



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Mr Fred Ward,
c/o Kevin Fitzgerald MRIAI
Ardara,
Lehenaghmore,
Farmers Cross
Cork

11/03/2020

**RE: Section 5 Declaration R664/21 18 The Rise,
Bishopstown,**


A Chara,

With reference to your request for a Section 5 Declaration at the above named property, I wish to advise as follows having regard to:

- Sections 2, 3 and 4 of the Planning and Development Act 2000
- Articles 6 and 6 of the Planning and Development Regulations 2001
- Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 and
- Class 50(b) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 and
- ~~Planning ref T.P. 23119/99 (which included permission for a rear single storey conservatory - not constructed);~~

it is concluded that that the construction of a single extension to the rear of the dwelling at 18, The Rise, Bishopstown, Cork is development and is exempted development.

Is mise le meas,


Aine O'Leary
Community, Culture and Placemaking Directorate
Cork City Council



We are Cork.

PLANNER'S REPORT
Ref. R664 21

Cork City Council
Development
Management
Strategic Planning
and Economic
Development

Application type **SECTION 5 DECLARATION**
Question *Whether the construction of a single storey extension to the rear is development and if so is or is not exempted development.*
Location *18 The Rise, Bishopstown.*
Applicant Mr. Fred Ward.

1. REQUIREMENTS FOR A SECTION 5 DECLARATION APPLICATION

Section 5(1) of the Planning and Development Act 2000 as amended states:

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

The requirements for making a section 5 declaration are set out in the Act.

2. THE QUESTION BEFORE THE PLANNING AUTHORITY

The question to the planning authority is

'Whether the construction of a single storey extension to rear is development and if so is or is not exempted development.'

3. SITE DESCRIPTION

The subject property comprises a two storey semi-detached dwelling house in 'The Rise' a large housing estate in Bishopstown located between Curraheen and Waterfall Roads.

4. PLANNING HISTORY

T.P. 99/23119: Permission granted for the conversion of a domestic garage and single storey extension to rear of dwelling.

5. CURRENT LEGISLATIVE PROVISIONS

5.1 Planning and Development Act, 2000 as amended

Section 2(1),

"exempted development" has the meaning specified in section 4.

"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.

Section 3(1),

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(2),

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

Section 4(3),

A reference in this Act to exempted development shall be construed as a reference to development which is—

- (a) any of the developments specified in subsection (1), or*
- (b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.*

5.2 Planning and Development Regulations, 2001 as amended

Article 6(1),

Subject to article 9, development 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,

Article 9 sets out restrictions on exemptions specified under article 6. Article 9(1) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development, including (a) if the carrying out of such development would:-

- (i) “Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act”...*

(Article 6) Schedule 2, Part 1, Class 1

Classes 1-8 relate to development within the curtilage of a house and Class 1 relates to *“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”.*

Schedule 2, Part 1, Class 1

Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1 <i>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</i></p>	<p>1. (a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i></p> <p>(b) <i>Subject to paragraph (a), where the house is terraced or semi-detached,</i></p>

Column 1 Description of Development	Column 2 Conditions and Limitations
to the rear or to the side of the house.	<p>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 extension shall not exceed the height of the rear wall of the house.</p>

Column 1 Description of Development	Column 2 Conditions and Limitations
	<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>

Class 50(b) relates to demolition of part of a habitable house in connection with the construction of an exempted extension:

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 50 (a) The demolition of a building, or buildings, within the curtilage of—</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building,</p>

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

6.1 *Development*

The first issue for consideration is whether or not the matter at hand is ‘development’, which is defined in the Act as comprising two chief components: ‘works’ and / or ‘any material change in the use of any structures or other land’.

As noted above Section 3 (1) of the Planning and Development Act states that: ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.”

The extension clearly constitutes ‘works’, which is defined in section 2(1) of the Act as including ‘any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal’.

As the proposal comprises ‘works’, it is clearly therefore ‘development’ within the meaning of the Act.

CONCLUSION — is development

6.2 *Exempted Development*

The next issue for consideration is whether or not the matter at hand is exempted development.

Construction of rear extension

Permission was granted under 99/23119 for development described in the public notices as follows:

‘Conversion of domestic garage and single storey extension to rear of dwelling.’

The drawings attached to that application show the garage area to the side to be converted behind which is shown a w.c. and utility area. A single storey conservatory was also proposed. The total area of floor space was cited as 42 sq.m. in the application form.

Under this Section 5 it is highlighted that the extension area referred to above formed part of the original floor area of the house. From the maps attached to the planning application and

photographic evidence it appears that the houses were constructed with garage area to the side with a single storey projection to rear of this side area and the rear of the main two storey element (some houses retain the garages and flat roofs). The application sought to convert the garage element and make some internal alterations to the pre-existing single storey areas to the rear of same including a front bay window (not constructed). A single storey conservatory was also proposed – this is not referred to in the current Section 5 application form and there appears to be some confusion arising from same - I consider that the development description in the planning application appears to refer to this element rather than any extension to rear of the garage area. I note the planning application drawings outline the changes in yellow on the elevations and these include a pitched roof over the original flat roof garage area and new windows to the side. It appears that the conservatory was not constructed. Notwithstanding the confusion regarding the conservatory it is clear the area to the side (garage and w.c./utility) were original elements of the house. Even if the development was not constructed as per the application exemptions existed under the 1994 Planning Regulations for conversion of garages to the side (23 sq.m. limitation).

A single storey extension is now proposed to the rear of the house. This is assessed viz-a-viz Class 1 exemptions as per below:

1a	Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.	Has been extended on foot of 23119/99 see below.
1b	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.	n/a
1c	Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.	n/a
2a	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.	The area of the converted garage is stated to be 12.1 sq.m or (12.06sq.m. on the drawings). The proposed extension is stated to measure 20.7 sq.m. and would be located to the rear. Together the extended areas measure – 32.8 sq.m. – which is under the exempted limit of 40 sq.m. (permitted conservatory not constructed)
2b	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.	n/a
2c	Subject to paragraph (a), where the house is detached and has been extended previously, the	n/a

	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.	
3	Any above ground floor extension shall be at a distance of not less than 2 metres from any party boundary.	The rear extension is single storey.
4a	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.	Walls are below height of rear wall.
4b	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	n/a
4c	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.	Roof does not exceed the height of the eaves.
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.	The remaining open space to the rear of the dwelling is well in excess of 25 sq.m.
6a	Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.	The rear extension includes windows which are located in excess of 1m from the adjoining boundaries.
6b	Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.	n/a
6c	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.	n/a
7	The roof of any extension shall not be used as a balcony or roof garden.	n/a

Part of the existing pitched roof to the rear single storey element of the house is to be removed to facilitate the development – this is considered to be work which falls under Class 50(b) of the Regulations as outlined above.

7. ENVIRONMENTAL ASSESSMENT

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state as follows:

Section 4(4),

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and 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.

Section 4(4A)

Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

- (a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and*
- (b) as respects which an environmental impact assessment or an appropriate assessment is required,*
to be exempted development.

Section 177U(9)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 and Schedule 7 of the Planning and Development Regulations 2001, as amended it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that environmental impact assessment is not required.

7.2 Screening for Appropriate Assessment

The applicant has not submitted an appropriate assessment screening report. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of these European sites. Accordingly it is considered that appropriate assessment is not required.

8. CONCLUSION & RECOMMENDATION

CONCLUSION

In considering this referral the Planning Authority had regard to:

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000
- (b) Articles 6 and 6 of the Planning and Development Regulations 2001
- (c) Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 and
- (d) Class 50(b) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 and
- (e) Planning ref T.P. 23119/99 (which included permission for a rear single storey conservatory - not constructed);

The Planning Authority has concluded that –

- (a) the works constitute development which come within the scope of Section 3(1) of the Planning and Development Act 2000;

- (b) the single storey extension to the rear comes within the scope of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations and complies with the conditions and limitations attached to that Class;
- (c) the associated alterations to the roof come within the scope of Class 50(b) of Part 1 of Schedule 2 to the Planning and Development Regulations and complies with the conditions and limitations attached to that Class;

Therefore, the Planning Authority decides that the construction of a single extension to the rear of the dwelling at 18, The Rise, Bishopstown, Cork is development and is exempted development.

Evelyn Mitchell,
Senior Executive Planner,
03.08.2021

Planning Department,
Cork City Council,
Anglesea Street,
Cork

13 May 2021

Re: 18 The Rise, Bishopstown – Request for Declaration of Exemption.



Dear Sirs,

I apply on behalf of Mr Fred Ward for a Declaration of Exemption in respect of a single storey rear extension which Mr Ward intends to construct at his dwelling at the above address and as shown on the attached drawings No's 5121.03.01 to .05 inclusive.

The floor area of the proposed extension is 21m² and it is entirely at the rear of the existing house and it would normally be considered to be exempt. The request for a Declaration arises because Permission, TP 23119/99, was granted for

".....conversion of domestic garage and single storey extension to rear of dwelling....."

whereas the 'single storey extension' already existed - the house having been built with a single storey side and rear flat roofed annexe containing a garage, utility room and part of the kitchen.

(Refer to the Decision, Grant and schedule and part of the drawings and specification accompanying the application attached hereto.)

The drawing and specification in 23119/99 proposed replacement of the existing flat roof along with conversion of the existing garage together with works to the **existing** fabric. The area identified highlighted in yellow on the floor plan corresponds with the wording of the application as applying to the entire annexe.

Notwithstanding the imprecise wording of the application, the nature and extent of works proposed on the drawings did not include or describe an extension, nor was the building extended in carrying out the works and the total built area of remains unaltered from the original. The interior and external appearance of the single storey section substantially conforms with the permitted documents but the habitable area was increased only by the conversion of the garage, being 12.1 m² and not the entire area identified in yellow on the drawing which amounts to 27m².

Reference to the OS map and visual inspection shows a floor plate common to all the houses on the road built at the time which clearly includes the single story element at the side and rear in all the houses as original build. Refer also to the attached sketch dating from 1992 from the pre purchase report undertaken by Jack B. Cahill engineer commissioned by Mr Ward when acquiring the premises and to photographs of it and of the neighbouring houses including the twin of the semi-detached pair which show the common annexe

feature. It is clear that the annexe is original construction and that there was no extension as imprecisely suggested in the description in TP 23119/99.

The building owner Mr Ward, now wishes to build a 20 sqm single storey extension at the rear of the house which would bring the actual total extended area to 32 sq.m, remaining within the area for exempted development but it would not be so if the extended area was construed to include all that incorrectly described and highlighted in 23119/99.

The imprecise wording of TP 23119/99 - seeking permission to construct the pre existing single storey annexe - could result in ambiguity in the interpretation of the exempted development rules and in certification of the property on completion of the extension now being contemplated. Because of this and in the interest of clarity, Mr Ward is seeking a Declaration by the Council, consistent with there having been no physical extension to the footprint of his house, that his proposed single storey rear extension is exempted development.

I trust the information attached enables the Council to issue a Declaration which I look forward to receiving as soon as may be possible.



Kevin FitzGerald MRIAI

Encls:

2 copies:-
Application fee cheque, €80.00
Declaration Form
Drawings No's 5121 03.01 to 06 inclusive.
Planning Decision, Grant and schedule TP Reg 23119/99
Part of drawing & specification for TP Reg 23119/99
Pre purchase engineer's report sketch & cover letter.

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie
Fón/Tel: 021-4924564/4321
Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

18 The Rise, Bishopstown, Cork
T12 D9H0

2. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Is the construction of a single storey rear extension at the above address exempted development ?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

Please refer to accompanying letter

5. LEGAL INTEREST

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 in question		
If you are not the legal owner, please state the name and address of the owner if available		

6.1 / We confirm that the information contained in the application is true and accurate:

Signature:  Kevin FitzGerald MRIAI on behalf of Fred Ward

Date: 12 May 2021

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

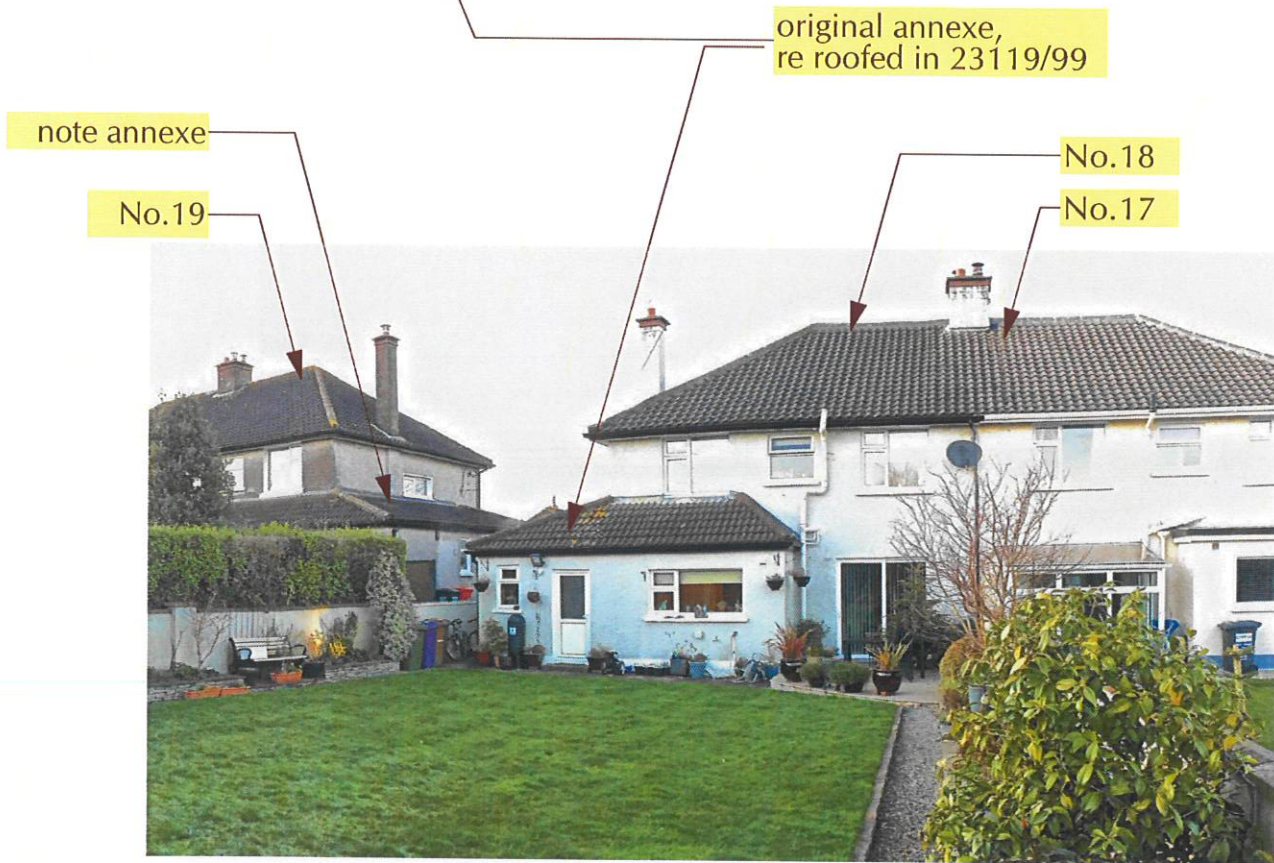
The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

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 Development Management Section, Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.**

- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- 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 is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration 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 was due to be issued by the Planning Authority.



Mr. Fred Ward,
18, The Rise,
Curraheen Road,
Bishopstown,
Cork.

10th June, 1999.

Re: T.P. 23119/99
Permission for conversion of domestic garage and single storey extension
to rear of dwelling at 18, The Rise, Curraheen Road, Bishopstown, Cork.

Dear Sir/Madam,

I refer to the enclosed Notification of decision of grant of Planning Permission (T.P. 23119/99) in respect of the above development.

Please note that in addition to the conditions attaching to this planning permission, the enclosed water requirements must also be implemented. Should you require to discuss any aspects of these additional water requirements you are advised to contact the Water Department, Cork Corporation at 966222.

Yours faithfully,

Mary Lougheed,
A/Administrative Officer,
Town Planning.

NOTE: You are hereby put on notice that Drainage requirements must be implemented in accordance with the Building Control Act 1990 and Building Regulations made thereunder.

c.c. Principal Building Surveyor.

BARDAS CHORCAI

CORK CORPORATION

Number of Order:

Subject: Decision to grant **PERMISSION** under the Local Government (Planning & Development) Acts, 1963 to 1998

Order:

1. In pursuance of the powers conferred on Cork Corporation by the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided that **PERMISSION** is to be granted to:

Mr. Fred Ward, 18, The Rise, Curraheen Road, Bishopstown, Cork.

For the development of land, namely:
for conversion of domestic garage and single storey extension to rear of dwelling at 18, The Rise, Curraheen Road, Bishopstown, Cork.

In accordance with particulars and plans submitted by:
Mr. Fred Ward, 18, The Rise, Curraheen Road, Bishopstown, Cork.

on 14/04/99 Ref No. in Planning Register T.P. 23119/99

Subject to the conditions set out in Column 1 of attached Schedule, the reasons for the imposition of such conditions being set out in Column 2 of said schedule.

2. The **PERMISSION** is to be granted, subject to the said conditions, provided no appeal is made to An Bord Pleanala, within the statutory time for the making of such appeals.

The Senior Staff Officer, Planning Department is hereby authorised to sign the notification of decision to grant and the notification of the grant of **PERMISSION**

Dated day of 1999

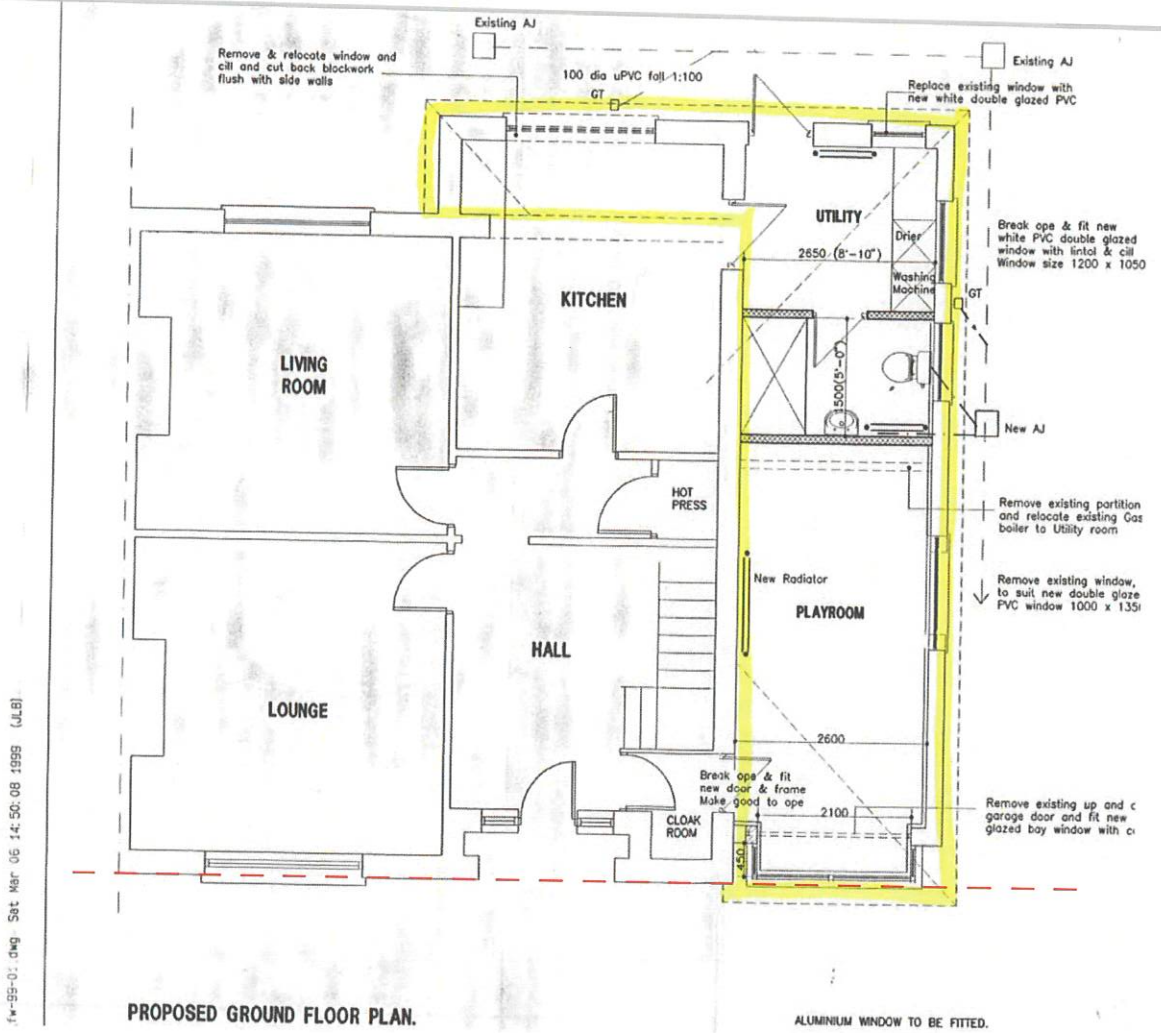
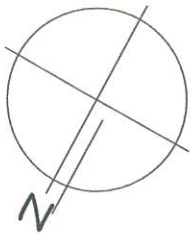
**Administrative Officer,
Town Planning Department.**

Re: T.P. 23119/99

Permission for conversion of domestic garage and single storey extension to rear of dwelling at 18, The Rise, Curraheen Road, Bishopstown, Cork.

The following are the City Engineer's Water requirements for the above proposed development.

- All fittings except drinking points shall be fed from storage.
- Any redundant water services shall be traced back to the public main by the developer and shall be blanked off by Cork Corporation at the developer's expense.



f-w-99-01.dwg Sat Mar 06 14:50:08 1999 (J.L.B.)

scale 1:100

This sheet is from part of a drawing which accompanied an incomplete planning application on 08 March 1999.

The scheme was immediately re submitted on 14 April 1999 and permission granted - T.P. Reg 23119/99.

Works carried out subsequently conform with this specification and layout.

OUTLINE SPECIFICATION

FOUNDATIONS; 900 X 300 CONCRETE STRIP FOOTINGS (GRADE C35 CONCRETE) REINFORCED WITH 3 NO T16 BARS AND T12 LACERS @ 600 C/C.

FLOOR; 150 POWERFLOATED CONCRETE SLAB ON 50 INSULATION ON 1000G VISQUEEN DFM ON MIN 150 COMPACTED AND BLINDED HARDCORE

EXTERNAL WALLS; 100 BRICK OR BLOCK OUTER LEAF 50 CAVITY, 100 BLOCK INNER LEAF WITH 50 INSULATED SLABS TO INSIDE FACE WITH SKIM FINISH.

INTERNAL WALLS; 100 STUD PARTITIONS WITH 100 FIBREGLASS INSULATION BETWEEN STUDS. SKIM FINISH TO BOTH FACES.

ROOF; CONCRETE ROOF TILES TO MATCH EXISTING ON 50 X 25 SOFTWOOD BATTENS ON MONARFLEX ROOFING FELT ON 125 X 44 RAFTERS AT 400 C/C. 100 X 44 CEILING JOISTS WITH 150 FIBREGLASS INSULATION BETWEEN.

WHITE PVC FASCIA AND SOFFIT ON TREATED SOFTWOOD GROUNDS. WHITE PVC GUTTERS AND DOWNPIPES TO EXISTING GULLY TRAPS.

SKIRTINGS AND ARCHITRAVES TO MATCH EXISTING. DOORS TO BE GRAIN EFFECT REGENCY PANEL.

PROVIDE AND FIT SELECTED HARDWOOD FLOOR TO PLAYROOM ON 50 X 25 BATTENS AT 300 C/C. ON PVC MEMBRANE.

HEATING AND PLUMBING;

EXTEND HEATING SYSTEM AND PROVIDE NEW HIGH OUTPUT RADIATORS IN UTILITY, W.C. ROOM, AND PLAYROOM AS INDICATED.

PROVIDE AND FIT NEW CERAMIC SHOWER TRAY 900 X 900, W.C. AND W.H.B FROM STANDARD RANGE.

FIT CORNER SHOWER DOOR UNIT SUPPLIED BY CLIENT.

RELOCATE GAS BOILER TO NEW UTILITY ROOM.

PROVIDE AND PLUMB NEW MIRA SPORT ELECTRIC SHOWER.

NOTE ALL PIPEWORK TO BE RECESSED..

PLUMB WITH HOT AND COLD FEEDS TO W.H.B., WASHING MACHINE AND KITCHEN SINK. COLD FEED TO ELECTRIC SHOWER AND W.C.

PROVIDE 40 DIA WAVIN WASTES AS NECESSARY.

PROVIDE WALL VENT TO TUMBLE DRIER.

ELECTRICAL;

PROVIDE LIGHTING POINTS AS INDICATED.

PROVIDE MK SWITCHES AND SOCKETS AS INDICATED.

PROVIDE TIME DELAY SWITCHED FAN OVER SHOWER WITH VENT TO ROOF VENT TILE IN FLEXIBLE DUCTING.

**DETAILS OF PROPOSED EXTENSION TO
REAR OF DWELLING AT
83, THE RISE, WATERFALL
FOR FRED WARD**

**SCALE 1:50.
DATE FEBRUARY 1999**

**PLAN, SECTIONS &
ELEVATIONS**



Drg. No.

This sheet is from part of a drawing which accompanied an incomplete planning application on 08 March 1999.

The scheme was immediately re submitted on 14 April 1999 and permission granted - T.P. Reg 23119/99.

Works carried out subsequently conform with this specification and layout.

Our Ref: 11792H/JBC/LG

Mr. Fred Ward.
Woodview,
Curraheen,
Cork.

05th June, 1992.

Re: Inspection of No.18, The Rise, Bishopstown, Cork.

26 South Mall

Cork

Telephone 021 270959

Facsimile 021 276482

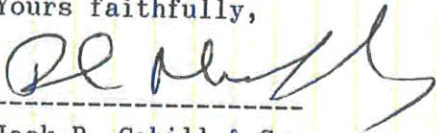
Dear Mr. Ward,

Further to our recent inspection of the above property, we are pleased to enclose herewith our Report in duplicate for your attention.

If you have any queries on the condition of the property, please do not hesitate to contact us.

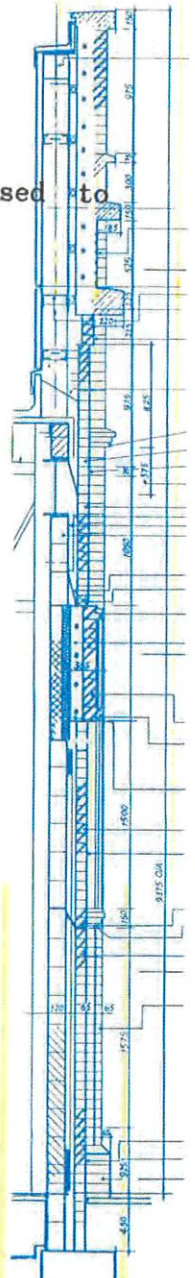
We enclose herewith a note of our Fees which we trust you will find in order.

Yours faithfully,



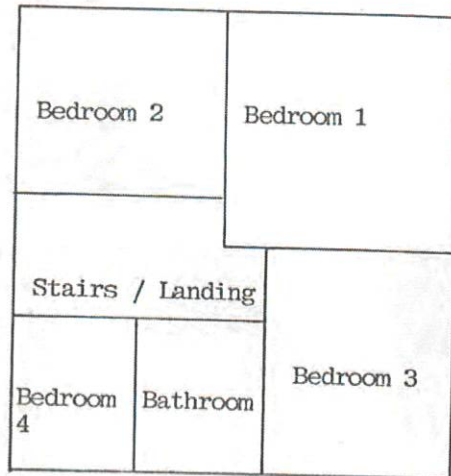
Jack B. Cahill & Co.

Encl.

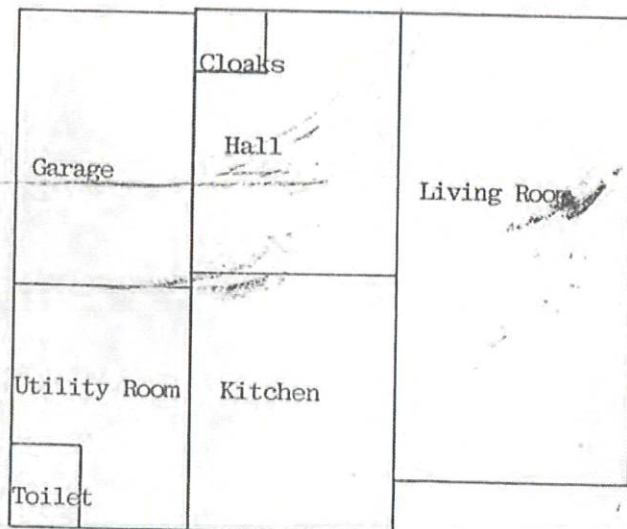


Cover letter with pre purchase inspection report by Jack B. Cahill & Co. 05 June 1992

Not to be Scaled:



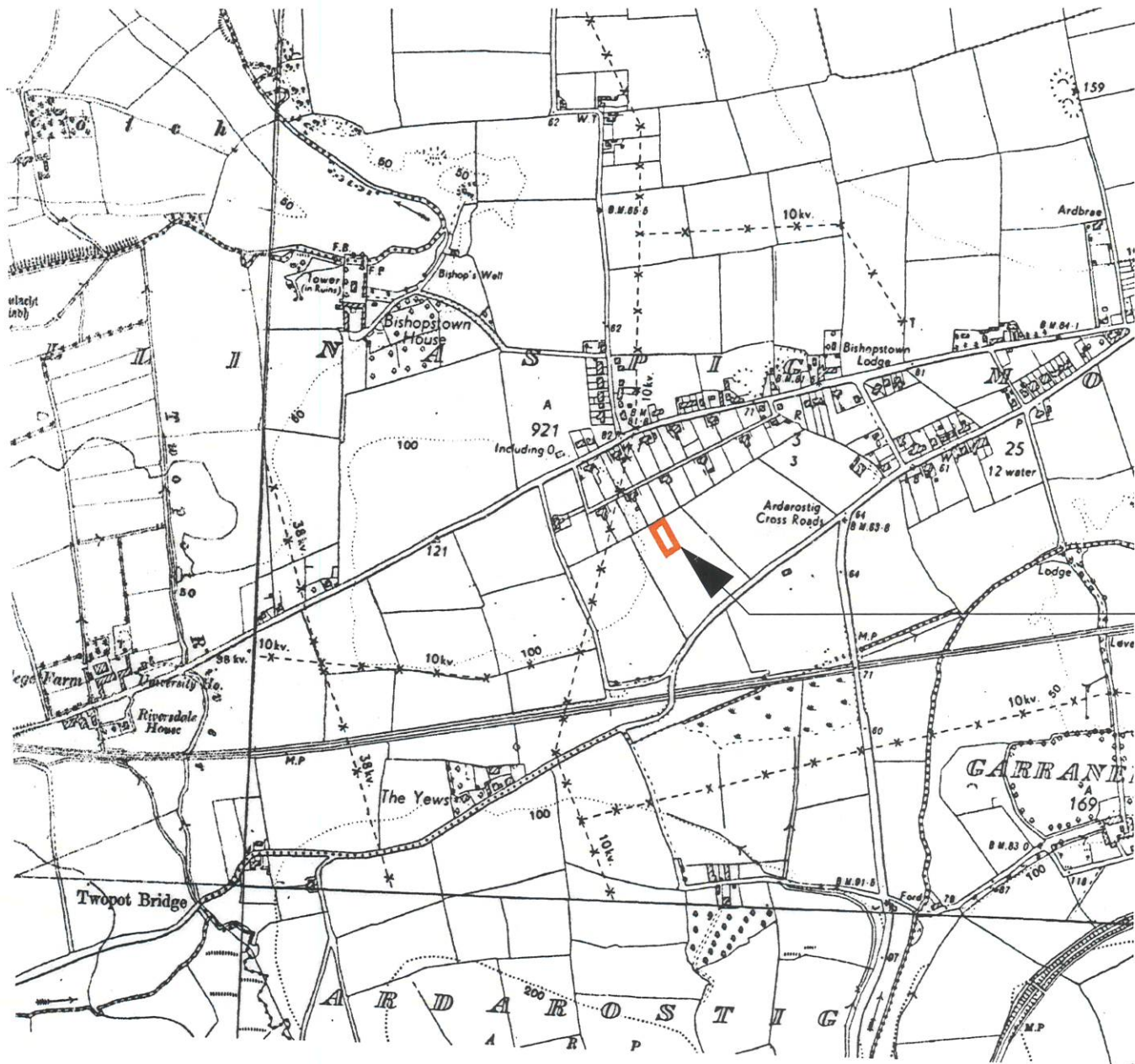
First Floor Plan



Ground Floor Plan

note existing utility room, toilet & kitchen projection

Sketch of floor plans included with pre purchase inspection report by Jack B. Cahill & Co. 05 June 1992



SITE

OS Map 1:10560

Raster Extent:

 LLX,LLY = 562342,568595
 LRX,LRY = 564803,568595
 ULX,ULY = 562342,570411
 URX,URY = 564803,570411

ITM Centre Point Co-ordinate:

 X,Y = 563572,569503



SITE

Map Extent:

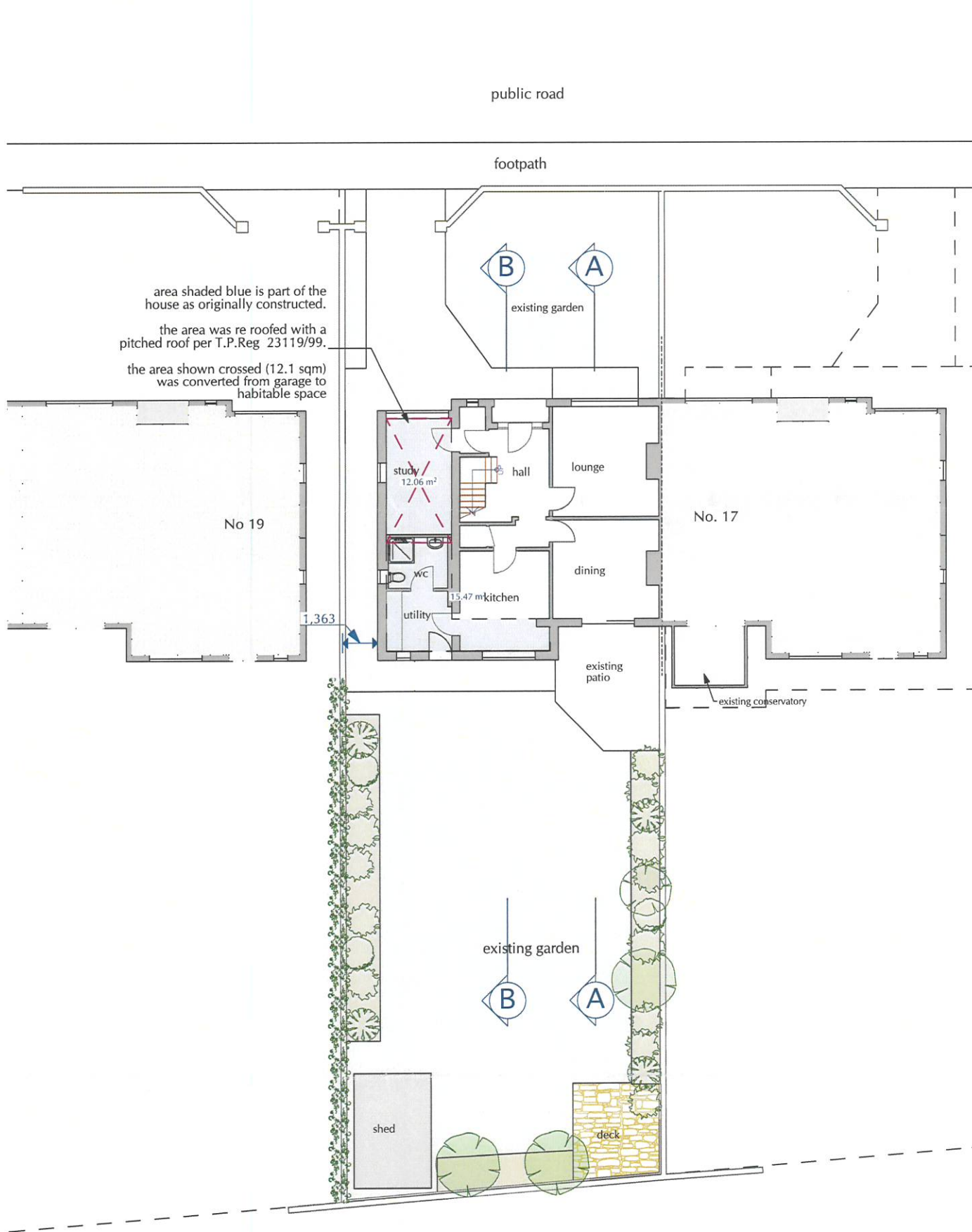
 LLX,LLY = 563456,569417
 LRX,LRY = 563689,569417
 ULX,ULY = 563456,569589
 URX,URY = 563689,569589

ITM Centre Point Co-ordinate:

 X,Y = 563572,569503

OS Map 1:1000





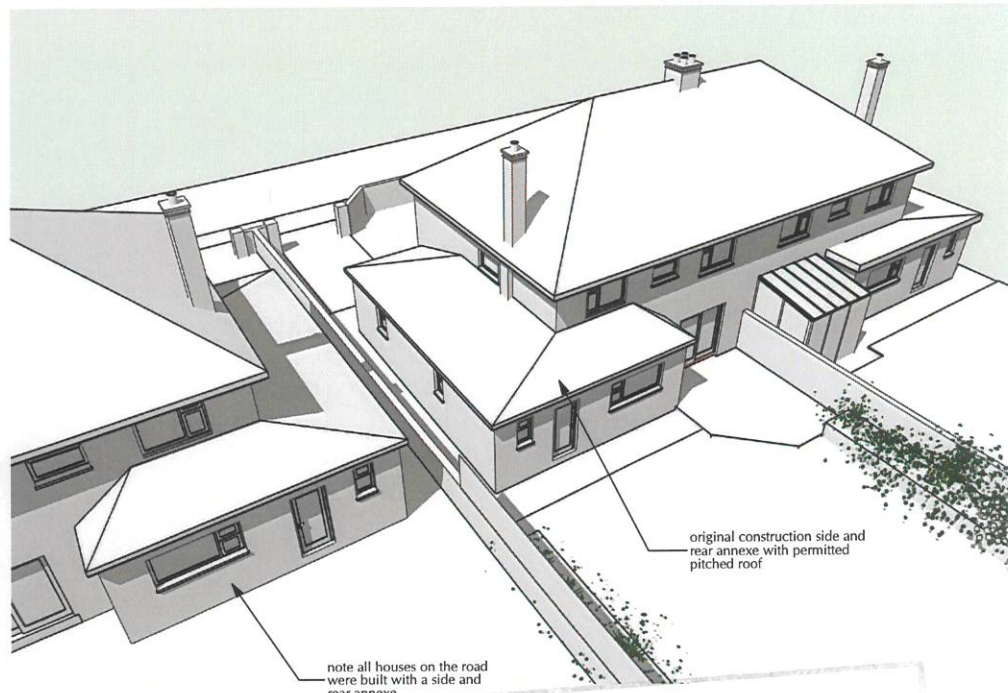
area shaded blue is part of the house as originally constructed.
 the area was re roofed with a pitched roof per T.P.Reg 23119/99.
 the area shown crossed (12.1 sqm) was converted from garage to habitable space

NOTE
 The area shaded blue was the subject of TP Reg 23119/99

Site Plan 1:200



front view



rear view

Community Culture & Placemaking
 14 MAY 2021
 RECEIVED

ReVID	Issued By	Approved by	Issue Date

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Scale @ A3
 1:200, 1:672.08
 Drawn By KFG Date 13/05/2021
 Checked By Date
 Approved By Date

Project
Proposed Extension to House
 Stage
Planning

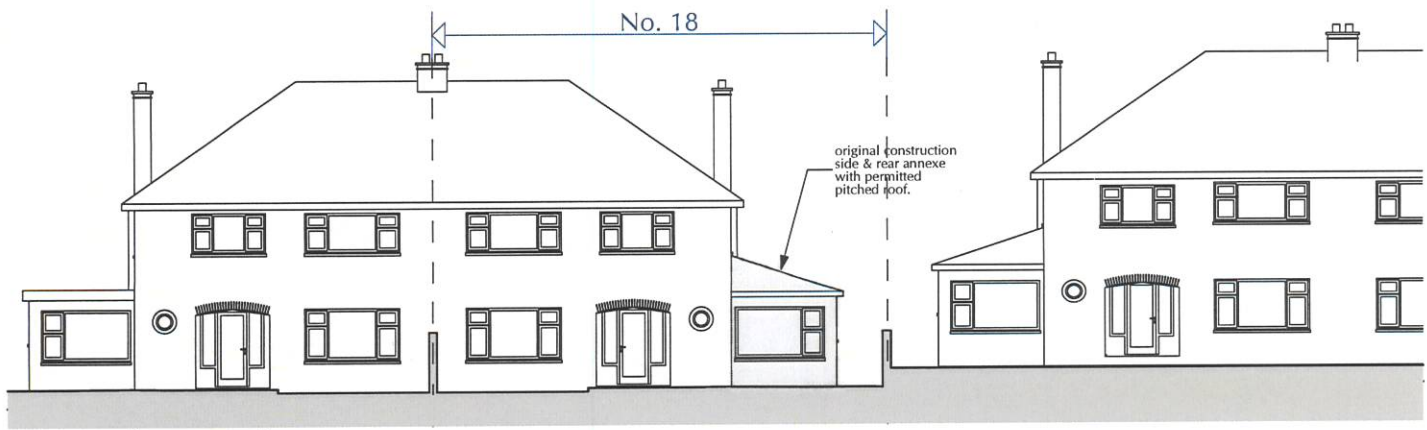
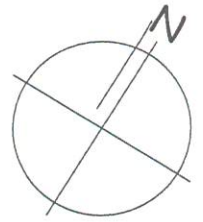
Location
The Rise, Bishopstown Cork.
 Client
Fred Ward

Layout Title
Site Survey

Project No. Rev
5121
 Drg No.
03.02

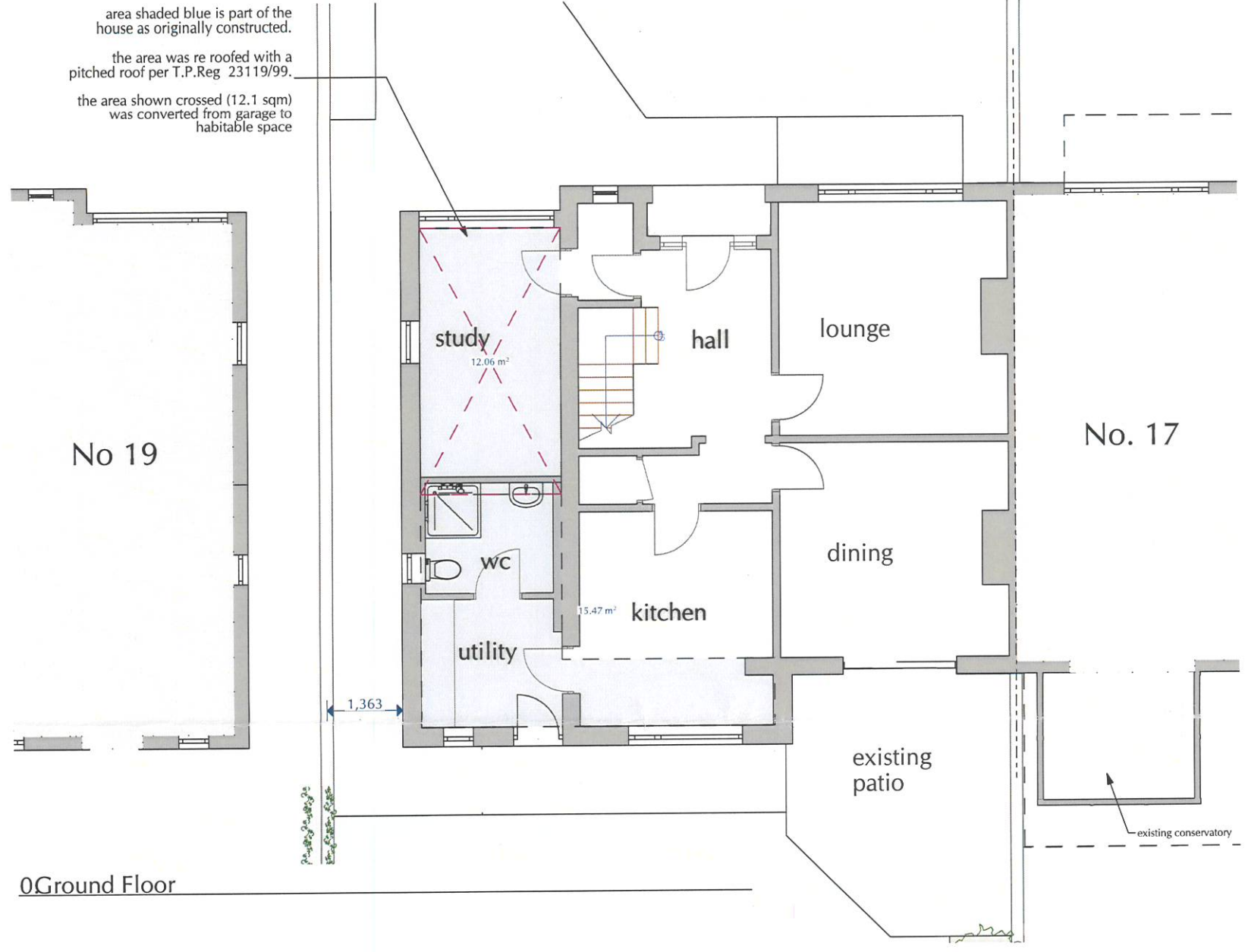
Kevin FitzGerald
 MRIAI
Architect





Elev North

NOTE
The area shaded blue was the subject of
TP Reg 23119/99



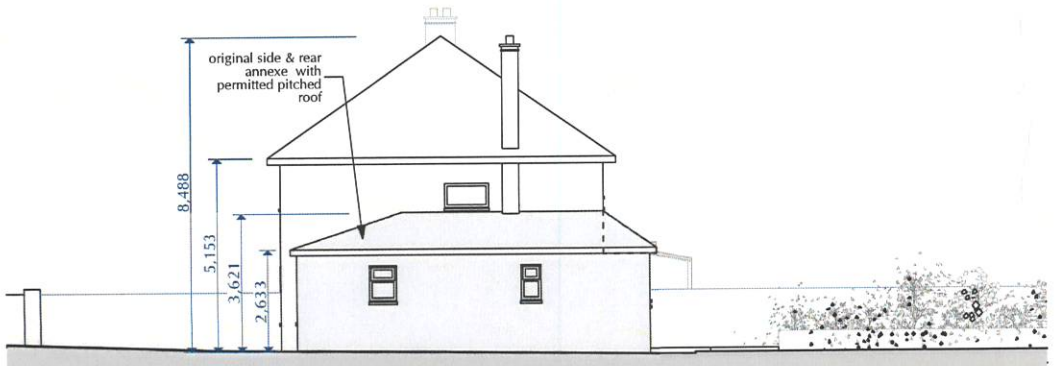
0Ground Floor



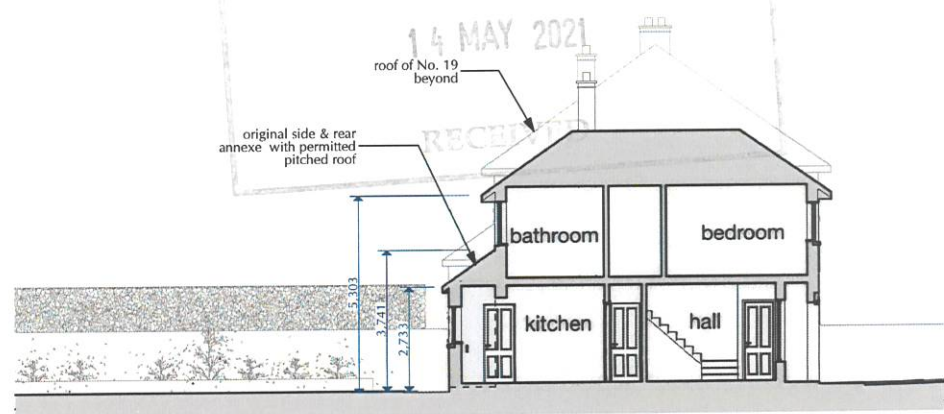
Elev South



A Section

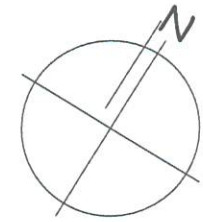
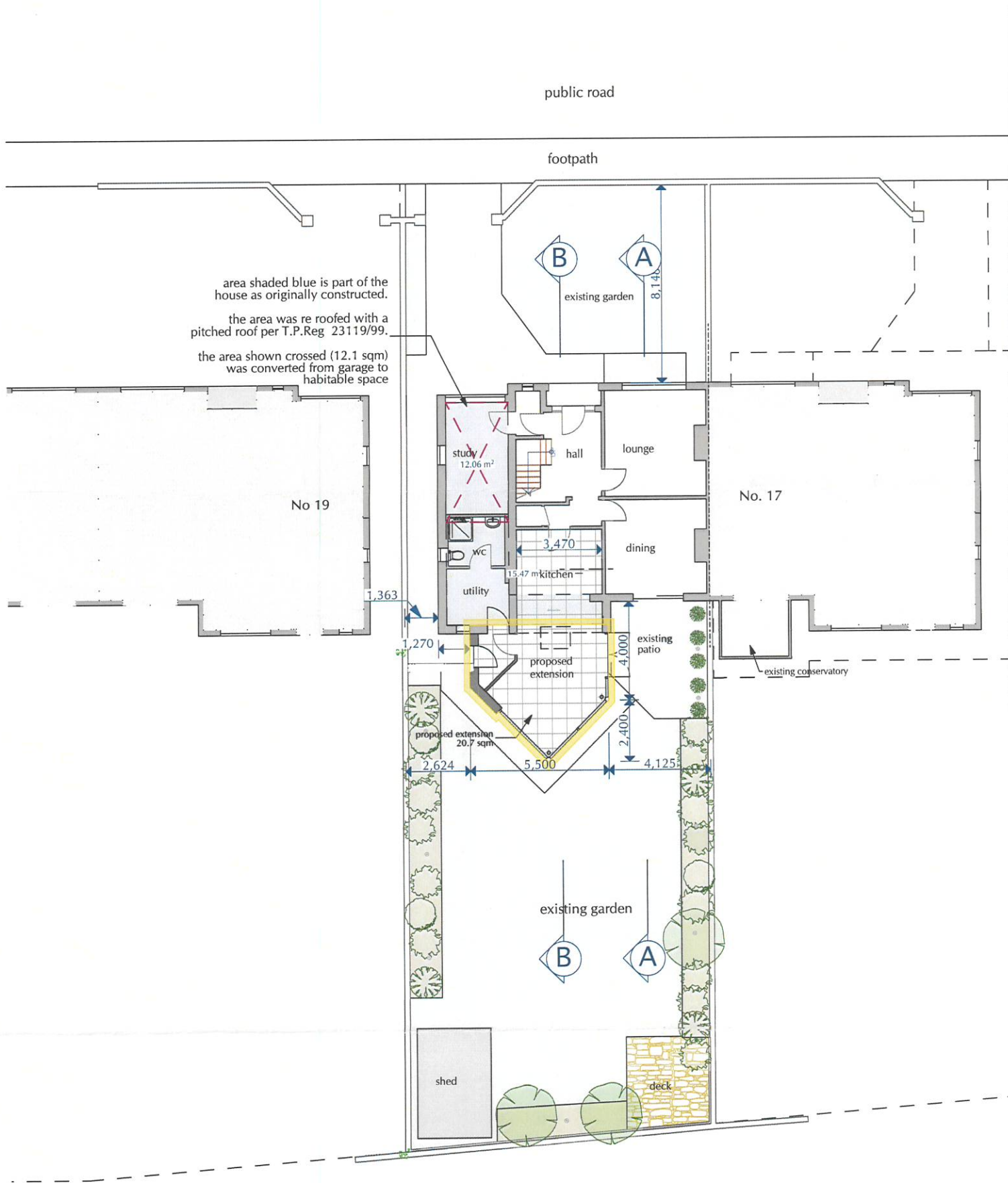


Elev West



B Section

<p>PRACTICE MEMBER</p> <p>2018</p> <p>RIAI</p>	RevID	Issued By	Approved by	Issue Date	<p>This document and its design content is copyright ©. It is produced solely for planning submission and may not be relied upon for any other purpose. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies.</p>	Scale @ A3	1:200, 1:100	<p>Project</p> <p>Proposed Extension to House</p> <p>Stage</p> <p>Planning</p>	<p>Location</p> <p>The Rise, Bishopstown</p> <p>Client</p> <p>Fred Ward</p>	<p>Layout Title</p> <p>Building Survey</p>	<p>Project No. Rev</p> <p>5121</p> <p>Orig No.</p> <p>03.03</p>	<p>Kevin FitzGerald</p> <p>MRIAI</p> <p>Architect</p>
	Drawn By	KFG	Date	13/05/2021								
	Checked By		Date									
	Approved By		Date									



NOTE
 The area shaded blue was the subject of TP Reg 23119/99

SITE 1:200



Front View



Rear View

Community Culture & Placemaking
 14 MAY 2021
 RECEIVED

PRACTICE MEMBER 2018 RIAI	Revised	Issued By	Approved by	Issue Date

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Scale @ A3 1:200, 1:672.08
 Drawn By KFG Date 13/05/2021
 Checked By Date
 Approved By Date

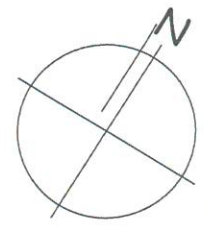
Project
Proposed Extension to House
 Stage
Planning

Location
The Rise, Bishopstown Cork.
 Client
Fred Ward

Layout Title
Proposed Site Plan & Views

Project No. Rev
5121
 Drg No.
03.04

Kevin FitzGerald
 MRIAI
 Architect

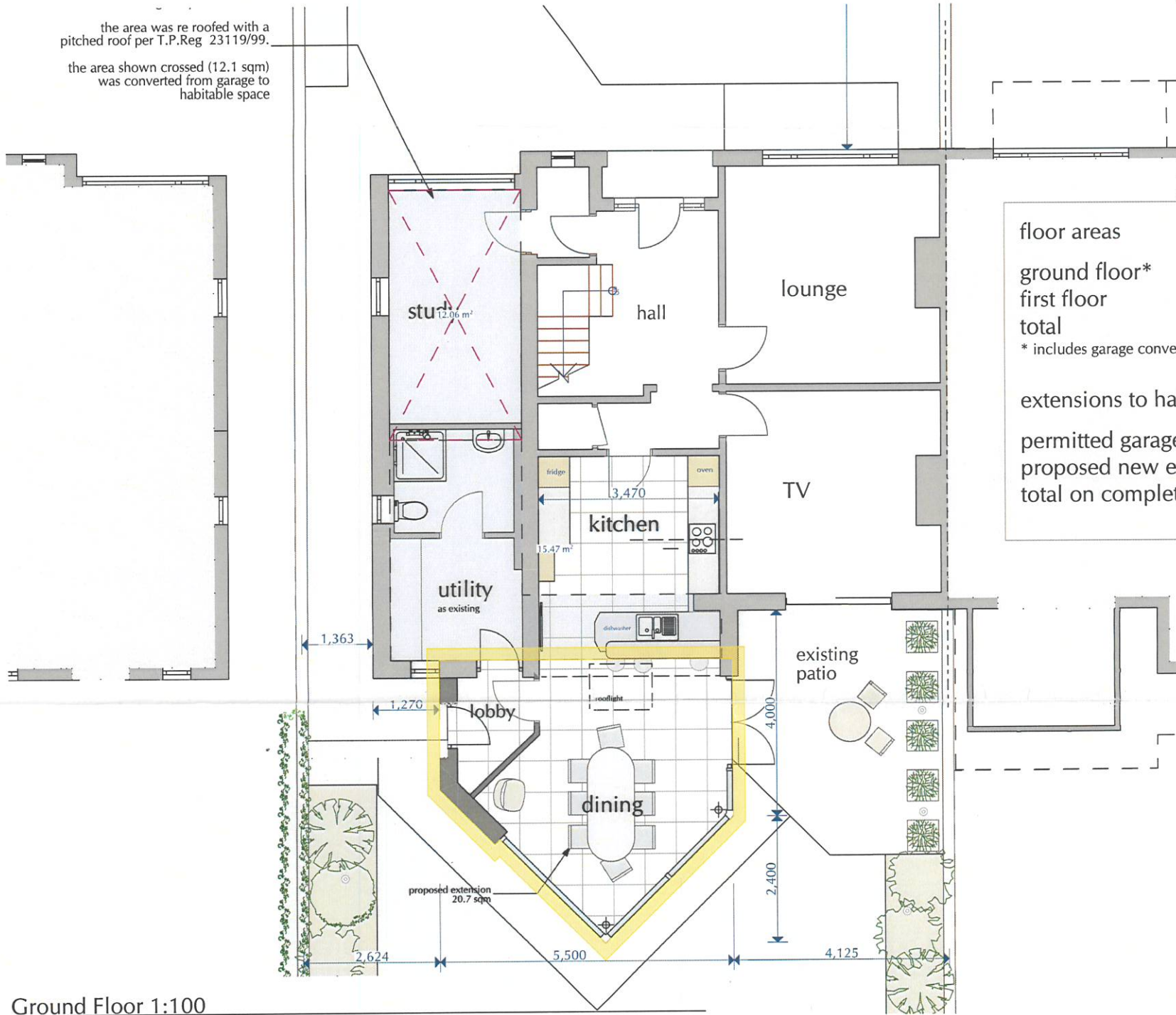


Elev North

1:200

NOTE
The area shaded blue was the subject of
TP Reg 23119/99

the area was re-roofed with a pitched roof per T.P.Reg 23119/99.
the area shown crossed (12.1 sqm) was converted from garage to habitable space



floor areas	sq.m
ground floor*	90.90
first floor	63.20
total	154.1
* includes garage conversion permitted in TP 23119/969	
extensions to habitable area	
permitted garage conversion	12.10
proposed new extension	20.70
total on completion	32.80

Ground Floor 1:100



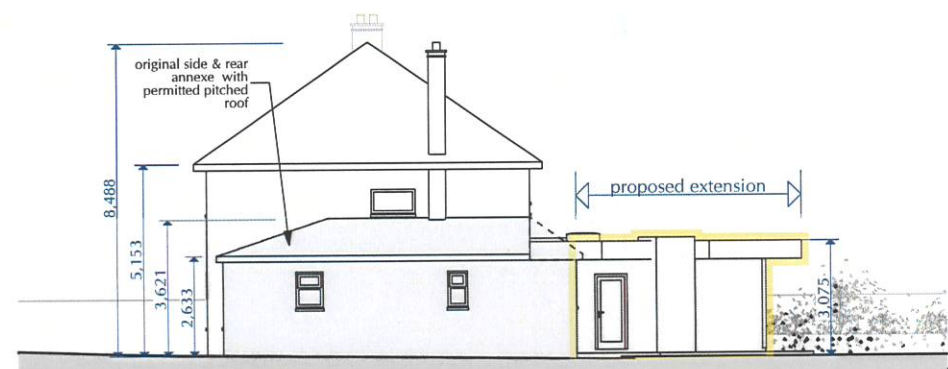
Elev South

1:200



A Section

1:200



Elev West

1:200



B Section

1:200

ReviD	Issued By	Approved by	Issue Date

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Scale @ A3 1:200, 1:100
 Drawn By KFG Date 13/05/2021
 Checked By Date
 Approved By Date

Project
Proposed Extension to House
 Stage
Planning

Location
The Rise, Bishopstown Cork.
 Client
Fred Ward

Layout Title
General Drawing

Project No. Rev
5121
 Dwg No.
03.05

Kevin FitzGerald
 MRIAI
Architect

