

Comhairle Contae Chorcaí Cork County Council

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

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County Hall,
Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



Dr. John De Roche,
Eichendorffplatz 8b,
81369 Munich,
Germany

4th April, 2025

REF: D/230/25
LOCATION: 36A Lower Midleton Street, Cobh, Co. Cork P24 K772

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

Dear Doctor,

On the basis of the information submitted by you on 11th March, 2025 the Planning Authority, having considered whether the breaking out of a new window on ground, first and second floor and exterior insulation to dwelling at **36A Lower Midleton Street, Cobh, Co. Cork P24 K772** is or is not development or is or is not exempted development, has declared that it is **not 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 11/03/2025
- Section 4(1)(h) of the Planning and Development Act (2000, as amended)
- Sections 2(1), 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Articles 6 and 9 of the Planning and Development Regulations (2001, as amended)
- Article 9 (v)(ii) of the Planning and Development Regulations (2001, as amended)


And Whereas the Planning Authority hereby decides that

The breaking out of a new window on ground, first and second floor and exterior insulation to dwelling at **36A Lower Midleton Street, Cobh, Co. Cork P24 K772** is **not exempted development** as the site is located within an Architectural Conservation Area in a visually prominent location. Having regard to the setting it is considered that the development proposed would materially affect the character of the existing/neighbouring structures and a restriction on exemption having regard to Article 9 (v)(ii) of the Planning and Development Regulations (2001, as amended) applies in this case.

NOW THEREFORE, Cork County Council, in exercise of the powers conferred on it by Section 5 of the 2000 Act, hereby decides that the proposed breaking out of a new window on ground, first and second floor and exterior insulation to dwelling at **36A Lower Midleton Street, Cobh, Co. Cork P24 K772** is **not 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.

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 230/25
<i>Applicant's Name</i>	Dr. John Roche
<i>Development Description</i>	Whether the breaking out of a new window on ground, first and second floor and exterior insulation to dwelling is not exempted development and is or is not exempted development.
<i>Location</i>	36A Lower Midleton Street, Cobh, P24 K772

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 the breaking out of a new window on ground, first and second floor and exterior insulation to dwelling is or is not exempted development and is or is not exempted development.

Site Description

The subject property is located at the end of a stepped terrace of similar one and a half storey dwellings on Lower Midleton Street in Cobh. "The Rock" cathedral steps run directly south of the gable of the existing dwelling

There is an existing central ope (currently covered over) which is the subject to the proposed new window installation. It was noted on inspection that white PVC windows were in place on the existing dwelling. Construction/renovation works were underway on site at the time of inspection.

Planning History



Site History

No planning history evident on maps available.

Enforcement History

No enforcement history.

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(1)(h) 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;

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)

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.

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

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 3km northwest of same.

The site is located in a fully serviced area. 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 the installation of a window to front elevation of the first floor of the existing dwelling is exempted development or is not development and is or is not exempted development.

Description of Proposed Works

In the application form and associated drawings the applicants have set out that the proposal to break out 3 no. new windows on the southern elevation and to install external insulation to the existing dwelling. Floor plan, elevation drawings and photographs of the existing structure have been provided with the application documentation.

Is the Proposal Development?

On the basis of the information submitted it is considered that the proposal amounts to 'works' 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

This is a relatively visually prominent site located within the Cobh Architectural Conservation Area (ACA) as per Figure 1 below.



Figure 1: Extract of Internal Planning Viewer System showing the subject dwelling within the ACA

The Conservation Officer (CO) has reviewed and reported on the application. The CO outlines the proposed development is highly visible from public areas in the Architectural Conservation Area and will require planning permission to enable appropriate conditions to be applied to the development in relation to the appropriateness of the openings proposed and the materials proposed, and the impact of external insulation to a solid masonry-constructed and terraced building.

It is considered that the key legislative provision for determining the query raised is set out under section 4(1)(h) of the Planning and Development Act (2000, as amended). Under section 4(1)(h) the carrying out of maintenance/improvement works "*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*" can be deemed to constitute exempted development. In this case the site is located within an ACA in a visually prominent location. Having regard to this setting and the report of the Conservation Officer it is considered the development proposed would materially affect the character of the existing/neighbouring structures and a restriction on exemption having regard to Article 9 (v)(ii) of the Planning and Development Regulations (2001, as amended) applies in this case.

It is therefore considered that the proposed installation of a window to front elevation of first floor of the existing dwelling is development and is not exempted development.

Recommendation

Accordingly, whereas a question has been raised regarding whether the breaking out of a new window on ground, first and second floor and exterior insulation to dwelling is not exempted development and is or is not exempted development at 36A Lower Middleton Street, Cobh, P24 K772, involving and having had regard to:

- the details submitted to the Planning Authority on the 11/03/2025
- Section 4(1)(h) of the Planning and Development Act (2000, as amended)
- Sections 2 (1) 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Articles 6 and 9 of the Planning and Development Regulations (2001, as amended)
- Article 9 (v)(ii) of the Planning and Development Regulations (2001, as amended)

it is concluded by the Planning Authority that:

whether the breaking out of a new window on ground, first and second floor and exterior insulation to dwelling is not exempted development and is or is not exempted development at 36A Lower Midleton Street, Cobh, P24 K772 is **development** and is **not exempted development**. The Planning Authority had regard to the following:

- the details submitted to the Planning Authority on the 11/03/2025
- Section 4(1)(h) of the Planning and Development Act (2000, as amended)
- Sections 2 (1) 3(1), 4 and 5 of the Planning and Development Act (2000, as amended)
- Articles 6 and 9 of the Planning and Development Regulations (2001, as amended)
- Article 9 (v)(ii) of the Planning and Development Regulations (2001, as amended)

John Lalor

John Lalor
Senior Executive Planner
03/04/2025

Reference Number: D/25/230

Location: 36a Lower Midleton Street, Cobh

Description: 3No. new windows, 1No. each to ground, first and second floors; external insulation to building.

Protection status: Visible elevation in an Architectural Conservation Area in Cobh

Assessment:

The proposed location is in Cobh ACA, on visible elevations on a building. The proposed new window openings and external insulation on a terraced building have the potential to have a negative visual impact on the character of the area and do not constitute exempted development.

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act-

(a) if the carrying out of such development would-

(xii) Further to provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.



Section from Cork County Development Plan 2022-28, showing 36a Lower Midleton Street (in green) within the Cobh ACA, shaded in blue.

The applicant shall be cognisant of the following policy from the Cork County Development Plan, 2022-2028:



HE 16-18: Architectural Conservation Areas

Conserve and enhance the special character of the Architectural Conservation Areas included in this Plan. The special character of an area includes its traditional building stock, material finishes, spaces, streetscape, shopfronts, landscape and setting. This will be achieved by;

- (a) Protecting all buildings, structures, groups of structures, sites, landscapes and all other features considered to be intrinsic elements to the special character of the ACA from demolition and non-sympathetic alterations.
- (b) Promoting appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA and securing appropriate infill development.
- (c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.
- (d) Protect structures from demolition and non sympathetic alterations.
- (e) Promoting high quality architectural design within ACAs.
- (f) Seek the repair and re-use of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design.
- (g) Ensure all new signage, lighting advertising and utilities to buildings within ACAs are designed, constructed and located in such a manner they do not detract from the character of the ACA.
- (h) Protect and enhance the character and quality of the public realm within ACAs. All projects which involve works within the public realm of an ACA shall undertake a character assessment of the said area which will inform a sensitive and appropriate approach to any proposed project in terms of design and material specifications. All projects shall provide for the use of suitably qualified conservation architects/ designers.
- (i) Protect and enhance the character of the ACA and the open spaces contained therein. This shall be achieved through the careful and considered strategic management of all signage, lighting, utilities, art works/pieces/paintings, facilities etc to protect the integrity and quality of the structures and spaces within each ACA.
- (j) Ensure the protection and reuse of historic street finishes, furniture and features which contribute to the character of the ACA.

The applicant shall also be aware that the following is a general list of material finishes that are considered appropriate for buildings in ACAs:

1. No white pvc is permitted.
2. All exterior joinery is to be of timber.
3. Windows are to be timber sliding sashes on visible elevations.
4. Windows are to timber framed or a dark colour aluminium.
5. Smooth plaster finish is to be applied.
6. Natural roof slates are to be used and applied in diminishing courses.
7. All rainwater goods are to be metallic, circular in profile and black in colour.
8. Conservation style roof lights are to be used, where rooflights are being considered.
9. No illuminated signage is permitted.
10. Signage is permitted in the fascia only, no signage is permitted in the shop windows.



11. Railings are to be black in colour.
12. Material specifications are to be submitted and agreed with this department prior to construction.

No satellite dishes, alarm boxes, lighting fittings, solar panels or similar modern fittings shall be erected to the exterior elevation of the building, in particular where visible from street/road, or within the grounds or curtilage of the structure without reasonable accommodation for their concealment from all publicly accessible viewpoints. This is in the interest of the preservation of the architectural heritage.

Conclusion:

The proposed development is highly visible from public areas in the Architectural Conservation Area. The proposed development will require planning permission, to enable appropriate conditions to be applied to the development in relation to the appropriateness of the openings proposed and the materials proposed, and the impact of external insulation to a solid masonry-constructed and terraced building.

Emma Baume

Executive Architectural Conservation Officer

31st March 2025





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:

✓
✓
✓
✓
✓
✓
✓



FOR OFFICE USE ONLY

Receipt No.	PL20002498
Cash/Cheque/ Credit Card	CHEQUE
Date	12/3/25
Declaration Ref. No.	D/230/25

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)

Dr. John De Roche
Eichendorffplatz 8b
81369 Munich
Germany
Tel: 004917626240288
john_de_roche@hotmail.com

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

36A Lower Midleton Street
Cobh P24K772
Co Cork



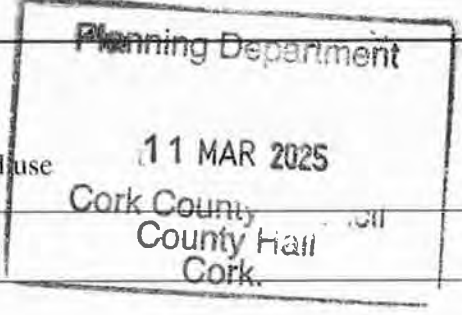
3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought
Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

The stated house is situated in the centre of Cobh town and is outside the special protection zone defined with the Cork County Development Plan 2022 - Volume 4.
The following alterations are planned and require confirmation that no planning permission is required (No alterations are planned to alter the footprint of the building):
Declaration Works:
- GND floor breaking out of a new window with dimensions 60x150 cm (Marked A in ELEVATION SOUTH SCALE 1:100 Page 1)
- 1st floor breaking out of a new window with dimensions 60x150 cm (Marked B in ELEVATION SOUTH SCALE 1:100 Page 1)
- 2nd floor breaking out of a new window with dimensions 60x150 cm (Marked C in ELEVATION SOUTH SCALE 1:100 Page 1)
- Installation 109.38m ² of 100 mm exterior insulation to bring the house energy rating from current D2 to A2 for the installation of a heat pump.

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):	84 m 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 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 No change	Proposed use 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):

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

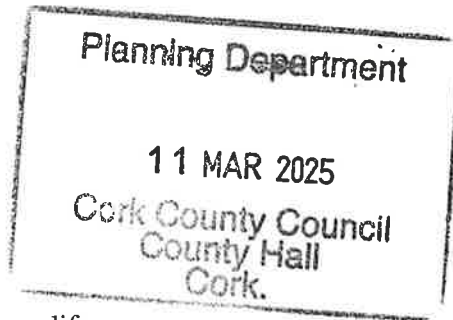
Signed (By Applicant Only)	
Date	03-Mar-2025

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	
Date	03-Mar-2025

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:

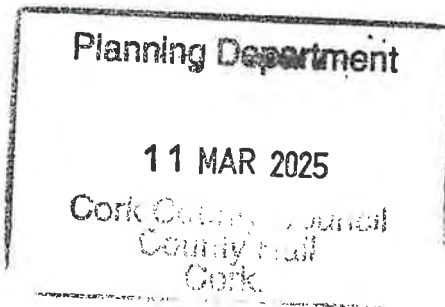
The application must be accompanied by the required fee of €80
 The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.
 Sufficient information should be submitted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

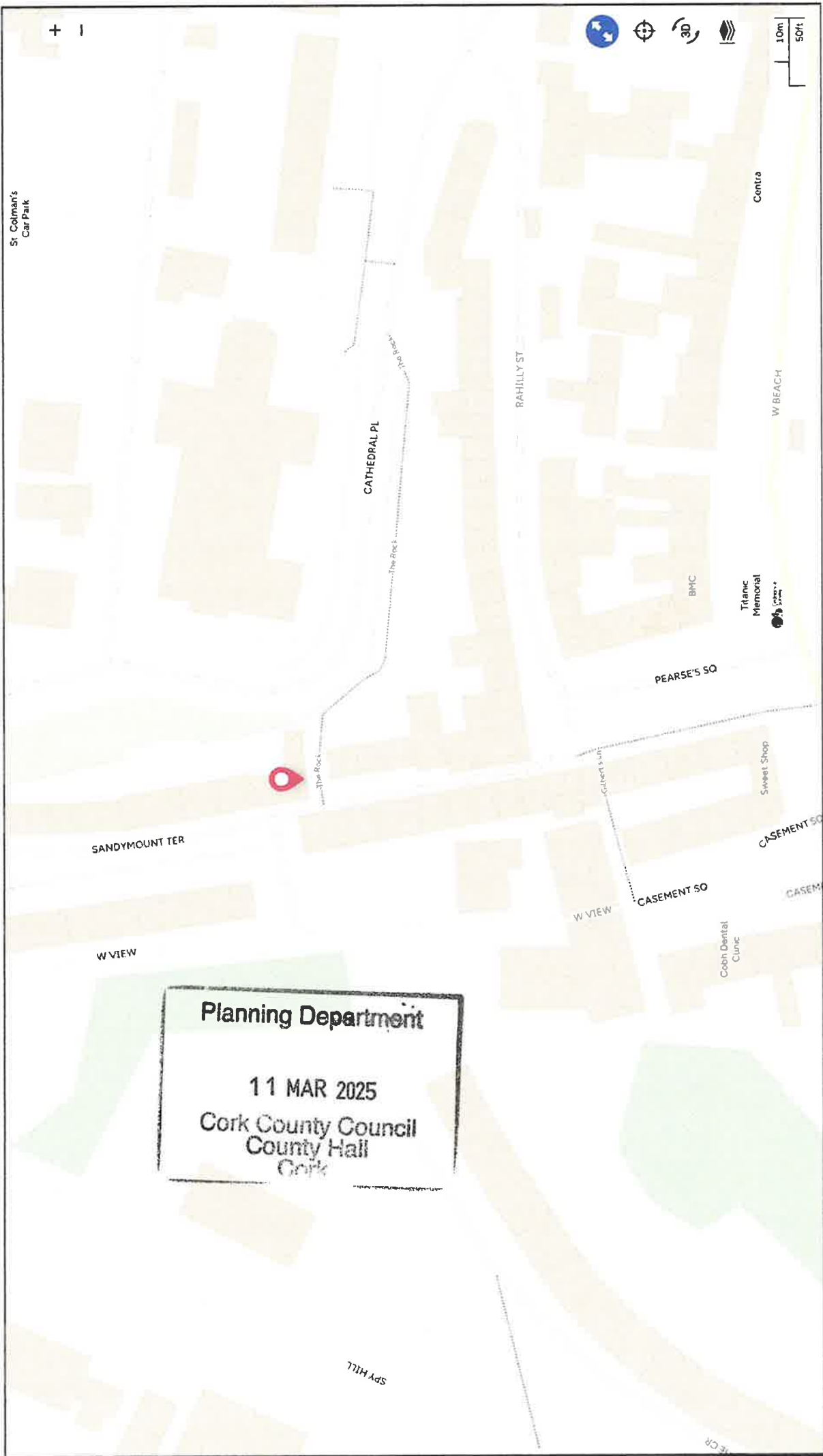
- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and 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	03-Mar-2025





St. Colman's
Car Park

CATHEDRAL PL

RAHILLY ST

Contra

W BEACH

BMC

Titanic
Memorial

PEARSE'S SQ

SANDYMOUNT TER

CASEMENT SQ

CASEM

W VIEW

W VIEW

CASEMENT SQ

Cobh Dental
Clinic

Sweet Shop

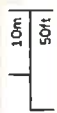
Planning Department

11 MAR 2025
Cork County Council
County Hall
Cork

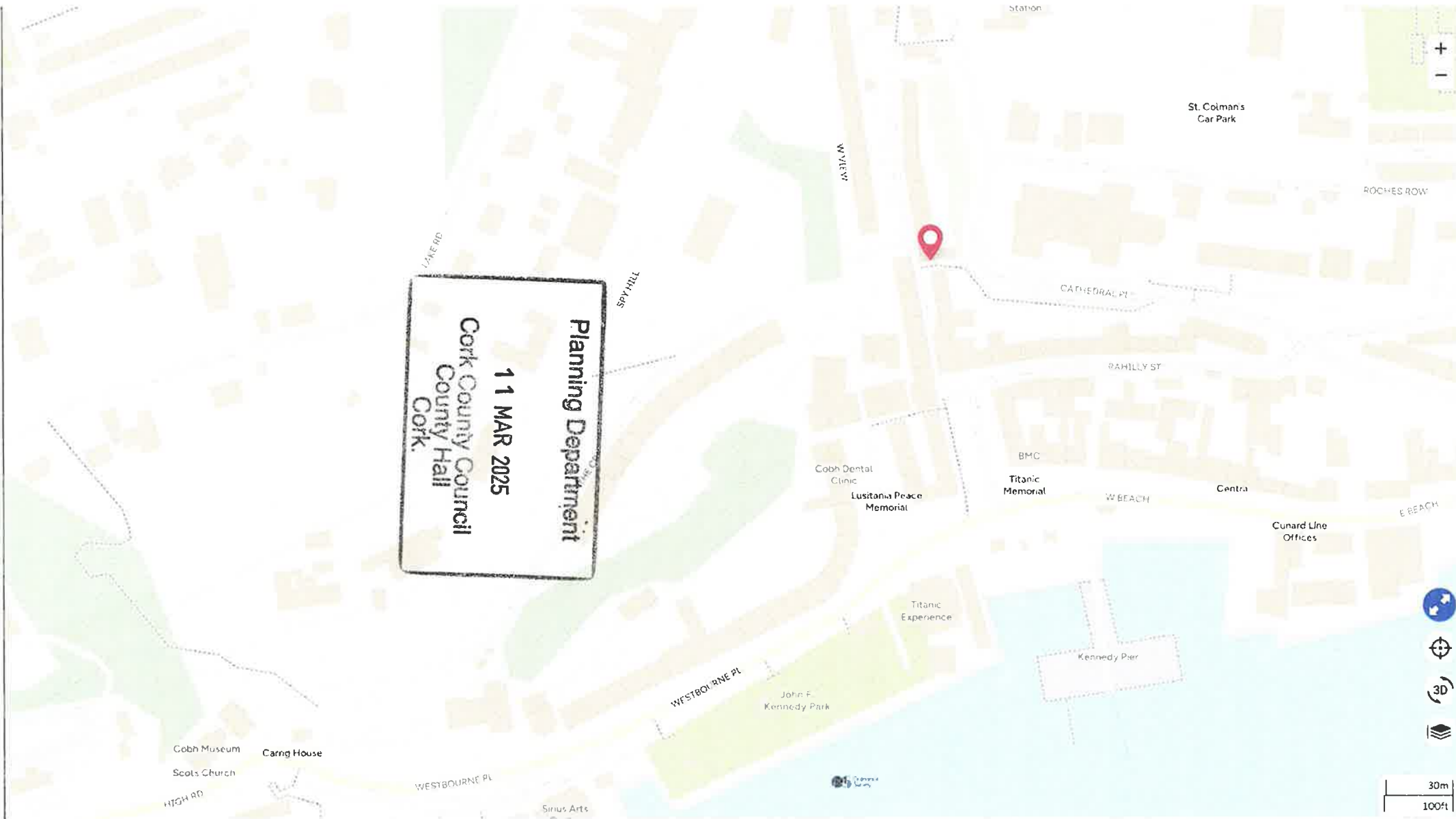
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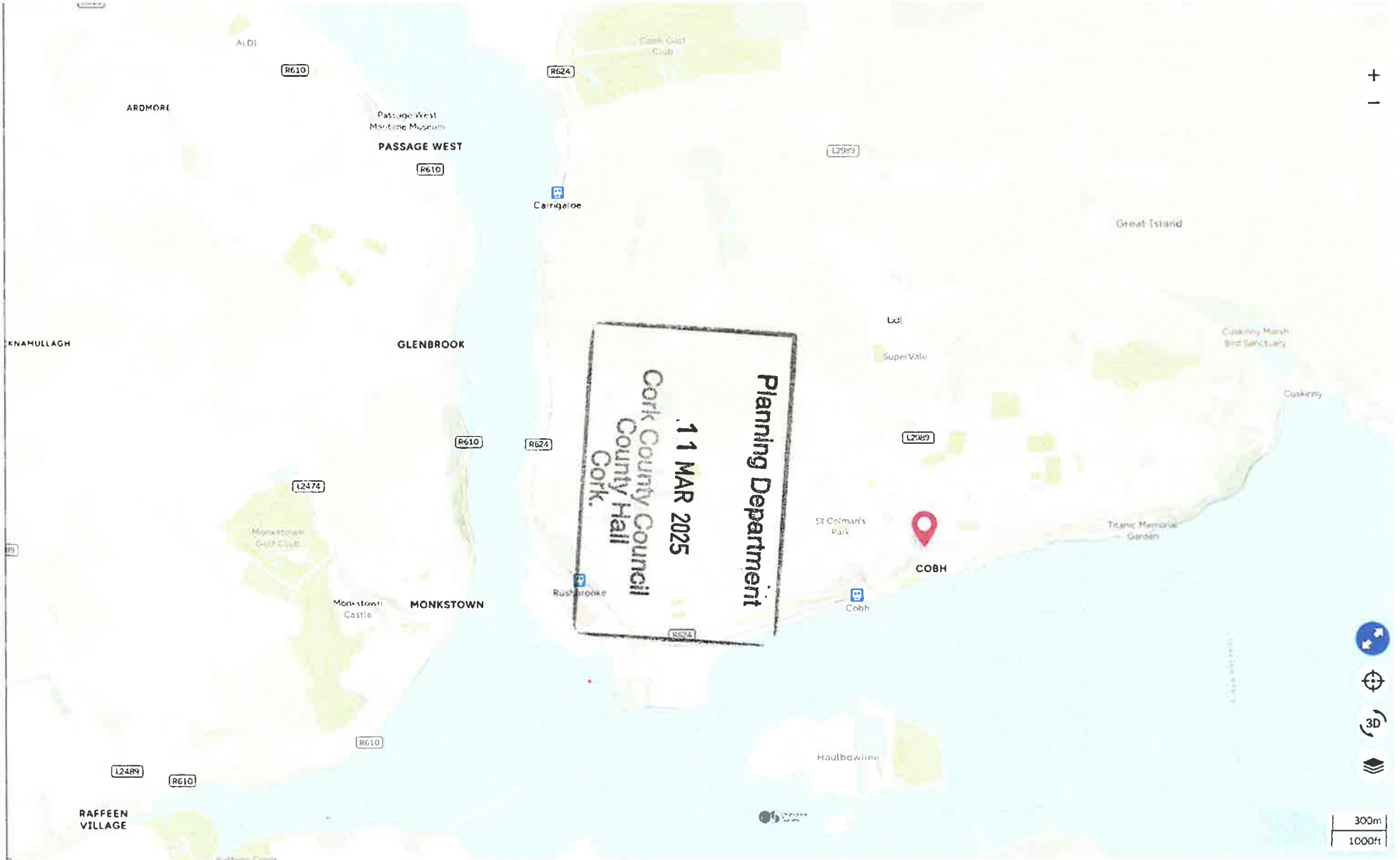
+ |



Planning Department
11 MAR 2025
Cork County Council
County Hall
Cork.



30m
100ft



Land Registry Compliant Map

Surveyed 1977
 Revised 2013
 Levelled 1985



ITM CENTRE PT COORDS
 579690,566611

DESCRIPTION
D. Allister 1A1

MAP SHEETS
 1:1000
 6472-05

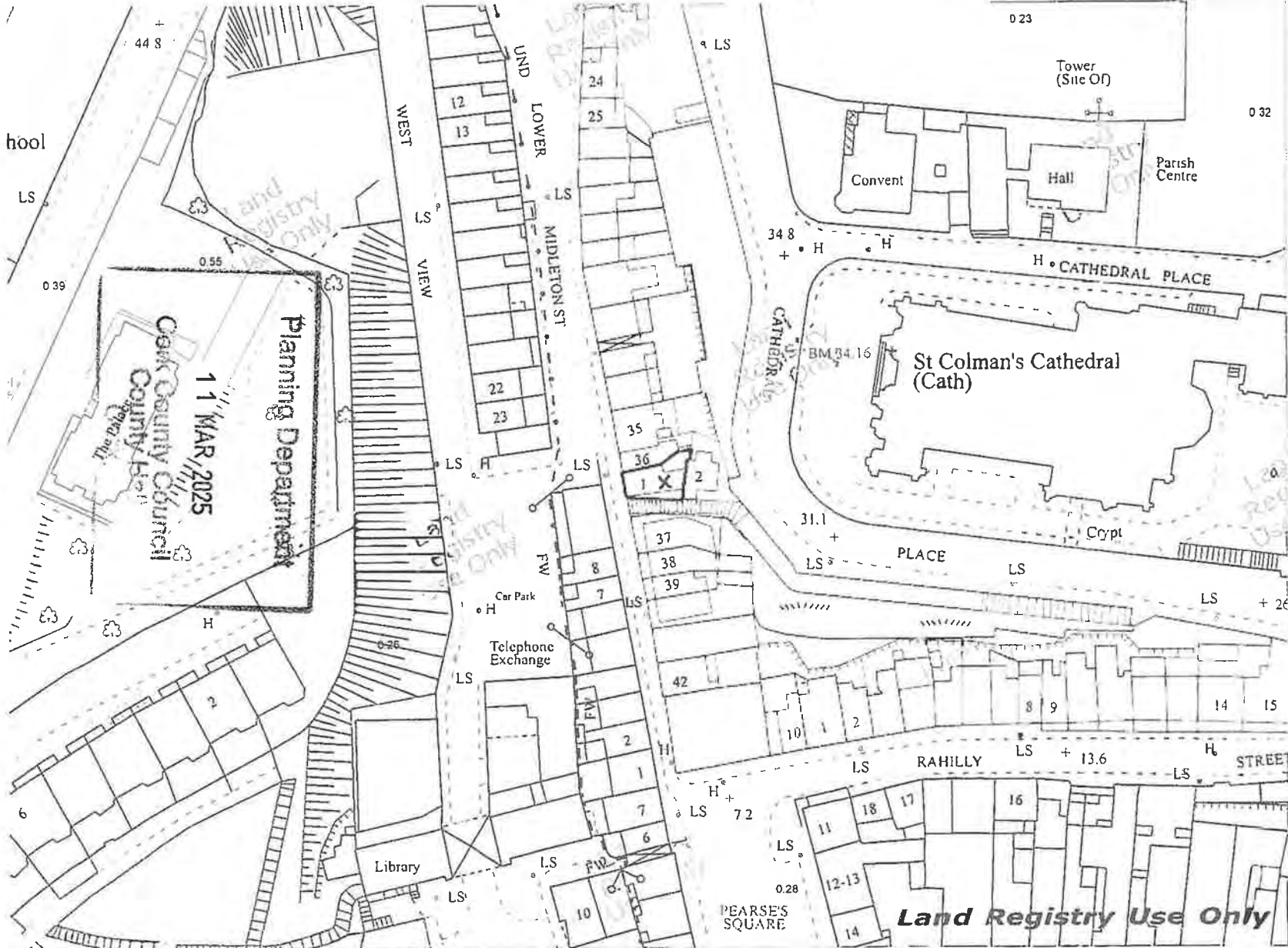


Produced by National Map Services,
 Unit 7, South Ring Business Park,
 Kussale Road,
 Co. Cork
 On behalf of Ordnance Survey Ireland,
 Phoenix Park, Dublin 8

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 Sáráibhéireacht Ordánais Éireann agus
 Rialtas na hÉireann
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 den tSeiceadh seo a chéipéil, a atáirgeadh nó
 a thaircúir in aon form ná ar aon bhealach gan
 cead i scríbhinn roimh ré ó úinéir an chóipchúit.
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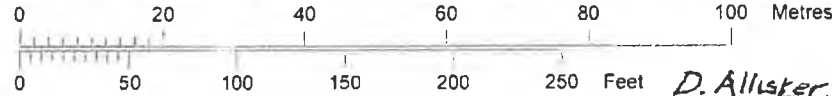
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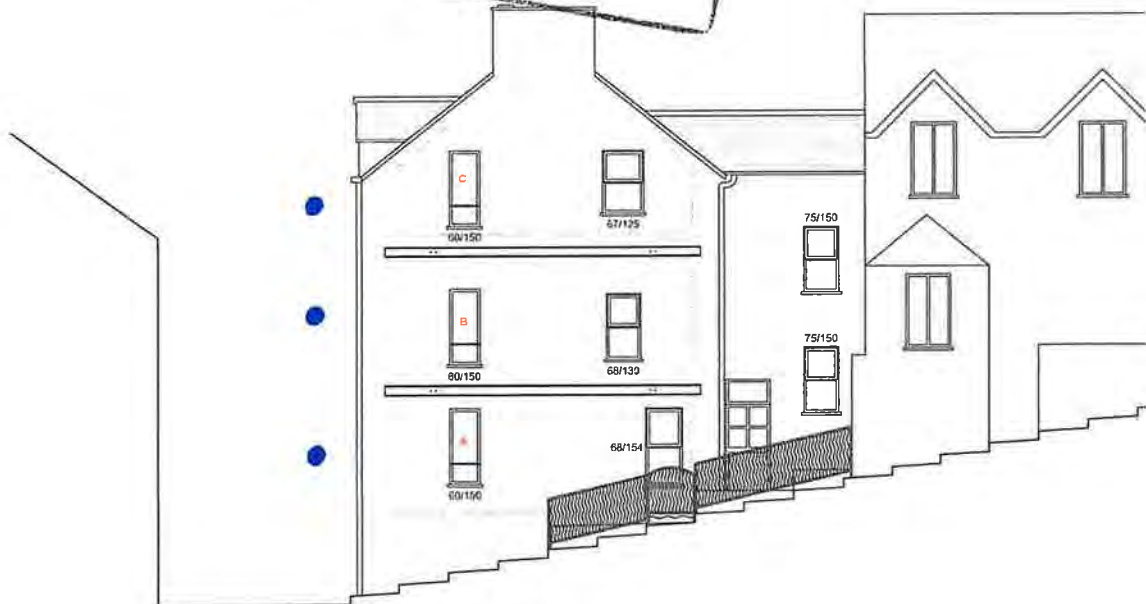
Plot Ref. No. 25195297_2_1
 Plot Date 23-MAY-2014

D. Allister B.A. DIP.T.P., DIP.C.ENG M.I.E.I.
AREA X OUTLINED RED = 0.007ha



ELEVATION WEST SCALE 1:100

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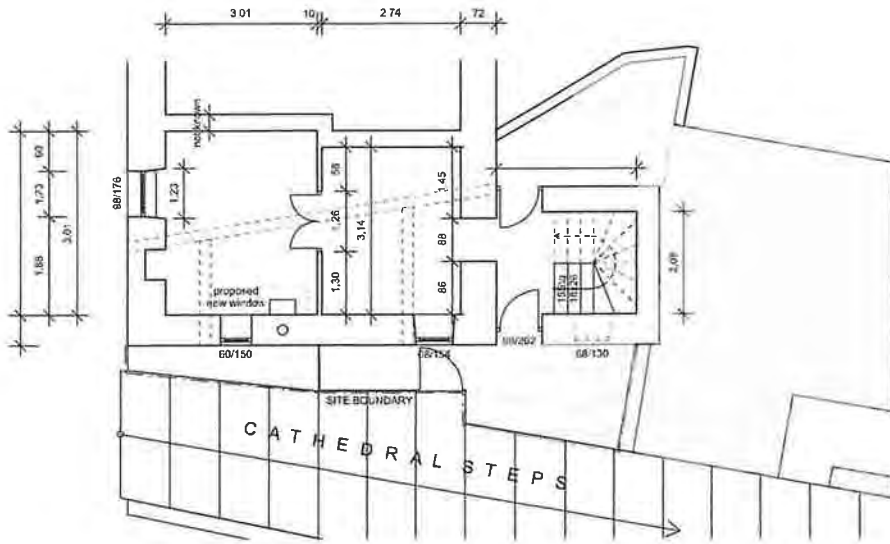


ELEVATION SOUTH SCALE 1:100

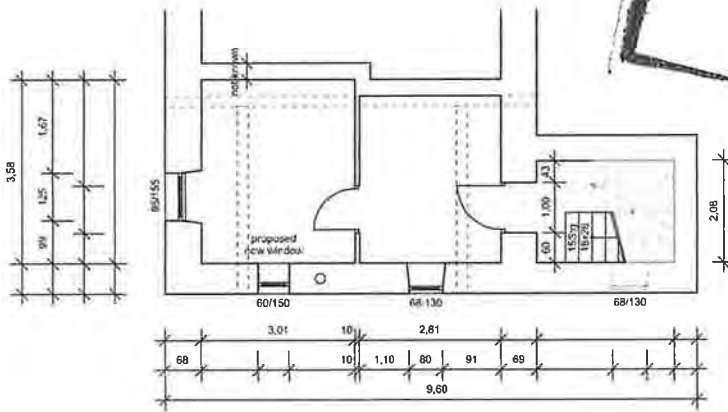
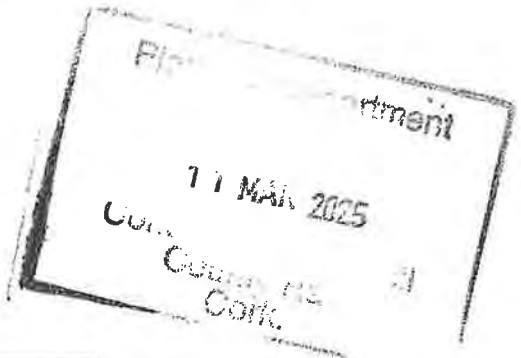
DRAFT 29.11.2024

ALL MEASUREMENTS TO BE CHECKED ON SITE

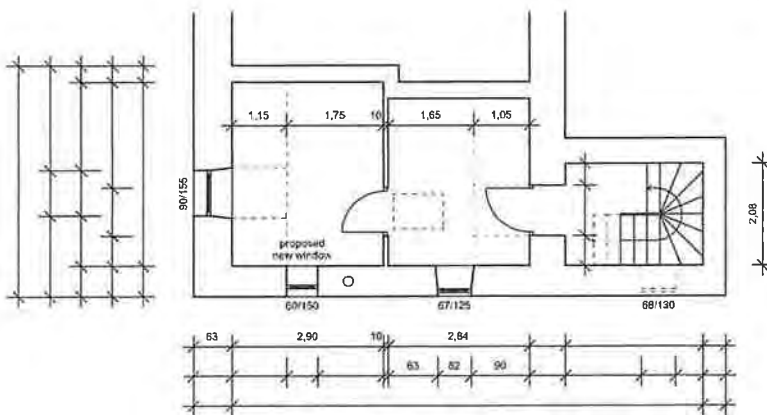
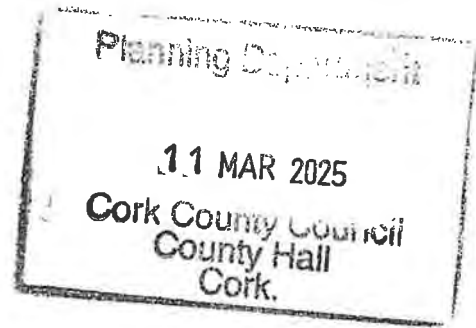
PROJ. 2400 COT ROCK HOUSE PLAN NR. 0.001
THE ROCK HOUSE
THE ROCK HOUSE, LOWER MIDLETON STREET
P24K772, COBH, CO. CORK
RENOVATION M 1:100 A3 29.11.2024
MARTIN COTTER B. ARCH.(N.U.I.) ARCHITECT
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Tel.+49 162 8898333 Email arch.cotter@arcor.de



GROUND FLOOR PLAN SCALE 1:100



FIRST FLOOR PLAN SCALE 1:100



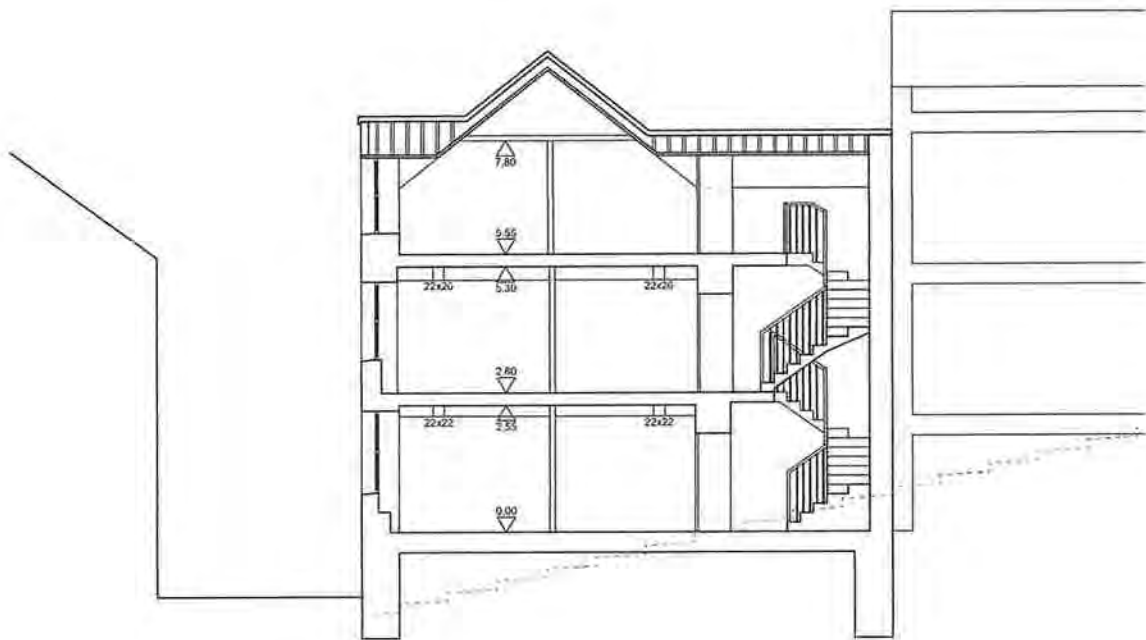
SECOND FLOOR PLAN SCALE 1:100

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PROJ. 2400 COT ROCK HOUSE PLAN NR. 0.002
THE ROCK HOUSE
 THE ROCK HOUSE, LOWER MIDDLETON STREET
 P24K772, COBH, CO. CORK
 RENOVATION M 1:100 A3 29.11.2024
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SECTION SCALE 1:100

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PROJ. 2400 COT ROCK HOUSE PLAN NR. 0.003

THE ROCK HOUSE

THE ROCK HOUSE, LOWER MIDLETON STREET
P24K772, COBH, CO. CORK

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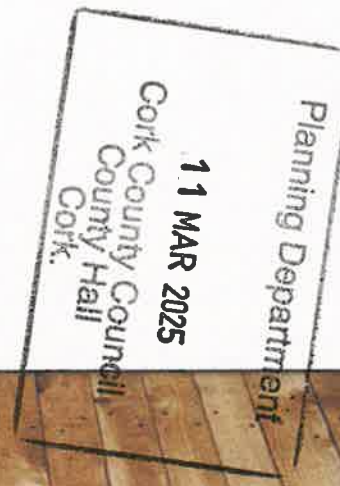
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07.02.2025



V009

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