



Comhairle Cathrach Chorcaí

Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

06th November 2024

Planning Report

Part 8 Restoration, alterations and change of use of former Weighmaster's House, 2 Church Street, Shandon, Cork City.

The Strategic and Economic Directorate of Cork City Council has prepared a proposal for the refurbishment, internal alterations and change of use of the former Weighmasters House and Western Bay of Butter Market to rear at 2 Church Street, Shandon to a multi-use community and creative space including offices and café. This report outlines the key planning considerations with respect to the subject proposal.

Nature of Proposal

The restoration of the former weighmasters house for use as a community and creative space including offices and café. The plans provide for internal links with the enterprise centre permitted within the adjacent Butter Exchange building under Ref 22/41009 (not yet commenced).

Site Description

The site is located at 2 Church Street, Shandon and comprises former 19th century Weighmaster's House which fronts onto Church Street (terraced gable-fronted three-bay three-storey built c.1800) and the western bay of the former Butter Market , built c.1849, to the rear.

The building known as the 'Weighmaster's House' is a protected structure on the current Cork City Development Plan 2022-2028 as part of the Former Butter Market, Protected Structure (RPS ref no 077) and is also included on the National Inventory of Architectural Heritage (Reg. No. 20512009). The protected structure listing for the Butter Market includes the whole site, comprising the Butter Exchange (the former Craft Centre), its Entrance Portico and boundary wall and the Weighmaster's House.

The Weighmaster's House is located in the Shandon Architectural Conservation Area, as identified in the current Development Plan 2022-2028. As part of the overall former Butter Market complex, it is identified as one of the monumental historic buildings which give the area its unique identity.

Planning History

There is no recent planning history associated with the site which was last used as a dance school but has been vacant since the 1990's.

Planning Policy

Cork City Development Plan 2022-2028

The site is located on lands zoned ZO 05 City Centre, to consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed use centre for community, economic, civic, cultural and residential growth. The site is also located within the Shandon Architectural Conservation Area and comprises part of a Protected Structure (RPS ref no 077).

Assessment

The proposed development is consistent with the Zoning Objective ZO 05 City Centre in terms of promoting the civic, community and cultural growth of the Shandon area within the city centre zoned area in order to

facilitate a thriving urban community. The proposed use of the building as a community and creative space with café and office elements are considered appropriate in this regard.

The bringing back of a building from a vacant and derelict state in a respectful manner aligns with national and local policy and is strongly supported. By faithfully restoring the building to a high qualitative standard in line with best conservation practise the proposal will reflect and enhance the special character of both the Protected Structure itself and the wider ACA and will deliver a quality urban environment and streetscape in line with the requirements of Zoning Objective 05.

The proposal also facilitates integration with the adjoining permitted enterprise centre within the remainder of the former Butter Market complex (not yet constructed) and adds significant value in this regard.

Built Heritage

The site comprises part of a Protected Structure (Former Butter Market ref no 077) within the Shandon Architectural Conservation Area. It is also included on the National Inventory of Architectural Heritage (ref no 20512009) as being of regional significance. The Conservation Officer has contributed to the Design Statement in terms of the proposed conservation approach and reports that *“the proposed project will follow best conservation practise to conserve and restore the 19th century house and the single surviving Butter Market bay located to the rear”*.

EIA

EIA Screening attached. It is concluded that the need for environmental impact assessment can be excluded at preliminary examination and that an EIA screening determination is not required.

AA

AA Screening Determination attached separately. It is concluded that the proposed project does not pose a risk of any significant negative impacts on any Natura 2000 site and therefore Stage 2 AA is not required.

Conclusion

The proposed development should result in positive impacts and add to the vitality and viability of the Shandon urban neighbourhood and wider city centre.

The proposed development is consistent with the policies and objectives of the Cork City Development Plan 2022-2028 and accords with the proper planning and sustainable development of the area.



SHARON MC DONNELL
Senior Executive Planner

EIA Pre-Screening Assessment for restoration, alterations and change of use of former Weighmasters House/Western Bay of Butter Exchange, 2 Church Street, Shandon, Cork City.

The subject building has the following Statutory designations:

The building is located within the **Shandon Architectural Conservation Area (ACA)**. The building forms part of **Protected Structure , RPS ref no 077**, the former Butter Market including the subject 19th century former weighmaster's house and single surviving butter market bay located to the rear.

Non-Statutory:

The building is listed as of regional significance on the **National Inventory of Architectural Heritage (NIAH) 20512009: 2 Church Street, Cork City**

The redevelopment of the building as a community and creative space involves the faithful refurbishment of the former weighmaster's house and butter market bay to the rear with internal alterations to facilitate its conservation into a modern, high quality and accessible community and creative space with offices and café including lift, new toilets, cellular office space, café, open plan desk space and larger flexible community space downstairs. Provision is also made for internal connection to the adjoining butter exchange complex building/permited enterprise hub. A minimal intervention best conservation practise approach is proposed.

Having regard to the description (and nature, size and location) of the proposed development, I am satisfied that the proposed development does not fall within a class set out in Annex I or Annex II of the EIA Directive; or Schedule 5 Parts 1 and 2 of the Planning and Development Regulations 2001, as amended); and as such the proposed development is not subject to the EIA Directive and no screening is required.

Determination

The requirement for EIA can be excluded at this pre-screening stage as the proposed development does not fall within Schedule 5 of the Planning and Development regulations and it is determined that there is no real likelihood of significant effects on the environment arising from the proposed development.



SHARON MCDONNELL

Senior Executive Planner