

Comhairle Contae Chorcaí Cork County Council

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County Hall,

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Bridget Caplice & Richard Fitzgerald,
C/O Aidan Kelly
Molough,
Newcastle,
Clonmel,
Co. Tipperary.

22nd November, 2024

REF: D/267/24
LOCATION: Glenduff, Ballygiblin, Mitchelstown, Co. Cork.

**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 7th October & 5th November, 2024 the Planning Authority, having considered whether the construction of a cattle shed and slatted tank with a floor area of 179sqm² at **Glenduff, Ballygiblin, Mitchelstown, Co. Cork** is or is not development or is or is not exempted development, has declared that it is **exempted development**.

Reason for Decision

The Planning Authority in considering this referral, had particular regard to:

- Sections 2(1), 3(1) and 4(1)(a) of the Planning and Development Act 2000 (as amended)
- Article 9(1) of the Planning and Development Regulations, 2001, as amended
- Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- The plans and particulars received by the Planning Authority on 7th October & 5th November, 2024.

And Whereas the Planning Authority hereby concludes that

The construction of a cattle shed and slatted tank constitutes 'works' and 'development' as defined in Sections 2 and 3 of the Planning and Development Act. The development comes within the scope of the exemption for farm buildings provided by Section 4(1)(a) of the Planning and Development Act 2000 as it comes within the scope of Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations 2001 (as amended) and complies with the relevant conditions and limitations. It is also considered that these exemptions are not restricted by the terms of Article 9(1)(a)(iii) and (viiB).



We are Cork.



Recycled

On this basis it is considered that the proposed development at **Glenduff, Ballygiblin, Mitchelstown, Co. Cork** constitutes **development and is exempted development**.

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

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,



**PIO TREACY,
ADMINISTRATIVE 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>

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: D/267/24

Description: Whether the construction of a cattle shed and slatted tank with a floor area of 179sqm is or is not development or is or is not exempted development.

Applicant: Bridget Caplice & Richard Fitzgerald

Location: Glenduff, Ballygiblin, Mitchelstown, Co. Cork

Date: 22nd of November 2024

SUMMARY OF RECOMMENDATION

It is concluded that the construction of the cattle shed & slatted tank constitutes ‘works’ and ‘development’ as defined in Sections 2 and 3 of the Planning and Development Act. The development comes within the scope of the exemption for farm buildings provided by Section 4(1)(a) of the Planning and Development Act 2000 as it comes within the scope of Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations 2001 (as amended) and complies with the relevant conditions and limitations. It is also considered that these exemptions are not restricted by the terms of Article 9(1)(a) (iii) and (viiB).

On this basis it is considered that the proposed development is development and is exempted development.

PURPOSE OF REPORT

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

SITE LOCATION

The subject site is located in the rural townland of Glenduff and adjoins and lies to the northern side of the L1420 minor county road, approx. 220 m to the west of Glenduff Bridge, which forms part of the county boundary between Cork and Tipperary and approx. 7 km to the east of Mitchelstown. The overall landholding is approx. 14.6ha. The existing farmyard complex consists of 3 no. agricultural storage sheds at present totaling 320sqm. The nearest third-party dwellings are within 100m of the proposed livestock house but letters from the homeowners/occupiers have been included with the application confirming no objection to the proposed development. The nearest watercourse is more than 50m from the proposed shed. The nearest public water supply source is at approx. 350m south of the proposed shed and is outside the 300m drinking water source buffer zone. The site is not within a designated flood zone.

SUBJECT DEVELOPMENT

The applicant proposes to construct a straw bedded cattle shed of 179sqm with a slatted tank underneath. It is stated that the maximum height of the proposed structure will be 6.55m and that it is located at a distance in excess of 10m from the public road at its closet point – approx. 13m to the road edge.

PLANNING HISTORY

A review of the Council's Planning Enquiry System shows there has been 1 recent and valid planning application made in respect of the overall landholding:

Planning Reg no. 18/4416

Permission was granted to applicants to construct (i) a single storey extension onto the side and rear of existing dwelling, (ii) Demolition of out building, existing kitchen and bathroom (iii) Minor internal alterations to existing dwelling (iv) Existing vehicular entrance to be closed and replaced with new entrance and drive way (iv) Demolition of existing septic tank to be replaced with new system and percolation area and all with associated site works.

LEGISLATIVE CONTEXT

Planning and Development Act, 2000

Section 3(1) of the Act states the following in respect of 'development': "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 structures or other land."

Section 2(1) of the Act states the following in respect of 'works': "Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

Section 4(1) sets out various forms and circumstances in which development is exempted development for the purposes of the Act. Section 4 (1) (a) states that development consisting of the use of any land for the purposes of agriculture and development consisting of the use for that purpose of any building occupied together with land so used.

Section 4 (2)(a) of the Act enables certain classes of development to be deemed exempted development by way of regulation.

Section 4(4) states that notwithstanding paragraph (a) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment is required.

Planning and Development Regulations, 2001 as amended.

Article 6(3) states: Subject to Article 9, in areas other than a city, a town or an area specified in section 19 (1) (b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No.7 of 1985), development of a class specified in Column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

Schedule 2, Part 3 – Exempted Development

Class 6: Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations states that the following are exempted development:

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200sq.m. (whether or not by extension of an existing

structure), and any ancillary provision for effluent storage. Conditions and limitations associated with Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations, 2001 to 2015 state that:

1. No such structure shall be used for any purpose other than the purpose of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road.
5. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge.
6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure

Restrictions on exemption by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended)

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

ASSESSMENT

The question which arises in this case is whether the construction of a cattle shed and slatted tank with a proposed floor area of 179sqm is or is not development or is or is not exempted development.

Is or is not development?

Development is defined, under Section 3(1) of the Planning and Development Act, 2000 (as amended), as “the carrying out of works on, in, over or under land...” Works are defined, under Section 2(1) of this Act, as including “any act or operation of construction, excavation, demolition, extension.

The construction of the proposed cattle shed with slatted tank and adjoining straw storage shed consists of the carrying out of ‘works’ and therefore **constitute ‘development’**, as defined in Section 3 of the Planning and Development Act 2000, as amended.

Is or is not exempted development?

Schedule 2, Part 3 of the Planning and Development Regulations 2001-2020 sets out classes of agricultural development which are deemed to constitute exempted development.

Cattle Shed and slatted tank

Class 6 of Part 3 relates to 'the provision of a roofed structure for the housing of...cattle...having a gross floor space not exceeding 200 square metres', however; condition 2 of this Class stipulates that the gross floor space of such a structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.

In considering the relevant conditions and limitations associated with Class 6 of Part 3 Schedule 2 I note the following:

1. No such structure shall be used for any purpose other than the purpose of agriculture. - The intended use is for housing cattle for the purposes of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate. - Based on the submitted details the proposed cattle shed and slatted tank has a proposed floor area of 179sqm and so falls below the maximum size threshold for an individual structure. There are no other existing such structures on site, so it falls within the permissible aggregate amount.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution. – This has not been confirmed via the FI submitted. The Council's Environment section has confirmed that the proposal is acceptable in this regard.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road. – The structure and effluent storage are in excess of 10m from the public road.
5. No such structure within 100m of any public road shall exceed 8m in height. – The maximum height of the structure is stated as being 6.55m.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge. – Letters of consent from surrounding neighbours have been submitted.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. – Proposed external finishes appear to include mass concrete on the lower half of some of the walls and cladding to the upper walls and roof. It has been confirmed via the FI submitted that the proposed finish will be a painted/coated metal sheeting.

In relation to restrictions on exemptions by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended) I note the following:

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(iii) endanger public safety by reason of traffic hazard or obstruction of road users, - The subject site lies on the southern end of the overall landholding. The resultant spreading of slurry as a consequence of the proposed cattle shed and slatted tank within the landholding will not require farm machinery to enter / use the public road network. It is considered that the overall nature and scale of the proposed development would not constitute intensification of use. Therefore, it is considered that the proposed development would not endanger public safety by reason of traffic hazard or obstruction of road users.

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

EIAR and SUB-THRESHOLD EIAR

Projects which are likely to have significant effects on the environment are identified in Annex I and Annex II of the EIA Directive, which have been transposed into Irish legislation by Part I and Part II, Schedule 5 of the Planning and Development Regulations 2001 (as amended). Agricultural sheds are not of a Class of development listed under Part 1 or 2 (Schedule 5) of the Planning and Development Regulations 2001. As such, Environmental Impact Assessment does not apply in this case. Thus, the provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that a sub-threshold EIAR is not required to be submitted.

APPROPRIATE ASSESSMENT

As regards Appropriate Assessment Section 4(4) of the Planning and Development Act restricts exemption where development needs an appropriate assessment. In view of the scale and the nature and extent of the development, together with the separation and hydrological distances from the nearest European sites, it is considered that no appropriate assessment issues arise. It is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site. Appropriate Assessment is not therefore required and the provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

CONCLUSION

Having regard to:

- the particulars received by the Planning Authority on 20th of February 2024
- Section 2(1) of the Planning and Development Act, 2000, as amended,
- Section 3(1) of the Planning and Development Act, 2000,
- Section 4(1)(a) of the Planning and Development Act, 2000, as amended,
- Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- Class 6 of Part 3 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

It is concluded that the construction of the cattle shed & slatted tank constitutes 'works' and 'development' as defined in Sections 2 and 3 of the Planning and Development Act. The development comes within the scope of the exemption for farm buildings provided by Section 4(1)(a) of the Planning and Development Act 2000 as it comes within the scope of Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations 2001 (as amended) and complies with the relevant conditions and limitations. It is also considered that these exemptions are not restricted by the terms of Article 9(1)(a) (iii) and (viiB).

On this basis it is considered that the proposed development is development and is exempted development.



Janet Payne
Executive Planner
22/11/2024



L Ahern
A/Senior Executive Planner
22/11/2024

Application for Planning Exemption

Reference: D/267/24

Applicant: Bridget Caplice & Richard Fitzgerald

Address Glenduff, Ballygiblin, Mitchelstown, Co. Cork

Date: 22nd Nov '24

By: Kevin Murphy

Details of Application

The application for planning exemption relates to the construction a livestock house with slatted slurry tank at Glenduff, Ballygiblin, Mitchelstown, Co. Cork.

Assessment of Application

The proposed development is to the west of existing storage sheds and the Applicants' dwelling house on a 14.6Ha landholding. It is proposed to house 21 cattle aged 1 – 2yrs over the winter period. The shed is to include a slatted slurry tank and a roofed feed passage.

Based on the information provided:

- The shed is to be used for the housing of cattle and storage of feed hay
- The gross floor area is to be approx. 14.4m x 12.4m (201m²) incl. cantilevered roof over the feed rail.
- The proposed slatted tank is adequate for the proposed livestock numbers.
- The proposed structure is to be more than 10m from the public road.
- The height of the structure is to be approx. 6.6m.
- The nearest third-party dwellings are within 100m of the proposed livestock house but letters from the homeowners/occupiers have been included with the application confirming no objection to the proposed development.
- The nearest watercourse is more than 50m from the proposed shed.
- The nearest public water supply source is at approx. 350m south of the proposed shed and is outside the 300m drinking water source buffer zone.
- The site is not within a designated flood zone.

The Ballygiblin public water supply source is located at approx. 350m south of the proposed livestock house and it appears that a public water supply is available to houses in the area. Pl. 18/4416 relating to the Applicants' dwelling house indicated that the house would have a mains water supply while the farmyard was served by a private well. Clarification is required.

In my report dated 29/10/24, I recommended that the Applicant should be asked to provide the following information:

1. Confirmation that the proposed livestock house with slatted slurry tank will be constructed in compliance with the Dept. of Agriculture, Food and the Marine specification S123: Minimum Specification for Bovine Livestock Units and Reinforced Tanks.
2. A layout drawing showing all private wells within 100m of the proposed livestock shed or confirmation that there are no private wells within 100m.

In F.I. received from the Applicant on 05/11/14 the Applicant has confirmed that:

1. Works will be carried out in compliance with Dept of Agriculture, Food and the Marine specifications. It is intended to apply for a DAFM grant and compliance with the specifications is a requirement to receive payment of the grant.
2. The Applicant's private well is at 60.32m from the proposed effluent storage tank. There are no other wells within 100m.

Conclusion

The proposed development appears to be compliant with the Conditions and Limitations for a Class 6 Exempted Development. I have no objections to the proposed works.



Molough,
Newcastle,
Clonmel,
Co. Tipperary.
04 Nov. 24

D1267124

Section 5

Additional EXTRA INFORMATION response

Client:

Bridget Caplice & Richard Fitzgerald

Address;

Glenduff, Ballygiblin, Mitchelstown, Co Cork.

1.

My client will be applying for a department of agricultural grant to complete this building. The building will need to be in full compliance to receive this grant. I can confirm the building will be completed and constructed to all Dept. of Agriculture, Food, and the Marine specification S123.

2.

Please find enclosed site Plan. There is only one well within 100m. This is the clients own well.

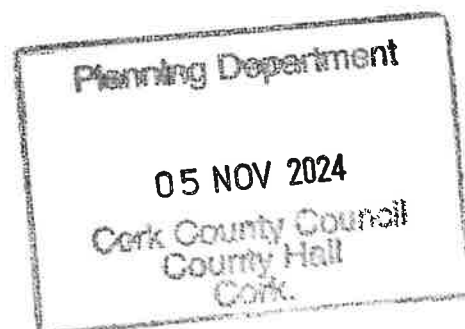
3.

The shed will be made of metal with metal Gray sheeting to match existing sheds in farm yard. All concrete walls will be Gray in Colour.

Regards

A handwritten signature in black ink that reads 'Aidan Kelly'.

Aidan Kelly B.Arch B.sc Arch Tech B.Agr











AGRICULTURAL LAND



Proposed Site Layout Plan
Scale 1:500

-  LAND HOLDING BOUNDARY
-  PROPOSED DEVELOPMENT (AREA .3Ha)

-  CLEAN WATER
-  STONE SOAK AWAY
-  PROPOSED BUILDING
-  EXISTING BUILDING

Planning Department
05 NOV 2024
Cork County Council
County Hall
Cork.

Proposed

PLANNING				
AIDAN KELLY		B.Arch. B.sc Arch Tech		
ARCHITECTURE & AGRICULTURAL DESIGN SERVICES				
MOLOUGH, NEWCASTLE, CLONMEL, CO. TIPPERARY.	EMAIL: AIDANKELLY2000@YAHOO.IE		TEL: 052 7462844	MOB: 085 7466211
WEBSITE : WWW.ADPS.IE		A		
PROJECT: Proposed building Extension for Bridget Caplice & Richard Fitzgerald at Glenduff , Ballygiblin, Mitchelstown, Co Cork.				
DRAWING TITLE: Proposed Site Layout				
DRAWN BY A KELLY	DATE Dec 2017	SCALE 1:500	DWG NO. 02.1	JOB NO. 81

Comhairle Contae Chorcaí Cork County Council

Bridget Caplice & Richard Fitzgerald,
c/o Aidan Kelly,
Agri Design & Planning Services,
Molough,
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1st November 2024

REF: D/267/24
LOCATION: Glenduff, Ballygiblin, Mitchelstown, Co. Cork.

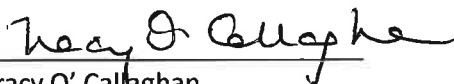
**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir & Madam,

I refer to your application for a Declaration of Exemption in relation to the above. In respect of the proposal submitted, the Planning Authority has concluded that further information is required as follows:

1. You are requested to confirm that the proposed livestock house with slatted slurry tank will be constructed in compliance with the Dept. of Agriculture, Food and the Marine specification S123: Minimum Specification for Bovine Livestock Units and Reinforced Tanks.
2. You are requested to submit a site layout drawing showing all private wells within 100m of the proposed livestock shed or confirmation that there are no private wells within 100m.
3. You are requested to confirm the proposed external material finish of the subject structure.

Yours faithfully,


Tracy O' Callaghan,
SO 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>

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: D/267/24

Description: Whether the construction of a cattle shed and slatted tank with a floor area of 179sqm is or is not development or is or is not exempted development.

Applicant: Bridget Caplice & Richard Fitzgerald

Location: Glenduff, Ballygiblin, Mitchelstown, Co. Cork

Date: 1st of November 2024

SUMMARY OF RECOMMENDATION

It is recommended that the application is deferred, on the basis that there is insufficient information to enable a decision to be made.

1. The Applicant is requested to confirm that the proposed livestock house with slatted slurry tank will be constructed in compliance with the Dept. of Agriculture, Food and the Marine specification S123: Minimum Specification for Bovine Livestock Units and Reinforced Tanks.
2. The applicant is requested to submit a site layout drawing showing all private wells within 100m of the proposed livestock shed or confirmation that there are no private wells within 100m.
3. The applicant is requested to confirm the proposed external material finish of the subject structure.

PURPOSE OF REPORT

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

SITE LOCATION

The subject site is located in the rural townland of Glenduff and adjoins and lies to the northern side of the L1420 minor county road, approx. 220 m to the west of Glenduff Bridge, which forms part of the county boundary between Cork and Tipperary and approx. 7 km to the east of Mitchelstown. The overall landholding is approx. 14.6ha. The existing farmyard complex consists of 3 no. agricultural storage sheds at present totaling 320sqm. The nearest third-party dwellings are within 100m of the proposed livestock house but letters from the homeowners/occupiers have been included with the application confirming no objection to the proposed development. The nearest watercourse is more than 50m from the proposed shed. The nearest public water supply source is at approx. 350m south of the proposed shed and is outside the 300m drinking water source buffer zone. The site is not within a designated flood zone.

SUBJECT DEVELOPMENT

The applicant proposes to construct a straw bedded cattle shed of 179sqm with a slatted tank underneath.

It is stated that the maximum height of the proposed structure will be 6.55m and that it is located at a distance in excess of 10m from the public road at its closet point – approx. 13m to the road edge.

PLANNING HISTORY

A review of the Council's Planning Enquiry System shows there has been 1 recent and valid planning application made in respect of the overall landholding:

Planning Reg no. 18/4416

Permission was granted to applicants to construct (i) a single storey extension onto the side and rear of existing dwelling, (ii) Demolition of out building, existing kitchen and bathroom (iii) Minor internal alterations to existing dwelling (iv) Existing vehicular entrance to be closed and replaced with new entrance and drive way (iv) Demolition of existing septic tank to be replaced with new system and percolation area and all with associated site works.

LEGISLATIVE CONTEXT

Planning and Development Act, 2000

Section 3(1) of the Act states the following in respect of 'development': "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 structures or other land."

Section 2(1) of the Act states the following in respect of 'works': "Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

Section 4(1) sets out various forms and circumstances in which development is exempted development for the purposes of the Act. Section 4 (1) (a) states that development consisting of the use of any land for the purposes of agriculture and development consisting of the use for that purpose of any building occupied together with land so used.

Section 4 (2)(a) of the Act enables certain classes of development to be deemed exempted development by way of regulation.

Section 4(4) states that notwithstanding paragraph (a) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment is required.

Planning and Development Regulations, 2001 as amended.

Article 6(3) states: Subject to Article 9, in areas other than a city, a town or an area specified in section 19 (1) (b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No.7 of 1985), development of a class specified in Column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

Schedule 2, Part 3 – Exempted Development

Class 6: Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations states that the following are exempted development:

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200sq.m. (whether or not by extension of an existing structure), and any ancillary provision for effluent storage. Conditions and limitations associated with Class 6 of Part 3 Schedule 2 of the Planning and Development Regulations, 2001 to 2015 state that:

1. No such structure shall be used for any purpose other than the purpose of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road.
5. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge.
6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure

Restrictions on exemption by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended)

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

ASSESSMENT

The question which arises in this case is whether the construction of a cattle shed and slatted tank with a proposed floor area of 179sqm is or is not development or is or is not exempted development.

Is or is not development?

Development is defined, under Section 3(1) of the Planning and Development Act, 2000 (as amended), as “the carrying out of works on, in, over or under land...” Works are defined, under Section 2(1) of this Act, as including “any act or operation of construction, excavation, demolition, extension.

The construction of the proposed cattle shed with slatted tank and adjoining straw storage shed consists of the carrying out of 'works' and therefore **constitute 'development'**, as defined in Section 3 of the Planning and Development Act 2000, as amended.

Is or is not exempted development?

Schedule 2, Part 3 of the Planning and Development Regulations 2001-2020 sets out classes of agricultural development which are deemed to constitute exempted development.

Cattle Shed and slatted tank

Class 6 of Part 3 relates to 'the provision of a roofed structure for the housing of...cattle...having a gross floor space not exceeding 200 square metres', however; condition 2 of this Class stipulates that the gross floor space of such a structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.

In considering the relevant conditions and limitations associated with Class 6 of Part 3 Schedule 2 I note the following:

1. No such structure shall be used for any purpose other than the purpose of agriculture. - The intended use is for housing cattle for the purposes of agriculture.
2. The gross floor space of such structure together with any other structures situated within the same farmyard complex or within 100m of that complex shall not exceed 300sq.m. gross floor space in aggregate. - Based on the submitted details the proposed cattle shed and slatted tank has a proposed floor area of 179sqm and so falls below the maximum size threshold for an individual structure. There are no other existing such structures on site, so it falls within the permissible aggregate amount.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of Environment and Local Government requirements and shall have regard to the need to avoid water pollution. – This has not been stated within the current application documents. **Clarity should be sought to confirm that all works will comply with Department of Agriculture Specifications.**
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10m of any public road. – The structure and effluent storage are in excess of 10m from the public road.
5. No such structure within 100m of any public road shall exceed 8m in height. – The maximum height of the structure is stated as being 6.55m.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent on writing of the owner and, as may be appropriate, the occupier or person in charge. – Letters of consent from surrounding neighbours have been submitted.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. – Proposed external finishes appear to include mass concrete on the lower half of some of the walls and cladding to the upper walls and roof. **It is not stated whether the proposed finish will be a painted/coated metal sheeting. Clarity should be sought in this regard.**

Having reviewed the application drawings/ documents, further information is required to ascertain whether the proposed cattle shed accords with the requirements of Class 6.

In relation to restrictions on exemptions by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended) I note the following:

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: Development to which Article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would:

(iii) endanger public safety by reason of traffic hazard or obstruction of road users, - The subject site lies on the southern end of the overall landholding. The resultant spreading of slurry as a consequence of the proposed cattle shed and slatted tank within the landholding will not require farm machinery to enter / use the public road network. It is considered that the overall nature and scale of the proposed development would not constitute intensification of use. Therefore, it is considered that the proposed development would not endanger public safety by reason of traffic hazard or obstruction of road users.

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

EIAR and SUB-THRESHOLD EIAR

Projects which are likely to have significant effects on the environment are identified in Annex I and Annex II of the EIA Directive, which have been transposed into Irish legislation by Part I and Part II, Schedule 5 of the Planning and Development Regulations 2001 (as amended). Agricultural sheds are not of a Class of development listed under Part 1 or 2 (Schedule 5) of the Planning and Development Regulations 2001. As such, Environmental Impact Assessment does not apply in this case. Thus, the provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that a sub-threshold EIAR is not required to be submitted.

APPROPRIATE ASSESSMENT

As regards Appropriate Assessment Section 4(4) of the Planning and Development Act restricts exemption where development needs an appropriate assessment. In view of the scale and the nature and extent of the development, together with the separation and hydrological distances from the nearest European sites, it is considered that no appropriate assessment issues arise. It is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site. Appropriate Assessment is not therefore required and the provisions of Section 4(4) of the Planning and Development Act 2000 (as amended) are not relevant.

CONCLUSION

Having regard to:

- the particulars received by the Planning Authority on 20th of February 2024
- Section 2(1) of the Planning and Development Act, 2000, as amended,

- Section 3(1) of the Planning and Development Act, 2000,
- Section 4(1)(a) of the Planning and Development Act, 2000, as amended,
- Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- Class 6 of Part 3 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

It is recommended that the application is deferred, on the basis that there is insufficient information to enable a decision to be made.

1. The Applicant is requested to confirm that the proposed livestock house with slatted slurry tank will be constructed in compliance with the Dept. of Agriculture, Food and the Marine specification S123: Minimum Specification for Bovine Livestock Units and Reinforced Tanks.
2. The applicant is requested to submit a site layout drawing showing all private wells within 100m of the proposed livestock shed or confirmation that there are no private wells within 100m.
3. The applicant is requested to confirm the proposed external material finish of the subject structure.



Janet Payne
Executive Planner
01/11/2024



L Ahern
A/Senior Executive Planner
01/11/2024

Application for Planning Exemption

Reference: D/267/24

Applicant: Bridget Caplice & Richard Fitzgerald

Address Glenduff, Ballygiblin, Mitchelstown, Co. Cork

Date: 29th October '24

By: Kevin Murphy

Details of Application

The application for planning exemption relates to the construction a livestock house with slatted slurry tank at Glenduff, Ballygiblin, Mitchelstown, Co. Cork.

Assessment of Application

The proposed development is to the west of existing storage sheds and the Applicants' dwelling house on a 14.6Ha landholding. It is proposed to house 21 cattle aged 1 – 2yrs over the winter period. The shed is to include a slatted slurry tank and a roofed feed passage.

Based on the information provided:

- The shed is to be used for the housing of cattle and storage of feed hay
- The gross floor area is to be approx. 14.4m x 12.4m (201m²) incl. cantilevered roof over the feed rail.
- The proposed slatted tank is adequate for the proposed livestock numbers.
- The proposed structure is to be more than 10m from the public road.
- The height of the structure is to be approx. 6.6m.
- The nearest third-party dwellings are within 100m of the proposed livestock house but letters from the homeowners/occupiers have been included with the application confirming no objection to the proposed development.
- The nearest watercourse is more than 50m from the proposed shed.
- The nearest public water supply source is at approx. 350m south of the proposed shed and is outside the 300m drinking water source buffer zone.
- The site is not within a designated flood zone.

The Ballygiblin public water supply source is located at approx. 350m south of the proposed livestock house and it appears that a public water supply is available to houses in the area. Pl. 18/4416 relating to the Applicants' dwelling house indicated that the house would have a mains water supply while the farmyard was served by a private well. Clarification is required.

Conclusions

The Applicant should be asked to provide the following information:

1. Confirmation that the proposed livestock house with slatted slurry tank will be constructed in compliance with the Dept. of Agriculture, Food and the Marine specification S123: Minimum Specification for Bovine Livestock Units and Reinforced Tanks.
2. A layout drawing showing all private wells within 100m of the proposed livestock shed or confirmation that there are no private wells within 100m.

END



Section 5
Unsolicited EXTRA INFORMATION

Client:
Bridget Caplice & Richard Fitzgerald

Address;
Glenduff , Ballygiblin, Mitchelstown, Co Cork.

Farm information below

The proposed shed will hold 21 (1–2-year-old) cattle for the winter period.
262 m3 proposed storage

1-2 cattle slurry per week = .15m3 x 16 weeks required = 2.4m3 for 16 week

21 cattle x 2.4m3 = 50.4 m2

The farm size is 14.6 ha / 36ac. My client also owns another 20 acre 10 miles away

There is no current winter housing in the farm yard. To date there have been no cattle kept on the farm over the winter period

Regards

A handwritten signature in black ink that reads 'Aidan Kelly'.

Aidan Kelly B.Arch B.sc Arch Tech B.Agr





CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

- 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:

(Please tick ✓)

<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input type="checkbox"/>	

Please call for payment

FOR OFFICE USE ONLY

Receipt No.	PL2000 2420
Cash/Cheque/ Credit Card	CARD
Date	8/10/24
Declaration Ref. No.	D/267/24

Planning Department
07 OCT 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 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 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)

Bridget Caplice & Richard Fitzgerald

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

Glenduff , Ballygiblin, Mitchelstown, 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

The proposed shed will be housing cattle and be a CLASS 6 EXEMPTION STRUCTURE

Total existing 0m2 class 6

Total Proposed 179m2 class 6

Total 179m2

which is under the 300m2 total allowed

Is the proposed shed exempt

Planning Department

07 OCT 2024

Cork County Council
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 (m²)

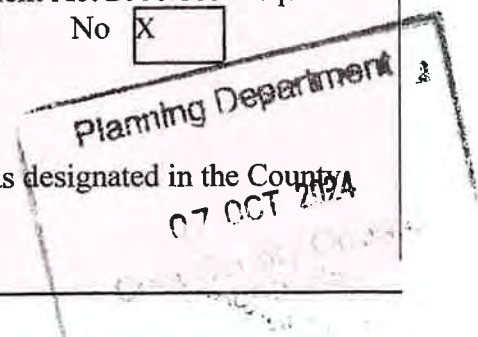
(a) Floor area of existing/proposed structure(s):	179m ² class 6 existing
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) 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 N/A _____ _____	
(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 checked="" 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

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

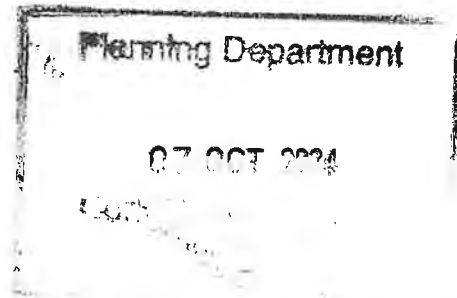
Signed (By Applicant Only)	Bridget Caplan Richard Fitzgerald
Date	

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	Bridget Caplan
Date	4-10-2024

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 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:

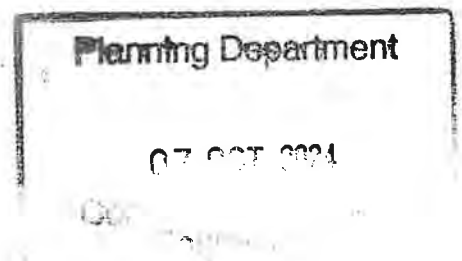
The application must be accompanied by the required fee of €80
 The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.
 Sufficient information should be submitted 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:

Signed (Applicant or Agent as appropriate)	
Date	



①

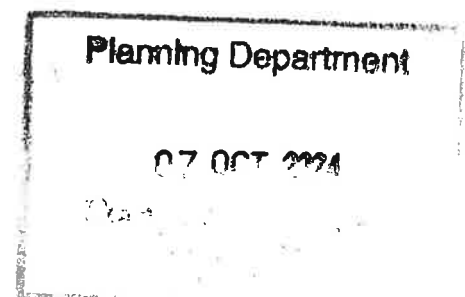
Glenduff,
Ballygiblin,
Mitchelstown,
Co Cork
01/09/2024

Letter of consent

I **MARK COULTIS** give permission to Bridget Caplice & Richard Fitzgerald to build an slatted shed within 100m of my Property at Glenduff, Ballygiblin, Mitchelstown, Co Cork

Signed by Neighbour





Glenduff,
Ballygiblin,
Mitchelstown,
Co Cork
01/09/2024

②

Letter of consent

I PHILIP HOPE give permission to Bridget Caplice & Richard Fitzgerald to build an slatted shed within 100m of my Property at Glenduff, Ballygiblin, Mitchelstown, Co Cork

Signed by Neighbour



Planning Department

07 OCT 2024

3

Glenduff,
Ballygiblin,
Mitchelstown,
Co Cork
01/09/2024

Letter of consent

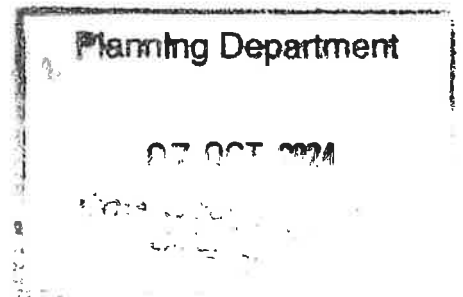
{PETER HOUSEHOLD}
{WEEILEEN HOUSEHOLD} give permission to Bridget Caplice & Richard Fitzgerald
to build an slatted shed within 100m of my Property at Glenduff, Ballygiblin, Mitchelstown,
Co Cork

Signed by Neighbour

A. Asensal

Eileen Household

P67 FF85



4

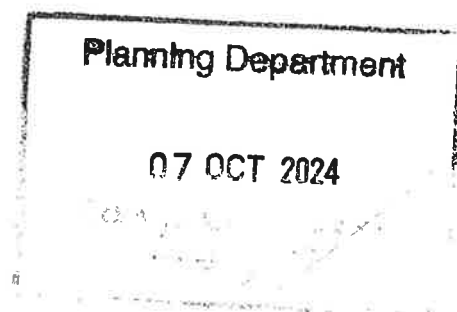
Glenduff,
Ballygiblin,
Mitchelstown,
Co Cork
01/09/2024

Letter of consent

I **CATHERINE BURKE** give permission to Bridget Caplice & Richard Fitzgerald to build an slatted shed within 100m of my Property at Glenduff, Ballygiblin, Mitchelstown, Co Cork

Signed by Neighbour

Catherine Burke

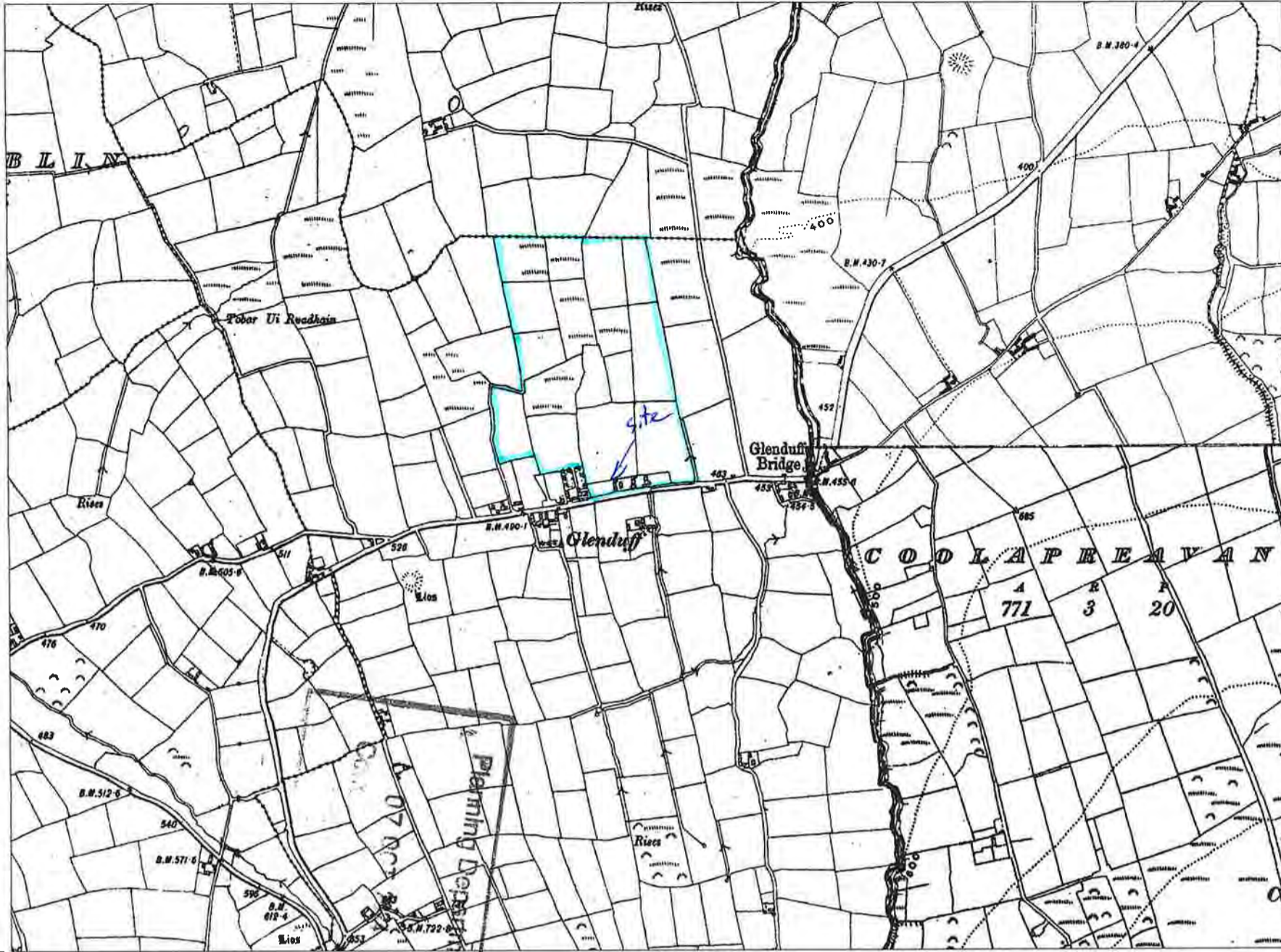


Surveyed 1840-1841
Revised 1905-1931
Levelled 1924-1932

Record PLACE Map



612473



612473

ITM CENTRE PT COORDS

588523,611565

DESCRIPTION

MAP SHEETS

6 inch
TY086 TY089
LK060+06 CK020+02



Ana thomá agus ana thóilú ag Suirbhéireacht Ordnáis Éireann, Páirc an Fhionnulaice, Baile Átha Cliath 8, Éire.
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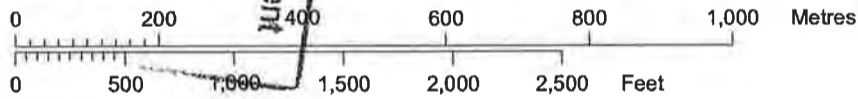
Ni thaispeánann léarscáil de chuid Ordnáis Shuibhneacht na hÉireann beocean phróise díreáil de mhaoin riaráil, ná léarscáil de ghraibhe tháiscáil.
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610657

610657

Scale:- 1:10,560
Scála:- 1:10,560



Plot Ref. No. 19767968_1
Plot Date 21-DEC-2017



Surveyed 2000
Revised 2016
Levelled

Rural PLACE Map



58814

611780

ITM CENTRE PT COORDS

588523,611565

DESCRIPTION

MAP SHEETS

Digital Map
5684



Arna thionsá agus arna thionsá ag Suirbhéireacht Ordanáis Éireann, Páirc an Fhionnulaice, Baile Átha Cliath 8, Éire.
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Níl bíonnán bóthar, bealach nó cosán a bheith ar an léarscáil seo agus bíonnán ar chead oll. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Níl thaispeáinn léarscáil de chuid Ordanáis Shuirbhéireacht na hÉireann teorann phointe dea-thail de mhaoin rianáil, ná úinéireacht ói ghinearálta físiúla.
Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

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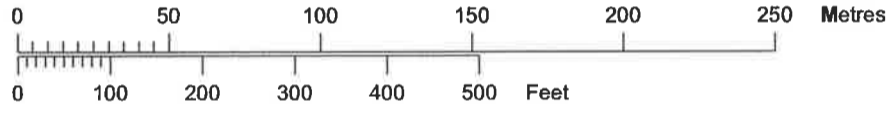
611780



611350

611350

Scale:- 1:2,500
Scála:- 1:2,500



Plot Ref. No. 19767968_1_1
Plot Date 21-DEC-2017

07 OCT 2014

Marathon Departure Rd



AGRICULTURAL LAND



PUBLIC ROAD
Planning Department

07 OCT 2024

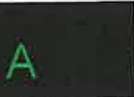
Proposed

PLANNING

AIDAN KELLY B.Arch. B.sc Arch Tech
ARCHITECTURE & AGRICULTURAL DESIGN SERVICES

MOLOUGH, NEWCASTLE, CLONMEL, CO. TIPPERARY.
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TEL: 052 7462844
MOB: 085 7466211









PROJECT: Proposed building Extension for Bridget Caplice & Richard Fitzgerald at Glenduff, Ballygiblin, Mitchelstown, Co Cork.

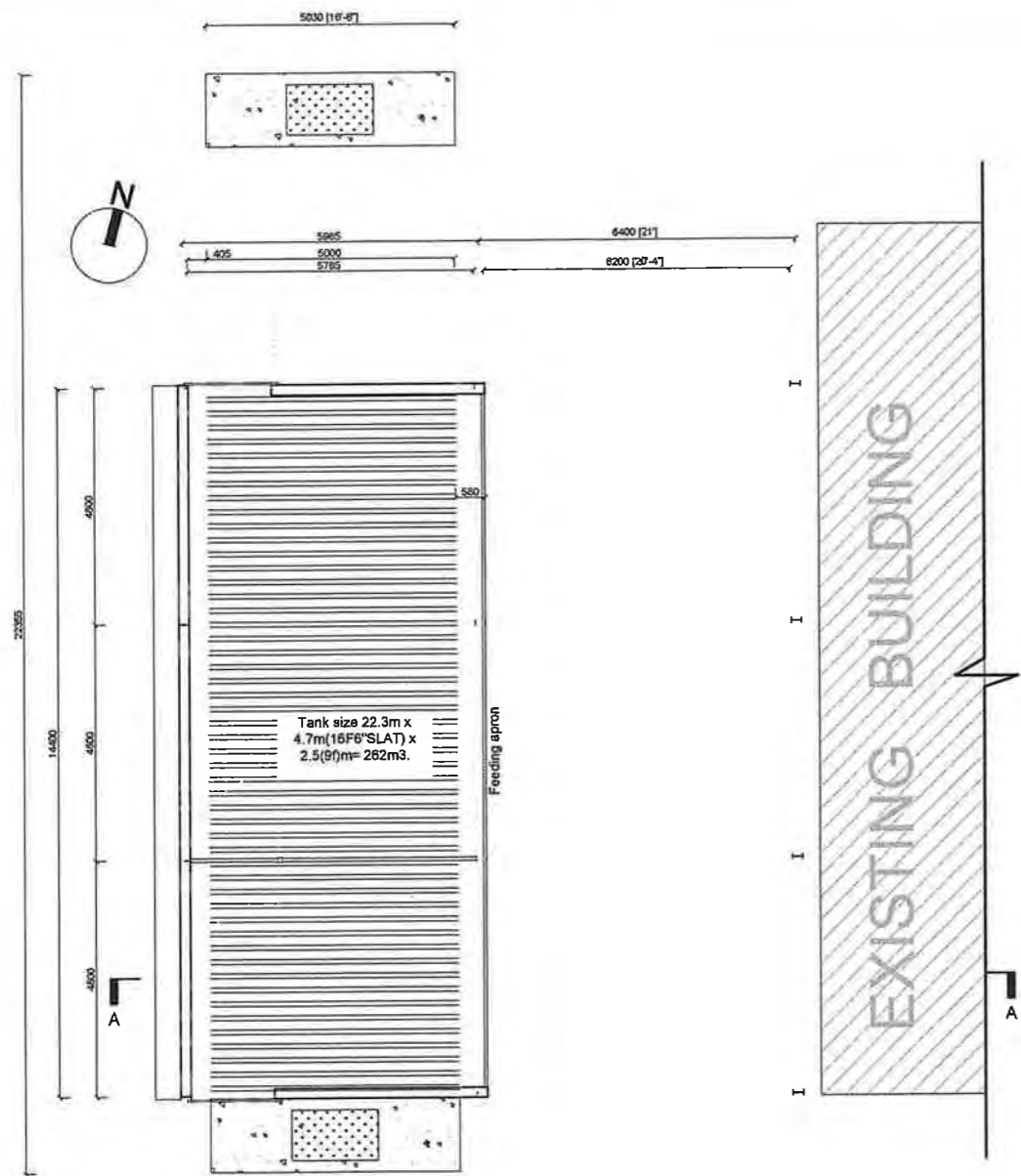
DRAWING TITLE:
Proposed Site Layout

DRAWN BY	DATE	SCALE	DWG NO.	JOB NO.
A KELLY	Dec 2017	1:500	02.1	81

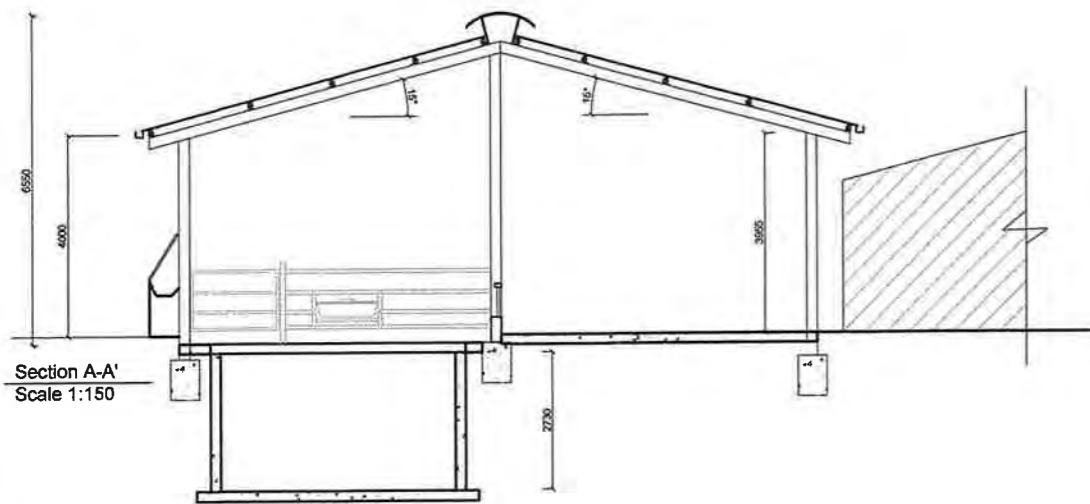
Proposed Site Layout Plan Scale 1:500

-  LAND HOLDING BOUNDARY
-  PROPOSED DEVELOPMENT (AREA .3Ha)

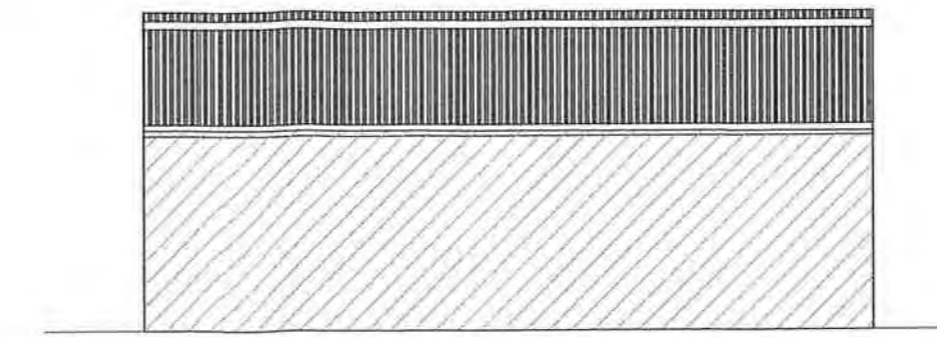
-  CLEAN WATER
-  STONE SOAK AWAY
-  PROPOSED BUILDING
-  EXISTING BUILDING



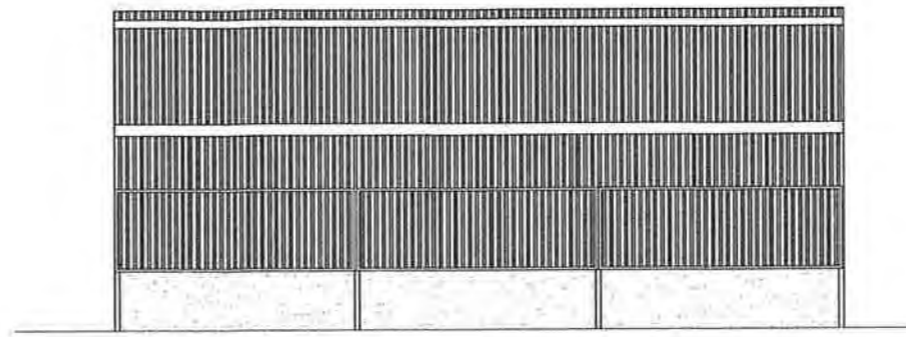
Floor Plan
Scale 1:150



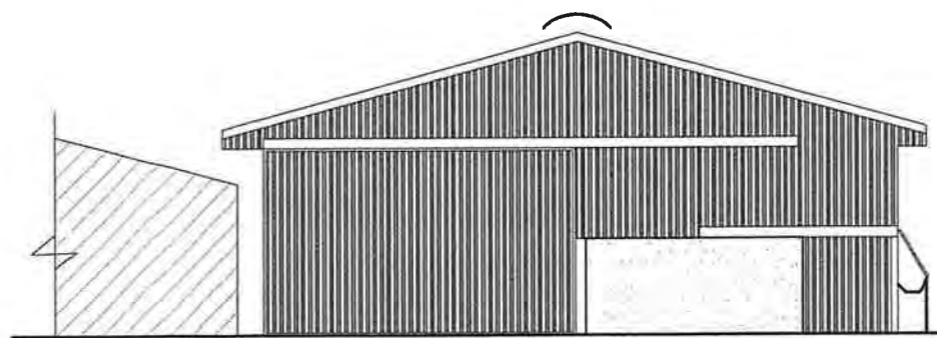
Section A-A
Scale 1:150



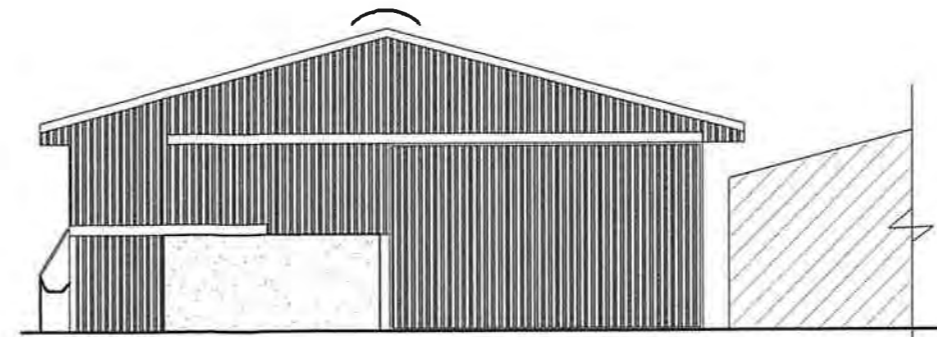
East Elevation
Scale 1:150



West Elevation
Scale 1:150



North Elevation
Scale 1:150



South Elevation
Scale 1:150



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Class 6 SLATTED HOUSE : 179m²

PLANNING				
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WEBSITE : WWW.ADPS.IE		A		
PROJECT: Proposed building Extension for Bridget Caplice & Richard Fitzgerald at Glenduff, Ballygiblin, Mitchelstown, Co Cork.				
DRAWING TITLE: Plan, section and elevations				
DRAWN BY: A KELLY	DATE Aug 2024	SCALE 1:150	DWG NO. 02	JOB NO. 81