

Comhairle Contae Chorcaí Cork County Council

Philip O'Connell & Therese O'Connell,
c/o James O'Callaghan,
2 Glenarden,
Glasheen Road,
Cork.
T12 D5Y4

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



29th February 2024

REF: D/204/24
LOCATION: Adamstown, Ballinhassig, Co. Cork

**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 2nd February 2024 the Planning Authority, having considered the question whether the construction of an agricultural entrance is or is not exempted development **at Adamstown, Ballinhassig, 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:

- Sections 2,3 and 4 of the Planning and Development Act 2000 as amended,
- Article 9 of the Planning and Development Regulations 2001-2023 as amended,
- Class 9 of Part 1, Schedule 2 of the Planning and Development Regulations 2001-2023 as amended and
- The particulars received by the Planning Authority on 2nd February, 2024

And Whereas Cork County Council has concluded that –

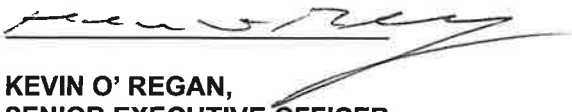
- The works proposed represent development,
- The proposed development can be considered exempt having regard to Class 9, Part 1, Schedule 2 of the Planning and Development Regulations 2001-2023,

The Planning Authority concludes that the construction of an agricultural entrance at Adamstown, Ballinhassig, 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.

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.**

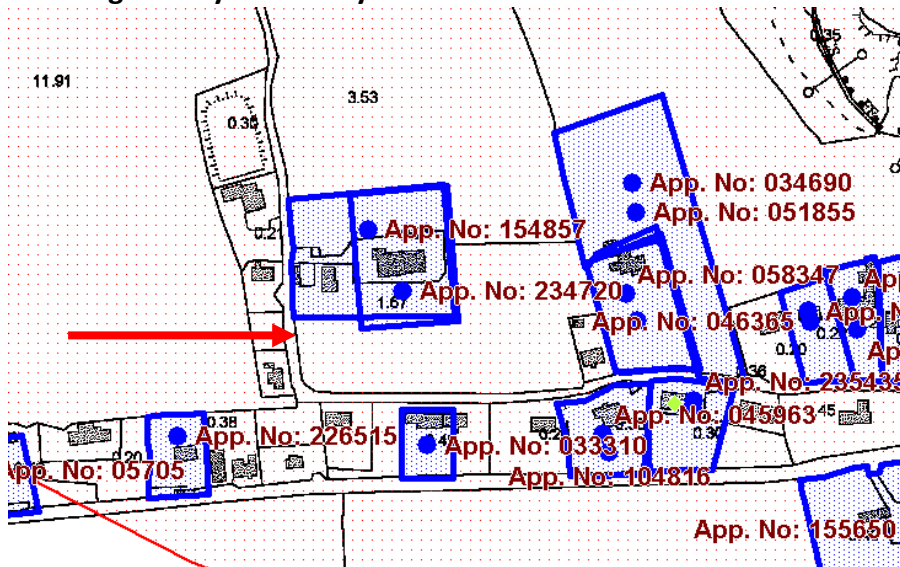
In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

Declaration on Exempted Development Under Section 5 of the Planning and Development Act 2000 as amended.

1.0 Introduction

1.1 Philip O Connell and Theresa O Connell have submitted a Section 5 declaration asking whether the construction of an agricultural entrance at Adamstown, Ballinhassig is or is not development and is or is not exempted development? The applicant form states the entrance would be on a public road not exceeding 4m.

2.0 Planning History and Policy



Arrow Points to Approximate Location of Proposed Entrance

23/4720

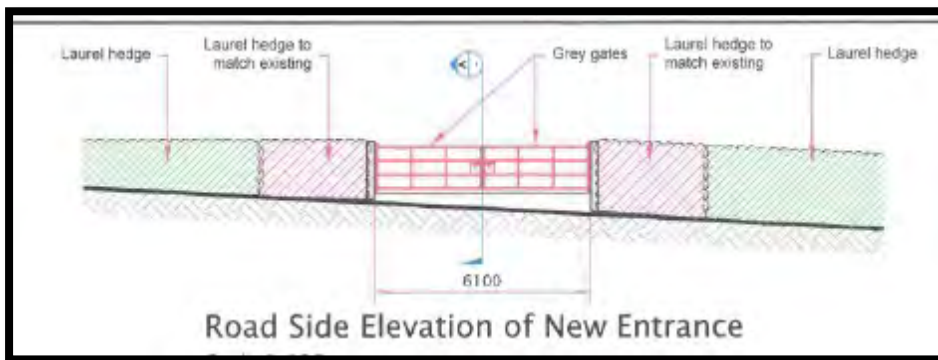
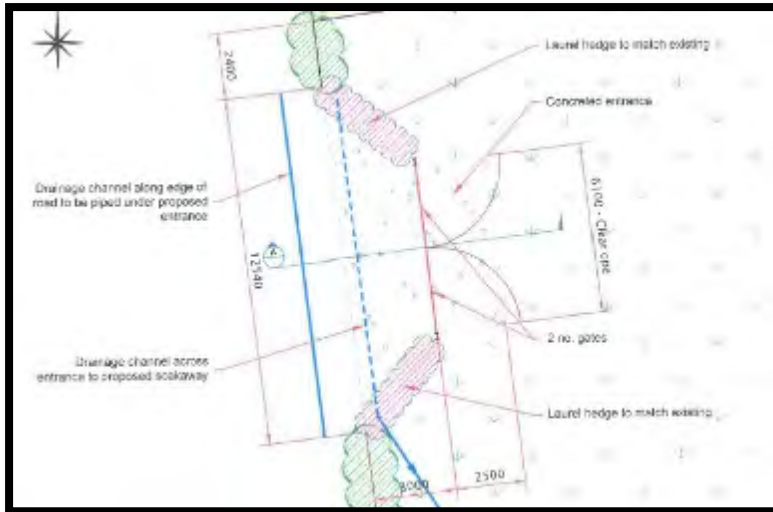
Philip O Connell and Theresa O Connell applied for permission for construction: A)1 No. Agricultural building to include easi feed passage and slatted slurry tank. B)1 No. silage pit and 1 No. dungstead. C)Soiled Water/parlour washings tank along with associated site works. This application was withdrawn.

15/4857

Philip O Connell and Theresa O Connell were granted planning permission for construction of (a) 1no. agricultural building to include easi feed passage and slatted slurry tank, (b) 1no. silage pit and 1no. dungstead, (c) soiled water/parlour washings tank, and all associated site works.

2.1 In terms of policy, the site is located within Metropolitan Greenbelt rural area type as identified in the Cork County Development Plan 2022-2028.

3.0 Relevant Legislation



- 4.2 I am satisfied that the proposal involves works to the roadside boundary. I am also satisfied that the proposal constitutes development being works on land. Therefore, the next question is whether the proposed development could be considered exempted development?
- 4.3 Class 9, Part 1 of Schedule 2 of the Regulations is for the construction, erection, renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway. The condition/limitation is that the height of the structure shall not exceed 2m.
- 4.4 I have examined relevant cases from An Bord Pleanála such as 93.RL.3538, 15.RL2640, ABP-303326-18, ABP-300479-17.
- 4.5 The proposal involves the construction of a gate which does not bound the curtilage of a house but bounds agricultural land. The application form calls it an agricultural entrance. I am therefore satisfied that the Class 9 exemption is the correct class use to consider. The drawings do not state the height of the gate. I note from aerial and street view photography that the site is sloping. I have measured the drawings and the gate structure itself is 1.6m approx. Due to the sloping nature of the site the highest point of the piers associated with the gate would be 2m. It therefore meets with the criteria.



Streeview 2010



Aerial View

- 4.6 The next question is whether any of the items listed under article 9(1)(a) of the Regulations would de-exempt the development? Some items are more relevant such as 9(1)(a)(ii) *consist of or comprise the formation, laying out of material widening of a means of access to a public road the surfaced carriageway of which exceeds 4m in width*. The application form says the public road is less than 4m. I have measured the carriageway width and believe it is no greater than 4m by the proposed entrance.



- 4.7 Article 9(1)(a)(iii) outlines development shall not be exempted development if the carrying out of such development would *endanger public safety by reason of a traffic hazard or obstruction of road users*. This section 5 application has been referred to the Area Engineer but he has not submitted a report on same. However, given that the proposed entrance is located on a road which is a cul de sac, and which serves four dwellings (one of which is associated with the applicants landholding) so would be lightly trafficked, it is reasonable to assume that the proposed entrance would not result in a traffic hazard. I note that the report from the Environment Dept outlines no issue with the proposal.
- 4.8 I am satisfied that articles 9(1)(a)(i), (iia), (iv), (v), (vi), (vii), (viiA), (viiB), (viiC), (viii), (ix), (x), (xi), (xii) are not relevant and do not de-exempt the proposed development.

Appropriate Assessment

- 4.9 The subject site is within the screening zone of the Cork Harbour Special Protection Area (SPA) ref. no. 004030 (as identified on PES) and having regard to the nature and extent of the development proposed and its relationship to the SPA, it is considered that the subject proposal would not be likely to give rise to significant impacts on the Cork Harbour Special Protection Area (SPA).

Recommendation

Whereas a question has arisen as to whether the construction of an agricultural entrance at Adamstown, Ballinhassig, is or is not development and is or is not exempted development?

And whereas the Planning Authority has had regard to

- (a) Sections 2,3 and 4 of the Planning and Development Act 2000 as amended,
- (b) Article 9 of the Planning and Development Regulations 2001-2023 as amended,

(c) Class 9 of Part 1, Schedule 2 of the Planning and Development Regulations 2001-2023 as amended,

And whereas the Planning Authority has concluded that:

- (a) The works proposed represent development,
- (b) The proposed development can be considered exempt having regard to Class 9, Part 1, Schedule 2 of the Planning and Development Regulations 2001-2023,

The Planning Authority concludes is development and is exempted development.



Susan Hurley
Executive Planner
29/02/2024

Eveleen Crowley

From: Kevin Murphy (Inniscarra)
Sent: Wednesday 28 February 2024 17:07
To: Eveleen Crowley; Susan Hurley
Cc: Greg Simpson; Madeleine Healy; Tracy OCallaghan
Subject: RE: Section 5 Ref. No. D/204/24 - Adamstown, Ballinhassig

Hi Eveleen & All,

The Applicants, Philip & Therese O'Connell have a 21.15Ha landholding at this location. A planning application was granted in 2015 for the development of the farmyard which required improvement to comply with the requirements of the GAP Regulations at that time. I note that a further application in 2024 has been withdrawn.

I have no objection to the proposed agricultural entrance on environmental grounds.

Regards,
Kevin

Kevin Murphy | Executive Engineer | **Environment Department**
Cork County Council | Inniscarra Waterworks | Cork | P31 W738 | Ireland
T - 353-(0)21 4532755 | M - 353-(0)86 8176757
kevinp.murphy@corkcoco.ie | www.corkcoco.ie
Customer Portal: www.yourcouncil.ie

Caoimhin O'Murchu | Inncaltóir Feidhmiúcháin | **Comhshaol Stiúthóireacht**
Comhairle Contae Chorcaí | Inniscarra | Corcaigh | P31 W738 | Éire
T - 353-(0)21 4532755 | M - 353(0)86 8176757
kevinp.murphy@corkcoco.ie | www.corkcoco.ie
Tairseach na gcustaiméirí: www.yourcouncil.ie



Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.

From: Eveleen Crowley <Eveleen.Crowley@CorkCoCo.ie>
Sent: Tuesday, February 6, 2024 1:32 PM
To: Susan Hurley <Susan.Hurley@CorkCoCo.ie>
Cc: Greg Simpson <Greg.Simpson@CorkCoCo.ie>; Kevin Murphy (Inniscarra) <KevinP.Murphy@CorkCoCo.ie>; Madeleine Healy <Madeleine.Healy@CorkCoCo.ie>; Tracy OCallaghan <Tracy.OCallaghan@CorkCoCo.ie>
Subject: Section 5 Ref. No. D/204/24 - Adamstown, Ballinhassig

Good Afternoon,

Please find Section 5 Application from the Philip O'Connell & Therese O'Connell querying whether the construction of an agricultural entrance at Adamstown, Ballinhassig is exempted development. The decision due date for this is Thursday 29th February.

Please advise if you require me to circulate this to anybody else.

Kind Regards,

Eveleen Crowley | Oifigeach Cléireachais | Pleanail agus Fobairt



2 Glenarden,
Glasheen Road,
Cork,
T12 D5Y4.
25th January 2024.

The Planning Department,
Cork County Council,
Floor 2,
County Hall,
Carrigrohane Road,
Cork,
T12 R2NC.

REF: L2198-06

RE: Application for Section 5 Declaration of Exemption for an Agricultural Entrance at Adamstown, Ballinhassig, Co. Cork.

Dear Sirs,

I wish to apply for a Section 5 Declaration of Exemption for an agricultural entrance at Adamstown, Ballinhassig, Co. Cork for Philip O'Connell & Therese O'Connell.

I would appreciate if any issue arises when going through validation that you might contact me immediately in order to remedy the situation and avoid protracted delays. I can be contacted directly on 087 9190830.

I trust this constitutes a valid application and I await your decision.

Yours Sincerely,


James O'Callaghan

Planning Department

02 FEB 2024
Cork County Council
County Hall
Cork



James O'Callaghan,
Farm Design Solutions,
2 Glenarden,
Glasheen Road,
Cork.

Document Transmittal

Job Title: **Proposed Agricultural Entrance at Adamstown, Ballinhassig, Co. Cork.**

Job No: **2198**

Issue Date: **25th January 2024**

Status: **Planning Application**

DRG. NO:	REV:	TITLE:	SHEET:	QTY:
<u>Documents</u>				
-	-	Application Form for Section 5 Declaration of Exemption	A4	4
<u>Drawings</u>				
221	DE1	Site Location Map - 1:10560	A3	6
222	DE1	Site Location Map - 1:2500	A3	6
223	DE1	Site Survey – 1:500	A3	6
224	DE1	Site Layout Plan - 1:500	A3	6
225	DE1	Entrance - Plan	A3	6
226	DE1	Entrance - Elevations, Section & Details	A3	6





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

Planning Department

- 2 FEB 2024

Cork County Council
County Hall
Cork

FOR OFFICE USE ONLY

Receipt No.	PL20002343
Cash/Cheque/ Credit Card	Cheque
Date	2/2/24
Declaration Ref. No.	D/204/24

DATE STAMP HERE

You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3rd parties to view.

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

4. APPLICATION DETAILS:

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m²)

(a) Floor area of existing/proposed structure(s):	43.87m ²
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use Proposed use	 <u>AGRICULTURAL LAND.</u> <u>AGRICULTURAL LAND</u>
(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 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

Planning Department
 - 2 FEB 2024
 Cork County Council
 County Hall
 Cork

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

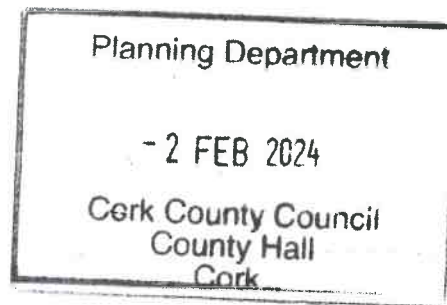
Signed (By Applicant Only)	PHILIP O'CONNELL <i>Philip O'Connell</i>	THERESE O'CONNELL <i>Therese O'Connell</i>
Date	25/01/2024	25/01/2024

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	PHILIP O'CONNELL <i>Philip O'Connell</i>	THERESE O'CONNELL <i>Therese O'Connell</i>
Date	25/01/2024	25/01/2024

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: planninginfo@corkcoco.ie or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: westcorkplanninginfo@corkcoco.ie However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.

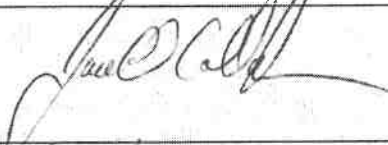
ADVISORY NOTES:

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

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

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

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

Signed (Applicant or Agent as appropriate)	
Date	25/01/2024

Planning Department
- 2 FEB 2024
Cork County Council
County Hall
Cork

Notes

Description: Historic 6" Latest Edition

Publisher / Source: Ordnance Survey Ireland (OSI)

Data Source / Reference: CK085

Revision Date =

Survey Date = 31-Dec-1934

Levelled Date = 31-Dec-1940

CK086

Revision Date =

Survey Date = 31-Dec-1934

Levelled Date = 31-Dec-1938

CK097

Revision Date =

Survey Date = 31-Dec-1934

Levelled Date = 31-Dec-1942

CK098

Revision Date =

Survey Date = 31-Dec-1930

Levelled Date = 31-Dec-1934

File Format: Tagged Image File Format (TIFF)

File Name: R_50320807_1.tif

Clip Extent / Area of Interest (AOI):

LLX,LLY = 564055.3508, 561605.4787

LRX,LRV = 567561.3508, 561605.4787

ULX,ULY = 564055.3508, 564203.2980

URX,URY = 567561.3508, 564203.2980

Projection / Spatial Reference: IREN95_Irish_Transverse_Mercator




Centre Point Coordinates: X,Y = 565688.0,562952.0

Data Extraction Date: 02-Mar-2023

Product Version: 1.3

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Legend

- Approx Site Location 
- Land in the Ownership of the Applicant 
- Wayleave 

PROJECT TITLE: Proposed Farm Yard Development at Adamstown, Ballinacola, Co. Cork.

DRAWN BY: James O'Callaghan, Farm Design Solutions, 2 Glenarden, Glasheen Rd., Cork. Mob: 087 9190830 Email: jamesocallaghan@gmail.com



CLIENT: Philip O'Connell & Therese O'Connell

DRAWING TITLE: Site Location Map - 1:10560

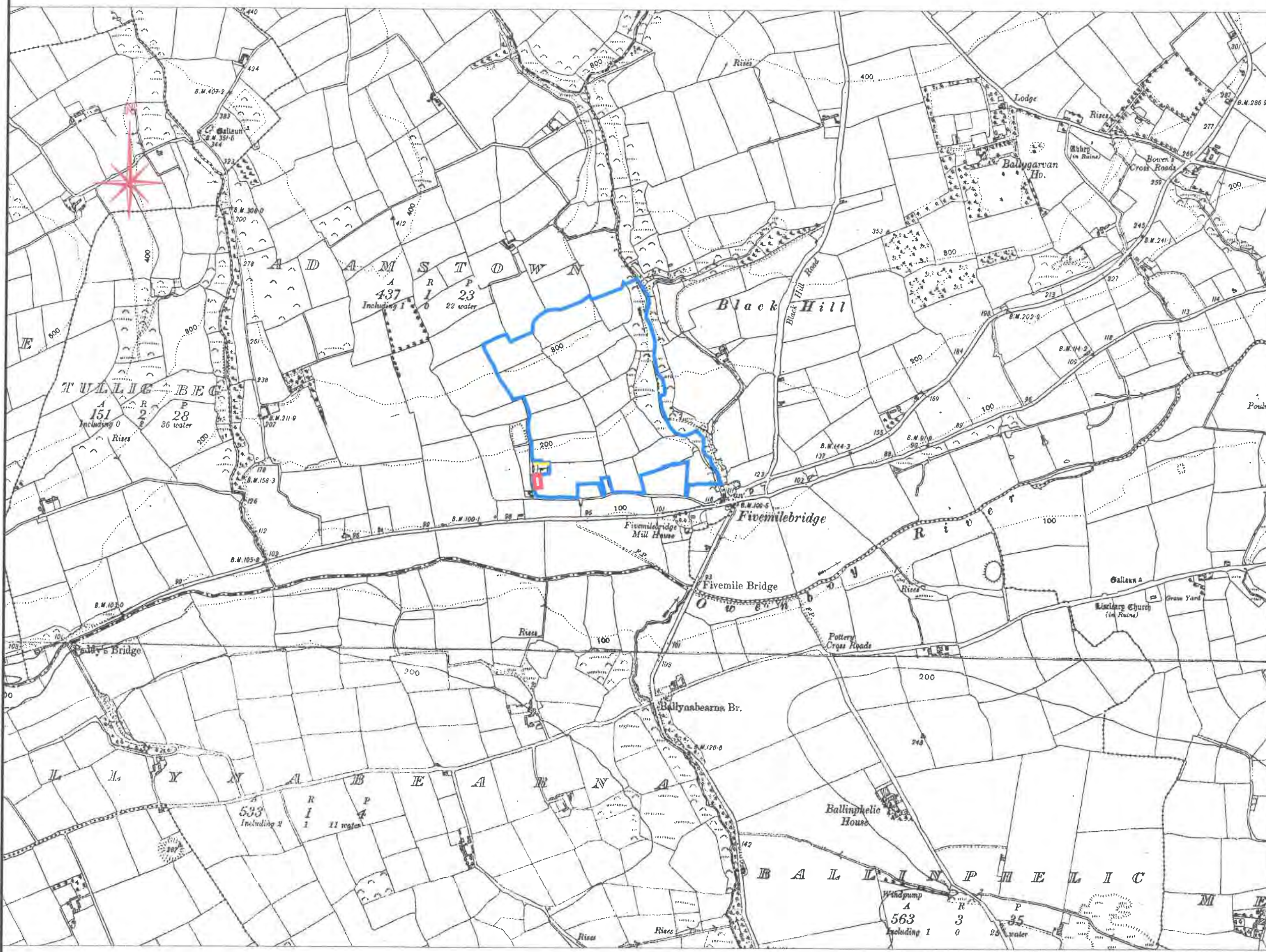
SCALE: 1:10560 @ A3

DATE: 25 January 2024

JOB NO: 2195

STATUS: Section 5 - Declaration of Exemption

DWG NO: 221
REV: DE1



Planning Department
- 2 FEB 2024
Cork County Council
Cork

Notes

Description: Digital Landscape Model (DLM)
Publisher / Source: Ordnance Survey Ireland (OSi)
Data Source / Reference: PRIME2
File Format: Autodesk AutoCAD (DWG_R2013)
File Name: v_50320807_1.dwg
Clip Extent / Area of Interest (AOI):
 LLX,LLY= 565273.0,562644.5
 LRX,LLY= 566103.0,562644.5
 ULX,ULY= 565273.0,563257.5
 URX,URY= 566103.0,563257.5
Projection / Spatial Reference:
 Projection= IRENET95_Irish_Transverse_Mercury
Centre Point Coordinates: X,Y= 565688.0,562957.0

Reference Index:
 Map Series | Map Sheets
 1:5,000 | 6508
Data Extraction Date: Date= 02-Mar-2023
Source Data Release: DCMLS Release V1.161.114
Product Version: Version= 1.4

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Legend	
Site Boundary	
Land in the Ownership of the Applicant	
Wayleave	
Watermain	

PROJECT TITLE: Proposed Farm Yard Development at Adamstown, Ballinacraig, Co. Cork.

DRAWN BY: James O'Callaghan, Farm Design Solutions, 2 Glenarden, Glasheen Rd., Cork. Mob: 087 9190830 Email: jamesocallaghan@gmail.com



CLIENT: Philip O'Connell & Therese O'Connell

DRAWING TITLE: Site Location Map - 1:2500

SCALE: 1:2500 @ A3	DWG NO: 222
DATE: 25 January 2024	REV: DE1
JOB NO: 2198	
STATUS: Section 5 - Declaration of Exemption	



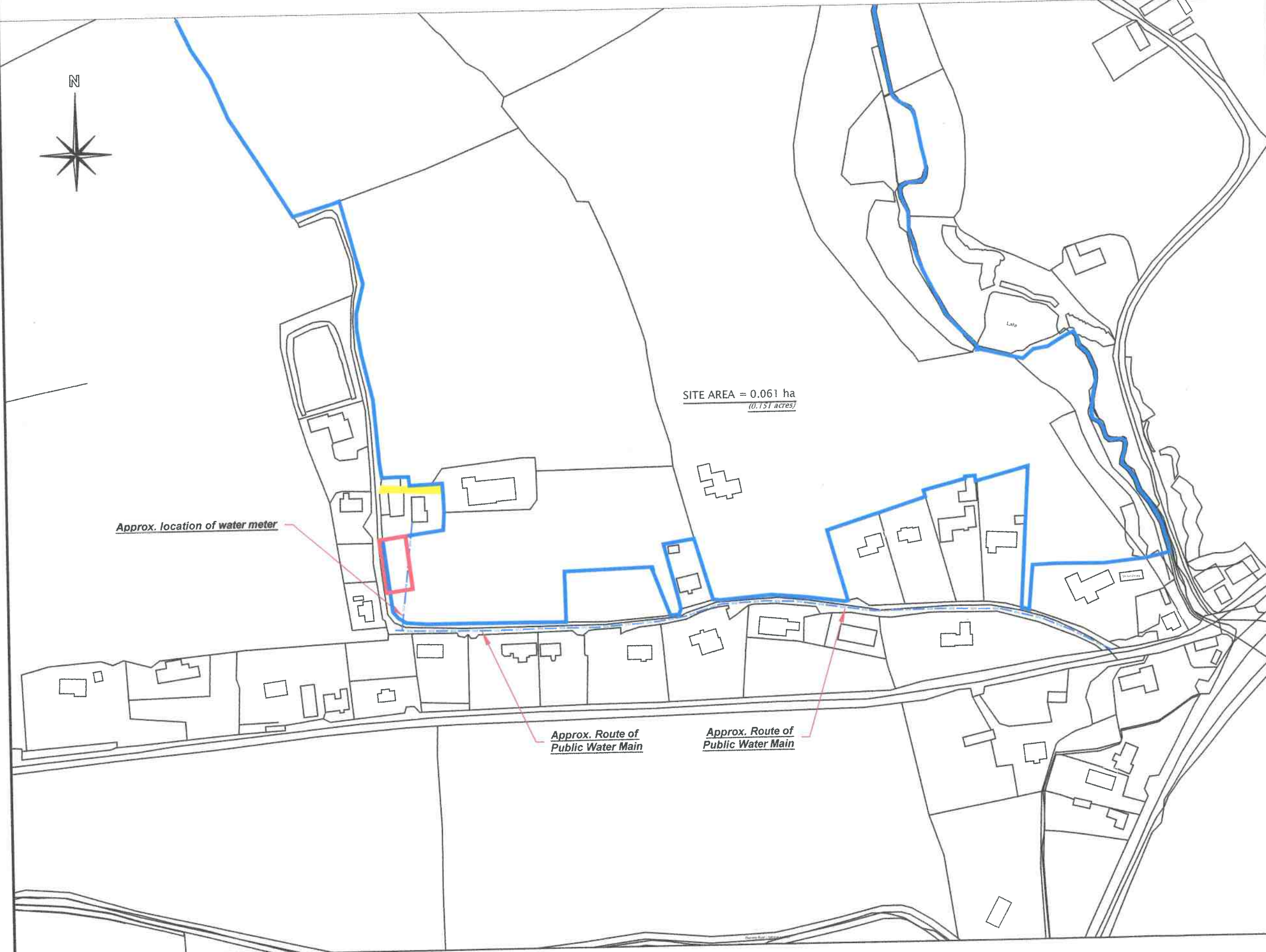
Scale 1:2500

SITE AREA = 0.061 ha
(0.151 acres)

Approx. location of water meter

Approx. Route of Public Water Main

Approx. Route of Public Water Main



Planning Department
 2 FEB 2024
 Cork County Council
 Cork Hall

Notes

- 1. Drawing to be used for All construction methods, materials, services & installations to be in accordance with all Irish Building Regulations, S101 (Minimum specifications for the structure of agricultural buildings) & S106 (minimum specification for milking premises and dairies) of The Department of Agriculture, Food & Rural Development specifications.
- 2. Drawing to be used for grant approval & planning purposes only.
- 3. Do not scale from the drawing, use figured dimensions only.
- 4. Check all dimensions on site.

Planning Department
 - 2 FEB 2024
 Cork County Council
 County Hall
 Cork.

PROJECT TITLE:
 Proposed Farm Yard Development at Adamstown,
 Ballinhassig, Co. Cork.

DRAWN BY:
 James O'Callaghan,
 Farm Design Solutions,
 2 Glenarden,
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 Cork.
 Mob: 087 9190830
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CLIENT:
 Philip O'Connell & Therese O'Connell

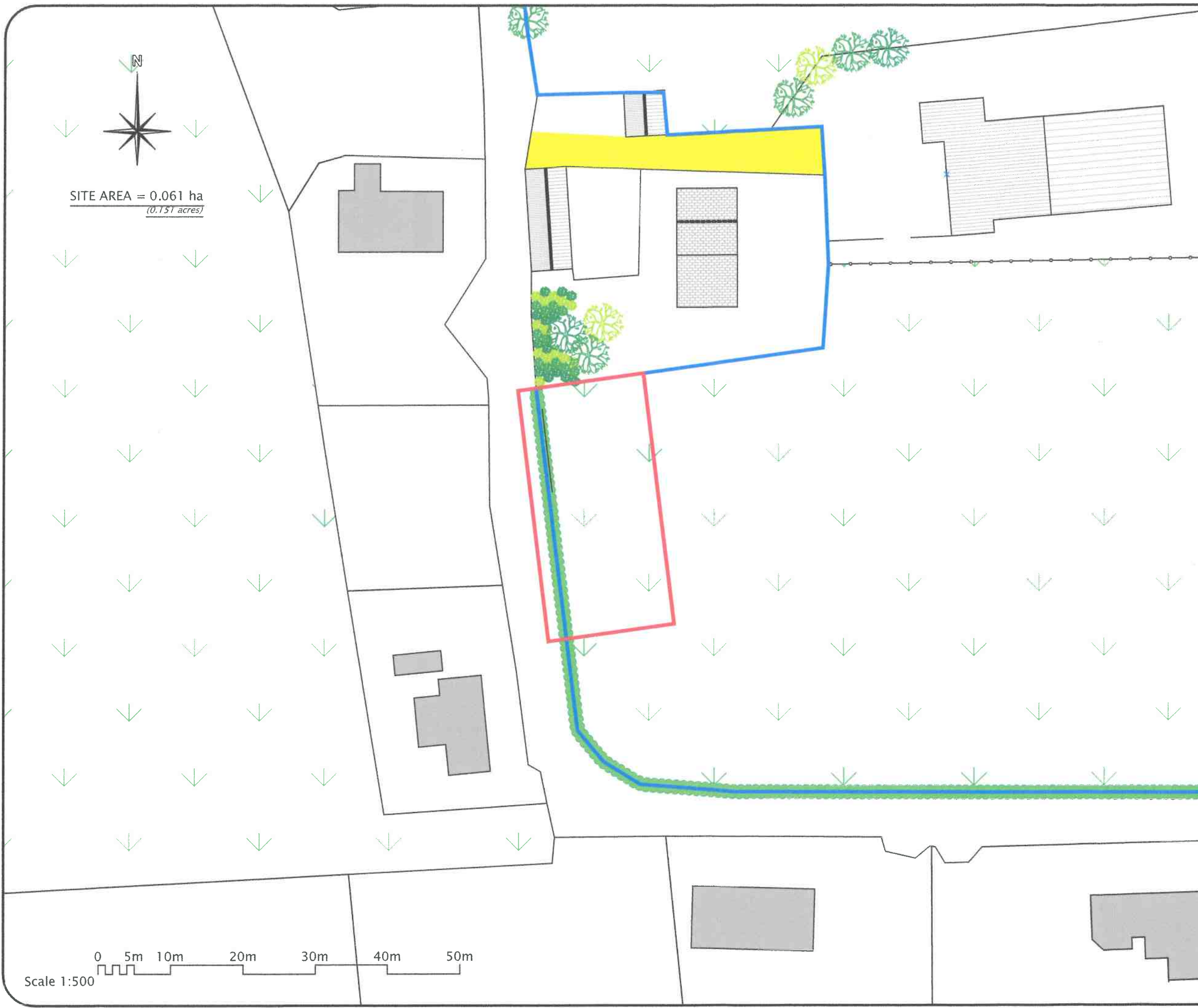
DRAWING TITLE:
 Site Survey - 1:500

SCALE: 1:500 @ A3
 DATE: 25 January 2024

JOB NO: 2196
 STATUS: Section 5 - Declaration of Exemption

DWG NO:
 223

REV:
 DE1



SITE AREA = 0.061 ha
 (0.151 acres)

0 5m 10m 20m 30m 40m 50m

Scale 1:500

Notes

- 1. Drawing to be used for All construction methods, materials, services & installations to be in accordance with all Irish Building Regulations, SIO1 (Minimum specifications for the structure of agricultural buildings) & SIO6 (minimum specification for milking premises and dairies) of The Department of Agriculture, Food & Rural Development specifications.
- 2. Drawing to be used for grant approval & planning purposes only.
- 3. Do not scale from the drawing, use figured dimensions only.
- 4. Check all dimensions on site.

Planning Department

- 2 FEB 2024

Cork County Council
County Hall
Cork

PROJECT TITLE:
Proposed Farm Yard Development at Adamstown,
Ballinacola, Co. Cork.

DRAWN BY:
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CLIENT:
Philip O'Connell & Therese O'Connell

DRAWING TITLE:
Site Layout Plan - 1:500

SCALE: 1:500 @ A3

DATE: 25 January 2024

JOB NO: 2198

STATUS: Section 5 - Declaration of
Exemption

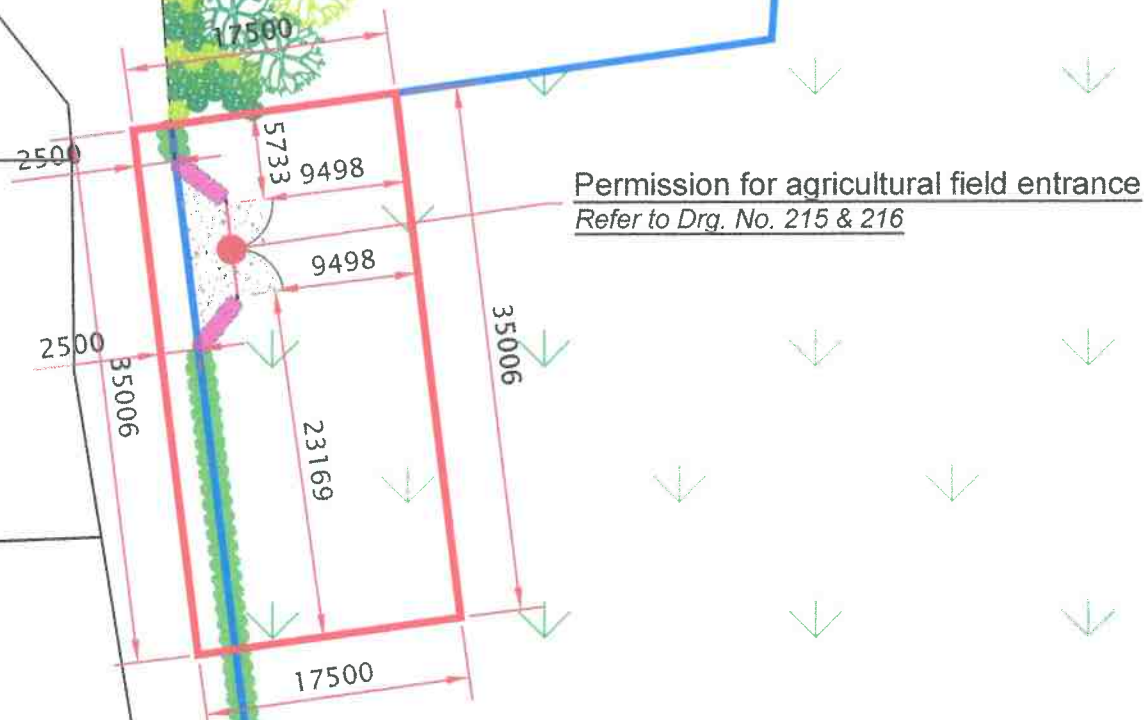
DWG NO:

224

REV:

DE1

SITE AREA = 0.061 ha
(0.151 acres)



0 5m 10m 20m 30m 40m 50m

Scale 1:500

Notes

1. Drawing to be used for All construction methods, materials, services & installations to be in accordance with all Irish Building Regulations, SIOI (Minimum specifications for the structure of agricultural buildings) & SIO6 (minimum specification for milking premises and dairies) of The Department of Agriculture, Food & Rural Development specifications.
2. Drawing to be used for grant approval & planning purposes only.
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4. Check all dimensions on site.



Drainage channel along edge of road to be piped under proposed entrance

Drainage channel across entrance to proposed soakaway

Laurel hedge to match existing

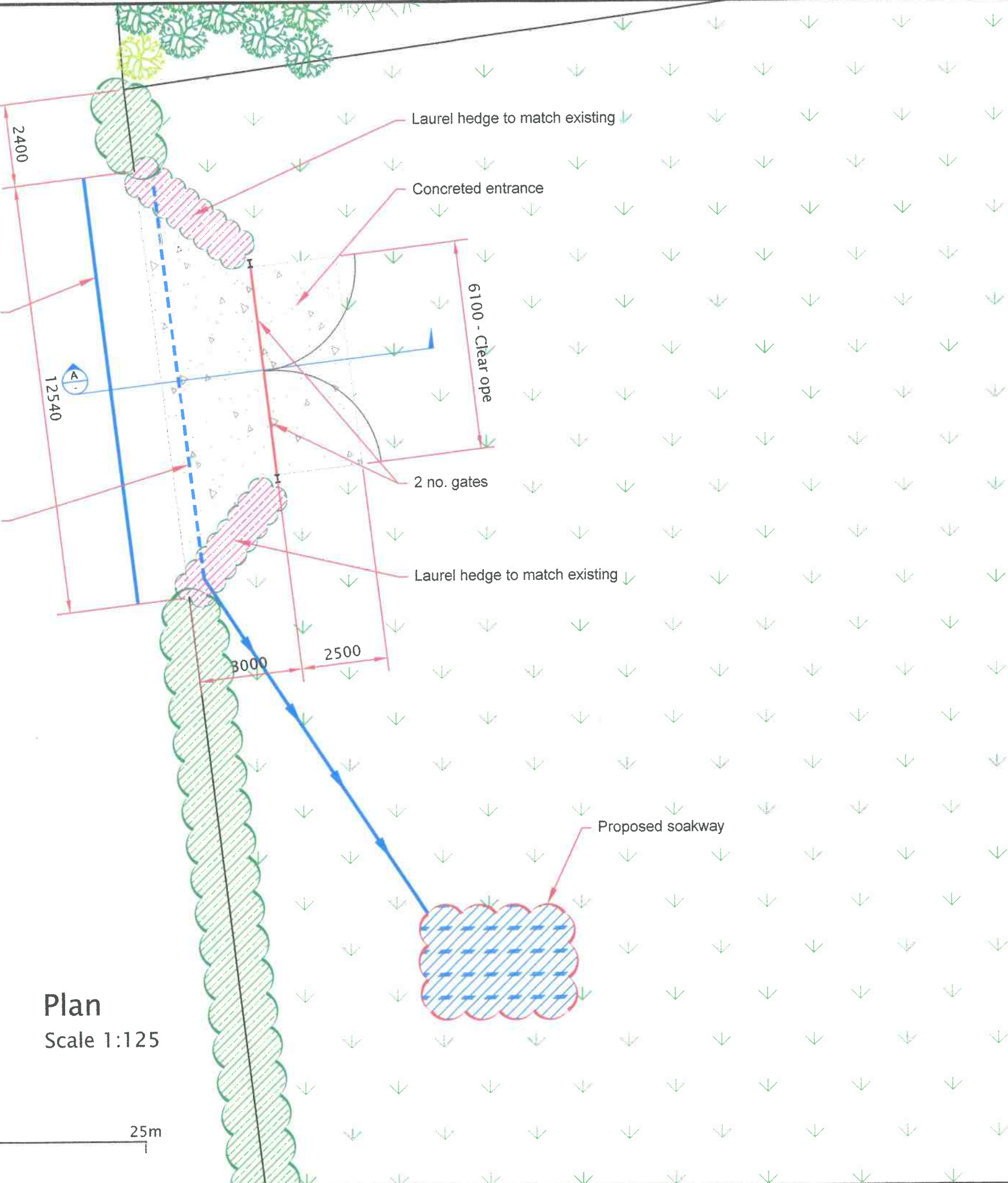
Concreted entrance

6100 - Clear ope

2 no. gates

Laurel hedge to match existing

Proposed soakaway



Plan
Scale 1:125



Scale 1:125

Planning Department

- 2 FEB 2024

Cork County Council
County Hall
Cork

PROJECT TITLE:
Proposed Farm Yard Development at Adamstown,
Ballinahaig, Co. Cork.

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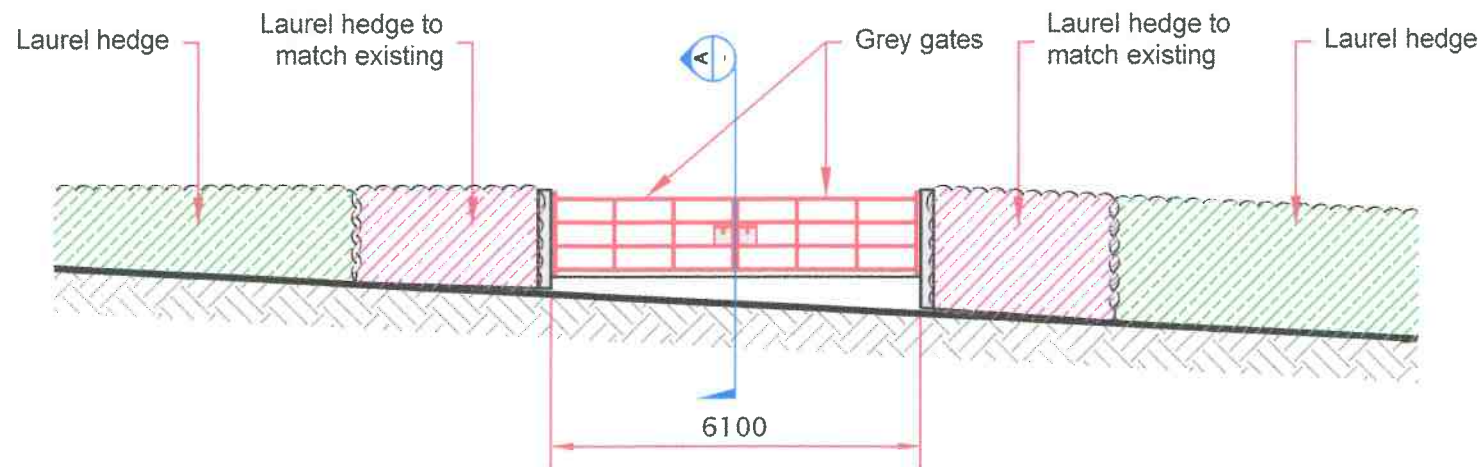
DRAWING TITLE:
Entrance - Plan

SCALE: 1:125 @ A3
DATE: 25 January 2024

JOB NO: 2196
STATUS: Section 5 - Declaration of
Exemption

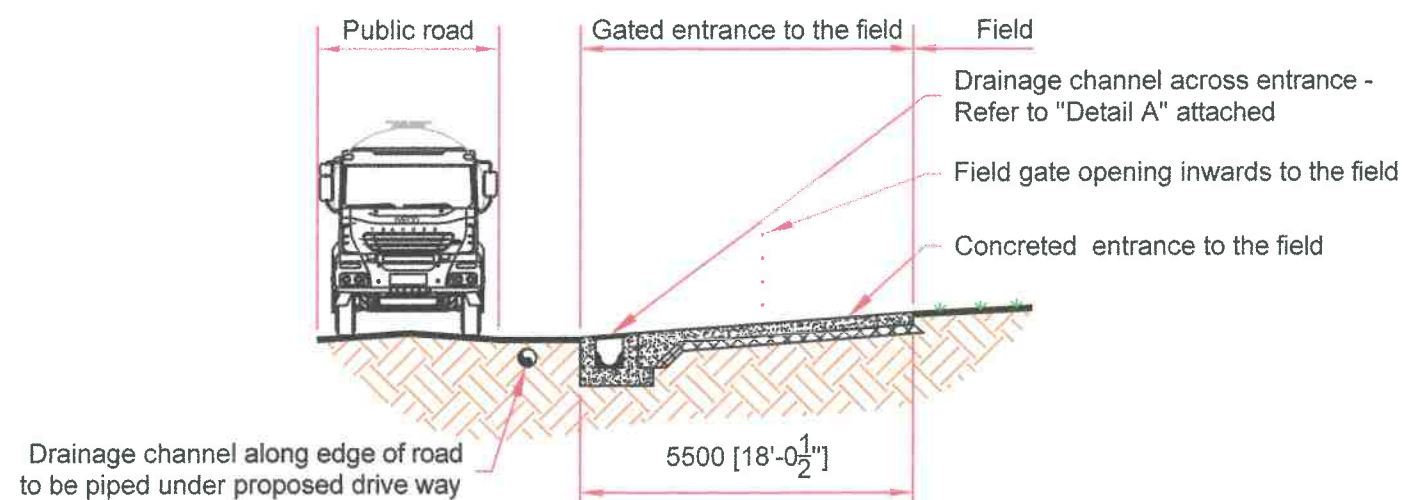
DWG NO:
225

REV:
DE1



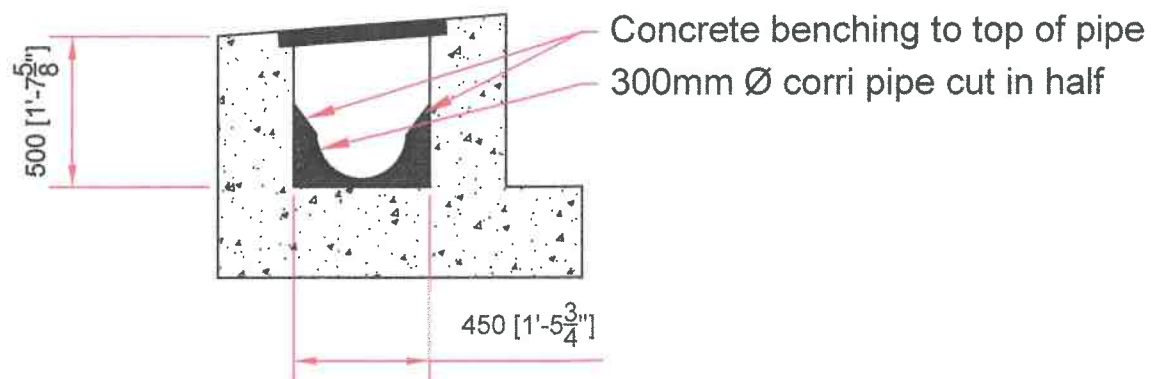
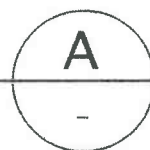
Road Side Elevation of New Entrance

Scale 1:125



Section A

1:125



Detail A – Typical Section thru. Drainage Channel

Scale 1:25



Original Drawing Size A3

Notes

1. Drawing to be used for All construction methods, materials, services & installations to be in accordance with all Irish Building Regulations, S101 (Minimum specifications for the structure of agricultural buildings) & S106 (minimum specification for milking premises and dairies) of The Department of Agriculture, Food & Rural Development specifications.
2. Drawing to be used for grant approval & planning purposes only.
3. Do not scale from the drawing, use figured dimensions only.
4. Check all dimensions on site.

Planning Department

- 2 FEB 2024

Cork County Council
County Hall
Cork

PROJECT TITLE:
Proposed Farm Yard Development at Adamstown,
Ballinhassig, Co. Cork.

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CLIENT:
Philip O'Connell & Therese O'Connell

DRAWING TITLE:
Entrance - Elevations, Section & Details

SCALE: 1:125 @ A3 & 1:25 @ A3

DATE: 25 January 2024

JOB NO: 2198

STATUS: Section 5 - Declaration of
Exemption

DWG NO:

226

REV:

DE1