

# Comhairle Contae Chorcaí Cork County Council

Carole Miller,  
c/o Allen Barber Engineering Consultants,  
Deanrock Business Park,  
Togher,  
Cork.

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



27<sup>th</sup> April, 2023

REF: D/230/23  
LOCATION: Lee View House, Roovesmore, Coachford, Co. Cork, P12 X880.

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

Dear Madam,

On the basis of the information submitted by you on 31st March 2023 the Planning Authority, having considered the question whether or not the refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling house at **Roovesmore, Coachford, 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:

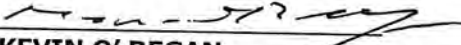
- Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended)
- Part 2 and Schedule 2 of the Planning and Development Regulations 2001 (as amended) and
- The particulars received by the Planning Authority on 31<sup>st</sup> March 2023

**And Whereas Cork County Council has concluded that –**

- (a) The refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling house constitute 'works' that are 'development'.
- (b) The refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling house of use **is development and is not exempted development.**

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Yours faithfully,

  
**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>*

- I. Application Type – Section 5 Declaration
- II. Description - Whether or not the refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling house is or is not development and is nor is not exempted development.
- III. Location – Lee View House, Roovesmore, Coachford, Co.Cork, P12 X880
- IV. Applicant – Carole Miller

### **1.0 Requirements for a Section 5 Declaration Application**

Section 5(1) of the Planning and Development Act 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.*

### **2.0 The Question Before The Planning Authority**

Whether or not the refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling house is or is not development and is nor is not exempted development.

### **3.0 Site Location**

The subject site is located at Lee View House, Roovesmore, Coachford, Co.Cork, P12 X880 and comprises an existing dwelling and a number of outbuildings.

It is noted that the site is located in a rent pressure zone.

### **4.0 Relevant Planning History**

I note the dwelling and outbuildings are visible on early edition OSi maps.

16/7008 - Carole Francis Miller was refused permission for retention of change of use of existing outbuildings to living accommodation ancillary to the existing main dwelling.

21/5617 – Carole Francis Miller was refused permission for the retention of change of use of existing 2 no. outbuildings to 2 no. residential living accommodation units ancillary to the main dwelling and to install a new percolation area to serve existing treatment unit.

### **5.0 Relevant Planning Legislation and Regulations**

Planning and Development Act 2000, (as amended)

Section 2(1) of the Act defines “works” as follows:

*“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) of the Act defines “development” as follows:

*“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.”*

Planning and Development Regulations, 2001 (as amended)

**Part 4 Class 6** - Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

**Article 6 (5) (a) Each of the following shall be exempted development: (i) development consisting of the short term letting in a rent pressure zone of not more than 4 bedrooms in a house that is the principal private residence of the landlord or licensor concerned provided that – (I) it is a condition of the short term letting that each bedroom that is the subject of the letting shall not be occupied by more than 4 persons, and (II) the development – (A) does not contravene a condition attached to a permission granted in respect of the house under the Act, and (B) is consistent with any use specified in any such permission; (ii) development consisting of the short term letting in a rent pressure zone of a house that is the principal private residence of the landlord or licensor concerned provided that – (I) the aggregate number of days during a year in which the house is the subject of short term lettings does not exceed 90 days, and (II) the development – (A) does not contravene a condition attached to a permission granted in respect of the house under the Act, and (B) is consistent with any use specified in any such permission.**

**Article 10 (4) Development consisting of the use of not more than 4 bedrooms in a house, where each bedroom is used for the accommodation of not more than 4 persons as overnight guest accommodation, shall be exempted development for the purposes of the Act, provided that such development would not contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.**

## **6.0 AA and EIA**

The application site is not located with the screening zone of any Natura 2000 sites therefore having regard to the lack of ecological or hydrological connection between the development site and any European Site, there is no requirement for Appropriate Assessment.

The development is not of a scale that requires EIA.

## **7.0 Planning Assessment**

Works is defined in the Act as ‘*the carrying out of works on, in, under or works and includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal*’. I note the application form refers to the change of use from the ‘existing/ previous

use farmyard buildings (disused for some time)' to Bed & Breakfast accommodation. From review of the planning history of the site it is evident that the works to the farmyard buildings has been carried out and while it is not clear from the submitted documents what this consisted of, it is anticipated that construction, alterations and repair works would have been required such as water supply and wastewater connections. Details of same are not provided.

Furthermore, the works carried out to convert a farmyard building to habitable accommodation to provide B&B accommodation is a material change of use of the structures in question.

Having regard to the above, it can be reasonably determined that the change of use referred to above is development.

The question before the Planning Authority is to determine, whether or not the change of use is or is not exempted development.

Article 6 (5) (a) of the Planning and Development Regulations 2001 (as amended) states that *'Each of the following shall be exempted development: (i) development consisting of the short term letting in a rent pressure zone of not more than 4 bedrooms **in a house** that is the principal private residence of the landlord or licensor concerned provided that...'*

Similarly, Article 10 (4) states *'Development consisting of the use of not more than 4 bedrooms **in a house**, where each bedroom is used for the accommodation of not more than 4 persons as overnight guest accommodation,...'*

For clarity, Section 96B of the Planning and Development Act 2000 (as amended) defines 'house' as *'(a) a building or part of a building which has been built for use as a dwelling,'*

The change of use relates to farmyard outbuildings within the curtilage of the dwelling house, which were not built for use as a dwelling, and do not therefore relate to rooms in an existing house as referred to in the regulations. The 2 no. buildings are detached from the main dwelling house and notwithstanding their proximity could operate independent from the principal private residence.

Having regard to the above, it is considered that the criteria set out in Article 6 (5) and Article 10 (4) of the Planning and Development Regulations, 2021 (as amended) has not been met and the works are not exempted.

In addition to the above, I have had regard to Article 10 (1)(d) of the Planning and Development Regulations 2001 (as amended) which states:

*'Development which consists of a change of use within any one of the classes of use 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—'*

*be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.'*

I refer to the planning history of the subject site which sought retention permission for 'change of use of existing 2 no. outbuildings to 2 no. residential living accommodation units ancillary to the main dwelling and to install a new percolation area to serve existing treatment unit' and 'retention of change of use of existing 2 no. outbuildings to 2 no. residential living accommodation units ancillary to the main dwelling and to install a new percolation area to serve existing treatment unit' and both of which were refused respectively, it is therefore anticipated that the existing use is unauthorised however further information would be required in this respect.

## 8.0 Recommendation

In considering this referral, regard has been had to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000 (as amended);
- (b) Part 2 and Schedule 2 of the Planning and Development Regulations, 2001 (as amended)

And whereas, the Planning Authority has concluded that:

- (a) The refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling house constitute 'works' that are 'development'.
- (b) The refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling house of use **is development and is not exempted development.**

Ciara Cosgrave  
Assistant Planner  
27/04/2023

I have read and considered the above report and concur with its recommendation that the subject development for refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation ancillary to an existing Bed & Breakfast business run from the main dwelling constitutes development which is NOT exempted development.

Sharon McDonnell

A/SEP dated 27/04/23

# Allen Barber

## Engineering Consultants

Deanrock Business Park, Togher, Cork.

Telephone: 021-4319291

Fax: 021-4319291

e-mail [rob@allenbarber.ie](mailto:rob@allenbarber.ie)

28<sup>th</sup> March 2023

Planning Department,  
Cork County Council,  
County Hall,  
Victoria Cross,  
Cork.

### RE:Section 5 Declaration

Dear Sirs,

Please find enclosed the required documentation for an application for a Section 5 Declaration of Exempted Development for a Bed & Breakfast enterprise at Leeview House, Roovesmore, Coachford, Co. Cork.

The basis for exemption is the provision that a Bed & Breakfast enterprise run as part of a residence, with no more than four bedrooms used for that purpose, is exempt from the requirement for a planning application.

While not a protected structure *per se*, Leeview House is a period residence approximately 200 years old, and is a landmark building in a scenic area. Rather than add an extension to the house, which would be difficult with this type of structure, it was decided to refurbish some existing outbuildings within the curtilage. We would argue that this is still part of the overall residence and therefore would qualify for the exemption. A Declaration of Exemption was previously granted for a residence for persons of intellectual, physical and mental disabilities, reference D/206/15, but this did not proceed on the grounds of financial viability.

We look forward to a positive response.

Yours sincerely,



**Robert Allen**  
B.E., M.Sc., C.Eng., M.I.E.I.





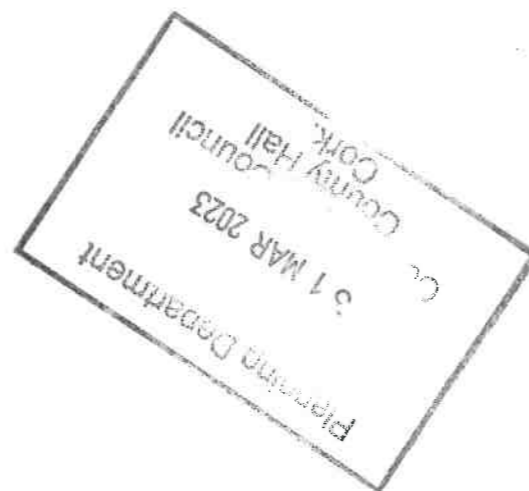
# CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

### APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:
- 1 No. Copy of Contact Details:
- 4 No. Copies 6" O.S. Maps:
- 4 No. Copies 25" O.S. Maps:
- 4 No. Copies of Site Layout Plan:
- 4 No. Copies Scaled Drawings of Development:
- €80 Application Fee:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>



### FOR OFFICE USE ONLY

Receipt No.	PL2000
Cash/Cheque/ Credit Card	Cheque
Date	14/23
Declaration Ref. No.	5/230/23

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 3<sup>rd</sup> 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](mailto:dpo@corkcoco.ie) or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

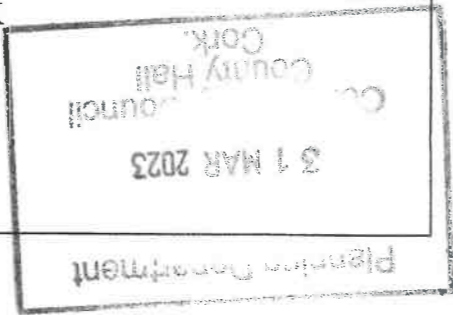


**1. NAME OF APPLICANT: (ADDRESS TO BE SUPPLIED AT QUESTION A – CONTACT DETAILS)**

CAROLE MILLER

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

LEE VIEW HOUSE, ROOVESMORE, COACHFORD, CO. CORK  
P12 X880



**3. QUESTION/DECLARATION DETAILS:**

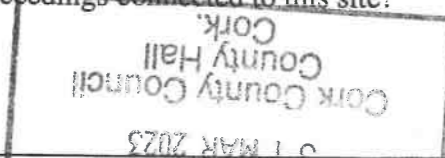
Please state the specific question for which a Declaration of Exemption is sought

Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

The question is whether the refurbishment of derelict farmyard buildings for use as Bed & Breakfast accommodation
ancillary to an existing Bed & Breakfast business run from the main dwelling constitutes exempted development,
in accordance with Article 10(4) of the Planning and Development Regulations, 2001(as amended)
The total accommodation available following refurbishment of the buildings will not exceed four bedrooms,
one in the main dwelling and three in the refurbished buildings. Food will be served in a dining area in one of the
refurbished buildings. The remaining accommodation in the main building will be reserved for family use.

**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 (m<sup>2</sup>)

(a) Floor area of existing/proposed structure(s):	132m <sup>2</sup>
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> 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 <sup>2</sup> ) 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  Farmyard Buildings (disused for some time)	Proposed use  Bed & Breakfast Accommodation
(d) Are you aware of any enforcement proceedings connected to this site?  	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

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

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

**6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:**

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please state relevant reference No. _____
Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**7. APPROPRIATE ASSESSMENT:**

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

**8. DATA PROTECTION DECLARATION:**

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

*Processing of your Declaration of Exemption application by the Planning Authority*

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

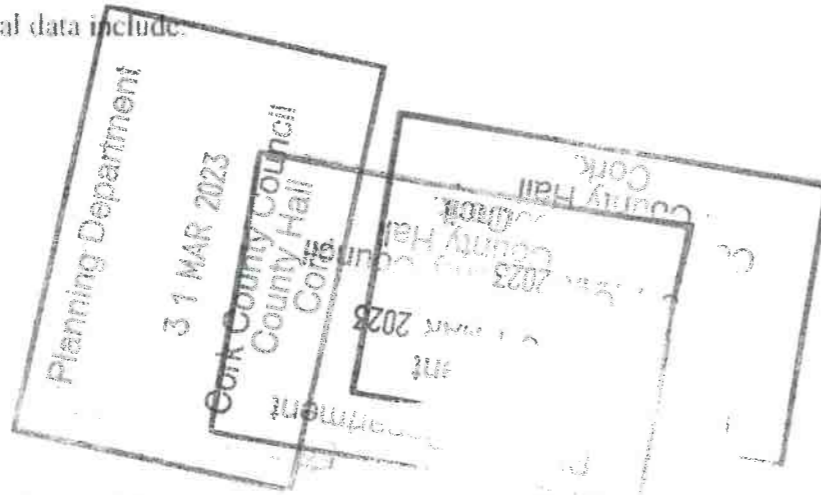
Signed (By Applicant Only)	<i>e. Mills</i>
Date	<i>23/3/2023</i>

**GDPR Special Categories of data / Sensitive Personal data - Explicit Consent**

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation



In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

**Sensitive personal data being submitted in support of Declaration of Exemption Application**

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

Signed	<i>e. Mills</i>
Date	<i>23/3/2023</i>

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](mailto:planninginfo@corkcoco.ie) or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: [westcorkplanninginfo@corkcoco.ie](mailto: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**


**ADVISORY NOTES:**

The application must be accompanied by the required fee of €80.  
 The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.  
 Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.  
 The application should be sent to the following address:  
 The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC, or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

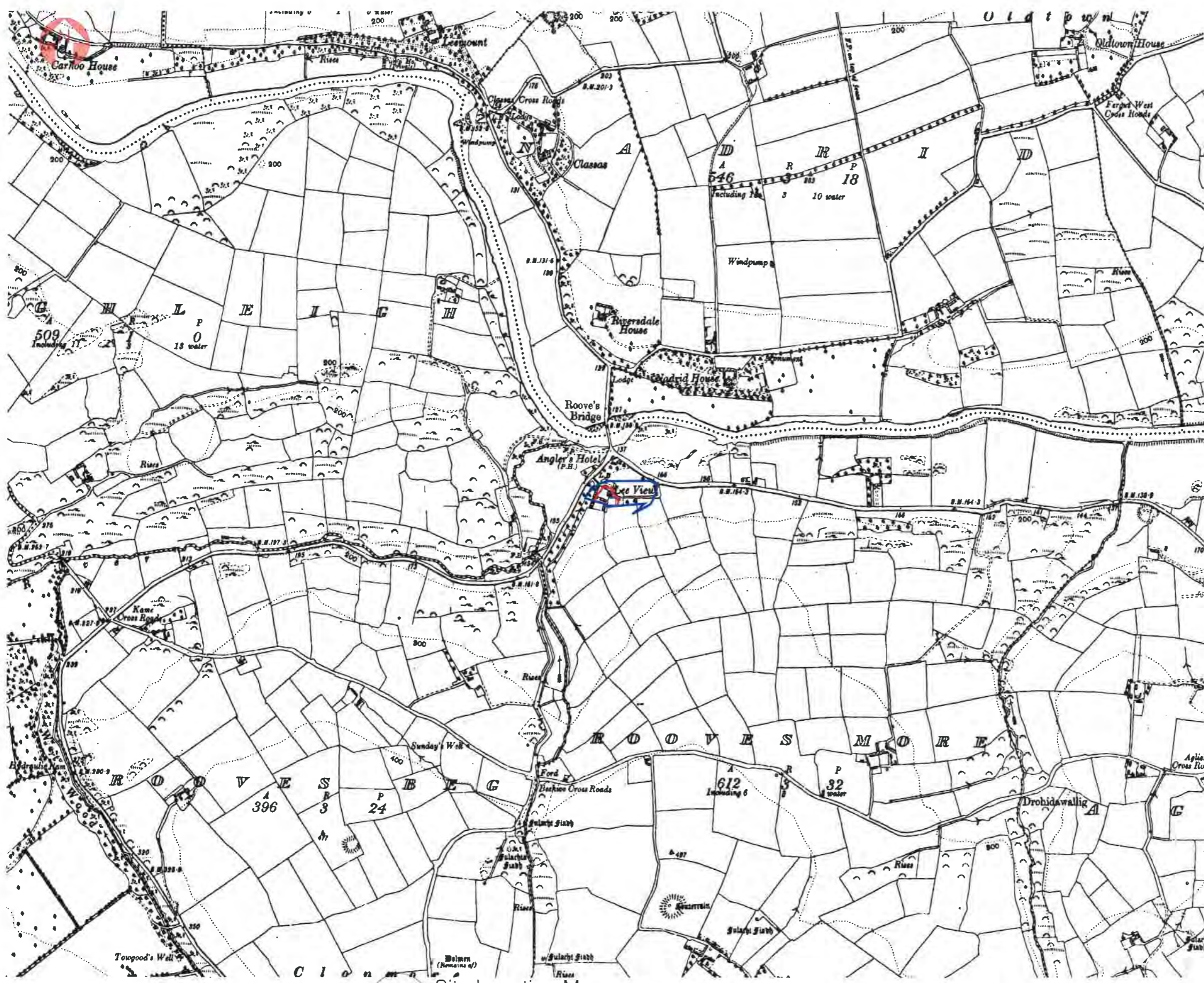
- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant, to submit information on the question which has arisen and on which the Declaration of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed refer the question for decision to the Board within 4 weeks of the date that a Declaration of Exemption was due to be issued by the Planning Authority.

*The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations, 2001, as amended.*

9. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder;

Signed (Applicant or Agent as appropriate)	
Date	23/3/2023





01 Site Location Map  
 D-AR-001 (Scale:- 1:10560)

Description  
 =====  
 Historic 6" Latest Edition

Publisher / Source  
 =====  
 Ordnance Survey Ireland (OSI)

Data Source / Reference  
 =====  
 CK071  
 Revision Date =  
 Survey Date = 31-Dec-1934  
 Levelled Date = 31-Dec-1938

CK072  
 Revision Date =  
 Survey Date = 31-Dec-1934  
 Levelled Date = 31-Dec-1938

File Format  
 =====  
 Tagged Image File Format (TIFF)

File Name  
 =====  
 R\_50320753\_1.tif

Clip Extent / Area of Interest (AOI)  
 =====  
 LLX,LLY= 543075 6063.569707 0767  
 LRX,LRX= 547997 6063.569707 0767  
 ULX,ULY= 543075 6063.573341 0767  
 LRX,URY= 547997 6063.573341 0767

Projection / Spatial Reference  
 =====  
 IREN95\_Irish\_Transverse\_Mercator

Centre Point Coordinates  
 =====  
 X,Y = 545536 6063.571524 0767

Data Extraction Date  
 =====  
 02-Mar-2023

Product Version  
 =====  
 1.3

License / Copyright  
 =====  
 Ordnance Survey Ireland Terms of Use apply  
 Please visit 'www.osi.ie/about/terms-conditions'

© Ordnance Survey Ireland, 2023

Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

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.

© Suirbhéireacht Ordánais Éireann, 2023

Ana thionsú agus ana fhóisiú ag Suirbhéireacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire

Sáraíonn atáirgeadh neamhdaraithe cóipeacht Suirbhéireacht Ordánais Éireann agus Rialtas na hÉireann

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhóirseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon thorm ná ar aon bhealach gan cead. Ní scríobhann roimh ré ó úinéirí an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead slí.

Ní thaispeánann léarscáil de chuid Ordánais Suirbhéireacht na hÉireann teorann phointí cleathúil de mhaoin namh, ná úinéireacht de ghnéithe thiscúla.

- GENERAL NOTES -
- 1 All works to be in accordance with the requirements of The Safety, Health and Welfare at Work Act, 2005 and the Safety, Health and Welfare at Work Act (Construction) Regulations 2013.
  - 2 This drawing is to be read in conjunction with all relevant engineers drawings, Project Specification and the National Structural Concrete Specification for Building Construction
  - 3 Dimensions should not be scaled from this drawing. All dimensions are in millimetres unless noted otherwise. All levels are in metres.
  - 4 All levels and setting out to be checked on site prior to construction
  - 5 If there is any discrepancy between drawings then Robert Allen Consulting Engineers are to be informed immediately

- LEGEND
- LEEVIEW HOUSE CURTILEGE
  - EXTENT OF APPLICANT'S PROPERTY

Planning Department  
 31 MAR 2023  
 Cork County Council  
 County Hall  
 Cork.

Issued for Planning	A	07.03.2023	AM
Revisions	Issue	Date	By
Robert Allen Consulting Engineers			
Knockaneowen, Coachford, Co. Cork P12 AK75			
e-mail: rob@allenrath.ie			
Job	Leeview House B&B		
	Serena Miller		
Drawing	SITE LOCATION MAP Scale 1:10560 (Sheet 1)		
Job No	DRG No	Issue	
3301	D-AR-001	A	
Scale	Date	Drawn	Checked
1:10560	March 2023	AM	RA



01 Site Location Map  
D-AR-001 (Scale:- 1:2500)

Description:  
Digital Landscape Model (DLM)

Publisher / Source:  
Ordnance Survey Ireland (OSi)

Data Source / Reference:  
PRIME2

File Format:  
Autodesk AutoCAD (DWG\_R2013)

File Name:  
v\_50320753\_1.dwg

Clip Extent / Area of Interest (AOI):  
LLX,LLY= 545245.1063,571309.0767  
LRX,LRY= 545828.1063,571309.0767  
ULX,ULY= 545245.1063,571739.0767  
URX,URY= 545828.1063,571739.0767

Projection / Spatial Reference:  
Projection= IRENET95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
X,Y= 545536.6063,571524.0767

Reference Index:  
Map Series | Map Sheets  
1:5,000 | 6377

Data Extraction Date:  
Date= 02-Mar-2023

Source Data Release:  
DCMLS Release V1.161.114

Product Version:  
Version= 1.4

License / Copyright:  
Ordnance Survey Ireland 'Terms of Use' apply. Please visit 'www.osi.ie/about/terms-conditions'.

© Ordnance Survey Ireland, 2023

Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

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.

© Surbhéireacht Ordánais Éireann, 2023

Arna thionsú agus arna thóisiú ag Surbhéireacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.

Sáraíonn atáirgeadh neamhúdaraithe cóipcheart Shuirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhóirseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon fhorm ná ar aon bhealach gan cead i scríbhinn roimh ré o úinéirí an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead slí.

Ní thaispeánann léarscáil de chuid Ordánais Shuirbhéireacht na hÉireann teorann phointí dleathúil de mhaon riamh, ná úinéireacht de ghnéithe thisiúla.

- GENERAL NOTES:-
- All works to be in accordance with the requirements of The Safety, Health and Welfare at Work Act, 2005 and the Safety, Health and Welfare at Work Act (Construction) Regulations 2013.
  - This drawing is to be read in conjunction with all relevant engineer's drawings, Project Specification, and the National Structural Concrete Specification for Building Construction.
  - Dimensions should not be scaled from this drawing. All dimensions are in millimetres unless noted otherwise. All levels are in metres.
  - All levels and setting out to be checked on site prior to construction.
  - If there is any discrepancy between drawings then Robert Allen Consulting Engineers are to be informed immediately.

LEGEND

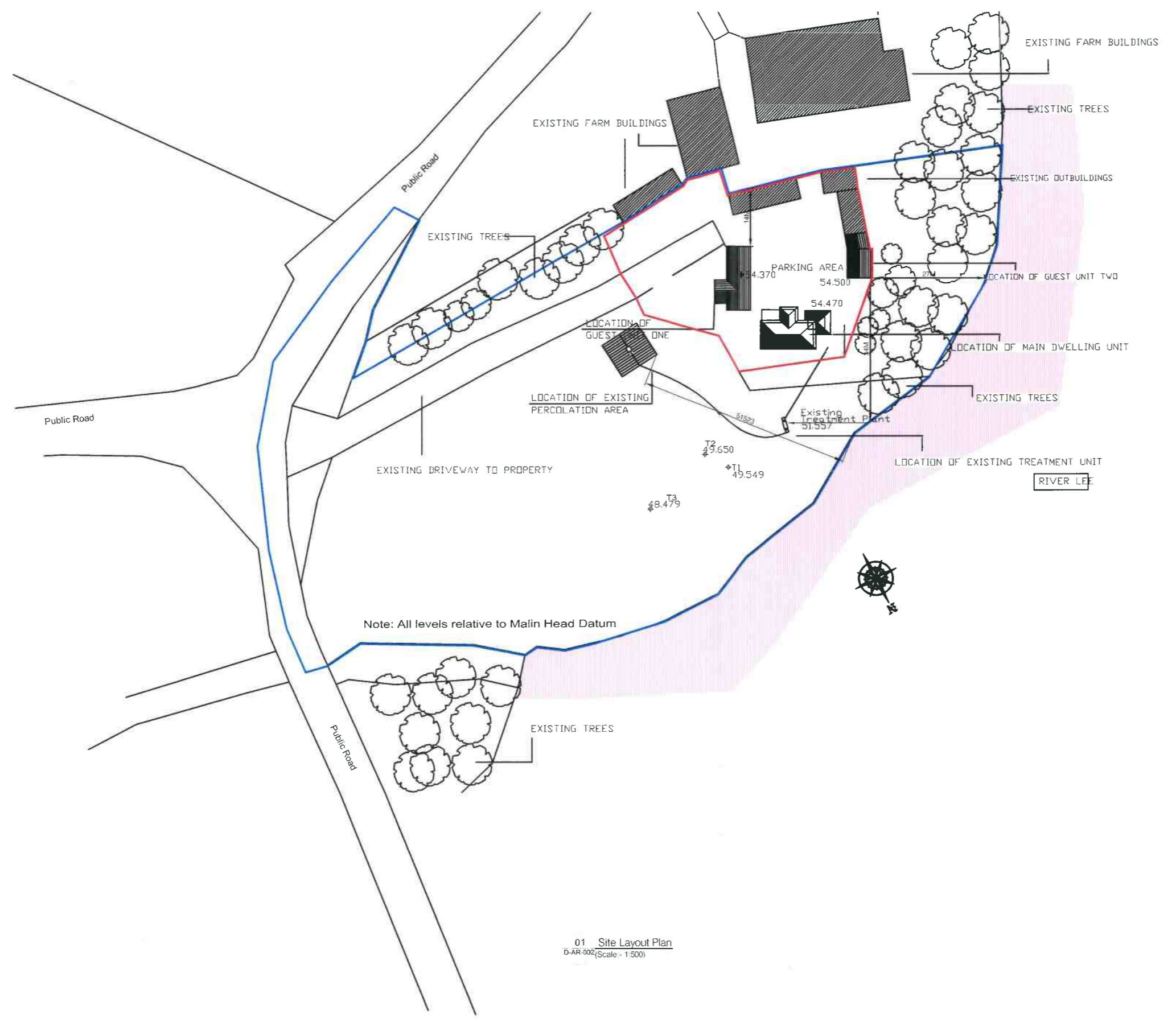
- LEEVIEW HOUSE CURTILEGE
- EXTENT OF APPLICANT'S PROPERTY



Issued for Panning		A	07.03.2023	AM
Revisors	Issac	Date	By	
Robert Allen Consulting Engineers Knockaneowen, Coachford, Co. Cork P12 AK75 e-mail: rob@allenbarber.ie				
Job Leeview House B&B Serena Miller				
Drawing SITE LOCATION MAP Scale 1:2500 (Sheet 2)				
Job No	DRG No	Issue		
2301	D-AR-001	1		
Scale	Date	Drawn	Checked	
1:2500	March 2023	AM	RA	

- GENERAL NOTES:-**
- All works to be in accordance with the requirements of The Safety, Health and Welfare at Work Act, 2005 and the Safety, Health and Welfare at Work Act (Construction) Regulations 2013.
  - This drawing is to be read in conjunction with all relevant engineer's drawings, Project Specification, and the National Structural Concrete Specification for Building Construction.
  - Dimensions should not be scaled from this drawing. All dimensions are in millimetres unless noted otherwise. All levels are in metres.
  - All levels and setting out to be checked on site prior to construction.
  - If there is any discrepancy between drawings then Allen Barber Engineering Consultants are to be informed immediately.

**NOTES:-**



Planning Department  
 31 MAR 2023  
 Cork County Council  
 County Hall  
 Cork.

01 Site Layout Plan  
 D-AR-002 (Scale: 1:500)

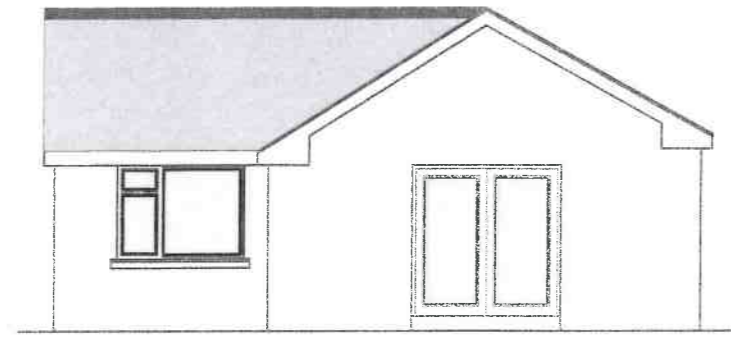
Issued for information	A	07.02.2023	AM
Revisions	Issued	Date	By

Robert Allen Consulting Engineers  
 Knockanowen,  
 Coachford,  
 Co. Cork  
 P12 AK75  
 e-mail: rob@allenbarber.ie

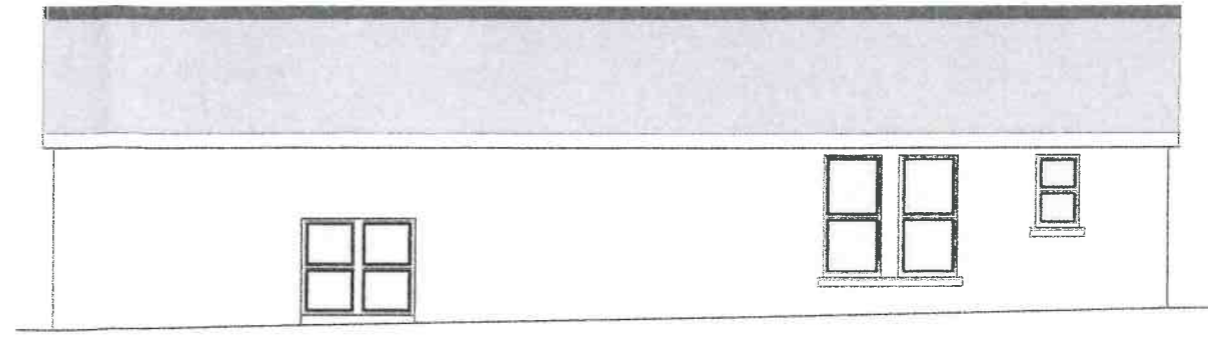
Job  
 Leeview House B&B  
 Serena Miller

Drawing  
 SITE LAYOUT PLAN

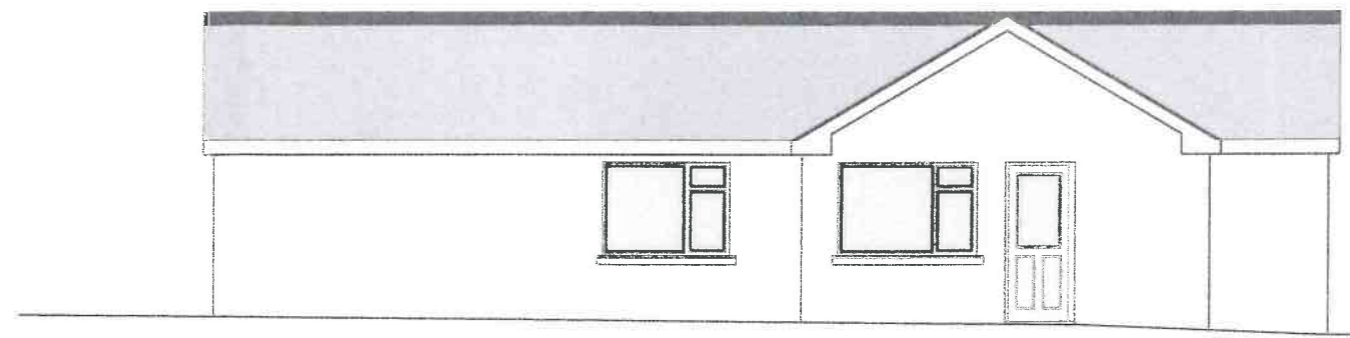
Job No. 2301	DRG No. D-AR-002	Issue A
Scale 1:500	Date February 2023	Drawn AM Checked RA



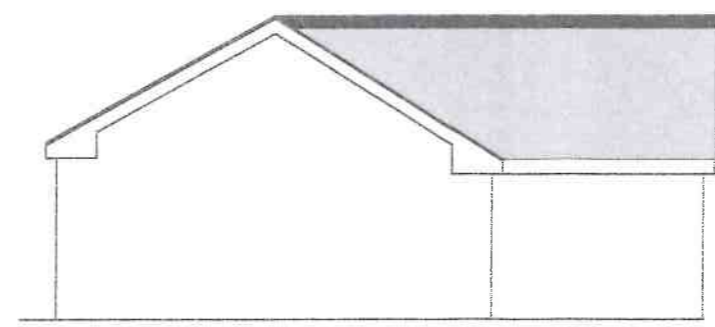
South Elevation



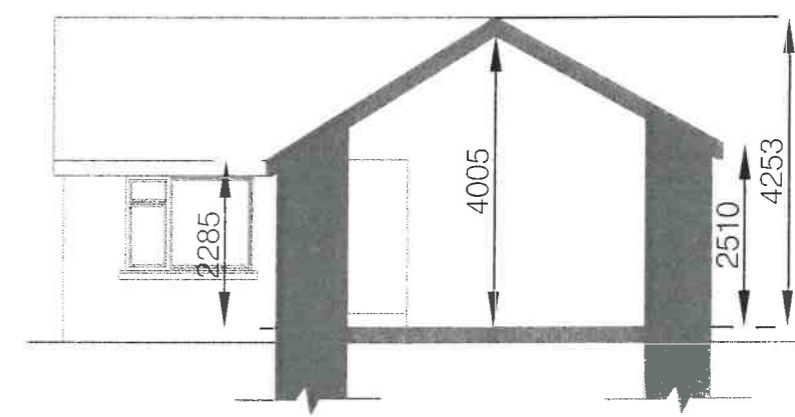
West Elevation



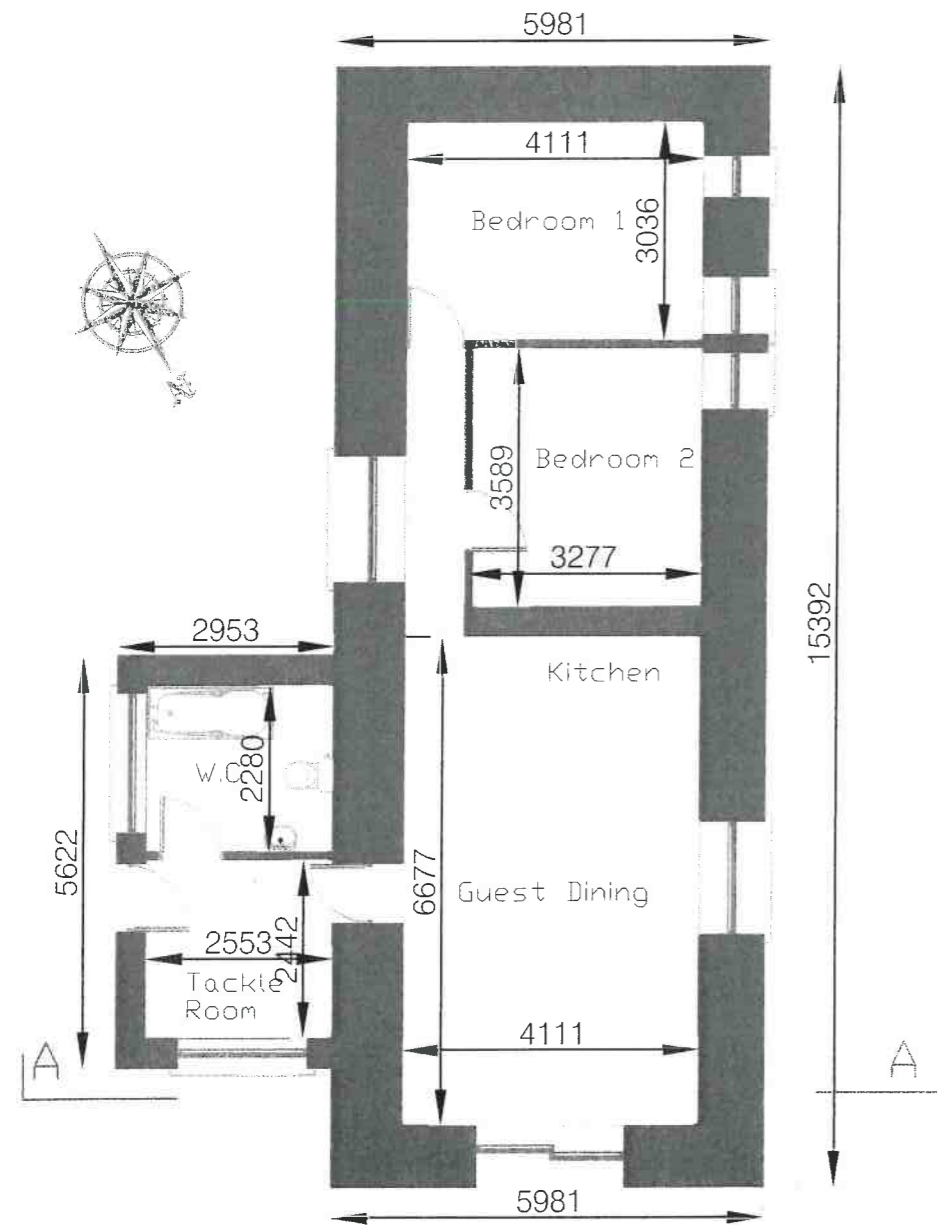
East Elevation



North Elevation



Section A-A



Ground Floor Plan

GUEST ACCOMMODATION NUMBER ONE

- GENERAL NOTES:-**
1. All works to be in accordance with the requirements of The Safety, Health and Welfare at Work Act, 2005 and the Safety, Health and Welfare at Work Act (Construction) Regulations 2013.
  2. This drawing is to be read in conjunction with all relevant engineer's drawings, Project Specification and the National Structural Concrete Specification for Building Construction.
  3. Dimensions should not be scaled from this drawing. All dimensions are in millimetres unless noted otherwise. All levels are in metres.
  4. All levels and setting out to be checked on site prior to construction.
  5. If there is any discrepancy between drawings then Allen Barber Engineering Consultants are to be informed immediately.

**NOTES:-**

Planning Department  
 31 MAR 2023  
 Cork County Council  
 County Hall  
 Cork.

Issued for Information	Issue	Date	By
A		27 02 2023	AM

Robert Allen Consulting Engineers  
 Knockanowen,  
 Coachford,  
 Co. Cork  
 P12 AK75  
 e-mail: rbarber@allenbarber.ie

Job  
 Leevie House B&B  
 Serena Miller

Drawing  
 GUEST ACCOMMODATION NUMBER ONE

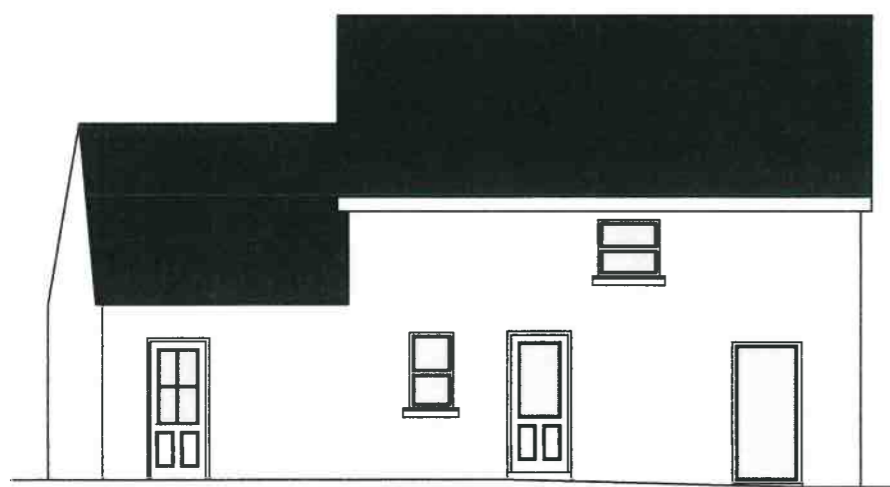
Job No	DRG No	Issue	
2501	D-AR-003	A	
Scale	Date	Drawn	Checked
1:50	February 2023	AM	RA



GENERAL NOTES:-

1. All works to be in accordance with the requirements of The Safety, Health and Welfare at Work Act, 2005 and the Safety, Health and Welfare at Work Act (Construction) Regulations 2013.
2. This drawing is to be read in conjunction with all relevant engineer's drawings, Project Specification, and the National Structural Concrete Specification for Building Construction.
3. Dimensions should not be scaled from this drawing. All dimensions are in millimetres unless noted otherwise. All levels are in metres.
4. All levels and setting out to be checked on site prior to construction.
5. If there is any discrepancy between drawings then Allen Barber Engineering Consultants are to be informed immediately.

NOTES:-



East Elevation



South Elevation

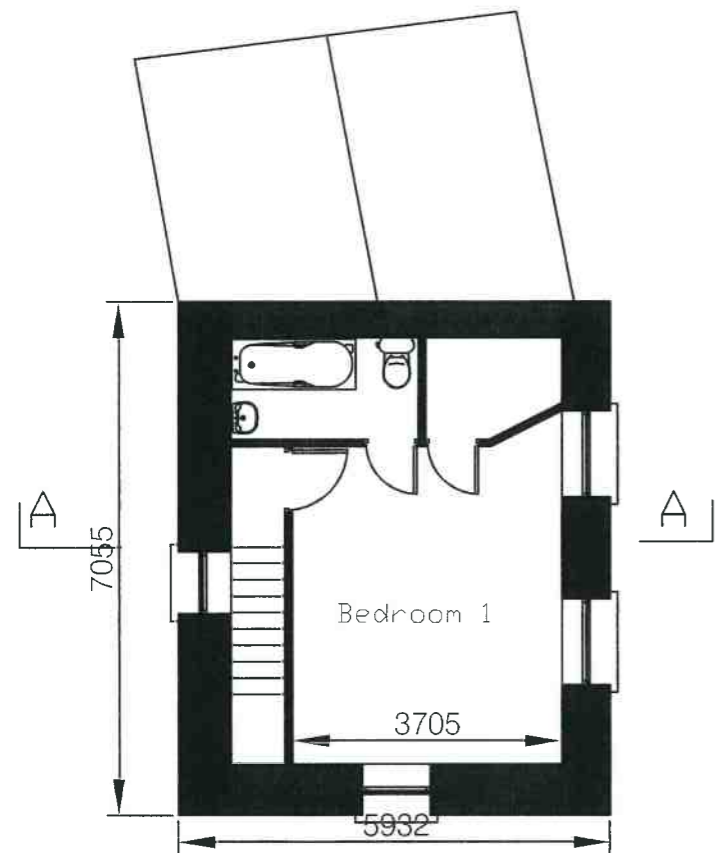


West Elevation

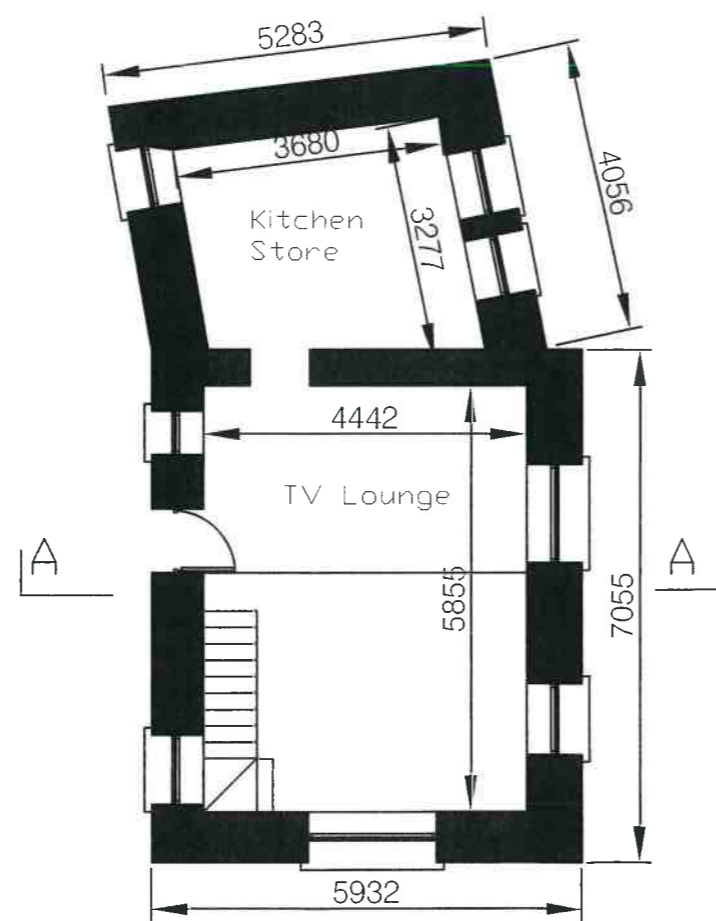
GUEST ACCOMMODATION NUMBER TWO



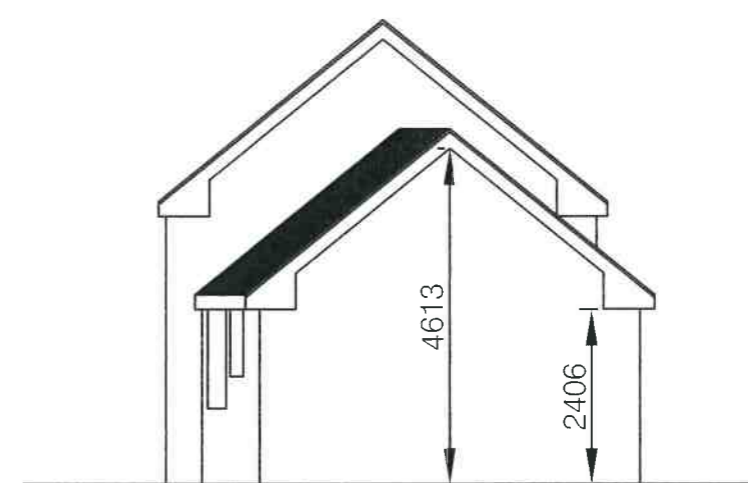
Section A-A



First Floor Plan



Ground Floor Plan



North Elevation

Planning Department  
 31 MAR 2023  
 Cork County Council  
 County Hall  
 Cork.

Issued for Information	A	?? 02 2023	AM
Revisions	Date	Date	By

Robert Allen Consulting Engineers  
 Knockaneowen,  
 Coachford,  
 Co. Cork  
 P12 AK75  
 e-mail: robert.allen@barber.ie

Job:  
 Leeview House B&B  
 Serena Miller

Drawing:  
 GUEST ACCOMMODATION NUMBER TWO

Job No. 2501	DRG No. D-AR-004	Issue A
Scale 1:50	Date February 2023	Drawn AM Checked RA