

Comhairle Contae Chorcaí Cork County Council

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Cork Road, Skibbereen,
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Philip & Bernadette Keleghan,
c/o John J. O'Sullivan
& Associates,
"Lindhu"
Reenmeen East,
Glengarriff,
Co. Cork.

18th September, 2023.

Our Ref: D/29/23.

RE/ **Declaration request on exempted development under Section 5
of the Planning & Development Act, 2000 (as amended).**

REG. No. _____
PLANNING (WEST) DEPT

19 SEP 2023

CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK

Dear Sir,

On the basis of the information and plans submitted on 23rd August, 2023 on behalf of Philip & Bernadette Keleghan, the Planning Authority declares that the demolition of existing rear extension of house at Trawnahaha, Whiddy Island, Bantry, Co. Cork is development and is *exempt development* under the provisions of Sections 2, 3(1) and 4(1)(h) of the Planning and Development Act, 2000 as amended and Class 50 of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended).

It is also concluded that the construction of a replacement single storey extension to the rear of the subject dwelling is development and *is exempted development* and would come within the scope of Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended).

Please note that any material departure from the proposals as submitted may remove the development from the Exempted category and require the submission of an application for Permission under the Act.

This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.

Receipt No. WCP12056, in respect of €80.00, is issued herewith.

Yours faithfully,


KEVIN O'REGAN
SENIOR EXECUTIVE OFFICER

D/29/23

<i>Applicant/Agent's Name</i>	Philip and Bernadette Keleghan <i>John J O Sullivan & Associates (agent)</i>
<i>Description</i>	Whether the demolition of existing rear extension and the construction of a rear replacement extension and all associated site works is or is not development and is or is not exempted development
<i>Location</i>	Trawnahaha, Whiddy Island, Bantry.

1. Declaration Sought

A declaration is sought by the above-named applicants / agent regarding proposed works to an existing single storey dwelling at Trawnahaha, Whiddy Island, Bantry. The existing single storey dwelling is a detached individual dwelling with a stated gross floor space of 85.31 m². A detached garage is also in place on site.

As part of the subject Section 5 request the applicants' agent advises that it is proposed to demolish 39.40 m² of the existing dwelling, which appears to relate to a lean-to extension constructed in the past onto the original dwelling. In replacement of the extension to be demolished a new 40 square metres extension to the rear of the dwelling is proposed.

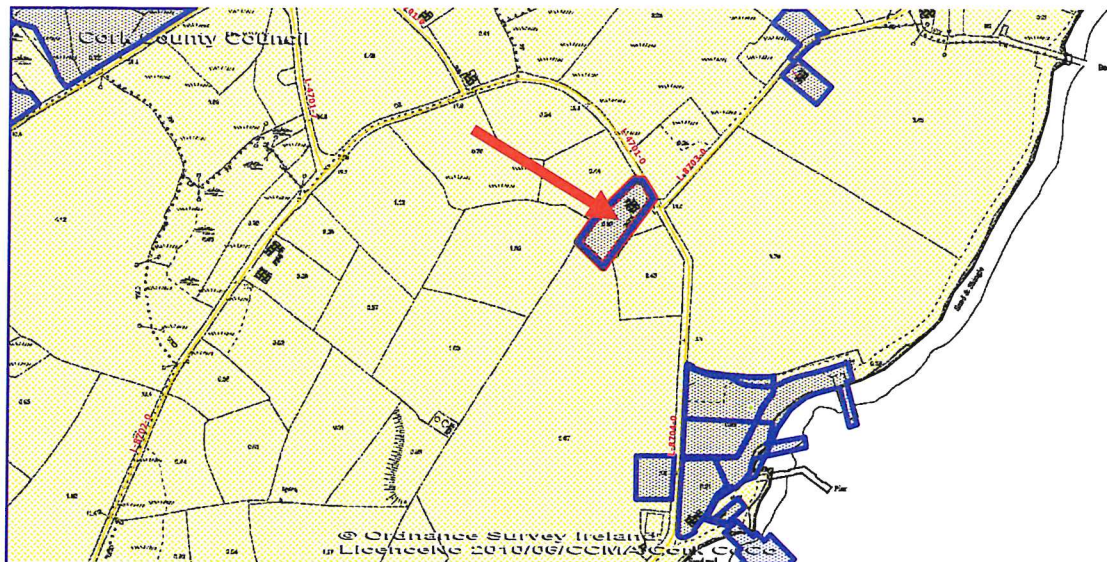
Most recently permission was granted on the subject site under Planning Reg. No. 20/682 for (A) (i) demolition of existing extension to rear of house, and for construction of replacement extension, (ii) alterations to existing house and (iii) associated site layout works and also for (B) retention of existing detached domestic storage shed / garage.

On the basis of the documentation submitted it would appear that it is no longer intended to construct the extension to the dwelling as permitted under 20/682, and a new smaller replacement extension is proposed.

As outlined above, it is proposed to demolish 39.40 square metres of the existing dwelling and to construct a new extension extending to 40 square metres, with the new extension sited to the rear of the dwelling.

2. Planning History

Permission was granted on this site under Planning Reg. No. 20/682 for (A) (i) demolition of existing extension to rear of house, and for construction of replacement extension, (ii) alterations to existing house and (iii) associated site layout works and also for (B) retention of existing detached domestic storage shed / garage.



Extract from Planning Register
Subject dwelling identified above by red arrow above

3. Statutory Provisions

(A) Planning and Development Act 2000 (as amended)

Works are defined in Section 2 of the Planning and Development Act 2000 as amended to include “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal”.

Section 2 (1) of the Planning and Development Act 2000 (as amended) defines “Alteration” as “alteration” includes:

(a) plastering or painting or the removal of plaster or stucco,
 (b) the replacement of a door, window or roof,
 that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures”.

Section 2(1) of the Planning and Development Act also states as follows:
 “development” has the meaning assigned to it by section 3, and “develop” shall be construed accordingly;

Section 3.1 of the Planning and Development Act states as follows: “In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structure or other land.

Section 2(1) In this Act, except where the context otherwise requires - “house” means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designated for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

“Works’ includes “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...”

Section 4(1)(h) of the Act provides that “*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures*” shall be exempted development for the purposes of this Act-

(B) Planning and Development Regulations, 2001

Article 6(1)

Subject to article 9, development of a class specified in column 1 of 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 said column 1.

Schedule 2 Part 1 – Exempted Development General

Development within the curtilage of a house

CLASS 1

Column 1 – Description of Development

“The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house”.

Column 2 – Conditions and Limitations

1(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

1(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

2(a) Where the house has been extended previously, the floor area of any such extension, taken with the floor area of any previous extension or extensions constructed or erected after 1st October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

2(b) Subject to paragraph (s), where the house is terraced or semidetached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

3 Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary wall.

4 (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6 (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

6(b) Any windows proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

Class 50

(a) The demolition of a building or other structure, other than—

(i) a habitable house,

(ii) a building which forms part of a terrace of buildings, or

(iii) a building which abuts on another building in separate ownership.

(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

4. Assessment

I am satisfied that the proposed demolition of part of the existing extended dwelling on this site constitutes works and would constitute development, coming within the scope of the works as set out in Section 2 and 3 of the Planning and Development Act 2000 (as amended). However, I am also satisfied that the proposed demolition works would come within the scope of Class 50 of the Planning and Development Regulations 2001 (as amended).

I am also satisfied that the proposed construction of a ground extension to the rear of the subject dwelling constitutes works and would constitute development, coming within the scope of the definition of works and development, as outlined in Section 2 and 3 of the Planning and Development Act 2000 (as amended).

The key issue in the assessment of the proposed works is whether or not the proposed extension at ground floor level would or would not come within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and the conditions and limitations contained within this class.

While the Area Planner in his report considered that the applicants have already extended their dwelling, and essentially cannot avail of the exempted development provisions as set out in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) for a second time, the provisions of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and particularly the text of Condition and Limitation 2(a) states that *"Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres"* i.e. the cumulative total of extensions shall not exceed 40 square metres. Having regard to the information submitted, I am satisfied that the proposed extension would not cumulatively (sum total of the works) extend the subject dwelling by in excess of 40 square metres.

I am satisfied on the basis of the information submitted, that the proposed extension to the rear of the dwelling is intended to extend to 40 square metres but does not exceed the 40 square metres limitation set out in the Regulations.

I am also satisfied that the height of the highest part of the roof of any such extension shall not exceed the height of the highest part of the roof of the dwelling.

The construction of the proposed ground floor extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

Any window proposed at ground level in the proposed extension to the rear of the dwelling shall not be less than 1 metres from the boundary it faces and the design is such that the roof of the proposed extension shall not be used as a balcony or roof garden.

Accordingly, having regard to the matters outlined above, it is considered that the proposed ground floor extension to the rear of the subject dwelling can be considered to come within the scope of the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended). I am also satisfied that none of the restrictions on exemption as set out in Article 9 of the Planning and Development Regulations 2001 (as amended) arise in this case.

5. Conclusion

Accordingly, whereas the Planning Authority has been requested to adjudicate on whether the demolition of existing rear extension and the construction of a rear replacement extension and all associated site works is or is not development and is or is not exempted development at Trawnahaha, Whiddy Island, Bantry and whereas Cork County Council in considering this Section 5 request has regard particularly to –

- (a) Sections 2, 3(1) and Section 4(1)(h) of the Planning and Development Acts, 2000 (as amended),
- (b) Article 6(1) of the Planning and Development Regulations, 2001,
- (c) Class 1 of Part 1 of Schedule 2 to the said Regulations and the conditions and limitations contained within this class,
- (d) Class 50 of Part 1 of Schedule 2 to the said Regulations and
- (e) the plans and particulars submitted 23/08/23,

It is concluded that

- The demolition of an existing rear extension would come within the scope of Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),

AND

- The construction of a replacement single storey extension 40 square metres to the rear of the subject dwelling at Trawnahaha, Whiddy Island, Bantry would come within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),

and now therefore the Planning Authority hereby decides that:

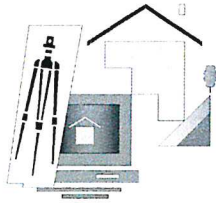
- a) The demolition of an existing rear extension to the subject dwelling at Trawnahaha, Whiddy Island, Bantry is development and is exempted development

AND

- b) The construction of a replacement single storey extension 40 square metres to the rear of the subject dwelling at Trawnahaha, Whiddy Island, Bantry **is development and is exempted development.**

***Please note that the determination above has been discussed with the Senior Planner prior to the completion of this report.**

Ronnie Barry,
Senior Executive Planner,
13/09/23.



GLEN DESIGN PARTNERSHIP T/A

JOHN J. O'SULLIVAN & ASSOCIATES

· Planning & Architectural Consultants · Consulting Engineers & Surveyors ·

· 'Lindhu', Reenmeen East, Glengarriff, Co. Cork, P75 YX92 Ireland

· Tel: 027 63126 · Fax: 027 63557 · Office email: info@jjos.ie · Website: www.jjos.ie ·

Our Reference:
JOS /W-0003/23

Your Reference:

Date:
17th August 2023

Cork County Council,
West Cork Planning Office,
Norton House,
Cork Road,
Skibbereen,
Co. Cork, P81 AT28

REG. No. D/29/23
PLANNING (WEST) DEPT

23 AUG 2023

CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK

RE: Permission for the following (A) Demolition of Existing Rear Extension of the House, (B) Construction of a Rear replacement Extension and all Associated site Works,

At: Trawnahaha, Whiddy Island, Bantry, Co. Cork

For: Philip and Bernadette Keleghan

Dear Sir/Madame,

I hereby submit for your consideration the application for the Section 5 declaration of Exemption for the permission for the following (A) Demolition of Existing Rear Extension of House, (B) Construction of a rear replacement extension and all associated siteworks at Trawnahaha, Whiddy Island, Bantry, Co. Cork for Philip and Bernadette Keleghan, All the necessary site location maps, site layout, drawings, application forms, etc. are enclosed herewith and we hope that the enclosed is of assistance to you in reaching a decision in due course. We have also included below some site-specific information for your assistance.

Property Description

This existing single story residential property lies in the town land of Trawnahaha on Whiddy Island. In previous times it served as a busy family home and was also used as the island post office. It is a modest simple residential property that was probably constructed long before the enactment of Planning legislation.

Planning History

- **Planning Ref. No. 20/00682** Granted on the 02nd day of **March 2020** related to permission for the Following (A) (i) **demolition of existing extension to rear of house, and for construction of replacement extension, (ii) alterations to existing house and (iii) associated site layout works and also for (B) retention of existing detached domestic storage shed/garage.**

Zoning of site

The site is not located inside any development Boundary.

Flooding

To the best of our knowledge the property has not been flooded in the past and lies outside flood zones A and B.

Continued...

Roads

The site adjoins a public road L-4701-0 road, Sight distance available is quite good at this location and we do not expect any traffic hazard to arise as result of these proposals.

Parking

Parking for a modest number of vehicles has been provided around the area to be occupied by the house. We have kept this area to a minimum in order to minimise its impact.

Provision of potable water

The property is connected to the public water mains.

Disposal of foul sewage

The property is connected to an existing septic tank onsite.

Proximity to designated sites.

The property lies on Whiddy Island and does not adjoin any designated sites and lies outside any SAC or SPA. The nearest designated site is the Cusroe Whiddy Island NHA (site code 000100) and this lies 1.23km to the South. The proposed development will not give rise to any impacts on these sites.

Archaeology

The property does not have any archaeology recorded in its immediate surroundings. Research undertaken at archaeology. The old church on chapel island is located over 1 km to the East, there is a ritual site/Holywell approximately 1 km to the West and finally an ecclesiastical enclosure and church approximately 0.75 km to the south-west. The proposals outlined herein will not impact on these sites in any way.

Application Fees

We have calculated the application fee to be €80 on the basis of this being the required amount for the Section 5 Declaration of Exemption. We hope that our calculations are correct but please do not hesitate to contact us if you require any further fees to be paid in this case.

Conclusion

Permission was previously Granted under reference 20/00682 for the refurbishment and extension of this property. The owners Philip and Bernadette Keleghan are struggling to organise a builder to construct the extension permitted under this permission as it is quite a significant job to integrate the extension into the existing structure. The revised proposals submitted here envisage a simple extension structure which could be brought to the island as a timber framed structure and erected completely separate from the existing building. It would then be a simple matter to create a small link to join the original dwelling to the new extension. We hope that this Section 5 application will find favour with the Planning department as we believe it will make it easier to organise a builder to undertake the work. The applicants are most anxious to proceed with the refurbishment and extension of the house in order to enhance their enjoyment of it. We very much look forward to your decision and if there are any queries in the meantime please do not hesitate to contact us.

Yours sincerely,



JOHN J. O'SULLIVAN, B.E. C.Eng. M.I.E.I.

Writer's e-mail: johnj@jjos.ie

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NORTON HOUSE, SKIBBERDEN, CO. CORK



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:

✓
✓
✓
✓
✓
✓
✓

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NORTON HOUSE, SKIBBEREEN, CO. CORK

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 dpa@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

1. NAME OF APPLICANT: (ADDRESS TO BE SUPPLIED AT QUESTION A – CONTACT DETAILS)

Philip & Bernadette Keleghan

2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION OF EXEMPTION IS SOUGHT:

Trawnahaha, Whiddy Island, Bantry, Co.Cork

3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought

Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

Permission for the Following (A) Demolition of Existing Rear works of the house as previously granted under planning reference No.20/00682 (B) Construction of a Rear Replacement Extension and all associated site works at Trawnahaha, Whiddy Island, Bantry, Co.Cork for Philip & Bernadette Keleghan.

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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):	Existing Dwelling – 85.31m ² +49.06 m ² (detached Garage), Proposed – 40 m ² rear extension, Demolition – 39.40m ²
(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 checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable: See above 39.40m ² to be demolished and replaced with new structure
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use	Domestic use as per old rear extension
(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"/>

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7. APPROPRIATE ASSESSMENT:

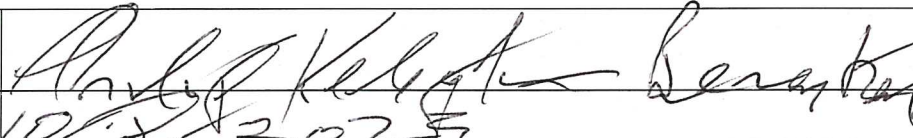
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

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	10/2/2023

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

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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	

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.

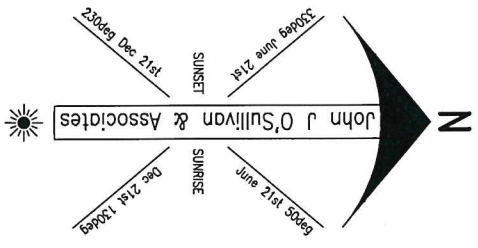
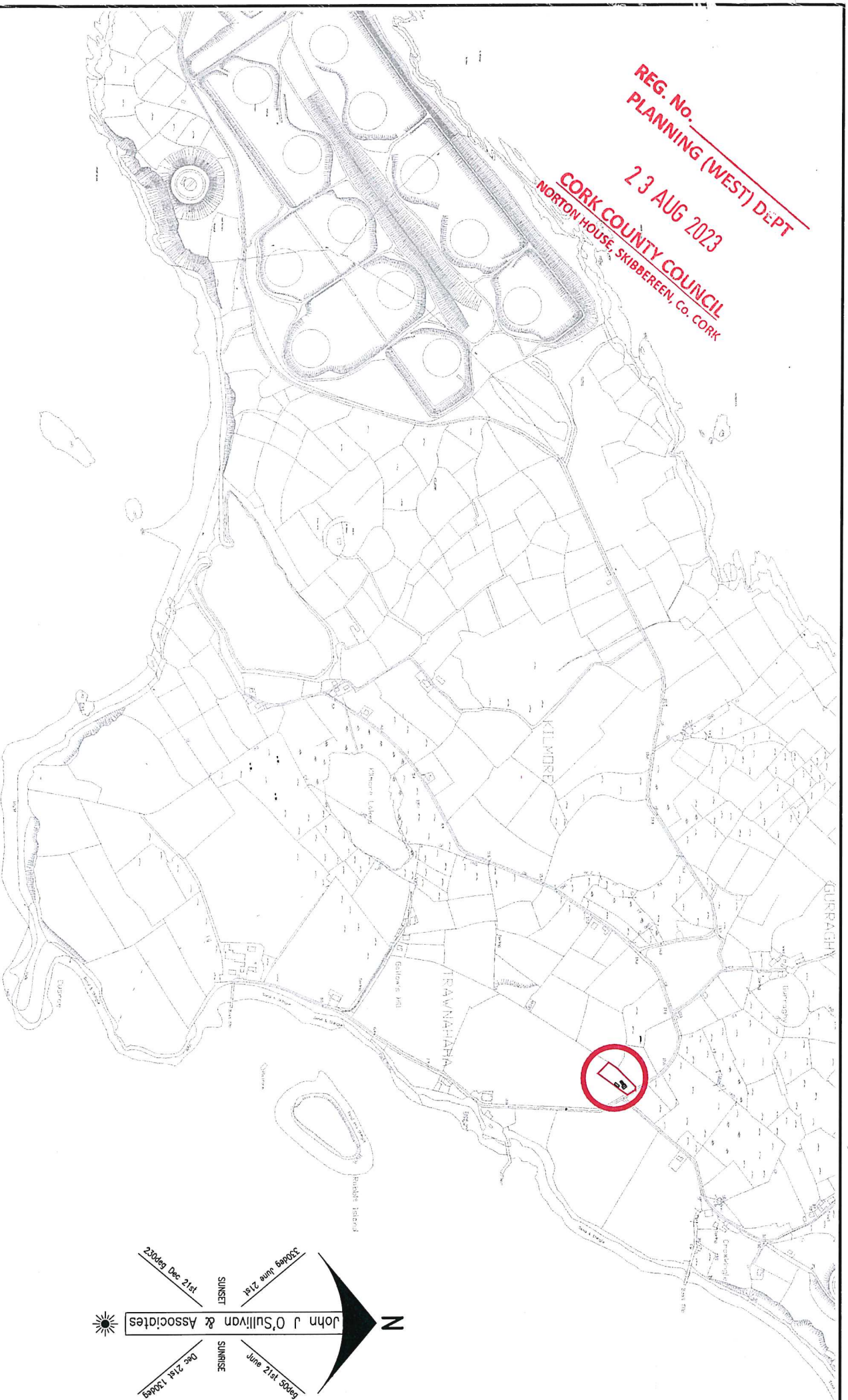
9. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:

<i>Signed (Applicant or Agent as appropriate)</i>	
Date	15/08/2023

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CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREN, CO. CORK



Client: **Philip & Bernadette Keleghan**

Project: **Permission for the Following (A) Demolition of Existing Structure (B) Extension of the house (C) Construction of a Rear Garden Extension and all associated site works at 'Lindhu', 'Middy Island', Berrry, Co.Cork for Philip & Bernadette Keleghan.**

Drawing Status: **ISSUE FOR EXEMPTION CERT**

Drawing Title: **SITE LOCATION MAP**

Scale: **A4 - 1:10,560**

D.S.S. **CORK**

GLEN DESIGN PARTNERSHIP T/A

JOHN J. O'SULLIVAN & ASSOCIATES

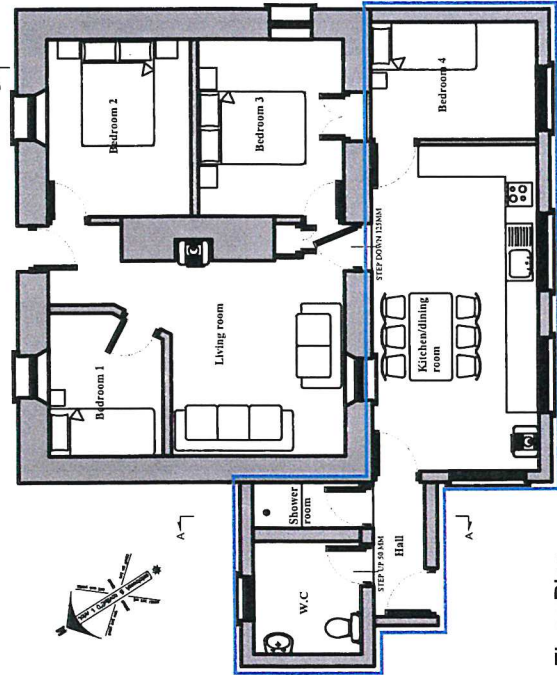
Planning & Architectural Consultants · Consulting Engineers & Surveyors ·
'Lindhu', Reenmeen East, GLENGARRIFF, Co. Cork, P75 YX92 Ireland
· Tel: 027 63126 · Fax: 027 63557 · Office email: info@jios.ie · Website: www.jios.ie ·

Drawn By: **Sernus O'Regan**

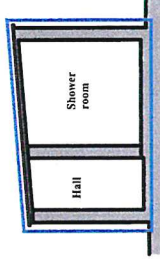
Checked By: **John J O'Sullivan**

Date: **14/08/2023**

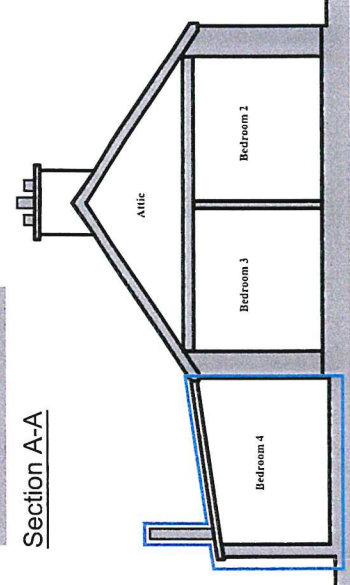
Dwg No: **W00032301-00**



Floor Plan

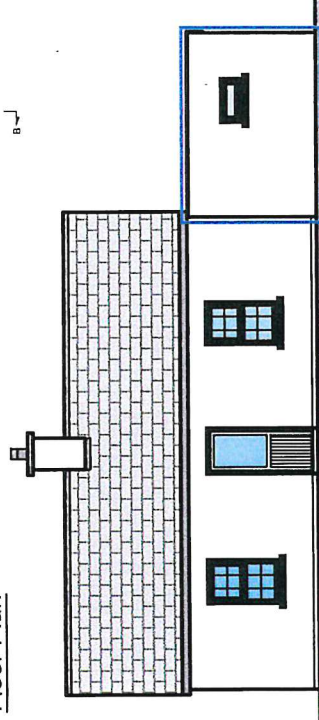


Section A-A

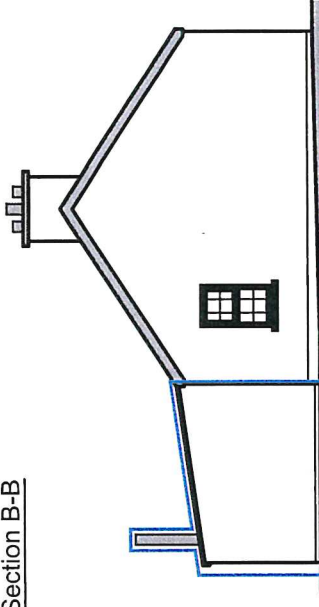


Section B-B

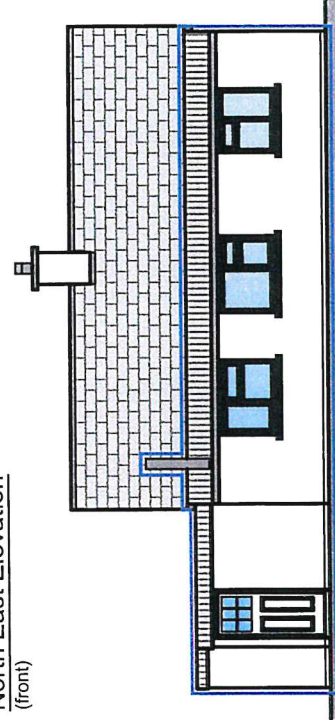
DEMOLITION
WORKS OUTLINED
IN BLUE



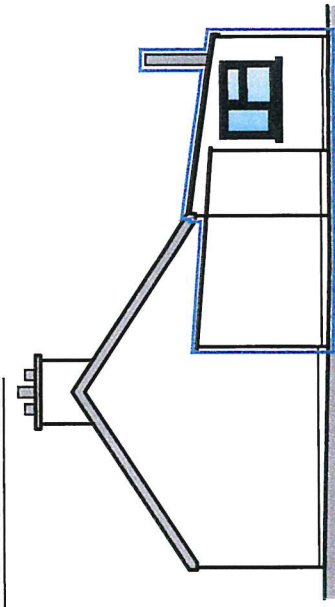
North East Elevation
(front)



South East Elevation



South West Elevation



North West Elevation

REG. No. PLANNING (WEST) DEPT
23 AUG 2023
CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, CO. CORK

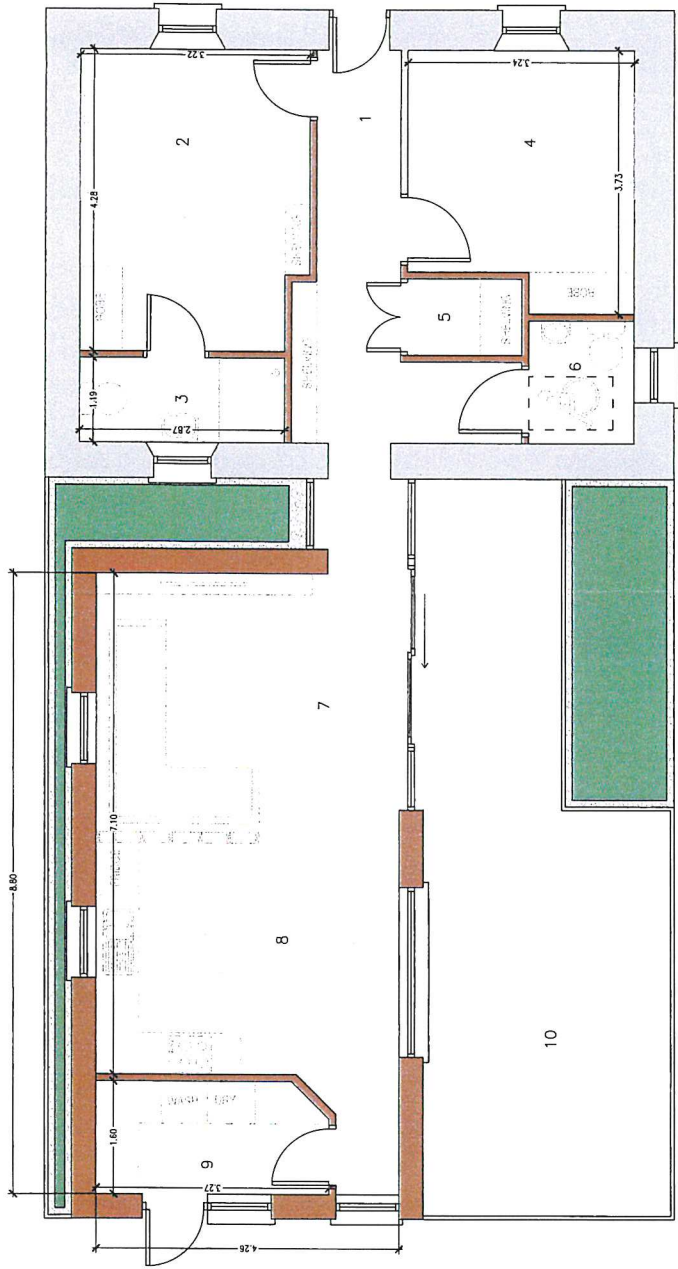
Client: Philip & Bernadette Keleghan

Project: Permission for the Following (A) Demolition of Existing Rear Extensions of the house (B) Construction of a Rear Replacement Extension and all associated site works at Trawnahaha, Whiddy Island, Bantry, Co.Cork for Philip & Bernadette Keleghan.

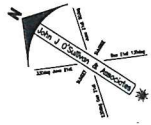
Drawing Status: ISSUE FOR EXEMPTION CERT
Drawing Title: EXISTING DRAWINGS
Scale: A3 - 1:100
N.S.S. CORK

GLEN DESIGN PARTNERSHIP T/A
JOHN J. O'SULLIVAN & ASSOCIATES
Planning & Architectural Consultants · Consulting Engineers & Surveyors ·
'Lindus', Reenmeen East, GLENGARRIFF, Co. Cork, P75 YX92 Ireland
Tel: 027 63126 · Fax: 027 63557 · Office email: info@jjos.ie · Website: www.jjos.ie ·

Drawn By: Seamus O'Regan B.Sc. Arch. Tech.
Checked By: John J O'Sullivan BE MIEI CEng
Date: 15/08/2023
Dwg No: W00032302-01



- 1 - Main Entrance
- 2 - Master Bedroom
- 3 - En-Suite
- 4 - Spare Bedroom
- 5 - Storage Room
- 6 - Toilet
- 7 - Living Room
- 8 - Kitchen/Dining
- 9 - Utility
- 10 - Decking

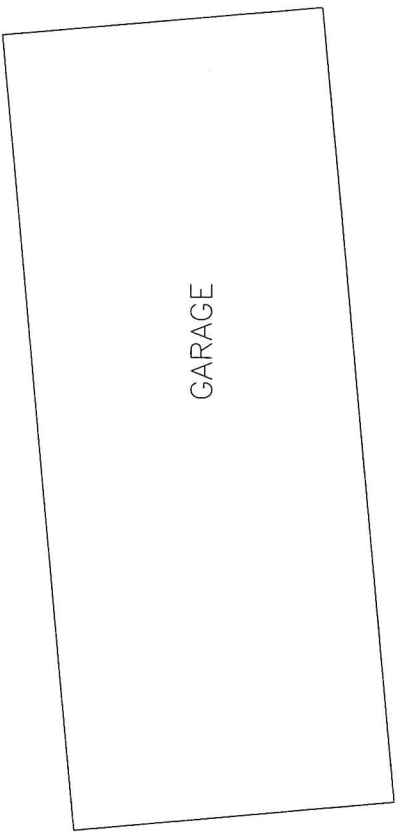


FLOOR PLAN

EXISTING AREA - 45.91M²
 TOTAL NEW AREA - 85.91M²

AREA OF REAR EXTENSION

AREA - 40.M²



REG. No. PLANNING (WEST) DEPT

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CORK COUNTY COUNCIL
 HORTON HOUSE, SKIBBEREEN, CO. CORK

Client: Philip & Bernadette Keleghan

Project: Permission for the Following (A) Demolition of Existing Rear Extensions of the house (B) Construction of a Rear Replacement Extension and all associated site works at Trawnahata, Whiddy Island, Bantry, Co.Cork for Philip & Bernadette Keleghan.

Drawing Status: ISSUE FOR EXEMPTION CERT

Drawing Title: GROUND FLOOR PLAN

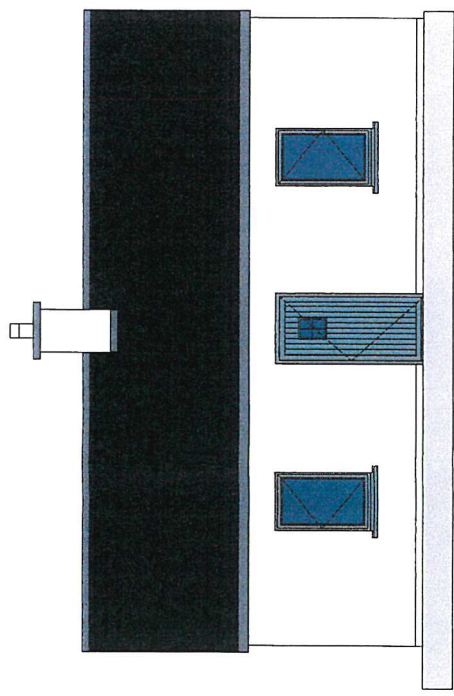
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O.S.S.

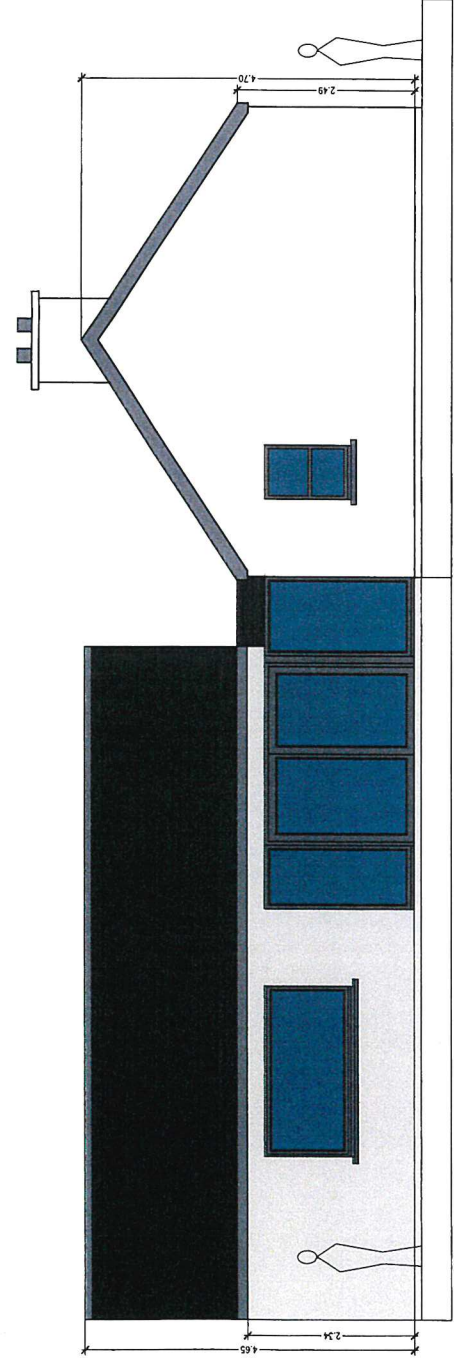
CORK

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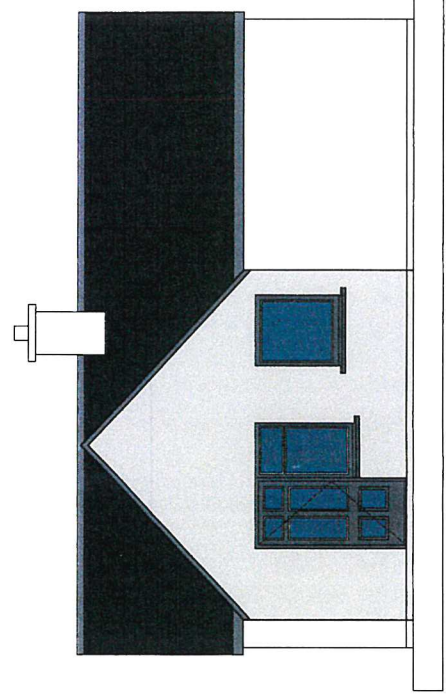
Drawn By: Seamus O'Regan B.Sc. Arch. Tech.
 Checked By: John J O'Sullivan BE MIEI CEEng
 Date: 15/08/2023
 Dwg No: W00032302-01



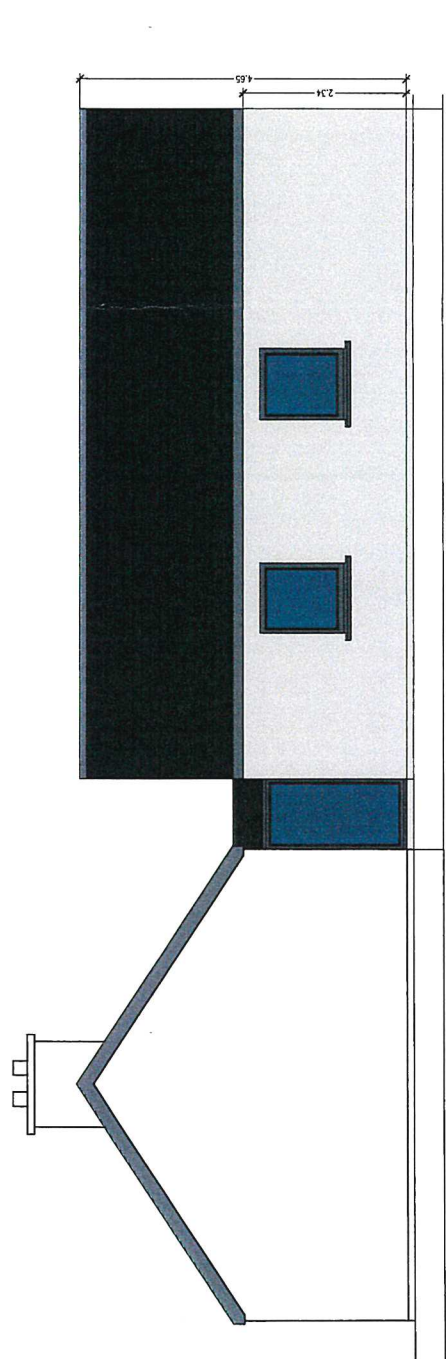
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



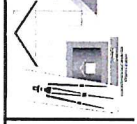
NORTH WEST ELEVATION

DESIGNATION
 PLANNING (WEST) D.4PT
 23 AUG 2023

CORK COUNTY COUNCIL
 NORTON HOUSE, SKIBBEREEN, Co. CORK

Drawn By: Seamus O'Regan B.Sc. Arch. Tech.
 Checked By: John J O'Sullivan BE MIEI CEEng
 Date: 15/08/2023
 Dwg No: W00032302-01

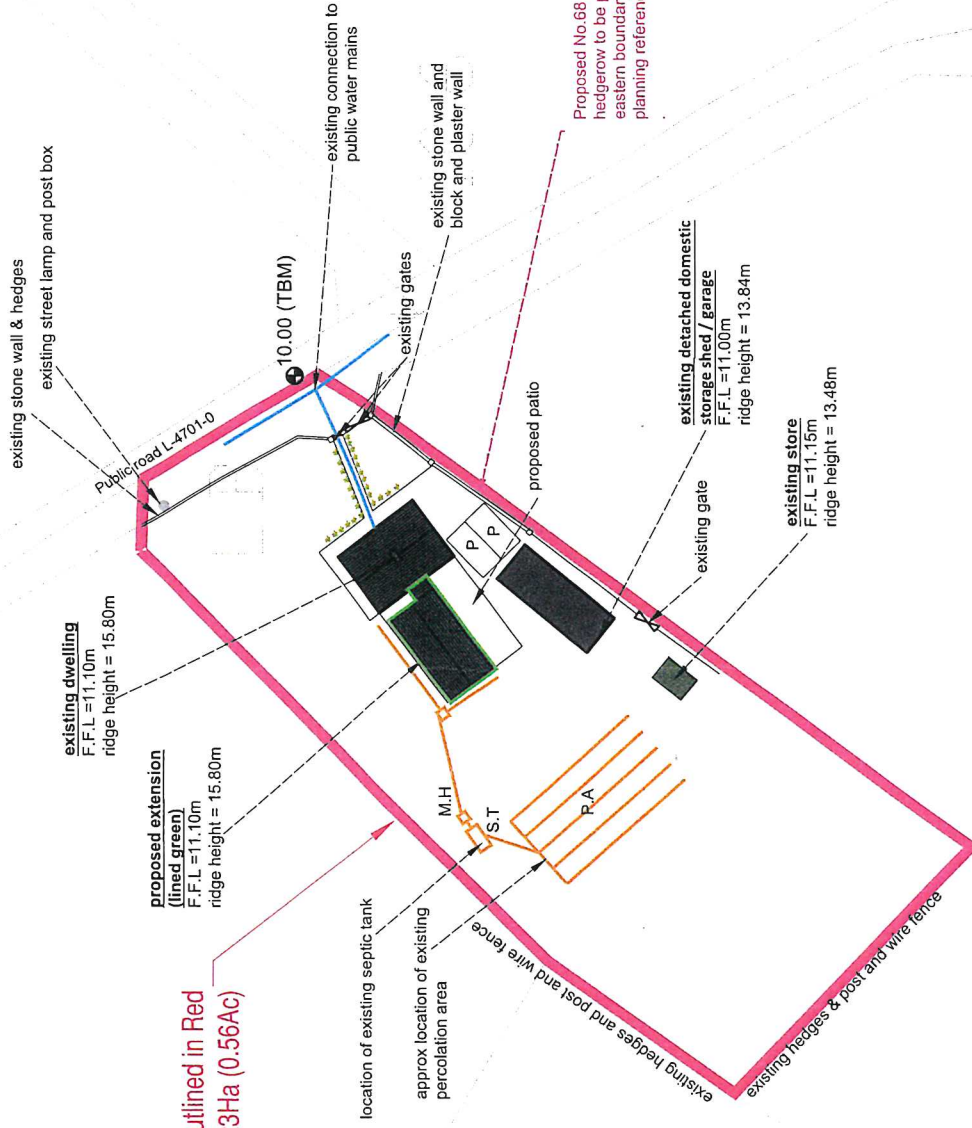
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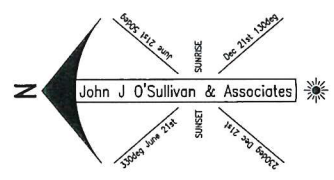
Drawing Status: ISSUE FOR EXEMPTION CERT
 Drawing Title: ELEVATIONS
 Scale: A3 - 1:75
 O.S.S. CORK

Client: Philip & Bernadette Keleghan
 Project: Permission for the Following (A) Demolition of Existing Rear Extensions of the house (B)
 Construction of a Rear Replacement Extension and all associated site works at
 Trawnahaha, Whiddy Island, Bantry, Co.Cork for Philip & Bernadette Keleghan.

Site Boundary outlined in Red
Area = 0.23Ha (0.56Ac)



REG. No.
PLANNING (WEST) DEPT
23 AUG 2023
CORK COUNTY COUNCIL
 NORTON HOUSE, SKIBBEREEN, Co. CORK



Drawn By: Seamus O'Regan B.Sc. Arch. Tech.
 Checked By: John J O'Sullivan BE MIEI CEng
 Date: 14/08/2023
 Dwg No: W00032301-00

JOHN J. O'SULLIVAN & ASSOCIATES
 GLEN DESIGN PARTNERSHIP T/A
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Drawing Status: ISSUE FOR EXEMPTION CERT
 Drawing Title: SITE LAYOUT PLAN
 Scale: A3 - 1:500
 O.S.S. CORK

Client: Philip & Bernadette Keleghan
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