

Comhairle Cathrach Chorcaí Cork City Council

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

Brian Twomey,
c/o Niall Skehan & Associates,
4 Charlotte Place,
Glenbrook,
Passage West,
Co Cork.

24/04/2024

RE: Section 5 Declaration R828/24 2 Saint Finbarr's Place, Proby's Quay, Cork, T12 F2H7.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 28/02/2024 I wish to advise as follows:

The Planning Authority in view of the above and having regard to –

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Article 9 of the Planning and Development Regulations 2001 (as amended),

It is considered that the proposed “reconstruction” of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding **Is Development** and is **Not Exempted Development**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued.

Is mise le meas,



We are Cork.

David O'Regan

Assistant Staff Officer,
Community, Culture &
Placemaking Directorate

PLANNER'S REPORT		Cork City Council Development Management Strategic Planning and Economic Development
Ref. R828/24		
Application type	Section 5 Declaration	
Description	<i>Whether the "reconstruction" of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not.</i>	
Location	No. 2 St. Finbarr's Place, Proby's Quay	
Applicant	Brian Twomey	
Date	22/04/2024	
Recommendation	<i>Is Development and is Not Exempted Development</i>	

To be read in conjunction with previous report dated 04/03/2024 which requested the following further information:

1. The following Further Information was requested:

1. Please submit a detailed site layout map of a scale of not less than 1:250, showing immediate adjacent properties to the side and rear (i.e. No.s 1, 3 and 4 St. Finbarr's Quay, Proby's Quay.)
2. You are requested to include the following details on the site layout map referred to in point 1 above:
 - a) Red site boundary of No. 2 St. Finbarr's Place;
 - b) All distances to the site boundaries.
 - c) The available rear private open space.
3.
 - a) Please clarify if there was ever a previous rear extension; whether the previous one has since been demolished or, indeed if not, provide a detailed account of what works have been done to same. Drawings should also be submitted corresponding to these details.
 - b) Based on the previous point, you are requested to submit an accurate, and labelled, site layout, elevations and floor plans which show the former rear extension prior to the "re-construction".
 - c) Given the tightness of the site you are requested to submit accurate floor plans which include the existing site boundaries.
4. Please submit photographs of the existing rear extension from 3 sides showing the southern elevation (facing rear site boundary) and both the side elevations (facing east and west).

2. Response from Applicant:

The applicant submitted details on the 03/04/2024.

1. The applicant has provided an updated site layout map which includes No.s 1-4 Proby's Quay.
2. The site boundary of the No. 2 has been outlined in red. Distances to site boundaries have been provided. Rear open space has been detailed.
3. Confirmation that a single storey rear extension previously was in situ. Photographs show this is now demolished. Floor plans have been submitted.
4. Photographs have been submitted.

3. The Question before the Planning Authority

In framing the question to the planning authority, the applicant states in Q2 of the application form:

Whether the “reconstruction” of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not.

4. Previous Assessment

The proposal was previous deemed to constitute works and development. The details submitted under the further information request confirm that the previously existing single-storey rear extension has been demolished. The applicant is proposing to construct a new 2-storey rear extension on this footprint. This new construction constitutes works and therefore development.

5. Assessment

The issue for consideration is whether or not the matter at hand is exempted development. The proposed works are listed within Schedule 2 Part 1, Class1 “*Development within the curtilage of a house*” of the Planning and Development regulations 2001 (as amended) which lists Exempted Development.

CLASS 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Provided:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

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.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

The plans submitted clarify that the proposed 2 storey extension is under 40sq.m and the element above ground floor level is less than 12sq.m. The above ground floor extension is only 1.6m from the common party boundary wall to the south and 2.3m from the common party boundary wall to the east. It is less than the required 2m on both sides to be permitted under exempted development.

The construction of the 2-storey extension will reduce the private open space to 8.75sq.m which is far less than the minimum 25sq.m required to be permitted under exempted development.

Further to this there are two windows proposed at the first floor (above ground level) and these are 2.3m from the boundary they face. It is far less than the required 11m to be permitted under exempted development.

6. Conclusion

Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that the “reconstruction” of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not” is development and is not exempted development.

7. RECOMMENDATION

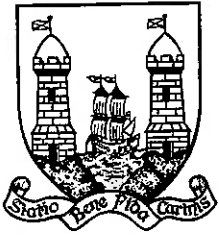
In view of the above and having regard to —

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Article 9 of the Planning and Development Regulations 2001 (as amended),

It is considered that the proposed “reconstruction” of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding **Is Development** and is **Not Exempted Development**.



Mary Doyle
A/Senior Executive Planner



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

Brian Twomey,
c/o Niall Skehan & Associates,
4 Charlotte Place,
Glenbrook, Passage West,
Co Cork.

25/03/2024

RE: Section 5 Declaration R828/24 – 2 Saint Finbarrs Place, Proby's Quay, Cork T12 F2H7.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, I wish to advise under the provisions of section 5(2)(b) of the Planning and Development Act 2000, as amended, that the following further information is required in order to properly assess this application:

1. Please submit a detailed site layout map of a scale of not less than 1:250, showing immediate adjacent properties to the side and rear (i.e. No.s 1, 3 and 4 St. Finbarr's Quay, Proby's Quay.)
2. You are requested to include the following details on the site layout map referred to in point 1 above:
 - a) Red site boundary of No. 2 St. Finbarr's Place;
 - b) All distances to the site boundaries.
 - c) The available rear private open space.
3. a) Please clarify if there was ever a previous rear extension; whether the previous one has since been demolished or, indeed if not, provide a detailed account of what works have been done to same. Drawings should also be submitted corresponding to these details.
b) Based on the previous point, you are requested to submit an accurate, and labelled, site layout, elevations and floor plans which show the former rear extension prior to the "re-construction".
c) Given the tightness of the site you are requested to submit accurate floor plans which include the existing site boundaries.
4. Please submit photographs of the existing rear extension from 3 sides showing the southern elevation (facing rear site boundary) and both the side elevations (facing east and west).



We are Cork.

Is mise le meas,

David O'Regan

**Assistant Staff Officer,
Community, Culture &
Placemaking Directorate**

PLANNER'S REPORT Ref. R828/24		Cork City Council Development Management Strategic Planning and Economic Development
Application type	Section 5 Declaration	
Description	<i>Whether the "reconstruction" of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not.</i>	
Location	No. 2 St. Finbarr's Place, Proby's Quay	
Applicant	Brian Twomey	
Date	04/03/2024	
Recommendation	<i>Further Information Required</i>	

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

1. Requirements for a Section 5 Declaration

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

In framing the question to the planning authority, the applicant states in Q2 of the application form:

Whether the "reconstruction" of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not.

3. Site Description

The property in question is an existing 2 storey mid-terrace dwelling with first floor accommodation over a ground floor level archway for vehicular access to a rear property (No. 3 St. Finbarr's Place).

4. Planning History

No known planning history.

5. Legislative Provisions

5.1 The Act

Section 2(1),

“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(1)(h),

The following shall be exempted developments for the purposes of this Act-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(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 2001-2013.

Section 5(1),

(See section 1 of this report)

Section 177U (9) (screening for appropriate assessment)

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.

5.2 The Regulations

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.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

- (a) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (a) (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,*

Article 10 (1)

Development which consists of a change of use within any one of the classes of use as specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not –

- (c) be inconsistent with any use specified or included in such a permission, or*
- (d) be development where the existing use is an unauthorised, save where the change of use consists of resumption of a use which is not unauthorised and which has not been abandoned*

6. DEFINITION OF WORKS/DEVELOPMENT

Whether the “reconstruction” of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not. This building is not a protected structure, nor listed on the NIAH, but is located within the designated South Parish Architectural Conservation Area (Sub Area A).

6.1 Development

The first issue for consideration is whether or not the matter at hand is ‘development’.

‘Development’ as defined in the Act (3)(1) comprises two possible chief components: *‘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’.* In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

‘Works’ is defined in section 2(1) of the Act as *‘the carrying out of any works on, in, over, or under land’* including *‘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.’*

The question refers to the “re-construction” of a rear extension as a two-storey extension. This implies that the 2nd storey is a new element, while the ground floor element is being reconstructed /renovated. A more accurate word would be the replacement of a previous rear extension with a 2-storey extension to the rear. This to be clarified so that an accurate assessment is being made.

Notwithstanding same, it is evident that structural works are being proposed and thus the proposal can be defined as works. As a follow on, such works do come under the definition of development. The proposal is therefore “development” as per the definition of the Planning and Development Act 2000 (as amended).

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. The proposed works are listed within Schedule 2 Part 1, Class1 *“Development within the curtilage of a house”* of the Planning and Development regulations 2001 (as amended) which lists Exempted Development.

CLASS 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Provided:

- 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.*

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

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.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

7. ENVIRONMENTAL ASSESSMENT

7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) 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 an environmental impact statement is not required to be submitted.

7.2 Screening for Appropriate Assessment

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. 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 the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

8. ASSESSMENT

The site is zoned as ZO5 City Centre. It is located within Flood Zone B. It is not protected nor listed on the NIAH but is located within the South Parish Architectural Conservation Area. The question relates to a rear 2 storey extension. No site layout plan has been submitted. The floor plans submitted do not show the entire site boundary and does not include site distances. The plans lack titles and what is presumed to be the former rear elevation and ground-floor and 1st floor plans do not appear to show the presence of a pre-existing rear extension. Given the wording implies a pre-existing extension, it is therefore unclear if it was single storey or two-storey; and whether it was entirely demolished and this new 2-storey extension built. Applicant to clarify.

9. CONCLUSION

The question presented to the planning authority is:

Whether the “reconstruction” of a rear extension as a 2-storey extension, where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not. Based on the above, the maps and elevations submitted do not contain sufficient information to determine whether or not the works can be declared exempt or not. Further information to be requested.

10. RECOMMENDATION

It is recommended that the following further information be submitted to progress the application:

1. Please submit a detailed site layout map of a scale of not less than 1:250, showing immediate adjacent properties to the side and rear (i.e. No.s 1, 3 and 4 St. Finbarr’s Quay, Proby’s Quay.)
2. You are requested to include the following details on the site layout map referred to in point 1 above:
 - a) Red site boundary of No. 2 St. Finbarr’s Place;
 - b) All distances to the site boundaries.
 - c) The available rear private open space.
3.
 - a) Please clarify if there was ever a previous rear extension; whether the previous one has since been demolished or, indeed if not, provide a detailed account of what works have been done to same. Drawings should also be submitted corresponding to these details.
 - b) Based on the previous point, you are requested to submit an accurate, and labelled, site layout, elevations and floor plans which show the former rear extension prior to the “re-construction”.
 - c) Given the tightness of the site you are requested to submit accurate floor plans which include the existing site boundaries.
4. Please submit photographs of the existing rear extension from 3 sides showing the southern elevation (facing rear site boundary) and both the side elevations (facing east and west).



Mary Doyle
Executive Planner

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: 021-4924029

Líonra/Web: www.corkcity.ie

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

1. NAME OF PERSON MAKING THE REQUEST

Brian Twomey

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

2 Saint Finbarrs Place, Proby's Quay, Cork T12 F2H7

3. 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 re-construction of a rear extension as a two storey extension where the distance to the 3rd party boundary walls is more than 2m, whereas boundaries within the curtilage of the overall landholding is not.

Total floor area of extension - 11.28 sqm over 2 floors

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

The property is located within an architectural conservation area and in close proximity to St Finbarr's Cathedral

DEVELOPMENT MANAGEMENT

CCP

28 FEB 2024

CORK CITY COUNCIL

4. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

none

5. Is this a Protected Structure or within the curtilage of a Protected Structure? 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?

6. Was there previous relevant planning application/s on this site?

If so please supply details:

none

7. 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 meters (sq. M)

(a) Floor area of existing/proposed structure/s	83.46 sq/m / 94.94 sq/m
(b) If a domestic extension, 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 type="checkbox"/> If yes, please provide floor areas. (sq m)
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)
N/A	N/A

7. 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 of the owner if available		

8. I / We confirm that the information contained in the application is true and accurate:

Signature: Alicia Turner

Date: 28/2/24

ADVISORY NOTES:

The application must be accompanied by the required fee of €80. Payment may be made at the Cork City Council cash desk, by cheque, by telephone with a credit/debit card, or by electronic fund transfer.

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.**

Please email planning@corkcity.ie with any queries.

- 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.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration 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.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>

We request that you read these as they contain important information about how we process personal data.

1. Plan, drawings and maps accompanying an application for a Section 5 Declaration on exempted development shall all be in metric scale and comply with the following requirements:-

* NOTE 2 COPIES OF PLANS AND PARTICULARS ARE REQUIRED

(a) site or layout plans shall be drawn to a scale of not less than 1:500 (which shall be indicated thereon), the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown, land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land, which is subject of the application, shall be outlined in blue and wayleaves shall be shown in yellow,

(b) other plans, elevations and sections shall be drawn to a scale of not less than 1:200 (which shall be indicated thereon), or such scale as may be agreed with the Planning Authority prior to the submission of the application in any particular case,

(c) the site layout plan and other plans shall show the level or contours, where applicable, of any land and the proposed structures relative to Ordnance survey datum or a temporary local benchmark,

(d) drawings of elevations of any proposed structure shall show the main features of any buildings which would be contiguous to the proposed structure if it were erected, whether on the application site or in the vicinity at a scale of not less than 1:200, as may be appropriate,

(e) plans relating to works comprising reconstruction, alteration or extension of a structure shall be so marked or coloured as to distinguish between the existing structure and the works proposed,

(f) plans and drawings of floor plans, elevations and sections shall indicate in figures the principal dimensions (including overall height) of any proposed structure and the site, and site layout plans shall indicate the distances of any such structure from the boundaries of the site,

(g) any map or plan which is based on an Ordnance Survey map shall indicate the relevant Ordnance survey sheet number,

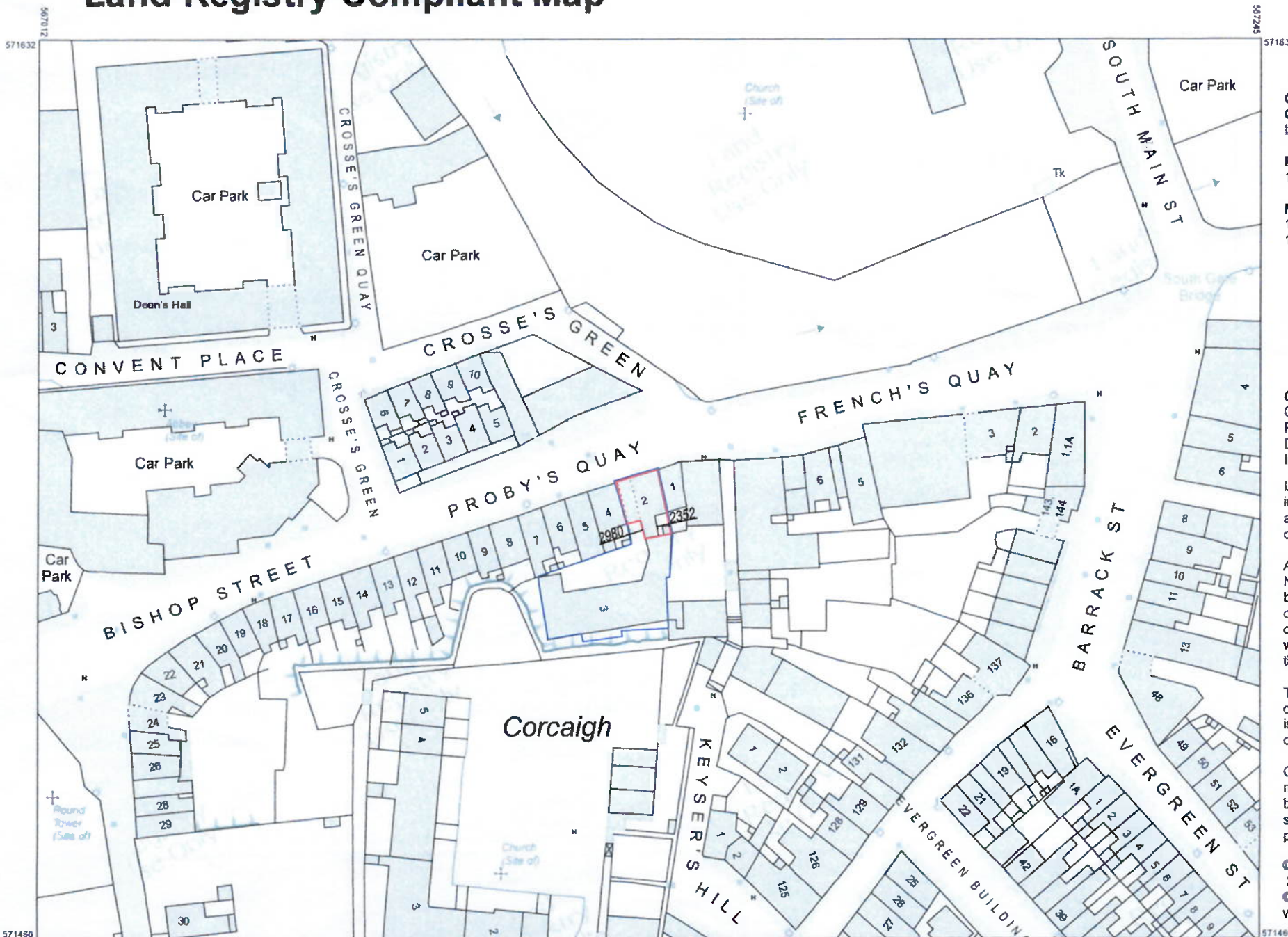
(h) the north point shall be indicated on all maps and plans other than drawings of elevations and sections,

(i) plans and drawings shall indicate the name and address of the person by whom they were prepared.

2. An application for development consisting of or comprising the carrying out of works to a protected structure, or proposed protected structure or to the exterior of a structure which is located within an architectural conservation area in a draft of a proposed development plan or a proposed variation of a development plan, shall, in addition to meeting the requirements above, be accompanied by such photographs, plans and other particulars as are necessary to show how the development would affect the character of the structure.

3. A planning authority may, by notice in writing, require an applicant to provide additional copies of any plan, drawing, map, photograph or other particular, which accompanies the application.

Land Registry Compliant Map



CENTRE COORDINATES:
ITM 567129,571546

PUBLISHED: 12/10/2021
ORDER NO.: 50225994_1

MAP SERIES: 1:1,000
MAP SHEETS: 6382-14, 6382-15

COMPILED AND PUBLISHED BY:
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Dublin 8,
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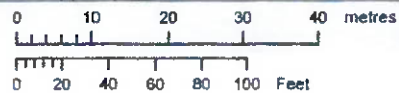
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

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LEGEND:
<http://www.osi.ie>
search 'Large Scale Legend'



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: [http://www.osi.ie/search/Capture Resolution](http://www.osi.ie/search/Capture%20Resolution)



Car Park

Niall Skehan & Associates

ARCHITECTURAL CONSULTANCY

4 CHARLOTTE PLACE,
GLENBROOK, CO. CORK

Tel. 021-4863590 • Fax 021-4841446

SCALE 1:500

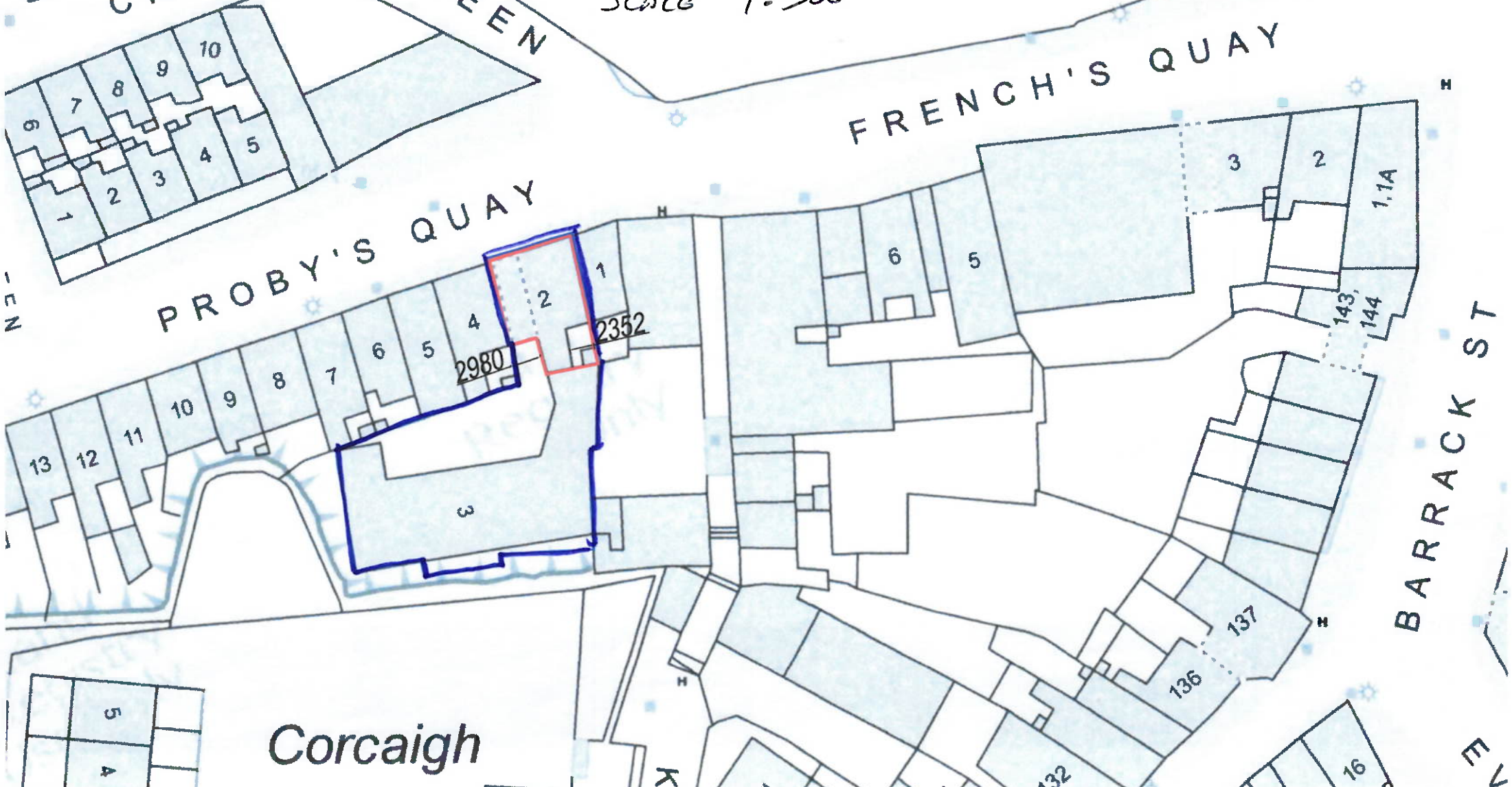
CROSSE'S GREEN

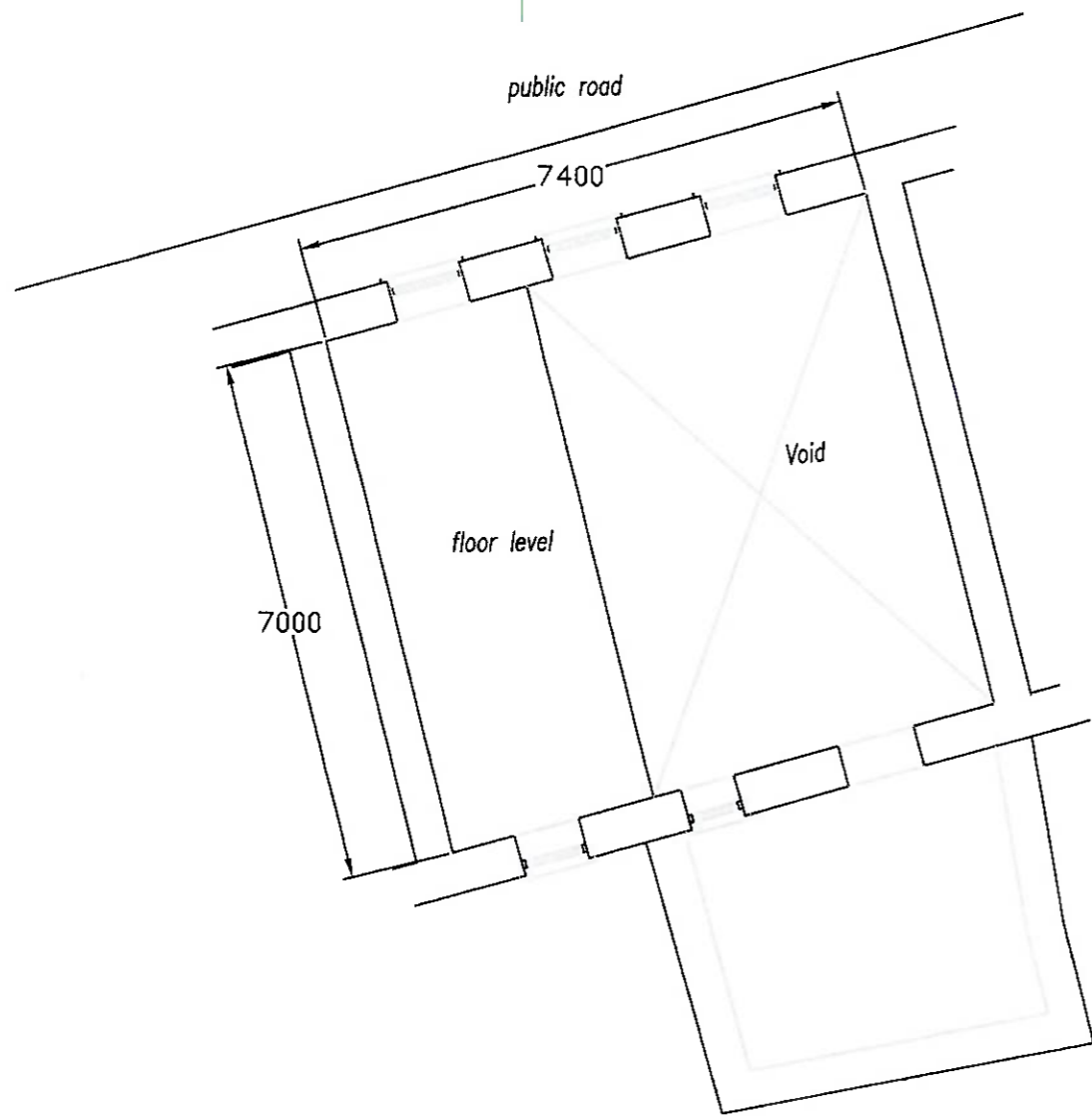
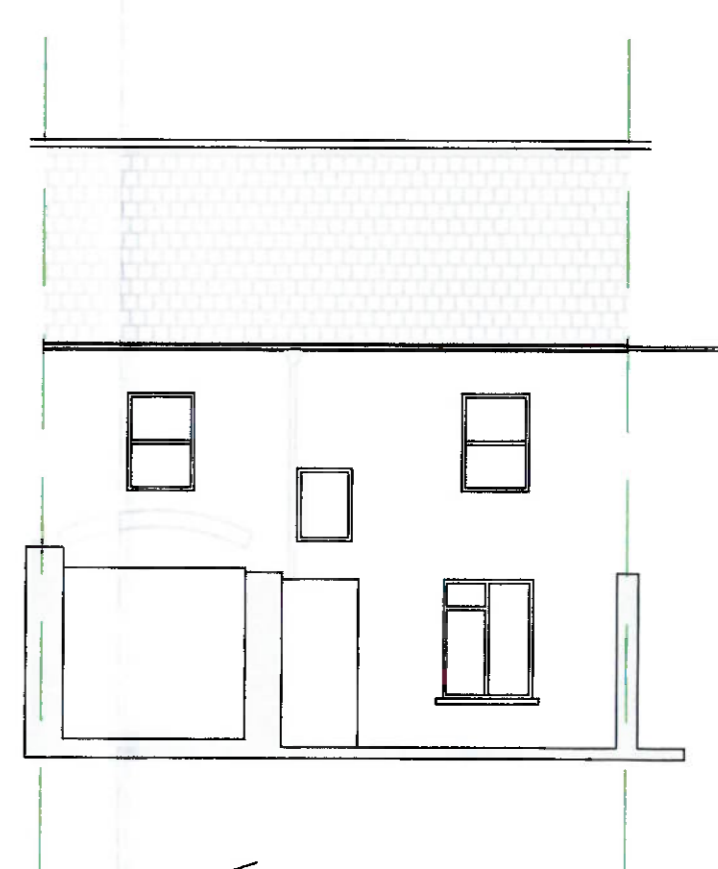
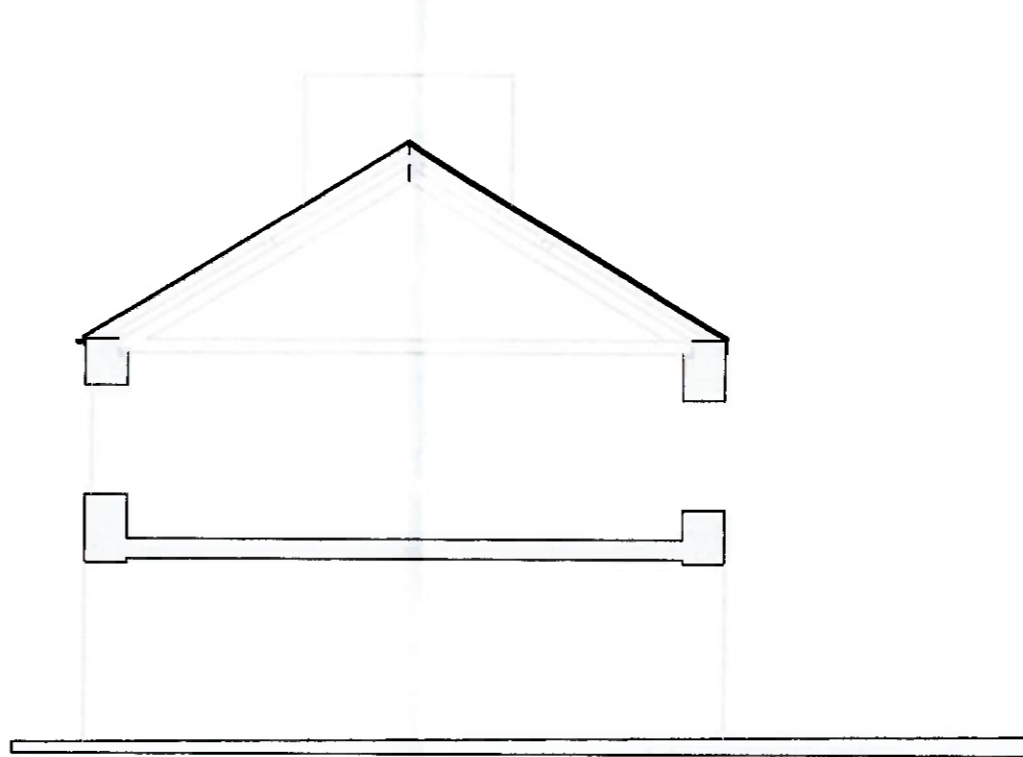
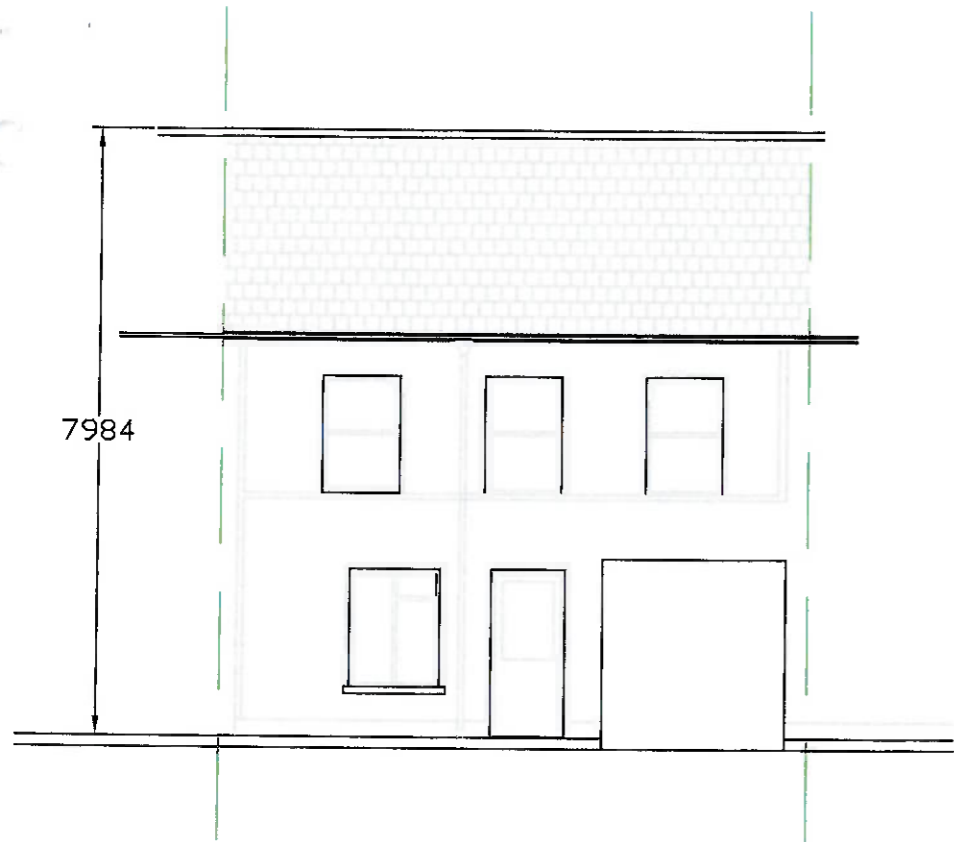
FRENCH'S QUAY

PROBY'S QUAY

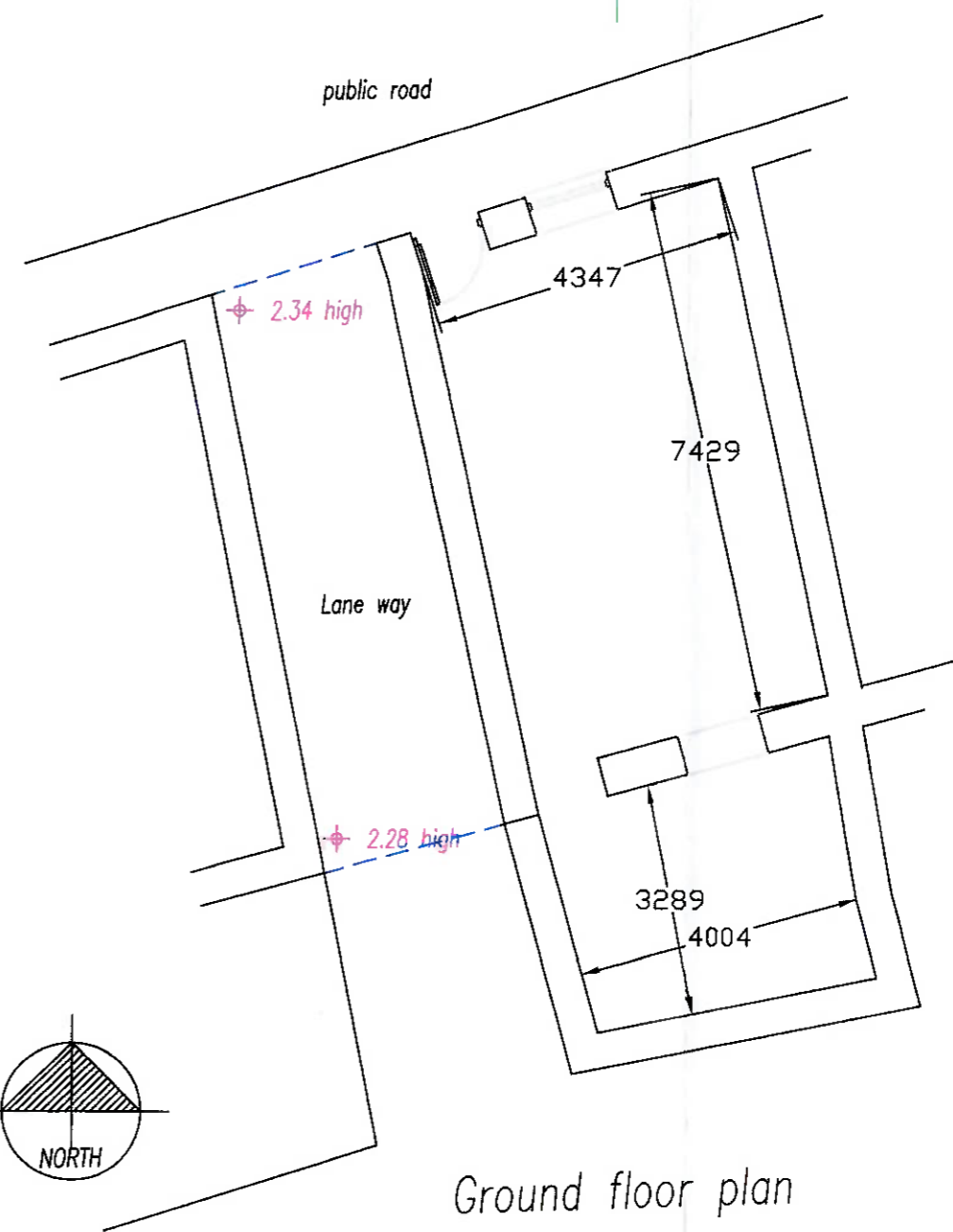
BARRACK ST

Corcaigh

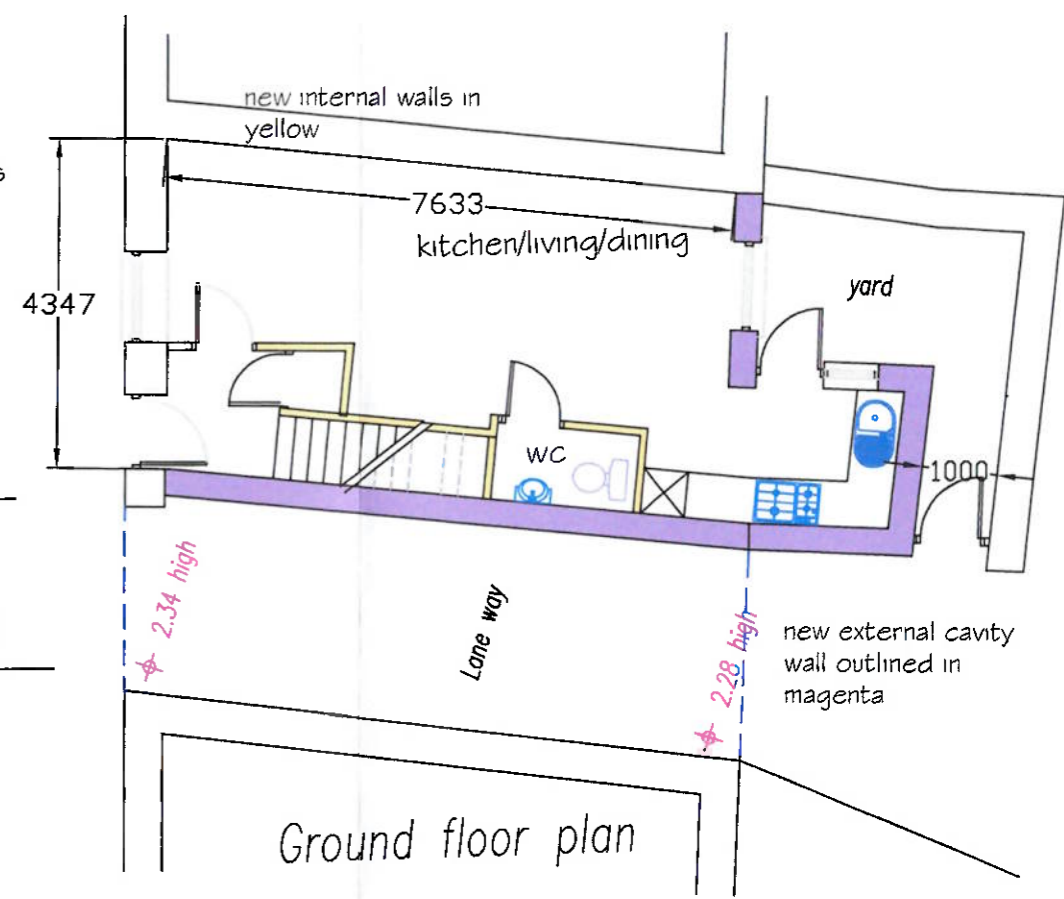
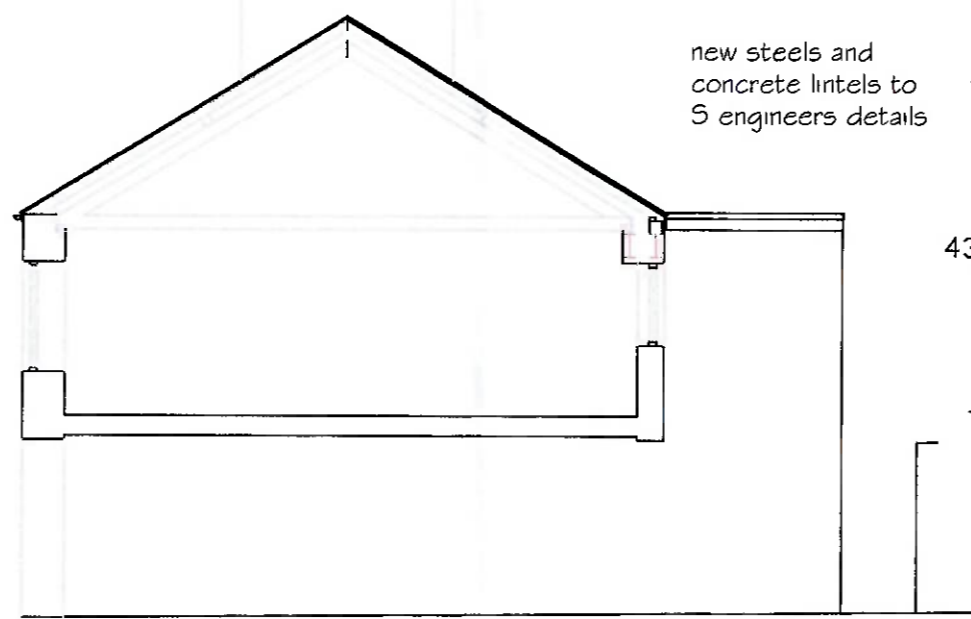
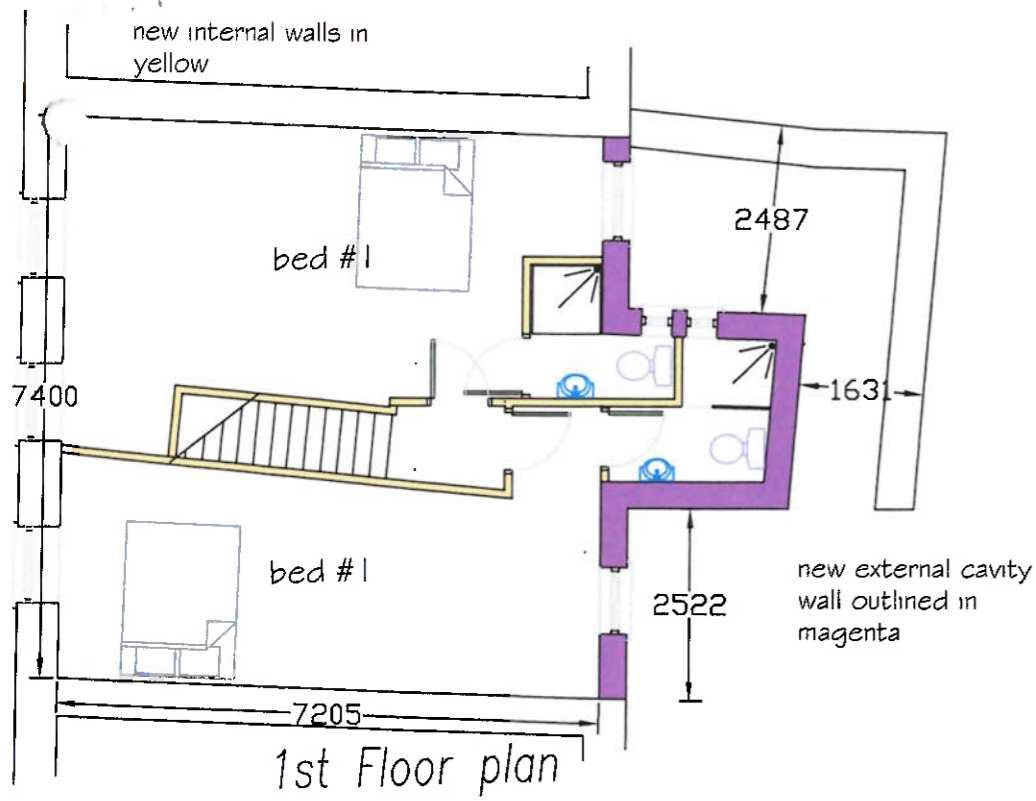




1st Floor plan



Ground floor plan

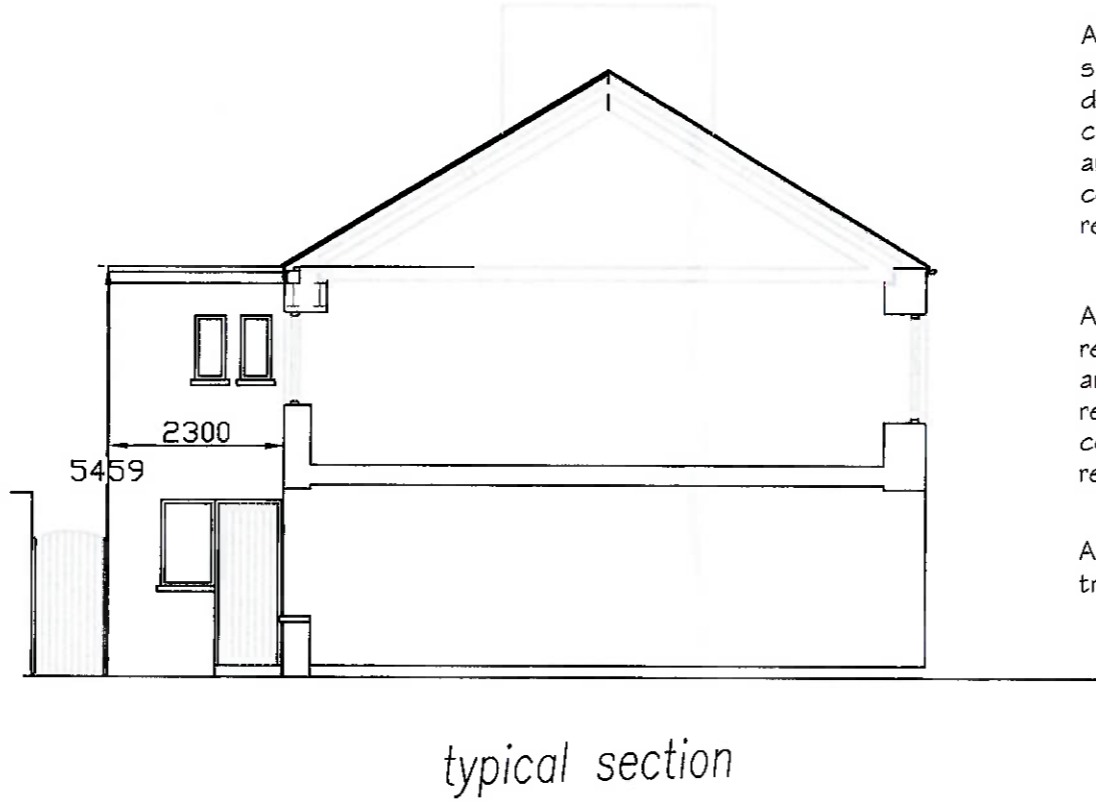
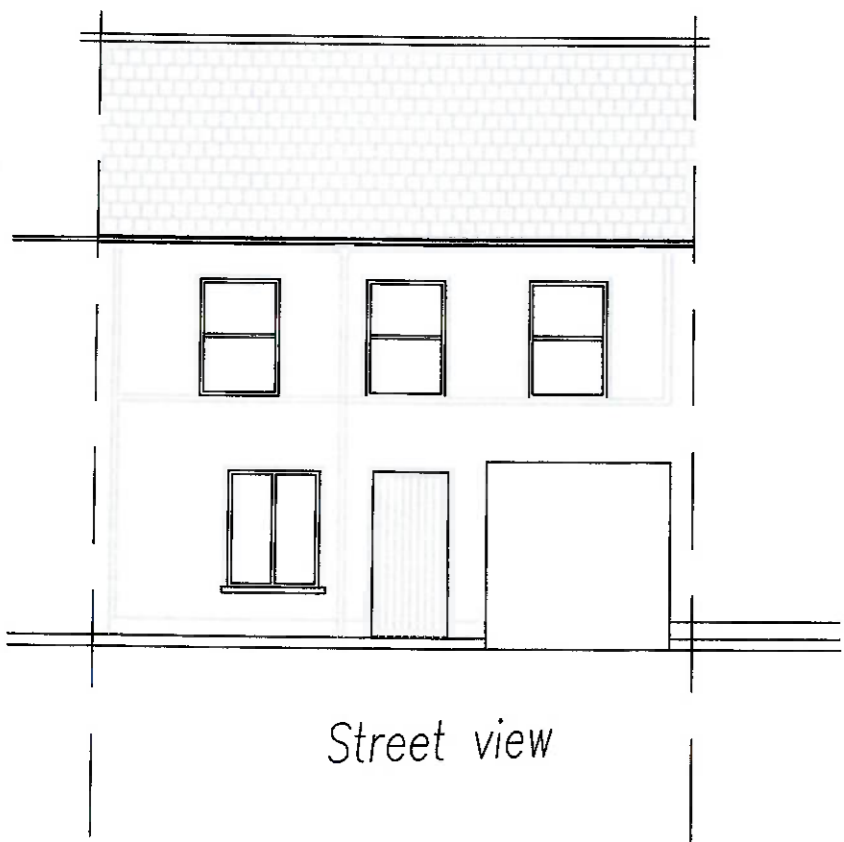


Allow for replacing existing ground floor and replacing with new insulated concrete slab with radon barrier to comply with current regulations

Allow for new sound proof timber stud partitions, doors, skirtings etc and timber first floor to suit new layout

Allow for removing existing masonry wall to lane way and replace with new insulated cavity wall.

Allow for constructing new two storey rear extension with cavity wall to comply with current regulations. New extension roof to be constructed to suit new propriety flat roofing system



Allow for replacing existing slate roof, replacing damaged and rotten roof and ceiling timbers as required and inserting insulation to comply with current regulations

Allow for replacing existing rear external masonry wall and replacing with new rendered cavity wall to comply with current regulations

Allow for all new selected triple glazed windows

