

Comhairle Contae Chorcaí Cork County Council

Ann O'Brien,
C/O Patrick A. Cashman,
Farren House,
Cork Road,
Midleton,
Co. Cork

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



25th March, 2025

REF: D/224/25
LOCATION: Ballard Hill, Marino, Cobh, Co. Cork P24 P234

**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 26th February, 2025 the Planning Authority, having considered whether a single storey rear extension and replacement of rooflights with 2 No. dormer windows at **Ballard Hill, Marino, Cobh, Co. Cork P24 P234** 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:

- the details submitted to the Planning Authority on the 26/02/2025
- Sections 2(1), 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Section 4(1)(h) of the Planning and Development Act (2000, as amended)
- Articles 6, 9 and Schedule 2, Part 1, Classes 1 of the Planning and Development Regulations (2001, as amended)

And Whereas the Planning Authority hereby concludes that the existing single storey rear extension and replacement of rooflights with 2 No. dormer windows at Ballard Hill, Marino, Cobh, Co. Cork, P24 P234 is **development** and is **exempted development**.

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.



We are Cork.



Recycled

Yours faithfully,



**PIO TREACY,
A/SENIOR EXECUTIVE OFFICER,
PLANNING DEPARTMENT.**

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

<i>Reference Number</i>	D 224/25
<i>Applicant's Name</i>	Ann O'Brien
<i>Development Description</i>	Whether a single storey rear extension and replacement of rooflights with 2 no. dormer windows is exempted development.
<i>Location</i>	Ballard Hill, Marino, Cobh, Co. Cork, P24 P234.

Development Proposal

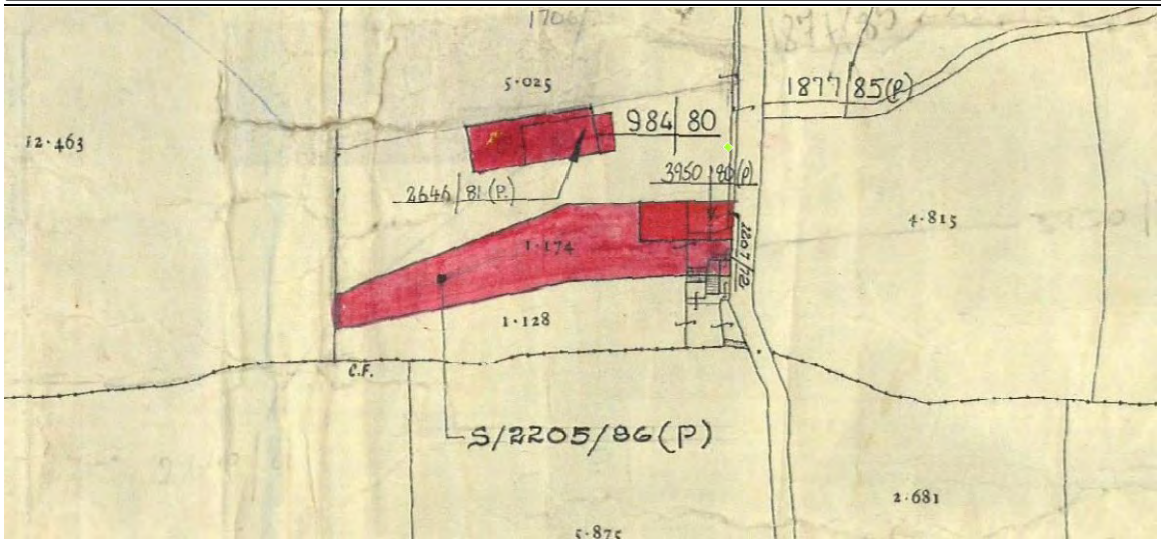
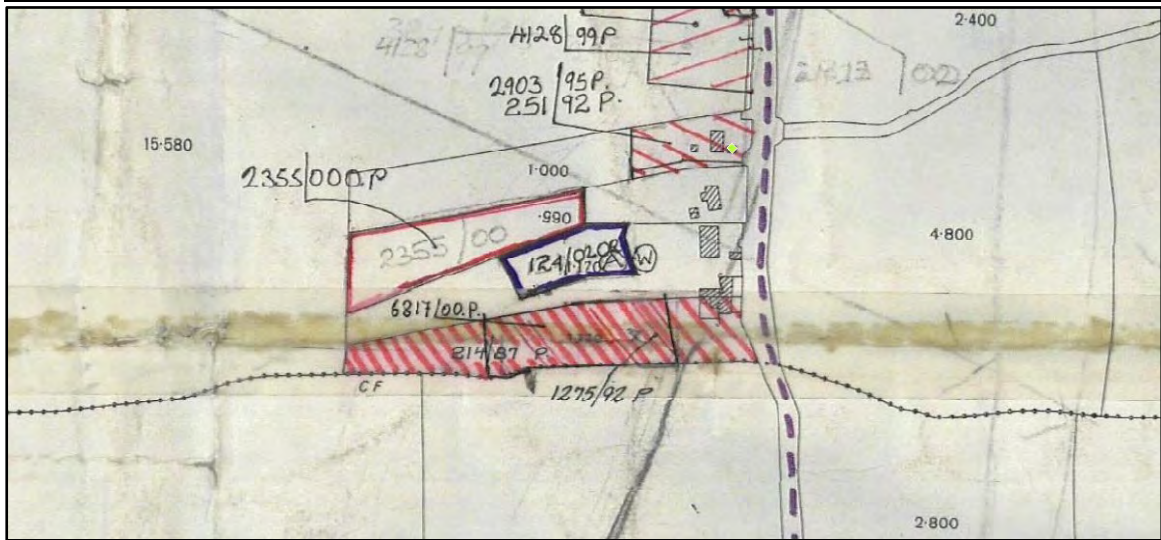
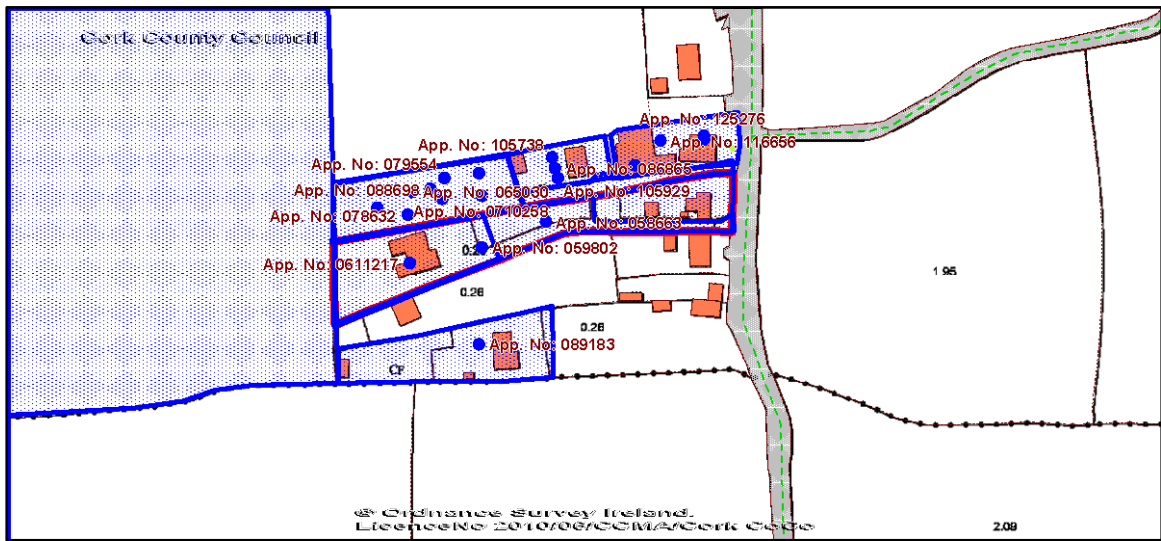
The applicants are requesting a declaration of exemption in accordance with Section 5 of the Planning and Development Act (2000, as amended) querying whether a single storey rear extension and replacement of rooflights with 2 no. dormer windows is or is not development and is or is not exempted development.

Site Description

I inspected the site on the 07/03/2025 (see Appendix A below). The subject property is located within in a rural area to the north of Cobh within a line of existing dwellings. It is host to a semi-detached storey and a half cottage type dwelling. There is a tarmac recess to between the public road edge and site frontage. Block walls extend along the lateral site boundaries.

the subject single storey timber structure and 2 no. existing sheds towards the rear of the site. There is a block wall running along the rear section of the lateral southern boundary and part of the rear boundary which has a pedestrian access gate and timber fencing. A mixture of low block wall and timber panel fencing forms the rear section of the lateral norther site boundary. Ground levels are relatively flat with a slight rise from the front towards the rear of the site which is predominantly covered in hardcore.

Planning History



Site History

No planning history evident on maps available.

Legislation Context

Planning and Development Act (2000, as amended)

Section 2 defines “works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles, or other material to or from the surfaces of the interior or exterior of a structure.

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

(b) in relation to a protected structure or proposed protected structure, includes—

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

Section 3 (1) of the Act states:

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 4 of the Act sets out developments which shall be exempted development for the Act.

Section 4(4) Notwithstanding..... any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Planning and Development Regulations (2001, as amended)

Schedule 2, Part 1, Class 1 sets out exemptions for the construction of sheds and other structures within the curtilage of a dwelling.

Class 1	
<p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(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.</p> <p>(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.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such</p>

	<p>extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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Article 6 stipulates 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 sets out restrictions on exemption to which article 6 relates. It states that development to which article 6 relates shall not be exempted development for the purposes of the Act in a number of specific instances.

EIA

Having reviewed the documentation submitted I am satisfied that an EIA is not required having regard to the nature/scale of development proposed and relevant provisions set out under Schedules 5 and 7 of the Planning and Development Regulations (2001, as amended).

Appropriate Assessment

The site is located within the screening zone of an existing SPA, namely Cork Harbour SPA (Site Code: 004030) of approximately 1km south of same. The requirement for Appropriate Assessment has been screened out for the proposed development having regard to the scale and nature of the proposal and lack of any physical or hydrological connection between the development site and any European Site.

Assessment

This section 5 declaration queries whether an existing single storey rear extension and replacement of rooflights with 2 no. dormer windows is or is not development and is or is not exempted development.

Description of Development

In the application form and associated drawings the applicants have provided scaled layout, floor plan and elevation drawings of the existing dwelling and subject rear extension/rooflights. Following a site inspection I am satisfied that the drawings provided accurately reflect the as built situation on the ground. On the basis of the details submitted the indicated use of the existing extension is as an additional living space with a bathroom and lobby area.

Is the Proposal Development?

On the basis of the information submitted it is considered that the proposal amounts to '*works*' and also relates to a "*structure*" as defined by Section 2 (1) of the Planning and Development Act (2000, as amended) and therefore the comes within the meaning of '*development*' in accordance with Section 3 of the Planning and Development Act (2000, as amended). The question at hand, therefore, is whether the development is exempted development.

Is the Proposal Exempted Development

It is considered that the key legislative provisions for determining the query raised is set out under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations (2001, as amended) in respect of the rear extension element and Section 4(1)(h) of the Planning and Development Regulations (2000, as amended) in respect of the rooflights.

The as constructed single storey rear extension is assessed against the conditions/limitations of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations (2001, as amended). Having reviewed the drawings provided against the conditions/limitations of the aforementioned Class 1 it is considered that the structure falls within the allowable exempted development parameters as per the attached table below.

Class 1 Condition/Limitation:	Comment in relation to subject structure:
<p>1. (a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40sqm.</i></p> <p>(b) <i>Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12sqm.</i></p> <p>(c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20sqm.</i></p>	<p>With the exception of the subject rear extension the existing dwelling has not extended previously and extension floor area (26m²) falls under the 40m² limitation.</p> <p>N/A.</p> <p>N/A.</p>
<p>2. (a) <i>Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</i></p> <p>(b) <i>Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</i></p> <p>(c) <i>Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</i></p>	<p>N/A.</p> <p>N/A.</p> <p>N/A.</p>

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.	N/A.
<p>4. (a) <i>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.</i></p> <p>(b) <i>Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</i></p> <p>(c) <i>The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</i></p>	<p>Below height or rear wall of house.</p> <p>N/A.</p> <p>Roof height below the existing dwelling eaves.</p>
5. <i>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</i>	The remaining private open space falls is well in excess of the 25m ² limitation.
<p>6. (a) <i>Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i></p> <p>(b) <i>Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces</i></p> <p>(c) <i>Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces</i></p>	<p>Lateral windows in extension all well in excess of 1m from the boundaries they face.</p> <p>N/A.</p> <p>N/A.</p>
7. <i>The roof of any extension shall not be used as a balcony or roof garden</i>	Following inspection of the site there was no evidence of the precluded uses.

It is therefore considered that the subject rear extension falls within the relevant exempted development parameters of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations (2001, as amended).

The Section 5 application also queries if the replacement of rooflights with 2 no. dormer windows is or is not development and is or is not exempted development. The dormer window in question are located on the rear roof plane and are not visible from the public road. As such I am satisfied that they do not materially affect the external appearance of the dwelling relative to itself or relative to neighbouring structures and therefore constitute exempted development as per Section 4(1)(h) of the Planning and Development Regulations (2000, as amended)

With regard to potential restrictions on exemption outlined under Article 9 of the Planning and Development Regulations (2001, as amended) it is noted the existing dwelling is not afforded any historic designations, the recess to the front facilitates good sightlines at the existing entrance and the subject extension does not relate to additional loading on the existing foul effluent system (i.e. no additional bedrooms). I am therefore that no restriction on exemption applies in this case having regard to Article 9 of the Regulations.

Recommendation

Accordingly, whereas a question has been raised regarding whether an existing single storey rear extension and replacement of rooflights with 2 no. dormer windows is or is not development and is or is not exempted development at Ballard Hill, Marino, Cobh, Co. Cork, P24 P234, involving and having had regard to:

- the details submitted to the Planning Authority on the 26/02/2025
- Sections 2 (1) 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Section 4(1)(h) of the Planning and Development Act (2000, as amended)
- Articles 6, 9 and Schedule 2, Part 1, Classes 1 of the Planning and Development Regulations (2001, as amended)

it is concluded by the Planning Authority that:

existing single storey rear extension and replacement of rooflights with 2 no. dormer windows at Ballard Hill, Marino, Cobh, Co. Cork, P24 P234 is **development** and is **exempted development**. The Planning Authority had regard to the following:

- the details submitted to the Planning Authority on the 26/02/2025
- Sections 2 (1) 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Section 4(1)(h) of the Planning and Development Act (2000, as amended)
- Articles 6, 9 and Schedule 2, Part 1, Classes 1 of the Planning and Development Regulations (2001, as amended)

John Lalor

John Lalor

Senior Executive Planner

24/03/2025

Appendix A: Site Photographs











Patrick A. Cashman
+
Associates

Architecture + Project Management

Established 1987

**The Secretary
Planning Department
Cork County Council
County hall
Cork**

24th February 2025

**Re; Section 5 Declaration of Exemption
Single-storey extension to rear of storey and half cottage and dormer windows to rear of
original cottage dwelling at Ballard Hill, Marino, Cobh, Co Cork.
For Mrs Ann O'Brien - representative of Con O'Brien (Deceased)**

Dear Secretary,

**We refer to the above application and enclose the following for your consideration and ultimate
decision on our clients request.**

We enclose;

- 1. 4 copies of completed application form, duly signed.**
- 2. 4 copies of location Map to scale of 1:2500**
- 3. 4 copies of location map to a scale of 1:10,560**
- 4. 4 copies of site layout plan to a scale of 1:500**
- 5. 4 copies of floor plans, cross section and elevations of the subject extension and dormer
windows**
- 6. Cheque in the amount of € 80.00 being the accompanying fee.**

**We trust that our clients application will be considered for exemption and await your decision in due
course.**

Yours Faithfully

Patrick A Cashman

Patrick A Cashman
Dip ArchT Dip P.M. CIOB IPMI IAAS
**Farren House
Cork Road, Midleton, Co Cork
P25XY42
T 086 2768482
E patrickacashman@gmail.com**

Planning Department

**26 FEB 2025
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.	P20002491
Cash/Cheque/ Credit Card	CHEQUE
Date	27/2/25
Declaration Ref. No.	D/224/25

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
- 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)

ANN O'BRIEN

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

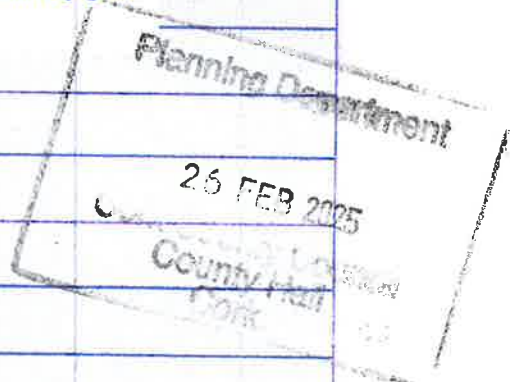
BALLARD HILL
MARINO
COBH
CO. CORK P24 P234

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

<i>Single storey extension to rear of original storey and half cottage-</i>	
<i>including kitchen, bathroom and store for domestic purposes and</i>	
<i>2 No dormer windows to rear of original cottage - replacing original rooflights</i>	



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):	ORIGINAL 51.80 SQM.	EXTENSION 26.00 SQM.
(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	
PRIVATE HOME	NO CHANGE	
(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):		
NO PROCEEDINGS		

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:	EXECUTOR OF WILL	
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):	CON O'BRIEN (DECEASED)	

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes No

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 No

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 No

7. APPROPRIATE ASSESSMENT:

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

3
 Planning Department
 26 FEB 2025
 CORA COUNTY STATION
 County Hall
 Cork.

3
 Planning Department
 26 FEB 2025
 CORA COUNTY STATION
 County Hall
 Cork.

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:

I give permission for my personal information to be processed for the purpose stated above

Signed (By Applicant Only)	<i>Sam O'Brien</i>
Date	24.2.25

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>Sam O'Brien</i>
Date	24.2.25

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.

Planning Department
26 FEB 2025
Cork County Council
County Hall
Cork.


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	24.2.25

Planning Department

26 FEB 2025

Cork County Council
 County Hall
 Cork

Site Location Map

Application for Section 5 Exemption

For Ann O'Brien at Ballard, Marino.

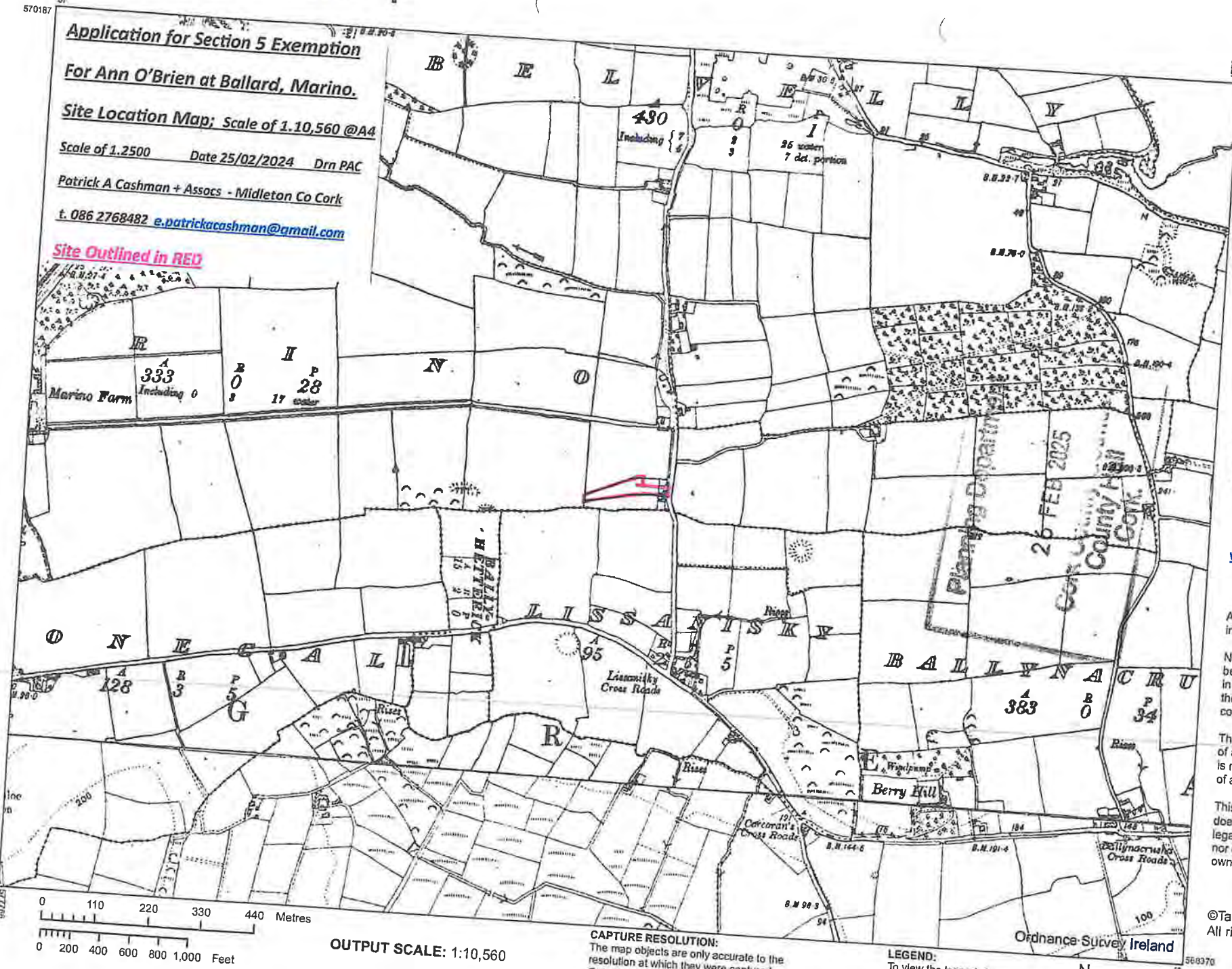
Site Location Map; Scale of 1:10,560 @A4

Scale of 1:2500 Date 25/02/2024 Drn PAC

Patrick A Cashman + Assocs - Midleton Co Cork

t. 086 2768482 e.patrickacashman@gmail.com

Site Outlined in RED



Tailte Éireann

CENTRE COORDINATES:
ITM 578997,569279

PUBLISHED: 19/02/2025
ORDER NO.: 50449740_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: CK075, CK087

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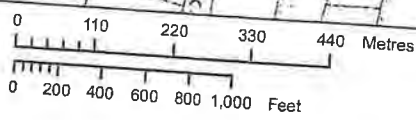
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OUTPUT SCALE: 1:10,560

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



Planning Pack Map



Tailte Éireann

Application for Section 5 Exemption

For Ann O'Brien at Ballard, Marino.

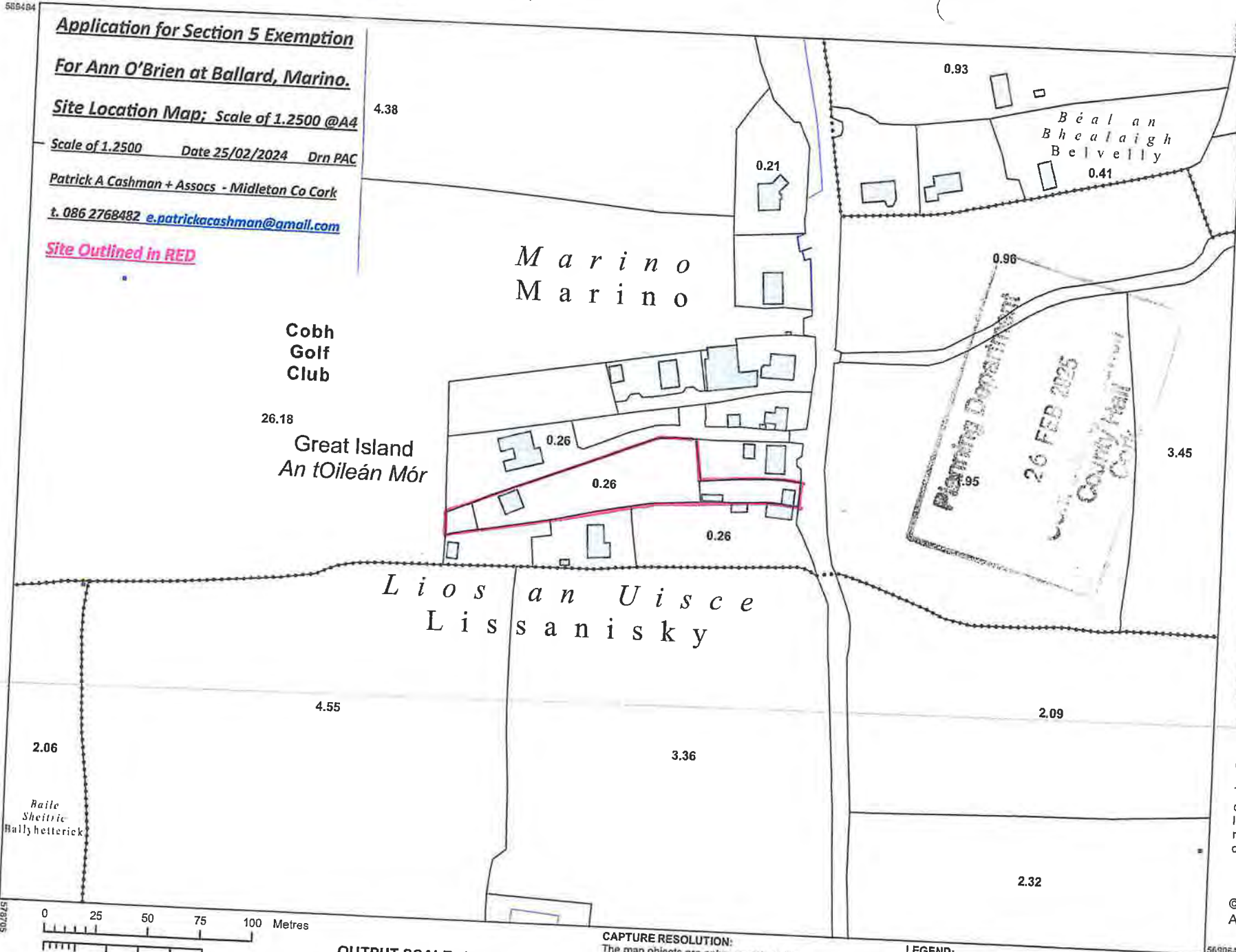
Site Location Map; Scale of 1:2500 @A4

Scale of 1:2500 Date 25/02/2024 Drn PAC

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Site Outlined in RED



CENTRE COORDINATES:
ITM 578997,569279

PUBLISHED: 19/02/2025 **ORDER NO.:** 50449740_1

MAP SERIES: 1:2,500 **MAP SHEETS:** 6430-B

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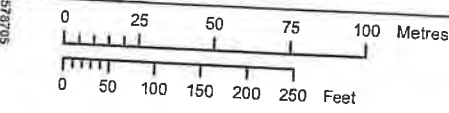
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OUTPUT SCALE: 1:2,500

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LEGEND:
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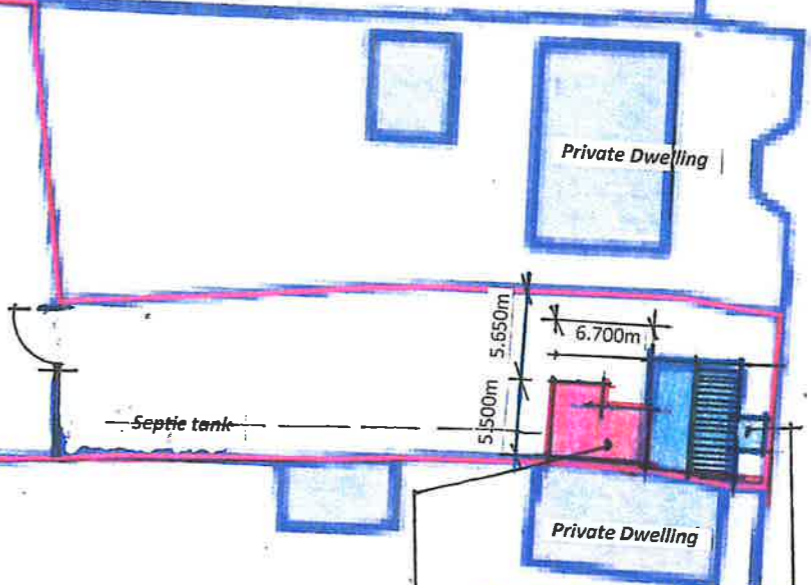
Original Dwelling - OUTLINED BLUE
 Extension and Alterations - Subject of Application - OUTLINED IN RED

DO NOT SCALE

0.26

0.26

0.26



SITE PLAN
 SCALE 1:250 A3

• Original Storey and Half Cottage (semi-detached) - shaded BLUE
 Extension to Original Cottage (subject of Section 5 Application) - shaded RED

Planning Department
 26 FEB 2025
 Cork County Council
 County Hall
 Cork

Mains water supply

Section 5 Declaration of Exemption - APPLICATION DRAWING No 04

O s a n U i s c e

Foul Water & Drains connected to mains located on public road

Site Boundary

REV	DATE	DRAWN	DESCRIPTION	REV	DATE	DRAWN	DESCRIPTION
0	01/25	DR	First Issue				

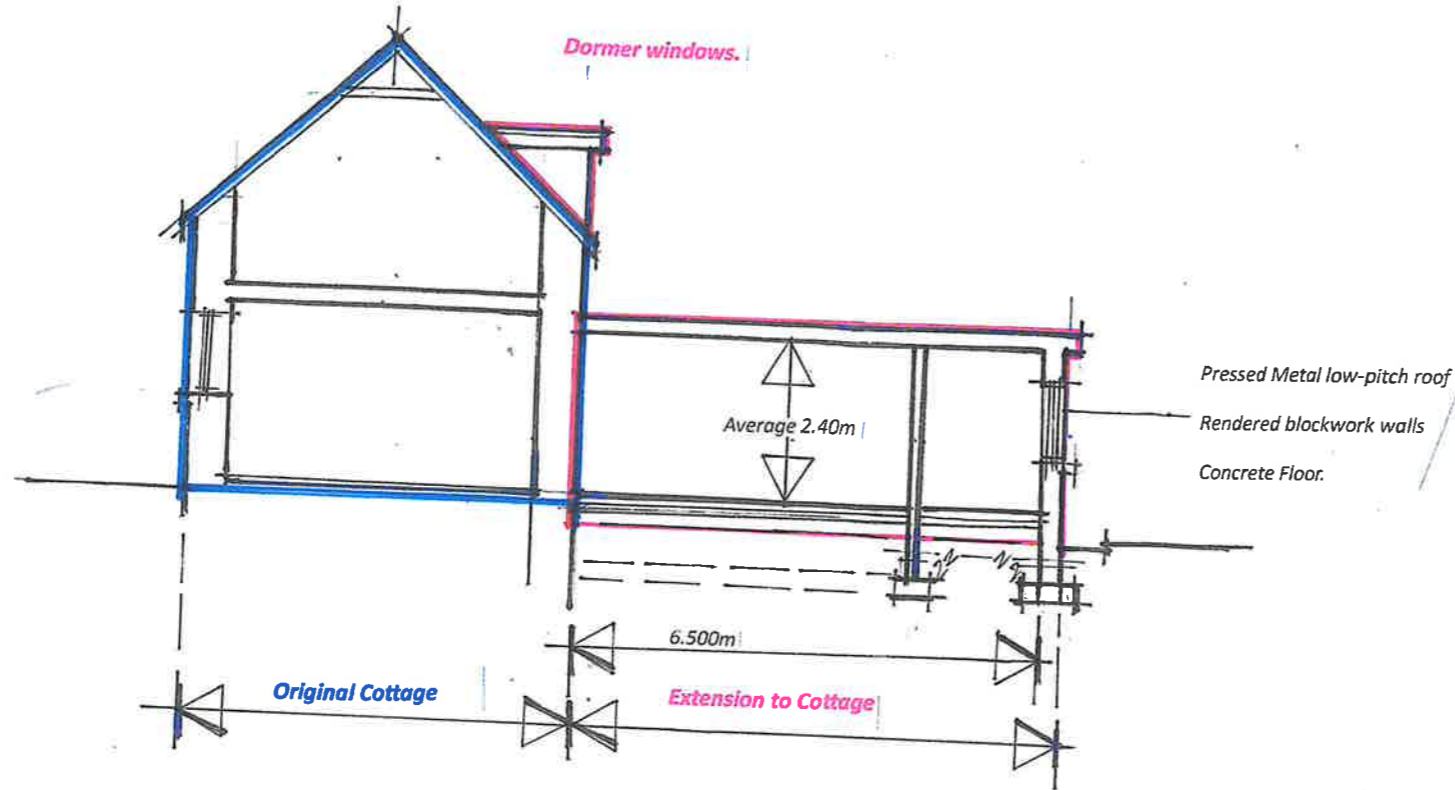
PATRICK A. CASHMAN
 ARCHITECTURE & PROJECT MANAGEMENT

FARRIN HOUSE, CORK ROAD, MIDLETON, CO. CORK
 D08 272R462 PATRICKCASHMAN@GMAIL.COM

Client	Ann O'Brien	Scale	1:500	Discipline	Planning	Drawn	0-001
Date	Feb 2025	Discipline	DR	Client	PAC	Checked	PAC
Project No.	25004	Drawing No.	SL-001	Rev.	0		
Project Name		Extension to Original Cottage					
Location		Ballard Hill, Marino, Cobh, Co Cork					

Extension and Alterations – Subject of Application – OUTLINED IN RED

Original Dwelling – OUTLINED BLUE



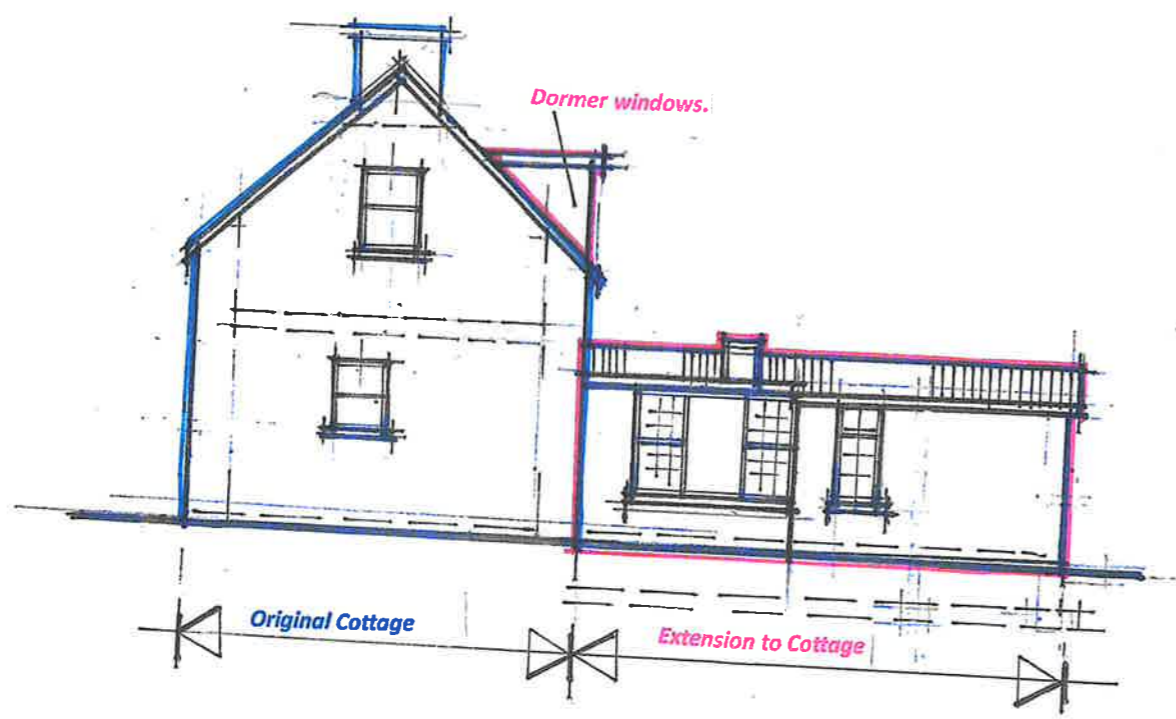
Cross Section AA.
 SCALE OF 1:100 @ A3 Plot.

Planning Department
 26 FEB 2025
 Done by: [Signature]
 County Hall
 Cork

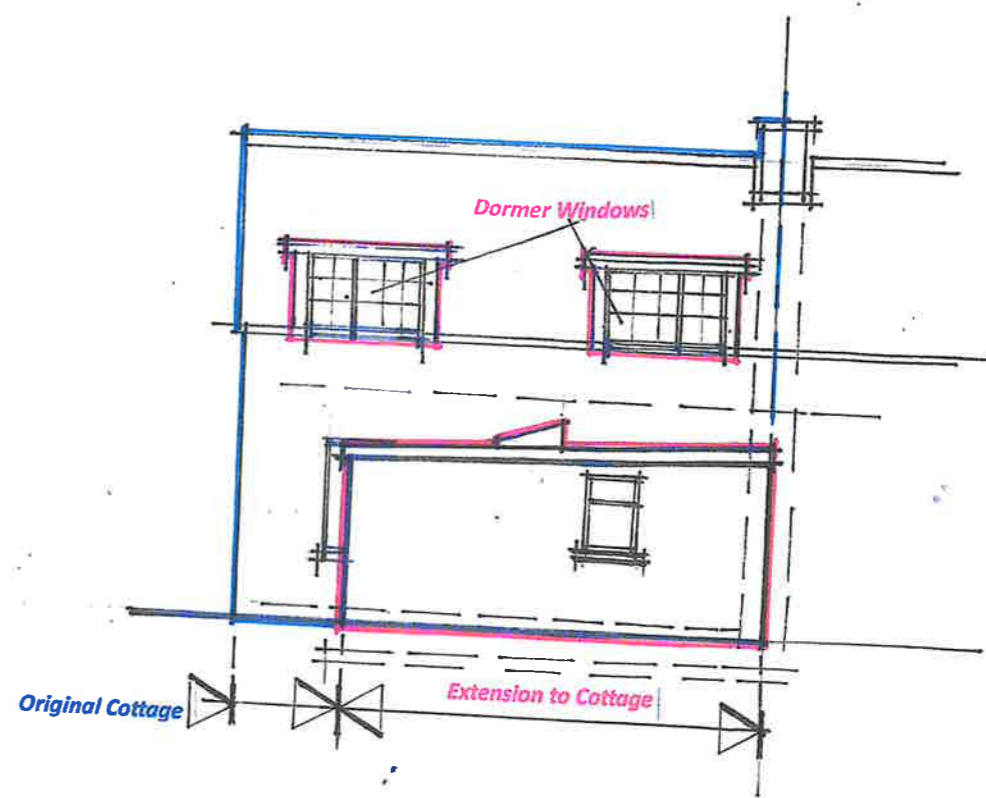
Rev	Date	Drawn	Description	Rev	Date	Drawn	Description	Rev	Date	Drawn	Description

Extension and Alterations – Subject of Application – OUTLINED IN RED

Original Dwelling – OUTLINED BLUE



Northern Elevation
Scale of 1:100 @ A3 Plot



Western Elevation
Scale of 1:100 @ A3 Plot

Planning Department
26 FEB 2025
Cork County Council
County Hall
Cork.

NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION

Section 5 Declaration of Exemption – APPLICATION DRAWING No 03

Client: Ann O'Brien	Scale: 1:100	Issue: 01	Date: 01/01
Project: Section 5 Application	Client: Ann O'Brien	Scale: 1:100	Date: 01/01
Project: Extension to Original Cottage	Client: Ann O'Brien	Scale: 1:100	Date: 01/01
Project: Ballard Hill, Moring, Cobh, Co. Cork.	Client: Ann O'Brien	Scale: 1:100	Date: 01/01

