

Comhairle Contae Chorcaí Cork County Council

Joan & Eddie Taafe,
C/O Michael O'Keeffe,
HealyCornelius Design Ltd.,
Studio 15 KIC,
Deerpark
Killarney,
Co. Kerry.
V93 FP74

26th February, 2025

REF: D/208/25
LOCATION: 6 Mill Lane, Millstreet, Co. Cork P51 KOV3

**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 29th January, 2025 the Planning Authority, having considered whether the proposed reconstruction and construction of rear extension, replacement and reconstruction of windows, removal and replacement of lead flashing at **6 Mill Lane, Millstreet, Co. Cork P51 KOV3** 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, 3, 4(1)(h) and 5 of the Planning and Development Act 2000 (as amended)
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001-2024 (as amended)
- Article 9(1) of the Planning and Development Regulations, 2001-2024 (as amended)

And Whereas the Planning Authority hereby concludes that

- (a) The proposed extension meets the requirements of Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001-2024 as amended,
- (b) The proposed reconstruction of rear extension, replacement and reconstruction of windows, removal and replacement of lead flashing could constitute exempted development under section 4(1)(h) of the Planning and Development Act 2000 as amended,

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



We are Cork.



Recycled

The Planning Authority concludes that the reconstruction and construction of rear extension, replacement and reconstruction of windows, removal and replacement of lead flashing at **No. 6 Mill Lane, Millstreet, Co. Cork P51 KOV3** is 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>

Declaration on Exempted Development Under Section 5 of the Planning and Development Act 2000 as amended.

1.0 Introduction

1.1 Joan and Eddie Taaffe have submitted a Section 5 declaration asking whether reconstruction and construction of rear extension, replacement and reconstruction of windows, removal and replacement of lead flashing at No. 6 Mill Lane, Millstreet, Co. Cork P51KOV3, is or is not development and is or is not exempted development?

2.0 Planning History and Policy



2.1 There is no recent planning history on the site. Nearby history is as follows:

North

14/6656

Noreen O Sullivan was granted planning permission for raising of roof height of existing dwelling, addition of windows at first floor level and all other associated works at No. 10. Mill Lane.

20/4322

Trish Costello was granted planning permission To (A) demolish the existing W.C. to the rear of the existing dwelling house, (B) raise the roof height of the main part of the existing dwelling house with associated roof windows installed, (C) carry out alterations to the existing elevations including windows to be added at first floor level, widening of door at ground floor level (rear) and all other associated works at No.11 Mill Lane.

2.2 The site is located within the development boundary of Millstreet as identified in the Cork County Development Plan 2022-2028 and is zoned 'Existing Residential/Mixed Residential and Other Uses'. Policy objective ZU 18-9 of the County Development Plan applies.

2.3 It should be noted that the existing property is not a Protected Structure, not on the NIAH, not within an ACA and not within a flood extent zone as identified in the CDP 2022.

3.0 Relevant Legislation

3.1 According to Section 2(1) of the Planning and Development Act 2000 (as amended), the definition of "Works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

3.2 According to Section 3(1) of the Planning and Development Act 2000 (as amended), "Development" means, save where the context otherwise requires, the carrying out of works on, in or under land or the making of any material change in the use of any structures or other land.

3.3 Section 4(1)(h) of the Act is *"development consisting of the carrying out of works for the maintenance, improvement, or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures."*

3.4 Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001-2024 as amended is particularly relevant.

4.0 Assessment

4.1 The application form outlines that the following is proposed:

- Reconstruction of rear single storey extension,
- Construction of 3.5 sqm infill extension to rear,
- Reconstruction of existing dormer windows, including new timber rafters/trimming rafters, to replace rotten/deteriorated roof members,
- Removal of cement fibre slates (possibly asbestos containing) and replacement with fibre cement slate to match existing and neighbouring properties,
- Replacement of all windows and doors with double glazed timber frame fittings to the front (street) and double glazed uPVC to the rear,
- Replacement of lead flashing to part wall gable of property to south (5 Mill Lane),
- Internal alterations (partitions, electrical and mechanical upgrades, etc.).

- 4.2 The existing floor area is stated as 54.52 sqm and the proposed floor area is stated as 58.02 sqm. It is stated that a previous extension was constructed with a floor area of 6 sqm. The reconstruction of an existing part of the building (rear single storey extension) with similar materials could be considered exempt under section 4(1)(h) of the Planning and Development Act 2000 as amended.
- 4.3 In terms of the proposed extension to the rear measuring 3.5 sqm, Class 1 allows for the extension of a house to the rear provided a number of conditions/limitations are met.

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.

- 4.4 Condition/limitation 1 and 2 outline the limits (in sqm) of proposed extensions in cases where the existing house hasn't or has been previously extended. Where the house has been extended previously the floor area of any such extension taken together with the floor area of any previous extensions constructed from 1 Oct 1964 shall not exceed 40 sqm. Also, where the house is terraced the floor area of any extension above ground level shall not exceed 12 sqm. This is a terraced dwelling which has been extended by 6 sqm. The proposed extension has a floor area of 3.5 sqm so in combination the area is less than 40 sqm. This is a ground level extension (no first floor/above ground element is proposed). Therefore, I am satisfied it meets the requirements of condition/limitation 1 and 2.
- 4.5 Condition/limitation 3 requires that any above ground level extension shall be a distance of not less than 2m from any party boundary. The subject extension is single storey and not above ground level so this is not relevant.
- 4.6 Condition/limitation 4 outlines where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. In this case, the rear wall of the house does not include a gable and the height of highest part of the proposed extension does not exceed the height of the rear wall of the house. The height of the proposed extension would be 2.5m. The height of the rear wall of the house would be 3m approximately. The height of the proposed flat roof extension does not exceed the height of the eaves of the existing house. I am satisfied the proposed extension meets the requirement of condition/limitation 4.
- 4.7 Condition/limitation 5 outlines that the construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres. There is more than 25 sqm of private amenity space remaining to the rear. I am satisfied the proposed extension meets the requirement of condition/limitation 5.

- 4.8 Condition/limitation 6 states that any window proposed at ground level in any proposed extension shall not be less than 1m from the boundary it faces. Also, any window proposed above ground level shall not be less than 11m from the boundary it faces. This is a single storey extension and the window/door on the west/rear elevation is more than 1m from the boundary it faces. I am satisfied the proposed extension meets the requirement of condition/limitation 6.
- 4.9. Condition/limitation 7 outlines that the roof of any extension shall not be used as a balcony or roof garden. The floor plans submitted do not propose a balcony/roof garden. I am satisfied the proposed extension meets the requirement of condition/limitation 7.
- 4.10 Article 9 (1) (a) of the Planning and Development Regulations 2001-2024 as amended outlines that development to which article 6 relates shall not be exempted development for the purposes of the Act, if the carrying out of such development would meet with one of the categories (i) through (xii). I am satisfied that the proposed development does not trigger article 9(1)(a).
- 4.11 The proposal also includes other elements including:
- Reconstruction of existing dormer windows, including new timber rafters/trimming rafters, to replace rotten/deteriorated roof members,
 - Removal of cement fibre slates (possibly asbestos containing) and replacement with fibre cement slate to match existing and neighbouring properties,
 - Replacement of all windows and doors with double glazed timber frame fittings to the front (street) and double glazed uPVC to the rear,
 - Replacement of lead flashing to part wall gable of property to south (5 Mill Lane),
 - Internal alterations (partitions, electrical and mechanical upgrades, etc.).
- 4.12 Having reviewed the drawings submitted, I am satisfied that these works are development but could be considered exempted development under section 4(1)(h) of the Planning and Development Act 2000 as amended as they consist of the carrying out of works for the maintenance, improvement, or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. Materials are being replaced with like materials on the front elevation in particular to avoid a material change in the appearance of the structure.

Appropriate Assessment

- 4.13 The subject site is within the screening zone of the Blackwater River (SAC) and having regard to the scale of the proposed development, its siting relative to the SAC, coupled with the lack of a hydrological connection between the site and the

SAC, it is considered that the subject matters of this application would not be likely to give rise to significant impacts on the Natura 2000 site.

Recommendation

Whereas a question has arisen as to whether the reconstruction and construction of rear extension, replacement and reconstruction of windows, removal and replacement of lead flashing at No. 6 Mill Lane, Millstreet, Co. Cork P51KOV3 is or is not development and is or is not exempted development,

And whereas the Planning Authority has had regard to:

- (a) Sections 2,3,4 and 5 of the Planning and Development Act 2000 as amended,
- (b) Part 1, Schedule 2 of the Planning and Development Regulations 2001-2024 as amended,
- (c) Article 9, (1) of the Planning and Development Regulations 2001-2024 as amended,

And whereas the Planning Authority has concluded that:

- (a) The proposed extension meets the requirements of Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001-2024 as amended,
- (b) The proposed reconstruction of rear extension, replacement and reconstruction of windows, removal and replacement of lead flashing could constitute exempted development under section 4(1)(h) of the Planning and Development Act 2000 as amended,

The Planning Authority concludes that the reconstruction and construction of rear extension, replacement and reconstruction of windows, removal and replacement of lead flashing at No. 6 Mill Lane, Millstreet, Co. Cork P51KOV3 is development and is exempted development.

Susan Hurley
Executive Planner
25/02/2025



26/02/25

ENGINEERS REPORT SECTION 5 DECLARATION D/209/25

John,

I have no objection from a roads viewpoint.

Kind Regards

Andreana

Andreana Sheehan | Innealtóir Feidhmiúcháin | Roinn na mBóithre
Comhairle Contae Chorcaí | Annabella | Mala | P51 Y6YT | Éire
T +353 - (022) 54807

Andreana.sheehan@corkcoco.ie | www.corkcoco.ie

Tirseach na gcustaiméirí : www.yourcouncil.ie



CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

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

✓
✓
✓
✓
✓
✓
✓

Planning Department
29 JAN 2025
Cork County Council
County Hall
Cork.

FOR OFFICE USE ONLY

Receipt No.	P120002472
Cash/Cheque/ Credit Card	SHQW5
Date	30/1/25
Declaration Ref. No.	D/208/25

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 purposes)
 - Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
 - Details of existing and proposed levels
 - Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie 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)

Joan and Eddie Taaffe

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

6 Mill Lane, Millstreet, Co. Cork P51 K0V3

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

1) Reconstruction of rear single-storey extension;

2) Construction of 3.5 sq.m infill extension to rear;

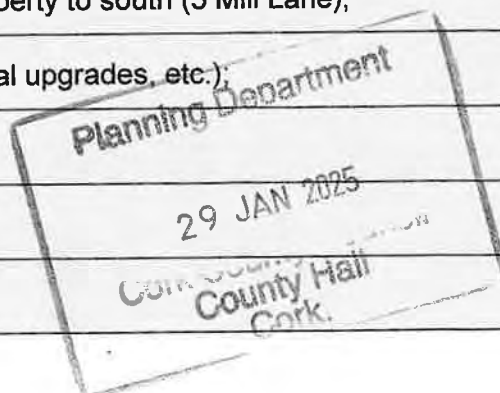
3) Reconstruction of existing dormer windows, including new timber rafters / trimming rafters, to replace rotten / deteriorated roof members.

4) Removal of cement fibre slates (possibly asbestos containing) and replacement with fibre cement slate to match existing and neighbouring properties;

5) Replacement of all windows and doors with double-glazed timber frame fittings to the front (street) and double-glazed uPVC to the rear;

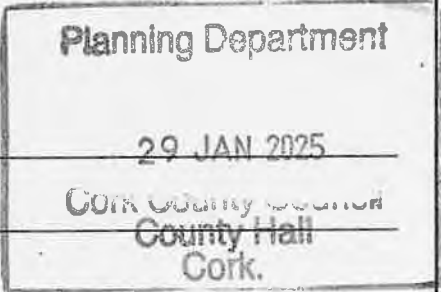
6) Replacement of lead flashing to party wall gable of property to south (5 Mill Lane);

7) Internal alterations (partitions, electrical and mechanical upgrades, etc.);



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: 54.52 sq.m / Proposed: 58.02 sq.m
(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: Floor Area: 6.00 sq.m
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use N/A	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 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

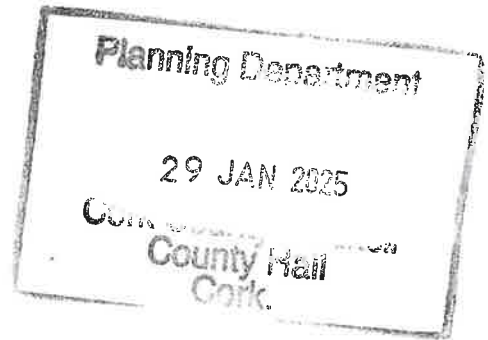
Signed (By Applicant Only)	<i>Joan Traffe</i>
Date	<i>29.01.25</i>

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	<i>Joan Traffe</i>
Date	<i>29.01.25</i>

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:

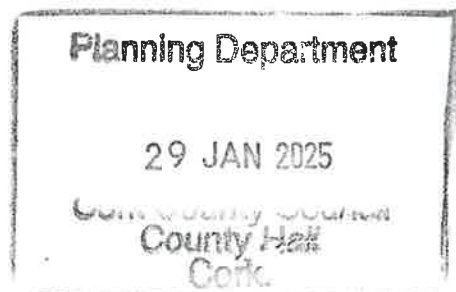
The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- 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)	Joan Taffey
Date	29 - 01 - 25



Site Location Map



Tailte
Éireann



CENTRE COORDINATES:
ITM 527129,590396

PUBLISHED: 17/10/2024
ORDER NO.: 50428929_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: CK039

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

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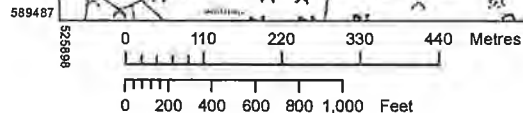
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LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

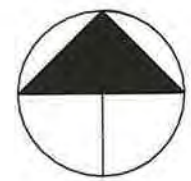


Ordnance Survey Ireland

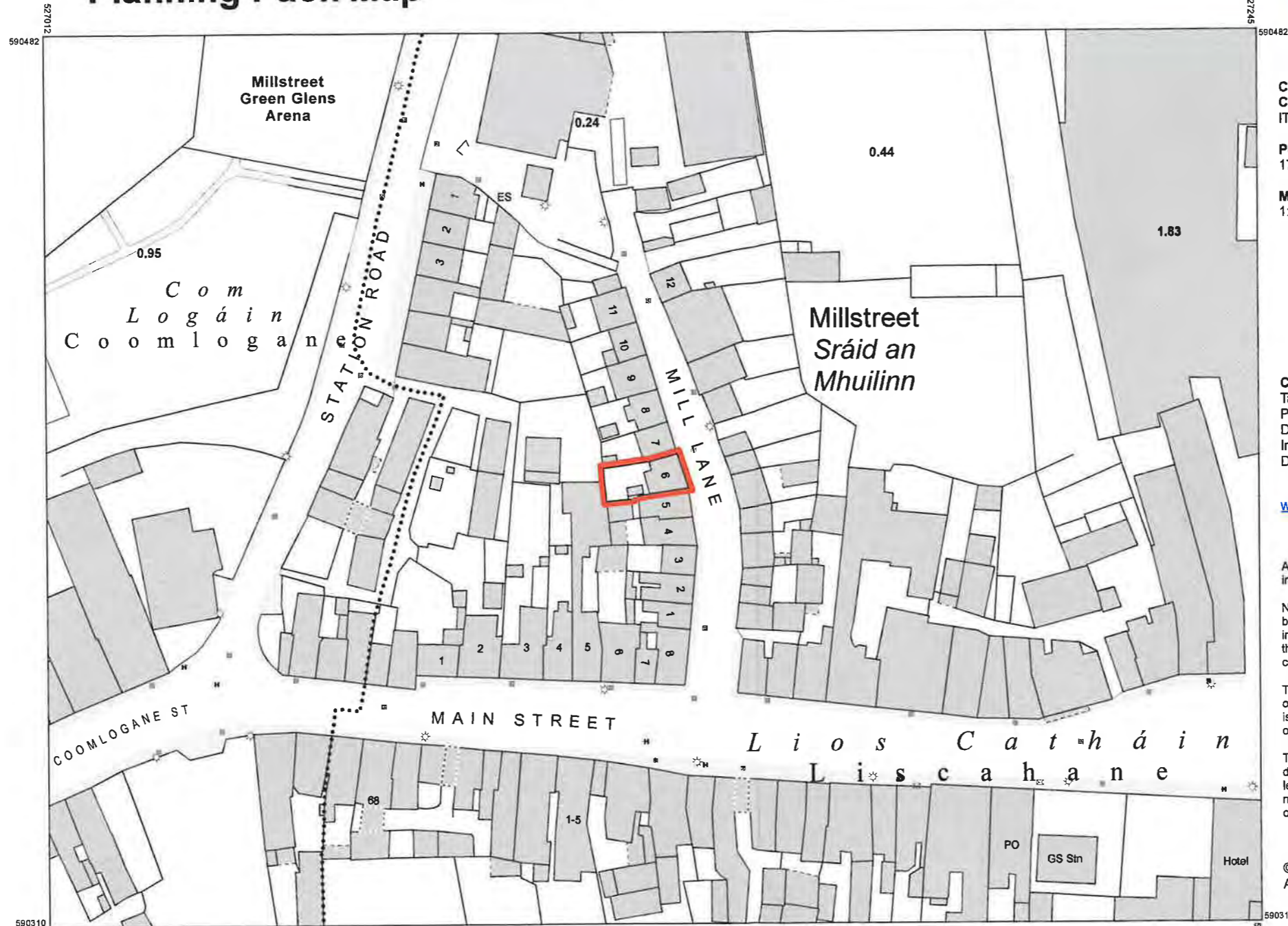
Planning Pack Map



Tailte Éireann



NORTH



CENTRE COORDINATES:
ITM 527129,590396

PUBLISHED: 17/10/2024
ORDER NO.: 50428929_1

MAP SERIES: 1:1,000
MAP SHEETS: 6091-04

Legend

— Site Boundary
 Site Area

0.0098 Ha / 0.0242 Acre

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

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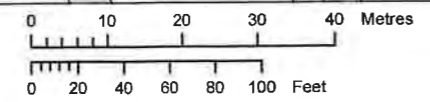
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LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'



1 Site Location Map
Scale: 1:1000

FOR CERT. OF EXEMPTION

- THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSES OF MAKING A PLANNING APPLICATION.
- IT DOES NOT PERTAIN TO SHOW CONSTRUCTION INFORMATION FOR THE PURPOSE OF TENDERING OR BUILDING NOR DOES IT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS.
- EXCEPT FOR THE PURPOSES OF PLANNING PERMISSION, DO NOT SCALE FROM DRAWING.

Rev:	Description:	Drawn:	Date:
C01	Issue for Certificate of Exemption	MOK	17/10/2024

		Studio 15 KIC, Deerpark, Killarney, Co. Kerry V93 FP74 T +353(0)21 234 8421 E info@healycornelius.com		Drawing Title: Site Location Map	
Client: Joan & Eddie Taaffe		Scale: 1:1000 @ A3	Date: 15 Oct. 2024	Drawn: MOK	
Job Title: No. 6 Mill Lane, Millstreet, Co. Cork P51 K0V3		Drawing Number: 24731-HCD-ZZ-ZZ-DR-A-0001		Status: A1	Rev: C01



Legend

— Site Boundary

--- Proposed Rear Extension

Site Area

0.0098 Ha / 0.0242 Acre



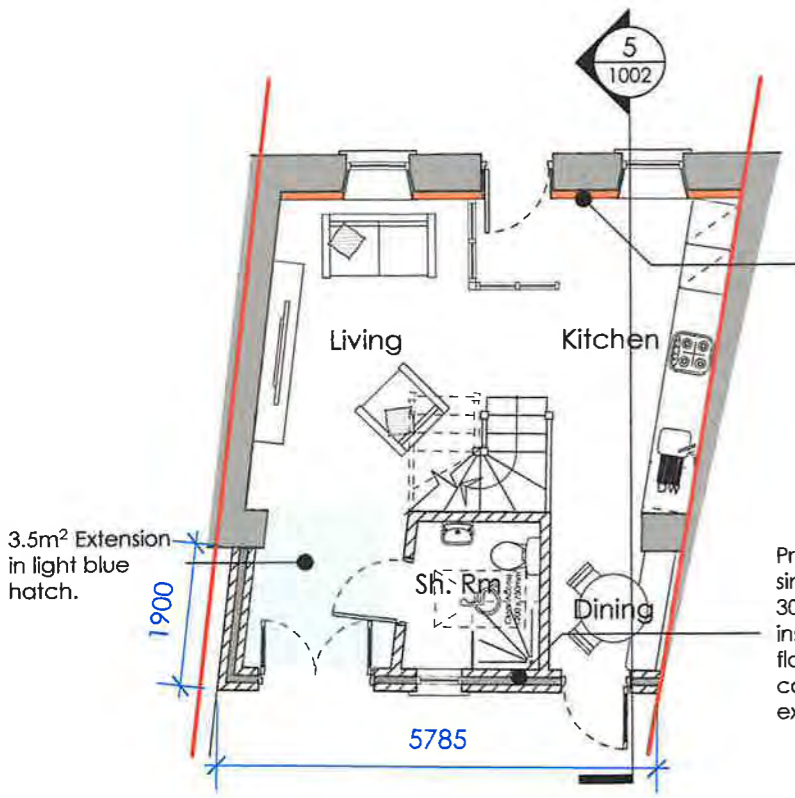
1 Site Layout Plan
Scale: 1:250

FOR CERT. OF EXEMPTION

- THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSES OF MAKING A PLANNING APPLICATION.
 - IT DOES NOT PERTAIN TO SHOW CONSTRUCTION INFORMATION FOR THE PURPOSE OF TENDERING OR BUILDING NOR DOES IT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS.
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Rev:	Description:	Drawn:	Date:
C01	Issue for Certificate of Exemption	MOK	17/10/2024

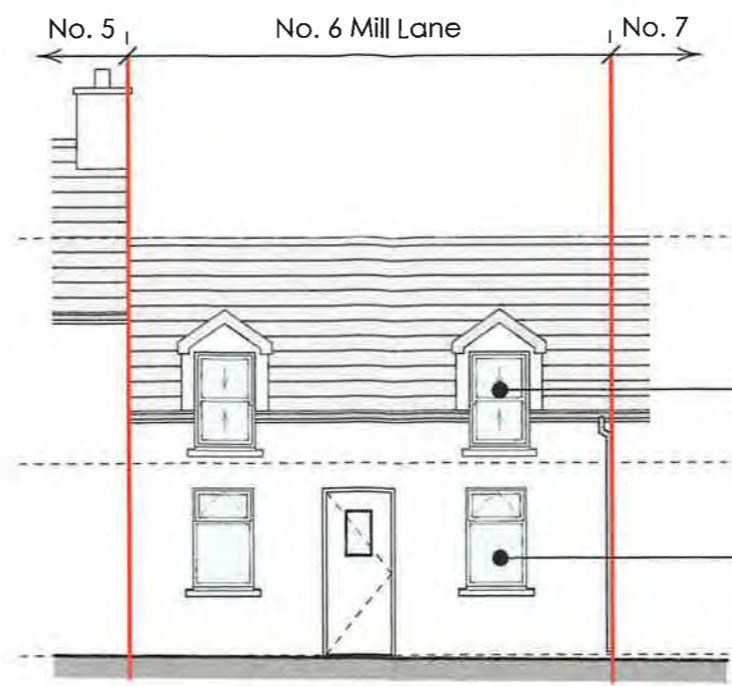
healycornelius design architecture technology <small>CIAT CHARTERED PRACTICE</small> <small>T +353(0)21 234 8421</small>		Studio 15 KIC, Deerpark, Killarney, Co. Kerry V93 FP74 <small>E info@healycornelius.com</small>		Drawing Title: Site Layout Plan	
Client: Joan & Eddie Taaffe		Scale: 1:250 @ A3	Date: 15 Oct. 2024	Drawn: MOK	
Job Title: No. 6 Mill Lane, Millstreet, Co. Cork P51 K0V3		Drawing Number: 24731-HCD-ZZ-ZZ-DR-A-0002		Status: A1	Rev: C01



1 Proposed Ground Floor Plan
Scale: 1:100

Proposed 100mm Natural Wood Fibre Internal Wall Insulation Board applied to internal wall surface and finished with compatible breathable plaster finish.

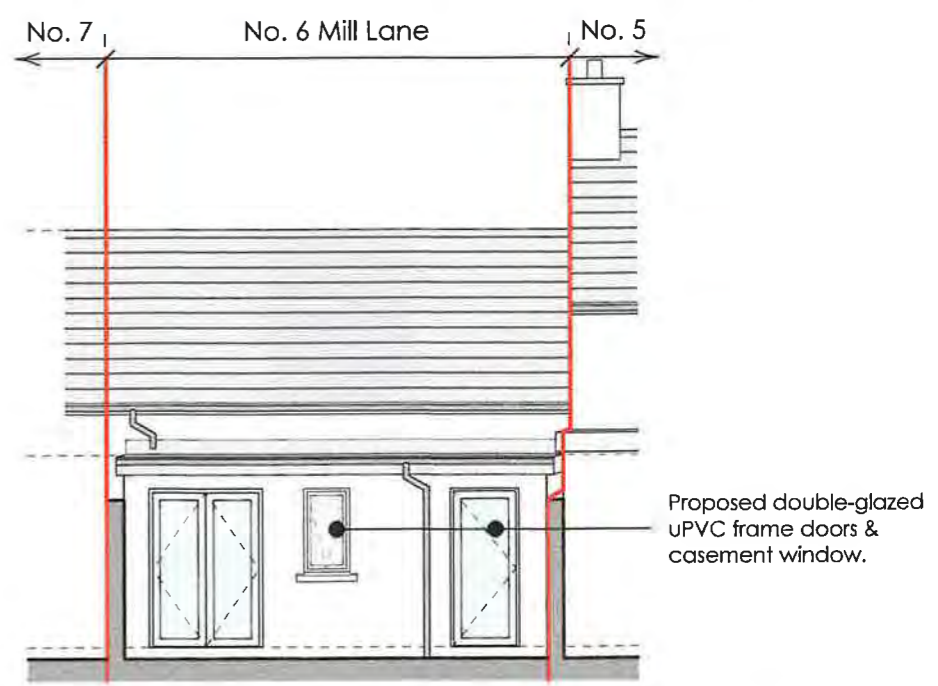
Proposed reconstruction of single-storey rear extension as 300mm cavity wall with full-fill insulation and insulated (cold) flat roof to replace poorly constructed, uninsulated extension.



3 Proposed Front (East) Elevation
Scale: 1:100

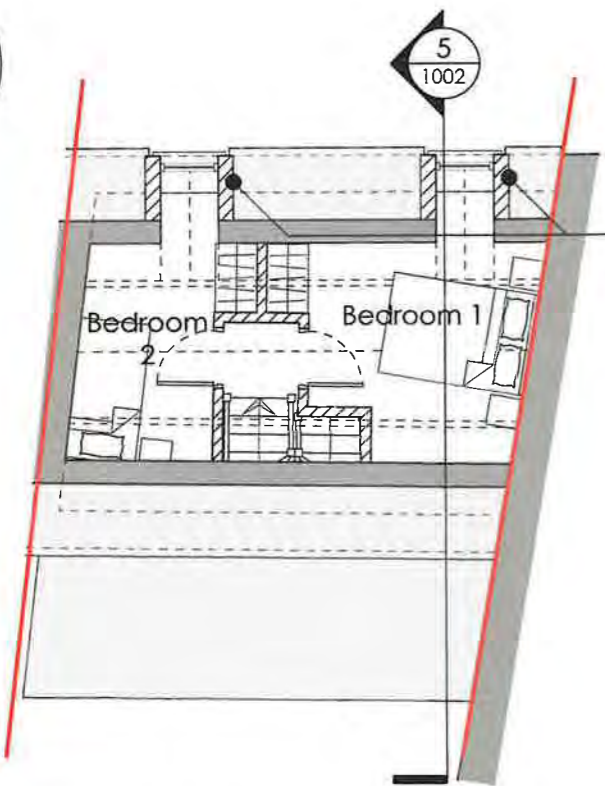
Proposed double-glazed timber frame sliding sash windows to replace existing deteriorated windows.

Proposed double-glazed timber frame casement windows to replace existing deteriorated windows.



4 Proposed Rear (West) Elevation
Scale: 1:100

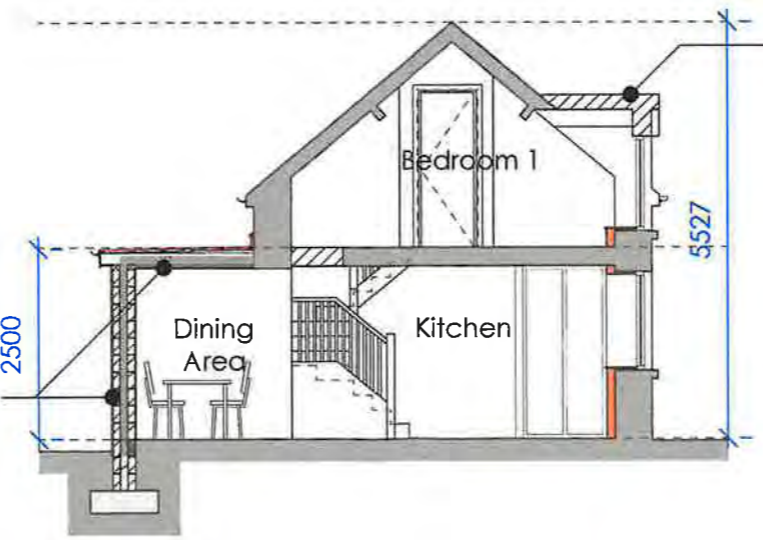
Proposed double-glazed uPVC frame doors & casement window.



2 Proposed First Floor Plan
Scale: 1:100

Proposed reconstruction of dormer windows, including new timber rafters / trimming rafters, to replace rotten / deteriorated roof members.

Proposed reconstruction of single-storey rear extension as 300mm cavity wall with full-fill insulation and insulated (cold) flat roof to replace poorly constructed, uninsulated extension.

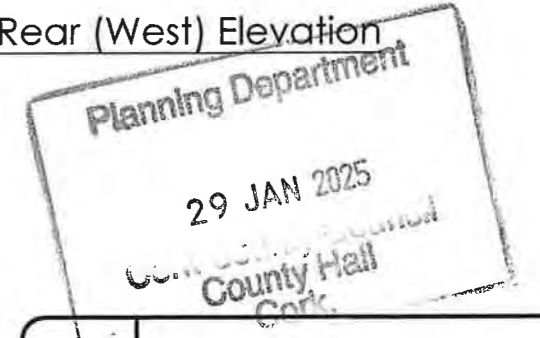


5 Proposed Cross Section
Scale: 1:100

Proposed reconstruction of dormer windows, including new timber rafters / trimming rafters, to replace rotten / deteriorated roof members.

⚠ Structural reinforcement / framing to the existing roof structure to be designed and specified by a Structural Engineer.

⚠ An Asbestos Survey has not been undertaken on the property. Asbestos was commonly used in building materials and there is high potential for Asbestos Containing Materials (ACMs) to be present in the structure. Should any materials containing asbestos be found during the works, the PSCS must be notified immediately, and the area must not be disturbed until the material has been investigated.



⚠ The Safety, Health and Welfare at Work (Construction) Regulations 2013 apply to projects which a) are going to take longer than 30 days, or b) are more than 500 person days, or c) involve more than 1 contractor, or d) involve 'Particular Risks'. As the project is of a scale where these are a factor, the following is required under the legislation:

- Appointment of a Project Supervisor for Design Process (PSDP)
- Appointment of a Project Supervisor for Construction Stage (PSCS)
- Preparation of a Preliminary Health & Safety Plan with Design Risk Assessment
- Notification to the Health and Safety Authority (HSA)

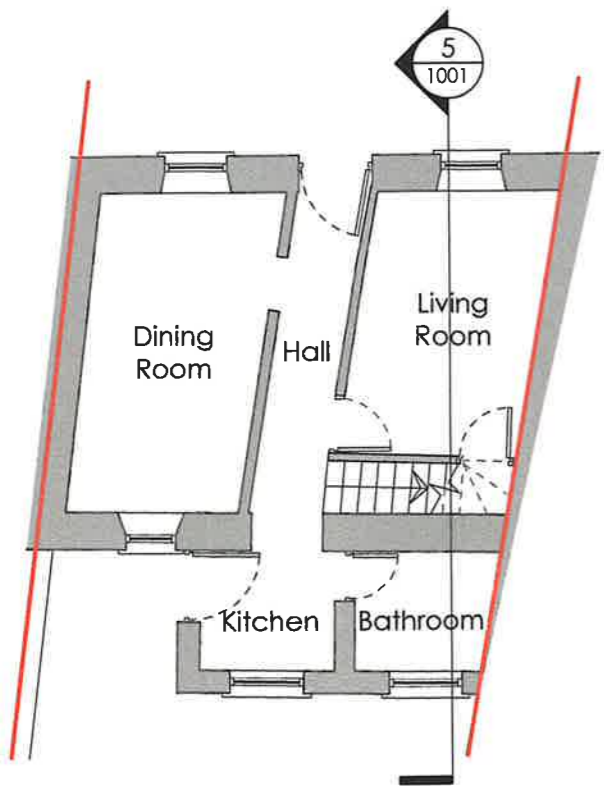
Existing Ground Floor Area: 32.82 m² / 353.27 ft²
Proposed Extension Area: 3.50 m² / 37.67 ft²
Existing First Floor Area: 18.20 m² / 195.90 ft²
Total Floor Area: 54.52 m² / 586.84 ft²

FOR CERT. OF EXEMPTION

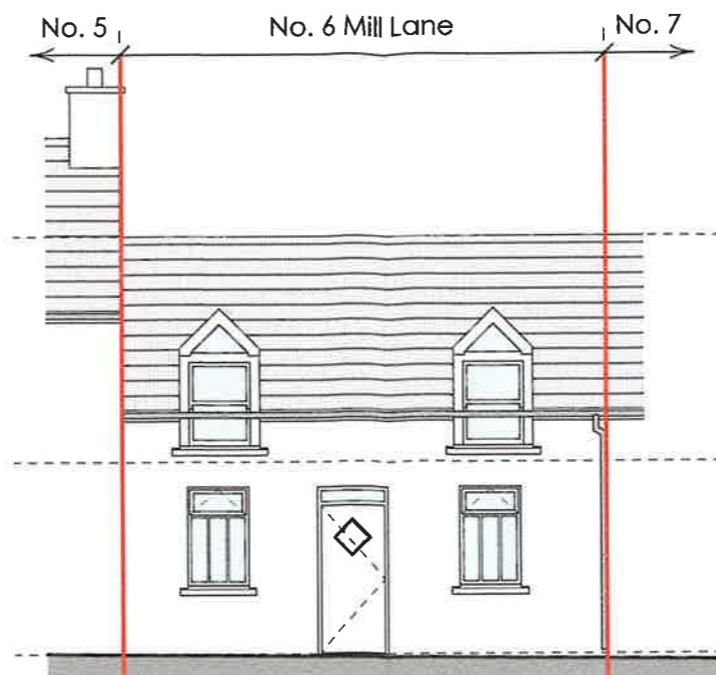
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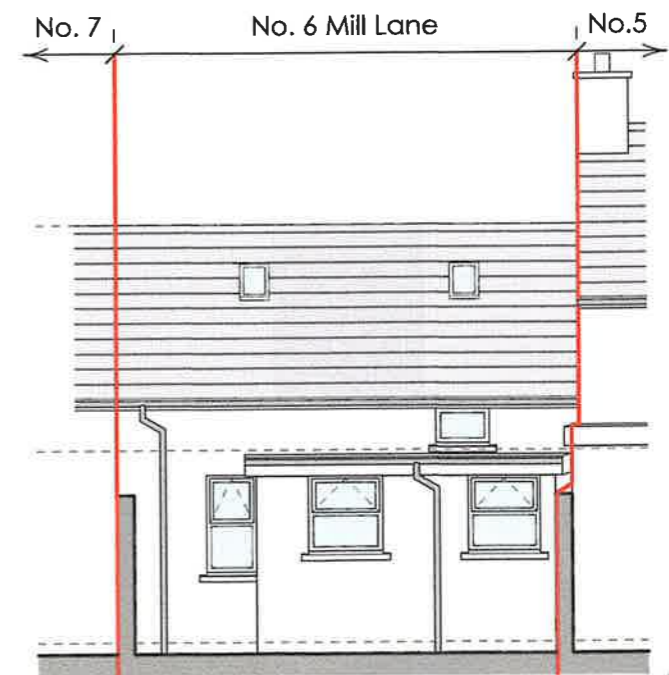
healycornelius design architecture technology CIAT CHARTERED PRACTICE +353(0)21 234 8421	Studio 15 KIC, Deerpark, Killarney, Co. Kerry V93 FP74 E info@healycornelius.com		Drawing Title: Proposed Plans, Elevations & Section	
	Client: Joan & Eddie Taaffe	Scale: 1:100 @ A3	Date: 15 Oct. 2024	Drawn: MOK
Job Title: No. 6 Mill Lane, Millstreet, Co. Cork P51 K0V3	Drawing Number: 24731-HCD-ZZ-ZZ-DR-A-1101	Status: A1	Rev: C01	



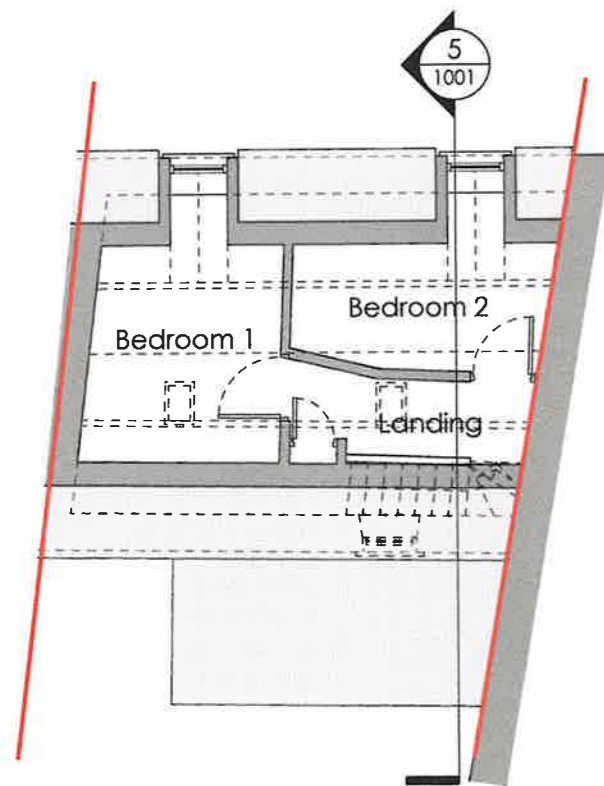
1 Existing Ground Floor Plan
Scale: 1:100



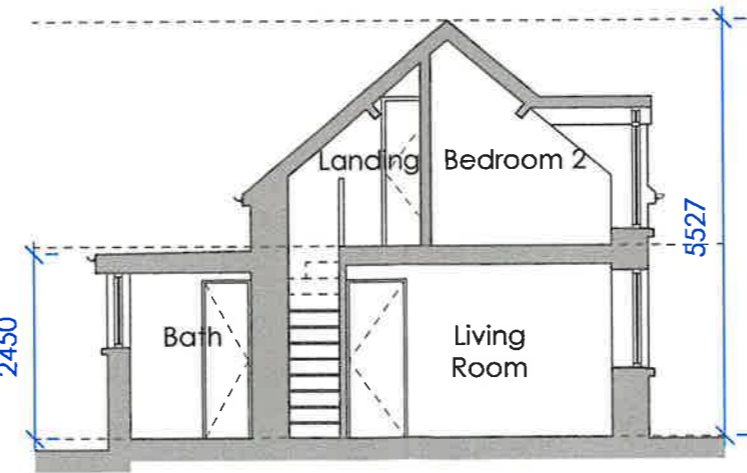
3 Existing Front (East) Elevation
Scale: 1:100



4 Existing Rear (West) Elevation
Scale: 1:100



2 Existing First Floor Plan
Scale: 1:100



5 Existing Cross Section
Scale: 1:100



Context Photo of Front of Property

Existing Ground Floor Area: 32.82 m² / 353.27 ft²
 Existing First Floor Area: 18.20 m² / 195.90 ft²
 Total Floor Area: 51.02 m² / 549.17 ft²

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Client: Joan & Eddie Taaffe		Scale: 1:100 @ A3	Date: 15 Oct. 2024	Drawn: MOK	
Job Title: No. 6 Mill Lane, Millstreet, Co. Cork P51 K0V3		Drawing Number: 24731-HCD-ZZ-ZZ-DR-A-1001		Status: A1	Rev: C01