

Comhairle Contae Chorcaí Cork County Council

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



Barry Daly & Cadhla Tanner,
C/O Aeneas O'Leary Architectural Design Services Ltd.,
Caherbarnagh,
Rathmore,
Co. Cork
P51 Y1F9

2nd May, 2024

REF: D/221/24
LOCATION: The Cottage, 2 Dromagh, Mallow, Co. Cork P51 KF8P

**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 11th April, 2024 the Planning Authority, having considered whether the proposed ground floor domestic extension to rear of existing dwelling at **The Cottage, 2 Dromagh, Mallow, Co. Cork** is or is not development or is or is not exempted development, has declared that it is **exempted development**.

Reason for Decision

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

- Section 2(1) and Section 3(1) of the Planning and Development Act 2000 (as amended)
- Article 6 of the Planning and Development Regulations 2001 (as amended)
- Schedule 2, Part 1, Class 1 of the Planning and Development Regulations, 2001 (as amended)
- The plans and particulars received by the Planning Authority on 11th April, 2024.

And Whereas the Planning Authority hereby decides that

The proposed ground floor domestic extension (36.21sqm²) to rear of existing dwelling at **The Cottage, 2 Dromagh, Mallow, Co. Cork P51 KF8P** constitutes **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>

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: D/221/24
Description: Ground Floor Domestic Extension to Rear of Existing Dwelling
Applicant: Barry Daly & Cadhla Tanner
Location: The Cottage, 2 Dromagh, Mallow, Co. Cork, P51 KF8P
Date: 02/05/2024

SUMMARY OF RECOMMENDATION

Is Development and Is Exempted Development

PURPOSE OF REPORT

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

SITE LOCATION

The Cottage, 2 Dromagh, Mallow, Co. Cork, P51 KF8P

SUBJECT DEVELOPMENT

Ground floor domestic extension (36.21sqm) to rear of The Cottage, 2 Dromagh, Mallow, Co. Cork, P51 KF8P

PLANNING HISTORY

None

LEGISLATIVE CONTEXT

Planning & Development Act 2000 (as amended)

S.2(1) *In this Act, except where the context otherwise requires—*

“Works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

S.3 – (1) *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 structure or other land.*

Planning & Development Regulations 2001 (as amended)

Article 6 *Subject to article 9, development consisting of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such*

development complies 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.

SCHEDULE 2, Part 1, *Exempted development – General*

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<ol style="list-style-type: none"> 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40sqm. <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12sqm.</p> <p>(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20sqm.</p> 2. (a) Where the house has been extended previously, the floor are of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any</p>

previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window

	<p>proposed at above ground level shall not be less than 11 metres from the boundary it faces</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden</p>
--	---

SUB-THRESHOLD EIAR

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that an EIAR is not required to be submitted.

APPROPRIATE ASSESSMENT

The relevant European site is the Blackwater River SAC (Site Code 002170). Having regard to its nature, scale and location it is considered that the proposed development would not affect the integrity of the sites referred to. Accordingly it is considered that a Natura impact statement for the purposes of Article 6 of the Habitats Directive is not required to be submitted.

ASSESSMENT

The question before the Planning Authority can be reasonably construed as *'whether the construction of a ground floor extension (36.21sqm) to the rear of The Cottage, 2 Dromagh, Mallow, Co. Cork, P51 KF8P is or is not development and is or is not exempted development.'*

As noted above, there is no recent relevant planning history on the subject site.

As set out in Section 2(1) of the Act "Works" includes "any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal....." As set out in Section 3(1) "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 structure or other land. The extension therefore constitutes development.

SCHEDULE 2, Part 1 *Exempted Development*, Class 1 of the P&D Regulations provides for "The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house." The development is located within the curtilage of a house and is located fully to the rear of a detached house and is therefore considered to fall within the description of development set out in Column 1 of Class 1 subject to the conditions and limitations set out in Column 2.

Class 1, Column 2 Conditions and Limitations:

1. a) The house has not been extended previously. There is no evidence of any planning history on the site. The floor area of the extension does not exceed 40sqm. (floor area measures 36.21sqm).
- b) The house is detached house.

- c) The house is detached and has not been extended previously.
2.
 - a) There is no planning history on the subject site. The applicant has confirmed in the application form that the house has not been extended previously at this location after 1st October 1964 (including those for which planning permission has been obtained).
 - b) The house is detached.
 - c) The house is detached and has not been extended previously.
3. The extension is at ground floor only.
4.
 - a) The rear wall of the house does not include a gable and the height of the walls of the extension do not exceed the height of the rear wall of the house.
 - b) The rear wall of the house does not include a gable.
 - c) The extension has flat roof and the height of the eaves do not exceed the height of the highest part of the roof of the dwelling.
5. The area of private open space reserved exclusively for the use of the occupants of the house, to the rear of the house will not be reduced to less than 25sqm.
6.
 - a) No windows are located less than 1m from the boundary they face.
 - b) There is no above ground floor window.
 - c) The dwelling is detached. The extension is located at ground floor only.
7. The roof of the extension will not be used as a balcony or roof garden.

Having regard to:

- the plans and particulars received by the Planning Authority on 11/04/2024;
- Section 2(1) and Section 3(1) the *Planning and Development Act 2000 (as amended)*;
- Article 6 of the *Planning and Development Regulations 2001 (as amended)*
- Schedule 2, Part 1, Class 1 of the *Planning & Development Regulations 2001 (as amended)*

it is considered that, the ground floor extension (36.21sqm) to the rear of The Cottage, 2 Dromagh, Mallow, Co. Cork, P51 KF8P **Is Development and Is Exempted Development.**



Louise Ahern
A/Senior Executive Planner

A. O'LEARY
ARCHITECTURAL DESIGN SERVICES LTD

TEL: 64 77 10942
MOBILE: 087 643 5182
EMAIL: OLEARYAENEAS@YAHOO.CO.UK

CAHERBARNAGH,
RATHMORE,
CO. CORK,
P51 Y1F9.

Cork County Council,
Planning Office,
County Hall,
Carrigrohane Road,
Cork.

09th April 2024

Re: Application for Declaration of Exemption to construct extension to rear of existing dwelling house at The Cottage, 2 Dromagh, Mallow, County Cork for Barry Daly & Cadhla Tanner.

Dear Sir/Madam,

Please find enclosed in support of the above application the following information:

Planning Fee of €80.00

One copy of Page 6 of Planning Application Form (Confidential Contact Information)

Four copies of fully completed Application Form

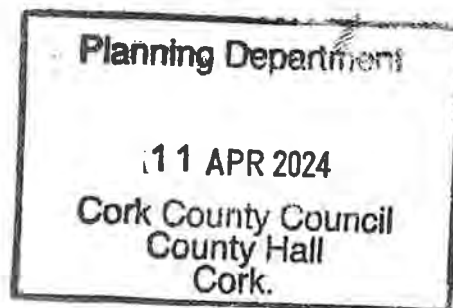
Four copies of the following drawings:

<u>Drawing No.</u>	<u>Drawing Title:</u>	<u>Scale</u>
23-BD-01	Proposed Site Location Map (proposed site filled red)	1:10560
23-BD-02	Proposed Site Location Map	1:2500
23-BD-03	Proposed Site Layout	1:500
23-BD-04	Existing Ground Floor Plan, Elevations & Section	1:100
23-BD-05	Proposed Ground Floor Plan (extension to rear outlined in purple)	1:100
23-BD-06	Proposed Elevations & Section	1:100

Mr Daly & Ms Tanner are applying for a Declaration of Exemption as they wish to build a 36.21 square/meter extension to the rear of the existing house. The proposed extension is less than 40 square/meters and to the rear of the dwelling house is exempt from planning permission as it is exempted development under the planning and development acts.

We trust this information meets with your satisfaction and will allow you to determine the application in due course.


Aeneas O'Leary
ARCHITECTURAL DESIGN SERVICES LTD





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 checked="" type="checkbox"/>

Planning Department
11 APR 2024
Cork County Council County Hall Cork.

FOR OFFICE USE ONLY

Receipt No.	PL20002368
Cash/Cheque/ Credit Card	CHEQUE
Date	11/4/24
Declaration Ref. No.	D/221/24

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.

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

Barry Daly & Cadhla Tanner

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

The Cottage, 2 Dromagh, Mallow, Co.Cork. P51KF8P

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

To construct an extension of 362 square/meter (less than 40 square meters)
to the rear of existing dwelling house.

Planning Department

11 APR 2024

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 (m²)

(a) Floor area of existing/proposed structure(s):	Existing: 60.77 sq/m Proposed: <u>36.21</u> sq/m
(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 N/A	Proposed use N/A
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

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

Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:	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 checked="" type="checkbox"/>
If yes, please state relevant reference No. <u>N/A</u>
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"/>

Planning Department
 11 APR 2024
 Cork County Council
 County Hall
 Cork

7. APPROPRIATE ASSESSMENT:

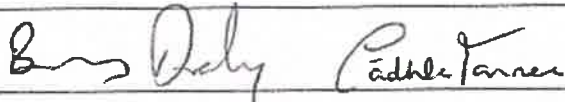
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

8. DATA PROTECTION DECLARATION:

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

Processing of your Declaration of Exemption application by the Planning Authority

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

Signed (By Applicant Only)	
Date	08 April 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	
Date	08 April 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 for public view at the Planning Authority offices.

Planning Department
11 APR 2024
Cork County Council
County Hall
Cork


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:

<i>Signed (Applicant or Agent as appropriate)</i>	
Date	08 April 2024

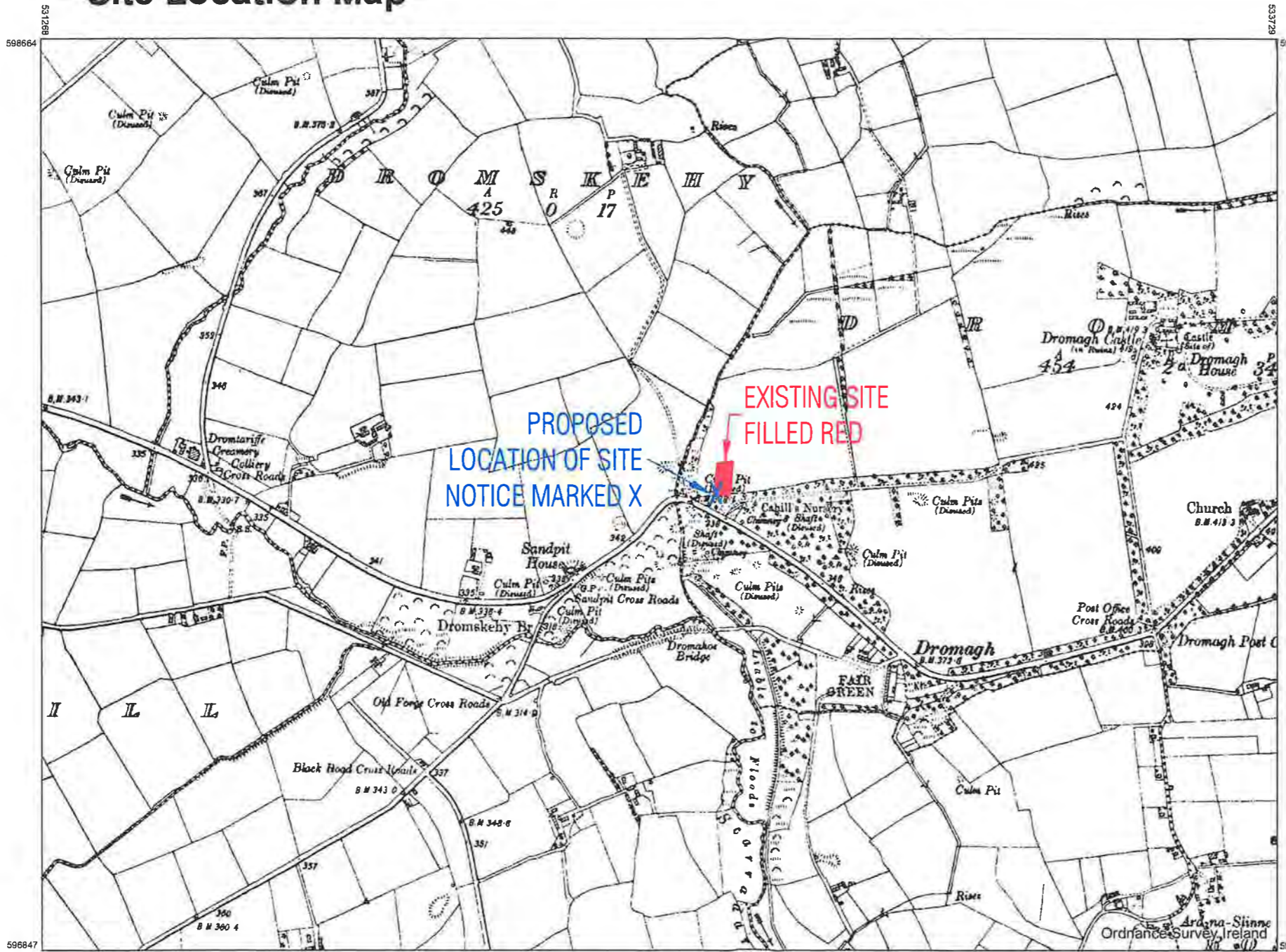
Planning Department

11 APR 2024
Cork County Council
County Hall
Cork.

Site Location Map



Tailte Éireann



CENTRE COORDINATES:
ITM 532499,597756

PUBLISHED: 29/01/2024
ORDER NO.: 50379990_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: CK030

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

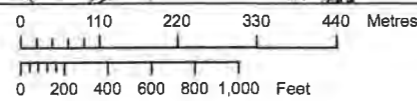
Any unauthorised reproduction infringes Tailte Éireann copyright.

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

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2024.
All rights reserved.



OUTPUT SCALE: 1:10,560

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'



Planning Department

11 APR 2024
Cork County Council
County Hall
Cork.

NOTES:
THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL CONSTRUCTION INFORMATION FOR THE PURPOSE OF PRICING OR BUILDING AND DOES NOT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH THE BUILDING REGULATIONS. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE OFF DRAWING. CONTRACTOR TO SET OUT AND CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ARCHITECT TO BE INFORMED OF ANY DISCREPANCIES BEFORE WORKS BEGINS.
© A O'LEARY ARCHITECTURAL DESIGN SERVICES LTD



olearyaeneas@yahoo.co.uk
phone +353 (64) 776 1562
mobile +353 (87) 643 5182
address Hollymount, Rathmore, Co. Kerry

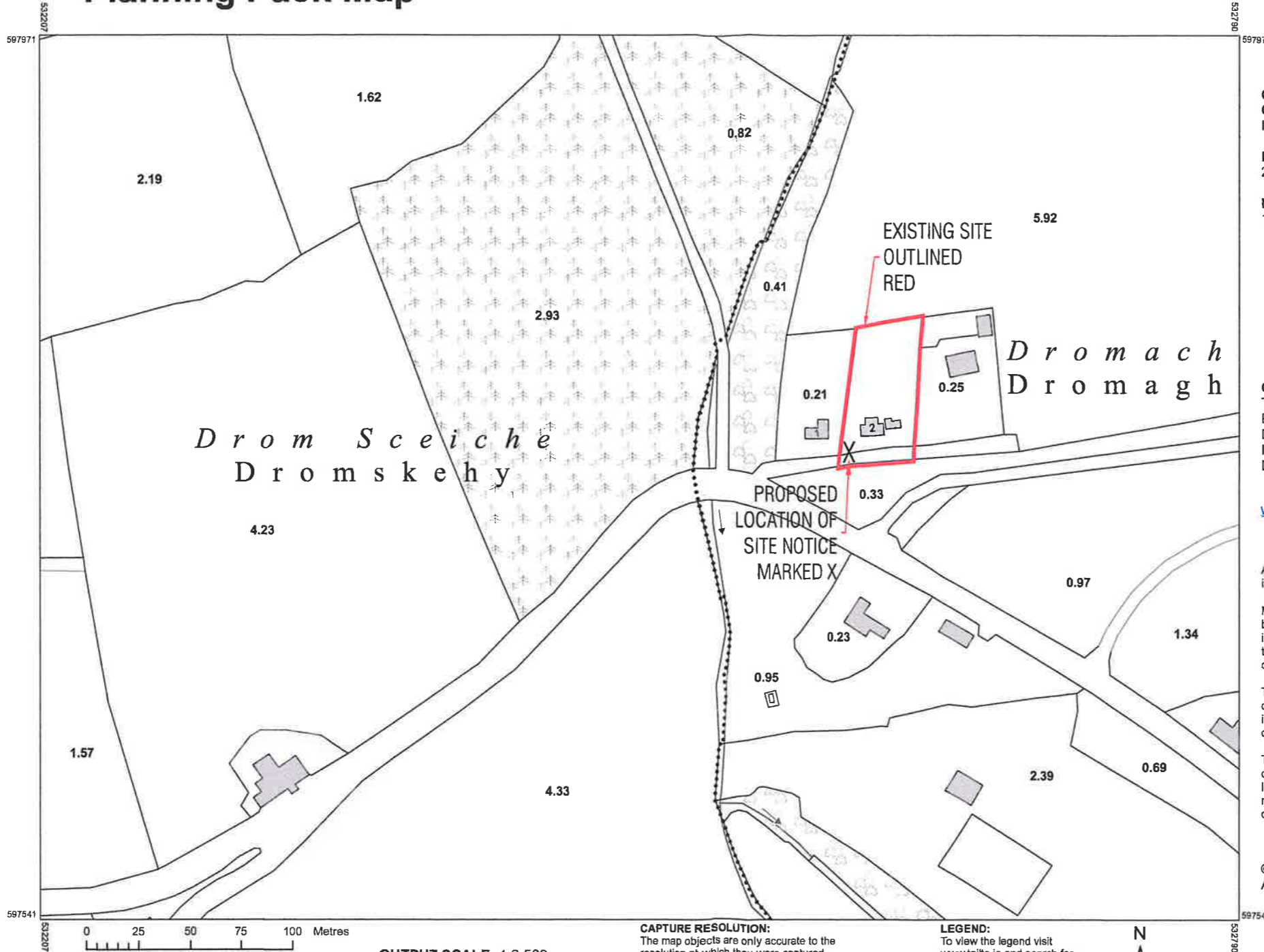
EXISTING SITE AREA: 0.22 ha / 0.54 acres approx.

client	BARRY DALY & CADHLA TANNER THE COTTAGE, 2 DROMAGH MALLOW CO. CORK P51 KF8P	scale	A3 @ 1:2500
date	FEBRUARY '24	drawn by	A.O'LEARY
title	PROPOSED SITE LOCATION MAP	dwg #	23 - BD -01

Planning Pack Map



Tailte Éireann



CENTRE COORDINATES:
ITM 532499,597756

PUBLISHED: 29/01/2024 **ORDER NO.:** 50379990_1

MAP SERIES: 1:5,000 **MAP SHEETS:** 5947

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

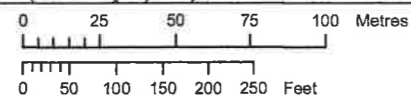
Any unauthorised reproduction infringes Tailte Éireann copyright.

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

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2024.
All rights reserved.



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'



Planning Department
11 APR 2024
Cork County Council
County Hall
Cork.

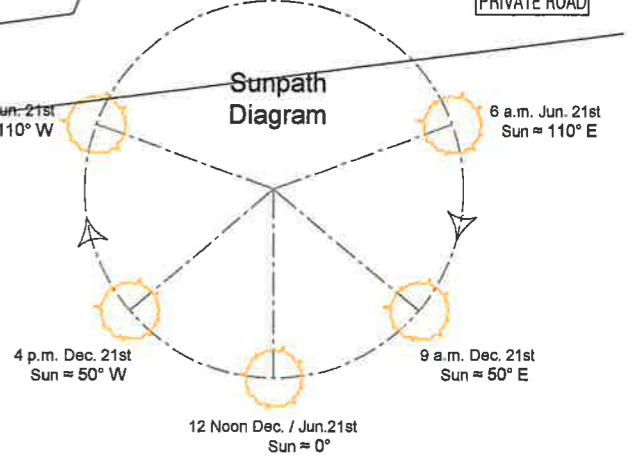
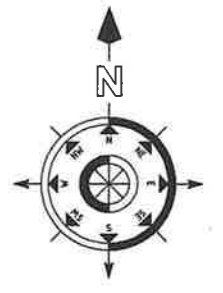
EXISTING SITE AREA: 0.22 ha / 0.54 acres approx.

NOTES:
THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL CONSTRUCTION INFORMATION FOR THE PURPOSE OF PRICING OR BUILDING AND DOES NOT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH THE BUILDING REGULATIONS. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE OFF DRAWING. CONTRACTOR TO SET OUT AND CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ARCHITECT TO BE INFORMED OF ANY DISCREPANCIES BEFORE WORKS BEGINS.
© A. O'LEARY ARCHITECTURAL DESIGN SERVICES LTD.



ESTD 1981 olearyaeneas@yahoo.co.uk
phone +353 (64) 776 1562
mobile +353 (87) 643 5182
address Hollymount, Rathmore, Co. Kerry

client BARRY DALY & CADHLA TANNER THE COTTAGE, 2 DROMAGH, MALLOW CO. CORK P51 KF8P	scale A3 @ 1:2500 date FEBRUARY '24
title PROPOSED SITE LOCATION MAP	drawn by A.O'LEARY dwg 23 - BD -02



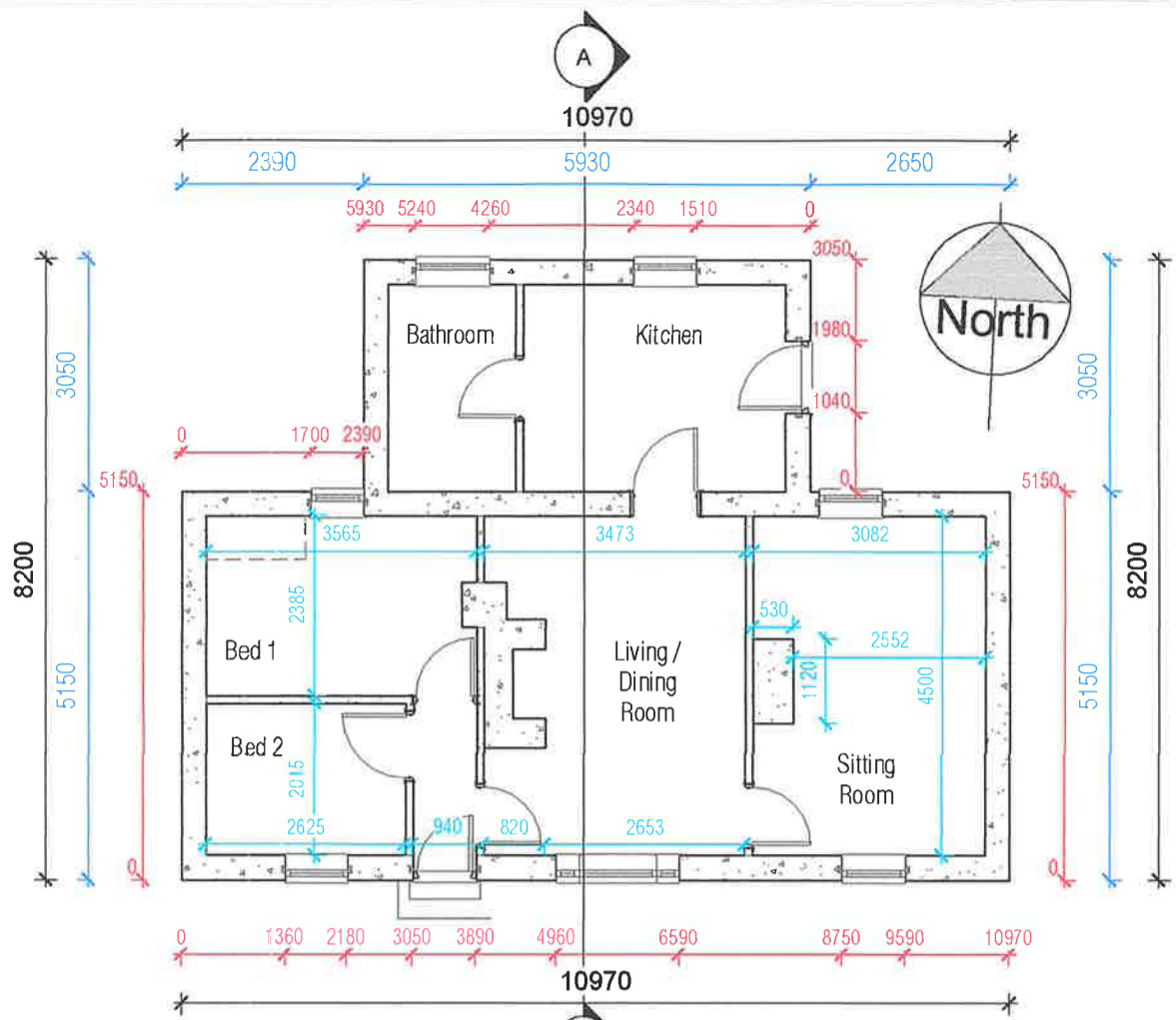
NOTES:
 THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL CONSTRUCTION INFORMATION FOR THE PURPOSE OF PRICING OR BUILDING AND DOES NOT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH THE BUILDING REGULATIONS. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE OFF DRAWING. CONTRACTOR TO SET OUT AND CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ARCHITECT TO BE INFORMED OF ANY DISCREPANCIES BEFORE WORKS BEGINS.
 © A. O'LEARY ARCHITECTURAL DESIGN SERVICES LTD.

O'LEARY
 ARCHITECTURAL DESIGN SERVICES LTD.
 o'learyaeas@yahoo.co.uk
 phone +353 (64) 776 1562
 mobile +353 (87) 643 5182
 address Hollymount, Rathmore, Co. Kerry

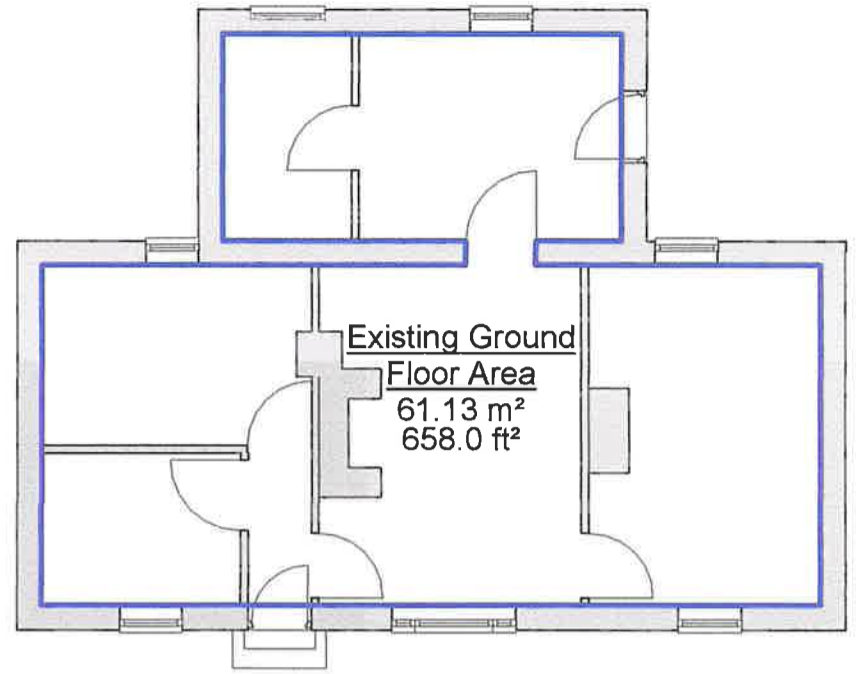
Planning Department
 11 APR 2024
 Cork County Council
 County Hall
 Cork.

EXISTING SITE AREA: 0.22 ha / 0.54 acres approx.

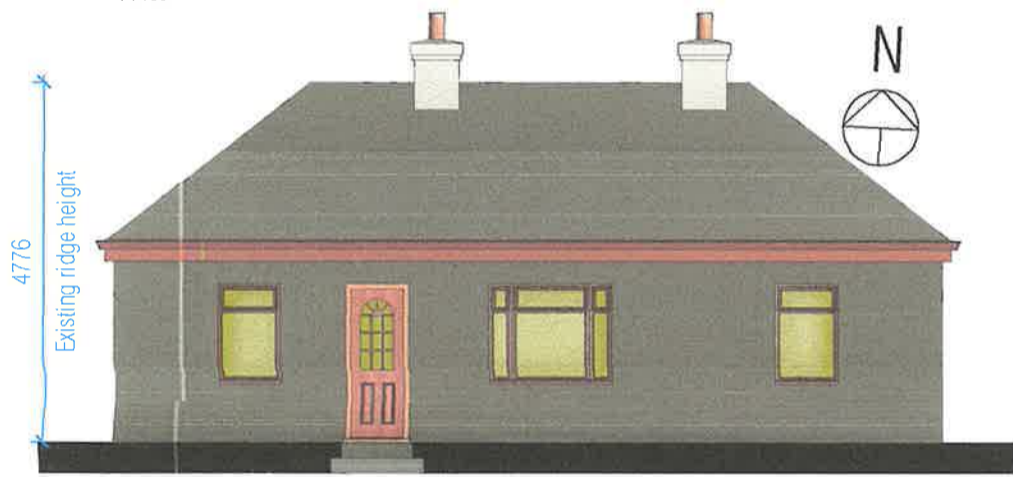
Client	BARRY DALY & CADHLA TANNER THE COTTAGE, 2 DROMAGH MALLOW CO. CORK P51 KF8P	scale	A3 @ 1:500
		date	FEBRUARY '24
Title	PROPOSED SITE LAYOUT	drawn by	A.O'LEARY
		dwg #	23 - BD -03



EXISTING FLOOR PLAN
1:100



EXISTING FLOOR AREA
1:100



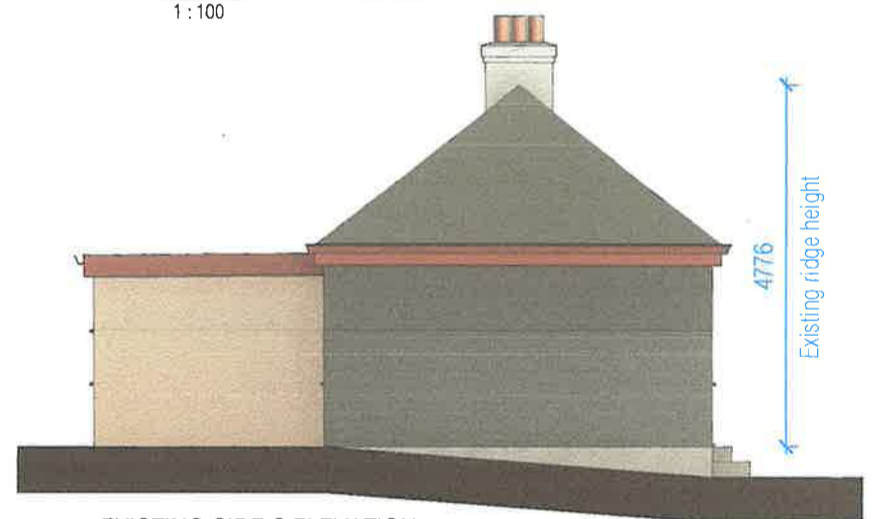
EXISTING FRONT ELEVATION
1:100



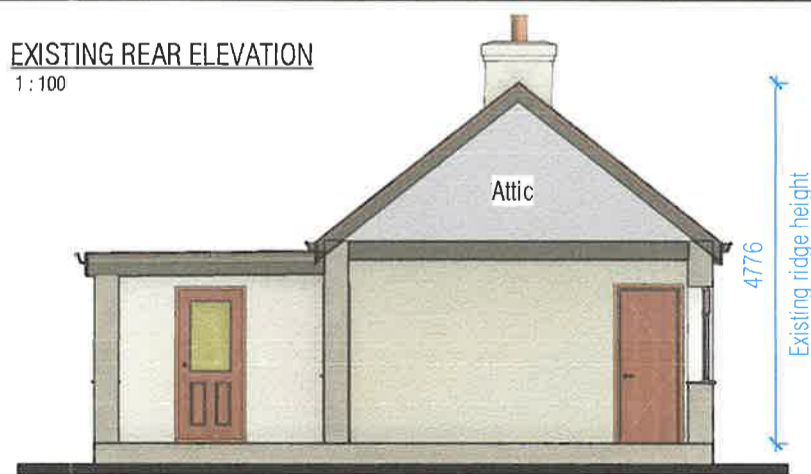
EXISTING SIDE 1 ELEVATION
1:100



EXISTING REAR ELEVATION
1:100



EXISTING SIDE 2 ELEVATION
1:100



EXISTING SECTION A - A
1:100

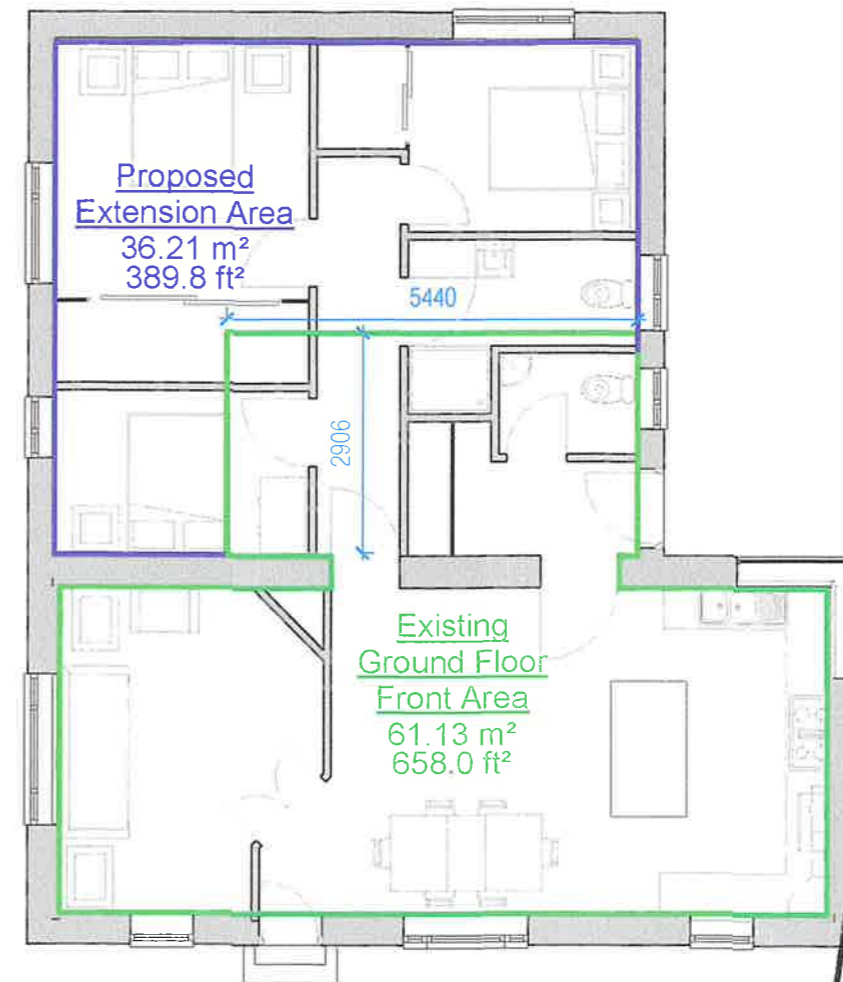
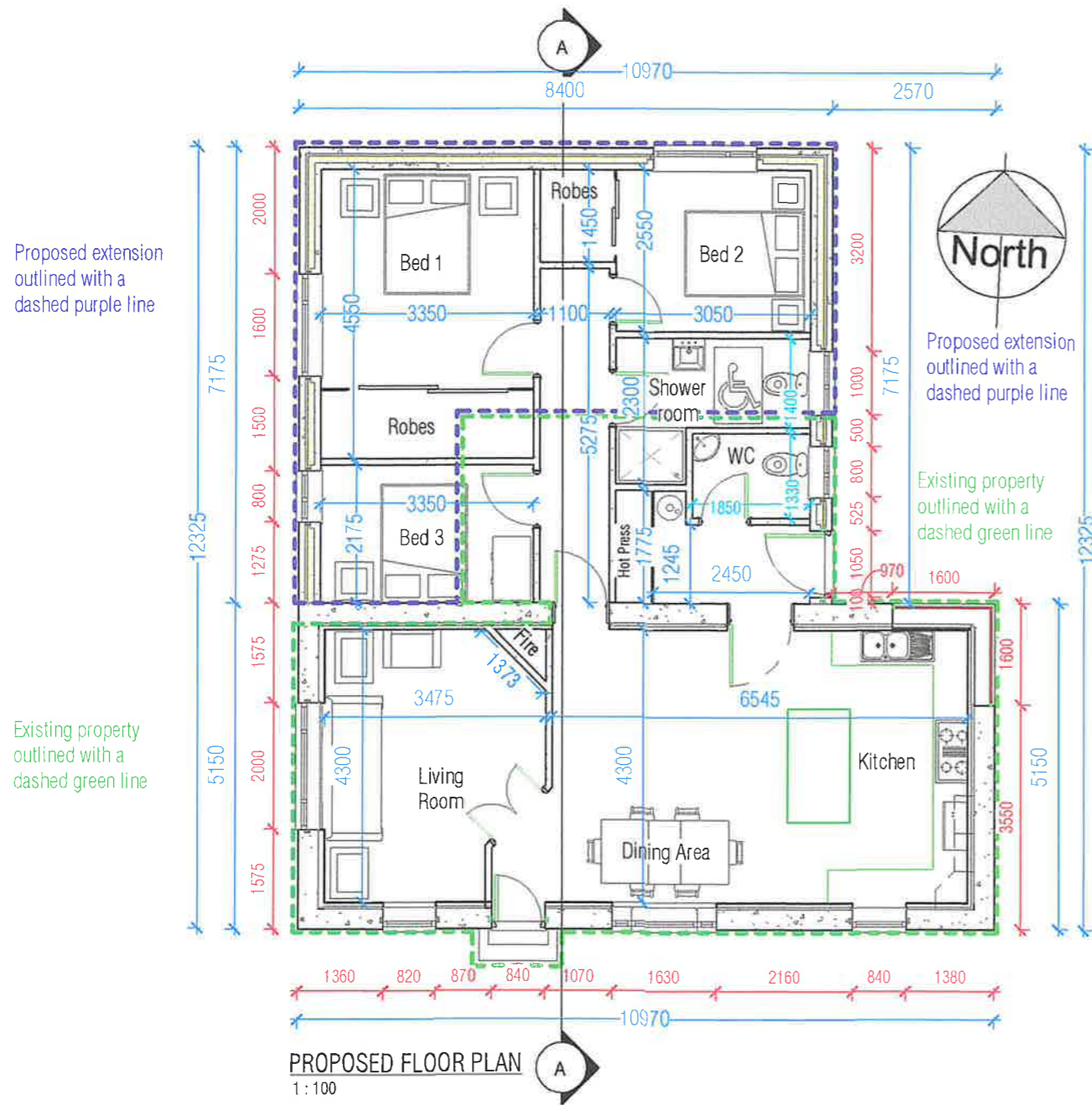
THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL CONSTRUCTION INFORMATION FOR THE PURPOSE OF PRICING OR BUILDING & DOES NOT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH THE BUILDING REGULATIONS.

USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWING. CONTRACTOR TO SET OUT & CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ARCHITECT TO BE INFORMED OF ANY DISCREPANCIES BEFORE WORKS BEGINS.

© A. O'LEARY ARCHITECTURAL DESIGN SERVICES LTD.

Planning Department
 11 APR 2024
 Cork County Council
 County Hall
 Cork

		HOLLYMOUNT, RATHMORE, CO. KERRY. E-MAIL: olearyaeneas@yahoo.co.uk Mob: 087-6435182		PROJECT DROMAGH, MALLOW, Co. CORK. P51 KF8P		CLIENT BARRY DALY & CADHLA TANNER	
CODE	STATUS	DESIGNED BY:	PURPOSE OF ISSUE	SHEET	Date	Project number	Scale (@ A3)
		A. O'LEARY	PLANNING APPLICATION	Existing Floor Plans, Elevations & Section	OCTOBER '23	23 - BD	1:100
					Drawn by DOC	DRAWING NUMBER	REV
					Checked by AOL	04	



PROPOSED FLOOR AREA
1:100

Planning Department
11 APR 2024
Cork County Council
County Hall
Cork.

TOTAL PROPOSED & EXISTING AREAS		
Name	mt ²	ft ²
Existing Ground Floor Front Area	61.13 m ²	658.01 ft ²
Proposed Extension Area	36.21 m ²	389.76 ft ²
TOTAL AREA PLAN: 2	97.34 m²	1047.77 ft²

THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL CONSTRUCTION INFORMATION FOR THE PURPOSE OF PRICING OR BUILDING & DOES NOT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH THE BUILDING REGULATIONS.

USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE OFF DRAWING. CONTRACTOR TO SET OUT & CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ARCHITECT TO BE INFORMED OF ANY DISCREPANCIES BEFORE WORKS BEGINS.
© A. O'LEARY ARCHITECTURAL DESIGN SERVICES LTD.



HOLLYMOUNT, RATHMORE, CO. KERRY.
E-MAIL: olearyaeneas@yahoo.co.uk
Mob: 087-6435182

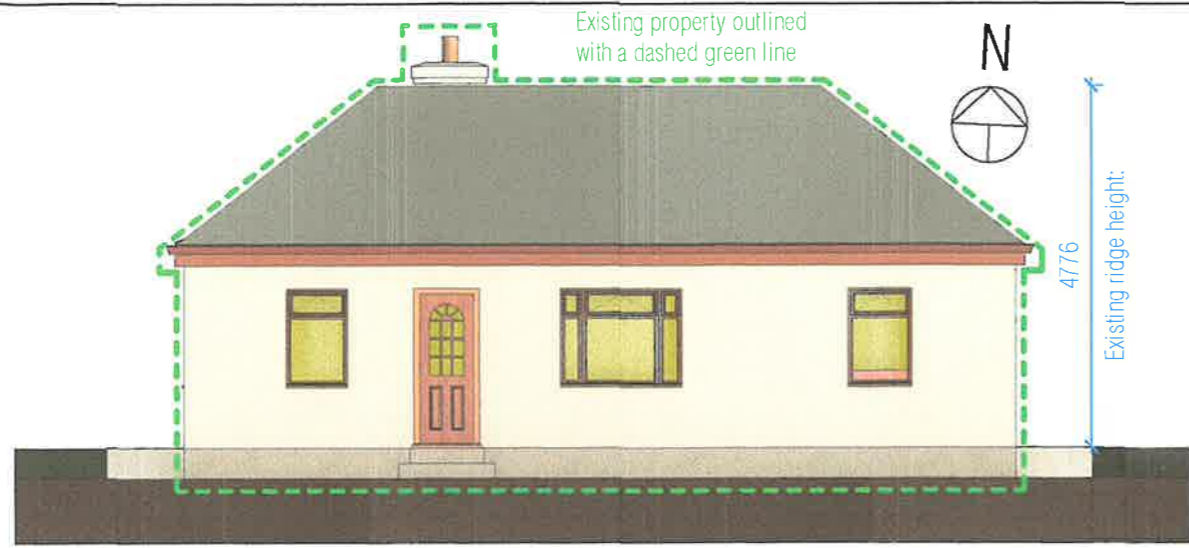
PROJECT DROMAGH, MALLOW,
Co. CORK. P51 KF8P

CLIENT BARRY DALY & CADHLA TANNER
Date FEBRUARY '24
Project number 23 - BD
Scale (@ A3) 1:100

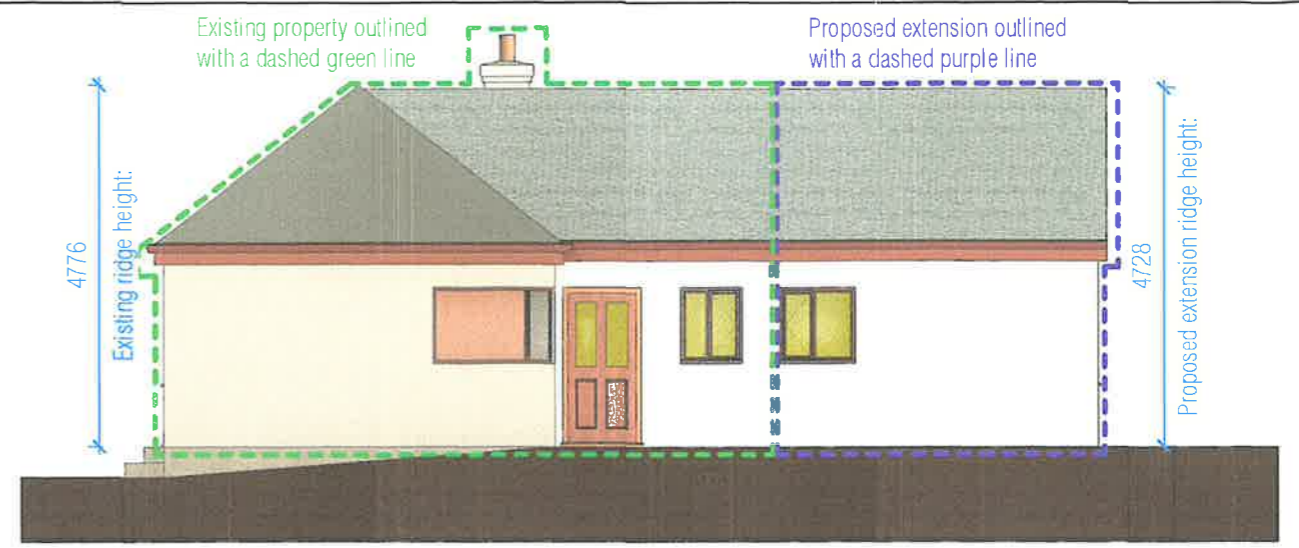
CODE	STATUS	DESIGNED BY: A. O'LEARY	PURPOSE OF ISSUE PLANNING APPLICATION
------	--------	----------------------------	--

SHEET PROPOSED GROUND FLOOR PLAN

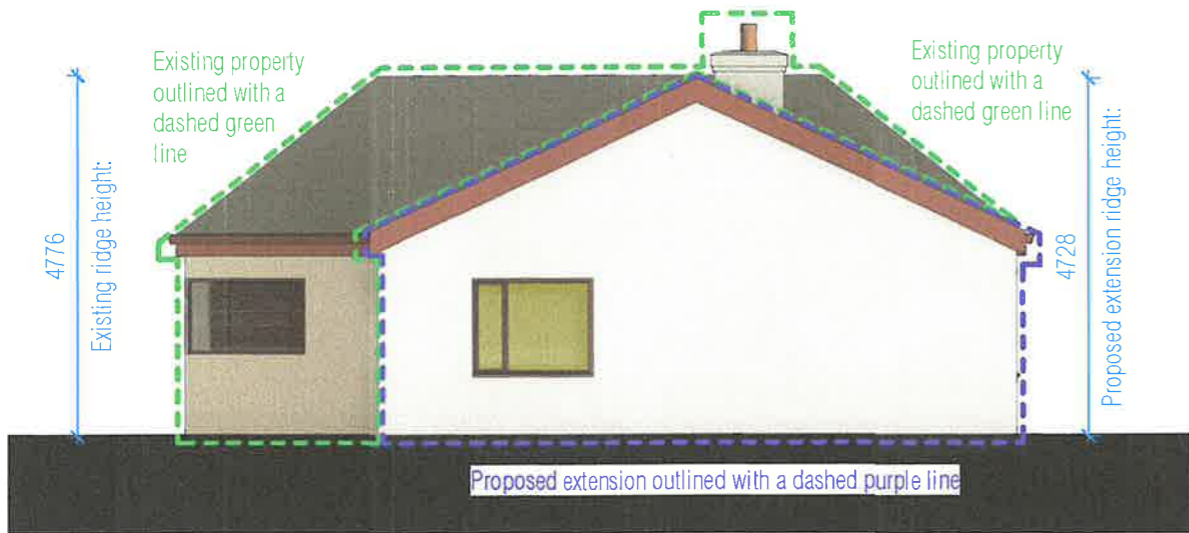
Drawn by DOC	DRAWING NUMBER 05	REV
Checked by AOL		



PROPOSED FRONT SOUTH ELEVATION
1 : 100



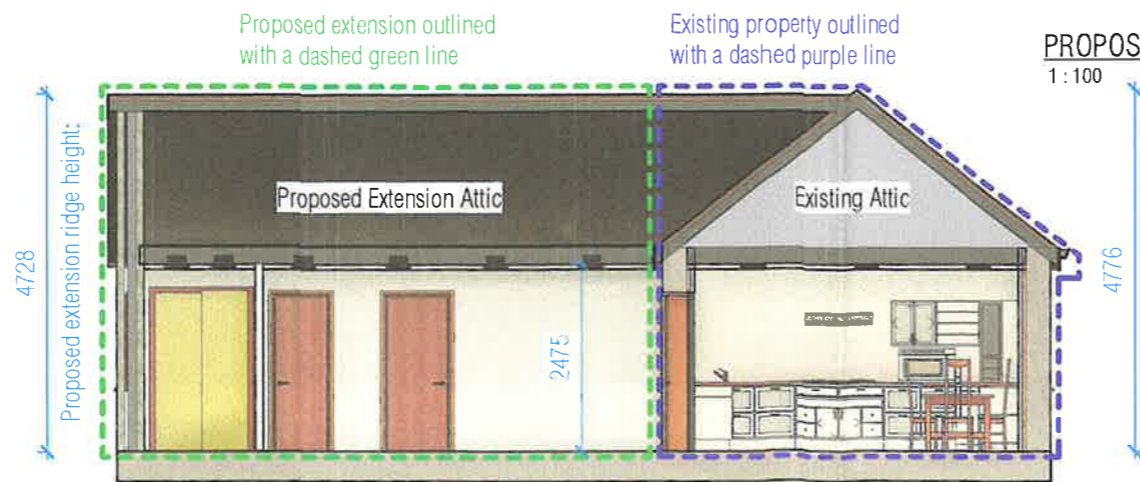
PROPOSED EASTERN ELEVATION
1 : 100



PROPOSED REAR NORTH ELEVATION
1 : 100



PROPOSED WESTERN ELEVATION
1 : 100



PROPOSED SECTION A - A
1 : 100

NOTES:

- Existing Ridge Cap to match roof & to be blue/black in colour
- Existing Slate/Tile finish to match roof & to be blue/black in colour
- UPVC Fascia & Soffit
- Existing Nap smooth plaster finish to External walls
- UPVC Future Proof Windows & Doors
- Line of Plinth

Planning Department

 11 APR 2024
 Cork County Council
 County Hall
 Cork

THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL CONSTRUCTION INFORMATION FOR THE PURPOSE OF PRICING OR BUILDING & DOES NOT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH THE BUILDING REGULATIONS.

USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE OFF DRAWING.
 CONTRACTOR TO SET OUT & CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 ARCHITECT TO BE INFORMED OF ANY DISCREPANCIES BEFORE WORKS BEGINS.
 © A. O'LEARY ARCHITECTURAL DESIGN SERVICES LTD.



HOLLYMOUNT, RATHMORE, CO. KERRY.
 E-MAIL: olearyaeneas@yahoo.co.uk
 Mob: 087-6435182

PROJECT DROMAGH, MALLOW,
 Co. CORK. P51 KF8P

CLIENT BARRY DALY & CADHLA TANNER

Date FEBRUARY '24	Project number 23 - BD	Scale (@ A3) 1 : 100
----------------------	---------------------------	-------------------------

CODE	STATUS	DESIGNED BY: A. O'LEARY	PURPOSE OF ISSUE PLANNING APPLICATION
------	--------	-----------------------------------	---

SHEET **PROPOSED ELEVATIONS & SECTION**

Drawn by DOC	DRAWING NUMBER 06	REV
Checked by AOL		