

Comhairle Contae Chorcaí Cork County Council

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



Gemma Palmer,
19 Millbrook,
Midleton,
Co. Cork.

29th January, 2025

Our Ref.: D/298/24


Re: Declaration of Exempted Development under Section 5 of The Planning and Development Act 2000 – 2010.

Whether the proposed demolition of an existing rear extension, construction of a new rear extension and construction of a new front porch at Newtown, Ballynoe, Mallow, Co. Cork, P51 PCF9 is or is not development or is or is not exempted development

Dear Madam,

Further to recent correspondence notifying you of a third-party Declaration with regard to the above development I enclose for your information copy of the Planning Authority's decision.

Yours faithfully,


Angela Carrigy,
ASO 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>

Comhairle Contae Chorcaí Cork County Council

Victoria Wray,
C/O Paul A. Geary,
Berryfield,
Newtown,
Mallow,
Co. Cork.

29th January, 2025

REF: D/298/24
LOCATION: Newtown, Ballynoe, Mallow, Co. Cork P51 PCF9

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

Dear Sir/Madam,

On the basis of the information and plans submitted by you on 20th December, 2024 the Planning Authority, having considered whether (a) the demolition of the existing dilapidated, poorly constructed rear shower/WC extension, (b) construction of a new rear extension and (c) construction of a new front porch at **Newtown, Ballynoe, Mallow, Co. Cork P51 PCF9** is development and is or is not exempted development

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

- Section 2(1), 3(1) and 4(4) of the Planning and Development Acts 2000 (as amended)
- Articles 3, 6 and 9 of the Planning and Development Regulations 2001 (as amended) and
- Class 1, Class 7 and Class 50 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, (as amended)

AND WHEREAS Cork County Council has concluded that -

- (a) The proposal constitutes "development" within the meaning of Section 3 of the Act
- (b) The proposed demolition of existing rear extension and proposed new extension **does not constitute "exempted development"** having regard to the provisions of both Class 1 and Class 50, Schedule 2, Part 1 (Exempted Development) Regulations 2001. The proposed extension will be visible to the side of the dwelling thus contravening the requirements of Class 1

And,

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

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(c) The proposed porch is considered to constitute "exempted development" as per the provisions of Class 7, Schedule 2, Part 1, (Exempted Development) Regulations 2001

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,



PIO TREACY,
ADMINISTRATIVE OFFICER,
PLANNING DEPARTMENT

Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

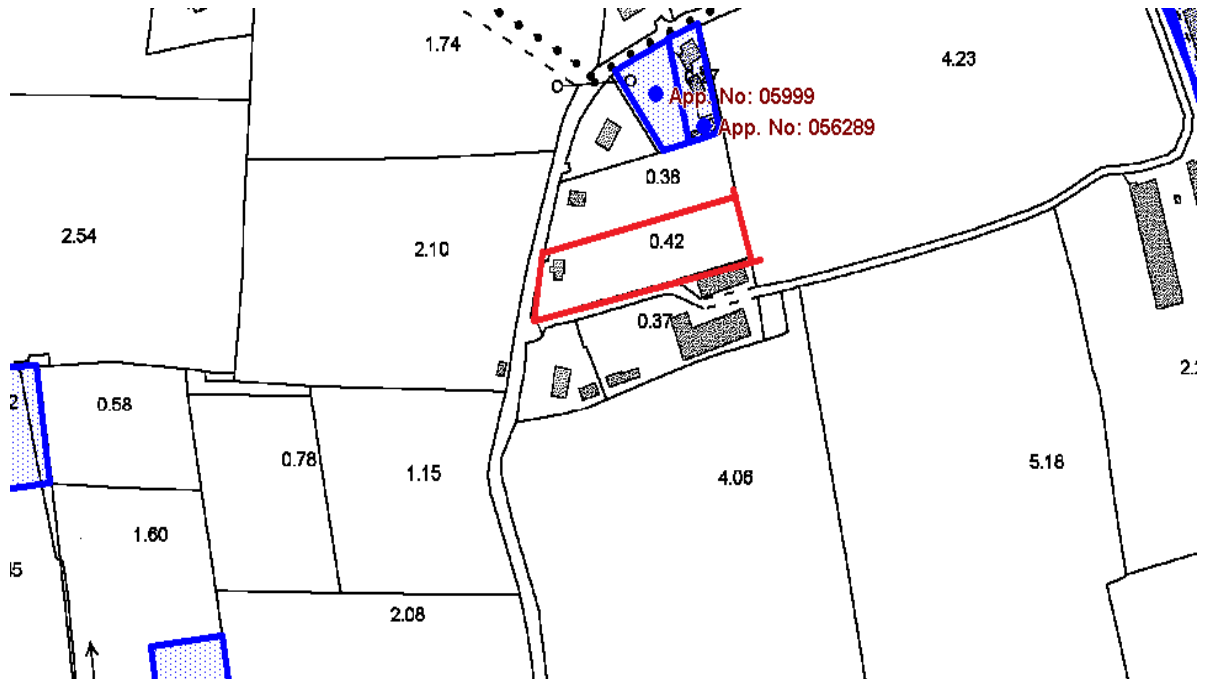
D298-24- Rear extension,

The Question

The applicant is querying whether the following is/ is not considered to be exempted development for the purposes of the Act

The proposed development will comprise: 1) demolition of the exiting dilapidated, poorly constructed rear shower/WC extension
2) Construction of a new rear extension per the attached drawings 3) Construction of a new front porch
The existing House including the exiting rear extension has a floor area of 46.7m ²
The exiting rear extension to be demolished has a floor area of 4.5m ² The proposed extension will have a floor area of 23,85m ² . The proposed front porch will have a floor area of 2.0m ²
The proposed development will include all associated site works including a new connection to the existing septic tank

Planning History





There is no planning history on the subject site

Statutory Provisions

I consider the following statutory provisions relevant to this referral case:

Planning and Development Act, 2000

Section 3 (1) states:-

“In this Act, “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 of use of any structures or other land.”

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

Section 4 (2) of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted development. The main regulations made under this provision are the Planning and Development Regulations, 2001.

Planning and Development Regulations, 2001

Article 6(1) of the Regulations states as follows:- *“(a) Subject to article 9, development consisting of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1*

Article 9 (1) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development.

Schedule, 2, Part 1

CLASS 1

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.

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
- (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
- (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

CLASS 7

The construction or erection of a porch outside any external door of a house.

1. Any such structure shall be situated not less than 2 metres from any road.
2. The floor area of any such structure shall not exceed 2 square metres.
3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

<p>CLASS 50</p> <p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p> <p>(ii) an industrial building,</p> <p>(iii) a business premises, or</p> <p>(iv) a farmyard complex.</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p>
<p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>

Assessment

Having regard to the questions posed, the proposal constitutes “development” as set out under S3 of the Planning and Development Act 2000 in that “works” are proposed to be carried out on the site. The question therefore is whether or not these “works” constitute “exempted development” for the purposes of the Act

There are three main components to the question, 1-demolition, 2-rear extension and 3- new porch

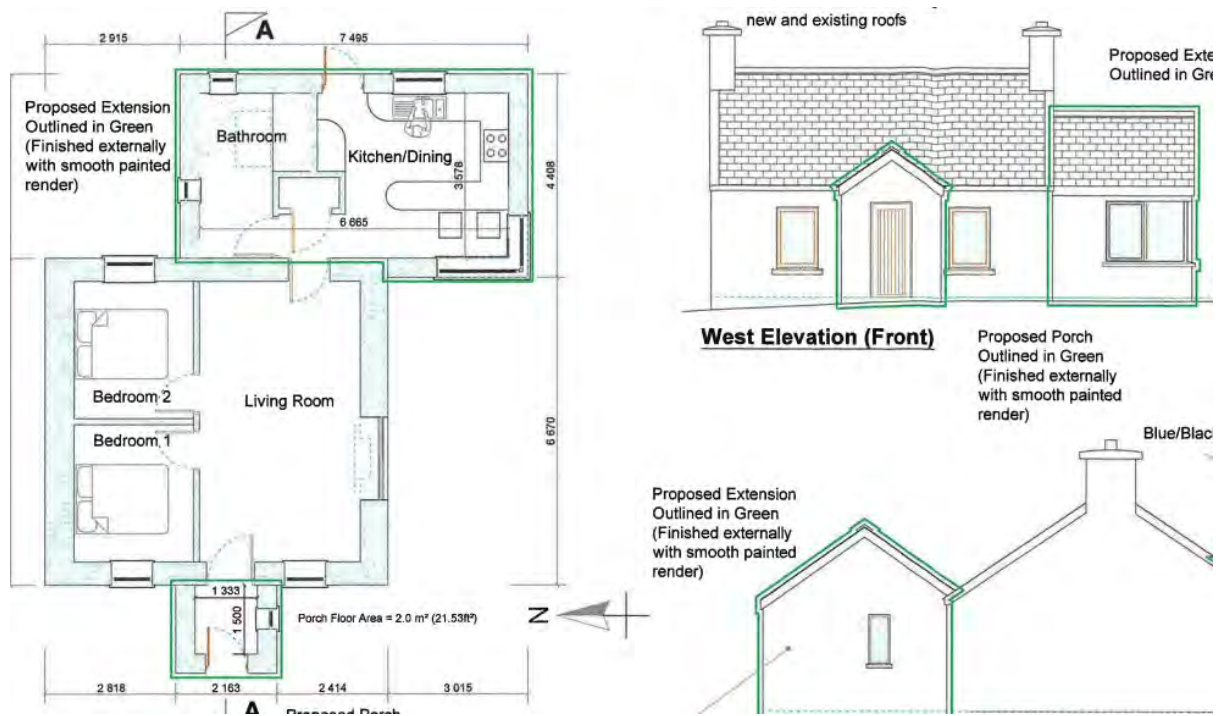
1. Demolition

It is proposed to demolish an existing 4.5sqm rear extension to the property. Demolition of part of a dwelling is covered under Class 50 of the P&DR 2001. This provision allows demolition of part of a dwelling where it is in connection with the provision of a new extension adhering to Class 1 of said schedule. In theory therefore the demolition aspect is allowable under Class 50 on the proviso that the new replacement extension meets the provision of class 1. The new extension is dealt with under item 2 below

2. New Extension

In relation to the proposed new extension, Class 1, Schedule 2, Part 1, (Exempted Development) Regulations 2001) allows the construction of up to 40sqm new build to be constructed to the rear of an existing dwelling subject to certain caveats. The extension is single storey and measures approx. 23.85sqm. Having reviewed the drawings submitted, the

proposal does not comply with the caveats listed under the exemption class. Fundamentally, the proposed extension is visible to the side of the dwelling notwithstanding the fact that it is also attached to the rear of the dwelling. The exemption class is only available to extensions which are fully located within the rear plane of the dwelling. The fact that this proposal does not meet the requirements of the exemption class also negates the demolition aspect outlined under item 1



3- New Porch

The proposed front porch is 2sqm and less than 4m in height. As such it meets the requirements of Class 7

Article 9 Restrictions

Restrictions on exemptions are listed under Article 9 of the Regulations. Having reviewed same none would apply to the subject proposal.

AA/ EIA

Section 4(4) of the Act essentially de-exempts any development which attracts a requirement for Environmental Impact Assessment (EIA) or Appropriate Assessment (AA).

In relation to EIA, part 2 of schedule 5 lists development which may require EIA for the purposes of part 10 of Part 10 of the Planning and Development Act.

Having considered that detail I am satisfied the proposal does not trigger any requirement for mandatory or sub-threshold EIA. Similarly, and having regard to the small scale of the proposal and the distance to Natura 2000 site, I am satisfied that requirement for AA is not warranted

Conclusion

In considering this referral, and having had regard particularly to -

(a) Section 2(1), 3(1), 4(4), of the Planning and Development Act, 2000, as amended,

(b) Articles 3, 6 and 9 and Class 1, Class 7 and Class 50 of Schedule 2, part 1 of the Planning and Development Regulations, 2001, as amended,

The Planning Authority has concluded that:

(a) the proposal constitutes "development" within the meaning of S3 of the Act

(b) The proposed demolition of existing rear extension and proposed new extension does not constitute "exempted development" having regard to the provisions of both Class 1 and Class 50, Schedule 2, Part 1, (Exempted Development) Regulations 2001. The proposed extension will be visible to the side of the dwelling thus contravening the requirements of Class 1

(c) The proposed porch is considered to constitute "exempted development" as per the provisions of Class 7, Schedule 2, Part 1, (Exempted Development) Regulations 2001)

Enda Quinn
Executive Planner
28/1/2025

Comhairle Contae Chorcaí Cork County Council

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
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Planning & Development,
County Hall,

Carrigrohane Road, Cork T12 R2NC.

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Web: www.corkcoco.ie



Gemma Palmer,
19 Millbrook,
Midleton,
Co. Cork.

30th December, 2024

Our Ref.: D/298/24

Re: Declaration of Exempted Development under Section 5 of The Planning and Development Act 2000 – 2010.

Whether the proposed demolition of an existing rear extension, construction of a new rear extension and construction of a new front porch at Newtown, Ballynoe, Mallow, Co. Cork, P51 PCF9 is or is not development or is or is not exempted development

Dear Madam,

Please be advised that a declaration has been sought with respect to Section 5 of the Planning and Development Act 2000 (as amended) from the Planning Authority by Victoria Wray with respect to whether the above description at Newtown, Ballynoe, Mallow, Co. Cork constitutes development.

You are being notified as the applicant has indicated that you are the legal owner of the land in question.

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>



We are Cork.



Recycled

Paul A. Geary BE MIEI

Consulting Engineer

Berryfield, Newtown, Ballynoe, Mallow, Co. Cork

email: paulgeary@eircom.net

Tel.: (086) 88 39 110

Cork County Council
Planning Department
Floor 2
County Hall
Carrigrohane Road
Cork
T12 R2NC

20th December 2024

Dear Sir or Madam,

Re: Victoria Wray

Proposed Development at Newtown, Ballynoe, Mallow Co. Cork P51 PCF9
Section 5 Declaration Application

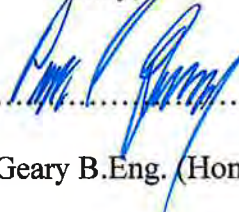
Please find enclosed the application for a Section 5 Declaration in regard to the above proposed development. The relevant documents are detailed below in the Document Schedule.

Document Schedule

Item	Document	Copies
1.	Application Form	4
2.	Contact Details	1
3.	6" O.S. map	4
4.	1:2500 O.S. map	4
5.	Site Layout Plan 1:500 scale	4
6.	Existing Structures – Plans, Elevations & Sections	4
7.	Proposed Structures – Plan Elevations & Section	4

- A cheque in the sum of €80.00 is enclosed to validate the application.
- Should you require further information do not hesitate to contact the undersigned.

Yours faithfully,


.....
Paul Geary B.Eng. (Hons.) NCEA Cert. Eng. MIEI

PLANNING DEPARTMENT

20 DEC 2024

CORK COUNTY COUNCIL
County Hall, Cork



CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:
- 1 No. Copy of Contact Details:
- 4 No. Copies 6" O.S. Maps:
- 4 No. Copies 25" O.S. Maps:
- 4 No. Copies of Site Layout Plan:
- 4 No. Copies Scaled Drawings of Development:
- €80 Application Fee:

<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"/>

FOR OFFICE USE ONLY

Receipt No.	PL-0002462
Cash/Cheque/ Credit Card	Cheque
Date	20/12/2024
Declaration Ref. No.	D/298/24

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)

Victoria Wray

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

Newtown, Ballynoe, Mallow, Co. Cork, P51 PCF9

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

Is the proposed development Exempt Development?
The proposed development will comprise: 1) demolition of the exiting dilapidated, poorly constructed rear shower/WC extension
2) Construction of a new rear extension per the attached drawings 3) Construction of a new front porch
The existing House including the exiting rear extension has a floor area of 46.7m ²
The exiting rear extension to be demolished has a floor area of 4.5m ² The proposed extension will have a floor area of 23.85m ² . The proposed front porch will have a floor area of 2.0m ²
The proposed development will include all associated site works including a new connection to the existing septic tank

Stamp: Planning Department
20 DEC 2011
County Council

4. APPLICATION DETAILS:

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m²)

(a) Floor area of existing/proposed structure(s):	Existing:- 46.7m ² Proposed 25.85m ²
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable: 4.1m ²
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use _____ _____ Proposed use _____ _____	<i>H/A</i>
(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:

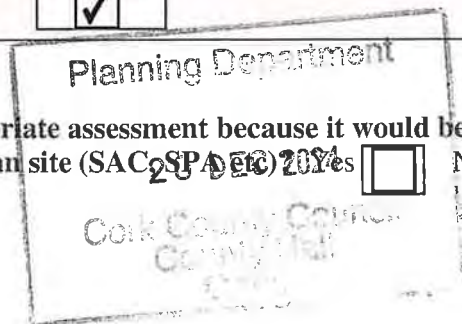
Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input type="checkbox"/>	B. Other <input checked="" type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:	Purchasing subject to contract	
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):	Gemma Palmer	

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) 2004? 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)	Victoria Hoy
Date	20/12/2024

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:

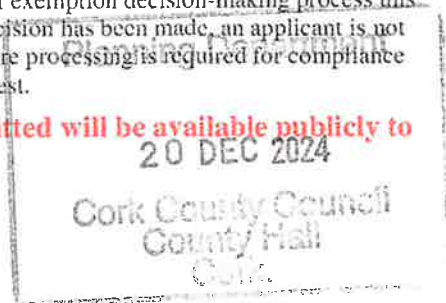
Sensitive personal data being submitted in support of Declaration of Exemption Application

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

Signed	Victoria Hoy
Date	20/12/2024

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.

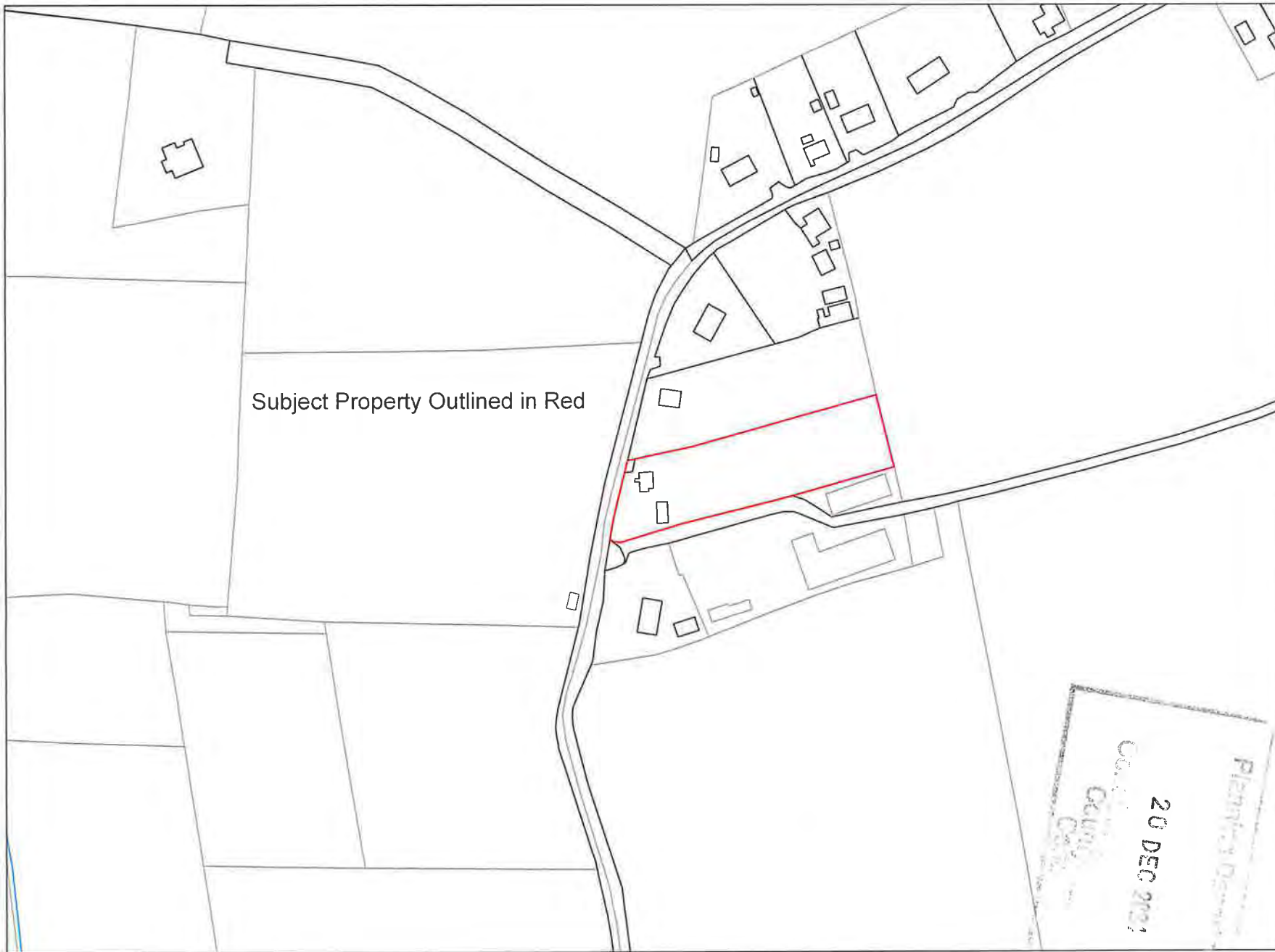
- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and 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	20/12/2024





Scale : 1:2500 @ A4



Description: Digital Landscape Model (DLM)

Publisher / Source: Tailte Éireann

Data Source / Reference: PRIME2

File Format:

Autodesk AutoCAD (DWG_R2013)

File Name: v_50435503_1.dwg

Clip Extent / Area of Interest (AOI):

LLX,LLY= 594259.5,588157.0
 LRX,LRY= 594842.5,588157.0
 ULX,ULY= 594259.5,588587.0
 URX,URY= 594842.5,588587.0

Projection / Spatial Reference:

Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates: X,Y= 594551.0,588372.0

Reference Index:

Map Series | Map Sheets
 1:2,500 | 6108-D
 1:5,000 | 6108

Data Extraction Date: Date= 21-Nov-2024

Source Data Release:

DCMLS Release V1.181.119

Product Version: Version= 1.4

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This topographic map
 does not show
 legal property boundaries,
 nor does it show
 ownership of physical features

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 Gach cead ar cosnamh.

Ní ceadmhach son chuid
 den fhoilseachán seo
 a chóipeáil, a athíreacadh nó a tharchur
 in son foirne ná ar son
 bhealach gan cead i scríbhinn roimh
 ré ó úinéirí an chóipeáil

Ní hionann bóthar,
 bealach nó cosán a bheith
 ar an léarscáil seo agus
 fianaise ar chead sli.
 Ní thaispeánann an léarscáil
 topagrafach seo teorainneacha
 réadmhaoine dlíthiúla,
 agus ní léiríonn sé úinéireacht
 ar ghnéithe fisiceacha.

WD033
Revision Date =
Survey Date = 31-Dec-1923
Levelled Date = 31-Dec-1927

CK045
Revision Date =
Survey Date = 31-Dec-1931
Levelled Date = 31-Dec-1935

CK046
Revision Date =
Survey Date = 31-Dec-1931
Levelled Date = 31-Dec-1935

CK054
Revision Date =
Survey Date = 31-Dec-1931
Levelled Date = 31-Dec-1936

CK055
Revision Date =
Survey Date = 31-Dec-1931
Levelled Date = 31-Dec-1936

File Format: Tagged Image File Format (TIFF)

File Name: R_50435503_1.tif

Clip Extent / Area of Interest (AOI):

LLX,LLY= 592090.0,586555.0
LRX,LRY= 597012.0,586555.0
ULX,ULY= 592090.0,590189.0
URX,URY= 597012.0,590189.0

Projection / Spatial Reference:

IRENET95 Irish Transverse Mercator

Centre Point Coordinates: X,Y = 594551.0,588372.0

Data Extraction Date: 21-Nov-2024

Product Version: 1.4

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of a right of way.

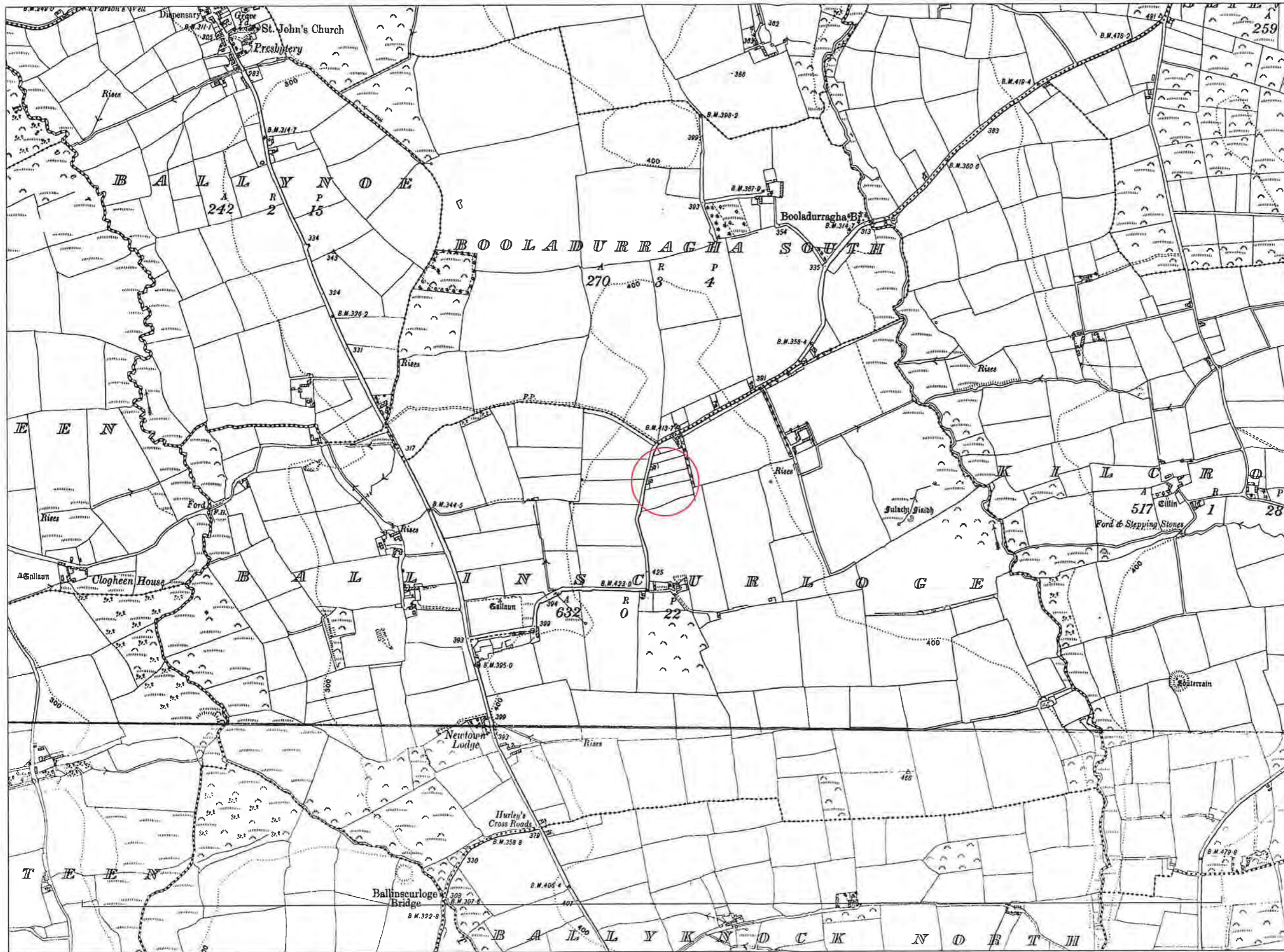
This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

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Gach cead ar cosnamh.

Ní ceadmhach aon chuid
den fhóilseachán seo
a chóipeáil, a atáirgeadh nó a tharchur
in aon fhoirm ná ar aon
bhealach gan cead i scríbhinn roimh
ré ó úinéir an chóipchirt

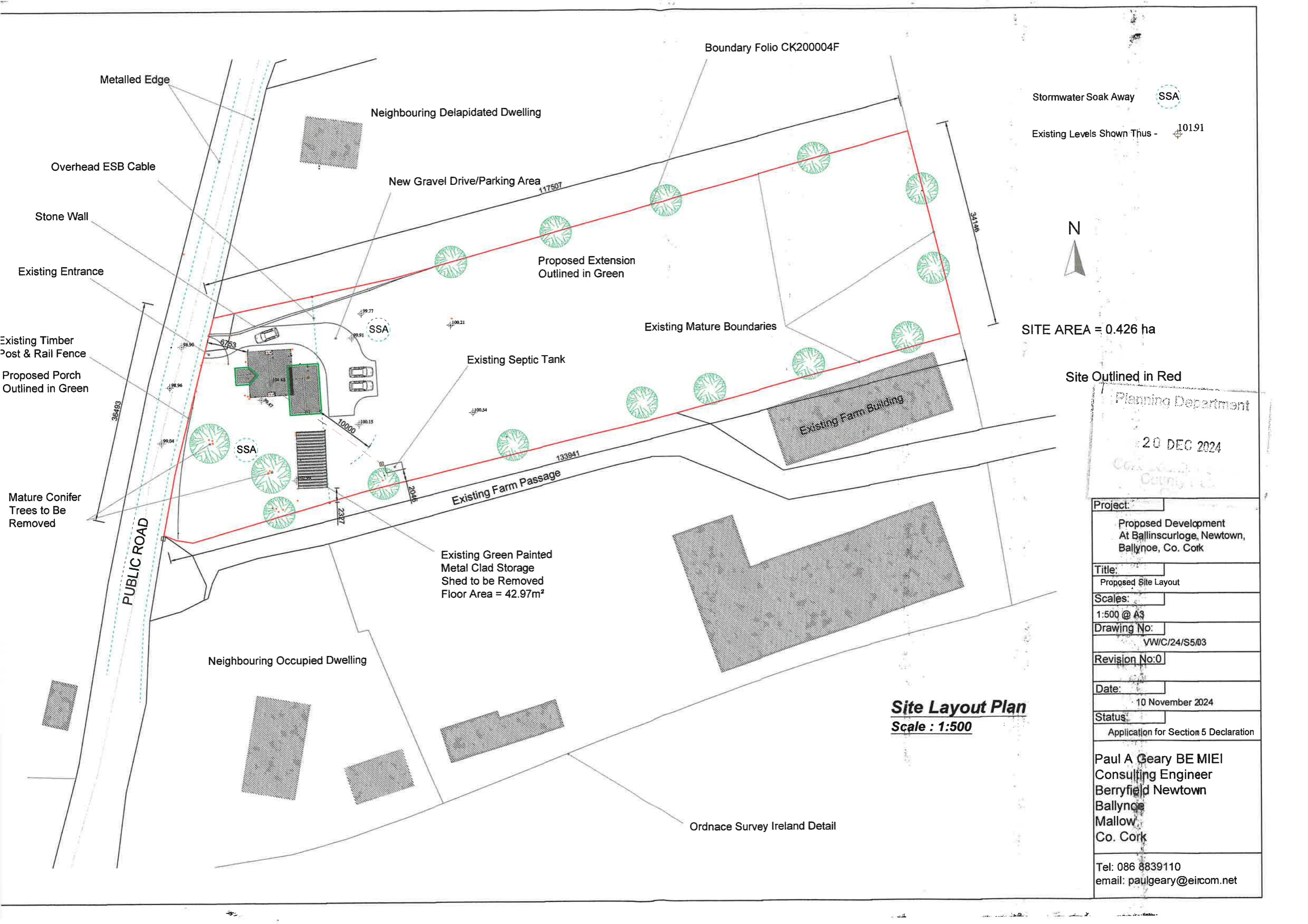
Ní hionann bóthar,
bealach nó cosán a bheith
ar an léarscáil seo agus
fianaise ar chead sli

Ní thaispeánann an léarscáil
topagrafach seo teorainneacha
réadmhoine dlíthiúla,
agus ní léiríonn sé úinéireacht
ar ghnéithe fisiceacha



Scale : 1:1560 @ A3





Boundary Folio CK200004F

Stormwater Soak Away (SSA)

Existing Levels Shown Thus - 101.91



SITE AREA = 0.426 ha

Site Outlined in Red

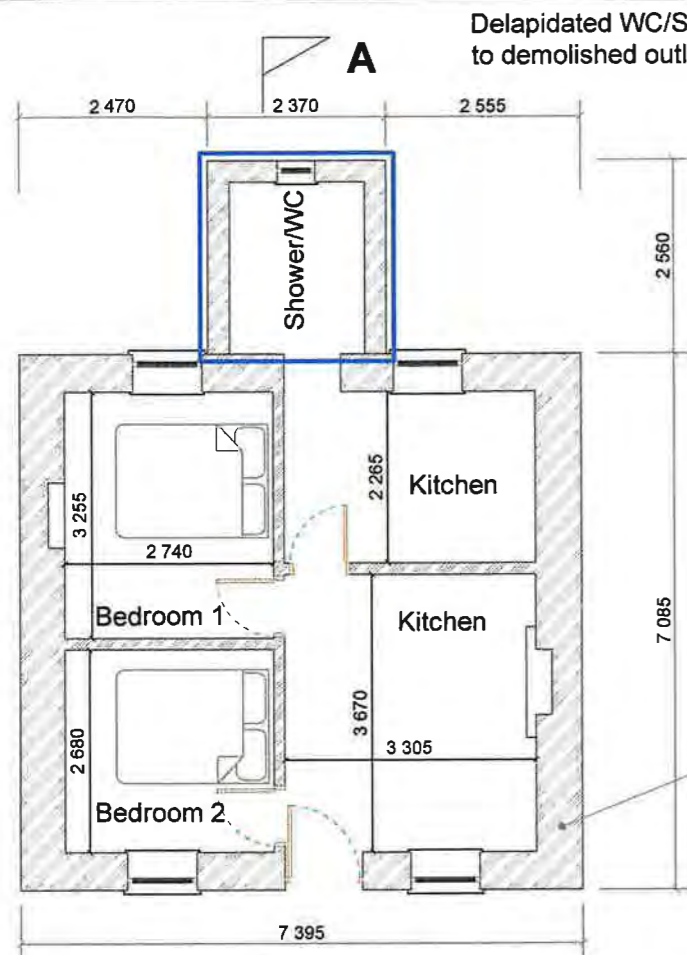
Planning Department

20 DEC 2024

Project:	Proposed Development At Ballinscurloge, Newtown, Ballynoe, Co. Cork
Title:	Proposed Site Layout
Scales:	1:500 @ A3
Drawing No:	VW/C/24/S5/03
Revision No:	0
Date:	10 November 2024
Status:	Application for Section 5 Declaration
Paul A Geary BE MIEI Consulting Engineer Berryfield Newtown Ballynoe Mallow Co. Cork	
Tel: 086 8839110 email: paulgeary@eircom.net	

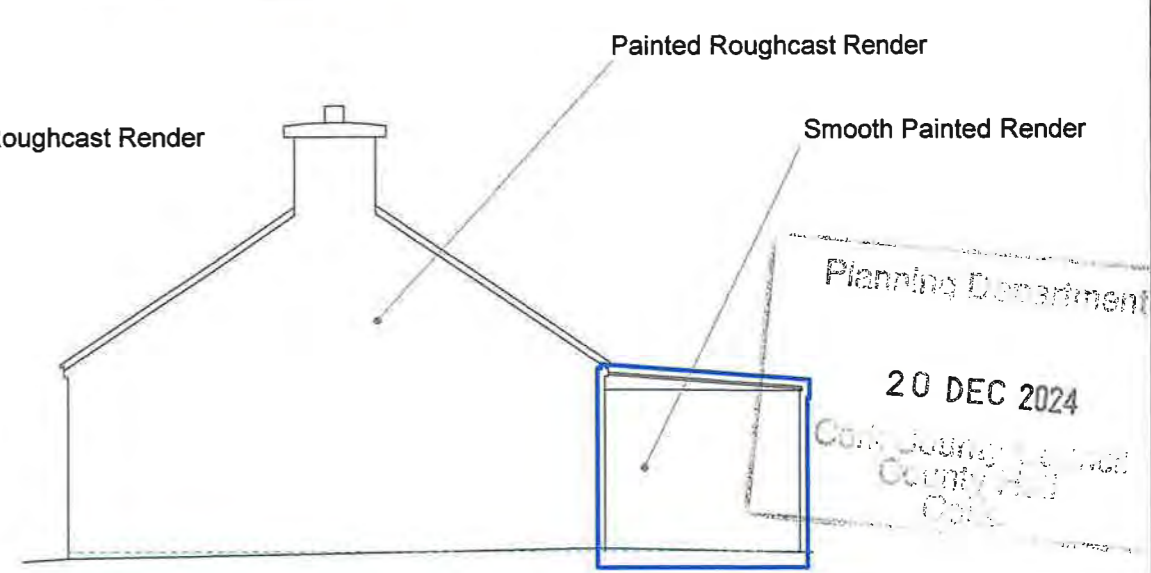
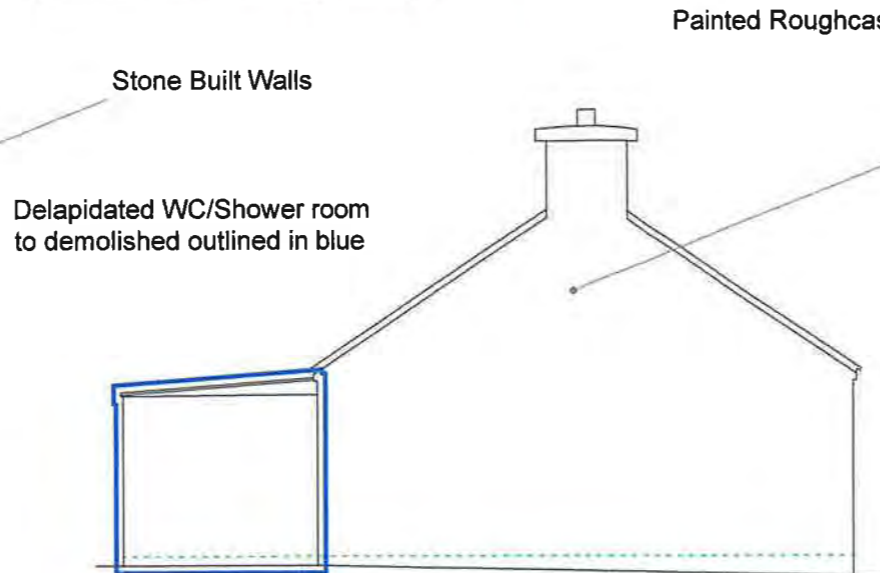
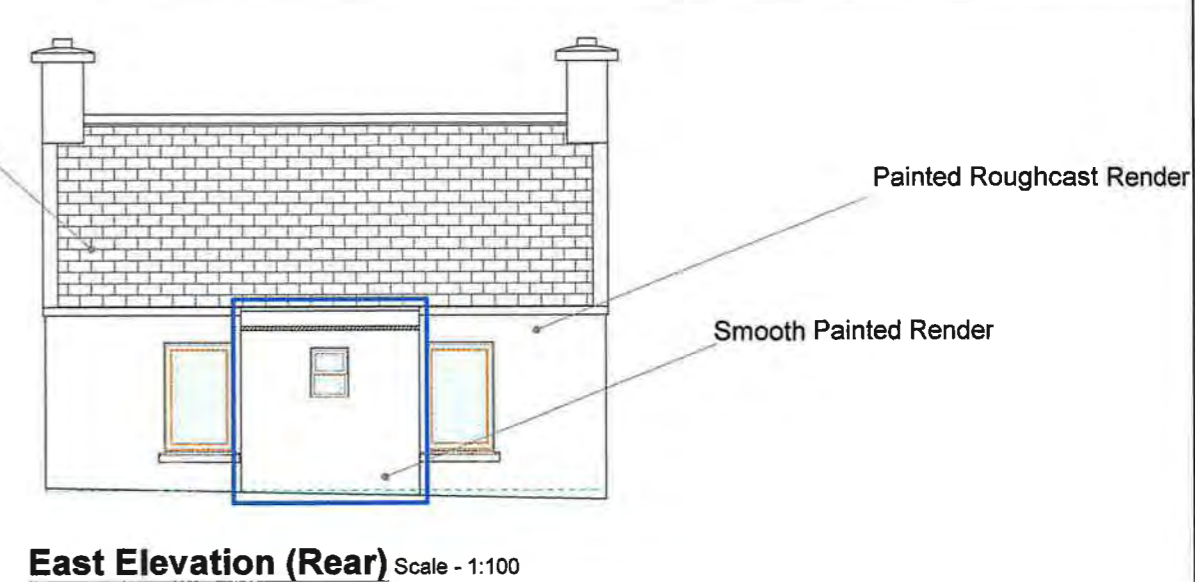
Site Layout Plan
Scale : 1:500

Ordnance Survey Ireland Detail

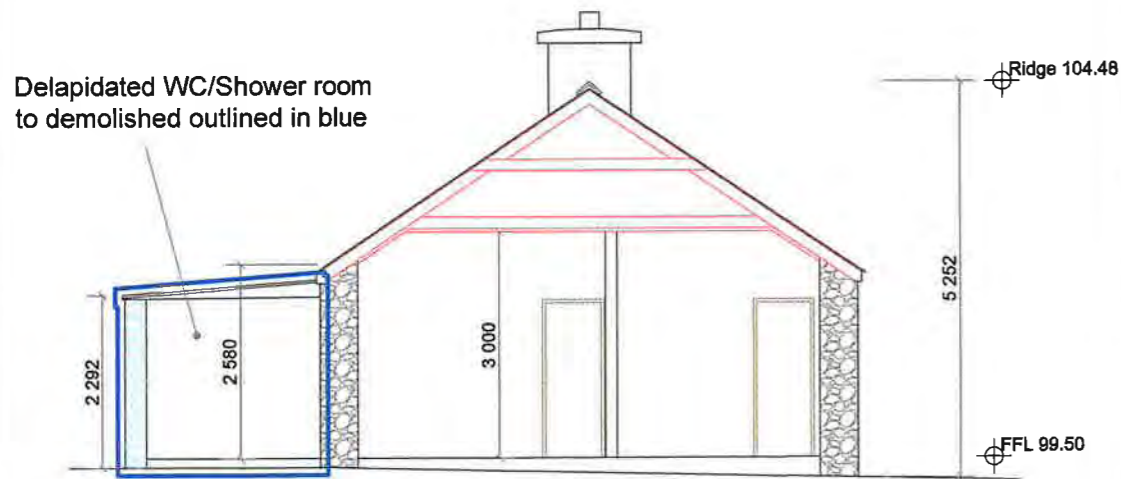


Existing Floor Plan

Scale - 1:100



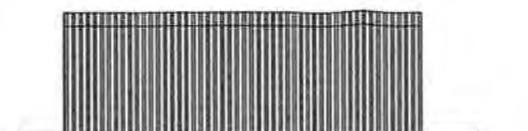
Planning Department
20 DEC 2024
Cork County Council
County Cork



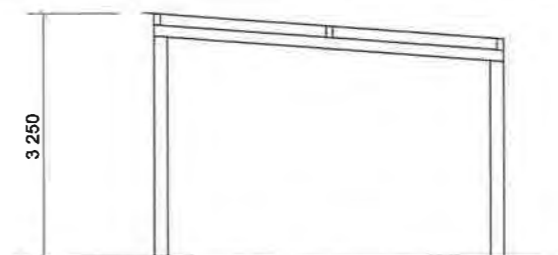
Shed (End Elevations) Scale - 1:200



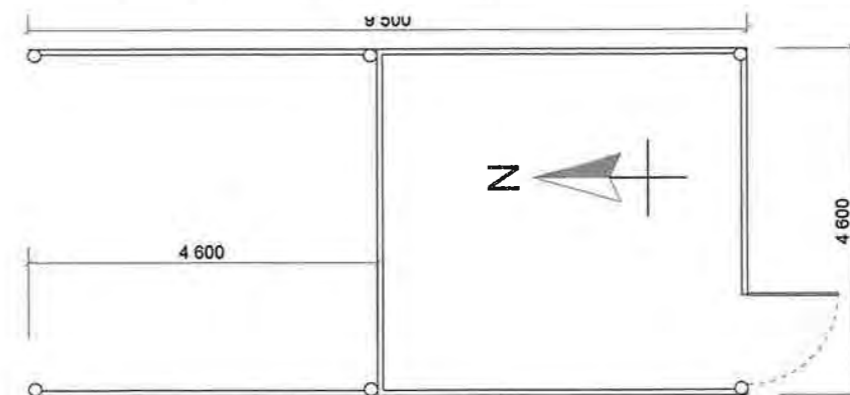
Shed (Front Elevation) Scale - 1:200



Shed (Front Elevation) Scale - 1:200



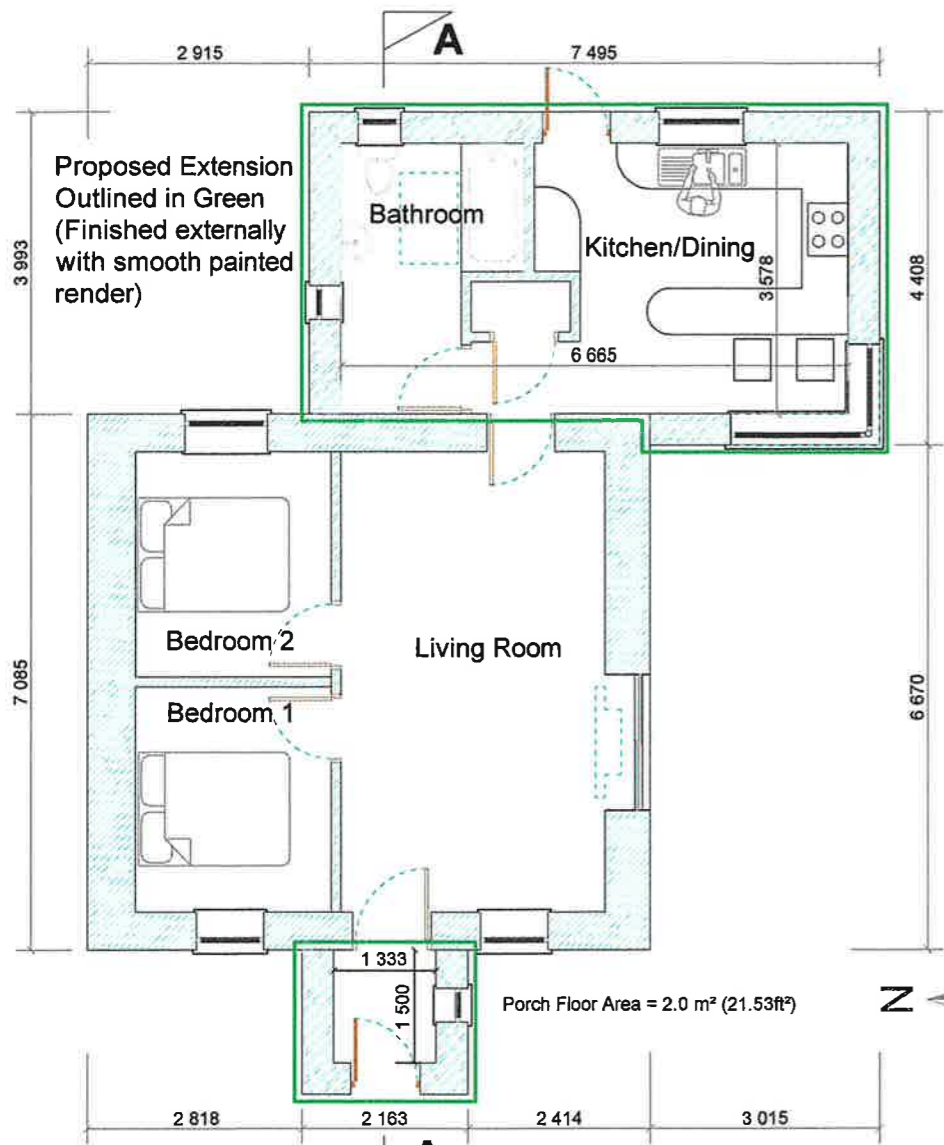
Shed (Typical Section) Scale - 1:100



Shed (Floor Plan) Scale - 1:100

METAL CLAD SHED TO BE REMOVED

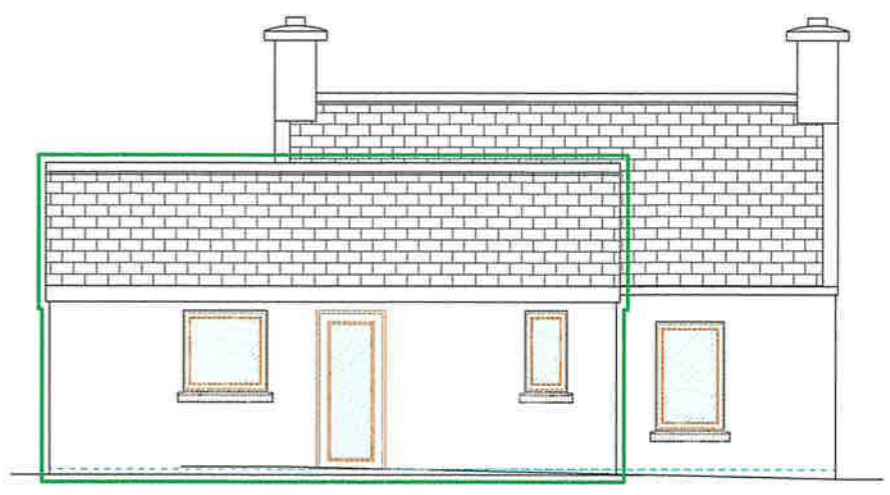
Project:	Proposed Development At Ballinscurloge, Newtown, Ballynoe, Co. Cork
Title:	Existing Floor Plan, Elevations & Section
Scales:	1:100 & 1:200 @ A3
Drawing No:	VW/C/24/S5/01
Revision No:	0
Date:	10 November 2024
Status:	Application for Section 5 Declaration
Paul A Geary BE MIEI Consulting Engineer Berryfield Newtown Ballynoe Mallow Co. Cork	
Tel: 086 8839110 email: paulgeary@eircom.net	



Proposed Floor Plan



West Elevation (Front)

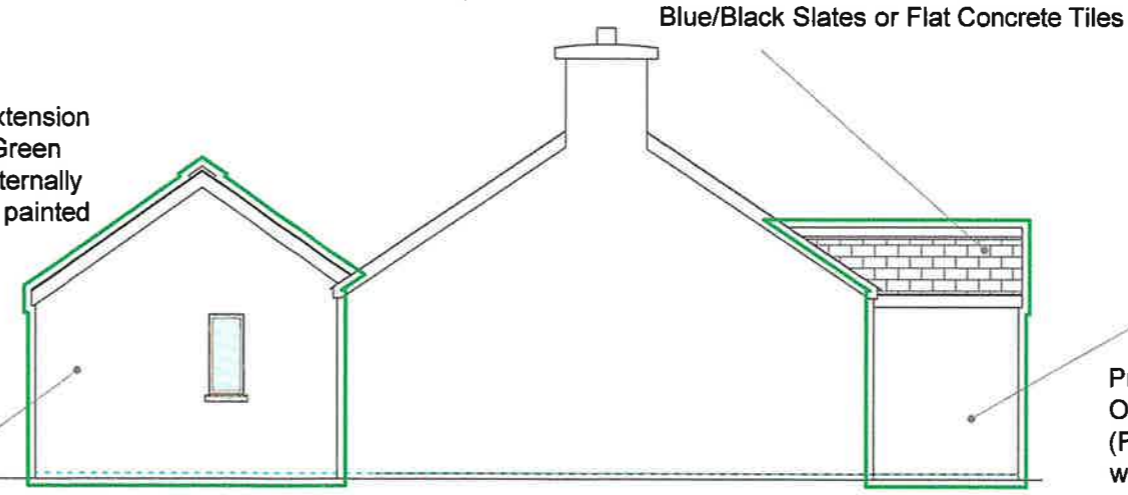


East Elevation (Rear)

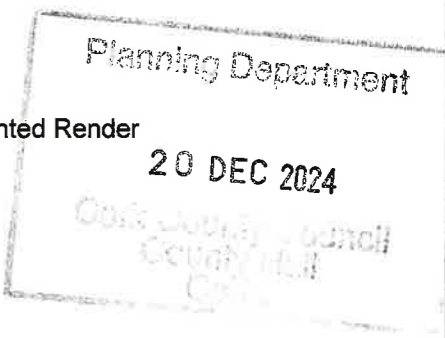
Proposed Porch Outlined in Green (Finished externally with smooth painted render)

Proposed Extension Outlined in Green (Finished externally with smooth painted render)

Proposed Extension Outlined in Green (Finished externally with smooth painted render)

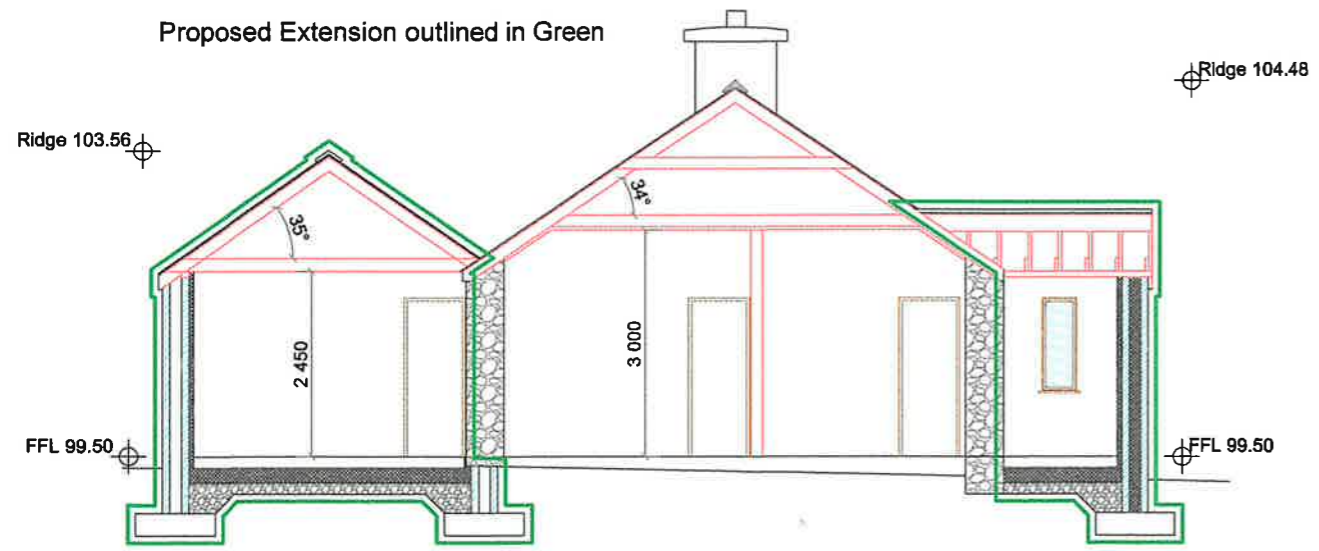


North Elevation (Left)



New and replacement windows and external doors to be non white uPVC, Timber or AluClad

New and replacement fascia and rainwater goods to be non white uPVC or timber



Typical Section A - A (Proposed)

Proposed Porch Outlined in Green (Finished externally with smooth painted render)

South Elevation (Right)

New Patio Door

Proposed Extension Outlined in Green (Finished externally with smooth painted render)

Project:	Proposed Development At Ballinscurloge, Newtown, Ballynoe, Co. Cork
Title:	Proposed Floor Plan, Elevations & Section
Scales:	1:100 @ A3
Drawing No:	VW/C/24/S5/02
Revision No:	0
Date:	10 November 2024
Status:	Application for Section 5 Declaration
Paul A Geary BE MIEI Consulting Engineer Berryfield Newtown Ballynoe Co. Cork	
Tel: 086 8839110 email: paulgeary@eircom.net	