

# Comhairle Contae Chorcaí Cork County Council

Barry & Ursula Flynn,  
15 Viking Wharf,  
World's End,  
Kinsale,  
Co. Cork.  
P17 RK64.

Pleanáil agus Forbairt,  
Halla an Chontae,  
Bóthar Charraig Ruacháin,  
Corcaigh T12 R2NC.

Fón: (021) 4276891  
R-phost: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)

Planning & Development,  
County Hall,  
Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891  
Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



12<sup>th</sup> August 2024

REF: D/245/24  
LOCATION: 15 Viking Wharf, World's End, Kinsale, Co. Cork, P17 RK64.

**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE  
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir & Madam,

On the basis of the information submitted by you on 2<sup>nd</sup> July 2024 the Planning Authority, having considered the question whether or not 1) the provision of a window on the 1<sup>st</sup> floor on the front elevation, 2) change of a window to a door and the provision of an open balcony to rear above ground level, and 3) the replacement of existing Velux windows with longer profile roof lights at **15 Viking Wharf, World's End, Kinsale, Co. Cork** is development and is or is not exempted development:-

Cork County Council, in considering this referral had regard particularly to:-

- Sections 2(1), 3(1), and 4(1) of the Planning and Development Acts 2000 (as amended),
- Schedule 2, Article 6, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and
- The plans and particulars received by the Planning Authority on 2<sup>nd</sup> July 2024.

**AND WHEREAS** Cork County Council has concluded that -

- The provision of a window on the 1<sup>st</sup> floor on the front elevation is deemed development and is **exempted development**.
- The change of a window to a door and the provision of an open balcony to rear above ground level is development and is **not exempted development**.
- The replacement of existing Velux windows with longer profile roof lights is development and is **not exempted development**.

And now therefore the Planning Authority hereby decides that a **SPLIT DECISION** arises in the assessment of the subject Section 5 request.

**Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.**

Yours faithfully,



**KEVIN O' REGAN,  
SENIOR EXECUTIVE OFFICER,  
PLANNING DEPARTMENT.**

*In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>*

12 August 2024

## **S.5 DECLARATION**

**APPLICANT: BARRY FLYNN**

**LOCATION: 15 VIKING WHARF, KINSALE, COUNTY CORK**

**Your Ref: D 245 24**

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To Whom It May Concern

The refer (owner) is asking for a deferral on three questions:

1. Additional window at 1<sup>st</sup> floor on front elevation
2. Change of Window to Door and open balcony to rear above ground level
3. Replacement of existing velux windows with longer profile lights.

I am aware of a current enforcement file pertaining to these and related matters. No actions instigated at the time or writing. Follow-on actions will be forthcoming.

### **Site Inspection**

I visited the site and examined the submitted referral 9 August 2024

The property concerned is on the end of terrace and is approximately midway along the street (cul-de-sac).

### **Definitions etc.**

#### **Section 2(1) Definitions:**

‘development’ has the meaning assigned to it by Section 3;

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

#### **Section 3(1) Development:**

‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or over land.

#### **Section 4(1) Exempted Development:**

Section 4(1)(h) providing for the carrying out of works for the maintenance, improvement or alteration of any structure that only affect the interior of the structure

or which do not materially affect the external appearance so as to render it inconsistent with the character of neighbouring structures.

**Schedule 2, Article 6, Part 1, Class 1 (Development within the curtilage of a house) of the Planning Regulations 2001.**

Column 1 Description of Development
<p data-bbox="288 568 903 658"><i>Development within the curtilage of a house</i></p> <p data-bbox="288 696 443 734"><b>CLASS 1</b></p> <p data-bbox="288 772 959 1108">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.</p>

**ASSESSMENT**

**1. Additional window at 1<sup>st</sup> floor on front elevation (Photo 1)**

The installation or construction of additional window in front elevation is development as defined in Section 2 and 3 of the Planning Acts as it does not materially affect the external appearance so-as-to render it inconsistent with the character of neighbouring structures because it is matching both existing window openings either side, and therefore complies with Section 4(1)(h) of the Planning Acts 2000 as amended.

*Conclusion: Is Development & is exempted development.*



Photo 1

## **2. Change of window to door and open balcony to rear above ground level (Photo 2)**

The enlargement of window to door opening is part of gaining access to an above ground terrace or balcony (9m<sup>2</sup>), both these elements cannot come within the scope of Schedule 2, Article 6, Part 1, Class 1 because they are NOT extensions, and furthermore materially affect the external appearance so-as-to render it inconsistent with the character of neighbouring structures, and therefore conflicts with Section 4(1)(h) of the Planning Acts 2000 as amended.

*Conclusion: Is Development & is NOT exempted development; does not come within scope of Schedule 2, Article 6, Part 1, Class 1 of Planning Regulations 2001 (as amended) and conflicts with Section 4(1)(h) of the Planning Acts 2000 as amended.*



Photo 2

**3. Replacement of existing velux roof lights with longer profile lights is planning exempt (photo 3).**

The replacement of the existing velux rooflights with larger openings does not comply with Section 4(1)(h) of the Planning Acts 2000 as amended because the profile of the replacement frames are capable of opening and extending or protruding into existing roofscape to form balconies and rendering them inconsistent with the character of neighbouring structures.



Photo 3



Stock image of equivalent openings.

### **Other Matters**

#### *Screening for AA*

Requirement for Appropriate Assessment has been screened out for this proposed development having regard to the scale and nature of the proposal and the lack of any physical or hydrological connection between the development site and any European Site.

#### *Screening EIA*

Having regard to the nature and scale of the proposed development, the existing use and proposed development and the nature of the receiving environment, 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.

Steve Baxter  
Executive Planner  
BA Hons Dip Town Planning



Applicant Details

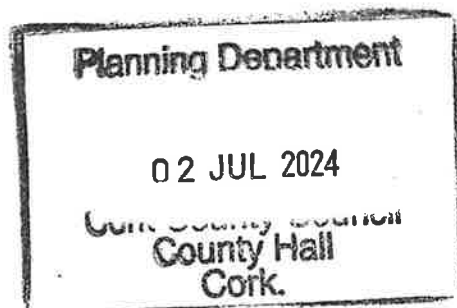
Reference No: EF24054

Name: Barry & Ursula Flynn

Address: 15 Viking Wharf,  
World's End,  
Kinsale,  
County Cork  
P17 RK64

Mobile No: 087 7716000

Email: barry@in2.ie





## 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:

✓
✓
✓
✓
✓
✓
✓

DOCUMENTS POSTED  
28<sup>th</sup> JUNE 2024

ONLY CHEQUE INCLUDED.

### FOR OFFICE USE ONLY

Receipt No.	PL 20002395
Cash/Cheque/ Credit Card	CHEQUE
Date	3/7/24
Declaration Ref. No.	D/245/2+

Planning Department
02 JUL 2024
CORK COUNTY COUNCIL County Hall Cork.
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 3<sup>rd</sup> 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 purposes)
  - 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 [dpo@corkcoco.ie](mailto:dpo@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)

BARRY & URSULA FLYNN

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

15 VIKING WHARF  
WORLD'S END  
KINSALE  
Co. CORK  
P17 RK64

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

We are currently carrying out some refurbishment works to our end terrace house on the outskirts of Kinsale, which was originally constructed in 1996. The works consist of general improvements such as new kitchen, bathrooms, re-wire etc and energy upgrades including new Passivhaus standard windows, Heat Recovery Ventilation, and installation of an Air Source Heat Pump. As part of the refurbishment works, we also intend to introduce a free-standing balcony structure to the rear elevation of the house and to add an additional flush window to the front elevation to match the existing windows. We are also replacing the existing Velux roof lights at roof level with longer profile roof lights.

Can you confirm if the introduction a further window at the front the property is planning exempt. The new window would have identical dimensions to and would be in keeping with the existing doors at either side.

Can you confirm if the change of window to a door at the rear of the property to provide access a 9.0m2 open balcony which would only connect to the rear elevation at first floor level. The balcony is also more than 2.0 meters away from the boundary and therefore does not exceed the height of the existing parapet. The rear of the house is also not overlooked.

Can you confirm if the replacement of existing Velux roof lights with longer profile roof lights is planning exempt.

Planning Department

02 JUL 2024

County Hall  
Cork

**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 (m<sup>2</sup>)

(a) Floor area of existing/proposed structure(s):	
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m <sup>2</sup> ) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following:  Existing/previous use _____ _____  Proposed use _____ _____	
(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"/>

**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

3  
02 JUL 2024  
County Hall  
Dork

**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)	BARRY FLYNN
Date	28-May-2024

**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



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	BARRY FLYNN
Date	28-May-2024

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](mailto:planninginfo@corkcoco.ie) or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: [westcorkplanninginfo@corkcoco.ie](mailto: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:**

Signed (Applicant or Agent as appropriate)	Barry Flynn
Date	28-May-2024



28<sup>th</sup> May 2024

**Issued by email and by Post.**

Cork County Council  
Enforcement Section  
Planning & Developments  
County Hall  
Carrigrohane Road  
Cork T12 R2NC

Attention: Mr. Noel Harvey, Enforcement Section

Your Reference: **EF24054**

Dear Sir,

**Re: Alleged unauthorised new window to the front and a change of window at the back to a door located at 15 Viking Wharf, World's End, Kinsale, County Cork P17 RK64**

Thank you for your correspondence dated 29<sup>th</sup> April 2024 in relation to a Warning Letter Pursuant to Section 152 of the Planning and Development Act, 2000 (WL/24/135).

As you are aware, we are currently carrying out some refurbishment works to our end terrace house on the outskirts of Kinsale, which was originally constructed in 1996. The works consist of general improvements such as new kitchen, bathrooms, re-wire etc and energy upgrades including new Passivhaus standard windows, Heat Recovery Ventilation, and installation of an Air Source Heat Pump. As part of the refurbishment works, we also intend to introduce a free-standing balcony structure to the rear elevation of the house and to add an additional flush window to the front elevation to match the existing windows. We are also replacing the existing Velux roof lights at roof level.

We did raise a query to your online planning portal on 12<sup>th</sup> March 2024 and received a subsequent response by email on the 13<sup>th</sup> March 2024 from one of your colleagues in planning department, Ms Claire Murphy.

In this correspondence, your colleague did state that "if a question arises as to whether or not a development is or is not exempted development, a person may apply to the planning authority for a declaration on the question. This is known as a Section 5 Referral or an Exemption Declaration". See below screenshot of the mail received.

With the benefit of hindsight, we should have made a Section 5 referral or an Exemption Declaration, however the email correspondence we received included several accompanying documentations which were reasonably clear and concise as to whether planning permission was required in this instance, or otherwise. We paid particular attention to PL 8- A guide to doing work around the House.

Below is a screenshot of the e-mail correspondence received from Ms. Claire Murphy.



FW: Your Council Portal - Balcony at the rear of Residential Dwelling, Kinsale

Reply Reply All Forward Wed 13/03/2024 11:05

PlanningInfo <PlanningInfo@CorkCoCo.ie>  
To Barry Flynn

- Section 5 Declaration of Exemption (Digitally Editable).pdf 1 MB 438 KB
- Exempted Development Article 6.pdf 639 KB
- Restriictions on exemptions.docx 16 KB
- PL 8 A guide to doing work around the house.pdf

Good morning to you,

All development requires planning permission unless it is designated an exempted development. All exempted developments are listed in the Planning and Development Regulations 2001. Most of the exemptions contain certain conditions and limitations. If a development does not comply with the terms of conditions and limitations, it cannot be considered an exempted development. There are also further restrictions on development listed under Article 9 of the Regulations.

**Section 5 Referral**

If a question arises as to whether or not a development is or is not exempted development, a person may apply to the planning authority for a declaration on the question. This is known as a Section 5 Referral or an Exemption Declaration.

- In order to apply for a section 5 referral it is necessary for the applicant to submit the following:
- An application form
  - Fee of €80
  - Location map
  - Drawings of the proposed development in question
  - Full details and description of the proposed development

The planning authority shall issue the declaration within four weeks of the receipt of the request. The planning authority may require further information to be submitted to enable the authority to issue the declaration. In this regard, a declaration shall issue within three weeks of the receipt of this further information.

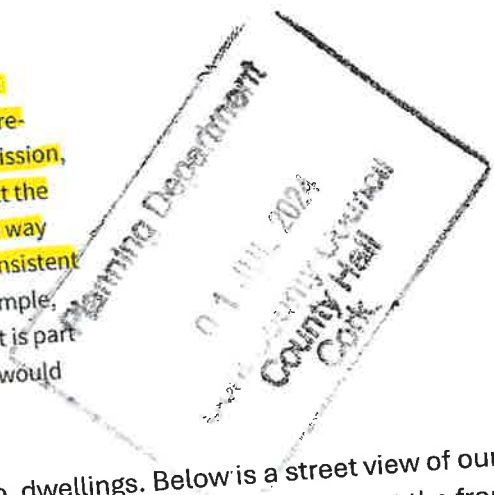
**New Window to the Front**

We reviewed the accompanying documentation received in detail and from our understanding of Planning Leaflet No.8, it suggested that planning permission for the window to the front of the house was not required. Below is an excerpt of the most relevant guidance question No. 15 from PL8.

**15. Can I carry out internal alterations, external repairs and maintenance?**

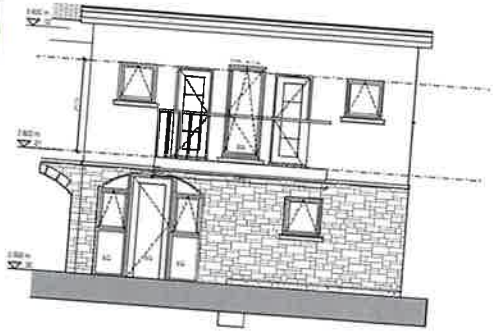
You can carry out any internal alterations as long as you do not alter the domestic use of the house.

External works for repair, maintenance and improvement such as painting or re-plastering do not need planning permission, as long as they do not materially affect the external appearance of the house in a way that would make its appearance inconsistent with neighbouring buildings. For example, plastering a brick-finished house that is part of a terrace of brick-finished houses would need planning permission.

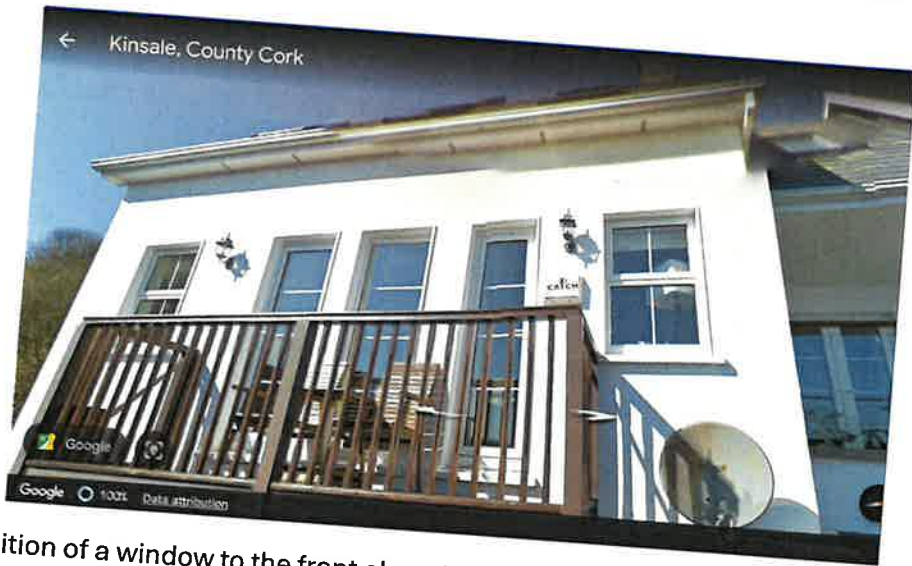


Our property is the end terrace of a block of 4 No. dwellings. Below is a street view of our property at No. 15 Viking Wharf. Our intention is to introduce a further window at the front the property in the vacant space between the 2 No. external doors to improve day light within living space. The new window would have identical dimensions to and would be in keeping with the existing doors at either side.





Below is a street view of the property at the opposite end of the terrace. This property is No. 12 Viking Wharf. As you can see, this property has 3 No. existing windows to the front elevation at first floor level.



The addition of a window to the front elevation of No. 15 is consistent with the neighbouring building at the opposite end of the terrace and in accordance with the response to guidance question No. 15 from Planning Leaflet 8.

### Change of Window at the back to a Door

We reviewed the documentation received in detail and from our understanding of Planning Leaflet No.8, it suggested that planning permission and although there is no specific section regarding balcony structures, the response to question No.5 of planning leaflet 8 would suggest that planning permission is not required for small scale extensions on terraced or semi-detached houses, if the floor area above ground level does not exceed 12m2. Below is an excerpt of the most relevant guidance question No. 5 from PL8.

**Planning Department**  
01 JUL 2024  
Cork County Council  
County Hall  
Cork.

Planning  
1

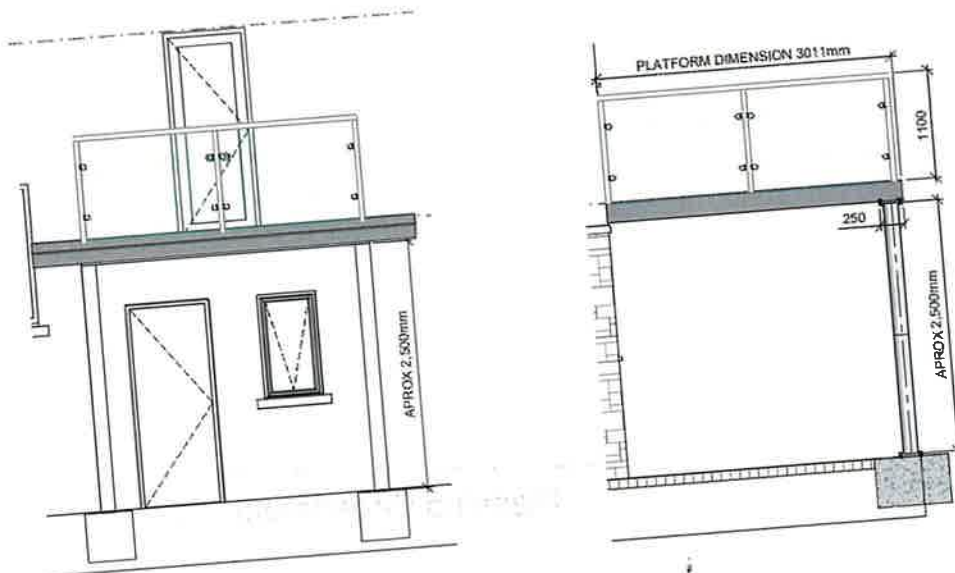
### 5. Can I build an extension?

Small scale extensions to a house, including constructing a conservatory, do not require planning permission if the extension is to the rear of the house and the works comply with the following:

- the original floor area of the house is not increased by more than 40 square metres. It is important to note that where the house has been previously extended, the floor area of the extension you are now proposing and the floor area of any previous extension constructed after 1st October 1964, including any extension for which you got planning permission, cannot exceed 40 square metres;
- for terraced or semi-detached houses, the floor area of any extension above ground level must not exceed 12 square metres, this includes any previous extensions constructed after 1st October 1964;

The change of window to a door at the rear of the property is to provide access a 9.0m<sup>2</sup> open balcony which would only connect to the rear elevation at first floor level. The balcony is also more than 2.0 meters away from the boundary and therefore does not exceed the height of the existing parapet. The rear of the house is also not overlooked.

We would deem the balcony structure in accordance with the response to guidance question No. 5 from Planning Leaflet 8. Below is detail of the proposed balcony arrangement for your information and approval.



Planning Department  
01 JUL 2024  
County Hall  
Cork

We enclose herewith, for your information and approval, the following information related to our application for Section 5, Declaration of Exemption.

- 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:

We trust you find all in order and consider our application for exemption favourably.

Please do not hesitate to contact me by phone directly on 087 7713000 should you require any further information or clarification on the information provided.

Many thanks in advance,

Yours faithfully,



Barry Flynn

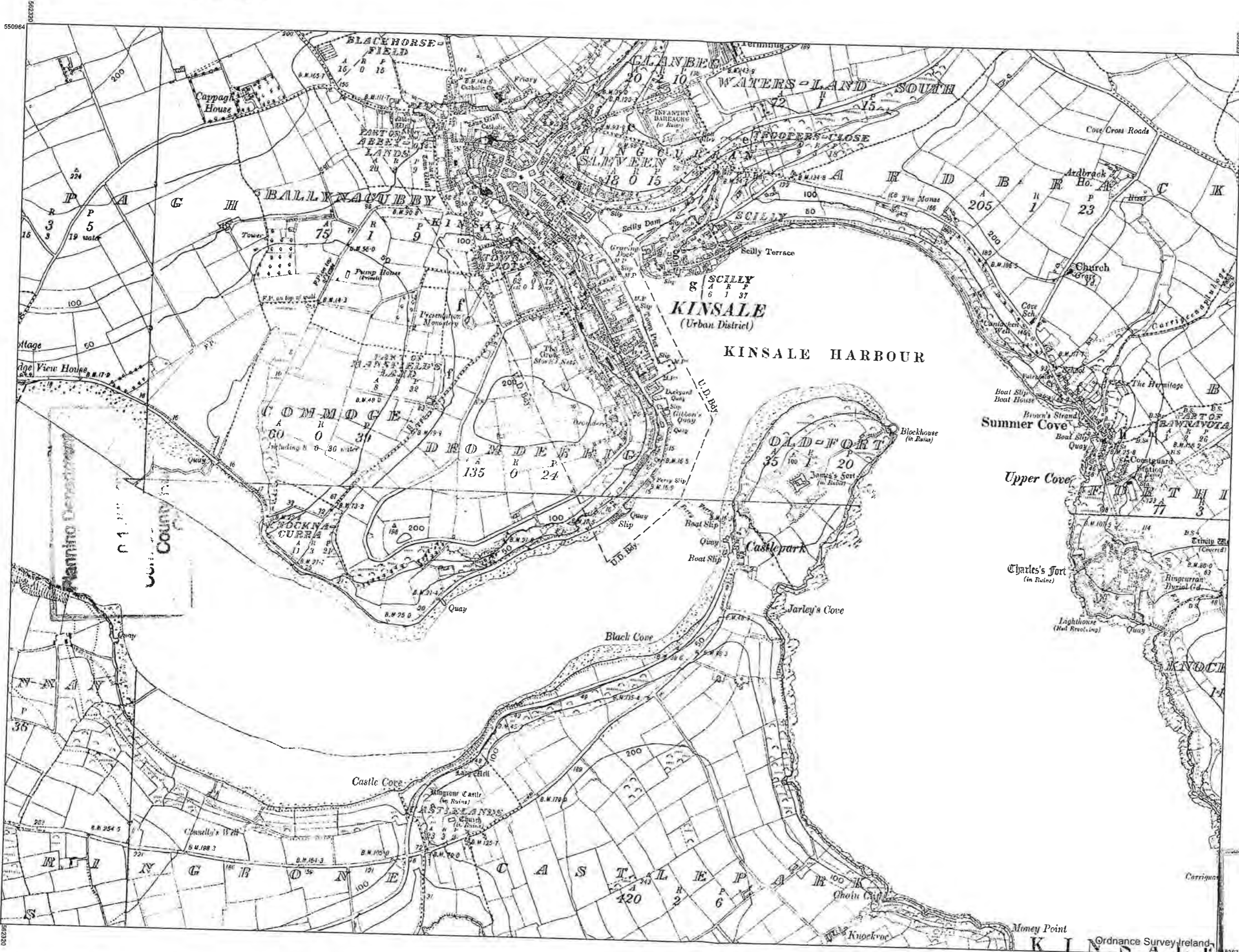
Encls.



# Site location map



**Tailte  
Éireann**



**CENTRE  
COORDINATES:**  
ITM 564073,549666

**PUBLISHED:**  
26/06/2024

**ORDER NO.:**  
50406493\_1

**MAP SERIES:**  
6 Inch Raster  
6 Inch Raster  
6 Inch Raster  
6 Inch Raster

**MAP SHEETS:**  
CK111  
CK112  
CK124  
CK125

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

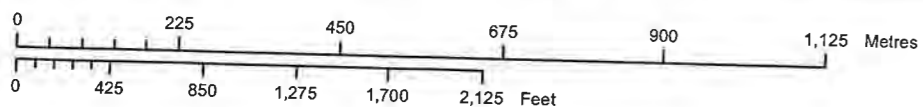
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of a right of way.

This topographic map  
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**OUTPUT SCALE:** 1:10,560

**CAPTURE RESOLUTION:**  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
[www.tailte.ie](http://www.tailte.ie); search 'Capture Resolution'

**LEGEND:**  
To view the legend visit  
[www.tailte.ie](http://www.tailte.ie) and search for  
'Large Scale Legend'

N



Planning

01

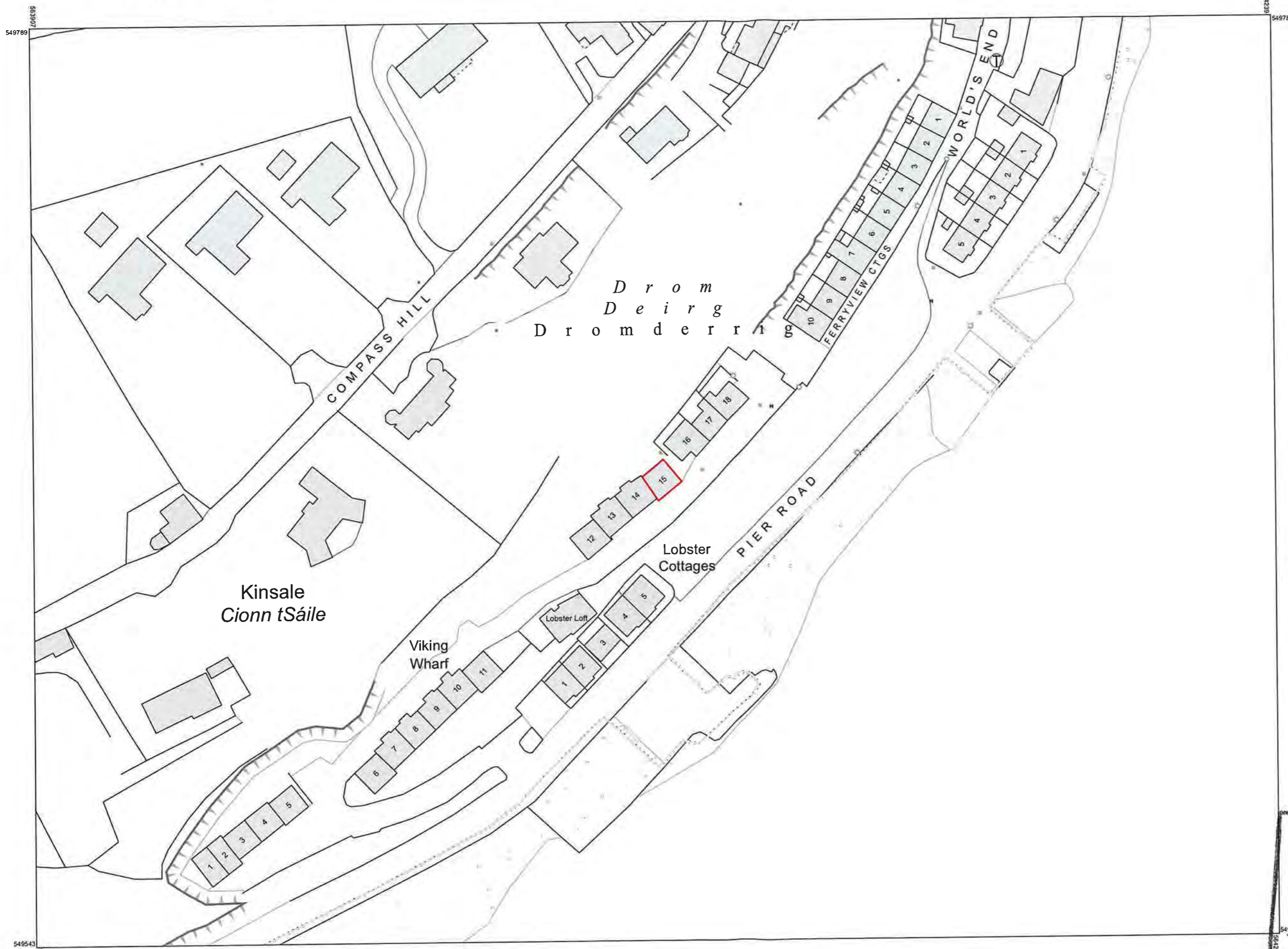
County Cork

Ordnance Survey Ireland

# Planning Pack Map



**Tailte Éireann**



**CENTRE COORDINATES:**  
ITM 564073,549666

**PUBLISHED:** 26/06/2024  
**ORDER NO.:** 50406493\_1

**MAP SERIES:**  
1:1,000  
1:2,500  
1:1,000  
1:2,500

**MAP SHEETS:**  
6640-20  
6640-D  
6641-16  
6641-C

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

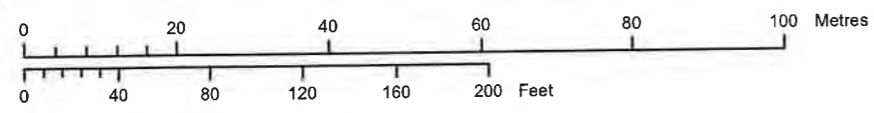
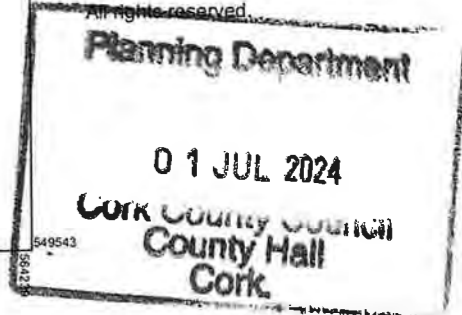
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**OUTPUT SCALE:** 1:1,000

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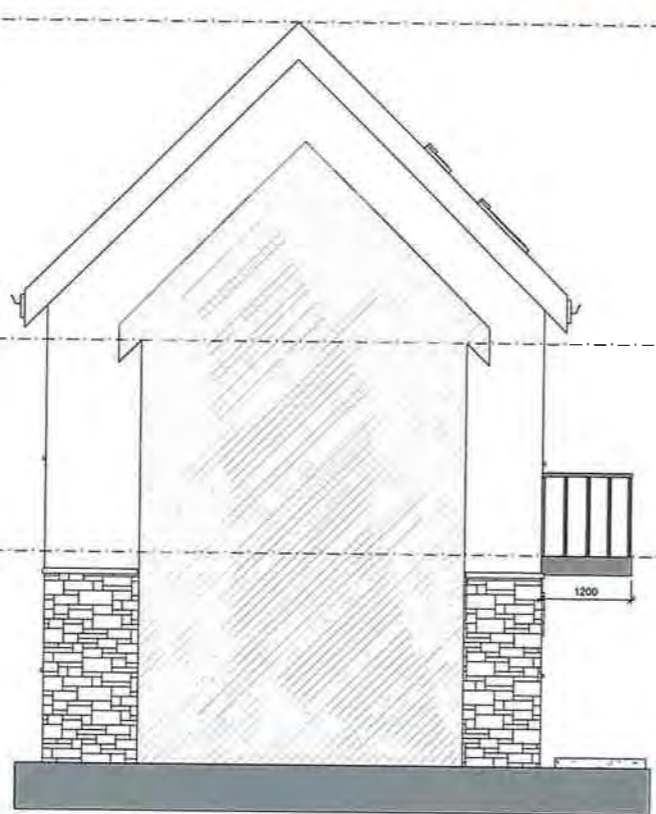


GENERAL NOTES

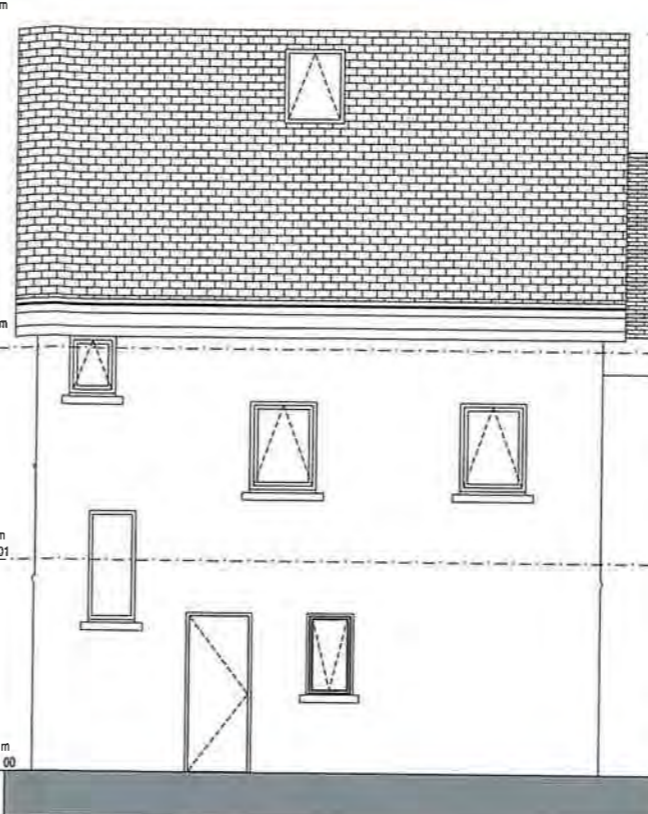
D1. ALL DIMENSIONS TO BE VERIFIED ON SITE. NO DIMENSIONS ARE TO BE TAKEN FROM THESE DRAWINGS FOR SHOP MANUFACTURE



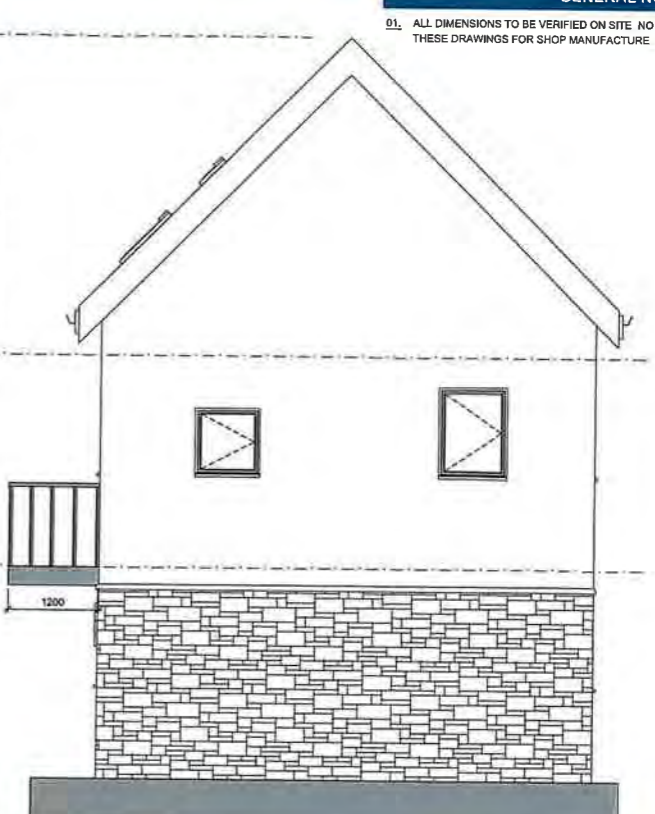
EXISTING FRONT ELEVATION OF DWELLING



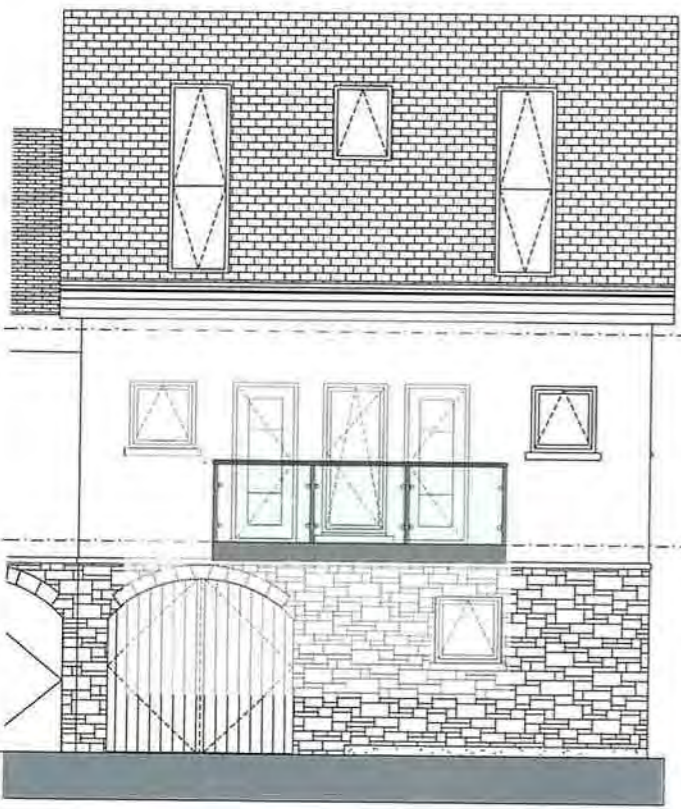
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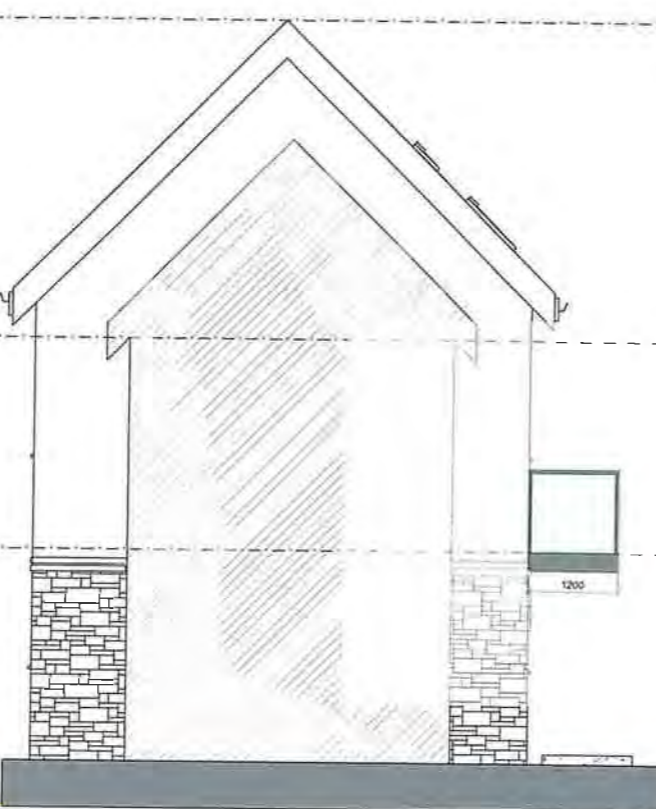
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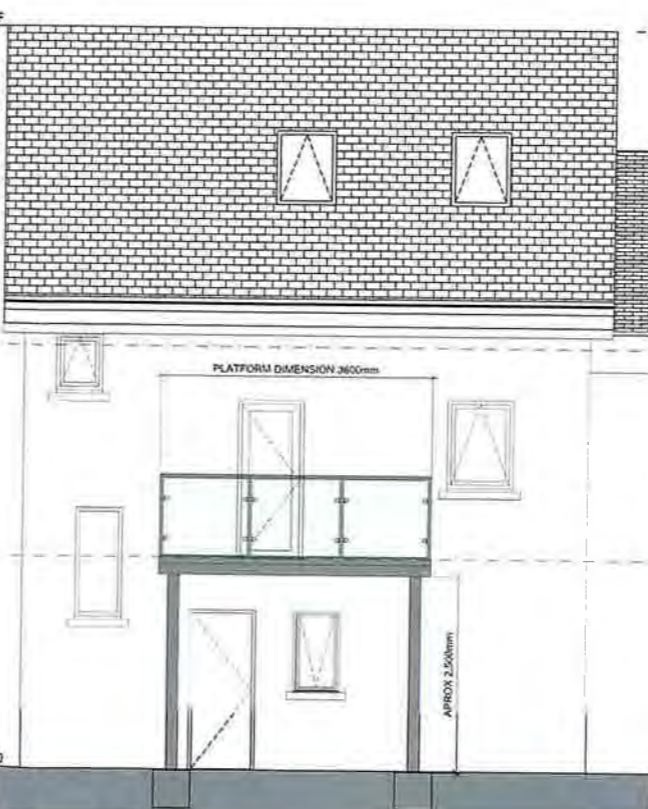
EXISTING SIDE ELEVATION OF DWELLING



PROPOSED FRONT ELEVATION OF DWELLING



PROPOSED SIDE ELEVATION OF DWELLING



PROPOSED REAR ELEVATION OF DWELLING



PROPOSED SIDE ELEVATION OF DWELLING

Planning Department  
03/01/2024  
County Hall  
Cork



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STATUS	DATE	DESCRIPTION	DRN	ENG	APP

STATUS	DATE	DESCRIPTION	DRN	ENG	APP
P3-1	28.05.2024	ISSUED FOR SECTION 5 DECLARATION OF EXEMPTION	JL	BF	BF

**PROJECT**  
15 Viking Wharf, World's End,  
Kinsale, Co. Cork,  
P17 RK64  
**CLIENT**  
Barry & Ursula Flynn

**DRAWING TITLE**  
ARCHITECTURAL SERVICES INSTALLATION  
EXISTING & PROPOSED ELEVATIONS



**STATUS**  
P3-1

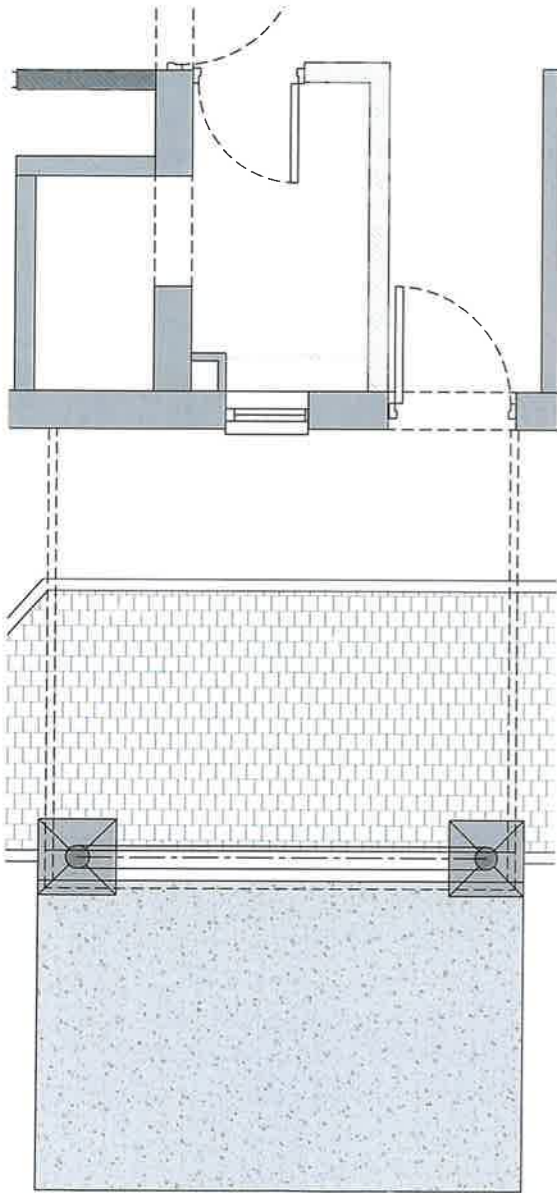
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**DRAWING No.:** VKW-IN2-01-ZZ-DR-A-1701

**SCALE**  
1:25 @ A1  
1:50 @ A3

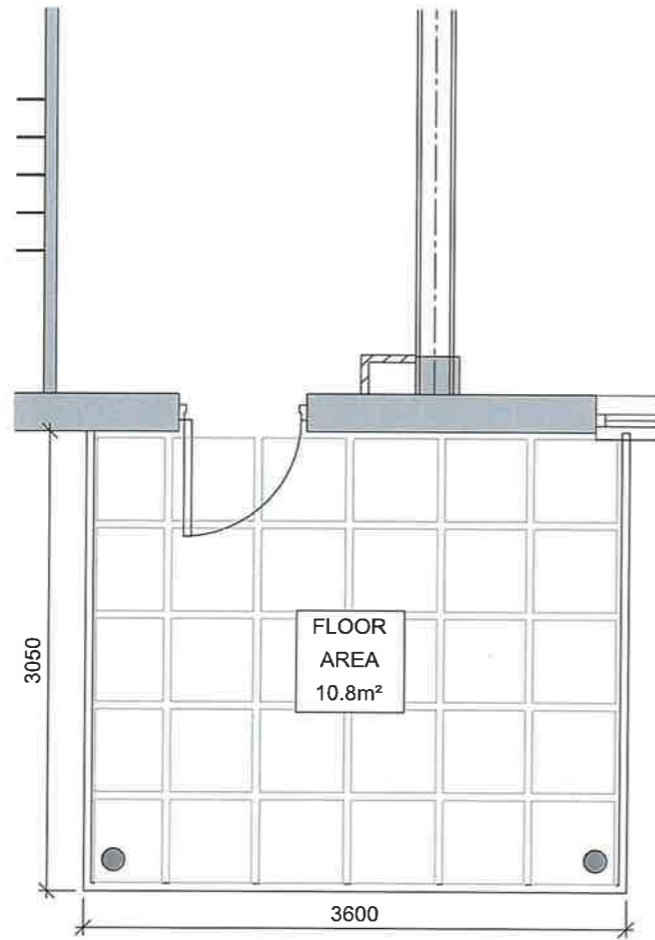
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A1

GENERAL NOTES

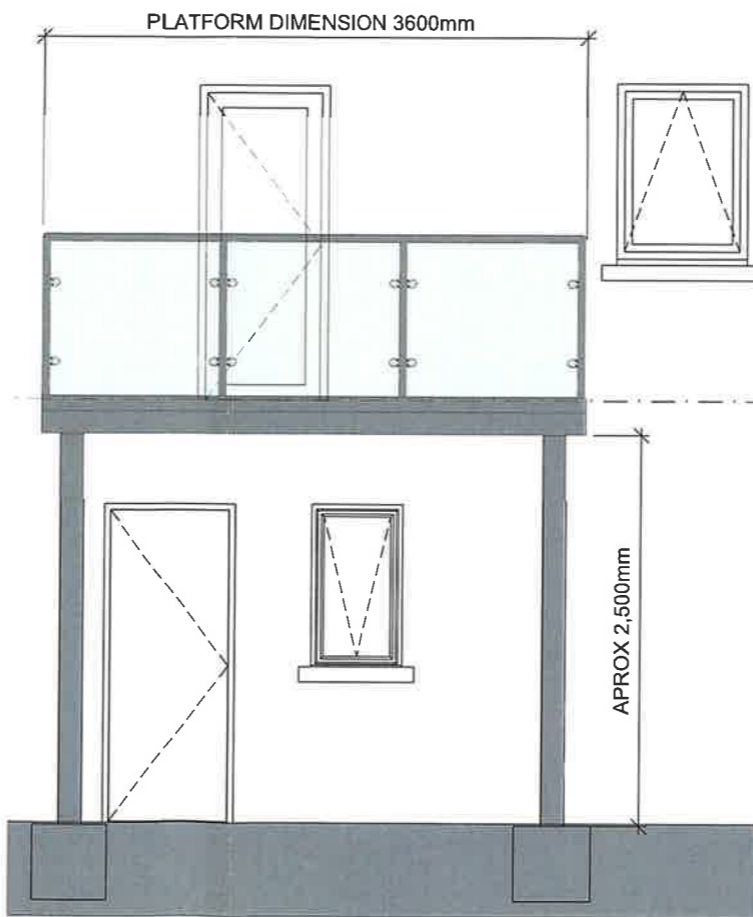
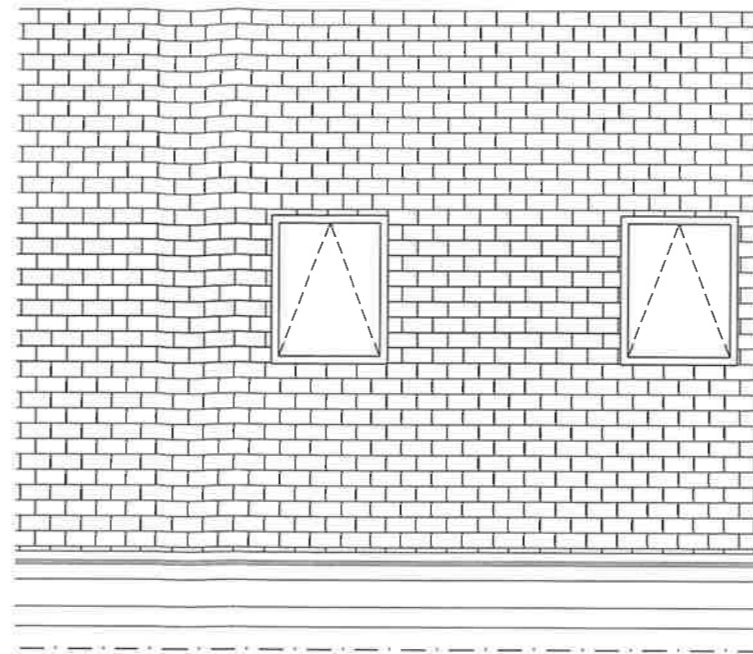
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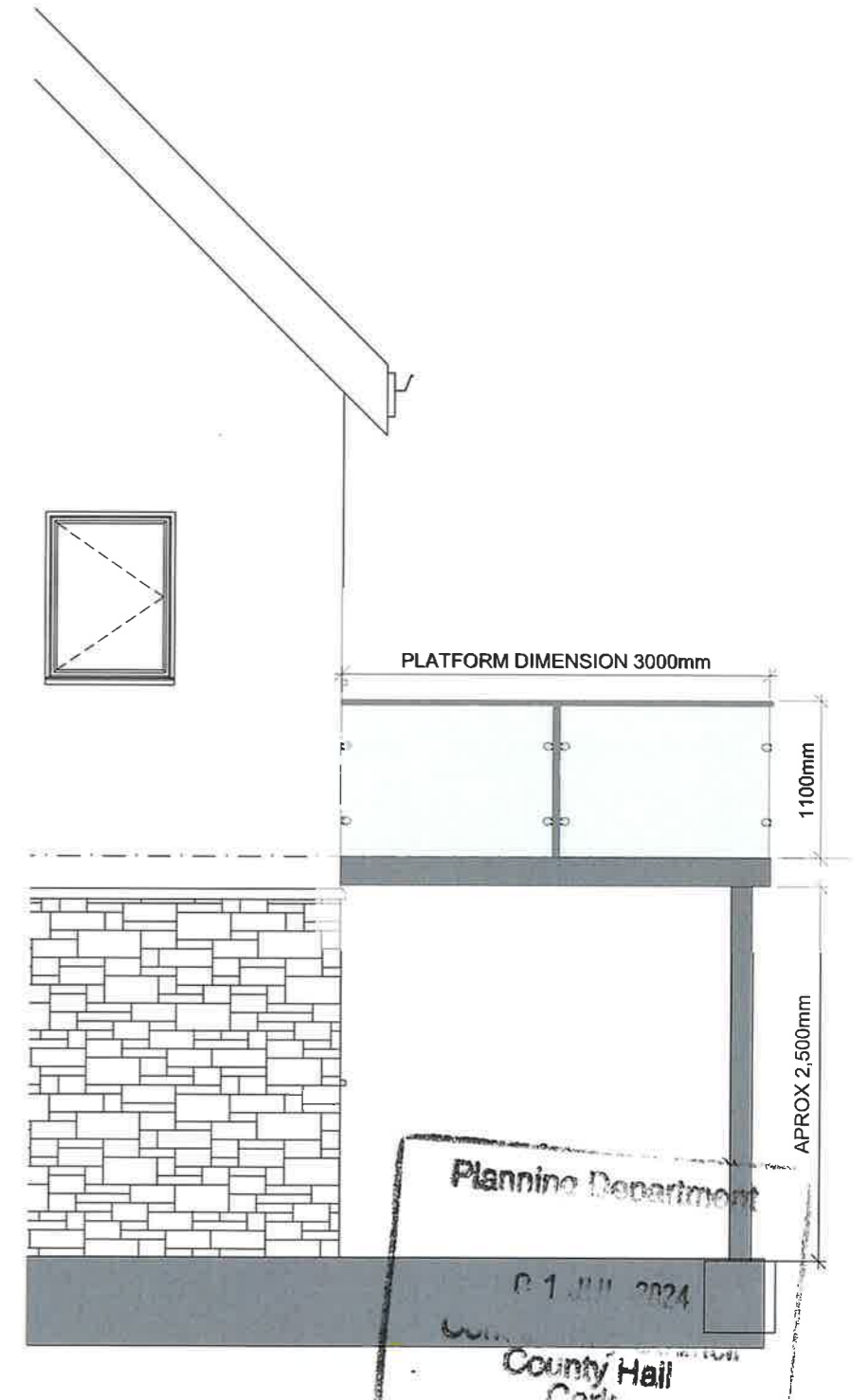
PLAN BALCONY AT GROUND FLOOR LEVEL OF DWELLING  
SCALE 1:25



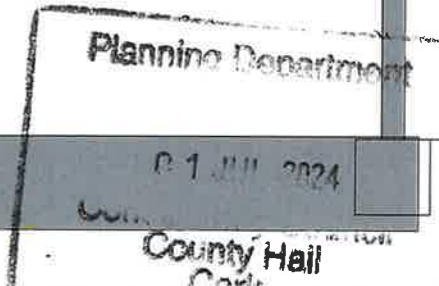
PLAN BALCONY AT FIRST FLOOR LEVEL OF DWELLING  
SCALE 1:25



FRONT ELEVATION OF BALCONY AT REAR OF DWELLING  
SCALE 1:25



SIDE ELEVATION OF BALCONY AT REAR OF DWELLING  
SCALE 1:25



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w: www.in2.ie

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**PROJECT**  
15 Viking Wharf, World's End,  
Kinsale, Co. Cork,  
P17 RK64  
**CLIENT**  
Barry & Ursula Flynn

**DRAWING TITLE**  
ARCHITECTURAL SERVICES INSTALLATION  
PROPOSED NEW REAR BALCONY DETAILS



**STATUS**  
P3-1

**IN2 REF:** VKW  
**DRAWING No.** VKW-IN2-01-ZZ-DR-BW-1703

**SCALE**  
1:25 @ A1  
1:50 @ A3

**SIZE**  
A1