

Comhairle Contae Chorcaí Cork County Council

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1st August, 2023

REF: D/213/23
LOCATION: Woodview, Curraghphadeen, Mallow, Co. Cork, P51 A997.

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

Dear Sir,

On the basis of the information submitted by you on 24th February and 17th July 2023 the Planning Authority, having considered the question whether the construction of a single storey agricultural shed at **Woodview, Curraghphadeen, Mallow, Co. Cork** is or is not development and is or is not exempted development has declared that it **is development and is not exempted development.**

Reason for Decision

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

- Sections 2 and 3 of the Planning and Development Act 2000 (as amended),
- Class 9 of Part 3, Schedule 2 of the Planning and Development Regulations 2001-2022 (as amended), and,
- The particulars received by the Planning Authority on 24th February and 17th July 2023

And Now therefore the Planning Authority hereby decides that:

Having considered the comprehensive report of the relevant Area Planner and all documentation received as well as the comments of the Environment Officer received by email on 16/03/23, I concur with the determination that the proposed development cannot be considered exempt on the basis that the use of the building for agriculture use as per Condition 1 of Schedule 2, Part 3 Class 9 of the Planning and Development Regulations 2001 has not been sufficiently demonstrated, compounded by a distinct lack of evidence for an active farm at this location.



Accordingly, and based on the documentation received, the Planning Authority has determined that the construction of a single storey agricultural shed at **Woodview, Curraghphadeen, Mallow, Co. Cork** constitutes **development that is not exempted development.**



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

Yours faithfully,


**KEVIN O' REGAN,
SENIOR EXECUTIVE OFFICER,
PLANNING DEPARTMENT.**

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

Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

<i>Ref No.</i>	D/213/23
<i>Applicant</i>	Daniel McAuliffe
<i>Description</i>	Agricultural Shed
<i>Location</i>	Woodview, Curraghphadeen, Mallow

Further information was requested by the A/SEP, on 22/03/23, as follows;

1. There is a lack of clarity in relation to the proposal. In order to facilitate a full assessment and determination, you are requested to fully address the issues set out below;

- a) Submit a landholding and land registry map of the overall landholding clarifying the use of land within the landholding as a whole;
- b) Submit a detailed site layout plan showing all the existing buildings within the farm complex including outbuildings, clarifying the gross floor area and the specific use of each
- c) Clarify the intended use of the proposed building. A detailed scaled floor plan should be provided accordingly.
- d) Provide a rationale for the proposed building of this scale, design and use in the context of the landholding/nature of the activities on the holding.
- e) Submit a revised clear and accurate site plan showing the laneway, site boundaries, including the hedgerows and trees and clarify the access to the proposed building. There are concerns that the proposed building would encroach on to the existing hedgerow and trees to the north. The proposed access to the building should also be clarified in this regard.
- f) Clarify the external finish of the proposed building.

In the event that the applicant can satisfy the exempt development requirements and limitations as per the relevant legislation and to the satisfaction of the Planning Authority, the following information is also required:

2. The site is located within the screening zone for the Blackwater River Special Area of Conservation. A Habitats Directive Screening Assessment Report is required.

A response was received on 17/07/23. In a cover letter, the applicant refers to a copy of the landholding map of the farmland and existing buildings. A land registry map was not submitted. A map was submitted showing the existing buildings and the

adjacent land, including the subject site. The stated site area is 1.577ha. The map excludes the adjoining field shown on the map submitted on 24/02/23.

The site layout plan shows the existing buildings and a list of the building uses and floor areas was provided. It is stated that there are three residential units and an office unit in the outbuilding to the north of the main residence. The applicant states that the office unit is used by the applicant. The schedule of accommodation includes the farm machinery shed with a floor area of 269 sq m. The layout plan shows this shed to the north divided in to two sections. The layout plan shows the northern section of the shed divided into four garage units to serve the residential units and the main residence and it is stated that the remainder of the shed is used as a farm passageway. A small store, with a floor area of 29 sq m, is proposed to the east of the dwelling.

The information provided raises concerns with regard to the status of the development. A record of permission for the above was not included. There is no record of permission on the PES. This would require further investigation.

It is stated that the intended use of the proposed building is to store farm machinery equipment, straw and grain. A floor plan was submitted which is not detailed. The proposed building has been modified. The site plan shows the revised building repositioned away from the treeline and re-orientated. The maximum height of the building has been lowered from 8.017m to c.7.2m. The footprint measures 19.247m X 16.154m. It is stated that the floor area of the revised building is 296.35 sq m, which would be a slight increase from the original submission of 295 sq m. This would still fall within the limit of 300 sq m. The external finish comprises concrete walls and grey metal cladding. The applicant makes a case for the proposal on the basis that, as the southern section of the existing farm shed building is being used as a thoroughfare for the farm machinery, this section of the existing shed is not viable for storing or parking any such equipment.

In the event that the development complied with an exemption class, the requirements of article 9(1)(a) would apply. The applicant was also advised as follows;

In the event that the applicant can satisfy the exempt development requirements and limitations as per the relevant legislation and to the satisfaction of the Planning Authority, the following information is also required:

2. The site is located within the screening zone for the Blackwater River Special Area of Conservation. A Habitats Directive Screening Assessment Report is required.

A Habitats Directive Screening Assessment report was submitted, which concludes that the proposed development, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site and that a stage 2 Appropriate Assessment is deemed not to be required.

The primary issue is whether the proposal complies with the relevant exemption class. With regard to Class 9 of Part 3 of Schedule 2 of the Planning and

Development Regulations 2001, as amended, the initial queries related to the following conditions;

Condition 1 – *‘No such structure shall be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent’.*

Based on the available information, it is not apparent that there is an active farm enterprise at this location. I am not satisfied that the proposed development is agricultural related or that it complies with the requirements of condition no. 1.

Condition 2 – *‘The gross floor space of such structures together with any other such structures situated within the same farmyard complex or within 100m of that complex shall not exceed 900 sq m gross floor space in aggregate.’* The information provided by the applicant in relation to the uses of the buildings are outlined above.

Condition 6 – *‘No unpainted metal sheeting shall be used for roofing or on the external finish of the structure’.* The external finish comprises concrete walls and grey metal cladding.

Conclusion

It is considered that the proposed development constitutes development and not exempted development, by virtue of condition no. 1 of Class 9 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Recommendation

Having regard to;

- (a) sections 2 and 3 of the Planning and Development Act 2000, as amended and
- (b) Class 9 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended,

it is considered that the proposal constitutes development and not exempted development.

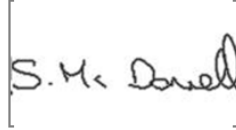
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28/07/23

Report of A/SEP dated 28/07/28

Having considered the comprehensive report of the relevant Area Planner and all documentation received as well as the comments of the Environment Officer received by email on 16/03/23, I concur with the determination that the proposed development cannot be considered exempt on the basis that the use of the building for agriculture use as per Condition 1 of Schedule 2, Part 3 Class 9 of the Planning and Development Regulations 2001

has not been sufficiently demonstrated, compounded by a distinct lack of evidence for an active farm at this location.

Accordingly, and based on the documentation received, I determine that the proposed development is NOT exempted development.

A handwritten signature in black ink, enclosed in square brackets. The signature appears to read "S. Mc Donnell".

Sharon Mc Donnell
28/07/23



CORROON ARCHITECTURAL CONSULTANTS

The Secretary,
Planning Department,
Cork County Council,
County Hall,
Carrigrohane Road
Cork.

27th June 2023

RE: Declaration of exempted Development under Section 5 of The Planning and Development Act 2000-2010.

Whether the construction of single storey agricultural shed at Woodview, Curraghadeen, Mallow, Co.Cork is or is no development and is or is not exempted development. Ref. D/213/23

Dear Sir/Madam,

In connection with the above application we enclose the following further documentation for your consideration:

1. Cover letter from our client Daniel McAuliffe,
2. Copy of AA screening assessment as compiled by Karen Banks MCIEEM,
3. Copy of site layout drawings and proposed agricultural shed drawings.

Yours sincerely, _____

Thomas Corroon
Corroon Architectural Consultants



The Secretary,
Planning Department,
Cork County Council,
County Hall,
Carrigrohane Road
Cork.

27th June 2023

RE: Declaration of exempted Development under Section 5 of The Planning and Development Act 2000-2010.

Whether the construction of a single storey agricultural shed at Woodview, Curraghphadeen, Mallow, Co.Cork is or is no development and is or is not exempted development. Ref. D/213/23

Dear Sir/Madam,

In connection with the above application for Declaration of Exemption and your letter dated 22nd March 2023, I enclose the following further information:

1. A copy of the landholding map of the farm land and existing buildings.
2. A site layout plan indicating the existing buildings within the farm complex. As noted on the layout drawing, there are 4 residential units, a office unit, a small store and a farm machinery shed.

Main dwelling floor area: 398 sq.mtrs.

Residential unit 2: 179 sq.mtrs.

Residential unit 3: 96

Residential unit 4: 113 sq.mtrs.

Office unit: 76

Small store: 29 sq.mtrs.

Machinery shed; 269 sq.mtrs.

The main dwelling house is in residential use.

Each of the residential units in the outbuilding are 2 bedroom apartments for residential use.

The office unit is in commercial use as a administration office for the applicant.

The small store is in use as a ancillary to the main dwelling for storing lawn equipment, garden furniture and such items, for the enjoyment of the dwelling house.

The existing machinery shed is in 2 sections. The southern section is currently in use as part of the existing farm passageway and is being used as a thoroughfare for the farm machinery to travel to and from the existing road entrance to the agricultural land. The northern section of the existing shed is



being used as garage parking space for each of the residential units and main dwelling.

3. The intended use of the building is for the storage of farm machinery, straw and grain. Enclosed please find drawings of the proposed shed.
4. The rationale for the proposed building is to store farm machinery equipment, straw and grain. As the southern section of the existing farm shed building is currently being used as a thoroughfare for the farm machinery, this section of the existing shed is not viable for storing or parking any such equipment.
5. A revised site layout drawing indicating the laneways, site boundaries and trees. The location of the proposed building has been revised so as to not encroach on the existing hedgerows or trees.
6. The proposed building will be finished with grey metal cladding and grey concrete walls.
7. Please find a habitats Directive Screening Assessment Report as prepared by Karen Banks MCIEEM.

I hope that this proposal would be acceptable to the Local Planning Authority and within the parameters of the County Development Plan.

I look forward to hearing from you at your earliest convenience.

Thank you again for your consideration.

Yours sincerely, _____

Daniel McAuliffe.



Comhairle Contae Chorcaí Cork County Council

Daniel McAuliffe,
c/o Nigel O' Sullivan,
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22nd March 2023

Our Ref.: D/213/23

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Re: Declaration of Exempted Development under Section 5 of The Planning and Development Act 2000 – 2010.

Whether the the construction of a single storey agricultural shed at Woodview, Curraghphadeen, Mallow, Co. Cork is or is not development and is or is not exempted development.

Dear Sir,

I refer to your application for a Declaration of Exemption in relation to the above.

In respect of the proposal submitted, the Planning Authority has concluded that further information is required as follows:

1. There is a lack of clarity in relation to the proposal. In order to facilitate a full assessment and determination, you are requested to fully address the issues set out below;
 - a) Submit a landholding and land registry map of the overall landholding clarifying the use of land within the landholding as a whole;
 - b) Submit a detailed site layout plan showing all the existing buildings within the farm complex including outbuildings, clarifying the gross floor area and the specific use of each
 - c) Clarify the intended use of the proposed building. A detailed scaled floor plan should be provided accordingly.
 - d) Provide a rationale for the proposed building of this scale, design and use in the context of the landholding/nature of the activities on the holding.
 - e) Submit a revised clear and accurate site plan showing the laneway, site boundaries, including the hedgerows and trees and clarify the access to the proposed building. There are concerns that the proposed building would encroach on to the existing hedgerow and trees to the north. The proposed access to the building should also be clarified in this regard.



We are Cork.



Recycled

f) Clarify the external finish of the proposed building.

In the event that you can satisfy the exempted development requirements and limitations as per the relevant legislation and to the satisfaction of the Planning Authority, the following information is also required:

2. The site is located within the screening zone for the Blackwater River Special Area of Conservation. A Habitats Directive Screening Assessment Report is required.

Yours faithfully,


TRACY O' CALLAGHAN,
SO 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>



Screening for Appropriate Assessment

Agricultural Shed

Woodview

Curraghphadeen

Mallow

Co. Cork

Report prepared for Don McAuliffe

By Karen Banks MCIEEM

21st June 2023



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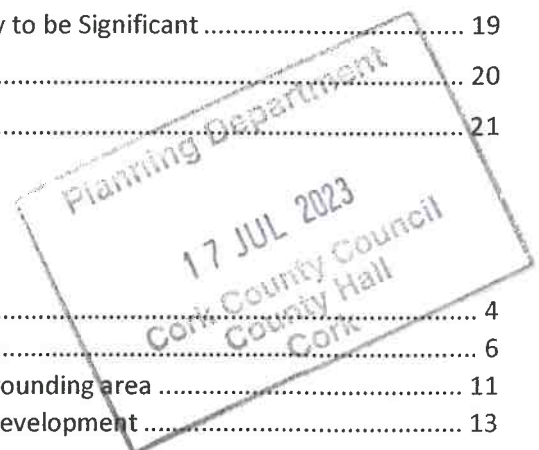


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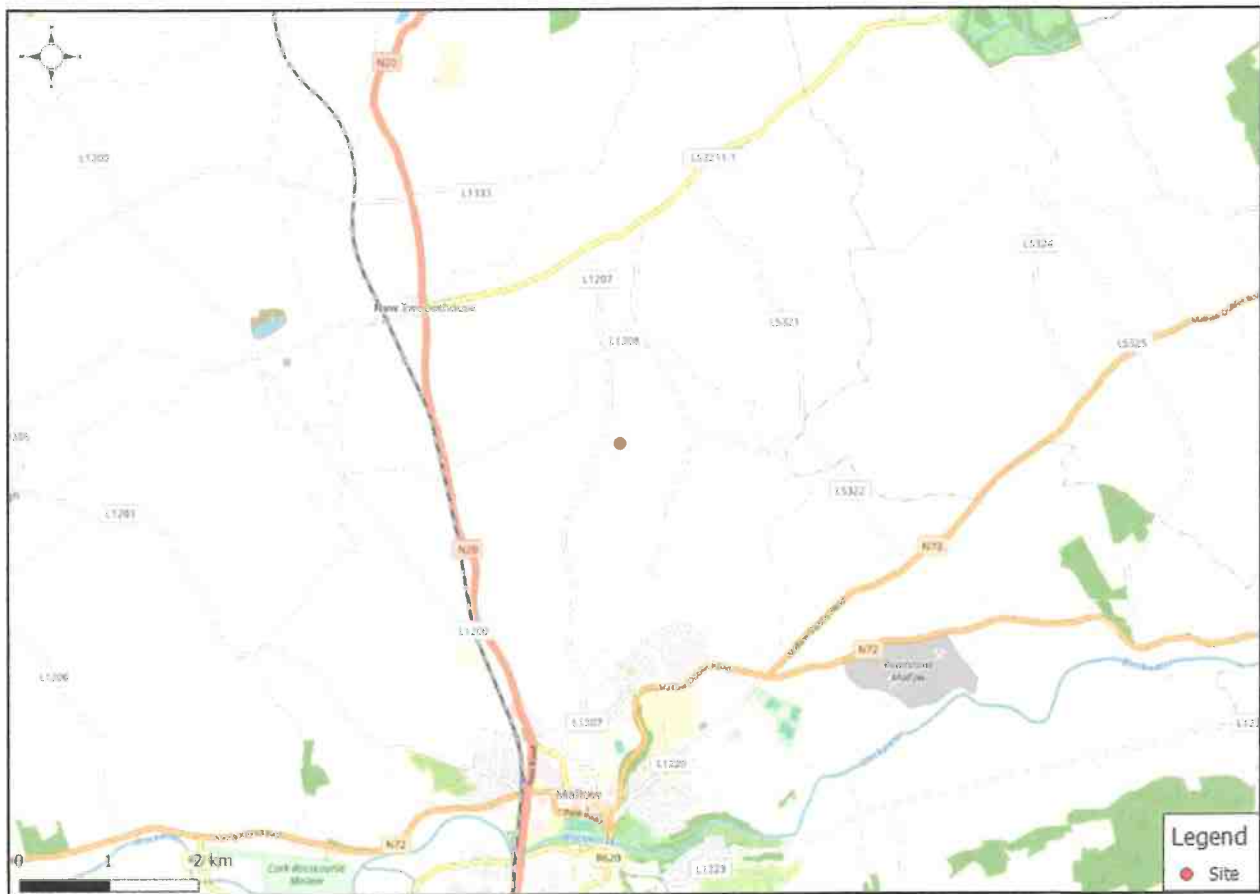


1 Introduction

Greenleaf Ecology was commissioned by Don McAuliffe to prepare a report to inform Screening for Appropriate Assessment (AA) for the proposed Agricultural Shed, Woodview, Curraghphadeen, Mallow, Co. Cork (Figure 1-1).

This report comprises information in support of screening for AA to be undertaken by the competent authority in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act (as amended), and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) as amended.

Figure 1-1: Location of the proposed development



1.1 Legislative Context for Appropriate Assessment

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as “The Habitats Directive”, provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000.

The Habitats Directive has been transposed into Irish law by Part XAB of the Planning and Development Act, 2000 - 2020 and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477/2011) as amended. In the context of the proposed development, the governing legislation is the Birds and Habitats Regulations.

Planning Department
17 JUL 2023
Cork County Council
County Hall
Cork

Article 6(3) of the Habitats Directive set out the decision-making tests for plans and projects likely to adversely affect the integrity of European sites (Annex 1.1). Article 6(3) establishes the requirement for AA:

Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

Natura 2000 sites are defined under the Habitats Directive (Article 3) as a coherent European ecological network of special areas of conservation, composed of sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, shall enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. In Ireland, these sites are designated as European sites and include Special Protection Areas (SPAs), established under the EU Birds Directive (79/409/EEC, as codified by 2009/147/EC) for birds and Special Areas of Conservation (SACs), established under the Habitats Directive 92/43/EEC for habitats and species.

The competent authority is obliged to consider, in view of best scientific knowledge, whether the proposed works are likely to have a significant effect either individually or in combination with other plans and projects. If screening determines that there is likely to be significant effects on a European site, then AA must be carried out for the proposed works at Curraghphadeen, including the compilation of a Natura Impact Statement (NIS) to inform the decision making.

1.2 Statement of Competence

This AA Screening was carried out by Karen Banks, MCIEEM. Karen is an ecologist with Greenleaf Ecology and has 17 years' experience in the field of ecological assessment. Karen has extensive experience in the production of reports to inform Appropriate Assessment screenings and Natura Impact Statements including those for transport infrastructure, small to large scale housing and mixed-use developments, flood alleviation schemes and wind farms.



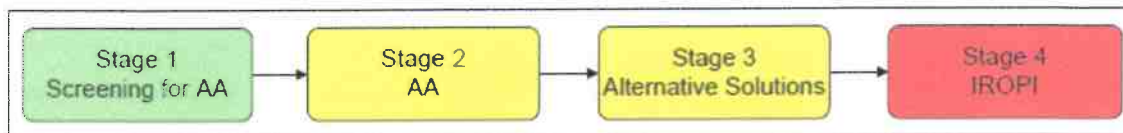
2 Methodology

2.1 Stages of Appropriate Assessment

The Department of the Environment, Heritage and Local Government guidelines (DELHG, 2009, rev. 2010) outlines the European Commission's methodological guidance (EC, 2002) promoting a four-stage process to complete the AA and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

The four stages are summarised diagrammatically in Figure 2-1. Stages 1-2 deal with the main requirements for assessment under Article 6(3), and Regulation 42 of the Birds and Habitats Regulations. Stage 3 may be part of the Article 6(3) Assessment or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

Figure 2-1: Four stages of Appropriate Assessment



Stage 1 - Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

- i. whether a plan or project (in this instance the proposed project) is directly connected to or necessary for the management of the European sites, and
- ii. whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on the European sites in view of their conservation objectives.

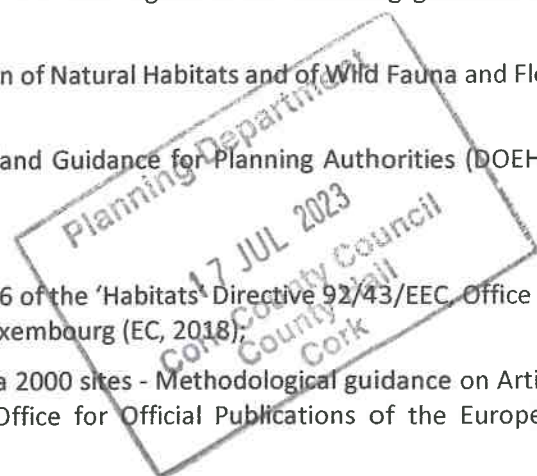
If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). This report fulfils the information necessary to enable the competent authority to screen the proposal for the requirement to prepare an AA.

This report forms Stage 1 of the AA process and sets out the following information:

- Description of the proposed works;
- Characteristics of the proximal European sites; and
- Assessment of significance of the proposed works on the European sites in question.

The methodology followed in relation to this assessment has had regard to the following guidance and legislation:

- European Union Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 92/43/EEC;
- Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (DOEHLG 2009, rev 2010);
- The Planning and Development Act (as amended);
- Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg (EC, 2018);
- Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg (EC, 2021);



- Interpretation Manual of European Union Habitats. Version EUR 28. European Commission 2013;
- The European Union (Environmental Impact Assessment and Habitats) Regulations 2011; and
- The European Communities (Birds and Natural Habitats) Regulations, S.I. No. 477 of 2011 (as amended).

2.2 Information consulted for this report

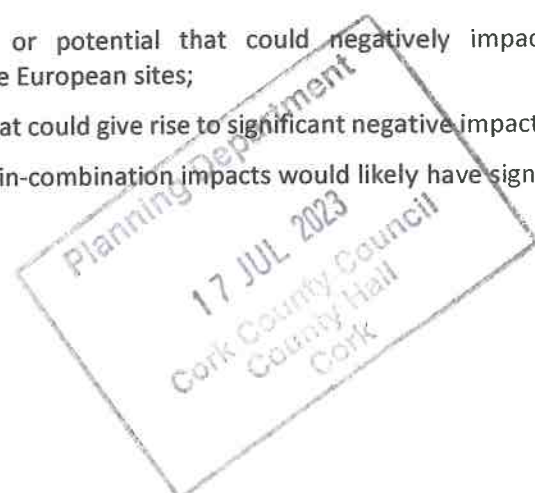
The Screening assessment had regard to the following sources of data and information:

- Information on the location, nature and design of the proposed project;
- Department of Housing, Planning, and Local Government – online land use mapping www.myplan.ie/en/index.html;
- Department of Housing, Planning, and Local Government- EIA Portal <https://www.housing.gov.ie/planning/environmental-assessment/environmental-impact-assessment-eia/eia-portal>
- Environmental Protection Agency (EPA) – Water Quality [EPA Maps](#);
- Geological Survey of Ireland – Geology, soils and Hydrogeology www.gsi.ie;
- [Water Framework Directive website – www.catchments.ie](#);
- [Inland Fisheries Ireland website and www.wfdfish.ie](#);
- National Parks and Wildlife Service – online European site network information, including site conservation objectives www.npws.ie;
- National Parks and Wildlife Service – Information on the status of EU protected habitats in Ireland (NPWS 2019);
- National Biodiversity Data Centre – www.biodiversityireland.ie;
- Ordnance Survey of Ireland – Mapping and Aerial photography www.osi.ie; and
- Site survey, undertaken on 5th June 2023.

2.3 Screening Protocol

The sequence of events when completing the AA Screening process is provided below:

- Ascertain whether the plan or project is necessary for the management of the European site;
- Description of the plan or project and its impact factors;
- Definition of the likely zone of influence for the proposed works;
- Identification of the European sites that are situated (in their entirety or partially or downstream) within the likely zone of influence of the proposed works;
- Identification of the most up-to-date QIs and SCIs for each European site within the zone of influence;
- Identification of the environmental conditions that maintain the QIs/SCIs at the desired target of Favourable Conservation Status;
- Identification of the threats/impacts – actual or potential that could negatively impact the environmental conditions of the QIs/SCIs within the European sites;
- Highlighting the activities of the proposed works that could give rise to significant negative impacts; and
- Identification of other plans or projects, for which in-combination impacts would likely have significant effects.



2.3.1 Screening Determination

In accordance with Regulation 42(7) of the Birds and Natural Habitats Regulations 2011 (S.I. No. 477/2011) as amended, the competent authority (Cork County Council), shall:

“determine that an Appropriate Assessment of a plan or project is not required where the plan or project is not directly connected with or necessary to the management of the site as a European site and if it can be excluded on the basis of objective scientific information following screening under this Regulation, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site”.

Further, under Regulation 42(8) (a):

Where, in relation to a plan or project for which an application for consent has been received, a public authority makes a determination that an Appropriate Assessment is required, the public authority shall give notice of the determination, including reasons for the determination of the public authority, to the following—

the applicant,

if appropriate, any person who made submissions or observations in relation to the application to the public authority, or

if appropriate, any party to an appeal or referral.

(b) Where a public authority has determined that an Appropriate Assessment is required in respect of a proposed development it may direct in the notice issued under subparagraph (a) that a Natura Impact Statement is required.

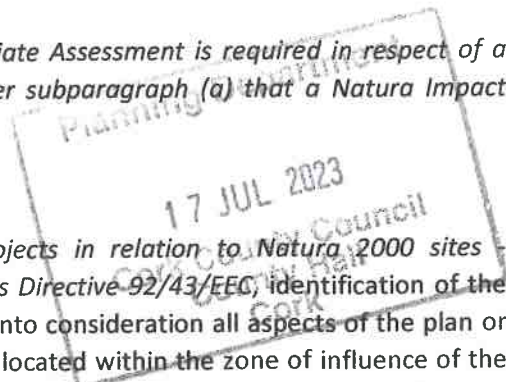
2.3.2 Zone of Influence

In accordance with EC (2021) *Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, identification of the European sites that may be affected should be done by taking into consideration all aspects of the plan or project that could have potential effects on any European sites located within the zone of influence of the plan or project. This should take into account all of the designating features (species, habitat types) that are significantly present on the sites and their conservation objectives.

In particular, it should identify:

- Any European sites geographically overlapping with any of the actions or aspects of the plan or project in any of its phases, or adjacent to them;
- Any European sites within the likely zone of influence of the plan or project. Natura 2000 sites located in the surroundings of the plan or project (or at some distance) that could still be indirectly affected by aspects of the project, including as regards the use of natural resources (e.g. water) and various types of waste, discharge or emissions of substances or energy;
- European sites in the surroundings of the plan or project (or at some distance) which host fauna that can move to the project area and then suffer mortality or other impacts (e.g. loss of feeding areas, reduction of home range);
- European sites whose connectivity or ecological continuity can be affected by the plan or project.

The range of European sites to be assessed, i.e. the zone in which impacts from the plan or project may arise, will depend on the nature of the plan or project and the distance at which effects may occur.



2.3.3 Likely Significant Effects

The threshold for a likely significant effect is treated in the screening exercise as being above a *de minimis* level¹. The opinion of the Advocate General in CJEU case C-258/11 outlines:

“the requirement that the effect in question be ‘significant’ exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on a European site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill.”

In this report, therefore, ‘relevant’ European sites are those within the potential zone of influence of the construction and / or operation of the proposed development, and to which likely significant effect pathways were identified through the source-pathway-receptor model.



¹ *Sweetman v. An Bord Pleanála* (Court of Justice of the EU, case C-285/11). A *de minimis* effect is a level of risk that is too small to be concerned with when considering ecological requirements of an Annex I habitat or a population of Annex II species present on a European site necessary to ensure their favourable conservation condition. If low level effects on habitats or individuals of species are judged to be in this order of magnitude and that judgment has been made in the absence of reasonable scientific doubt, then those effects are not considered to be likely significant effects.

3 Project Description

Construction of a single storey agricultural shed and associated access track at Woodview, Curraghphadeen, Mallow, Co. Cork.

3.1 Existing Environment

A site survey was undertaken on 5th June 2023 by ecologist Ms. Karen Banks.

The subject lands consist of improved agricultural grassland (Fossitt Code GA1) bound by treelines comprising Ash (*Fraxinus excelsior*), Willow (*Salix cinerea*), Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Elm (*Ulmus* spp), Sycamore (*Acer pseudoplatanus*), Horse Chestnut (*Aesculus hippocastanum*), Scot's Pine (*Pinus sylvestris*) and Lime (*Tilia* spp).

No invasive plant species were recorded within the proposed site and its immediate environs.

No active drainage ditches or watercourses were recorded within the proposed site and its immediate environs.

3.1.1 Surface Water

3.1.1.1 Water Bodies

As noted above, there are no active drainage ditches or watercourses within the proposed site. The proposed site is located within the Blackwater (Munster)_140 Sub-basin. The 1st order Spaglen Stream (EPA name), located c.0.2km to the south-west of the site is a tributary of the South Caherduggen River, a 3rd order watercourse which is located c.1.5km to the east of the site (straight line distance). This then flows into the Blackwater (Munster) 4.5km south of the site (straight line distance).

Both the Spalgen stream and the South Caherduggen river are considered not at risk and given 'good' status under the 2016-2021 water directive framework monitoring round. The Blackwater River was also considered 'not at risk' and 'good' under the WFD. Macroinvertebrate sampling for Q-value determination was conducted at the Blackwater River Station as part of EPA's Water Framework Directive monitoring. This nearest sampling point is located within the Blackwater River was 1.5km downstream from Mallow bridge and 4.5km southeast of the proposed site. In 2021 (the latest available data on [EPA Maps](#)), the Q-value was 3 'Poor'.

The study area overlies the Rathmore West Ground Waterbody (GWB).

3.1.2 Flooding

The Office of Public Works (OPW) flood mapping (<http://www.floodinfo.ie/map/floodmaps/>) indicates the flood extents for the Blackwater (Munster)_140 sub-basin. As indicated in Figure 3-1, there are no flood extents in the vicinity of the proposed site (site location marked with a red x). No historical flood events have been recorded at the proposed site or its environs.



- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its population on a long-term basis.

3.3 Description of European Sites

This stage of the screening for AA process describes European sites within the likely zone of influence of the proposed project. The methodology for establishing the likely zone of influence is described in Section 2.3.2.

Connectivity between the proposed project and European sites has been reviewed. Connectivity is identified via the potential source-pathway-receptor model which identifies the potential impact pathways such as land, air, hydrological, hydrogeological pathways etc. which may support direct or indirect connectivity of the proposed works to European sites and/or their qualifying features.

In view of the location and characteristics of the proposed project (see Section 3) and the source, pathway and receptors of potential impacts, a 5km radius is considered an appropriate zone of influence to screen all likely significant effects that might impact upon the European sites. Establishment of the likely zone of influence is in line with EC (2021) *Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC*.

The European sites located within 5km of the proposed project are outlined in Table 3-1 and Figure 3-1 . There is 1 European site located within 5km of the proposed project:

1. Blackwater River (Cork/Waterford) SAC (Site Code: 002170).

Source – pathway – receptor dynamics were assessed for Blackwater River (Cork/Waterford) SAC and it was determined that there is no connectivity between the proposed project and Blackwater River (Cork/Waterford) SAC via surface water or groundwater.



Figure 3-2: European Sites Located within 5km of the Proposed Development

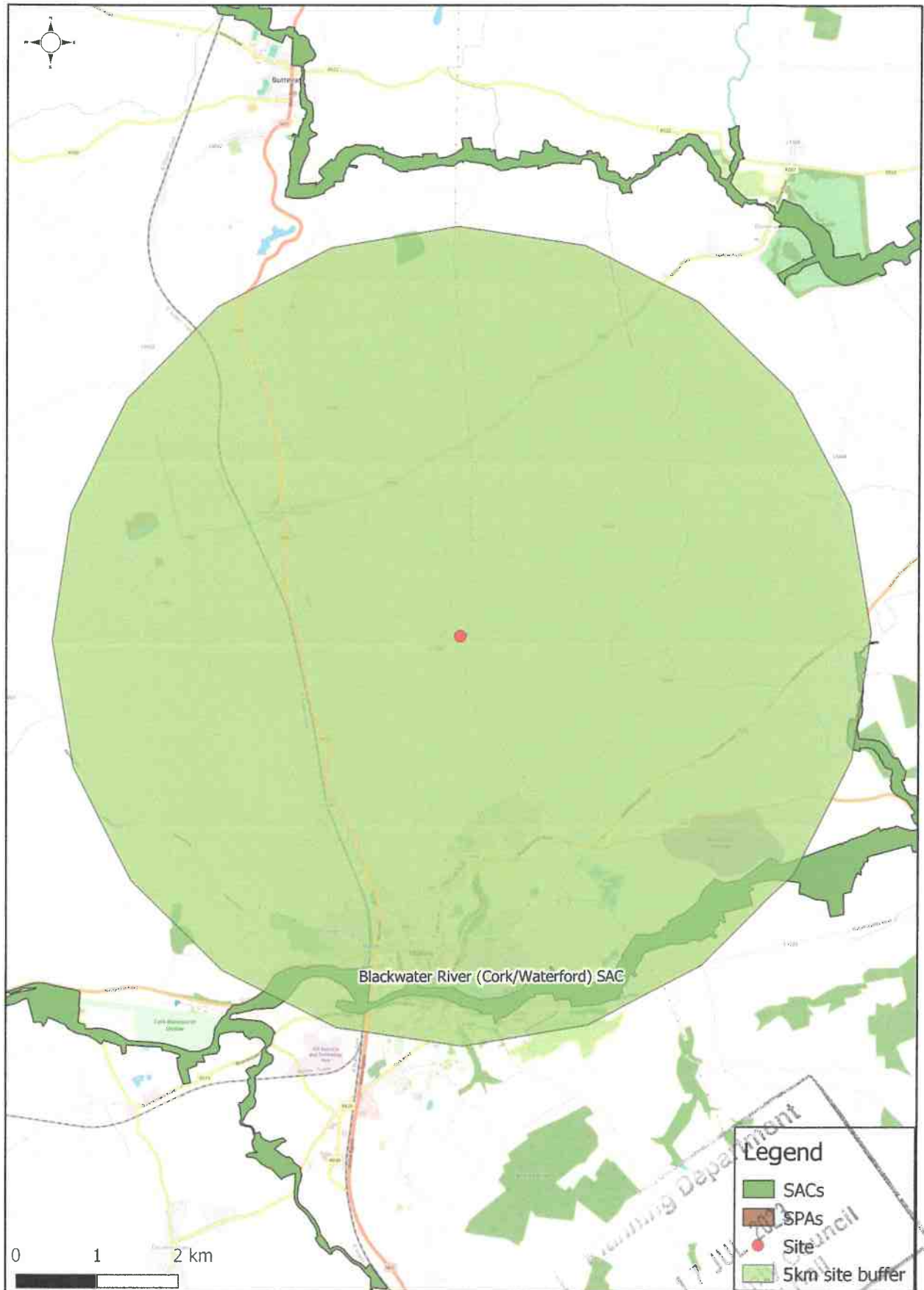


Table 3-1: European Sites within 5km of the Proposed Development

Site Name and Code	Qualifying Interests	Distance from Proposed Site (km) ²	Connectivity
Blackwater River (Cork/Waterford) (Site Code: 002170)	<p>Annex I Habitats</p> <p>Estuaries [1130]</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Perennial vegetation of stony banks [1220]</p> <p><i>Salicornia</i> and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330]</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260]</p> <p>Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</p> <p>Annex II Species</p> <p><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</p> <p><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</p> <p><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra planeri</i> (Brook Lamprey) [1096]</p> <p><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</p> <p><i>Alosa fallax fallax</i> (Twaité Shad) [1103]</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p><i>Trichomanes speciosum</i> (Killarney Fern) [1421]</p>	4.2km	There is no connectivity via surface water, groundwater or any other pathway.

² Distance measured "as the crow flies"



4 Screening Assessment Criteria

4.1 Management of European Sites

AA Screening is not required where the proposed development is connected with, or necessary to, the management of any European site. In this case, the proposed development is not directly connected with or necessary to the management of any European site(s).

4.2 Likely Direct, Indirect or Secondary Impacts of the Project on the European Sites

Table 3-1 details the European site located within 5km of the proposed Agricultural Shed, Woodview, Curraghphadeen, Mallow. There is one European site within the zone of influence of the proposed project, namely the Blackwater River (Cork/Waterford) SAC. The proposed project is not located within any European site, therefore, no direct impacts will occur through land take or fragmentation of habitats.

The proposed site consists of agriculturally improved grassland bound by treelines. There are no waterbodies within the proposed site and its immediate environs. No Annex I habitats or Annex II species were recorded within the proposed site and its immediate environs. As such, the proposed site does not play a supporting role for the QI habitats of the Blackwater River (Cork/Waterford) SAC (see Table 3-1). Further, the proposed site is not suitable to support the aquatic and semi-aquatic QI species for the Blackwater River (Cork/Waterford) SAC. In consideration of these factors, it is considered that any disturbance/ displacement or ex-situ impacts to the QI of Blackwater River (Cork/Waterford) SAC during the construction or operational phase of the proposed development is unlikely.

Potential impacts on aquatic habitats which can arise from this type of development include increased silt levels in surface water run-off and inadvertent spillages of hydrocarbons from fuel and hydraulic fluid. High levels of silt in surface water run-off from construction of the proposed sports ground could theoretically result in an increase in suspended solids within the Spaglen Stream and, in turn, the Blackwater River SAC. However, there are no watercourses or active drainage ditches present at the proposed site, therefore there is no surface water connectivity between the proposed site and the Blackwater River SAC. The Spaglen Stream and, in turn, Blackwater River SAC is buffered from the proposed site by c.230m of agricultural grassland. As such, any surface water generated during the construction phase would run-off to grassland areas on the periphery of the site. Grassland can effectively filter out solids from surface water, and in this instance, the grassland buffer between the proposed works and the Spaglen Stream will provide effective filtration and allow surface water run-off to percolate to groundwater. The risk of significant silt levels being deposited within aquatic environments down gradient of the proposed works during the construction phase of the development is considered to be extremely low. No risk of significant siltation has been identified. Given the location of the proposed works, and the grassland buffer located between the proposed site and the Spaglen Stream, no impacts on water quality due to elevated silt levels during construction will occur to the Spaglen Stream and, in turn, the Blackwater River (Cork/Waterford) SAC.

Inadvertent spillages of hydrocarbons during construction could introduce toxic chemicals into the aquatic environment via surface water run-off or groundwater contamination and have a direct toxicological impact on habitats and fauna. However, given the small scale of the development and the low risk of pollutants reaching sensitive receptors in the aquatic environment, no impacts on water quality within Spaglen Stream and, in turn, the Blackwater River SAC due to such minor spills during construction are expected.

During the operational phase, surface water run-off will be allowed to percolate to adjacent grassland areas.

No significant adverse effects on the Blackwater River (Cork/Munster) SAC as a result of deleterious substances within surface water run-off or groundwater contamination during activities undertaken in the construction phase (e.g. excavation, stockpiling of materials etc.) or the operational phase are expected.

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In view of the factors described above, no significant effects on the Blackwater River (Cork/Waterford) SAC are anticipated as a result of the proposed Agricultural Shed, Woodview, Curraghphadeen, Mallow, Co. Cork.

4.2.1 Cumulative Impacts with Other Plans and Projects in the Area

As part of the screening for an AA, in addition to the proposed works, other relevant projects and plans in the region must also be considered at this stage and assessed in the context of potential for in-combination effects. These plans and projects are outlined and assessed in Table 4-1 below.


It is concluded that there will be no negative in-combination effects between the proposed works and plans or project in the area.

Table 4-1: Other Projects and Plans that could result in potential cumulative impacts

Plan / Programme/Policy	Key Objectives/Policies/Proposals	Potential for In-combination Effects and Mitigation
Cork County Development Plan 2022	<p>The Cork County Development Plan includes the following Objectives of relevance to this report:</p> <p>BE 15-2: Protect sites, habitats and species:</p> <p>a) Protect all natural heritage sites which are designated or proposed for designation under European legislation, National legislation and International Agreements. Maintain and where possible enhance appropriate ecological linkages between these. This includes Special Areas of Conservation, Special Protection Areas, Marine Protected Areas, Natural Heritage Areas, proposed Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna and Ramsar Sites. These sites are listed in Volume 2 of the Plan.</p> <p>b) Provide protection to species listed in the Flora Protection Order 2015, to Annexes of the Habitats and Birds Directives, and to animal species protected under the Wildlife Acts in accordance with relevant legal requirements. These species are listed in Volume 2 of the Plan.</p> <p>c) Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County’s ecological network. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 of the Plan.</p> <p>d) Recognise the value of protecting geological heritage sites of local and national interest, as they become notified to the local authority, and protect them from inappropriate development</p> <p>e) Encourage, pursuant to Article 10 of the Habitats Directive, the protection and enhancement of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the</p>	<p>Policies and objectives of the Cork County Development Plan 2022 ensure that local planning applications comply with proper planning and sustainability and with the requirements of relevant EU Directives and environmental considerations, there is no potential for adverse in-combination effects on European Sites.</p>



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	<p>migration, dispersal and genetic exchange of wild species.</p> <p>BE 15-6: Biodiversity and New Development:</p> <p>Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by:</p> <p>a) Providing ongoing support and guidance to developers on incorporating biodiversity considerations into new development through preplanning communications and the Council’s guidance document ‘Biodiversity and the Planning Process – guidance for developments on the management of biodiversity issues during the planning process’ and any updated versions of this advice;</p> <p>b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments;</p> <p>c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments;</p> <p>d) Fulfilling Appropriate Assessment and Environmental Impact Assessment obligations and carrying out Ecological Impact Assessment in relation to development and activities, as appropriate;</p> <p>e) Ensuring that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats;</p> <p>f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity - supporting the principle of biodiversity net gain.</p>	
<p>River Basin Management Plan 2018-2021</p>	<p>The project should comply with the environmental objectives of the Irish RBMP which are to be achieved generally by 2021.</p> <ul style="list-style-type: none"> ▪ Ensure full compliance with relevant EU legislation ▪ Prevent deterioration ▪ Meeting the objectives for designated protected areas ▪ Protect high status waters ▪ Implement targeted actions and pilot schemes in focus sub-catchments aimed at: targeting water bodies close to meeting their objective 	<p>The implementation and compliance with key environmental policies, issues and objectives of this management plan will result in positive in-combination effects to European sites. The implementation of this plan will have a positive impact for the biodiversity. It will not contribute to in-combination or cumulative impacts with the proposed development.</p>

	and addressing more complex issues which will build knowledge for the third cycle.	
Inland Fisheries Ireland Corporate Plan 2021 -2025 The Inland Fisheries Act 2010.	<p>To place the inland fisheries resource in the best sustainable position possible for the benefit of future generations. To protect, manage and conserve Ireland’s inland fisheries and sea angling resources and to maximise their sustainability and natural biodiversity.</p> <ul style="list-style-type: none"> ▪ To sustainably develop and improve fish habitats. ▪ To protect, maintain and enhance Ireland’s wild fish populations. ▪ To actively engage with stakeholders in the continued stewardship of our shared resource. ▪ To play a leadership role in achieving our climate action and biodiversity goals. ▪ To value our people and support their development and performance. ▪ To foster a culture of value for money and evaluation of performance in a measurable, transparent and accountable manner. ▪ Harness the power of innovation to continue to deliver a modern fisheries service. 	The implementation and compliance with key environmental issues and objectives of this corporate plan will result in positive on-combination effects to European sites. The implementation of this corporate plan will have a positive impact for biodiversity of inland fisheries and ecosystems. It will not contribute to in-combination or cumulative impacts with the proposed works.
WWTP discharges	Mallow	Discharges from municipal WWTPs are required to meet water quality standards. Irish Water Capital Investment Plan 2020-2024 proposes to upgrade water treatment services countrywide. The long-term cumulative impact is predicted to be negligible.
Residential Applications³	No local developments ⁴ that may contribute to potential cumulative or in-combination effects on European sites were identified during the review of local planning applications.	There is no potential for significant adverse in combination effects on European sites.

4.3 Screening Assessment

Table 4-2 identifies the potential direct, indirect and secondary impacts of the proposed project on European sites within a 5km radius.

³ The Local Planning Applications included in this potential in-combination impacts assessment support the following criteria: planning applications granted within the past five years that may contribute to potential cumulative impacts on European sites of concern.

⁴ <http://maps.corkcoco.ie/planningenquiryv3/MainFrames.aspx> (accessed 21/11/2022)

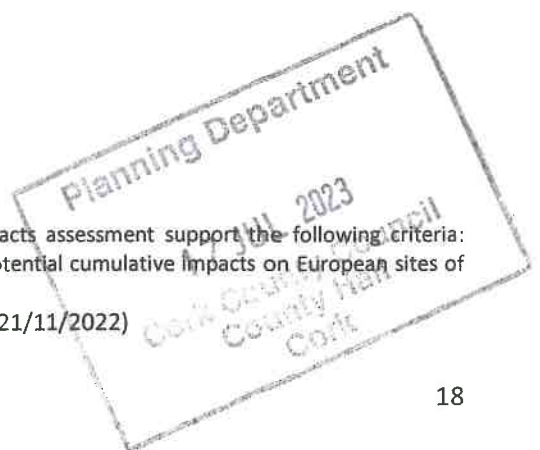


Table 4-2: Potential Significant Effects on European Sites from the Proposed Development

Site Name and Code	Direct Impacts	Indirect / Secondary Impacts	Resource Requirements	Emissions (Disposal to land, Water or Air)	Excavation Requirements
Blackwater River (Cork/Waterford) (Site Code: 002170)	No impact on QI	No impact on QI	No impact on QI	No impact on QI	No impact on QI

4.4 Likely Changes to the European Site(s)

The likely changes that could arise from the proposed Agricultural Shed, Woodview, Curraghphadeen, Mallow, Co. Cork have been examined in the context of a number of factors that could have a significant effect on the relevant European Sites (Table 4-3)

Table 4-3: Likely Changes to European Sites

Site Name and Code	Reduction of Habitat Area	Disturbance to Key Species	Habitat or Species fragmentation	Reduction in Species Density	Changes in Key Indicators of Conservation Value (Water Quality, etc.)	Climate Change
Blackwater River (Cork/Waterford) (Site Code: 002170)	None	None	None	None	None	None

4.4.1 Elements of the Project where the Impacts are Likely to be Significant

No elements of the proposed Agricultural Shed, Woodview, Curraghphadeen, Mallow, Co. Cork are likely to cause significant effects to the relevant European sites.



5 Conclusion

This AA screening report has been prepared to assess whether the proposed development, individually or in-combination with other plans or projects, and in view of best scientific knowledge, is likely to have a significant effect on any European site(s).

The screening exercise was completed in compliance with the relevant European Commission guidance, national guidance and case law. The potential impacts of the proposed development have been considered in the context of the European sites potentially affected, their qualifying interests or special conservation interests, and their conservation objectives.

Through an assessment of the source-pathway-receptor model, which considered the zone of influence of effects from the proposed development and the potential in-combination effects with other plans or projects, the following findings were reported:

- The proposed Agricultural Shed, Woodview, Curraghphadeen, Mallow, Co. Cork, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required.



6 References

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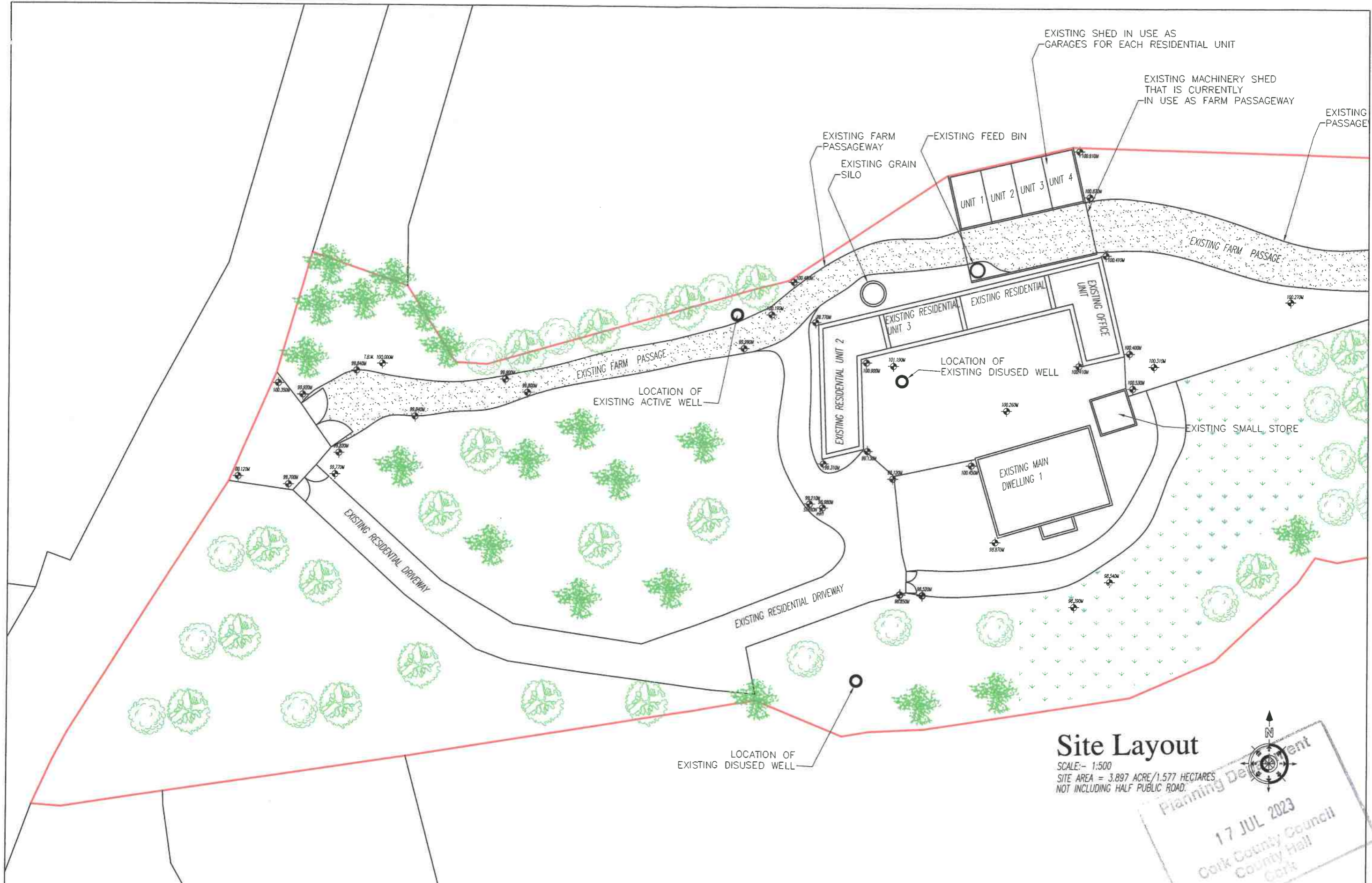
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Site Layout

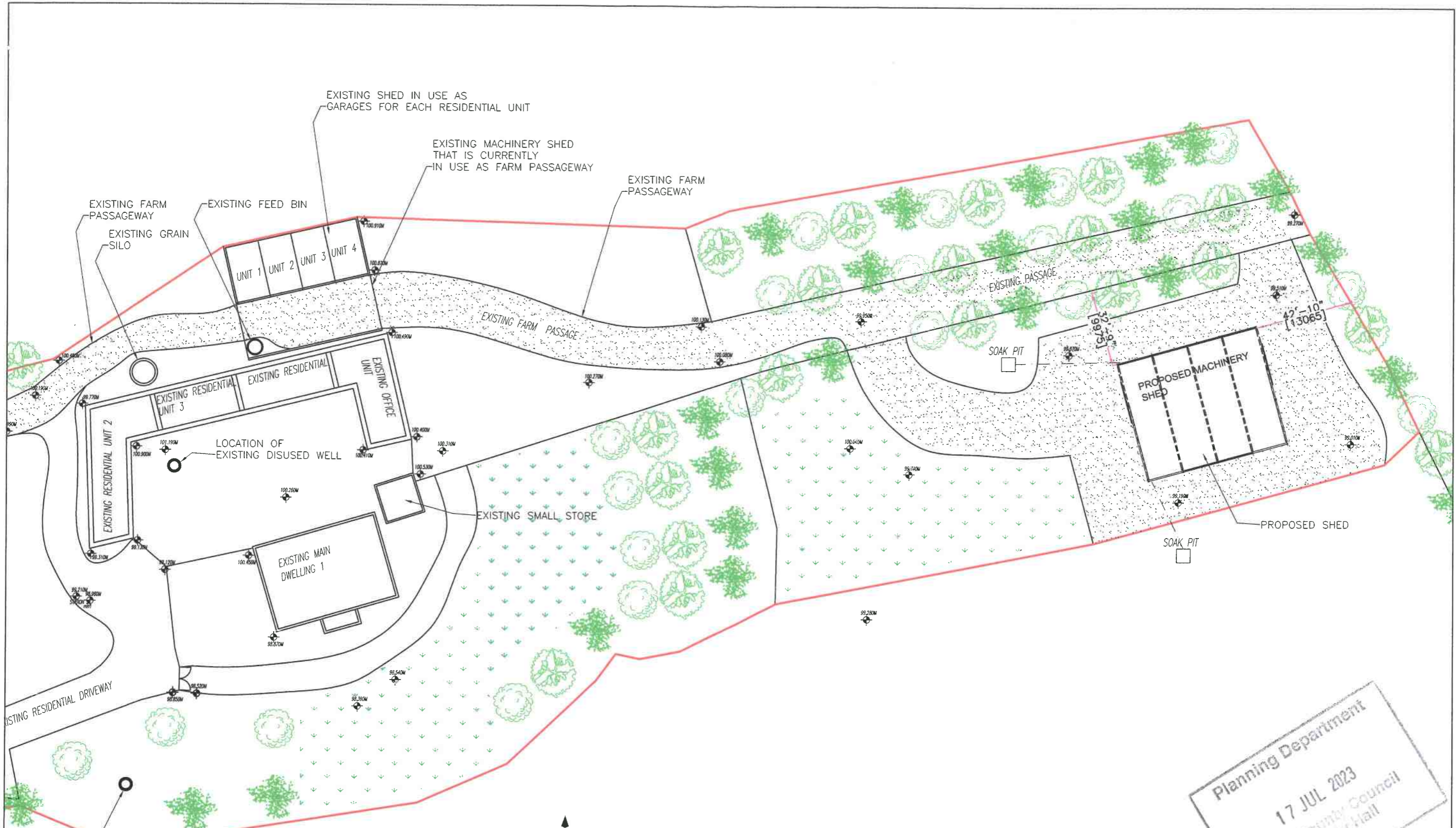
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 NOT INCLUDING HALF PUBLIC ROAD.



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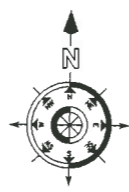
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Sht. No: 1 of 1	Floor Area:	Rev.	Date	By	Description
	 CORROON ARCHITECTURAL CONSULTANTS 7 CHAPEL LANE, MALLOW, CO.CORK. TEL: 022 23146 MOBILE: 087 6211516 e-mail:corroonbuildingsurvey@outlook.ie	Title: proposed site layout for, Daniel McAuliffe, Curraghphadeen, Mallow, Co.Cork.			
		Date: Apr'23	Scale: 1:1000	Drawn: T.C.	



Site Layout

SCALE: - 1:500
 SITE AREA = 3.897 ACRE/1,577 HECTARES
 NOT INCLUDING HALF PUBLIC ROAD.

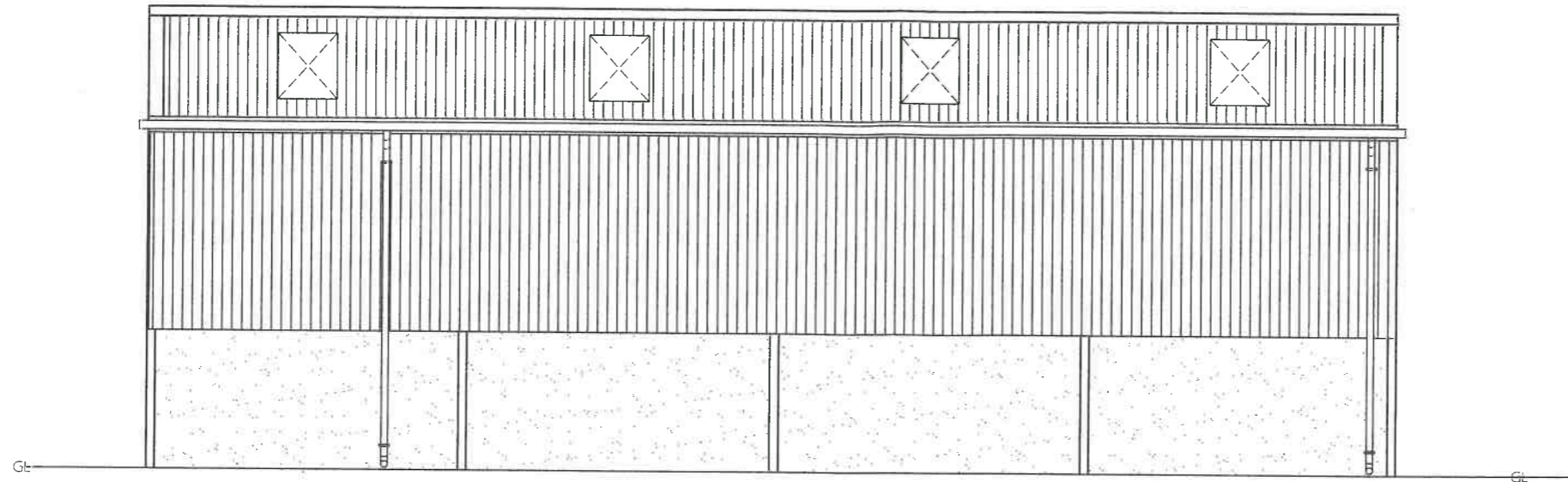


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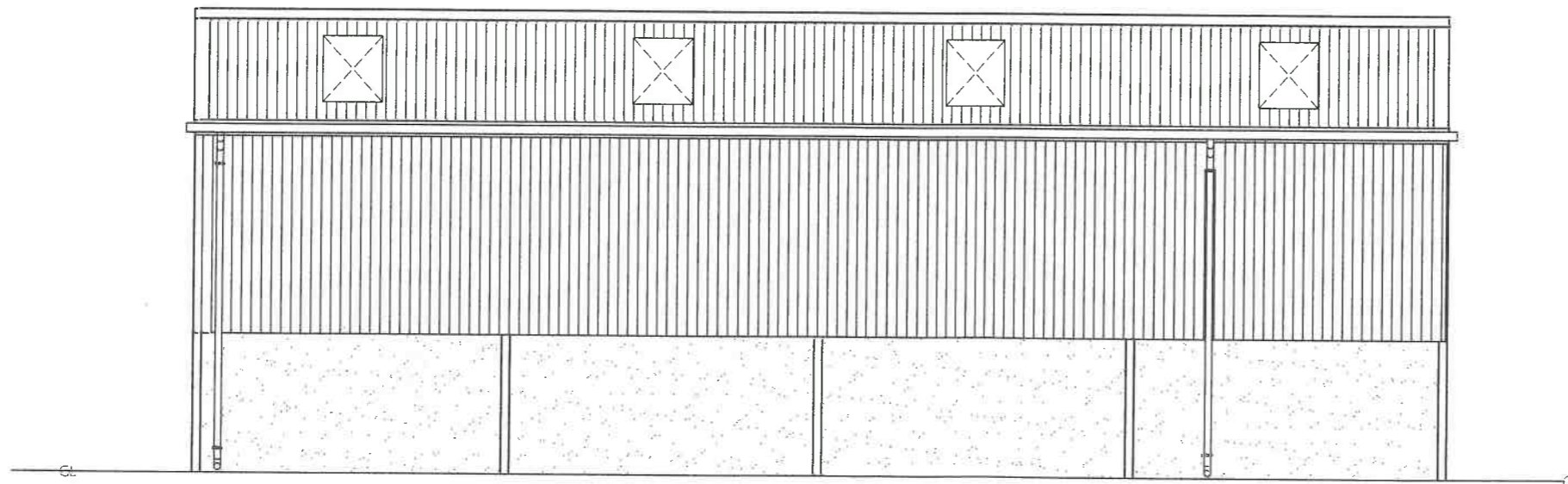
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PROPOSED MACHINERY STORAGE SHED



SOUTH ELEVATION
SCALE: 1:100

PROPOSED MACHINERY STORAGE SHED

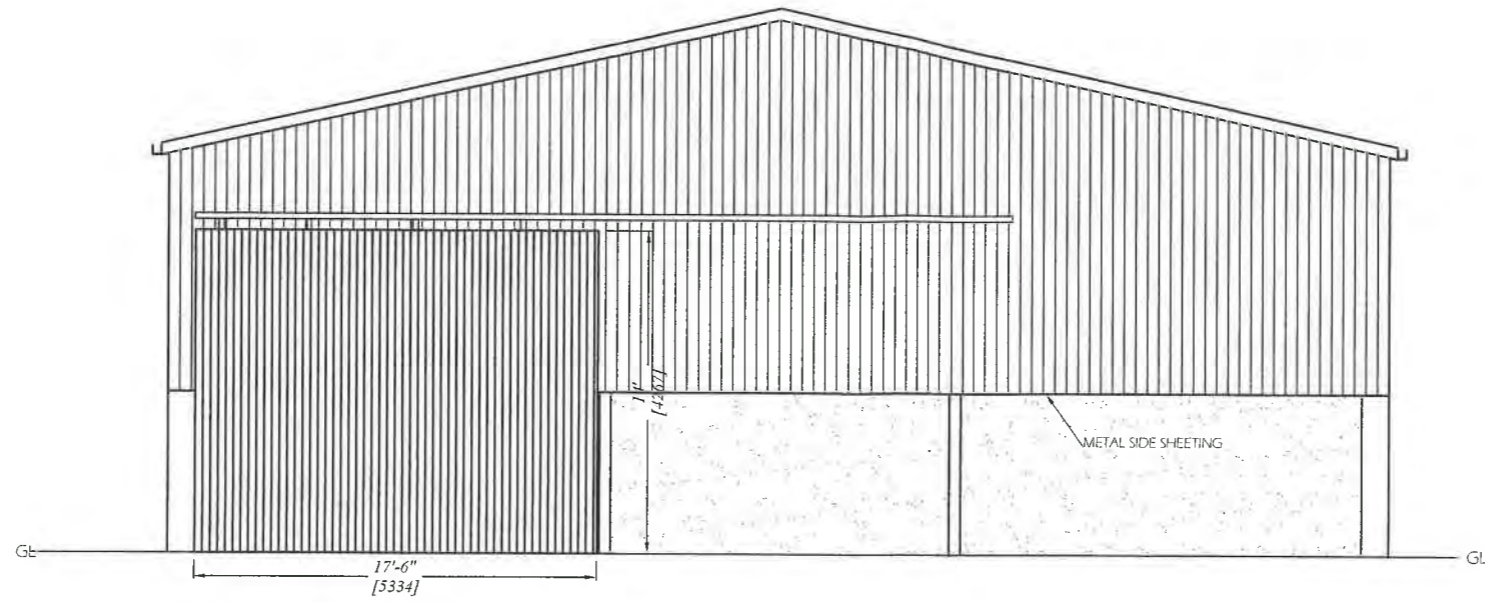


NORTH ELEVATION
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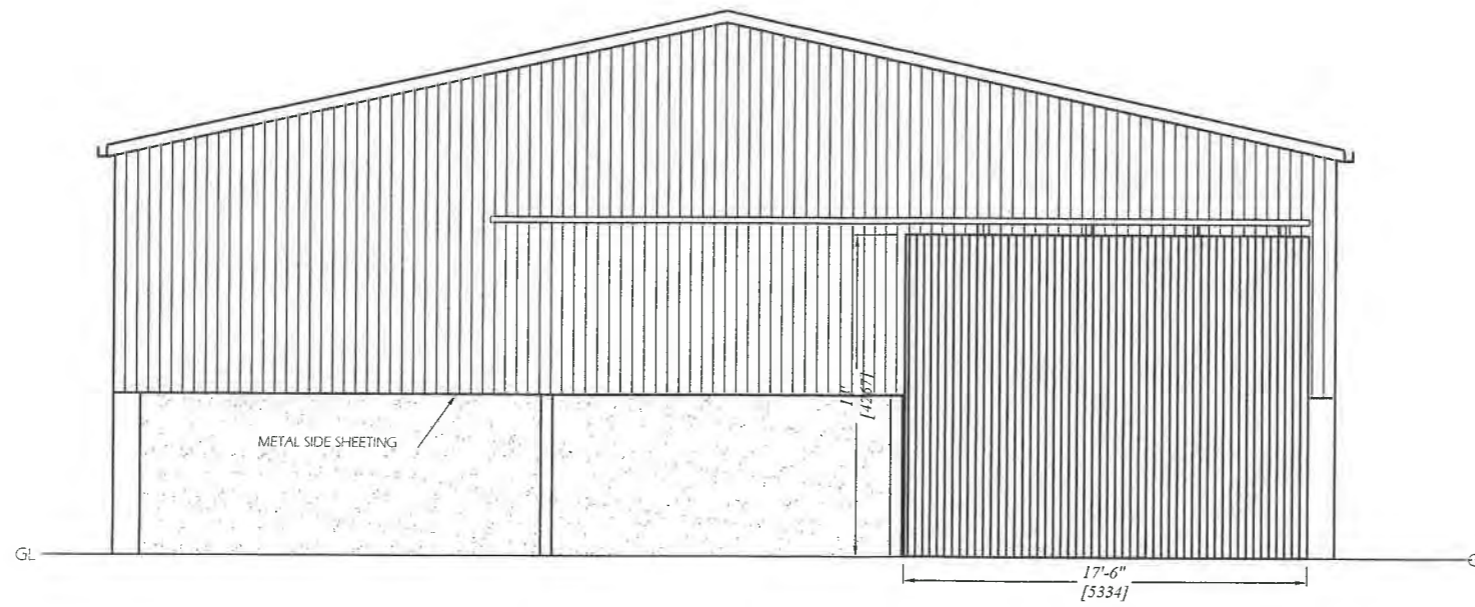
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		Date: Apr'23	Scale: 1:100	Drawn: T.C.	



WEST ELEVATION
SCALE: 1:100

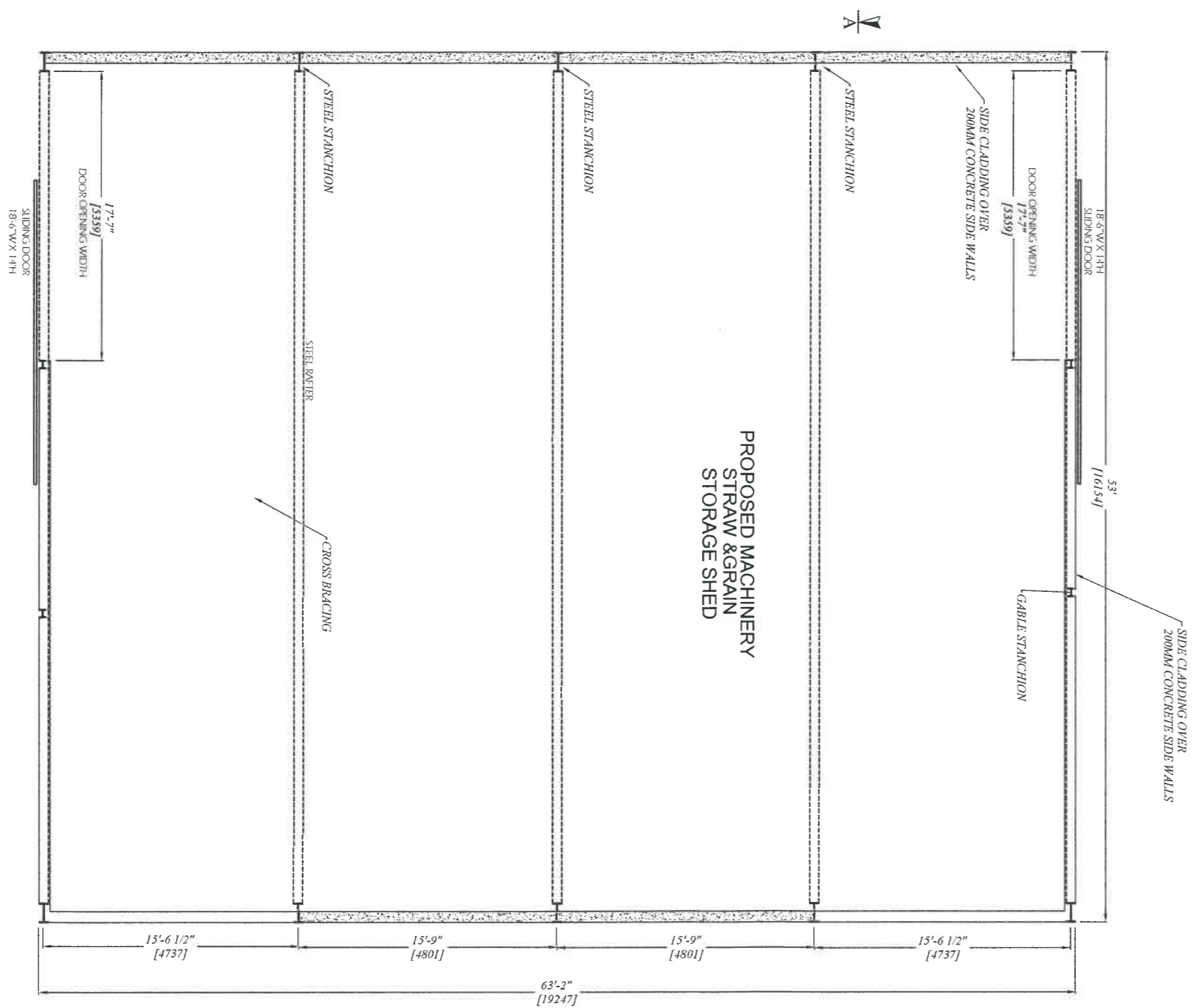


EAST ELEVATION
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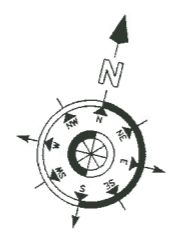
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Sht. No: 2 of 4	Floor Area: 3190 Sq.ft./ 296.35 Sq.mtr.	Rev.	Date	By	Description
	 CORROON ARCHITECTURAL CONSULTANTS 7 CHAPEL LANE, MALLOW, CO.CORK. TEL: 022 23146 FAX: 022 41026 MOBILE: 087 6211516 e-mail: corroonbuildingsurvey@outlook.ie	Title: Proposed storage shed Daniel McAuliffe, Curraghphadeen, Mallow, Co.Cork.			
		Date: Apr'23	Scale: 1:100	Drawn: T.C.	



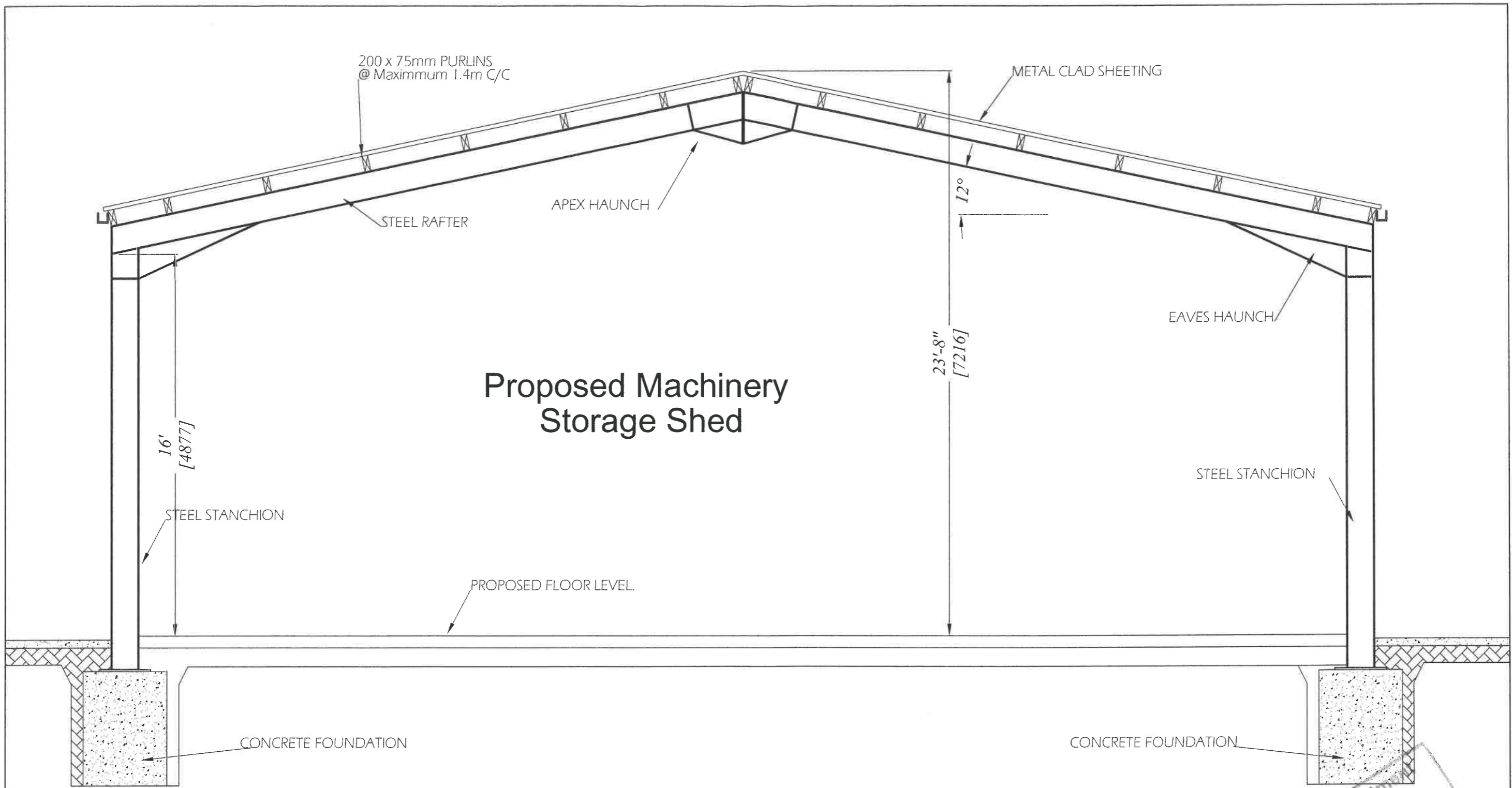
FLOOR PLAN
 (ENCLOSED FLOOR AREA 3190 SQ.FT. / 296.35 SQ.MTRS.)
 SCALE: 1:100



PLANNING ISSUE ONLY

Planning Department
 17 JUL 2023
 Cork County Council
 County Hall
 Cork

Sht. No: 3 of 4	Floor Area: 3190 Sq.ft./ 296.35 Sq.mtr.		Rev.	Date	By	Description
	 CORROON ARCHITECTURAL CONSULTANTS 7 CHAPEL LANE, MALLOW, CO.CORK. TEL: 022 23146 FAX: 022 41026 MOBILE: 087 6211516 e-mail:corroonbuildingsurvey@outlook.ie		Title: Proposed storage shed Daniel McAuliffe, Curraghphadeen, Mallow, Co.Cork.			
			Date: Apr'23	Scale: 1:100	Drawn:T.C.	



Proposed Machinery Storage Shed

SECTION A-A

SCALE:- 1:50
 ALL WORKS TO COMPLY WITH THE FARM BUILDING (AES) SPECIFICATIONS AS BY THE DEPARTMENT OF AGRICULTURE AND FOOD.

Planning Department
 17 JUL 2023
 Cork City Council

PLANNING ISSUE ONLY

Sht. No: 4 of 4	Floor Area: 3190 Sq.ft./ 296.35 Sq.mtr.	Rev.	Date	By	Description
	 CORROON ARCHITECTURAL CONSULTANTS 7 CHAPEL LANE, MALLOW, CO.CORK. TEL: 022 23146 FAX: 022 41026 MOBILE: 087 6211516 e-mail:corroonbuildingsurvey@outlook.ie	Title: Proposed storage shed Daniel McAuliffe, Curraghphadeen, Mallow, Co.Cork.			
		Date: Apr'23	Scale: 1:100	Drawn: T.C.	

Comhairle Contae Chorcaí Cork County Council

An Rannóg Pleanála,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC
Fón: (021) 4276891 Faics: (021) 4276321
Suíomh Gréasáin: www.corkcoco.ie
Planning Department,



Daniel McAuliffe,
c/o Nigel O' Sullivan,
Building Design Lab,
Suite 103, NSC Campus,
Loughmahon,
Mahon,
Cork. T12 XY2N.

County Hall,
Carrigrohane Road, Cork T12 R2NC
Tel: (021) 4276891 Fax: (021) 4276321

22nd March 2023

Our Ref.: D/213/23

Re: Declaration of Exempted Development under Section 5 of The Planning and Development Act 2000 – 2010.

Whether the the construction of a single storey agricultural shed at Woodview, Curraghphadeen, Mallow, Co. Cork is or is not development and is or is not exempted development.

Dear Sir,

I refer to your application for a Declaration of Exemption in relation to the above.

In respect of the proposal submitted, the Planning Authority has concluded that further information is required as follows:

1. There is a lack of clarity in relation to the proposal. In order to facilitate a full assessment and determination, you are requested to fully address the issues set out below;
 - a) Submit a landholding and land registry map of the overall landholding clarifying the use of land within the landholding as a whole;
 - b) Submit a detailed site layout plan showing all the existing buildings within the farm complex including outbuildings, clarifying the gross floor area and the specific use of each
 - c) Clarify the intended use of the proposed building. A detailed scaled floor plan should be provided accordingly.
 - d) Provide a rationale for the proposed building of this scale, design and use in the context of the landholding/nature of the activities on the holding.
 - e) Submit a revised clear and accurate site plan showing the laneway, site boundaries, including the hedgerows and trees and clarify the access to the proposed building. There are concerns

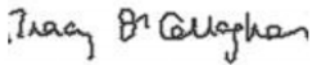
that the proposed building would encroach on to the existing hedgerow and trees to the north. The proposed access to the building should also be clarified in this regard.

f) Clarify the external finish of the proposed building.

In the event that you can satisfy the exempted development requirements and limitations as per the relevant legislation and to the satisfaction of the Planning Authority, the following information is also required:

2. The site is located within the screening zone for the Blackwater River Special Area of Conservation. A Habitats Directive Screening Assessment Report is required.

Yours faithfully,



**TRACY O' CALLAGHAN,
SO 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

<i>Ref No.</i>	D/213/23
<i>Applicant</i>	Daniel McAuliffe
<i>Description</i>	Agricultural Shed
<i>Location</i>	Woodview, Curraghphadeen, Mallow

Section 5 Query

The subject of the section 5 query is whether the construction of an agricultural building on a site in Curraghphadeen, Mallow, constitutes exempted development.

Site Location and Description

The proposal comprises an agricultural shed on a site in Curraghphadeen, to the north of Mallow town. The site adjoins local road, L1207. The shed is proposed along a laneway to the east of the existing farm complex. The dwelling within the complex to the west of the subject site is listed on the NIAH (ref: 20902525). There are mature trees on the northern section of the site. The site is located outside of the study areas for the proposed M20 and the Mallow relief road. The site is located within an area identified as High Value Landscape in the CDP. There are no scenic routes in the vicinity. The site is located within the screening zone for Blackwater River Special Area of Conservation. The site is located outside of the mapped flood risk zones A and B, as set out in the Cork County Development Plan 2022. Therefore, the site is located within flood zone C.



Planning History



D/264/22: Daniel McAuliffe. Agricultural Shed. The proposal constituted development and not exempted development.

Legislative Context

Planning and Development Act 2000, as amended

Section 2 (1)

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

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 structures or other land.

The Planning and Development Regulations 2001 as amended.

Article 6(1) states that subject to Article 9, development 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 conditions and limitations specified in Column 2 of said Part 1 opposite the mention of that class in said Column 1.

Class 9 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended refers to 'works consisting of the provision of any store, barn, shed, glass-house or other structure, not being of a type specified in class 6, 7 or 8 of this Part of this Schedule, and having a gross floor space not exceeding 300 sq m'.

This class is limited by the following conditions;

Condition 1 – 'No such structure shall be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent'.

Condition 2 – ‘The gross floor space of such structures together with any other such structures situated within the same farmyard complex or within 100m of that complex shall not exceed 900 sq m gross floor space in aggregate.’

Condition 3 – ‘No such structures shall be situated within 10m of any public road’.

Condition 4 – ‘No such structure within 100m of any public road shall exceed 8m in height’.

Condition 5 – ‘No such structure shall be situated within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof’.

Condition 6 – ‘No unpainted metal sheeting shall be used for roofing or on the external finish of the structure’.

Article 9(1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act-

- (a) if the carrying out of such development would-
 - (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
 - (ii) consist of or comprise the formation, layout out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4m in width,
 - (iii) endanger public safety by reason of traffic hazard or obstruction of road users,
 - (v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main, or electricity supply line or cable, or any works to which class 25, 26 or 31(a) specified in column 1 of Part 1 of Schedule 2 applies.
 - (vi) interfere with the character of a landscape or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.
 - (vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features, or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan.

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended.

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.

- (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.
 - (ix) Consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of any existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.
 - (x) Consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.
 - (xi) obstruct any public right of way.
 - (xii) Further to provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.
- (b) in an area to which a special amenity area order relates, if such development would fall under (i), (ii), (iii) or (iv)
 - (c) if it is development to which Part 10 applies, unless the development is required by or under any statutory provision (other than the Act or these Regulations) to comply with procedures for the purpose of giving effect to the Council Directive
 - (d) if it consists of the provision of, or modifications to, an establishment, and could have significant repercussions on major accident hazards.

Assessment

The query relates to an agricultural shed on a site in the townland of Curraghphadeen, to the north of Mallow town. It is proposed to site the shed to the east of the existing dwelling and outbuildings, which is served by a private laneway. While the site plan lacks clarity, it appears that the building would encroach on an existing hedgerow and treeline. The access to the building is also not clear. A clear site plan would be required.

The proposal comprises development as defined in Section 3 (1) of the Planning and Development Act, 2000 where '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'.

There is a lack of clarity in relation to the specifics of the use. There is no reference to the housing of animals and the design is not reflective of same. Class 9 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended refers to 'works consisting of the provision of any store, barn, shed, glass-house or other structure, not being of a type specified in class 6, 7 or 8 of this Part of this Schedule, and having a gross floor space not exceeding 300 sq m'.

The stated floor area of the proposed shed is 295 sq m which would fall within the stated limit. The comments of the Environmental Officer, received by email on 16/03/23, in relation to the size of the building are noted. Gross floor space relates to the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions).

This class is limited by the following conditions;

Condition 1 – 'No such structure shall be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent'.

The applicant refers to the construction of an agricultural shed in his response to question no. 3 of the application form. The specific use was not stated. The floor plan is not clear. There are significant concerns about the proposed use of the building and it is not apparent that there is an active farm enterprise at this location. It is noted that there is a range of vehicles in the existing large building to the north of the site, the bulk of which do not appear to be related to agriculture. It is also noted that a large shed shown further to the north of the complex outside of the site boundary is no longer in situ.

The Environmental Officer notes that the holding appears to be relatively small at c.5.5 -6ha and that the applicant has not indicated the purpose for the proposed building other than to state it is for agricultural use. He states that the proposed building would only be exempted development if it is to be used for the purpose of agriculture or forestry and he recommends that the applicant should provide details of what the proposed building is to be used for and also to provide details of the existing farm buildings on site and what they are currently or proposed to be used for. As discussed with the A/SEP, further information will be sought to fully investigate the case.

Condition 2 – 'The gross floor space of such structures together with any other such structures situated within the same farmyard complex or within 100m of that complex

shall not exceed 900 sq m gross floor space in aggregate.' The floor areas of the existing buildings was not provided. This information should be submitted.

Condition 3 – *'No such structures shall be situated within 10m of any public road'*. The set back distance significantly exceeds this figure.

Condition 4 – *'No such structure within 100m of any public road shall exceed 8m in height'*. The height of the building measures c 8.017m. The distance from the public road exceeds this limit.

Condition 5 – *'No such structure shall be situated within 100m of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof'*. This condition is complied with.

Condition 6 – *'No unpainted metal sheeting shall be used for roofing or on the external finish of the structure'*. This issue should be clarified.

There are a number of concerns with the proposal and it is not clear if the development would fall within an exemption class. Further information can be sought to fully assess the proposal.

In the event that the development complied with an exemption class, the requirements of article 9(1)(a) would apply. In this regard, an email was received from the Area Engineer on 22/03/23 which states that there is no widening of the existing entrance and the building of the shed would not endanger public safety. The site is located within the screening zone for the Blackwater River Special Area of Conservation. In a meeting with the Ecologist on 21/03/23, he stated that a Habitat's Directive Screening Assessment report would be required on the basis of a potential hydrological link to the SAC, having regard to article 9(1) (a)(viiB) of the Regulations. In the event that this proposal is considered further, the screening assessment can be sought at this stage.

Recommendation

Further information is required as follows;

1. There is a lack of clarity in relation to the proposal. In order to facilitate a full assessment and determination, you are requested to fully address the issues set out below;
 - a) Submit a landholding and land registry map of the overall landholding clarifying the use of land within the landholding as a whole;
 - b) Submit a detailed site layout plan showing all the existing buildings within the farm complex including outbuildings, clarifying the gross floor area and the specific use of each
 - c) Clarify the intended use of the proposed building. A detailed scaled floor plan should be provided accordingly.

- d) Provide a rationale for the proposed building of this scale, design and use in the context of the landholding/nature of the activities on the holding.
- e) Submit a revised clear and accurate site plan showing the laneway, site boundaries, including the hedgerows and trees and clarify the access to the proposed building. There are concerns that the proposed building would encroach on to the existing hedgerow and trees to the north. The proposed access to the building should also be clarified in this regard.
- f) Clarify the external finish of the proposed building.

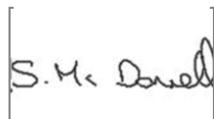
In the event that the applicant can satisfy the exempt development requirements and limitations as per the relevant legislation and to the satisfaction of the Planning Authority, the following information is also required:

- 2. The site is located within the screening zone for the Blackwater River Special Area of Conservation. A Habitats Directive Screening Assessment Report is required.

Report of A/SEP dated 22/03/23

I concur with the report of the Area Planner above. Insufficient information has been submitted to facilitate a determination as to whether or not the proposal meets the relevant legislative requirements in terms of exemptions and associated limitations.

I recommend deferral for items 1 and 2 as set out above.



Sharon McDonnell
A/SEP

Planning + Development Directorate,
Cork County Council
County Hall,
Cork

Date: 28th of Janaury 2023.

Ref: **Exemption – Agricultural Shed.**

To Whom It May Concern:

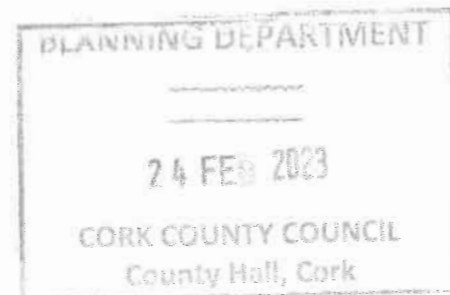
Please find enclosed the following:

- 4 Copies of Completed Exemption Application Form.
- 1 No. Copy of Contact Details:
- 4 Copies of Drawings:
 - AR-001_Ordinance Survey Map
 - AR-002_Ordinance Survey Map
 - AR-003_Site Layout Plan
 - AR-110_GA Plan
 - AR-310_GA Section & Elevations
- Exemption Application Fee:
 - Cheque for €80.00

in order that we can apply for planning permission for the above project.

Yours faithfully,

Nigel O'Sullivan, MRIAI.



Suite 103, NSC Campus, Loughmahon, Mahon Cork T12 XY2N



|t: 00 353 (0)21 730 4667 extn 4667 | e: info@bdlab.ie | w: www.bdlab.ie |

|VAT Number: IE 3496916FH | CRO: 612858



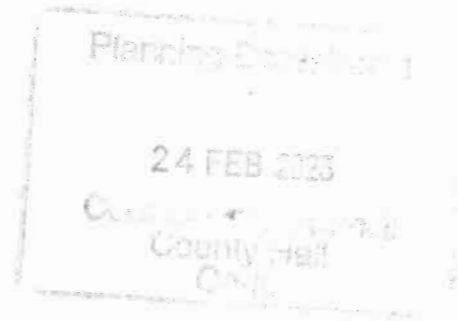
CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

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"/>
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FOR OFFICE USE ONLY

Receipt No.	PC-000222B
Cash/Cheque/ Credit Card	Cheque
Date	27/02/2023
Declaration Ref. No.	D/213/23

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 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):	295
(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 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 _____ _____	
(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:	Planning Department	
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):	24 FEB 2023 Cork County Council County Hall	

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

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

7. APPROPRIATE ASSESSMENT:

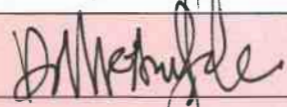
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

8. DATA PROTECTION DECLARATION:

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

Processing of your Declaration of Exemption application by the Planning Authority

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

Signed (By Applicant Only)	
Date	26 Oct 2022

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.

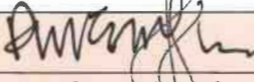
Special Categories of data / Sensitive Personal data include:

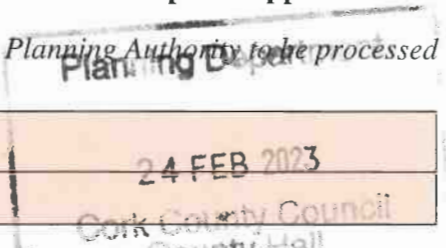
- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation

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	26.10.22



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.

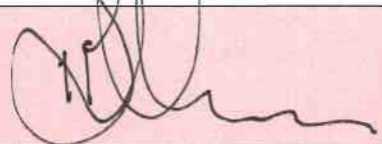
ADVISORY NOTES:

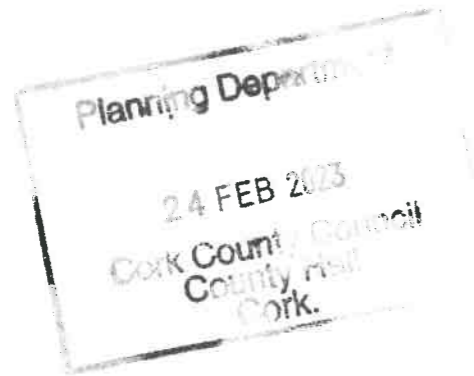
The application must be accompanied by the required fee of €80
 The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.
 Sufficient information should be submitted 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.

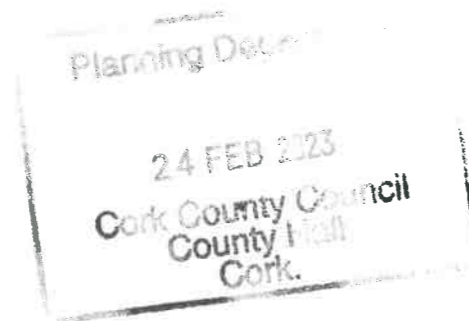
9. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate)	
Date	04.01.2023



DRAWING SCHEDULE

AR-001	Ordinance Map	A3@ 6 inch	6 Copies
AR-002	Ordinance Map	A3@ 1/2,500	6 Copies
AR-003	Pro. Site Layout	A3@ 1/500	6 Copies
AR-110	Pro. Ground Floor Plan & Section AA	A3@ 1/200	6 Copies
AR-301	Pro. Elevations	A3@ 1/200	6 Copies



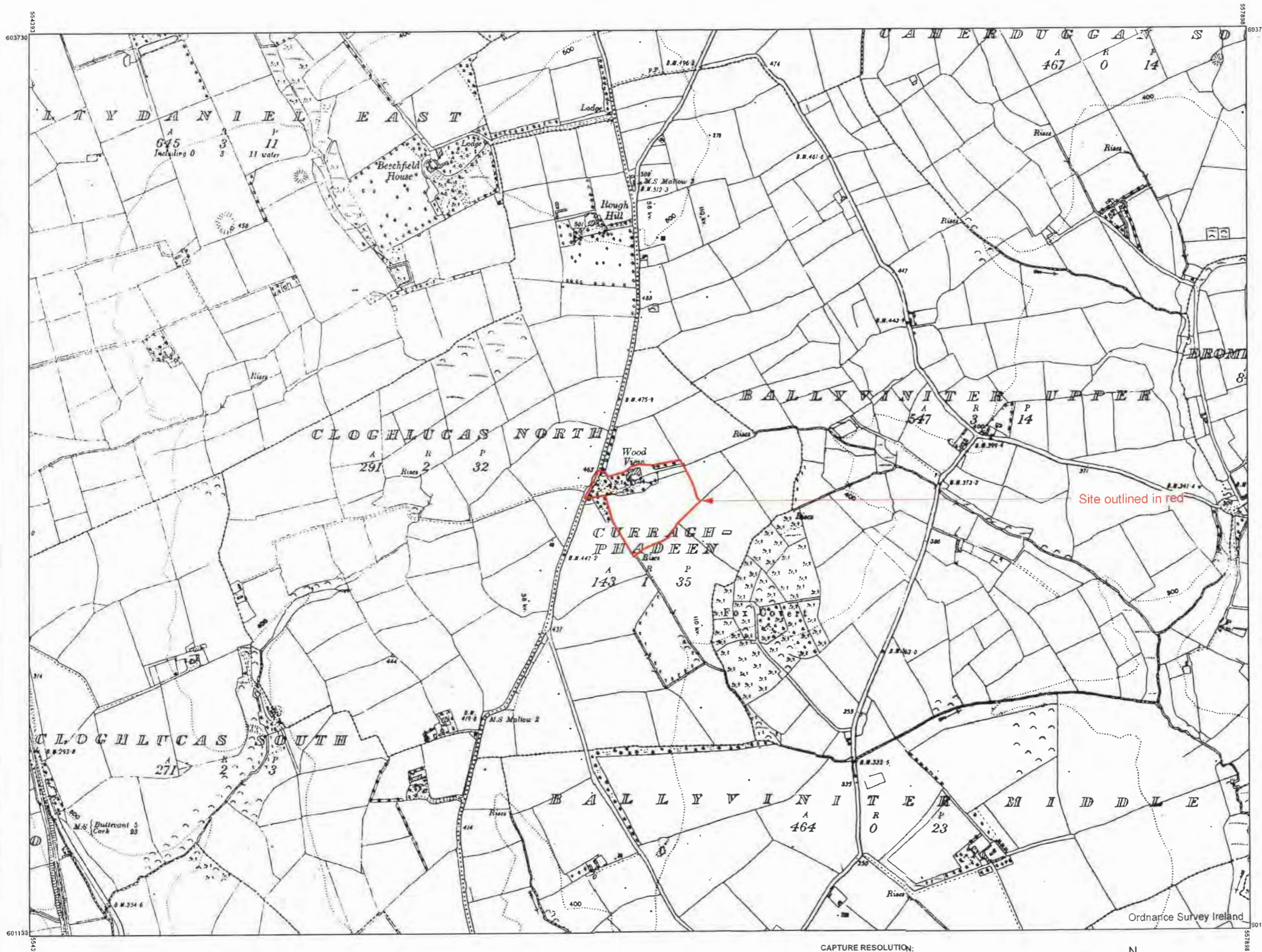
Suite 103, NSC Campus, Loughmahon, Mahon Cork T12 XY2N



|t: 00 353 (0)21 730 4667 extn 4667 | e: info@bdlab.ie | w: www.bdlab.ie |

|VAT Number: IE 3496916FH | CRO: 612858

Site Location Map



Publisher / Source
 Ordnance Survey Ireland (OSI)

Centre Point Coordinates
 X,Y= 556146,602432

Reference Index
 Map Series | Map Sheets
 6 Inch Raster | CK025

Published
 Date= 07-Aug-2020

Order No
 50134119_2

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Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features

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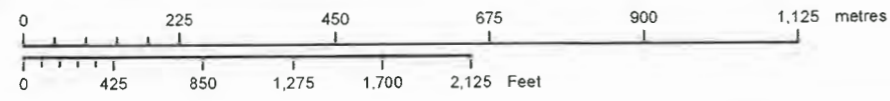
Client: Don McAuliffe

Project: Wood View,
 Curraghphadeen, Mallow,
 Co Cork P51 A997

Sheet: OSI Map - 6 inch

Job No: 22101

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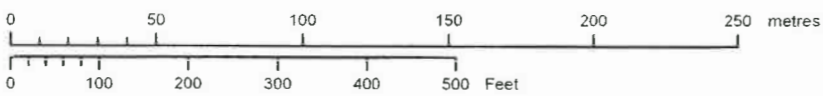
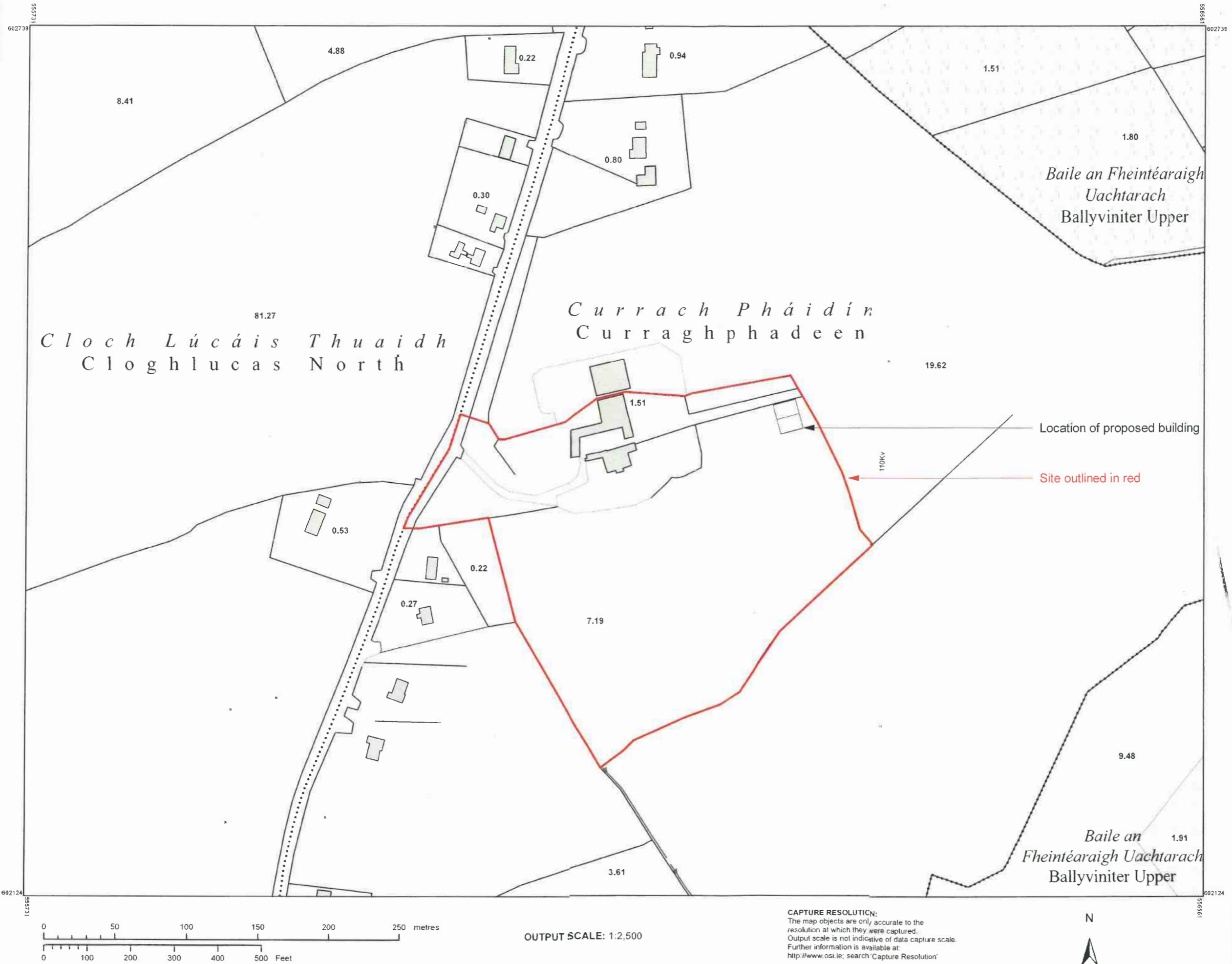


OUTPUT SCALE: 1:10,560

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: <http://www.osi.ie>, search 'Capture Resolution'



Planning Pack Map



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
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Publisher / Source:
 Ordnance Survey Ireland (OSi)
 Centre Point Coordinates:
 X,Y: 556146,602432
 Reference Index:
 Map Series | Map Sheets
 1:2,500 | 5889-B
 1:2,500 | 5890-A
 Published:
 Date: 07-Aug-2020
 Order No.:
 50134119_2
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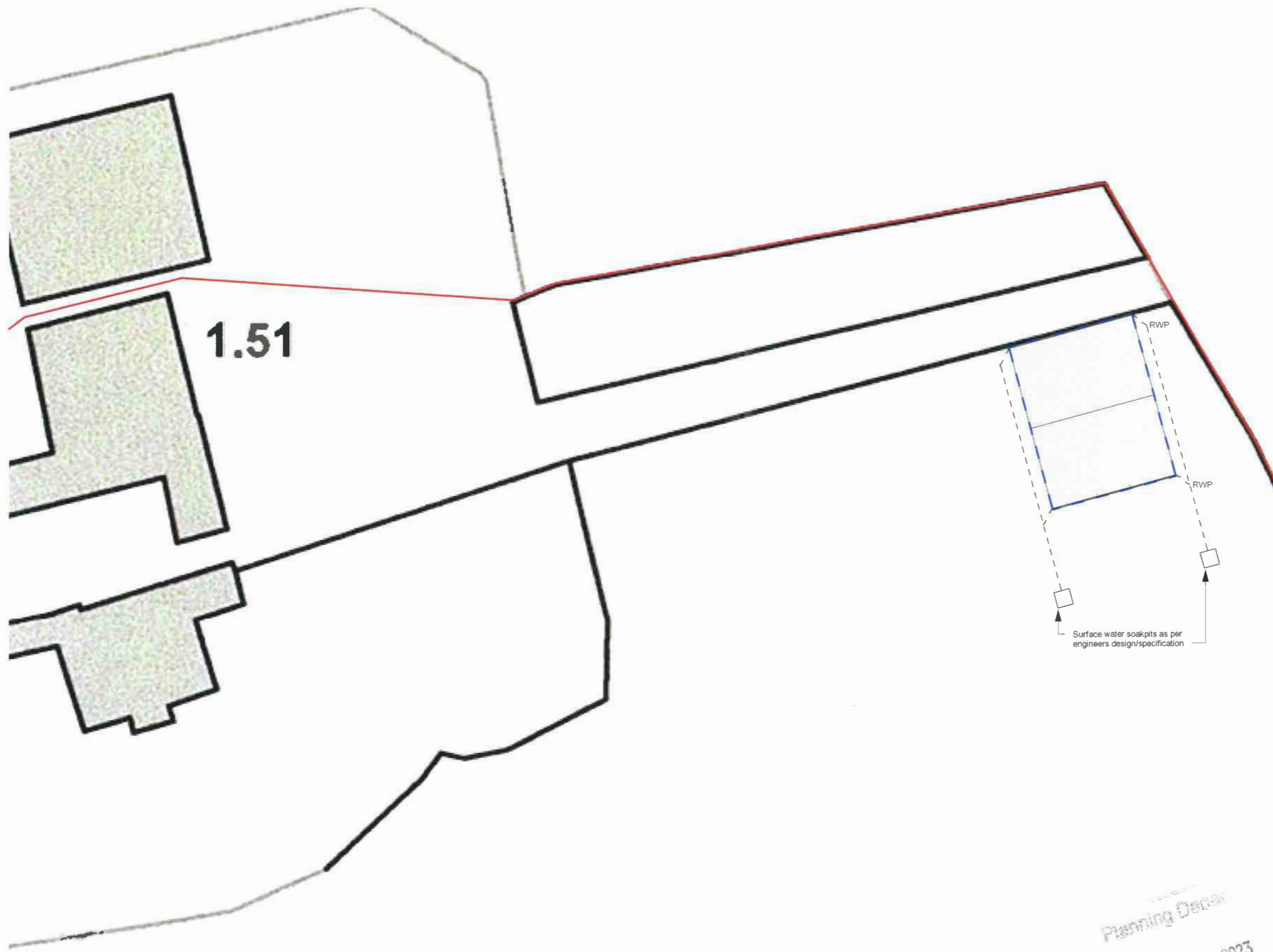
Client: Don McAuliffe

Project: Wood View,
 Curraghphadeen, Mallow,
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Sheet: OSI Map - 1/2500

Job No: 22101

Author	Checked	Sheet	Drawing Number	Revision	Stage
KD	NOS	A3	AR002		PL
Scale:					
1: 2500					



Note

- All construction methods, materials, installations to be in accordance with all building regulations and codes of practice at the time of construction.
- All sub-contractors are ultimately responsible for ensuring compliance with regulations within their own trade.
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Stage Abbreviations

CD - Concept Design, PP - Preplanning, PL - Planning Application, FI - Further Information, AP - Appeal, RC - Response to Conditions, TE - Tender, FC - Fire Cert, LE - Legal, CN - Construction, AB - As Built



Line Type Legend	
	Boundary of site as indicated on the location map
	Outline of proposed works

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Project: Wood View,
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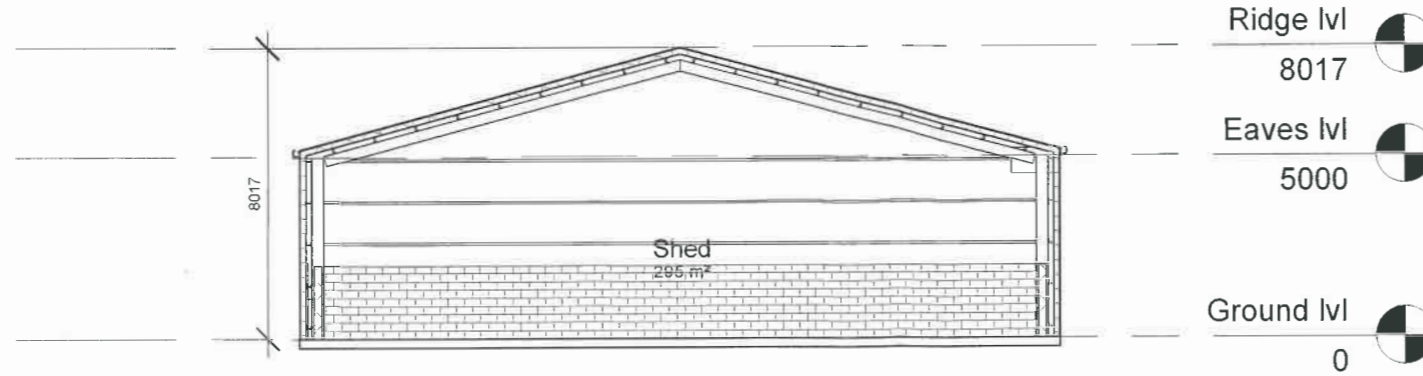
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Job No: 22101

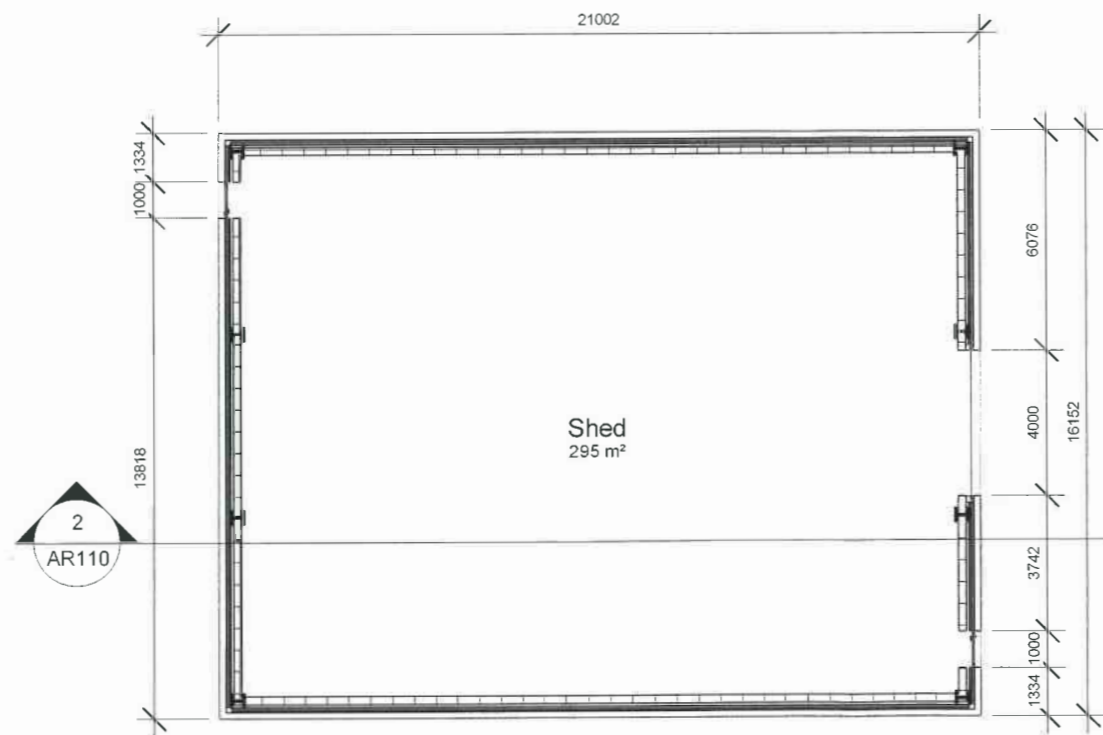
Author	Checked	Sheet scale	Drawing number	Section	Stage
KD	NOS	A3	AR003		PL
Scale	As indicated				

Planning Decided
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1 Site Plan
 1 : 500



2 Section 1
1 : 200



1 Proposed Ground Floor Plan
1 : 200

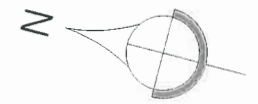
Note

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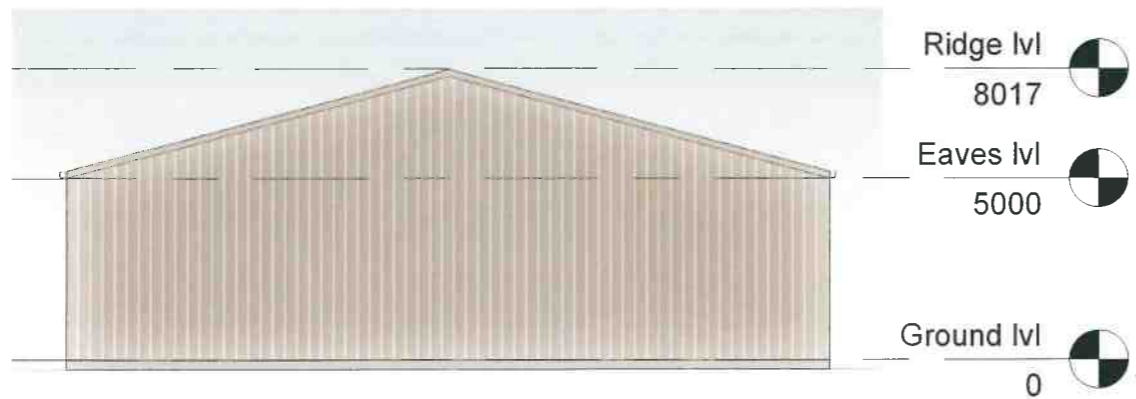
Project: Wood View,
Curraghphadeen, Mallow,
Co. Cork. P51 A997

Sheet: Proposed Floor Plans

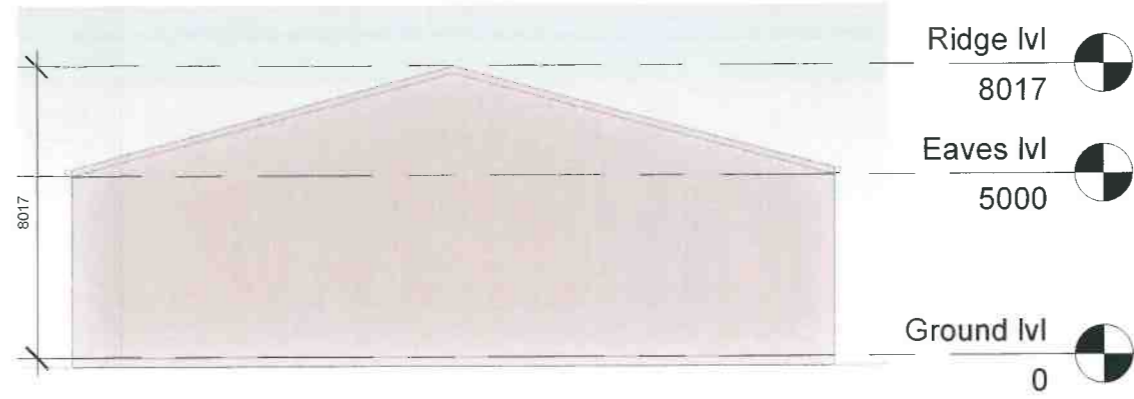
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Author	Checked	Sheet scale	Drawing Number	Revision	Stage
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Scale: As indicated					

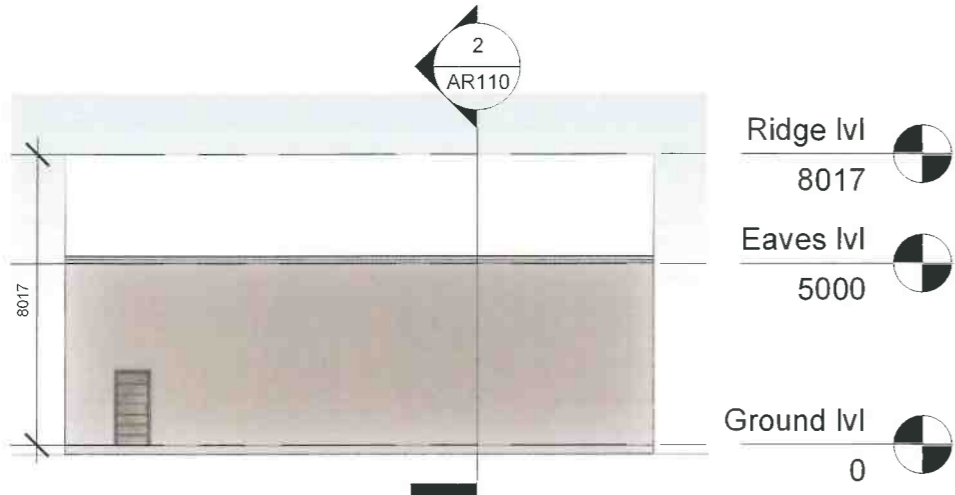
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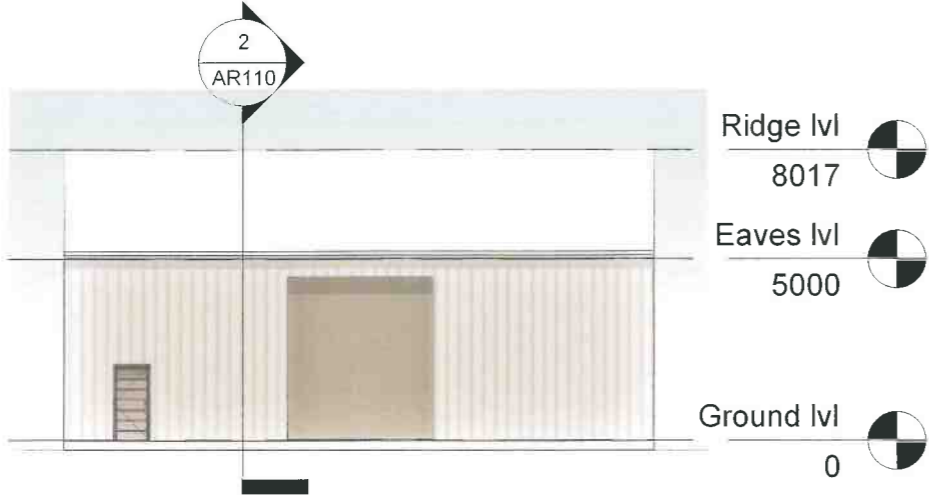
1 Proposed East Elevation
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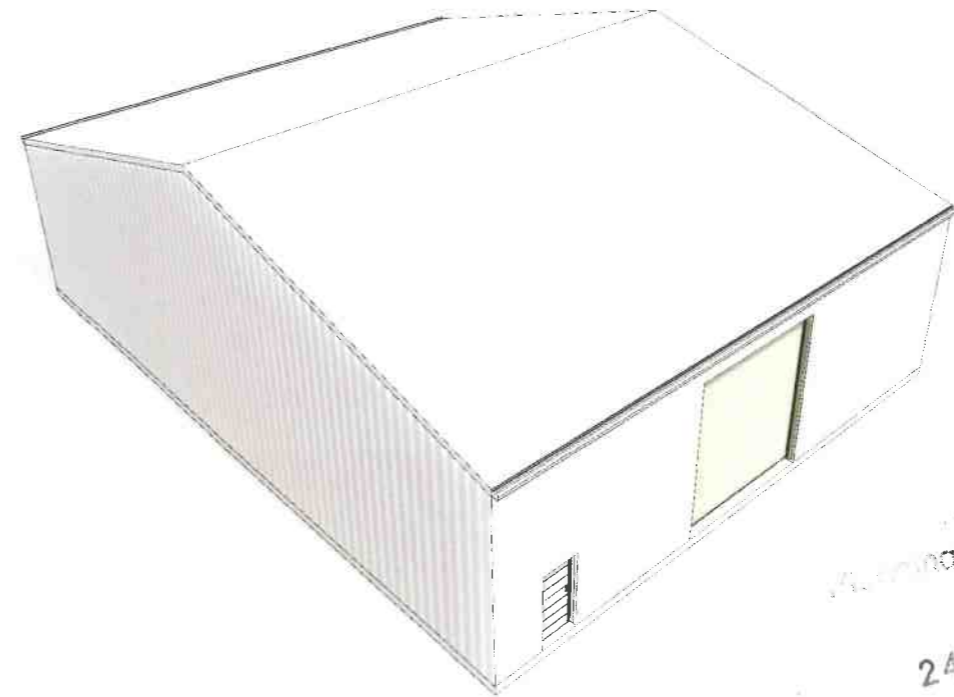
2 Proposed West Elevation
1 : 200



3 Proposed North Elevation
1 : 200



4 Proposed South Elevation
1 : 200



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Note

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Line Type Legend

	Boundary of site as indicated on the location map
	Outline of proposed works

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Client: Don McAuliffe

Project: Wood View,
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Co. Cork, P51 A997

Sheet: Proposed Elevations

Job No: 22101

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KD	NOS	A3	AR310		PL
Scale	As indicated				