

# Comhairle Contae Chorcaí Cork County Council

Rannóg Pleanála, Teach Norton,  
Bóthar Chorcaí, An Sciobairín,  
Co. Chorcaí P81 AT28.  
Fón: (028) 40340 • Faics (028) 21660  
Suíomh Greasain: www.corkcoco.ie  
Planning Section, Norton House,  
Cork Road, Skibbereen,  
Co. Cork P81 AT28.  
Tel: (028) 40340 • Fax: (028) 21660  
Web: www.corkcoco.ie



John & Tracey O'Sullivan,  
Cleandra,  
Ardgroom,  
Beara,  
Co. Cork.

30<sup>th</sup> March, 2023.

Our Ref: D/3/23.

RE/ **Declaration request on exempted development under Section 5  
of the Planning & Development Act, 2000 (as amended).**

Dear Sir/Madam,

On the basis of the information and plans submitted by you on 2<sup>nd</sup> February, 2023 and further information received on 8<sup>th</sup> March, 2023, the Planning Authority declares that the ground and first floor rear extension and associated works at Cleandra House, Ardgroom, Beara, Co. Cork *does not constitute* "exempt development" under Schedule 2, Part 1, Class 1 of the Planning & Development Regulations, 2001-2022.

The total new floorspace created, including the area of the rear wall, is in the order of 45.12sq.m. which exceeds the maximum tolerances of 40sq.m. under Condition 1(a) of Class 1.

The Planning Authority also declares that the front porch *constitutes* "exempt development" under Schedule 2, Part 1, Class 7 of the Planning and Development Regulations, 2001-2022 subject to strict compliance with the 3 No. conditions attached to Class 7.

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.

*Receipt No. WCP11271, in respect of €80.00, is issued herewith.*

Yours faithfully,

  
KEVIN O'REGAN  
SENIOR EXECUTIVE OFFICER

REG. No. \_\_\_\_\_  
PLANNING (WEST) DEPT  
03 APR 2023  
CORK COUNTY COUNCIL  
NORTON HOUSE, SKIBBEREEN, CO. CORK

## Anne Lordan

---

**From:** Tim Twomey  
**Sent:** Wednesday 29 March 2023 16:53  
**To:** Anne Lordan  
**Subject:** RE: D-3-23 Rear extension and porch Kilcatherine Second Report split decision

Hi Anne,

I agree with the Area Planner's recommendation.

Regards,  
Tim

**From:** Anne Lordan <Anne.Lordan@CorkCoCo.ie>  
**Sent:** Wednesday 29 March 2023 10:24  
**To:** Tim Twomey <Tim.Twomey@CorkCoCo.ie>  
**Subject:** FW: D-3-23 Rear extension and porch Kilcatherine Second Report split decision

Hi Tim,

Attached report from Mr. P. O'Sullivan, Area Planner for your Recommendation and sign-off.

Regards

Anne.

**Anne Lordan** Oifigeach Foirne Cúnta Pleanáil agus Foirbairt  
Comhairle Contae Chorcaí Teach Norton Bóthar Chorcaí An Sciobairín Co. Chorcaí  
P81 AT28 Éire  
T +353-(0)28 - 40340 Ext. 7121  
[Anne.Lordan@corkcoco.ie](mailto:Anne.Lordan@corkcoco.ie) [www.corkcoco.ie](http://www.corkcoco.ie)  
**Tairseach na gcustaiméirí:** [www.yourcouncil.ie](http://www.yourcouncil.ie)

**Anne Lordan** Assistant Staff Officer **Planning and Development**  
Cork County Council Norton House Cork Road Skibbereen Co. Cork P81 AT28 Ireland  
T +353-(0)28 - 40340 Ext. 7121  
[Anne.Lordan@corkcoco.ie](mailto:Anne.Lordan@corkcoco.ie) [www.corkcoco.ie](http://www.corkcoco.ie)  
**Customer Portal:** [www.yourcouncil.ie](http://www.yourcouncil.ie)

**From:** Phillip O'Sullivan <Phillip.OSullivan@CorkCoCo.ie>  
**Sent:** Tuesday 28 March 2023 17:32  
**To:** Anne Lordan <Anne.Lordan@CorkCoCo.ie>  
**Cc:** Tim Twomey <Tim.Twomey@CorkCoCo.ie>  
**Subject:** D-3-23 Rear extension and porch Kilcatherine Second Report split decision

Report 2 on Further Information duly enclosed.

(Tim you may wish to double check the figures but the rear extension is not except in my view. The separate enforcement is currently under discussion with Ian McDermott)

Phillip O'Sullivan BA(Hons) TP.M.R.T.PI. Teideal Stiúthóireacht

Extension of Executive  
as per planners  
report  
upon Executive as per  
planners report  
me - P. O'Sullivan  
30/3/2023

**TO: Anne Lordan**  
**Planning Department**  
**Ref D/3/23**

**Planning and Development Regulations 2001- 2022**  
**Exempted Development under Schedule 2 Part 1 Class 1 and Class 7**

**Rear extension and front porch at Kilcatherine, Ardroom for John and Tracey O'Sullivan**

**REPORT 2**

This Section 5 application was deferred for further information on the 1<sup>st</sup> March 2023 since there was an uncertainty whether the single storey lean-to far gable (toilet and utility) was part of the original dwellinghouse or not and there was also significant concerns regarding the stated floor area of the proposed extension. The applicants John and Tracey O'Sullivan have now indicated in the letter dated 6<sup>th</sup> March 2023 that they are no longer availing of the services of John J O'Sullivan and Associates and have now submitted handwritten notes on the original plans as well as their letter dated 6<sup>th</sup> March 2023.

In terms of the single storey lean-to the applicants have confirmed that this component, with a floor area of 13.07 square metres, was part of the original dwellinghouse and not an extension to it. Consequently, on that basis it is not too relevant how large the floor area was since it is part of the original dwellinghouse and thus it would be permissible to extend the existing dwellinghouse by up to 40 square metres maximum.

On this second issue of the rear extension the applicants letter dated 6<sup>th</sup> March 2023 have stated that the proposed area of the ground floor is 27.685 square metres and first floor extension (11.90 square metres) with a total of 39.585 square metres which is perilously close to 40.00 square metres and buildings during construction if anything tend to grow on site. Moreover, it is not accepted that the floor area of the ground and first floor combined constitutes 39.585 square metres for the reasons set out below.

Firstly, in terms of the ground floor, the applicants have taken the shorter measurement of the depth of the extension as 3.50 metres whereas it should be 4.09 metres since it relates to the new floor space being created. They have sought to suggest that the existing back wall following its removal should be treated as a "bonus" but the Planning and Development Regulations 2001-2022 make no reference to any "bonus" rather Class 1 refers to "the floor area" created whilst Article 3 (Interpretation) of the Planning and Development Regulations 2001-2022 states as follows:

*"Gross Floor Space" means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building"*

The fact of the matter is that a solid back wall is not usable floor space it is a wall and therefore it is the 4.09 metres depth that should be used in any calculations. This would mean that the ground floor area of the proposed extension is  $4.09 \times 7.91 (3.00 + 4.91) = 32.35$  square metres and not 27.685 square metres as so stated by the applicants.

In terms of the first floor the applicants have now indicated this to be 11.90 square metres revised from 12.00 square metres. This 11.90 square metres figure the applicants has derived at using the calculation of 3.50 metres in depth x 3.40 metres in width to give a figure of 11.90 square metres. However, as the plans suggest the first floor extension is **not** a rectangle there is an area behind the door and therefore an additional 1.35 metres x 0.65 metres should be added = 0.8775 square metres. This would suggest that the first floor area is **12.77 square metres** rather than 11.90 square metres.

When the first floor (12.77 square metres) is added with the ground floor extension (32.35 square metres) this would suggest that the extension of both floors combined = 45.12 square metres in size and **not** 39.585 square metres and curiously this 45.12 square metres figure is not dissimilar from the 45.38 square metres actually stated on the original Drawing Number P00092202-05. This **45.12 square metres** exceeds the maximum tolerances of 40.00 square metres and on that basis in **not** "*exempt development*."

In terms of the porch dimensions have now been annotated internally to be 2.0 metres x 1.00 metres = 2.00 square metres which is the maximum permissible and that component would be "*exempt development*."

The original report dated 23<sup>rd</sup> February 2023 highlighted the tree felling and unauthorised agricultural buildings within the Cleanderry Wood Special Area of Conservation (Code 001043) and consequently the *warning letter*" dated 6<sup>th</sup> October 2022 issued under enforcement reference SKB220076. That remains to be the subject of a separate and ongoing enforcement matter suffice to register it is not possible to grant retrospective planning permission which raises "*Appropriate Assessment*" issues as set out under Section 34 (12) of the Planning and Development Act 2000.

### **Recommendation(s)**

The ground and first floor rear extension and associated works, as detailed in the plans and particulars received on the 2<sup>nd</sup> February 2023 and the further plans and particulars received on the 8<sup>th</sup> March 2023 does **NOT** constitute "*exempt development*" under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001-2022 since having regard to the meaning of Gross Floor Space, the total new floorspace created, including the area of the rear wall, is in the order of 45.12 square metres which exceeds the maximum tolerances of 40.00 square metres under Condition 1(a) of Class 1.

The front porch, as detailed in the plans and particulars received on the 2<sup>nd</sup> February 2023 and the further plans and particulars received on the 8<sup>th</sup> March 2023 constitute "*exempt development*" under Schedule 2, Part 1, Class 7 of the Planning and Development Regulations 2001-2022 subject to strict compliance with the three conditions attached to Class 7.



P. O'Sullivan:  
Executive Planner  
28<sup>th</sup> March 2023

Eleandro  
Ardgroom  
Beaver  
Co. Cork  
01/02/23

Section 5.

Dear Sir or Madam.

Please find enclosed Documents  
for section five. Declaration of exemption.

Kind Regards

John Sullivan

REG. No. D/3/23  
PLANNING (WEST) DEPT

07 FEB 2023

CORK COUNTY COUNCIL  
NORTON HOUSE, SHIBBEREEN, CO. CORK



## **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:

✓
✓
✓
✓
✓
✓
✓

**REG. No. \_\_\_\_\_**  
**PLANNING (WEST) DEPT**  
**07 FEB 2023**  
**CORK COUNTY COUNCIL**  
**NORTON HOUSE, SKIBBEREEN, Co. CORK**

### FOR OFFICE USE ONLY

Receipt No.	
Cash/Cheque/ Credit Card	
Date	
Declaration Ref. No.	

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)

JOHN O'SULLIVAN  
TRACEY O'SULLIVAN.

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

CLEANDRA,  
ARDGROOM,  
BEARA,  
Co. CORK.

REG. NO. \_\_\_\_\_  
PLANNING (QUEST) DEPARTMENT  
\_\_\_\_\_

CORK COUNTY COUNCIL  
PLANNING (QUEST) DEPARTMENT  
\_\_\_\_\_

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

It is proposed to build an extension to the rear of the existing house. We believe that at a proposed size of 40m<sup>2</sup> the proposed extension will be exempt from planning permission. The extension will be built onto the existing house within the curtilage of the existing house. The house is located in an SAC but we believe that the proposed extension will have no negative affect on the S.A.C.

**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):	EXISTING AREA = 46.85 m <sup>2</sup> PROPOSED EXTENSION = 40 m <sup>2</sup> (EXEMPT. LIMIT)
(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  Proposed use	N/A
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please state relevant reference number(s): REF. No. = SKB 22076

**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:	N/A	
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):	N/A	

**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"/> N/A
If yes, please state relevant reference No. _____ N/A
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

Proposed extension will have no significant effect on the S.A.C. It is a simple extension to the rear of the house.



**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

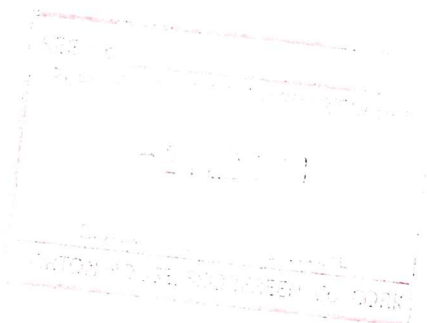
Signed (By Applicant Only)	x <i>John Sallwin</i>
Date	<i>01/02/23</i>

**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	x <i>John Sallwin</i>
Date	<i>01/02/23</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 view at the Planning Authority offices.**

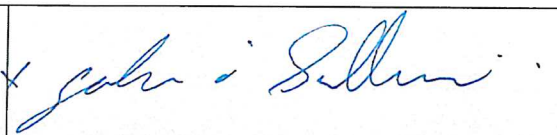
**ADVISORY NOTES:**

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

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

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

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

Signed (Applicant or Agent as appropriate)	
Date	01/02/23.

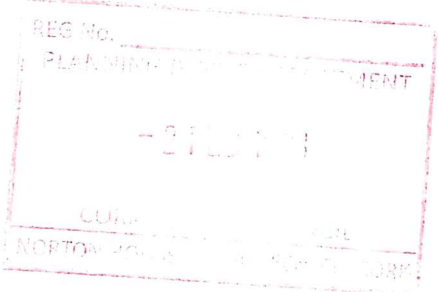




Figure 1 Site Location Scale 1/50,000



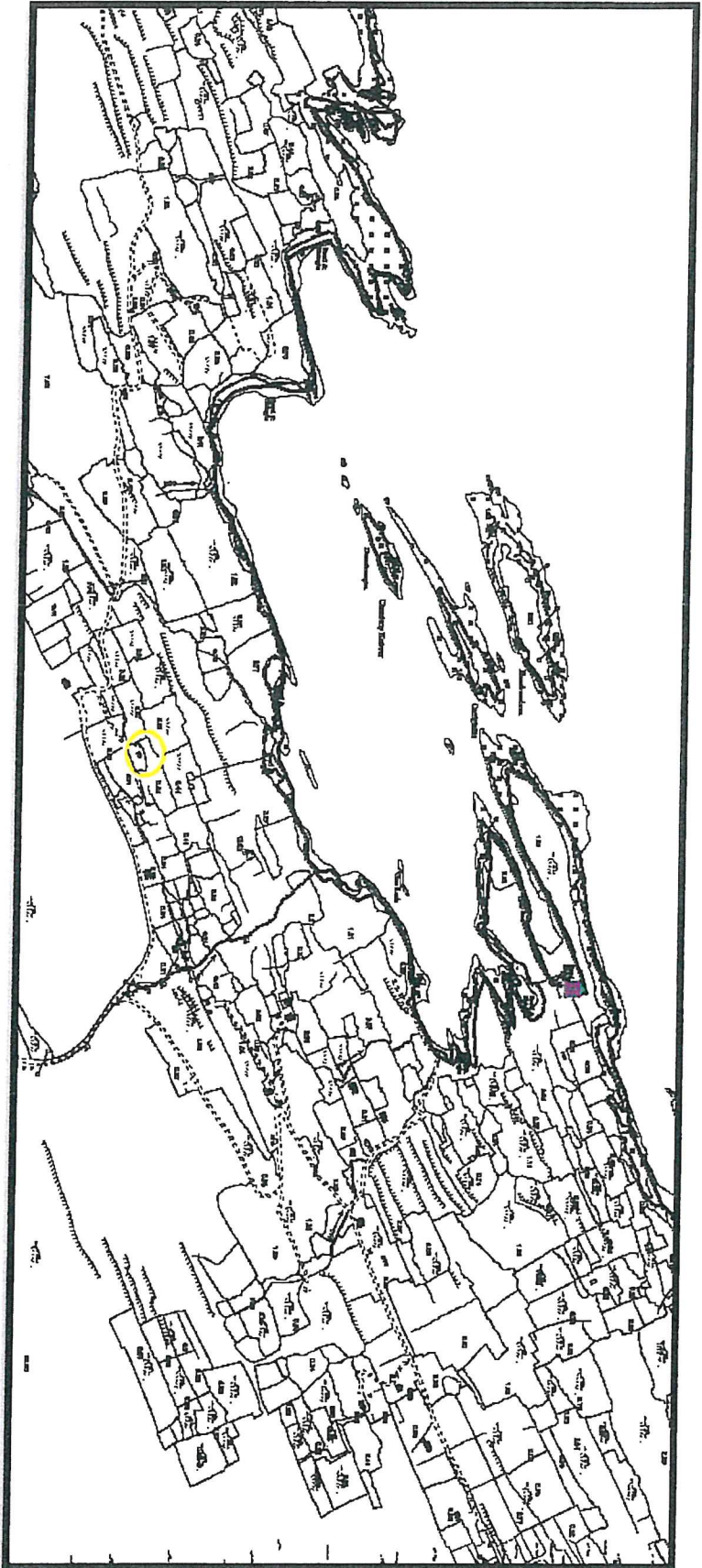


Figure 2 Site Location Scale 1/10,560 (6")

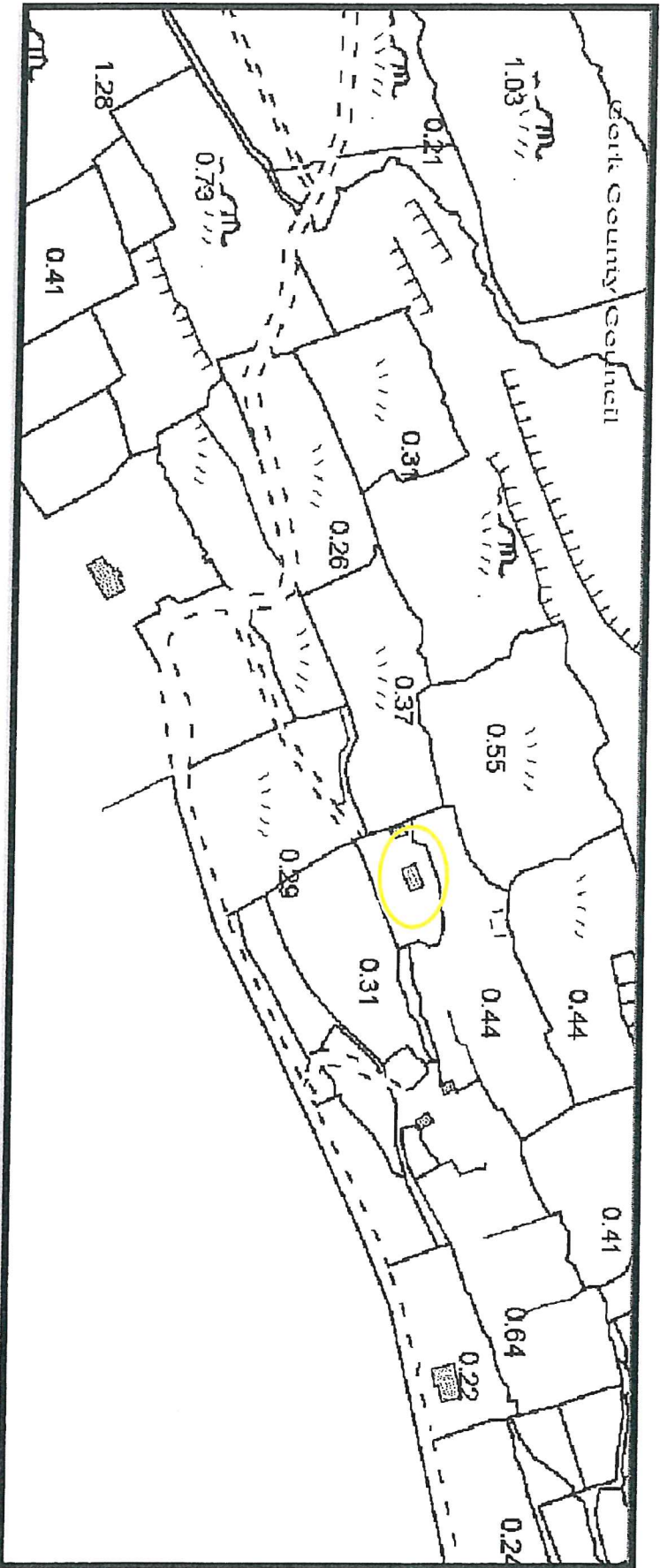
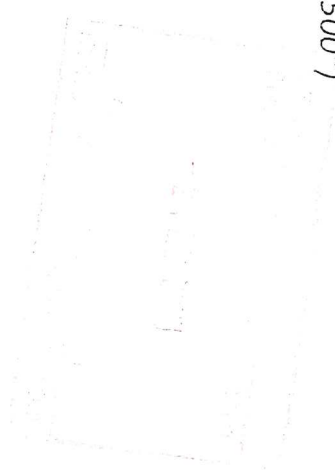
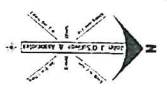
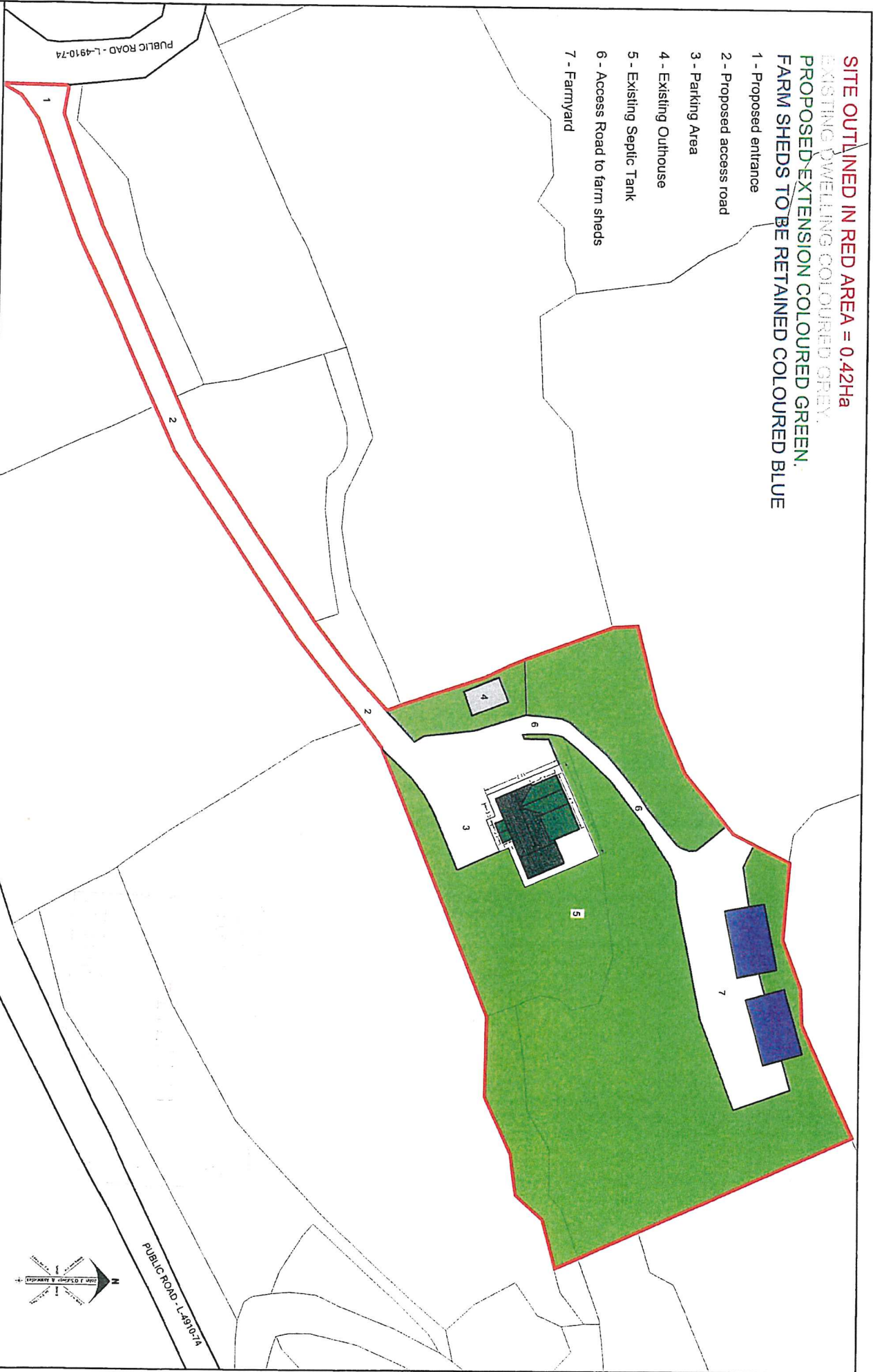


Figure 3 Site Location Scale 1/2500 (2,500")



**SITE OUTLINED IN RED AREA = 0.42Ha**  
 EXISTING DWELLING COLOURED GREY.  
 PROPOSED EXTENSION COLOURED GREEN.  
 FARM SHEDS TO BE RETAINED COLOURED BLUE

- 1 - Proposed entrance
- 2 - Proposed access road
- 3 - Parking Area
- 4 - Existing Outhouse
- 5 - Existing Septic Tank
- 6 - Access Road to farm sheds
- 7 - Farmyard

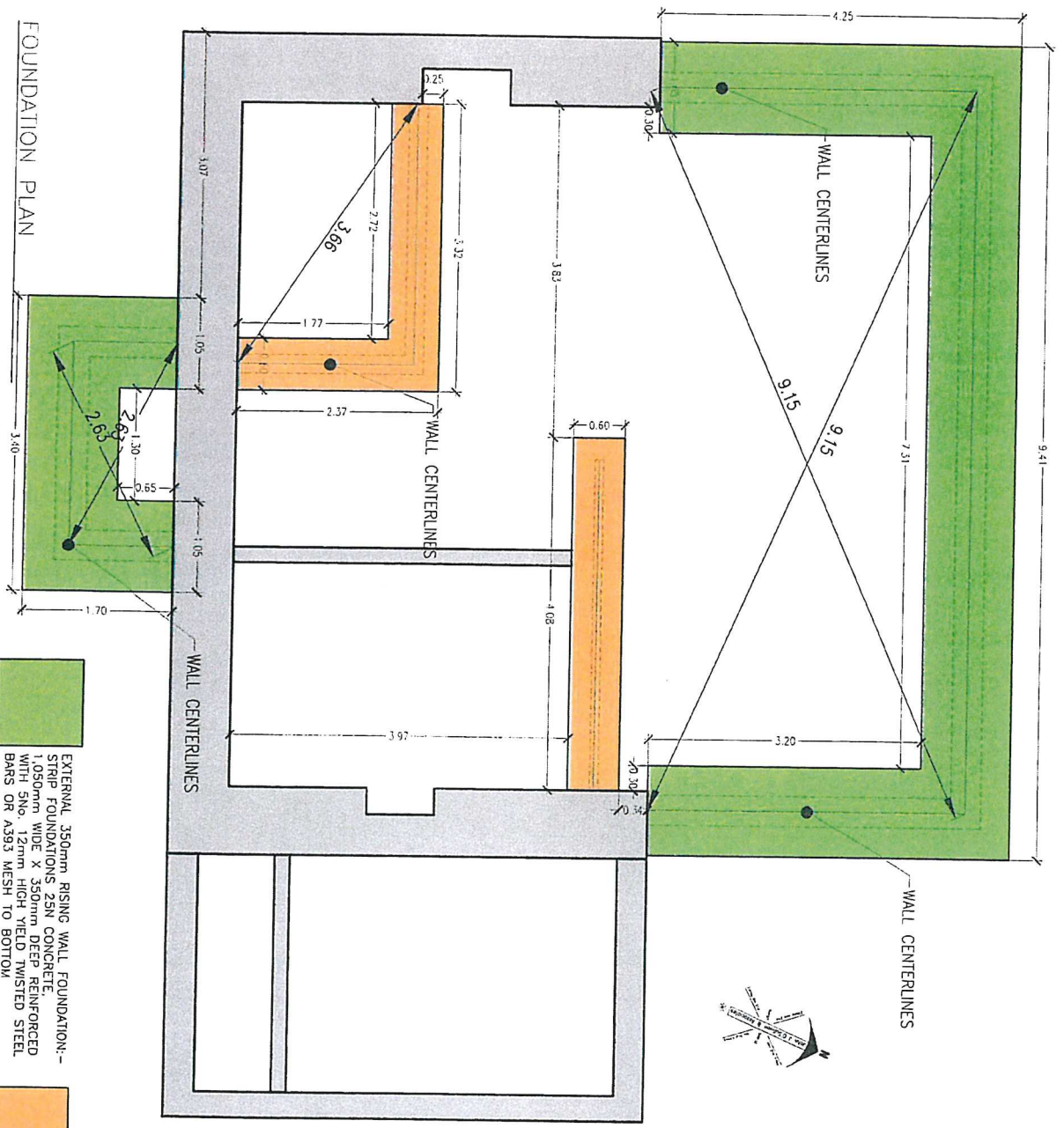


Client: **JOHN & TRACEY O'SULLIVAN**  
 Project: **EXTENSION & REFURBISHMENT OF DWELLING OF CLEMDRA HOUSE ARDRROOM CO.CORK**

Drawing Status: **ISSUE FOR PLANNING PERMISSION**  
 Drawing Title: **SITE LOCATION MAP - RURAL PLACE MAP**  
 Scale: **A3 - 1:500**  
 Date: **03/5**  
 Drawing No: **CK102**  
 O.S.I. Licence No.: **CYAL50248732**

Glengarden Partnership T/A  
**JOHN J. O'SULLIVAN & ASSOCIATES**  
 Planning & Architectural Consultants - Consulting Engineers & Surveyors  
 "Lindhu", Rossmoon East, GLENGARRIFF, Co. Cork, P75 YX92 Ireland  
 Tel: 027 631726 - Fax: 027 63557 - Office email: info@josa.ie - Website: www.josa.ie

Drawn By: **Seamus O'Regan, B.Sc. Arch. Tech.**  
 Checked By: **John J. O'Sullivan, B.E. C.Eng. MIEI**  
 Date: **23/01/2023**  
 Draw No: **P00092201-02**



EXTERNAL 350mm RISING WALL FOUNDATION:-  
 STRIP FOUNDATIONS 25N CONCRETE,  
 1.050m WIDE X 350mm DEEP REINFORCED  
 WITH 5N0. 12mm HIGH YIELD TWISTED STEEL  
 BARS OR A393 MESH TO BOTTOM

EXTERNAL 215mm RISING WALL FOUNDATION:-  
 STRIP FOUNDATIONS 25N CONCRETE,  
 600mm WIDE X 350mm DEEP REINFORCED WITH  
 3N0. 12mm HIGH YIELD TWISTED STEEL BARS OR A393  
 MESH TO BOTTOM

**NOTE:-**

- Allow 50mm Cover to all steel
- Allow 500mm Laps to steel bars
- Allow 300mm Laps to Mesh
- All fill to be Compacted thoroughly with vibrating roller in 150mm Layers
- Allow 50mm Gaps in Internal Rising Walls for Passage of Radon Gas
- Minimum cover to the base of the Footings shall be 750mm.
- Under no Circumstances shall any reinforcing steel be closer than 50mm to the trench sides or bottoms
- Ensure that the steel is clean prior to the placing of concrete.
- Under no circumstance shall there be oil/mud etc. adhering to the steel

**NOTE:-**

FOUNDATIONS TO BE INSTALLED TO ALL INTERNAL GROUND FLOOR BLOCK WALLS, BOTH LOAD-BEARING & NON-LOAD-BEARING

Soil ground/boiling clay shall be excavated and replaced with lean-mix concrete. Excavate soil-spots where directed; depth not exceeding 2.00m starting at formation level; backfill with Grade C10 N/rm2 lean-mix concrete and dispose excavated material off site.

Maximum height of foundation step shall be 600mm and minimum concrete overlap at any step shall be twice the height of the step.

IF DEPTH OF FILL EXCEEDS 900mm THE FLOOR SLAB SHALL NEED TO BE REINFORCED AND SHALL REST ON RISING WALLS. CONSULT ENGINEER ON SPEC AND DETAIL.

**FOUNDATION PLAN**

Client: JOHN & TRACEY O'SULLIVAN

Project: EXTENSION & REFURBISHMENT OF DWELLING OF  
 CLEMMORA HOUSE ARDGROOM CO.CORK

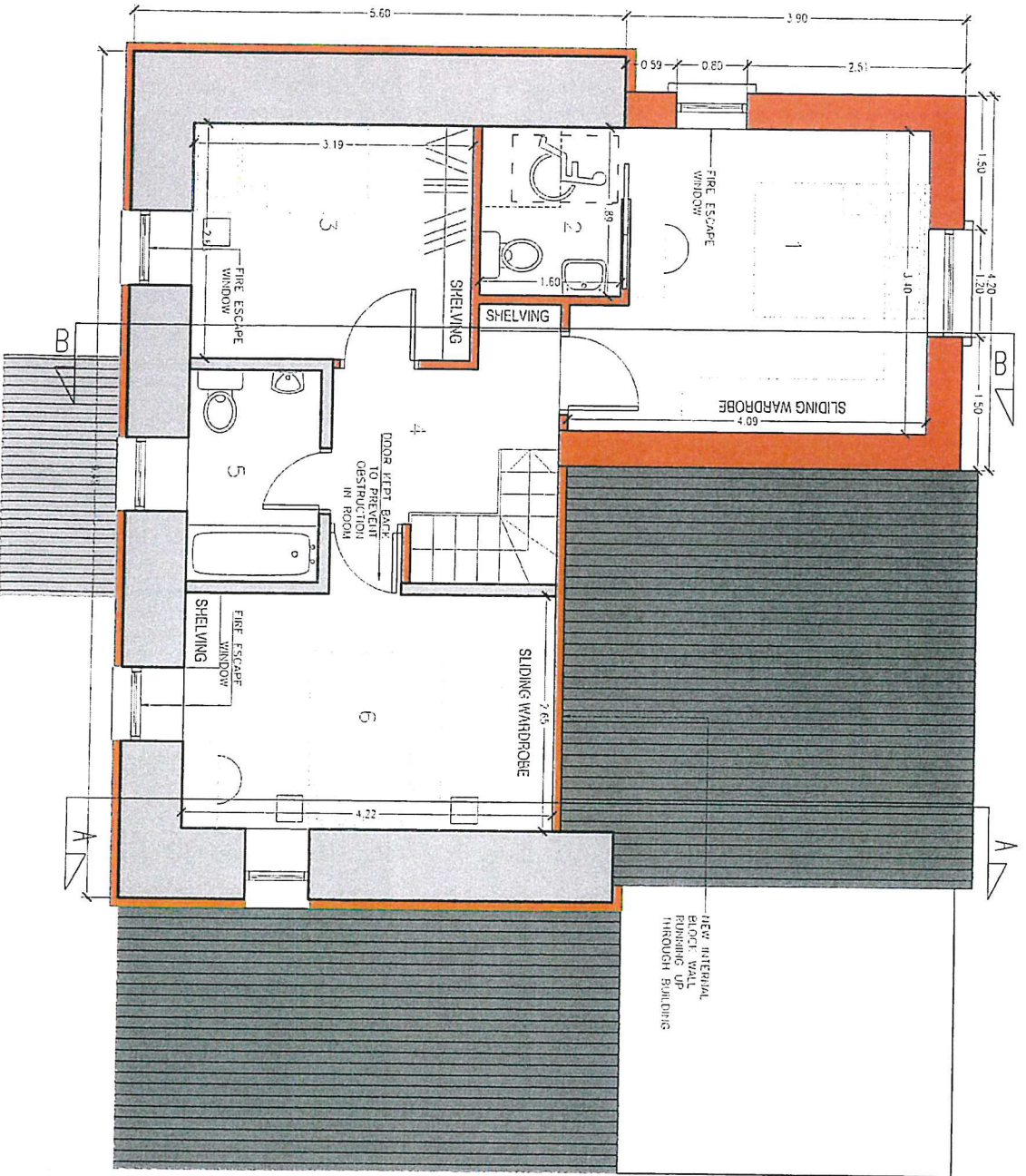
Drawing Status: ISSUE FOR COMMENT  
 Drawing Title: PROPOSED CP PLAN  
 Scale: A3 - 1:50  
 Date: 03.5  
 CORK

JOHN J. O'SULLIVAN & ASSOCIATES  
 Planning & Architectural Consultants · Consulting Engineers & Surveyors ·  
 Lindinu, Reemheen East, GLENGARRIFF, Co. Cork, P75 YX92 Ireland  
 Tel: 027 63126 · Fax: 027 63557 · Office email: info@jjos.ie · Website: www.jjos.ie

Drawn By: Seamus O'Begon B.Sc. Arch. Tech.  
 Checked By: John J O'Sullivan BE. MEng CEng  
 Date: 23/01/2023  
 Dwg No: P00092202-05

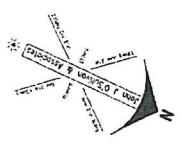






- 1 MASTER BEDROOM
- 2 EN-SUITE
- 3 BEDROOM 1
- 4 LANDING
- 5 BATHROOM
- 6 BEDROOM 2

- EXISTING WALLS
- NEW WALLS
- EXTERNAL INSULATION



EXISTING FLOOR AREA - 33.38M<sup>2</sup>  
 EXTENSION FLOOR AREA - 12M<sup>2</sup>  
 TOTAL FLOOR AREA - 45.38M<sup>2</sup>

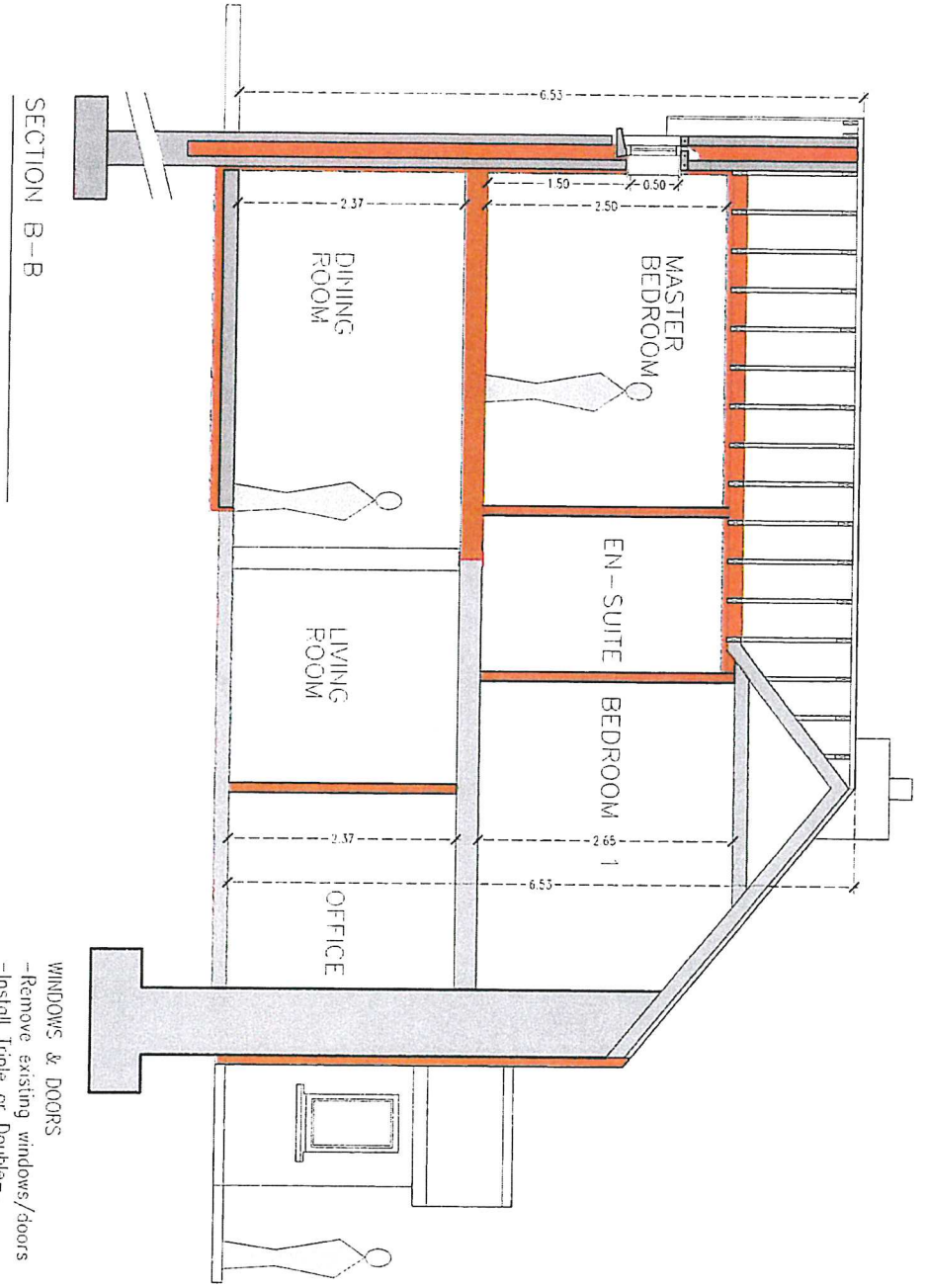
FIRST FLOOR PLAN

Client: JOHN & TRACEY O'SULLIVAN  
 Project: EXTENSION & REFURBISHMENT OF DWELLING OF  
 CLEANDRA HOUSE ARDROOM CO.CORK

Drawing Status: ISSUE FOR COMMENT  
 Drawing Title: PROPOSED FF PLAN  
 Scale: A3 - 1:50  
 Date: 03.5.2023

GLENN DESIGN PARTNERSHIP T/A  
**JOHN J. O'SULLIVAN & ASSOCIATES**  
 Planning & Architectural Consultants · Consulting Engineers & Surveyors ·  
 'Lundhu', Reemooan East, GLENGARRIFF, Co. Cork, P75 YX92 Ireland  
 · Tel: 027 631326 · Fax: 027 635557 · Office email: info@jjs.ie · Website: www.jjs.ie ·

Drawn By: Seamus O'Begon B.Sc. Arch. Tech.  
 Checked By: John J O'Sullivan BE. MIEI CEng  
 Date: 23/01/2023  
 Dwg No: P00092202-05



SECTION B-B

- WINDOWS & DOORS**
- Remove existing windows/doors
  - Install Triple or Double-Glazed Insulated PVC Windows
  - Composite Doors

- EXISTING WALLS
- NEW WALLS
- EXTERNAL INSULATION
- NEW WALLS

- PROPOSED EXTERNAL GF WALLS**
- External Wall Finish to be Smooth Render
  - 100mm External Block work
  - 150mm Full Cavity Platinum Bonded Red Insulation or similar insulation with some u-value
  - 100mm Internal Block Work
  - 62.5mm Insulated Plasterboard with Skim Finish

- PROPOSED INTERNAL STUD WALLS:**
- 100mmx41mm@400centres Timber Stud
  - Plasterboard and Shimmied on each side
  - Partitions taking load from a UB will be Load Bearing and require extra support/bracing

- PROPOSED GROUND FLOOR:**
- Floor finished with Tile/Laminated Finish
  - 150mm Layer 25/30H Concrete
  - 150mm thick Kingspan Thermofloor Insulation with felt face on both sides
  - Radon Barrier
  - 50mm Sand Blinding
  - 150mm Clean Compacted Hardcore
  - 25mm Fall-Formed Urethane Insulation Vertical Insulation added to edges of Screted within 15mm of floor level

- PROPOSED FIRST FLOOR**
- 18mm T&G Timber Floor Finish
  - 18mm Plywood 2.4m x 1.2m Sheets
  - 25mmx41mm C16 Floor Joists @400mm Centres
  - Floor Joists Filled With 150mm Quilt Insulation
  - 12.5mm Plasterboard to underside of joists with Skim Plaster Finish

- PROPOSED ROOF CONSTRUCTION:**
- 60x30cm Natural Slate
  - 50x35mm Leaded Battens
  - Fibre S&S Breathable Fall
  - 150x50mm Rafter@400mm Centres
  - 100mm PIR Insulation Between Rafters
  - Airtightness Membrane
  - 62.5mm Insulated Plasterboard with Skim Finish
  - 44mmx175mm C16 Purlin to support Rafters Resting on the Timber Stud Partition

- EXISTING EXTERNAL WALL:**
- Wall Cavity to be Fully Pumped with Insulation
  - 62.5mm Insulated Plasterboard with Skim Finish

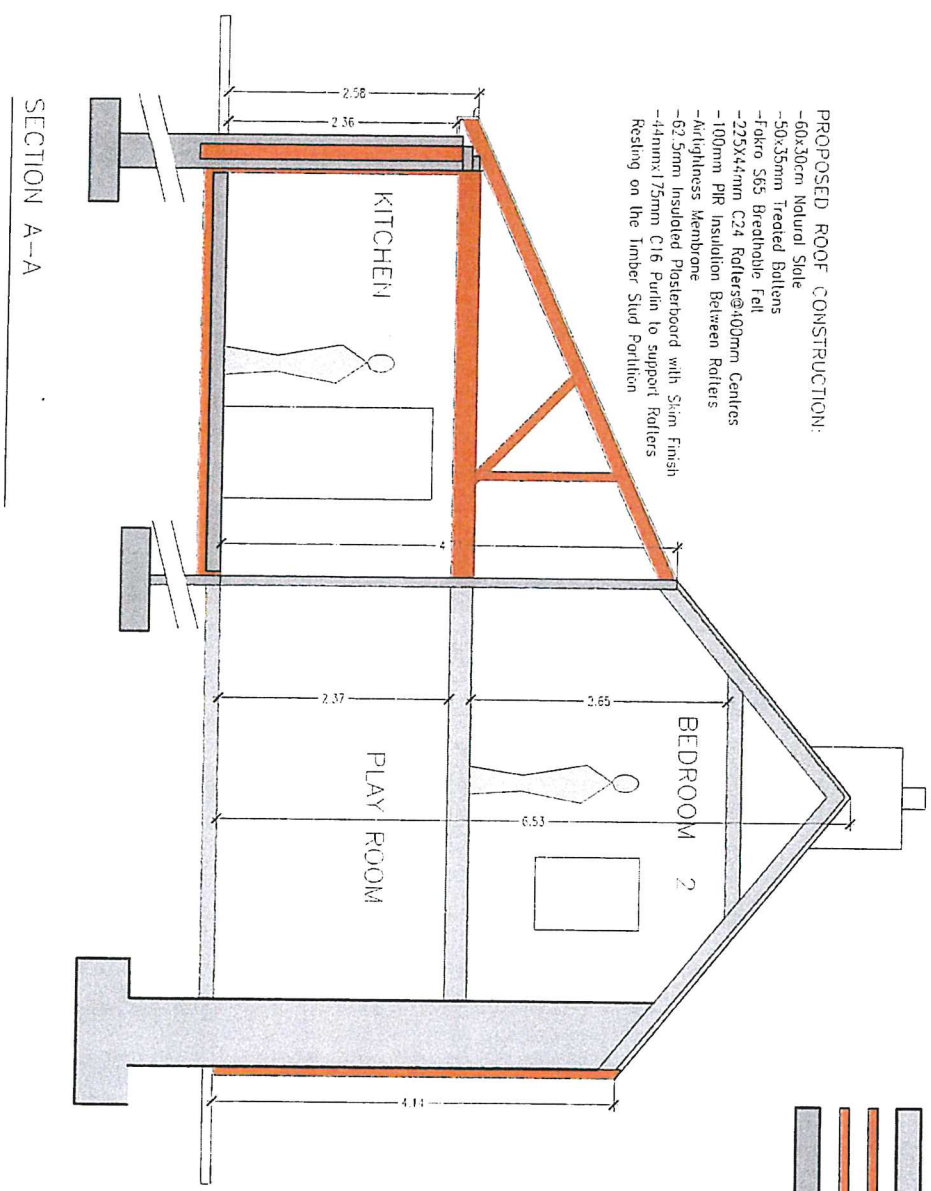
Client: JOHN & TRACEY O'SULLIVAN  
 Project: EXTENSION & REFURBISHMENT OF DWELLING OF  
 CLEANDRA HOUSE ARDRROOM CO.CORK

Drawing Status: ISSUE FOR COMMENT  
 Drawing Title: SECTION B-B  
 Scale: A3 - 1:50  
 Date: 03.05.2023

GLENDON PARTNERSHIP T/A  
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Drawn By: Seamus O'Regan B.Sc. Arch. Tech.  
 Checked By: John J O'Sullivan BE MIEI CEEng  
 Date: 23/01/23  
 Dwg No: P000932202-05

- PROPOSED ROOF CONSTRUCTION:**
- 60x30cm Natural Slote
  - 50x35mm Treated Battens
  - Forko S65 Breathable Felt
  - 225x44mm C24 Rafter@100mm Centres
  - 100mm PIR Insulation Between Rafters
  - Airtightness Membrane
  - 62.5mm Insulated Plasterboard with Skim Finish
  - 44mmx125mm C16 Purlin to support Rafters
  - Resting on the Timber Stud Partition



- EXISTING WALLS
- NEW WALLS
- EXTERNAL INSULATION
- NEW WALLS

- PROPOSED EXTERNAL GF WALLS:**
- External Wall Finish to be Smooth Render
  - 100mm External Block work
  - 150mm Full Fill Cavity Platinum Bonded Bead Insulation
  - 100mm Internal Block Work
  - 62.5mm Insulated Plasterboard with Skim Finish

- PROPOSED INTERNAL STUD WALLS:**
- 100mmx44mm@400centres Timber Stud
  - Plasterboard and Stopped on each side
  - Partitions taking load from a UB will be Load Bearing and require extra support/bracing
- PROPOSED GROUND FLOOR:**
- Floor finished with tile/Laminated Finish
  - 150mm Lower 25/30N Concrete
  - 150mm Thick Kingspan Thermoloc Insulation with foil face on both sides
  - Radon Barrier
  - 50mm Sand Blinding
  - 150mm C16 Compacted Hardcore
  - 25mm Foil-Faced Urethane Insulation Vertical
  - Insulation added to edges of Screed within 15mm of floor level

- PROPOSED FIRST FLOOR**
- 18mm T&G Timber Floor Finish
  - 18mm Plywood 2.4mx12m Sheets
  - 225mmx44mm C16 Floor Joists @400mm Centres
  - Floor Joists Filled With 150mm Quilt Insulation
  - 12.5mm Plasterboard to underside of Joists with Skim Plaster Finish

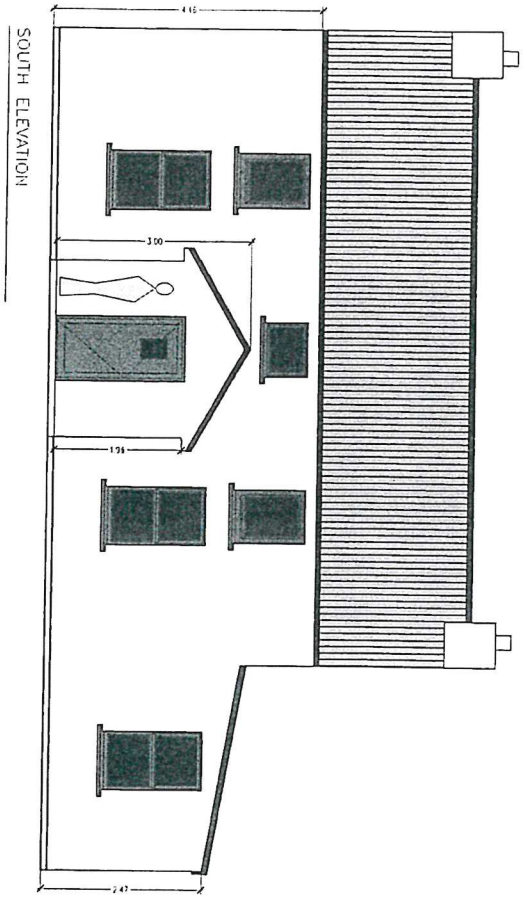
- EXISTING EXTERNAL WALL:**
- Wall Cavity to be Fully Pumped With Insulation
  - 62.5mm Insulated Plasterboard with Skim Finish

Client: JOHN & TRACEY O'SULLIVAN  
 Project: EXTENSION & REFURBISHMENT OF DWELLING OF  
 CLEANDRA HOUSE ARDGROOM CO. CO. CK

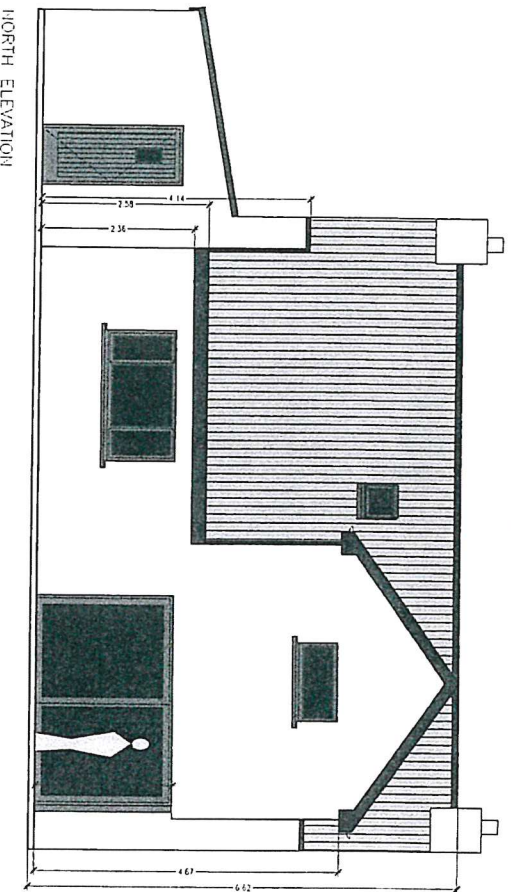
Drawing Title: SECTION A-A  
 Scale: A3 - 1:75  
 Date: 03.05.23

JOHN J. O'SULLIVAN & ASSOCIATES  
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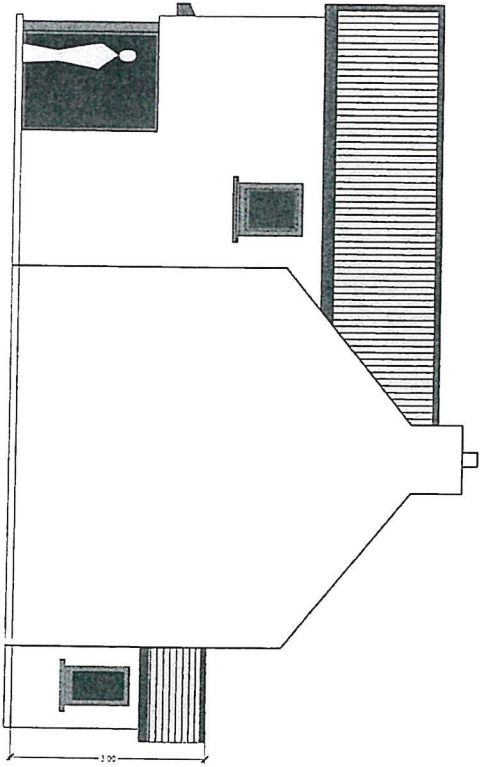
Drawn By: Seamus O'Begon B.Sc. Arch. Tech  
 Checked By: John J O'Sullivan BE MCI CEng  
 Date: 23/01/2023  
 Dwg No: P0009202-05



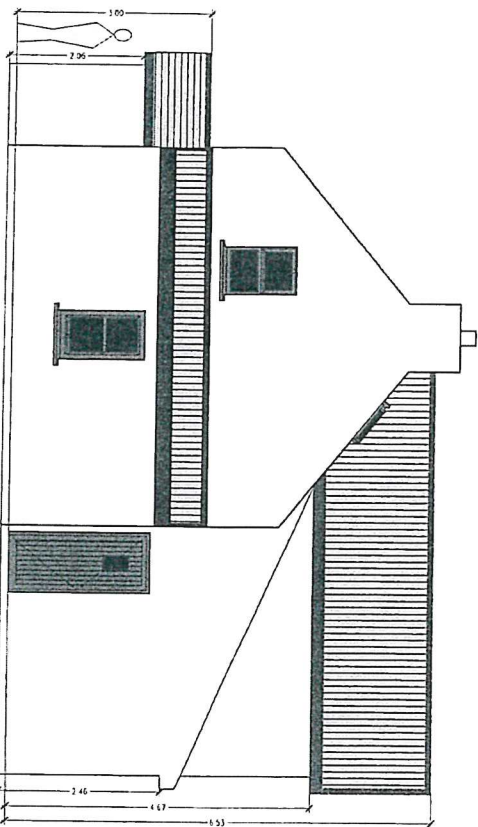
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



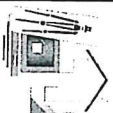
Client: JOHN & TRACEY O'SULLIVAN

Project: EXTENSION & REFURBISHMENT OF DWELLING OF  
CLEANDRA HOUSE ARDGROOM CO. CORK

Drawing Status: ISSUE FOR COMMENT

Drawing Title: PROPOSED ELEVATIONS

Scale: A3 - 1:75  
0.5:5 CORK



GLANDUCSCH PARTNERSHIP T/A

**JOHN J. O'SULLIVAN & ASSOCIATES**

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Tel: 027 63126 · Fax: 027 63557 · Office email: info@jlos.ie · Website: www.jlos.ie

Drawn By: Seamus O'Begon B.Sc. Arch. Tech.

Checked By: John J O'Sullivan BE MIEI CEng

Date: 23/01/2023

Draw No.: P00092202-05

**NOTE:-**

- Allow 50mm cover to all steel
- Allow 500mm laps to steel bars
- Allow 300mm laps to Mesh
- All fill to be compacted thoroughly with vibrating roller in 150mm Layers
- Allow 50mm Gaps in internal rising walls for passage of Radon Gas

Minimum cover to the base of the footings shall be 750mm.

Under no circumstances shall any reinforcing steel be closer than 50mm to the trench sides or bottoms. Ensure that the steel is clean prior to the placing of concrete.

Under no circumstances shall there be oil, mud, etc, adhering to the steel.

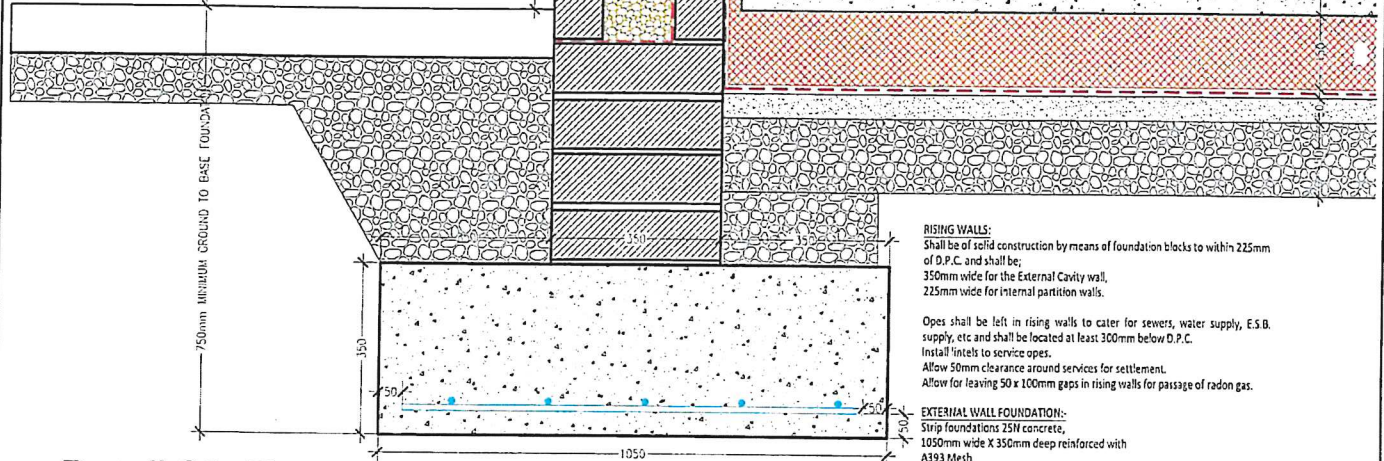
GLEN DESIGN PARTNERSHIP T/A

**JOHN J. O'SULLIVAN & ASSOCIATES**

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**FLOOR CONSTRUCTION:-**

- 150mm LAYER 25/30N CONCRETE
- 150mm THICK 'KINGSPAN' THERMAFLOOR TF70 URETHANE INSULATION WITH FOIL FACING BOTH SIDES
- RADON BARRIER/D.P.M LAID ON
- 50mm SAND BLINDING PLACED ON
- 2" DOWN WELL-COMPACTED WITH VIBRATING ROLLER IN 150mm MAX LAYERS.
- INSTALL 25mm 'KINGSPAN' VERTICAL EDGE INSULATION TO EXTERNAL EDGES OF SCREED



**RISING WALLS:**

Shall be of solid construction by means of foundation blocks to within 225mm of D.P.C. and shall be;  
 350mm wide for the External Cavity wall,  
 225mm wide for internal partition walls.

Opes shall be left in rising walls to cater for sewers, water supply, E.S.B. supply, etc and shall be located at least 300mm below D.P.C.

Install 'intels to service opes.

Allow 50mm clearance around services for settlement.

Allow for leaving 50 x 100mm gaps in rising walls for passage of radon gas.

**EXTERNAL WALL FOUNDATION:-**

Strip foundations 25N concrete,  
 1050mm wide X 350mm deep reinforced with  
 A393 Mesh

**Detail 02: External Cavity Wall Foundation, Rising Wall, Finished Floor**

**NOTE:-**

FOUNDATIONS TO BE INSTALLED TO ALL INTERNAL GROUND FLOOR BLOCK WALLS, BOTH LOAD-BEARING & NON-LOAD-BEARING

Soft ground/bailing clay shall be excavated and replaced with lean-mix concrete. Excavate soft-spots where directed; depth not exceeding 2.00m starting at formation level; backfill with Grade C10 N/mm<sup>2</sup> lean-mix concrete and dispose excavated material off site.

Maximum height of foundation step shall be 600mm and minimum concrete overlap at any step shall be twice the height of the step.

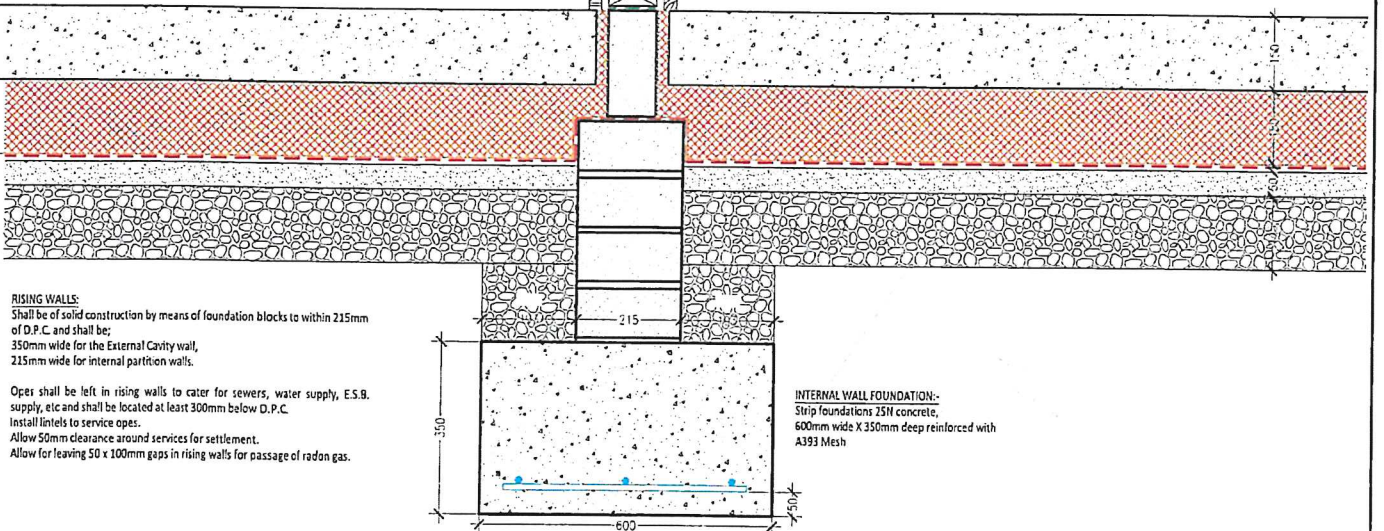
IF DEPTH OF FILL EXCEEDS 900mm THE FLOOR SLAB SHALL NEED TO BE REINFORCED AND SHALL REST ON RISING WALLS. CONSULT ENGINEER ON SPEC AND DETAIL.

**GROUND FLOOR PARTITIONS:**

100mmx44mm Timber Stud throughout with Hardwall Plaster finish.  
 Similar Foundation for Internal Block work

**FLOOR CONSTRUCTION:-**

- 150mm LAYER 25/30N CONCRETE
- 150mm THICK 'KINGSPAN' THERMAFLOOR TF70 URETHANE INSULATION WITH FOIL FACING BOTH SIDES
- RADON BARRIER/D.P.M LAID ON
- 50mm SAND BLINDING PLACED ON
- 2" DOWN WELL-COMPACTED WITH VIBRATING ROLLER IN 150mm MAX LAYERS.
- INSTALL 25mm 'KINGSPAN' VERTICAL EDGE INSULATION TO EXTERNAL EDGES OF SCREED



**RISING WALLS:**

Shall be of solid construction by means of foundation blocks to within 215mm of D.P.C. and shall be;  
 350mm wide for the External Cavity wall,  
 215mm wide for internal partition walls.

Opes shall be left in rising walls to cater for sewers, water supply, E.S.B. supply, etc and shall be located at least 300mm below D.P.C.

Install 'intels to service opes.

Allow 50mm clearance around services for settlement.

Allow for leaving 50 x 100mm gaps in rising walls for passage of radon gas.

**INTERNAL WALL FOUNDATION:-**

Strip foundations 25N concrete,  
 600mm wide X 350mm deep reinforced with  
 A393 Mesh

**Detail 01: Internal 100mm Timber Partition Foundation to Finished Floor**

Client: JOHN & TRACEY O'SULLIVAN

Project: EXTENSION & REFURBISHMENT OF DWELLING OF  
 CLEANDRA HOUSE ARDGROOM Co.CORK

Drawing Status: ISSUE FOR COMMENT

Drawing title: FOUNDATION DETAILS

Scale: A3 - 1:10

D.S.S. CORK

Drawn By: Seamus O'Regan B.Sc. Arch. Tech.

Checked By: John J O'Sullivan BE MIEI CEng

Date: 23/01/2023

Dwg No: P00092202-05