

# Comhairle Contae Chorcaí Cork County Council

Eanna & Theresa Powell,  
c/o Patrick A. Cashman Associates,  
Farren House,  
Cork Road,  
Midleton,  
Co. Cork.  
P25 XY42

Pleanáil agus Forbairt,  
Halla an Chontae,  
Bóthar Charraig Ruacháin,  
Corcaigh T12 R2NC.  
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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  
Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



19<sup>th</sup> December 2023

REF: D/313/23  
LOCATION: No. 42, The Woodlands, Midleton.

**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 30<sup>th</sup> November 2023 the Planning Authority, having considered the question whether a proposed new window at ground floor level, construction of a glazed porch & domestic rear extension and a new flat roof over an existing sunroom is or is not exempted development at **No. 42, The Woodlands, Midleton Co. Cork** has declared that it **is development and is exempted development**.

## **Reason for Decision**

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

- Section 3(1), Section 4(1)(h) and Section 4(2) of the Planning and Development Act 2000 (as amended)
- Article 6(1) and Article 9(1) of the Planning and Development Regulations 2001 (as amended)
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and
- The particulars received by the Planning Authority on 30<sup>th</sup> November 2023

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

The proposed new window at ground floor level, construction of a glazed porch & domestic rear extension and a new flat roof over an existing sunroom at No. 42, The Woodlands, Midleton Co. Cork **is development and is exempted development**.

*This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.*



We are Cork.



Recycled

**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>*

## Planners Report

### Section 5 Declaration Reference D/313/23

#### The Question

Whether a proposed new window at GF level, construction of a glazed porch & domestic rear extension and a new flat roof over an existing sunroom is / is not exempted development for the purposes of the Planning and Development Act.

#### Site Context

The subject site is located within an established residential development at 42 The Woodlands, Midleton, c. 25m west of the Owenacurra River and c. 180m west of Main Street. The site comprises an existing two storey semi-detached dwelling with an existing sunroom and garden to the rear of the property.



*Figure 1: Site Location at 42 The Woodlands, Midleton. Source: EPA Maps.*

#### Planning History

There is no planning history on file for the site.

## **Appropriate Assessment / Environmental Impact Assessment**

Section 4(4) of the PDA 2000 (as amended) de-exempts any development which requires an EIA or AA.

Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations lists the development types which may require an EIA, for the purposes of Part 10 of the Planning and Development Regulations 2001, (as amended).

Having regard to the above, it is considered that the development proposal would not require a mandatory or sub-threshold EIA. In relation to Appropriate Assessment and having regard to the nature of the proposal and the distance to Natura 2000 site, I am satisfied that requirement for AA is not warranted.

## **Statutory Provisions**

### **Planning and Development Act, 2000 (as amended)**

**Section 3 (1)** states that,

*“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”.*

*“Works includes any act or operation of construction, excavation demolition extension, alteration, repair or renewal”.*

**Section 4 (1)(h)** states:

*“development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;”*

**Section 4 (2)** of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted from development for the purposes of the Planning and Development Act.

### **Planning and Development Regulations, 2001 (as amended)**

#### **Article 6 (1)**

*“Subject to article 9, development consisting of a class specified in column 1 of part 1 of schedule 2 shall be exempted for the purposes of the Act, provided that such development complied with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.”*

#### **Article 6, Part 1, Exempted Development - General**

*Class 7 - The construction or erection of a porch outside any external door of a house.*

- 1. Any such structure shall be situated not less than 2 metres from any road.*
- 2. The floor area of any such structure shall not exceed 2 square metres.*
- 3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.*

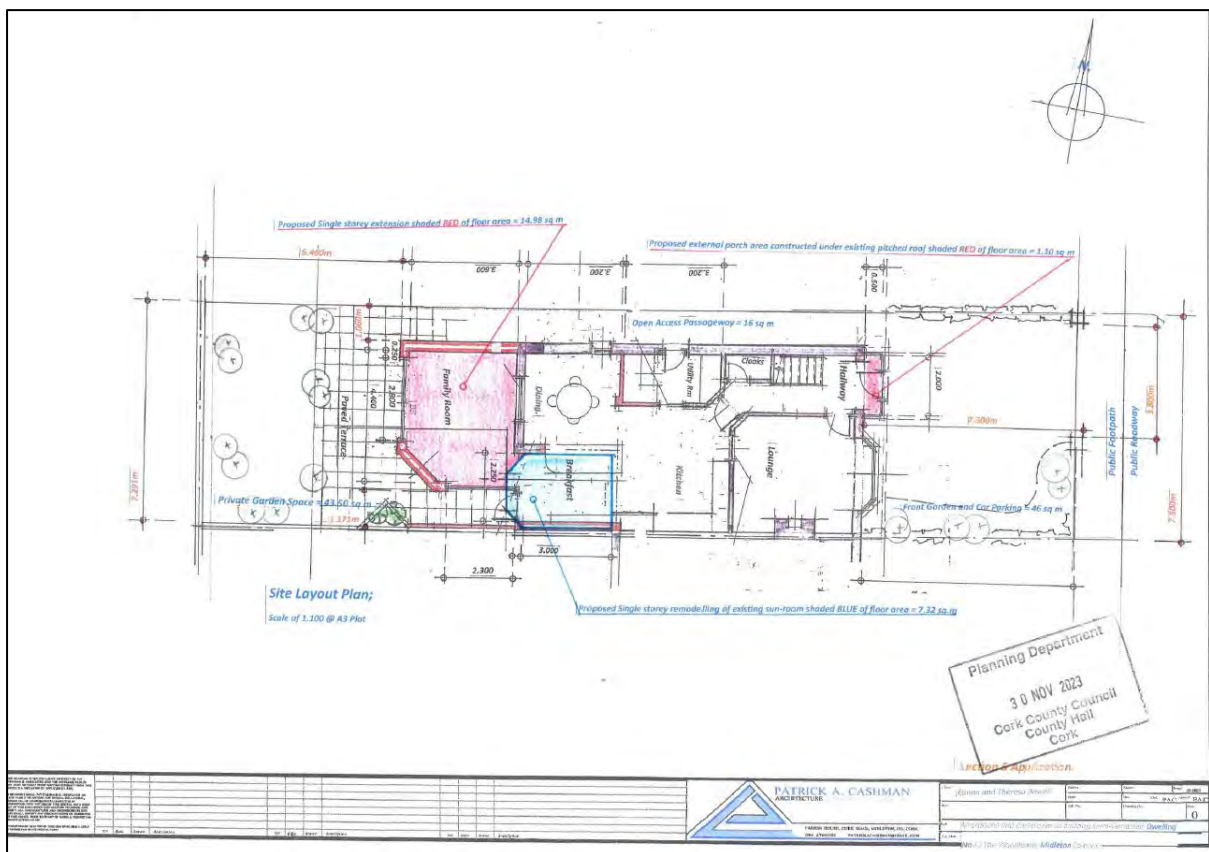
**Article 9(1)** sets out circumstances in which exempted development defined by Article 6 Second Schedule shall not be exempted development.

### Assessment

The works may be scheduled as follows:

- Insertion of a window unit at ground floor level measuring 2.00m high x 0.800m wide on the northern elevation of the existing dwelling.
- Construction of a glazed porch with sidelights at main entrance – located under the existing tiled canopy over existing front door.
- Construction of flat roofed domestic extension to the western (rear) elevation of the existing dwelling – the floor area of same is approximately 14.980 sqm.
- Construction of flat roof and re-modelling of existing sun room on western (rear) elevation 0 the floor area of same is approximately 7.320 sqm.

|   |  |
|---|--|
| The entire area of extension amounts to | 14.980 sqm (rear extension)                |
|   | 1.100sqm (glazed porch)                    |
|   | 7.320 sqm (remodeling of existing sunroom) |
|   | <hr/>                                      |
|   | 23.40 sqm                                  |



**Figure 2: Site Layout Plan for 42 The Woodlands, Midleton.**

The Applicant has confirmed that the remaining open attached to the dwelling comprises an enclosed private garden in excess of 43 sqm as well as car parking for two vehicles in the front garden amounting to an area in excess of 47 sqm. The maximum parapet height is less than 3.00m above ground level and roof deck level is 2.75m above ground level. There is also more than 1.00m separation between all flanking window and adjacent boundary walls – north and south elevations and approximately 6.50m separation to western boundary. It is stated that there is no first floor extension or alteration to first floor existing window fenestration.

Having regard for the question posed to the Planning Authority, the proposal constitutes “development” as set out under Section 3 of the Planning and Development Act 2000, in that “works”, which by interpretation as set out under Section 2 of the Act, includes “*any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal*”, are proposed to be carried out on the subject site.

### **Is or is not development?**

The first issue for consideration is whether or not a proposed new window at GF level, construction of a glazed porch & domestic rear extension and a new flat roof over an existing sunroom is ‘development’ which is defined in Section 3(1) and ‘works’ is defined in Section 2(1) of the Act. It is considered that the development as described by the Referrer clearly falls within the definition of ‘development’.

### **Is or is not exempted development?**

#### Rear flat roofed domestic extension & rear flat roof & re-modelling of existing sun room

Class 1, of Part 1, Schedule 2 of the Regs, which pertains to development within the curtilage of a house, allows for the extension of a house, up to 40sq.m, to the rear of the house. This is regarded as exempted development for the purposes of this Act, however, is subject to a number of caveats.

Upon review of the conditions and limitations set out under Column 2, pertaining to Class 1 of the exempted development provisions, it is considered that none of these are applicable to the development proposed. The proposed rear flat roofed domestic extension (14.980sqm) and flat roof over and re-modeling of existing sunroom (7.320sqm) is exempted development.

#### Cosmetic Alterations

With respect to the proposed cosmetic alterations to the dwelling (namely the proposed new window at GF level, sidelights at the main entrance associated with the porch) I would be satisfied that these could be considered “exempt development” as per S4(1)(h) of the Act as these changes would not *materially affect the external appearance of the structure so as to render the appearance inconstant with the character of the structure or of neighbouring structures.*

#### Porch

The proposed glazed front porch which has a floor area of 1.10sqm is considered “exempted development” as it does not exceed a floor area of 2sqm, is not situated less than 2m from the road and the height of the structure is less than 4m as required for a tiled or slated pitched roof. The proposed porch is therefore in accordance with Schedule 2, Article 6, class 7 of the regulations.

## **Recommendation**

It is considered that a proposed new window at GF level, construction of a glazed porch & domestic rear extension and a new flat roof over an existing sunroom is works and amounts to development. The issue to be considered is whether the development is exempted development or not.

The Planning Authority has concluded that a proposed new window at GF level, construction of a glazed porch & domestic rear extension and a new flat roof over an existing sunroom at 42 The Woodlands, Midleton “**is development and is exempted development**”.



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**Alannah Hurley**

**Assistant Planner**

**14/12/2023**



**Patrick A Cashman  
Associates**

**Architecture + Project Management**  
*Established 1987*

**The Secretary  
Planning Department  
Cork County Council  
Floor 2  
County Hall  
Carrigrohane Road  
Cork.**

**30/11/2023.**



**Re: Application for Section 5 Declaration of Exemption.**

**Extension to No 42 The Woodlands, Midleton, Co Cork  
For, Eanna and Theresa Powell.**

**Dear Secretary**

**Our clients propose to complete the detailed and scheduled works shown on the drawings accompanying this application. They are the registered owners of the subject site and dwelling.**

**The works may be scheduled as follows;**

- 1 Insertion of a window unit at ground floor level measuring 2.00m high x 0.800m wide on the northern elevation of the existing dwelling.**
- 2 Construction of glazed porch with sidelights at main entrance – located under the existing tiled canopy over existing front door.**
- 3 Construction of flat roofed domestic extension to the western (rear) elevation of the existing dwelling – the floor area of same is approximately 14.980 sq m**
- 4 Construction of flat roof over and re-modelling of existing sun room on western (rear) elevation – the floor area of same is approximately 7.320 sq m.**

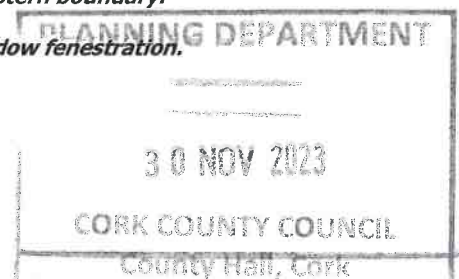
|   |                           |
|---|---------------------------|
| <b>The entire area of extension amounts to;</b> | <b>14.980 sq m</b>        |
|   | <b>7.320 sq m</b>         |
|   | <b><u>1.100 sq m.</u></b> |
| <b>Total</b>                                    | <b>23.40 sq m</b>         |

**We confirm that the remaining open/amenity space attached to the dwelling comprises an enclosed private garden in excess of 43 sq m as well as adequate car parking for two vehicles in front garden space amounting to an area in excess of 47 sq.m.**

**We confirm that the maximum parapet height is less than 3.00m above ground level and roof deck level is 2.75m above ground level.**

**There is more than 1.00m separation between all flanking windows and adjacent boundary walls – north and south elevations and approximately 6.50m separation to western boundary.**

**There is no first floor extension or alteration to first floor existing, window fenestration.**





*We enclose the following documents for your consideration;*

- 1 4 no copies of duly completed and signed application form including appended contact details for our clients**
- 2 4 no copies of O.S Map to scale of 1:10,650 @ A3 Plot**
- 3 4 No copies of O.S Map to scale of 1:1000 @ A4 Plot**
- 4 4 no copies of site Layout Plan to Scale of 1:100 @ A3 Plot**
- 5 4 Sets of Floor Layout plans to scale of 1:100 @ A3 Plot**
- 6 4 Sets of elevations and cross section to scale o 1:100 @a3 Plot.**

*Our clients payment of € 80.00 will be lodged with these documents*

*We trust that our clients application can be considered and we await your decision on the application in due course*

*Yours faithfully*



**Patrick A Cashman**  
30/11/2023

**Patrick A Cashman**  
*Dip ArchT Dip P.M. CIOB IPMI IAAS*  
**Farren House**  
**Cork Road, Midleton, Co Cork**  
T 086 2768482  
E patrickacashman@gmail.com





## **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.                 | R290042893 |
| Cash/Cheque/<br>Credit Card | Card       |
| Date                        | 30/11/2023 |
| Declaration<br>Ref. No.     | D/313/23   |

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.



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)

EAMHA + THERESA DONNELL

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

H<sup>o</sup> 42 THE WOODLANDS  
GLERE RD, WIDLETON 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

1. VERTICAL WINDOW AT C.F. LEVEL ON NORTH SIDE ELEVATION
2. GLAZED PORCH CONSTRUCTED OVER EXISTING CANOPY ON EAST SIDE (FROM) ELEVATION
3. CONSTRUCTION OF NEW FLAT ROOFED SINGLE STOREY EXTENSION ON NORTH (ROAR) ELEVATION - 14.98 SQM
4. REMODELLING + PROVIDING NEW ROOF OVER EXISTING SUN-RM ON NORTH ELEVATION - 17.32 SQM

Planning Department

30 NOV 2023

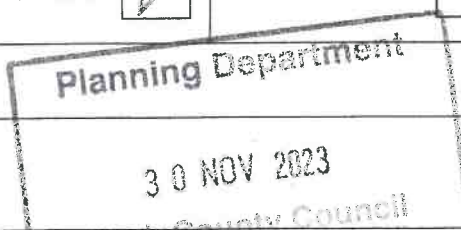
Cork County Council  
County Hall  
Cork

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

|   |  |
|---|--|
| (a) Floor area of existing/proposed structure(s):   | 1498 + 732 = 2230 SQ.M.  |
| (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 checked="" type="checkbox"/> No <input type="checkbox"/><br>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:<br><br>Existing/previous use<br><br>Proposed use   | <br><br><u>DOMESTIC / PRIVATE DWELLING</u><br><br><u>NO CHANGE</u>   |
| (d) Are you aware of any enforcement proceedings connected to this site?  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>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

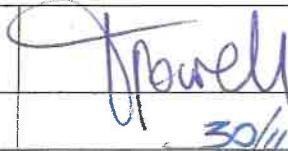
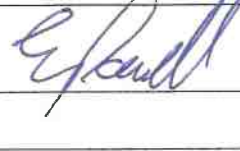


**8. DATA PROTECTION DECLARATION:**

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

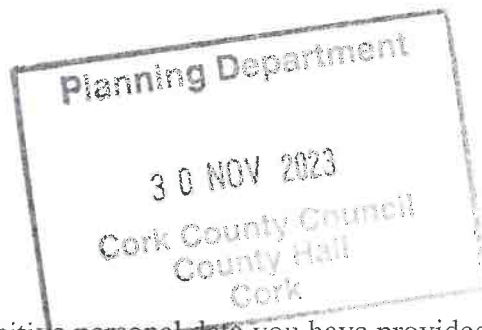
|                               |  |
|-------------------------------|--|
| Signed<br>(By Applicant Only) |   |
| Date                          | 30/11/2023   |

**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   | 30/11/2023   |

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](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:**

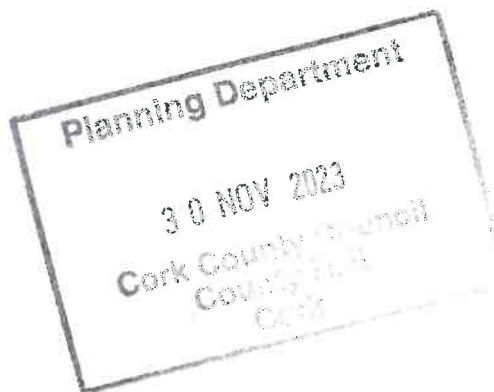
The application must be accompanied by the required fee of €80  
 The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.  
 Sufficient information should be 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<br>(Applicant or Agent<br>as appropriate) |   |
| Date   |    |





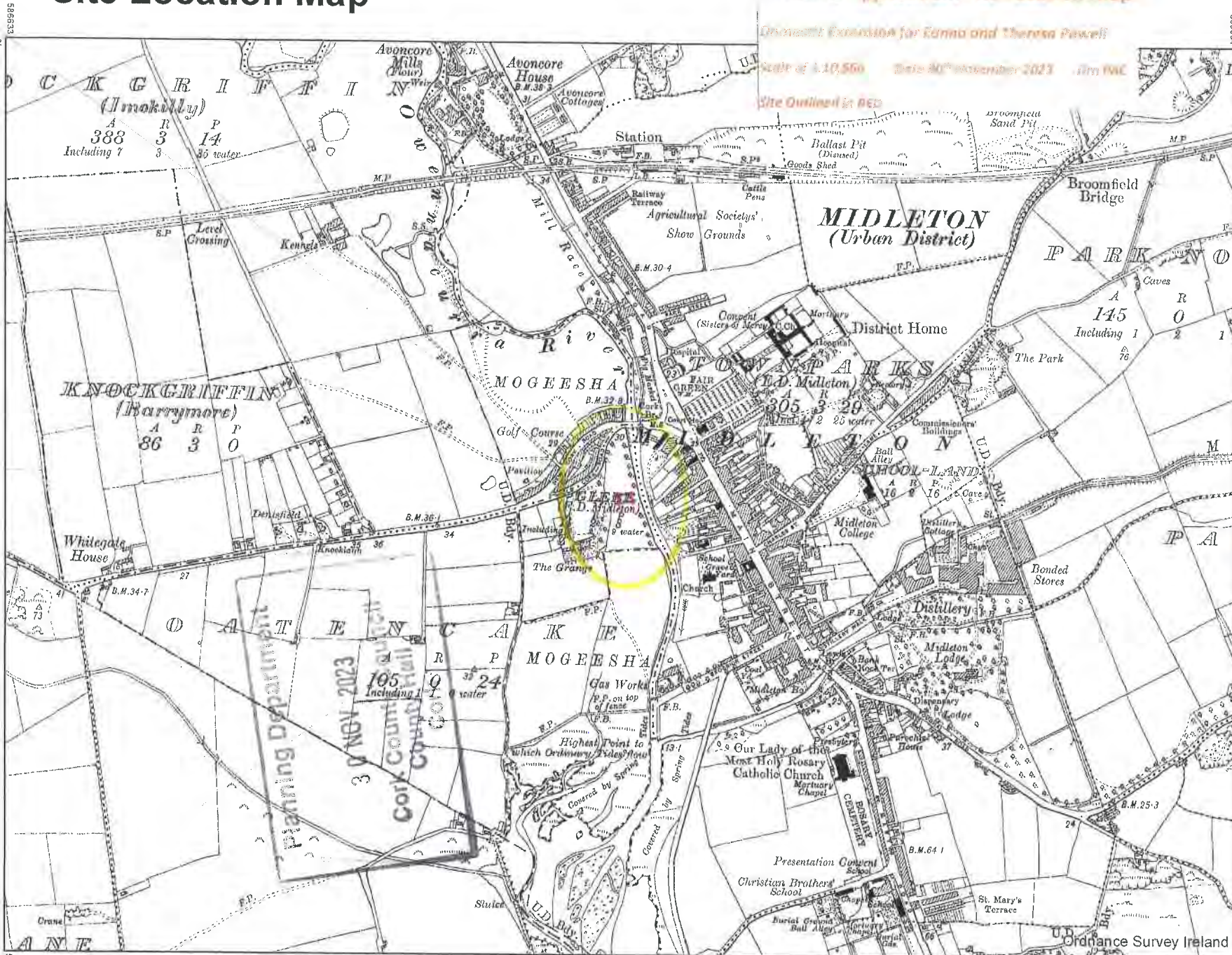
# Site Location Map

## Section 5 Application, Site Location Map

Ordnance Survey for Emma and Theresa Powell

Scale of 1:10,560 Date: 30 November 2023 Jim FINE

Site Outlined in RED



Tailte Éireann

**CENTRE COORDINATES:**  
ITM 587864,573684

**PUBLISHED:** 28/11/2023  
**ORDER NO.:** 50370713\_1

**MAP SERIES:** 6 Inch Raster  
**MAP SHEETS:** CK076

**COMPILED AND PUBLISHED BY:**  
National Mapping Division of Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

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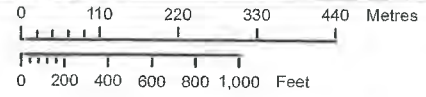
**LEGEND:**  
To view the legend visit [www.osi.ie](http://www.osi.ie) and search for 'Large Scale Legend'



This map was produced by the National Mapping Division of Tailte Éireann, formerly Ordnance Survey Ireland (OSI)

574592  
586233  
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572775  
586233



OUTPUT SCALE: 1:10,560



# Planning Pack Map

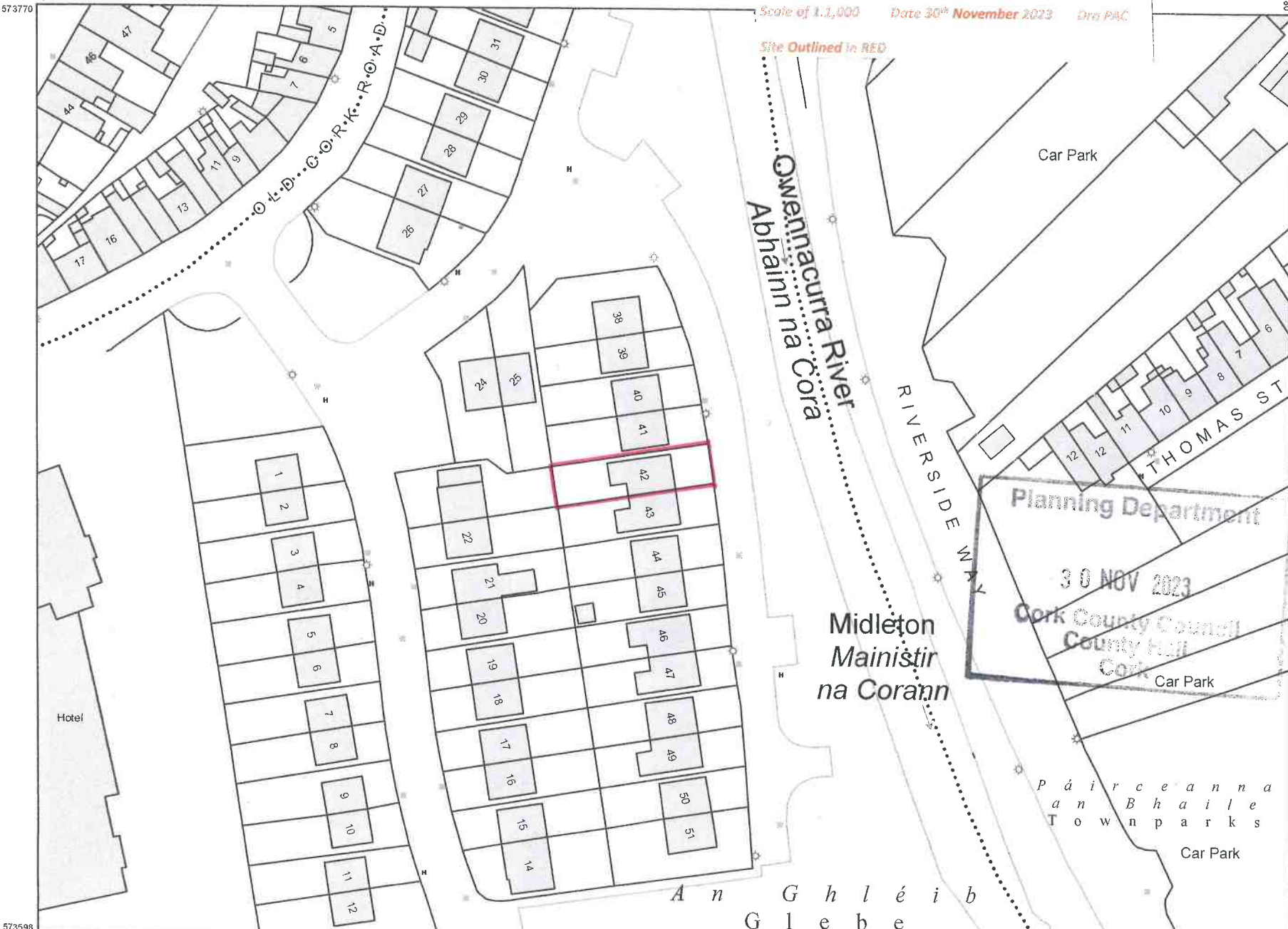
## Section 5 Application. Site Location Map

Domestic Extension for Eanna and Theresa Powell

Scale of 1:1,000 Date 30<sup>th</sup> November 2023 Dra PAC



Tailte Éireann



**CENTRE COORDINATES:**  
ITM 587864,573684

**PUBLISHED:** 28/11/2023  
**ORDER NO.:** 50370713\_1

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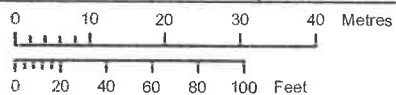
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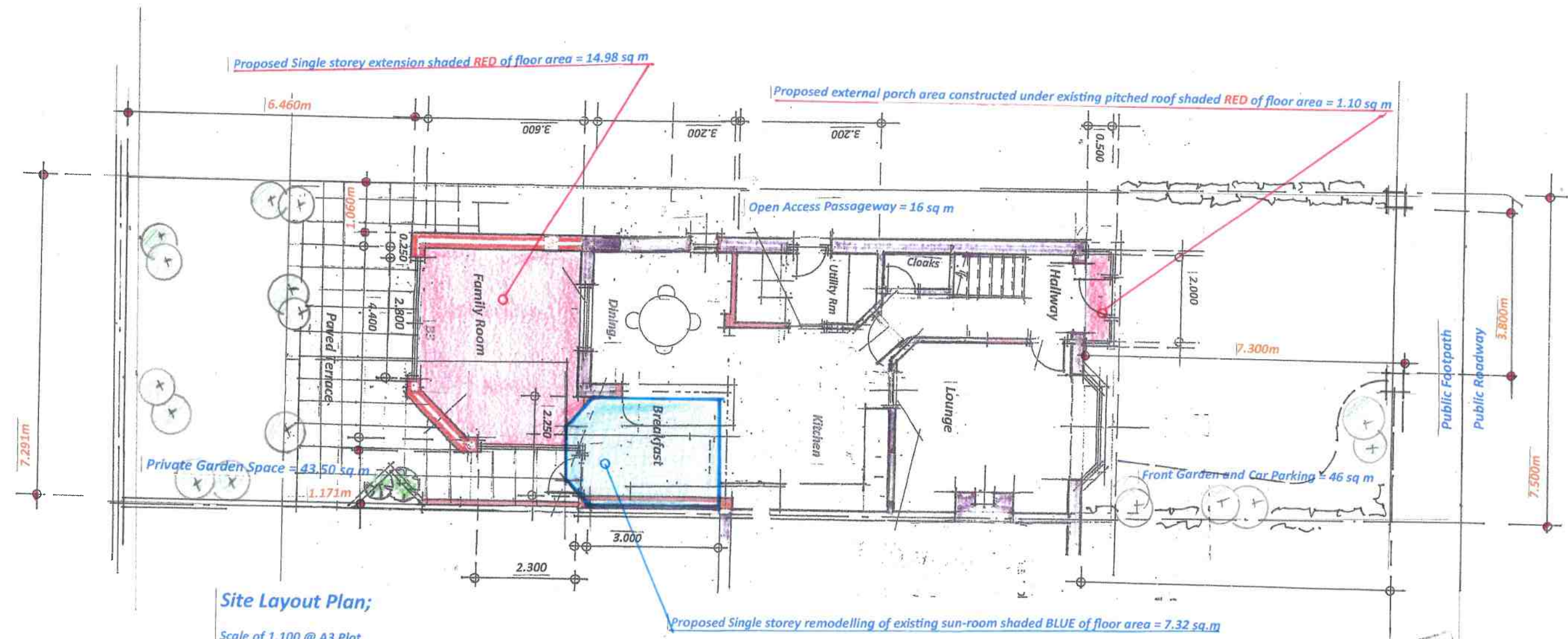
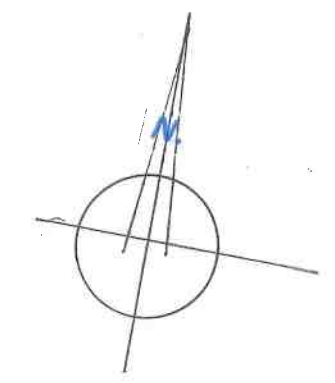
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**Site Layout Plan;**  
 Scale of 1:100 @ A3 Plot

**Planning Department**  
 30 NOV 2023  
 Cork County Council  
 County Hall  
 Cork

**Section 5 Application.**

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| <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DRAWN</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>  | REV  | DATE   | DRAWN       | DESCRIPTION   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DRAWN</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | REV | DATE | DRAWN | DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <p><b>PATRICK A. CASHMAN ARCHITECTURE</b><br/>                 PARRIS HOUSE, CORE ROAD, MIDLETON, CO. CORK<br/>                 086 2708482 PATRICKACASHMAN@GMAIL.COM</p> |  |  |  |
| REV  | DATE | DRAWN  | DESCRIPTION |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |     |      |       |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |
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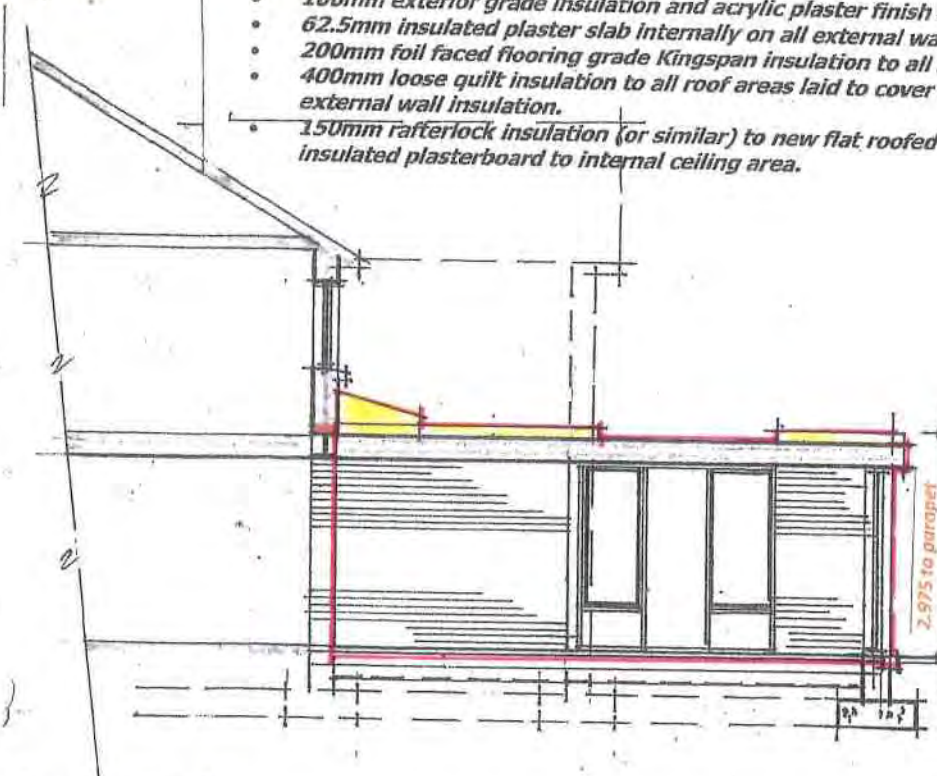
**Working Drawing No 02 of 2**

Scale of 1.100 Date 27/02/2023 Drawn PAC

**Revision A.**

- Initial: Terrace door unit to porch
- Remove window letterbox window
- Relocate island unit peninsula into kitchen

- 100mm exterior grade insulation and acrylic plaster finish externally.
- 62.5mm insulated plaster slab internally on all external walls of new extension
- 200mm foil faced flooring grade Kingspan insulation to all floors.
- 400mm loose quilt insulation to all roof areas laid to cover all areas and linked to external wall insulation.
- 150mm rafterlock insulation (or similar) to new flat roofed areas and 35 mm insulated plasterboard to internal ceiling area.



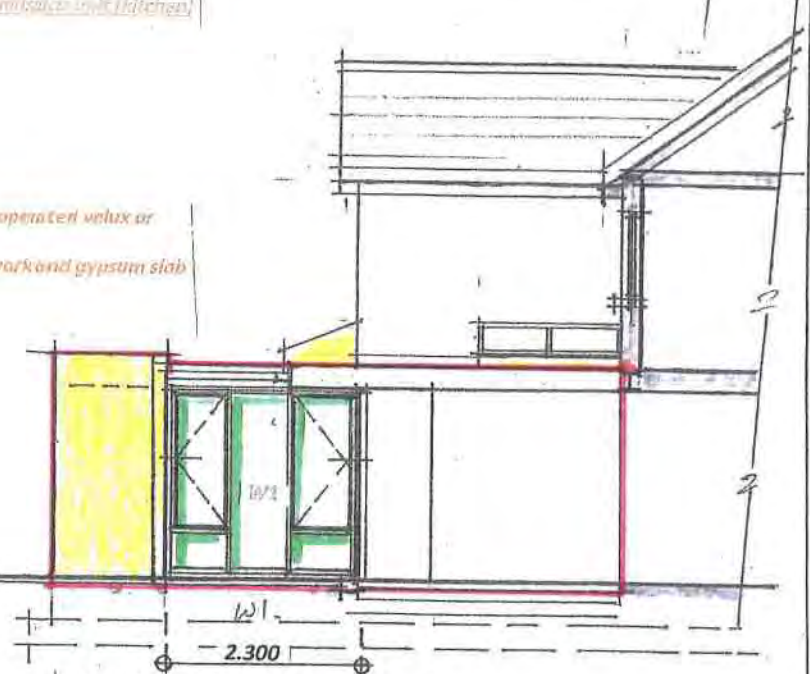
**Cross Section AA.**

Scale of 1.100 @ A3



**Western Elevation (Extension)**

Scale of 1.100 @ A3



**Southern Elevation (Extension)**

Scale of 1.100 @ A3

**External Walls (external finish)**

100mm exterior grade insulation fixed mechanically and approved adhesive- applied to external wall surface by specialist sub contractors and approved and selected colour acrylic or similar plaster application to leave complete. Include for cold bridge insulation to reveals, heads and sill details.  
 Contractors will include in tender for carrying insulated finish up to barge level on all exposed to leave complete. Existing brickwork finish on front elevation to be left un-altered.

Contractors will further include for full measurement of all of existing window units including side access door and provide a quotation for the complete replacement with selected triple glazed pvc units by a specialist contractor/manufacturer.

All window and door units to be fully compliant with regard to protective guarding, opening restrictors  
 All doors to have multi-point locking and glazing thereon will be fully compliant with guarding requirements and stamped accordingly.

All external glazed units will afford compliant thermal and sound attenuation values with respect to triple glazed units and certification to this effect will be made available before purchase of units.



**Eastern Elevation (Porch)**

Scale of 1.100 @ A3

**Revision C.**

- Sliding pocket door to utility
- Glazed pvc door to kitchen from hall (omit screen)
- Vertical operable window to north elevation (dining)
- Entry window between dining and family room
- Relocate glazed screen between kitchen and lounge



**Northern Elevation (Extension)**

Scale of 1.100 @ A3

Planning Department  
 30 NOV 2023  
 Cork County Council  
 County Hall  
 Cork

**Section 5 Application.**

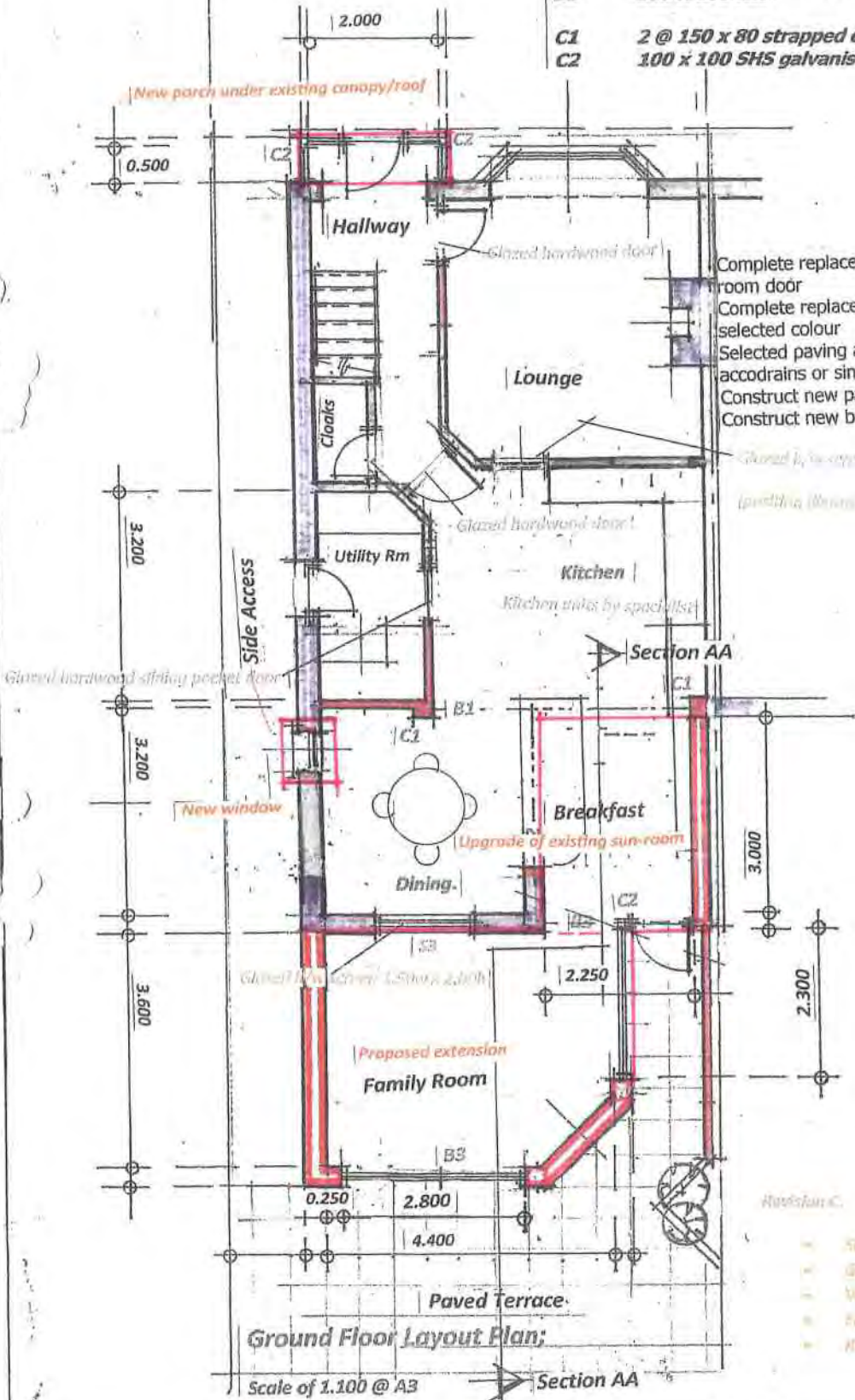
|  |   |   |   |   |   |  |
|--|---|---|---|---|---|--|
| <p><b>Revision B.</b></p> <ul style="list-style-type: none"> <li>Add electrically operated rooflight and lightwell to en-suite</li> <li>Adjust dimension and position of "letterbox" window in kitchen area</li> </ul> |   | <p><b>PATRICK A. CASHMAN ARCHITECTURE</b></p> <p>FARRIN HURSH, CORC ROAD, MIDLETON, CO. CORC<br/>             086 2700442 PATRICKACASHMAN@GMAIL.COM</p> |   | <p>Emma + Theresa Powell</p> <p>Working Drawing No 02</p> <p>Alterations and Extension to existing semi detached dwelling</p> |   | <p>Scale: 0.001</p> <p>Author: PAC</p> <p>Checker: PAC</p> <p>Job No.:</p> <p>Drawing No.:</p> <p>Rev: 0</p> |
| <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p>  | <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> | <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p>   | <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> | <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p>   | <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> <p>NOV 2023</p> |  |



Construction of new family-room extension including link building and extended kitchen dining area.  
 Construction of new fully glazed front porch as per detail  
 Include for new window opening at worktop level (letterbox window) in re-ordered kitchen area

The following steelwork sizes are approximate only and included for tender

- B1 305 X 305 X 97kg
- B2 2 @ 152 X 152 X 35kg
- B3 155 X 100 RSJ
- C1 2 @ 150 x 80 strapped on both sides @ 700 spacing
- C2 100 x 100 SHS galvanised.



Ground Floor Layout Plan;

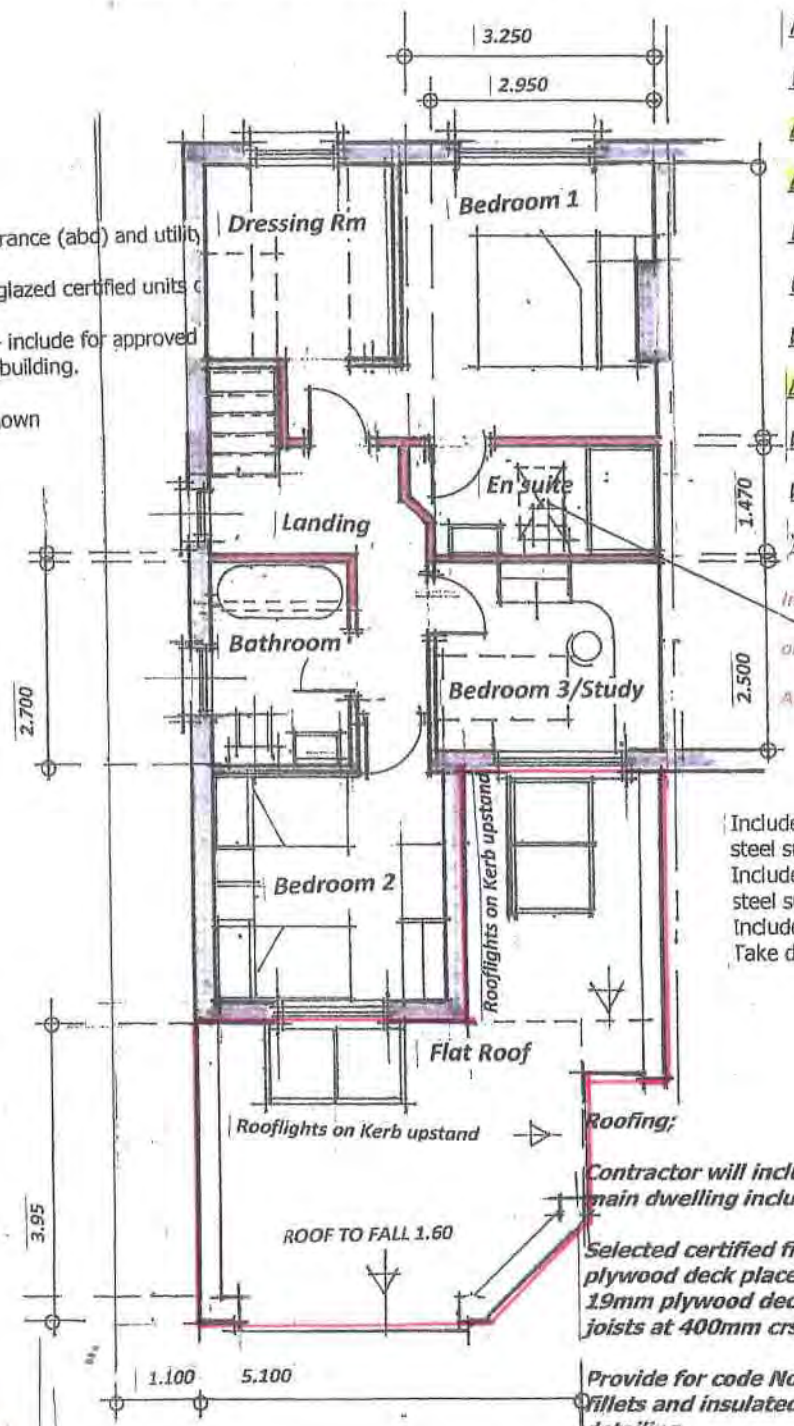
Scale of 1:100 @ A3

Complete replacement of all external doors including main entrance (abc) and utility room door  
 Complete replacement of all existing window units with triple glazed certified units of selected colour  
 Selected paving at floor level to back and side garden space – include for approved accodrains or similar where same abuts the new and existing building.  
 Construct new parapet boundary wall (selected brickwork)  
 Construct new brickwork boundary wall and planter bay as shown

- Sliding pocket door to utility
- Glazed bi-fold door to kitchen from hall (wall access)
- Vertical operable window to north elevation (dining)
- Enlarge window between dining and family room
- Reorder glazed screen between kitchen and lounge

- Ground Floor;
- Remove existing front entrance door and sidelight and replace with new porch entrance screen
  - Remove existing double door access to lounge area and replace with newly positioned single glazed door.
  - Include for glazed screen between lounge and dining area.
  - Include for enlargement of utility area
  - Include for re-ordering layout of kitchen/dining and breakfast areas

- First Floor;
- Remove existing hot-press and enlarge main bathroom into this space
  - Remove existing en-suite and wardrobe arrangement and create new enlarged en-suite shower area.
  - Alter entrance to master bedroom and link to bedroom 4 (dressing room)
  - Reduce bedroom 2 and assign space to en-suite



First Floor Layout Plan;

Scale of 1:100 @ A3

Contractor will include in tender for inspection of and any minor repairs to existing roof of main dwelling including chimneys and flashings and valleys.

Selected certified fibreglass roofing membrane with solar reflective colour (grey) on 19mm plywood deck placed on isolation membrane on 150mm foil faced rigid roof insulation on 19mm plywood decking fixed on firrings to adequate fall 1.60 on 225 x 40 stress grade c deal joists at 400mm crs. Include for solid bridging at midspan.

Provide for code No 5 lead flashing to all abutments and parapets with slate/cement plaster fillets and insulated pressed metal parapet capping, with adequate and continuous dpc detailing.

Allow flat roof to discharge to open ends as shown and provide for 100mm dia h.r pvc gutters with 75mm square section rwp.

Insulated gypsum plaster slab to ceiling and gypsum smooth skim finish to approved sample.

Section 5 Application  
 Working Drawing No 01 of 2

Scale of 1:100 Date 27/02/2023 Drawn PAC

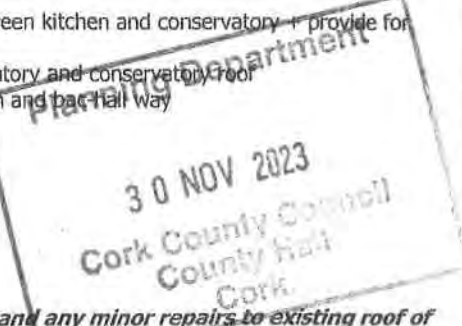
Revision A.

- Enlarge Terrace floor and screen
- Enlarge window letterbox window
- Replace island with ventilator unit (kitchen)

| No | Width | Height | Openings     | Colour | Glazing | Material |
|----|-------|--------|--------------|--------|---------|----------|
| W1 | 2.300 | 2.500  | 2 casement   | Grey   | Clear   | PVC      |
| D2 | 2.800 | 2.500  | sliding door | Grey   | Clear   | PVC      |
| D3 | 1.000 | 2.500  | side hung    | Grey   | Clear   | PVC      |
| W2 | 0.750 | 2.000  | top hung     | Grey   | Clear   | PVC      |
| W3 | 0.500 | 2.100  | deadlight    | Grey   | Clear   | PVC      |
| W4 | 0.500 | 2.100  | deadlight    | Grey   | Clear   | PVC      |
| D1 | 1.050 | 2.100  | side hung    | TBA    | obscure | Composit |
| W5 | 0.500 | 2.100  | deadlight    | Grey   | Clear   | PVC      |
| W6 | 0.500 | 2.100  | deadlight    | Grey   | Clear   | PVC      |
| W7 | 2.000 | 0.900  | fanlight     | Grey   | Clear   | PVC      |

Include for supply delivery and installation of electrically operated Velux or similar rooflight to serve new en-suite – include for studwork and gypsum slab and skimmed lightwell to carry to ceiling level

Include for taking down back wall and sliding patio door of dining room + provide for steel support to same  
 Include for taking down part of wall between kitchen and conservatory + provide for steel support to same  
 Include for taking down existing conservatory and conservatory roof  
 Take down partition between dining room and back hall way



Revision B.

- Add electrically operated rooflight and lightwell to en-suite.
- Adjust dimension and position of "letterbox" window in kitchen area

|             |  |             |       |
|-------------|--|-------------|-------|
| Client      | Eanna + Theresa Powell                                       | Project No. | 0-001 |
| Date        |  | Drawn by    | PAC   |
| Job No.     | Working Drawing No 01  | Checked by  | PAC   |
| Job Name    | Alterations and Extension to existing semi detached dwelling | Project No. | 0     |
| Job Address | No 42 The Woodlands Middleton                                |             |       |