

Comhairle Contae Chorcaí Cork County Council

Bandon Structures Ltd.,
c/o Paul Matson,
MMOS Engineers,
The Chapel,
Blackrock House,
Cork.

28th April, 2023

REF: D/227/23
LOCATION: No. 4 & 5 Jaspil Lane, Kilbrogan, Bandon, Co. Cork.

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891 • Faics: (021) 4276321
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891 • Fax (021) 4276321
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



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

Dear Sir/Madam,

On the basis of the information submitted by you on 4th April 2023 the Planning Authority, having considered the question whether or not the increased floor area of 13.5m² to the rear to the property, by increasing the width and depth of the dwelling by approximately 1m in both, and the change of type and size of Velux style windows to the rear of the property at **No. 4 & 5 Jaspil Lane, Kilbrogan, Bandon, Co. Cork** is or is not development and is or is not exempted development has declared that it **is development and is not exempted development.**

Reason for Decision

The Planning Authority in considering this referral had particular regard to:

- Section 3(1) and Section 4 of the Planning and Development Act 2000 (as amended)
- Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended)
- Article 9 of the Planning and Development Regulations 2001 (as amended) and
- The particulars received by the Planning Authority on 4th April 2023

And Whereas Cork County Council has concluded that –

Having considered the information received and the provisions of both the Planning and Development Act 2000 (as amended), and the Planning and Development Regulations 2001 (as amended) along with the planning history for the site the works proposed at No 4 and No 5 Jaspil Lane, Kilbrogan Bandon constitutes "development" but is not considered exempted development having regard to Schedule 2 Part 1 of the Planning and Development Regulations 2001 (as amended). Class 1 considers the extension of a house, by the construction or erection of an extension to the rear of the house to be exempted development subject to a number of conditions and limitations. It is noted that this exemption can only be used once the house is complete and cannot be used during the construction phase as is proposed by the Section 5 therefore the exemption does not apply in this circumstance. In addition to this the conditions attached to 20/6541 were reviewed and Condition No 7 of 20/6541 de-exempts any Class 1 development. The works proposed at No 4 and No 5 Jaspil Lane, Kilbrogan Bandon constitute" development" but **is not considered exempted development and requires planning permission.**

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,


KEVIN O' REGAN,
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>

Planning Ref D/227/23

Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

Site Location: No 4 and 5 Jaspil Lane, Kilbrogan, Bandon, Co. Cork

Proposed Development: Is the increased floor area to the rear of the property (13.5m²) by increasing the width and depth of the dwelling by approximately 1m and the change of type and size of Velux style windows to the rear of the property is exempted development .

Proposal /Context

The applicant is seeking a determination by the planning authority as to whether or not the works at No 4 & No 5 Jaspil Lane, Kilbrogan Bandon is exempted development under the Planning and Development Regulations (2001, as amended).

The works includes the increased floor area to the rear of the property (13.5m²) by increasing the width and depth of the dwelling by approximately 1m and the change of type and size of Velux style windows to the rear of the property

A site visit was undertaken on 19/04/2023 to determine whether the works were underway on the site.



House No 4



House No 5-ground floor constructed.

Planning History

04/2631 5 no. dwellinghouses with proprietary treatment plants Permission Granted for 4 dwellings.

20/6541 (a)Retention and completion of existing house 3, (b) Completion of house 2, (c) Demolition of existing unfinished house 4, (d) Construction of 2 no. new detached dwelling–houses and garages with separate on-site sewage treatment units and siteworks, (e) Completion of all other associated ancillary siteworks to those granted under Planning Ref: 042631. Granted subject to 39 no. conditions.

Legislative Context

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

Section 4 of the same Act lists works that would be considered exempted development. It also conveys power on the Minister to make regulations to provide for any class of development to be exempted development for the purposes of the Act.

Of relevance to this application is **Schedule 2 Part 1** of the **Planning and Development Regulations (2001 – 2013)**. **Class 1** of said Schedule considers the extension of a house, by the construction or erection of an extension to the rear of the house to be exempted development subject to a number of conditions and limitations.

Article 9 of said Regulations lists a series of restrictions on exemptions which includes (a)(i) ‘Contravene a condition attached to a permission under the Act or be inconsistent with any used specified in a permission under the Act’.

Assessment

Of particular relevance to this application is **Schedule 2 Part 1** of the **Planning and Development Regulations (2001 – 2013)**. **Class 1** of said Schedule considers the extension of a house, by the construction or erection of an extension to the rear of the house to be exempted development subject to a number of conditions and limitations.

It is noted that this exemption can only be used once the house is complete and cannot be used during the construction phase.

In addition to this, having reviewed the planning permission for the five dwellings permitted under 20/6541 condition no 7 of the permission reads as follows.

Condition no 7.

7	Notwithstanding the exempted development provisions of the Planning & Development Regulations 2001, as amended, no additional structures shall be erected within any dwelling curtilage save with the benefit of a further planning permission.	In the interest of clarity
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This condition de-exempts any of the exempted development outlined in **Schedule 2 Part 1** of the **Planning and Development Regulations (2001 as amended)**. Therefore, the proposed works are de-exempt in accordance with **Article 9(a)(i)**.

Conclusion

Having considered the information received and the provisions of both the Planning and Development Act 2000 as amended, and the Planning and Development Regulations 2001 as amended along with the planning history for the site the works proposed at No 4 and No 5 Jaspil Lane, Kilbrogan Bandon constitutes” development” but is not considered exempted development having regard to **Schedule 2 Part 1** of the **Planning and Development Regulations (2001 as amended)**. **Class 1** considers the extension of a house, by the construction or erection of an extension to the rear of the house to be exempted development subject to a number of conditions and limitations. It is noted that this exemption can only be used once the house is complete and cannot be used during the construction phase as is proposed by the Section 5 therefore the exemption does not apply in this circumstance. In addition to this the conditions attached to 20/6541 were reviewed and Condition No 7 of 20/6541 de exempts any Class 1 development. The works proposed at No 4 and No 5 Jaspil Lane, Kilbrogan Bandon constitute” development” but is not considered exempted development and requires planning permission.

John Redmond

Area Planner

26/04/2023



CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

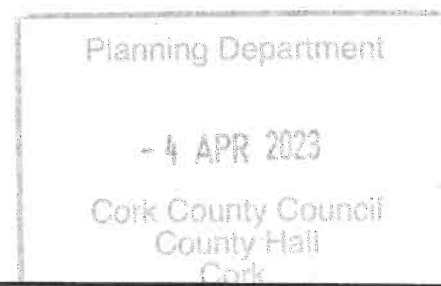
APPLICANT CHECKLIST

(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.	CACO
Cash/Cheque/ Credit Card	CARD
Date	14/23
Declaration Ref. No.	D/227/23



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)

BANDON STRUCTURES LTD.

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

No. 485 JASPIL CAVES, KILBROGAN, BANDON
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

Increased floor area to the rear of the property
area increased by approx. 13.5 m², by increasing
the width and depth by approx 1m in both.
Change in type and size of deluxe style
windows to the rear of the property
Increase in floor area also occurred on the
first floor of the development.

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Cork

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):	277.68 Sqm / 300.51 Sqm
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use	Proposed use
N/A	N/A
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:

Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:		
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):		

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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:

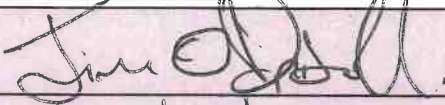
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

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	03/04/2023

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	03/04/2023

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.

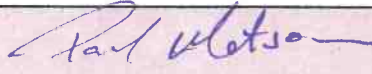
ADVISORY NOTES:

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.

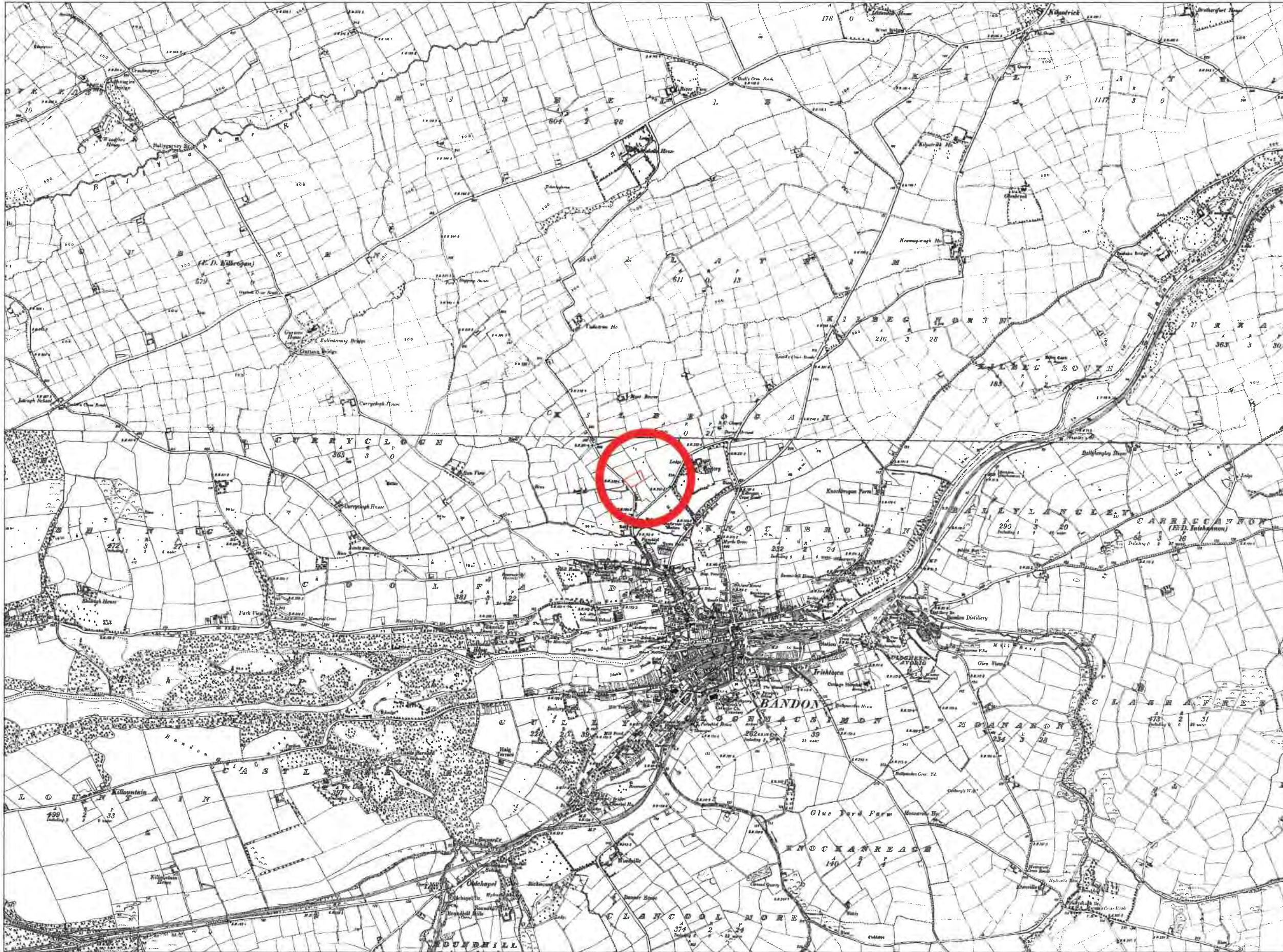
- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and 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)	 WU03 ENGINEERS, BLACK ROCK HOUSE, CORK
Date	08/04/2023





Historic 6" Latest Edition
Publisher / Source:
Ordnance Survey Ireland (OSI)

Data Source / Reference:
CK085
Revision Date =
Survey Date = 31-Dec-1934
Levelled Date = 31-Dec-1940

CK110
Revision Date =
Survey Date = 31-Dec-1935
Levelled Date = 31-Dec-1939

CK096
Revision Date =
Survey Date =
Levelled Date = 31-Dec-1904

File Format:
Tagged Image File Format (TIFF)

File Name:
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Projection / Spatial Reference:
IRENET95 Irish Transverse Mercator

Centre Point Coordinates:
X,Y = 548753.121,555996.9983

Data Extraction Date:
12 March 2019

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Survey
Ireland, Phoenix Park, Dublin 8, Ireland.

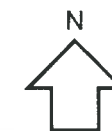
Planning Department

4 APR 2023

Cork County Council
County Hall

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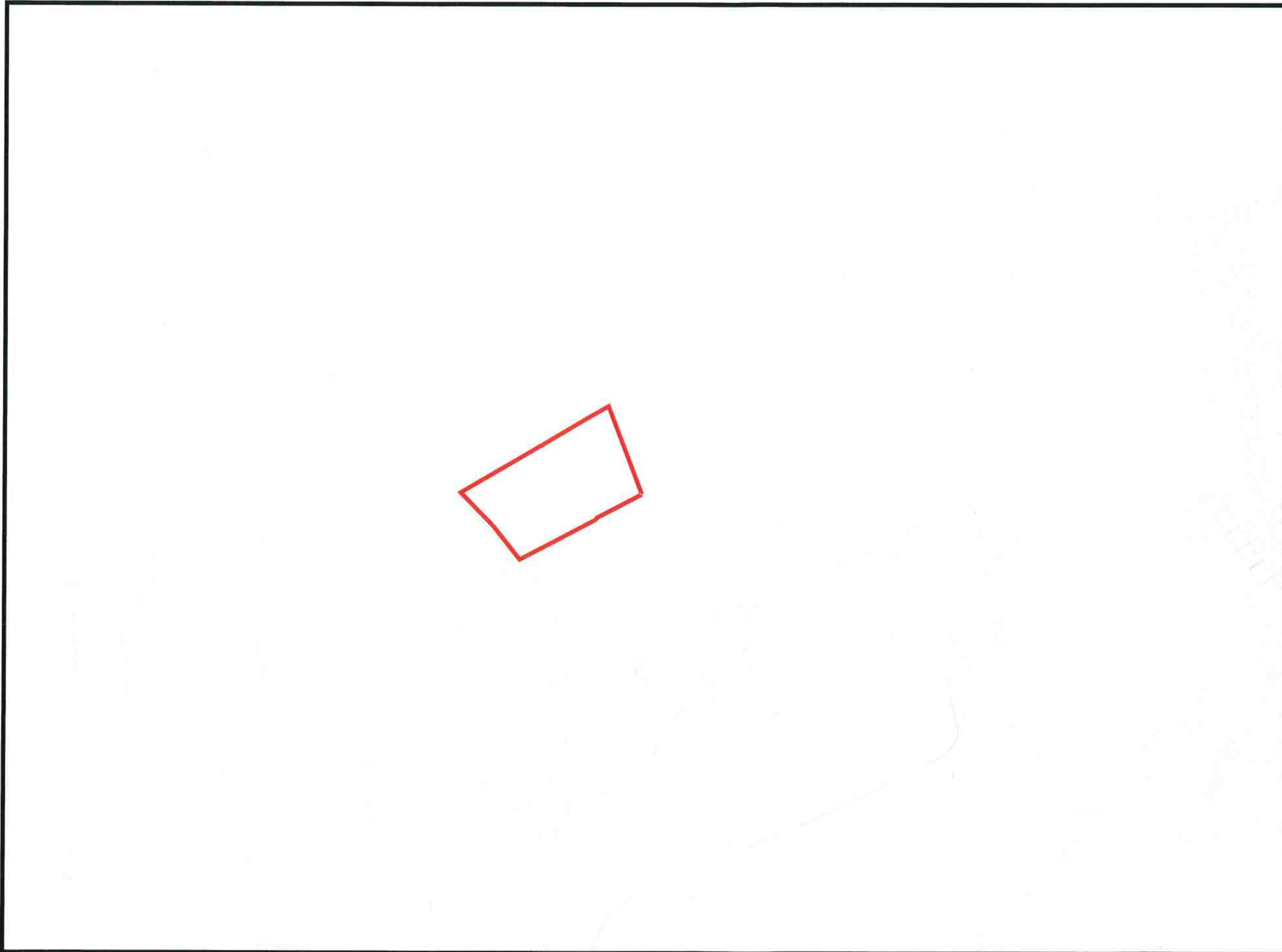
Site Location Map
Scale - 6 Inch Map



SCALE 6 Inch Map	PROJECT NUMBER 22013
DOCUMENT REFERENCE 22013-MMS-ZZ-ST-DR-A-10002	STATUS S2
PROJ.ECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICLINE-NUMBER	P01

MMOS
MURPHY · MATSON · O'SULLIVAN

The Chapel,
Blackrock House,
Blackrock Road
Cork, T12 KRK7
Tel: 353 21 4317608



Digital Cartographic Model (DCM)
Publisher / Source:
Ordnance Survey Ireland (OSi)

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_50051584_1.dwg

Clip Extent / Area of Interest (AOI):
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LRX,LRX= 549168.121,555689.4983
ULX,ULY= 548338.121,556304.4983
URX,URY= 549168.121,556304.4983

Projection / Spatial Reference:
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Centre Point Coordinates:
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Data Extraction Date:
Date= 12-Mar-2019

Data Extraction Date:
Date= 04-Dec-2018

Version / Release:
Version= 1.0

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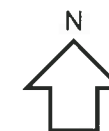
Planning Department

- 4 APR 2023

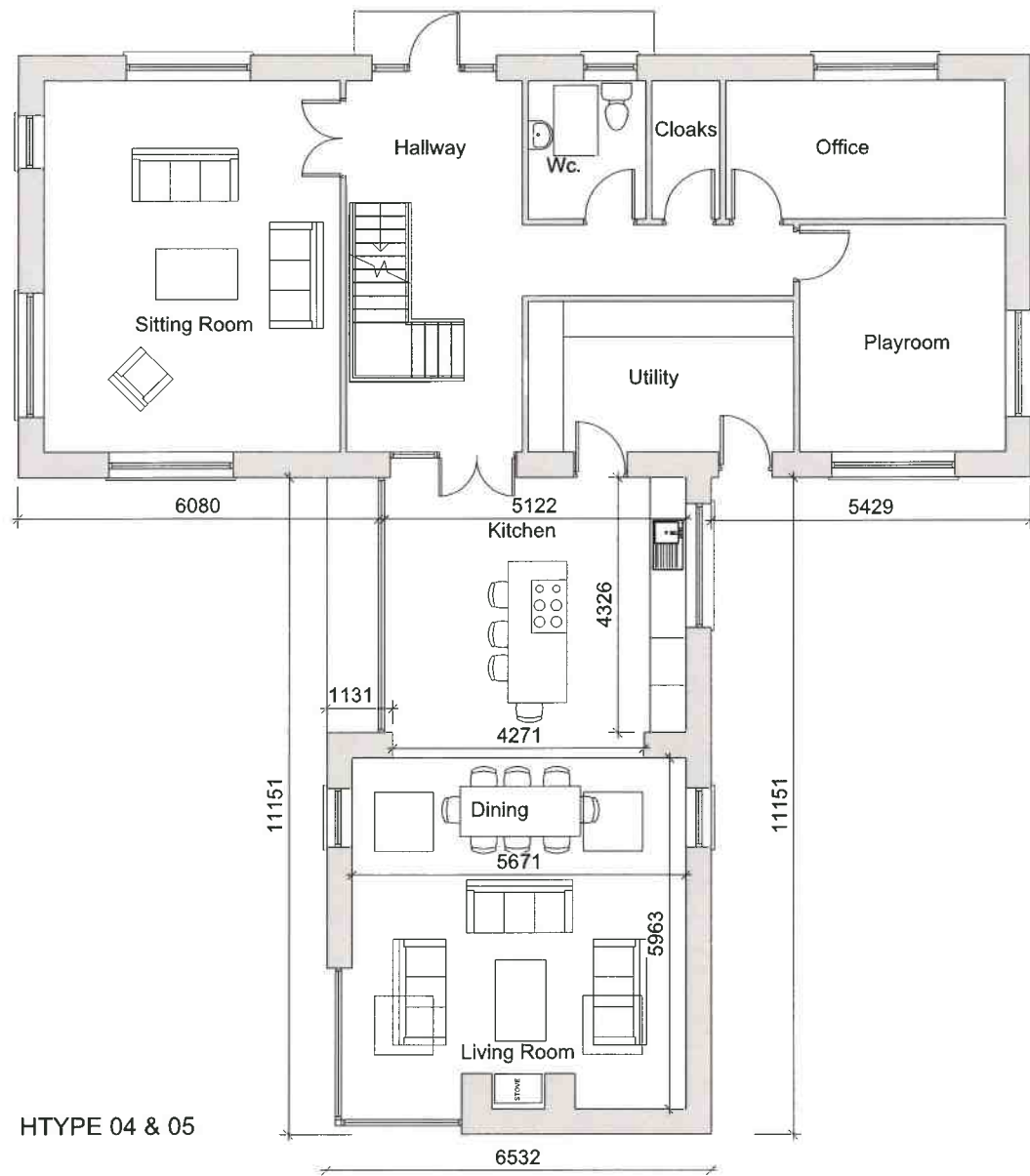
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County Hall
Cork

LLX,LLY= 548338.121,555689.4983

Site Location Map
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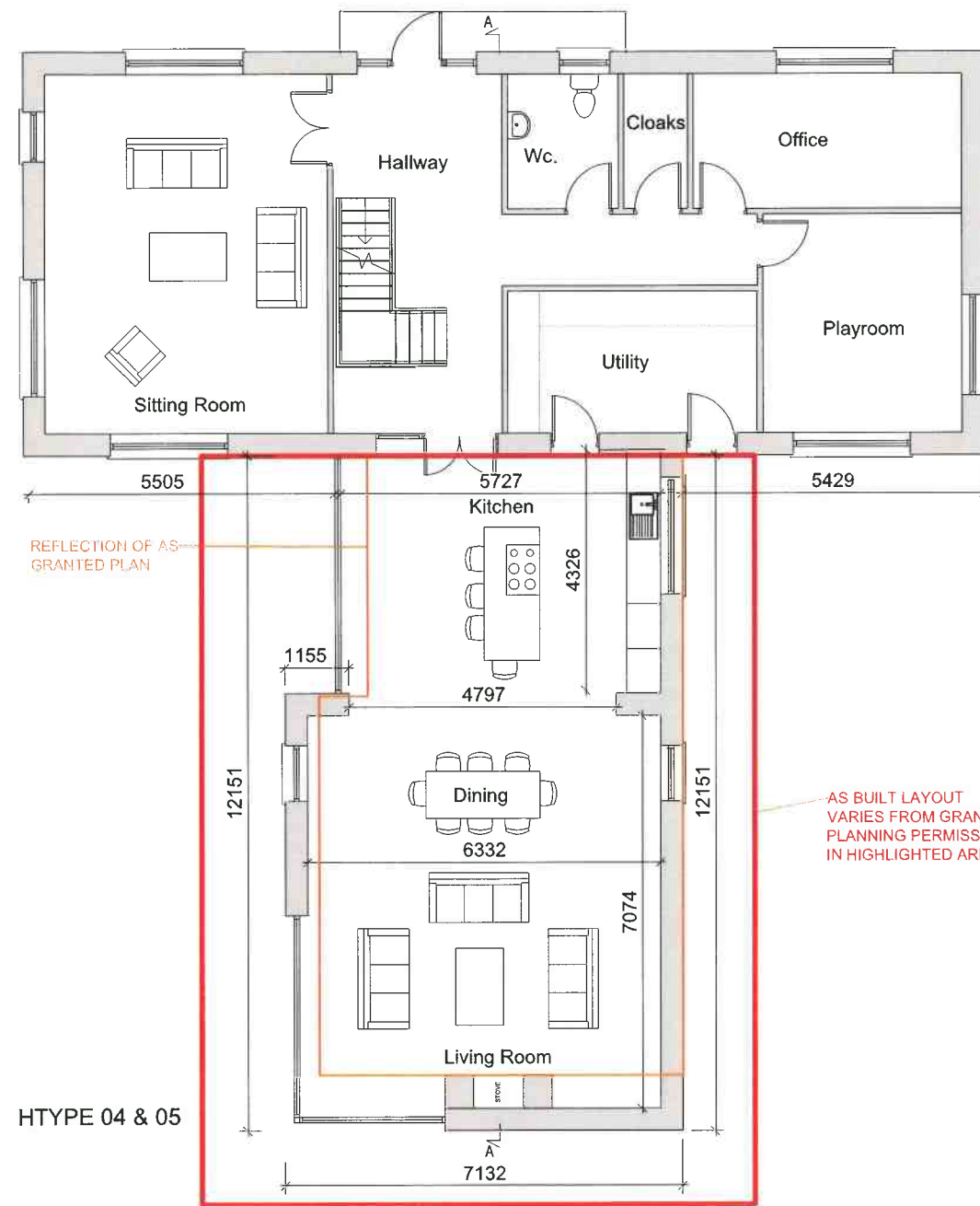


SCALE 1:2500 at A3	PROJECT NUMBER 22013	STATUS S2	REV P01		The Chapel, Blackrock House, Blackrock Road Cork, T12 KRK7 Tel : 353 21 4317608
DOCUMENT REFERENCE 22013-MMS-ZZ-ST-DR-A-10001					
PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICIPLINE-NUMBER					



Ground Floor Layout Plan, As Granted

Scale 1:125 at A3



Ground Floor Layout Plan, As Built

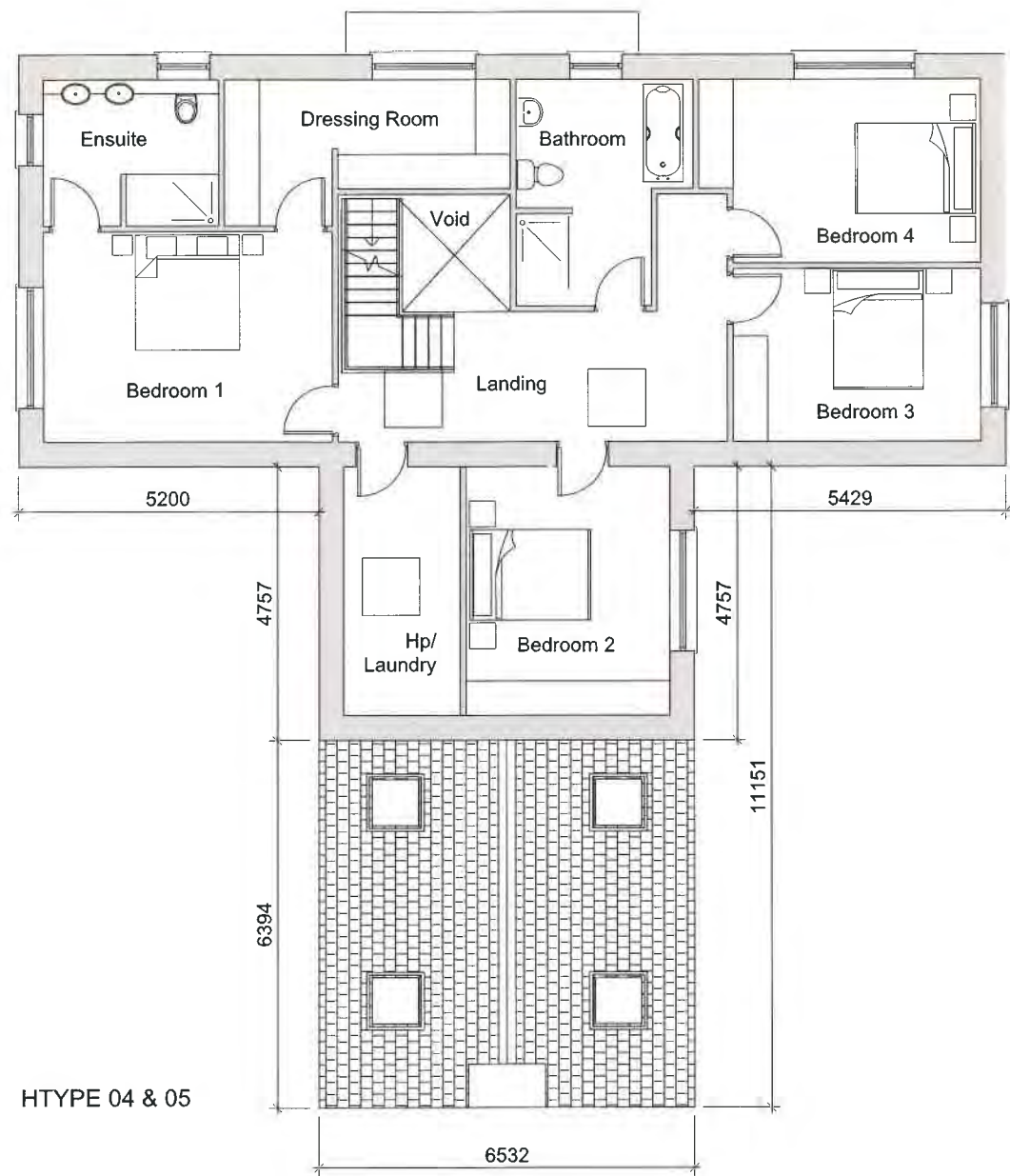
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 - 4 APR 2023
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Rev	Sts	Description	Date
P01	S2	Issue for Information	30.03.23

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 Blackrock House,
 Blackrock Road,
 Cork, T12 KRK7
 MURPHY · MATSON · O'SULLIVAN
 Tel: 353 21 4317608

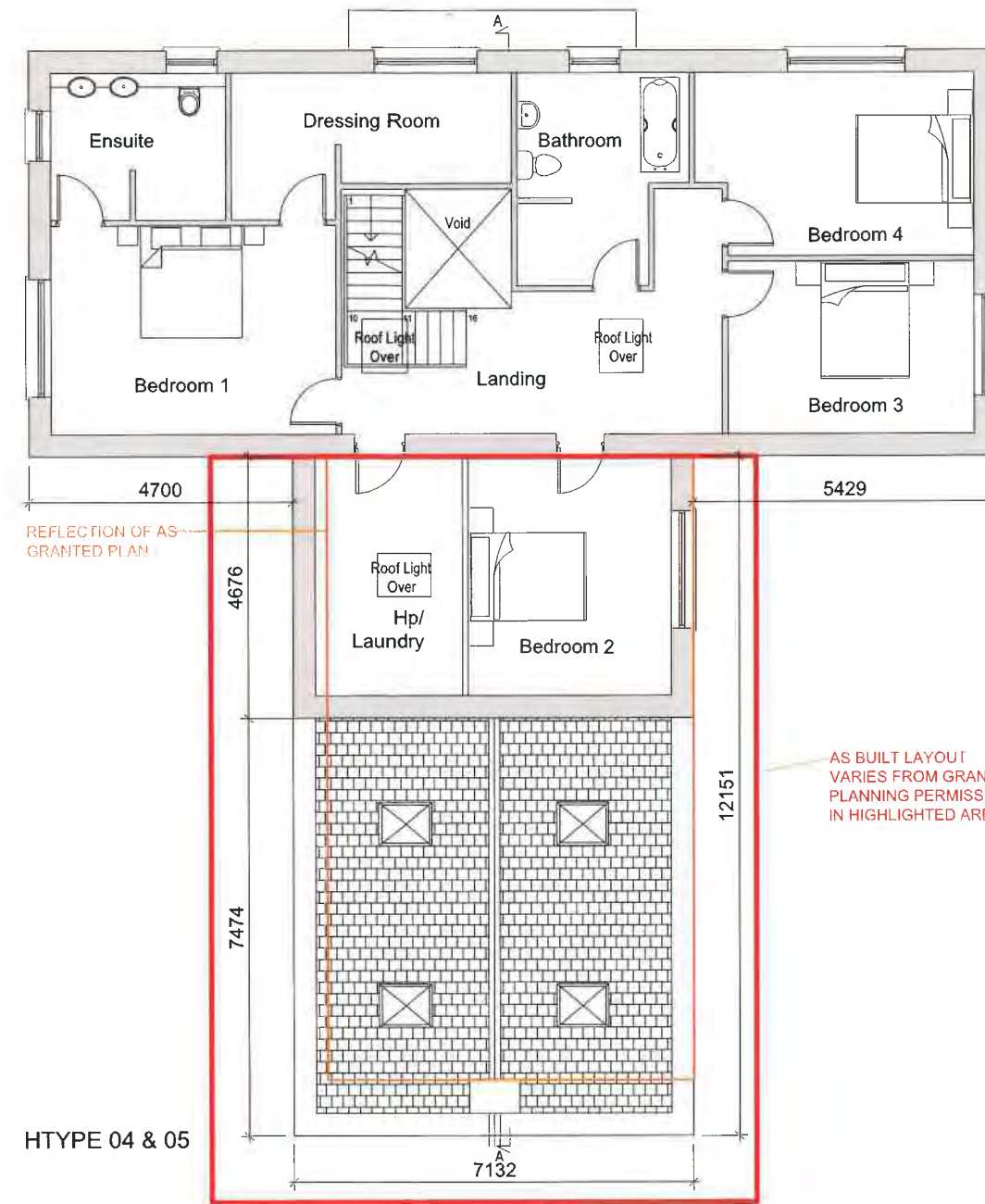
PROJECT Proposed New Dwellings @ Kilbrogan, Bandon, Co.Cork		
CLIENT Jim O'Driscoll		
TITLE House 4 & 5 - Ground Floor Layout Plan - Comparison		
DRAWN BY LS	CHECKED BY TOC	APPROVED BY PM
SCALE AS SHOWN	PROJECT NUMBER 22013	
DOCUMENT REFERENCE 22013-MMS-ZZ-GF-DR-A-6001	STATUS S2	REV. P01
PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DISCIPLINE-NUMBER		



HTYPE 04 & 05

First Floor Layout Plan, As Granted

Scale 1:125 at A3



HTYPE 04 & 05

First Floor Layout Plan, As Built

Scale 1:125 at A3

Planning Department
 - 4 APR 2023
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 Cork.

Rev	Sts	Description	Date
P01	S2	Issue for Information	30.03.23

MMOS The Chapel, Blackrock House, Blackrock Road, Cork, T12 KRK7 Tel: 353 21 4317608
 MURPHY · MATSON · O'SULLIVAN

PROJECT
 Proposed New Dwellings @ Kilbrogan, Bandon, Co.Cork

CLIENT
 Jim O'Driscoll

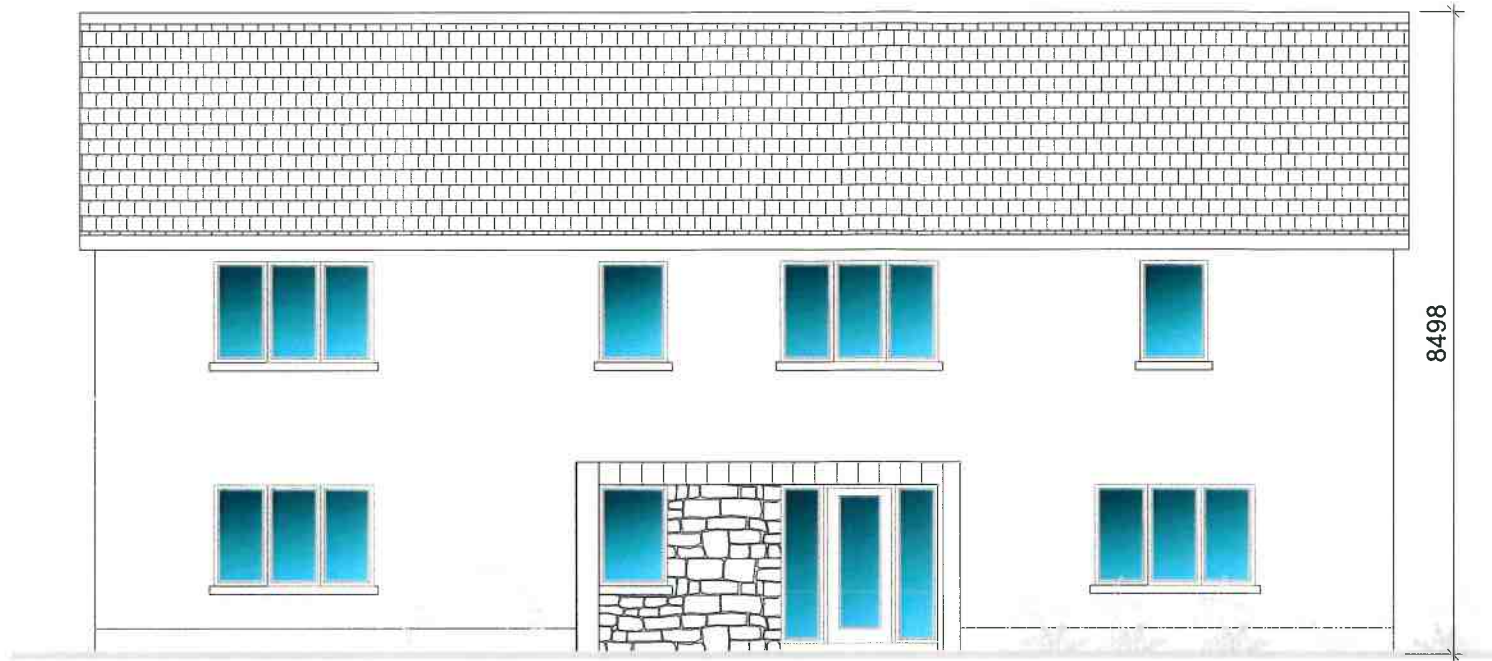
TITLE
 House 4 & 5 - First Floor Layout Plan - Comparison

DRAWN BY LS	CHECKED BY TOC	APPROVED BY PM
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SCALE AS SHOWN	PROJECT NUMBER 22013
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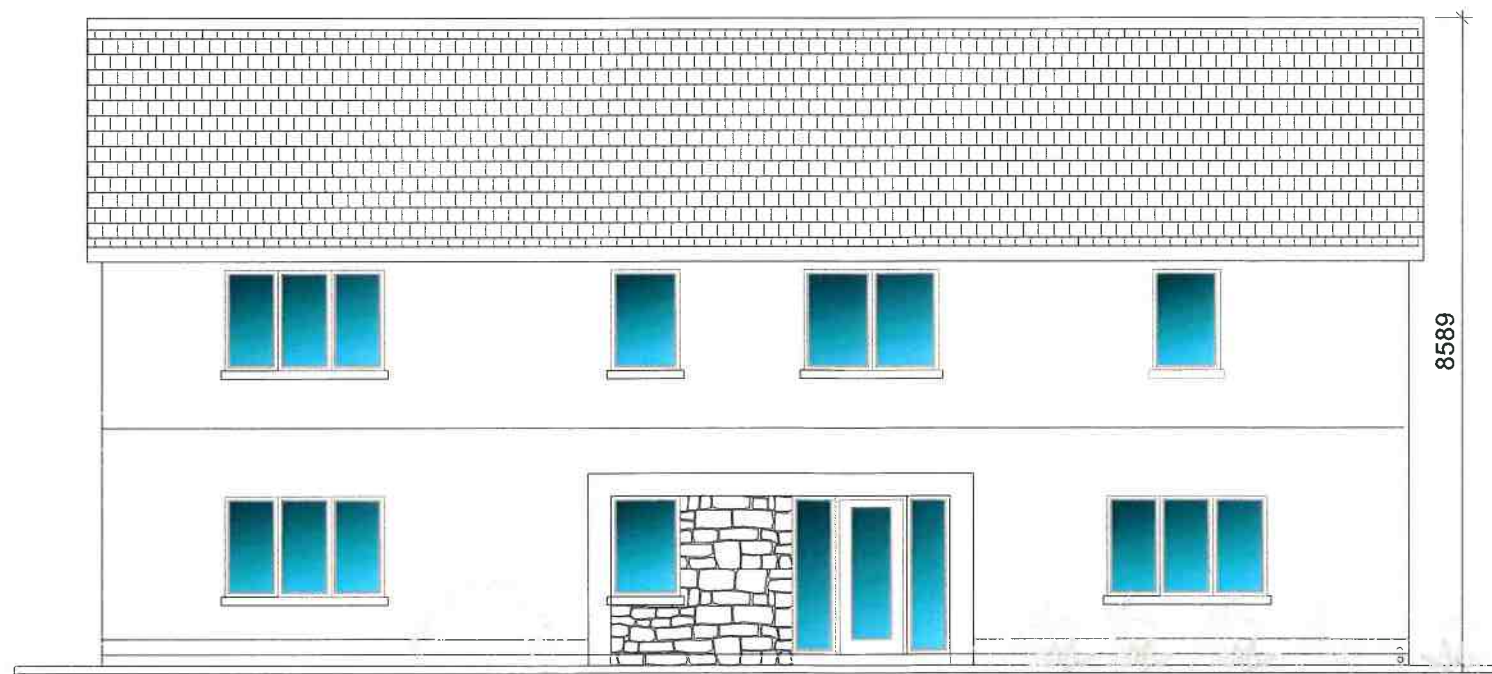
DOCUMENT REFERENCE 22013-MMS-ZZ-01-DR-A-6001	STATUS: S2
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PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DISCIPLINE-NUMBER	REV: P01
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Front Elevation - North West, As Granted

Scale 1:100 at A3



Front Elevation - North West, As Built

Scale 1:100 at A3

Planning Department
 - 4 APR 2023
 Cork County Council
 County Hall
 Cork

Rev	Sts	Description	Date
P01	S2	Issue for information	30.03.23

MMOS The Chapel,
 Blackrock House,
 Blackrock Road
 Cork, T12 KRK7
 Tel : 353 21 4317608

PROJECT
**Proposed New Dwellings @
 Kilbrogan, Bandon, Co.Cork**

CLIENT
Jim O'Driscoll

TITLE
**House 4 & 5 - Front Elevation -
 Comparison**

DRAWN BY: LS CHECKED BY: TOC APPROVED BY: PM

SCALE: AS SHOWN PROJECT NUMBER: 22013

DOCUMENT REFERENCE: 22013-MMS-ZZ-ZZ-DR-A-6002

STATUS: S2
 REV: P01

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICIPLINE-NUMBER

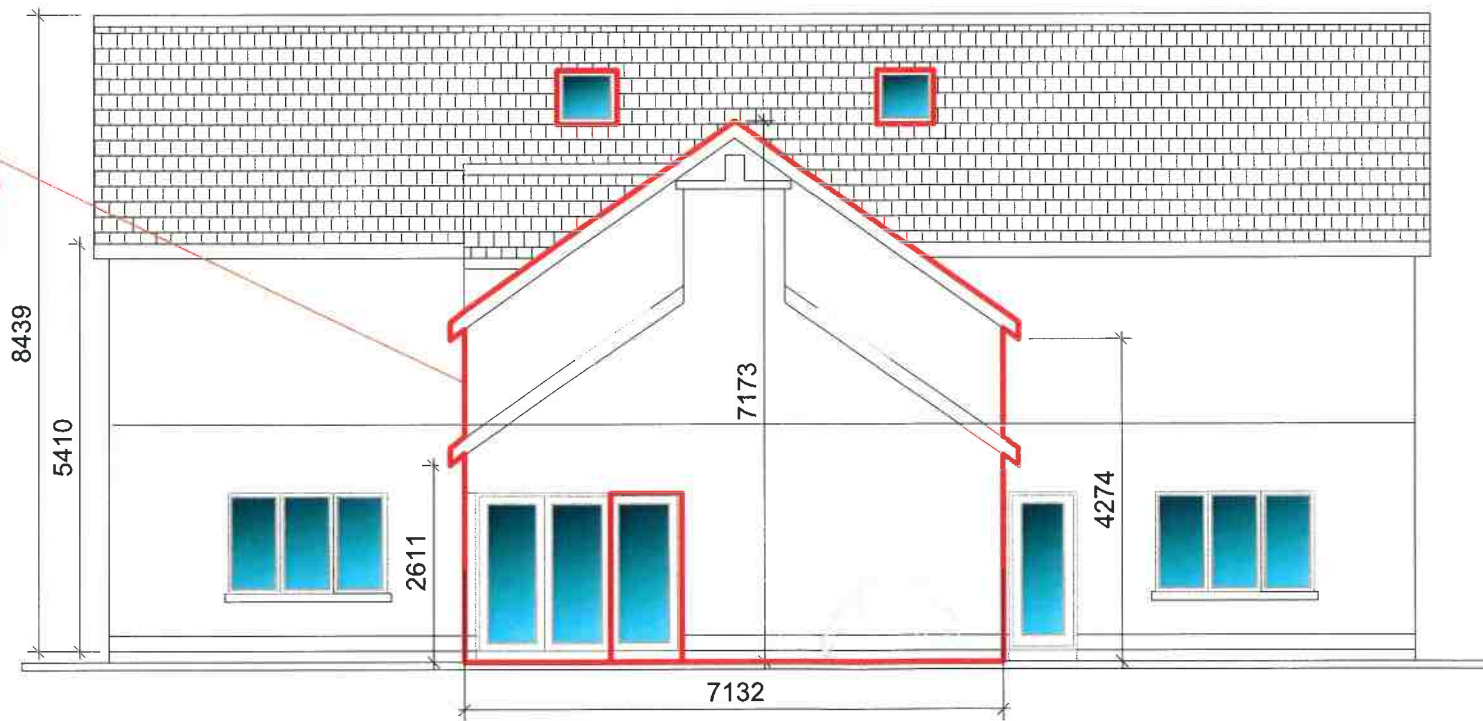


Rear Elevation - South East, As Granted

Scale 1:100 at A3

Planning Department
 -4 APR 2023
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 County Hall

AS BUILT LAYOUT
 VARIES FROM GRANTED
 PLANNING PERMISSION
 IN HIGHLIGHTED AREAS



Rear Elevation - South East, As Built

Scale 1:100 at A3

Rev	Sts	Description	Date
P01	S2	Issue for Information	30.03.23

MMOS The Chapel,
 Blackrock House,
 Blackrock Road
 Cork, T12 KRK7
 Tel : 353 21 4317608
 MURPHY - MATSON - O'SULLIVAN

PROJECT
 Proposed New Dwellings @
 Kilbrogan, Bandon, Co.Cork

CLIENT
 Jim O'Driscoll

TITLE
 House 4 & 5 - Rear Elevation -
 Comparison

DRAWN BY LS CHECKED BY TOC APPROVED BY PM

SCALE AS SHOWN PROJECT NUMBER 22013

DOCUMENT REFERENCE 22013-MMS-ZZ-ZZ-DR-A-6003

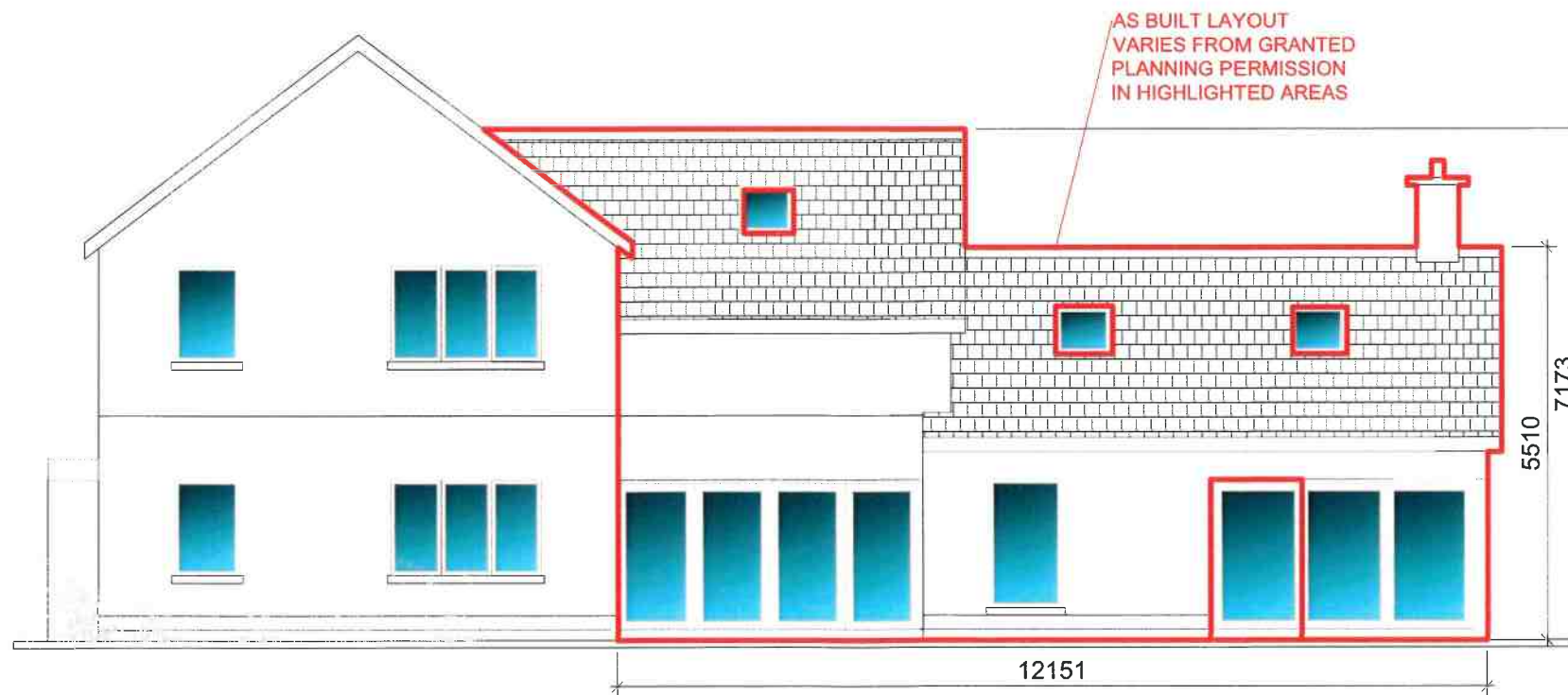
STATUS: S2
 REV: P01

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DISCIPLINE-NUMBER



Side Elevation - Roadside - South West, As Granted

Scale 1:100 at A3



Side Elevation - Roadside - South West, As Built

Scale 1:100 at A3

Planning Department
 - 4 APR 2023
 Cork County Council
 County Hall
 Cork

Rev	Sts	Description	Date
P01	S2	Issue for Information	30.03.23

MMOS
 MURPHY - MATSON - O'SULLIVAN
 The Chapel, Blackrock House, Blackrock Road, Cork, T12 KRK7
 Tel: 353 21 4317608

PROJECT
Proposed New Dwellings @ Kilbrogan, Bandon, Co.Cork

CLIENT
Jim O'Driscoll

TITLE
House 4 & 5 - Side Elevation Roadside - Comparison

DRAWN BY: LS CHECKED BY: TOC APPROVED BY: PM

SCALE: AS SHOWN PROJECT NUMBER: 22013

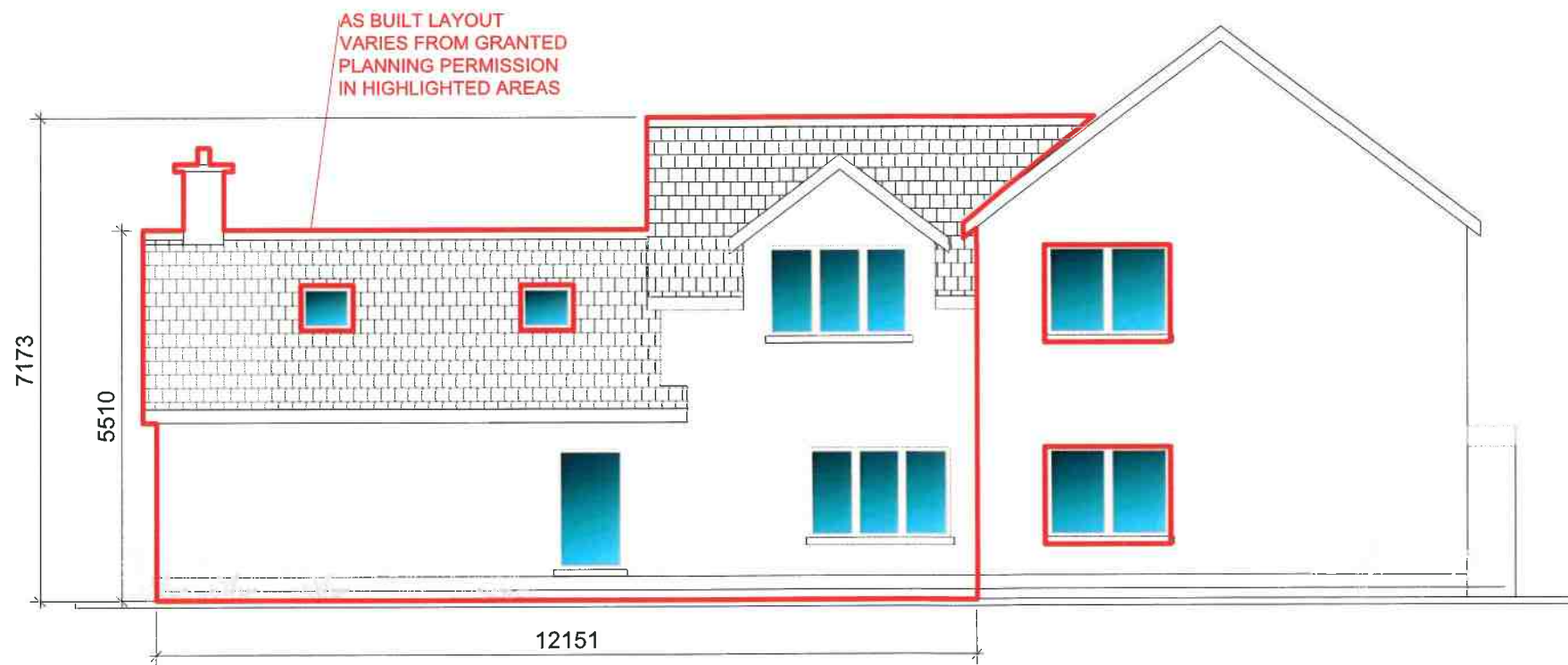
DOCUMENT REFERENCE: 22013-MMS-ZZ-ZZ-DR-A-6004 STATUS: S2

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DIC/PLINE-NUMBER: P01



Side Elevation - North East, As Granted

Scale 1:100 at A3



Side Elevation - North East, As Built

Scale 1:100 at A3

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Rev	Sts	Description	Date
P01	S2	Issue for Information	30.03.23

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 MURPHY · MATSON · O'SULLIVAN Tel : 353 21 4317608

PROJECT
**Proposed New Dwellings @
 Kilbrogan, Bandon, Co.Cork**

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Jim O'Driscoll

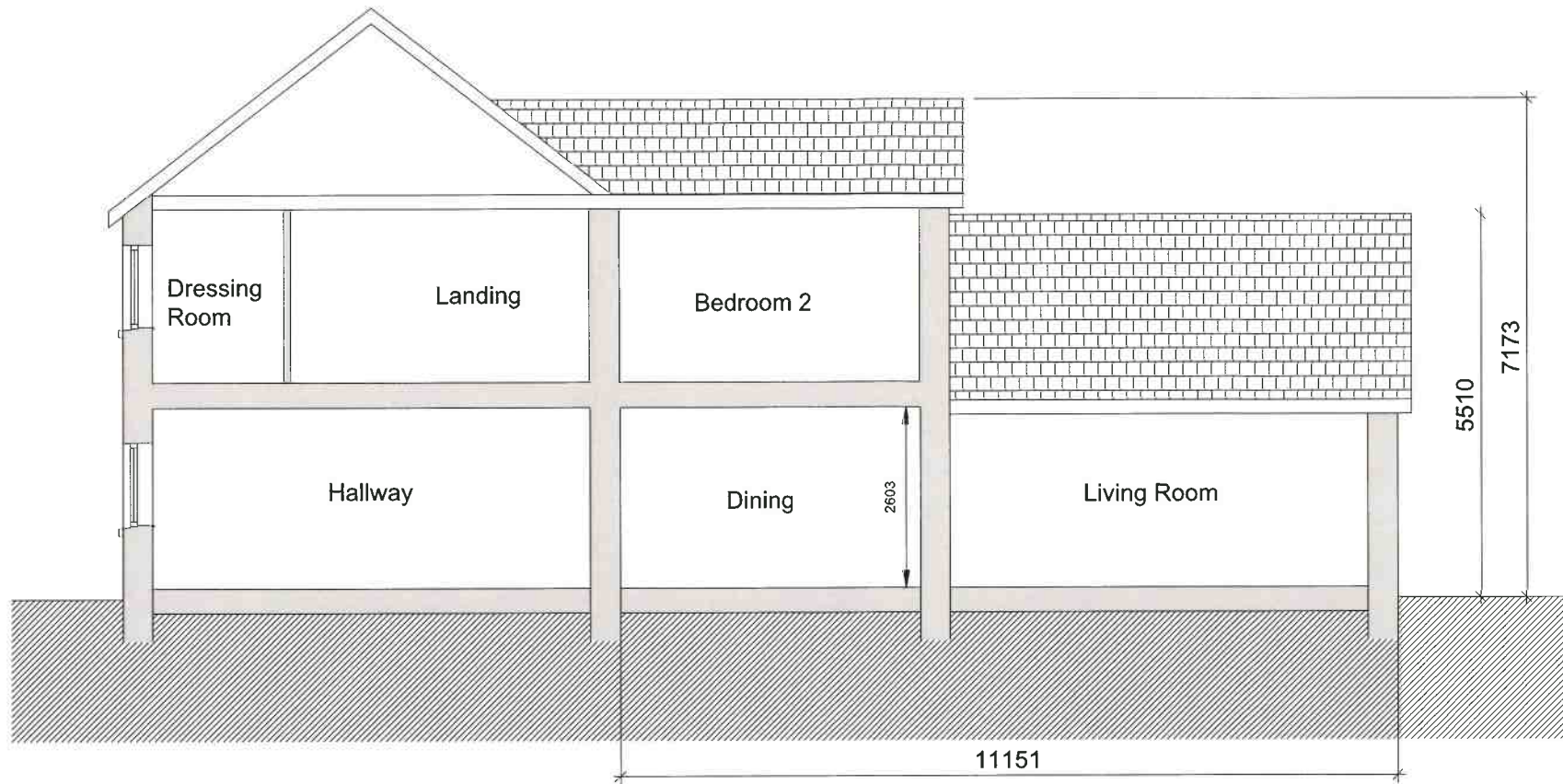
TITLE
**House 4 & 5 - Side Elevation -
 Comparison**

DRAWN BY LS	CHECKED BY TOC	APPROVED BY PM
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SCALE AS SHOWN	PROJECT NUMBER 22013
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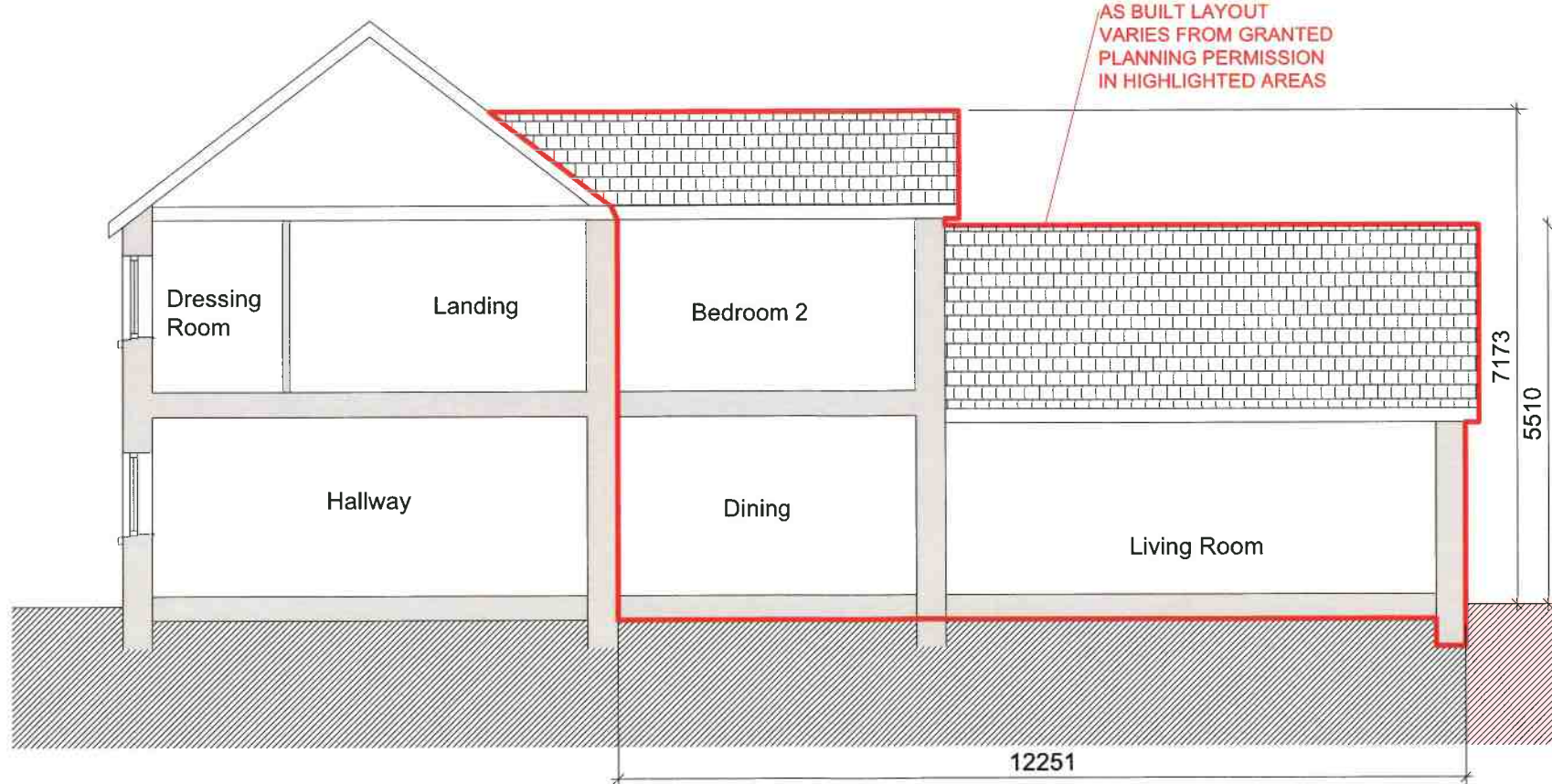
DOCUMENT REFERENCE 22013-MMS-ZZ-ZZ-DR-A-6005	STATUS S2
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PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DISCIPLINE-NUMBER	REV. P01
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Typical Section, As Granted

Scale 1:100 at A3



Typical Section, As Built

Scale 1:100 at A3

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PROJECT
**Proposed New Dwellings @
 Kilbrogan, Bandon, Co.Cork**

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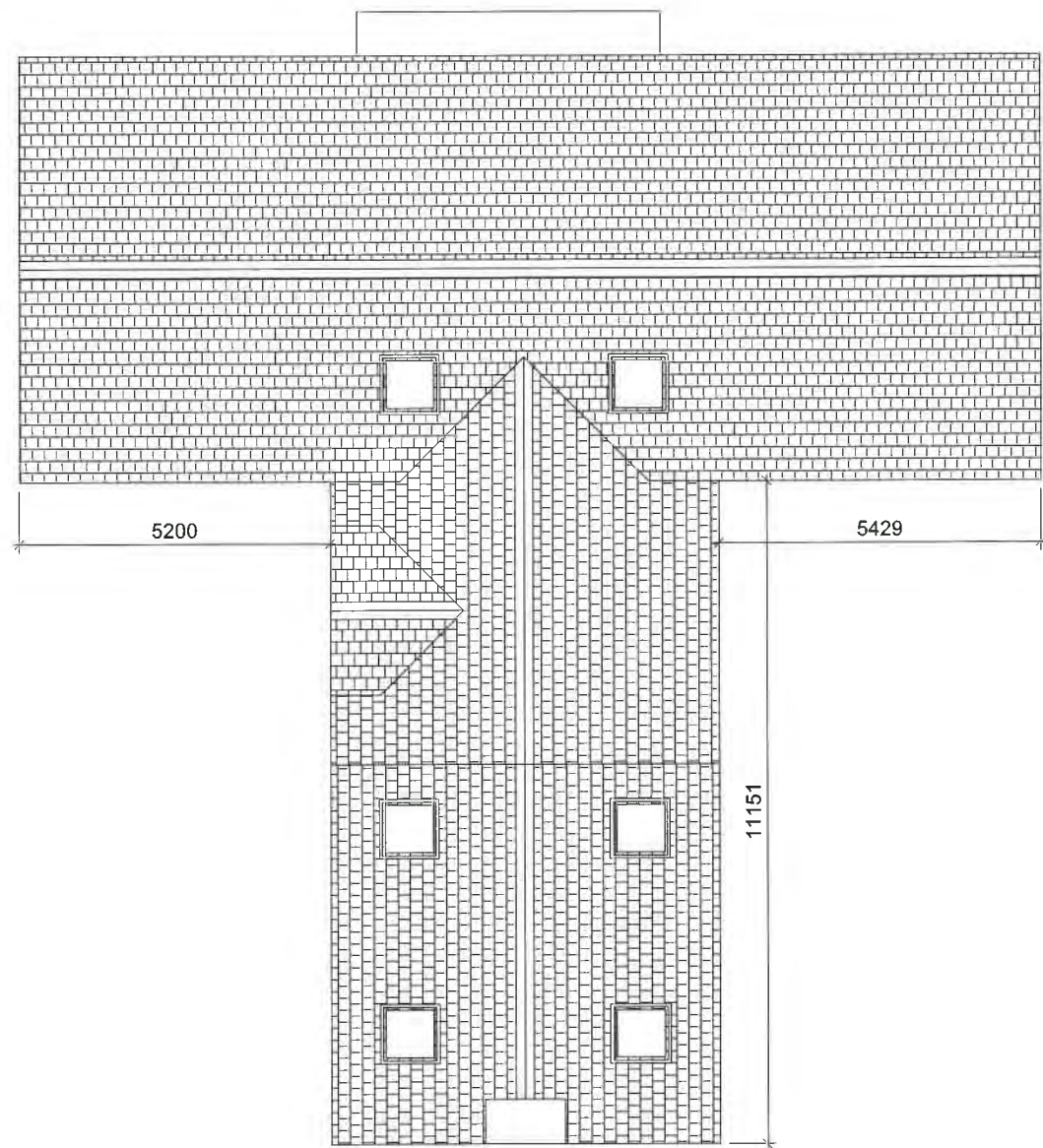
TITLE
**House 4 & 5 - Typical Section -
 Comparison**

DRAWN BY: LS CHECKED BY: TOC APPROVED BY: PM

SCALE: AS SHOWN PROJECT NUMBER: 22013

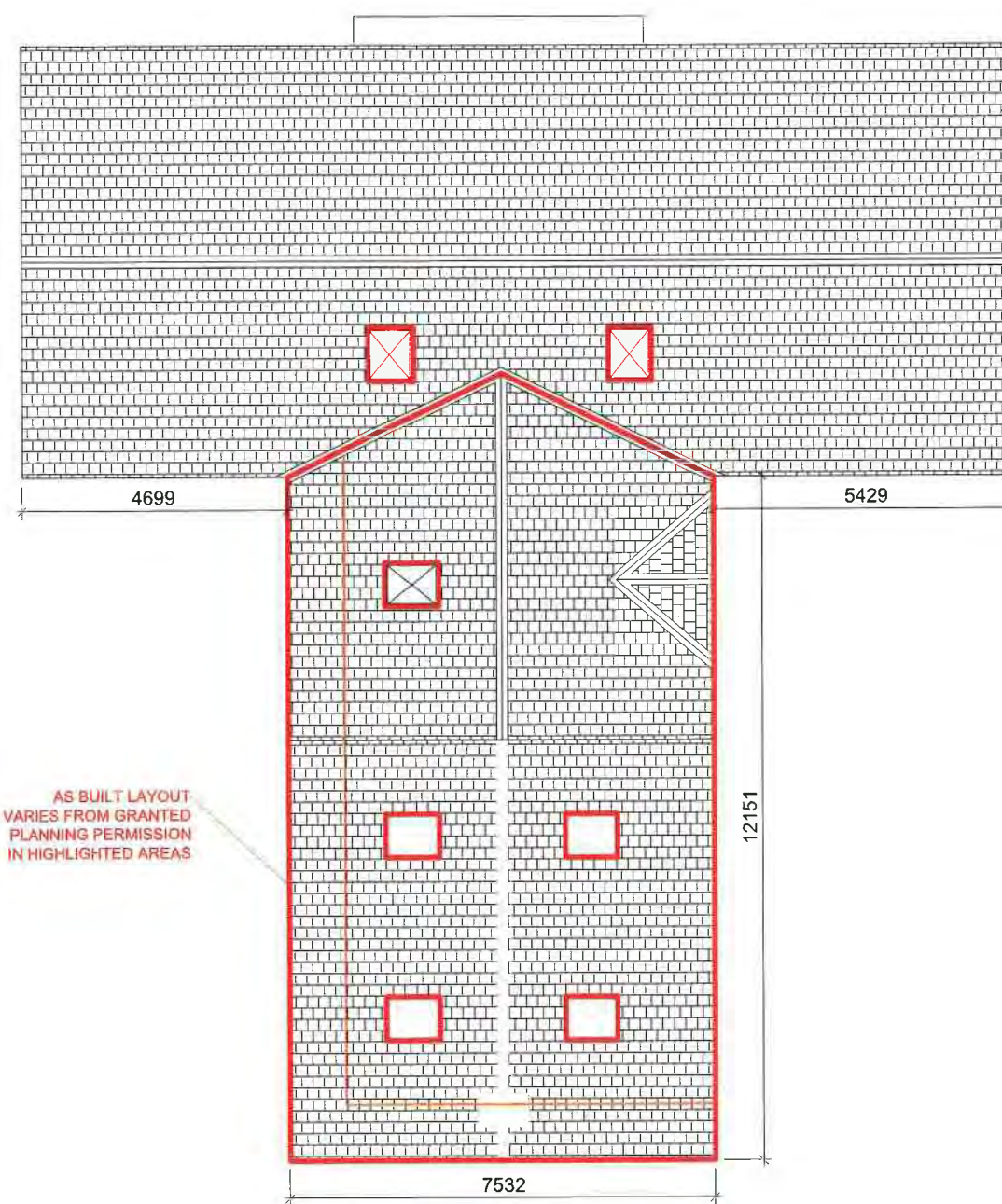
DOCUMENT REFERENCE: 22013-MMS-ZZ-ZZ-DR-A-6005 STATUS: S2

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICIPLINE-NUMBER REV: P01



Roof Plan, As Granted

Scale 1:125 at A3



Roof Plan, As Built

Scale 1:125 at A3

Planning Department
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Rev	Sts	Description	Date
P01	S2	Issue for information	30.03.23

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 Blackrock Road,
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PROJECT
 Proposed New Dwellings @
 Kilbrogan, Bandon, Co.Cork

CLIENT
 Jim O'Driscoll

TITLE
 House 4 & 5 - Roof Plan -
 Comparison

DRAWN BY: LS CHECKED BY: TOC APPROVED BY: PM

SCALE: AS SHOWN PROJECT NUMBER: 22013

DOCUMENT REFERENCE: 22013-MMS-ZZ-01-DR-A-6007

STATUS: S2
 REV: P01

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DICIPLINE-NUMBER



LUMINAIRE A 21W 3.2KLM
PHILIPS MICROLUMA BGP615
DM10
LED-HB 5S/740 MOUNTED @6M

	New tree planting Type A - See schedule
	New hedgerow planting Type B - See schedule
	Type D - Existing mature/ semi mature trees on or adjacent to Southern site boundary to be retained in full and reinforced with new planting
	Type E - Existing mature/ semi mature trees on or adjacent to site boundary to be retained
	New Beech Hedging

EXISTING SOUTHERN BOUNDARY:
Existing semi-mature tree line consisting of a mixture
of Ash and mature Beech Trees and a small number
of mature conifers. A small amount of Copper Beech
hedging and Leylandii also occur. It is intended to
retain and maintain this planting within the site
boundary as is to ensure visual privacy but also to not
interfere with amenity of neighbouring property

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PROJECT
Proposed New Dwellings @
Kilbrogan, Bandon, Co.Cork

CLIENT
Jim O'Driscoll

TITLE
SITE PLAN LAYOUT

DRAWN BY: LS CHECKED BY: TOC APPROVED BY: PM

SCALE: AS SHOWN PROJECT NUMBER: 22013

DOCUMENT REFERENCE: 22013-MMS-ZZ-ST-DR-A-10000 STATUS: S2

PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-DC/PLINE-NUMBER: REV: P01



SITE PLAN LAYOUT
Scale 1:500