	
Address:	
Telephone No.:	
E-mail:	
Please advise where all correspondence in relation to this application is to be sent; Applicant () Agent ()	