

Comhairle Contae Chorcaí Cork County Council

Thomas Corroon,
c/o Corroon Architectural Consultants,
Chapel Lane,
Mallow,
Co. Cork.

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891 • Faics: (021) 4276321
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891 • Fax (021) 4276321
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



10th August, 2023

REF: D/263/23
LOCATION: 51 Beecher Street, Lackanallooha, Mallow, Co. Cork.

RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000

Dear Sir,

On the basis of the information and plans submitted by you on 17th July 2023 the Planning Authority, having considered whether the demolition of a single storey building of 4.92 sq. m at the rear of the existing dwelling house and construction of a 39.39 sq. m single storey extension to the rear of the existing dwelling house, and to install 3 no. roof windows on the rear elevation of the existing roof with alterations and all associated site and ancillary works at **51 Beecher Street, Lackanallooha, Mallow, Co. Cork** is development and is or is not exempted development

AND WHEREAS Cork County Council, in considering this referral had regard particularly to:-

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended),
- Article 6 of the Planning and Development Regulations (2001, as amended)
- Schedule 2, Part 1, Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended) and
- The particulars received by the Planning Authority on 17th July 2023

AND WHEREAS Cork County Council has concluded that -

The demolition of a single storey building of 4.92 sq. m at the rear of the existing dwelling house **is NOT exempted development.**

The construction of the single storey extension to the rear of the existing dwelling house **is NOT exempted development.**

The installation of 3 no. roof windows on the rear elevation of the existing roof and the proposed internal alterations **is exempted development.**

And now therefore the Planning Authority hereby decides that a **SPLIT DECISION** arises in the assessment of the subject Section 5 request.

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,



**CATHAL DE BARÓID,
ADMINISTRATIVE OFFICER,
PLANNING DEPARTMENT**



Planning and Development Directorate
Section 5 – Application for Declaration of Exemption Certificate

Ref: D/263/23 – Section 5 Declaration

Name: Corroon Architectural Consultants, on behalf of Thomas Corroon.

Development: Demolition of a single storey building of 4.92 sq. m at the rear of the existing dwelling house and construction of a 39.39 sq.m single storey extension to the rear of the existing dwelling house, to install 3 no. roof windows on the rear elevation of the existing roof with alterations and all associated site and ancillary works.

Address: 51, Beecher St, Mallow, Co. Cork

No. 51 Beecher St, is a single storey terraced dwelling, located in Lackanalooha, to the north-west of Mallow town centre. It is stated that the dwelling is in a derelict condition and is registered on the derelict properties register. It is intended that the dwelling will be refurbished and extended for habitable residential use.



Fig.1: Subject Site Location



Fig. 2: Subject Property

Planning History:

07/55075 – Tim O’Callaghan - demolition of existing dwelling house and the construction of a commercial unit on the ground floor with a 2 bed apartment over – Granted.

Question subject of the Section 5:

On the basis of the information submitted the question to be addressed under this request is as follows:

Whether the demolition of a single storey building of 4.92 sq. m at the rear of the existing dwelling house and construction of a 39.39 sq.m single storey extension to the rear of the existing dwelling house, to install 3 no. roof windows on the rear elevation of the existing roof with alterations and all associated site and ancillary works is exempted development?

Legislative Context:

Planning and Development Act 2000 (as amended)

Section 3(1) of the Act states ‘development’ means:

“In this Act, except where the context otherwise requires, "development" means— (a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or (b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021)”

Section 2 of the Act defines ‘works’ as:

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

Section 4 of the Act sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

Section 4(1)(h) of the Planning and Development Act 2000 (as amended) provides an exempted development provision for:

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

Planning and Development Regulations 2001 (as amended)

Schedule 2 Part 1

Class 1 – Development within the curtilage of a house

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

| | |
|--|--|
| | <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4.</p> <p>(a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5.</p> <p>The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6.</p> <p>(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> |
|--|--|

| | |
|--|--|
| | (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces |
| | 3. |

Class 50 –

| Column 1 Description of Development | Column 2 Conditions and Limitations |
|--|---|
| (a) The demolition of a building, or buildings, within the curtilage of— (i) a house, (ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex | 1. No such building or buildings shall abut on another building in separate ownership. 2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres. 3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act. |

Article 6 states:- (1) Subject to Article 9, development of a class specified in column 1 part 1 of schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said part 1 opposite the mention of that class in the said column 1.

The proposal consists of internal and external alterations to the building. Therefore, Section 4 of the Planning and Development Act 2000 (as amended) is also relevant to the assessment of this Section 5 Declaration.

Assessment

I note the details and drawings submitted as part of the application.

The proposed demolition involves a building which abuts another building in separate ownership and therefore would appear to not meet the conditions and limitations of Class 50.

The proposed single storey extension to the rear is stated to be 39.39 sq.m. However, this calculation does not appear to have taken into account the new extension to accommodate the proposed bathroom. I also note that it appears that the existing kitchen extension is being considered as part of the dwelling (accordingly that it was constructed pre 1st October 1964 - there is no evidence to suggest same).

Even if one was to consider the existing kitchen extension as pre-1964, the proposed new extension would appear to be in excess of 40 sq.m. as the regulations do not provide for an allowance for the buildings to be demolished and this new building to accommodate bathroom needs to be factored into the calculation of the 40 sq.m. Therefore, based on the information submitted the proposed extension would exceed 40 sq. m.

The proposal would need revision to benefit from the exemptions under Class 1.

The installation of 3 no. roof windows on the rear elevation to provide light to ground floor kitchen/dining room and a storeroom would be exempted development.

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA)

Notwithstanding any exemptions within the regulations, Section 4(4) of the Act states that:

“development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required”.

In terms of EIA and Appropriate Assessment, the nature and scale of works are unlikely to have had a significant effect on the environment or on designated sites. On this basis it is considered that the development does not fall within the scope of Section 4(4) of the Act.

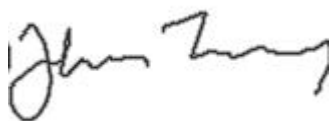
The development would not require EIA.

Recommendation

The demolition of a single storey building of 4.92 sq. m at the rear of the existing dwelling house is **NOT exempted development.**

The construction of the single storey extension to the rear of the existing dwelling house is **NOT exempted development.**

The installation of 3 no. roof windows on the rear elevation of the existing roof and the proposed internal alterations is **exempted development.**



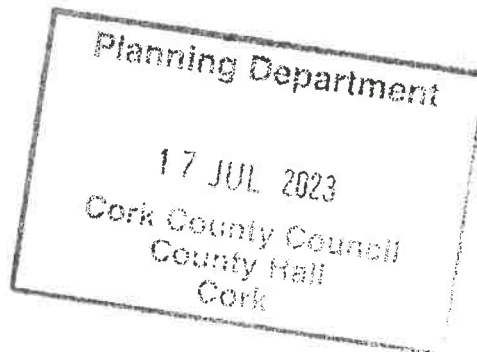
J. Tierney
Executive Planner
09/08/2023

[S. Mc Donnell]

S. McDonnell
A/Senior Executive Planner
09/08/2023

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

14th July 2023



RE: SECTION 5 DECLARATION OF EXEMPTION

permission for demolition of a single storey building of 4.92 sq.mtrs. at the rear of the existing dwelling house and construction of a 39.39 sq.mtrs. single storey extension to rear of the existing dwelling house, to install 3 number roof windows on the rear elevation of the existing roof with alterations and all associated site and ancillary works at 51 Beecher Street, Lackanalooha, Mallow, Co.Cork.

Dear Sir/Madam,

We, Corroon Architectural Consultants, are the agents acting on behalf of Thomas Corroon.

We have been charged by Mr. Corroon to submit the above application on his behalf.

The development entails the demolition of a 4.92 sq.mtr. single storey building attached to the rear of the existing dwelling house and to construct a new 39.39 sq.mtr. single storey extension to the rear of same dwelling house.

Also, as part of the development, the applicant proposes to install 3 number roof windows in the rear section of the dwelling house and alterations and all associated site and ancillary works.

At present, the dwelling is in a derelict condition and is register on the Derelict Properties Register and our client wishes to refurbish the existing dwelling and construct the proposed extension to make the property into a habitable premises for future residential use.

We kindly request the Local Planning Authority to consider the proposed application and we would be most grateful to discuss same proposal with the Executive Area Planner.

Our client hopes that this proposal would be acceptable to the Local Planning Authority and within the parameters of the County Development Plan.

7 Chapel Lane, Mallow, Co. Cork. Eircode: P51 NT22.

Tel: 022 23146. Email: corroonbuildingsurvev@outlook.ie



CORROON ARCHITECTURAL CONSULTANTS

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

Thank you again for your consideration.

Yours sincerely, _____

Thomas Corroon
Corroon Architectural Consultants





CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:
- 1 No. Copy of Contact Details:
- 4 No. Copies 6" O.S. Maps:
- 4 No. Copies 25" O.S. Maps:
- 4 No. Copies of Site Layout Plan:
- 4 No. Copies Scaled Drawings of Development:
- €80 Application Fee:

| |
|---|
| ✓ |
| ✓ |
| ✓ |
| ✓ |
| ✓ |
| ✓ |
| ✓ |



FOR OFFICE USE ONLY

| | |
|-----------------------------|-------------|
| Receipt No. | P12-0002282 |
| Cash/Cheque/ Credit Card | Cheque |
| Date | 17/07/2023 |
| Declaration Ref. No. | D/203/23 |

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.

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

Thomas Corroon

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

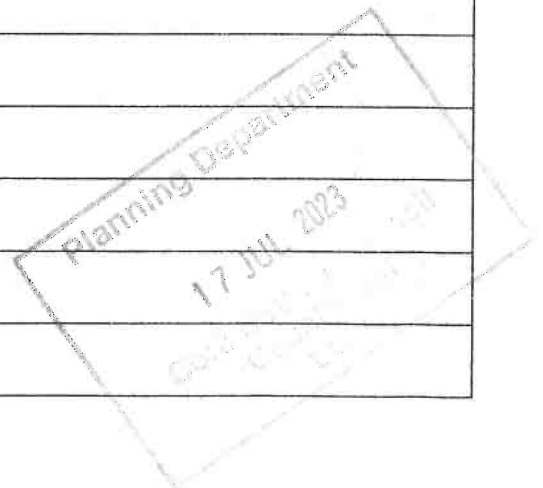
51 Beecher Street, Lackanalooha, Mallow, Co.Cork.

3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought

Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

permission for demolition of a single storey building of 4.92 sq.mtrs. at the rear of the existing dwelling house and construction of a 39.39 sq.mtrs. single storey extension to rear of the existing dwelling house, to install 3 number roof windows on the rear elevation of the existing roof with alterations and all associated site and ancillary works.



4. APPLICATION DETAILS:

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

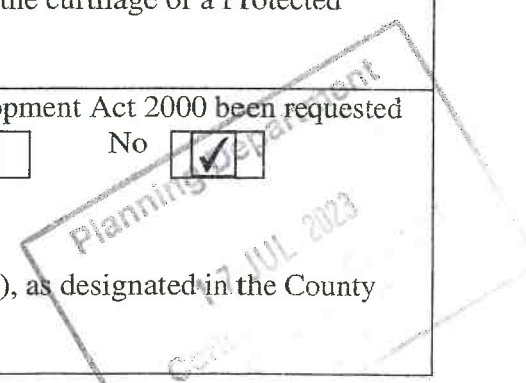
| | |
|---|--|
| (a) Floor area of existing/proposed structure(s): | existing: 51.19, proposed: 39.39 |
| (b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained): | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable: |
| (c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use _____ _____ _____ | Proposed use _____ _____ |
| (d) Are you aware of any enforcement proceedings connected to this site? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s): |

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

| | | |
|---|--|-----------------------------------|
| Please tick appropriate box to show applicant's legal interest in the land or structure: | A. Owner <input checked="" type="checkbox"/> | B. Other <input type="checkbox"/> |
| Where legal interest is "Other", please state your interest in the land/structure: | | |
| If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details): | | |

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

| |
|--|
| Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: Yes <input type="checkbox"/> No <input checked="" 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

3. 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 | 12-07-2023 |

GDPR Special Categories of data / Sensitive Personal data - Explicit Consent

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

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

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

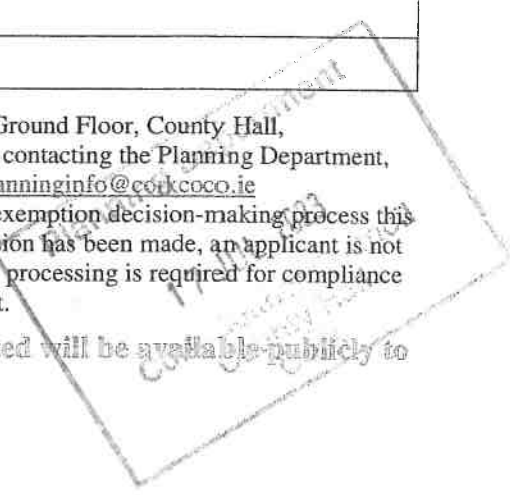
Sensitive personal data being submitted in support of Declaration of Exemption Application

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

| | |
|--------|--|
| Signed | |
| Date | |

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 | <p style="font-size: 1.2em;">p.p. applicant</p> <p style="font-size: 1.5em;">16/7/2023</p> |



Site Location Map



Tailte Éireann

Corroon Architectural Consultants
 Mallow
 County Cork
 (022 23146)
Site Location Map
 Thomas Corroon,
 51 Beecher Street,
 Mallow,
 Co. Cork.
 Scale 1:10560

CENTRE
 COORDINATES:
 ITM 556409,599070

PUBLISHED:
 23/05/2023

ORDER NO.:
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MAP SERIES:
 6 Inch Raster

MAP SHEETS:
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COMPILED AND PUBLISHED BY:
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 Dublin 8,
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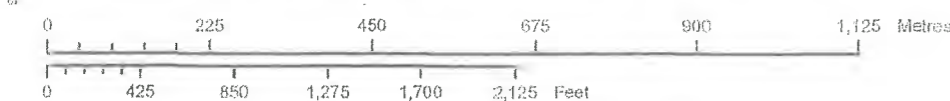
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17 JUL 2023
 Cork County Council
 County Hall
 Cork



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Planning Pack Map



Tailte Éireann

Corroon Architectural Consultants
 Mallow
 County Cork
 (022 23146)
Site Location Map
Thomas Corroon,
51 Beecher Street,
Mallow,
Co. Cork.
Scale 1:1000

CENTRE
 COORDINATES:
 ITM 555489,599070

PUBLISHED:
 23/05/2023

ORDER NO.:
 50336280_1

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MAP SHEETS:
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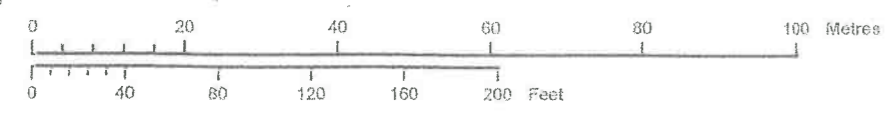
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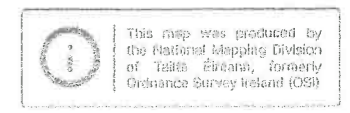
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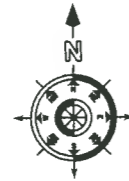


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 The map objects are only accurate to the
 resolution at which they were captured.
 Output scale is not indicative of data capture scale.
 Further information is available at:
www.osi.ie; search 'Capture Resolution'

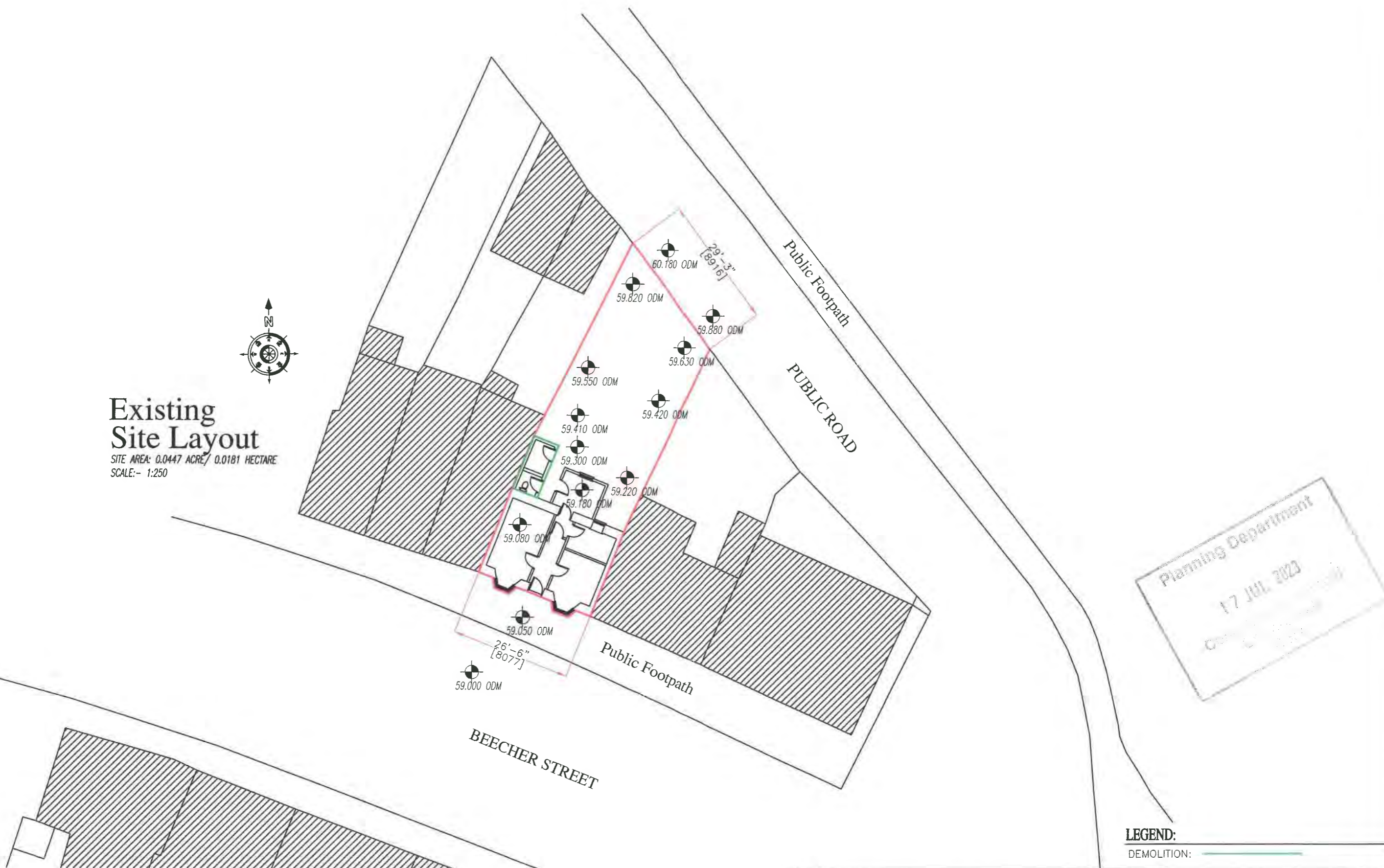
LEGEND:
 To view the legend visit
www.osi.ie and search for
 'Large Scale Legend'





Existing Site Layout

SITE AREA: 0.0447 ACRE / 0.0181 HECTARE
SCALE:- 1:250

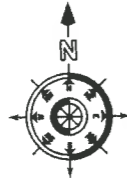


Planning Department
17 JUL 2023

LEGEND:
DEMOLITION:

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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: site for Thomas Corroon at, 51 Beecher Street, Lackanalooha, Mallow, Co.Cork. | | | |
| | | Date: May'23 | Scale: 1:250 | Drawn:T.C. | |

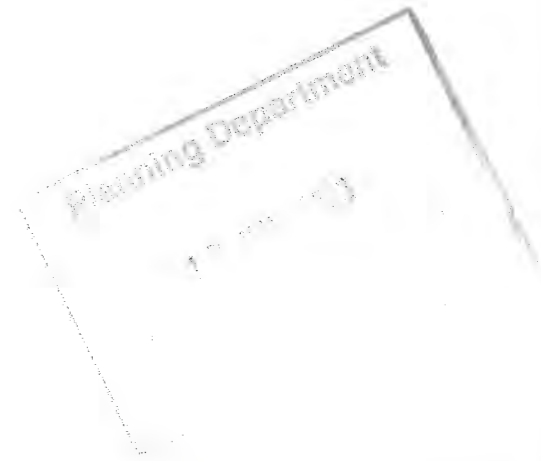


Proposed Site Layout

SITE AREA: 0.0447 ACRE / 0.0181 HECTARE
SCALE: 1:250

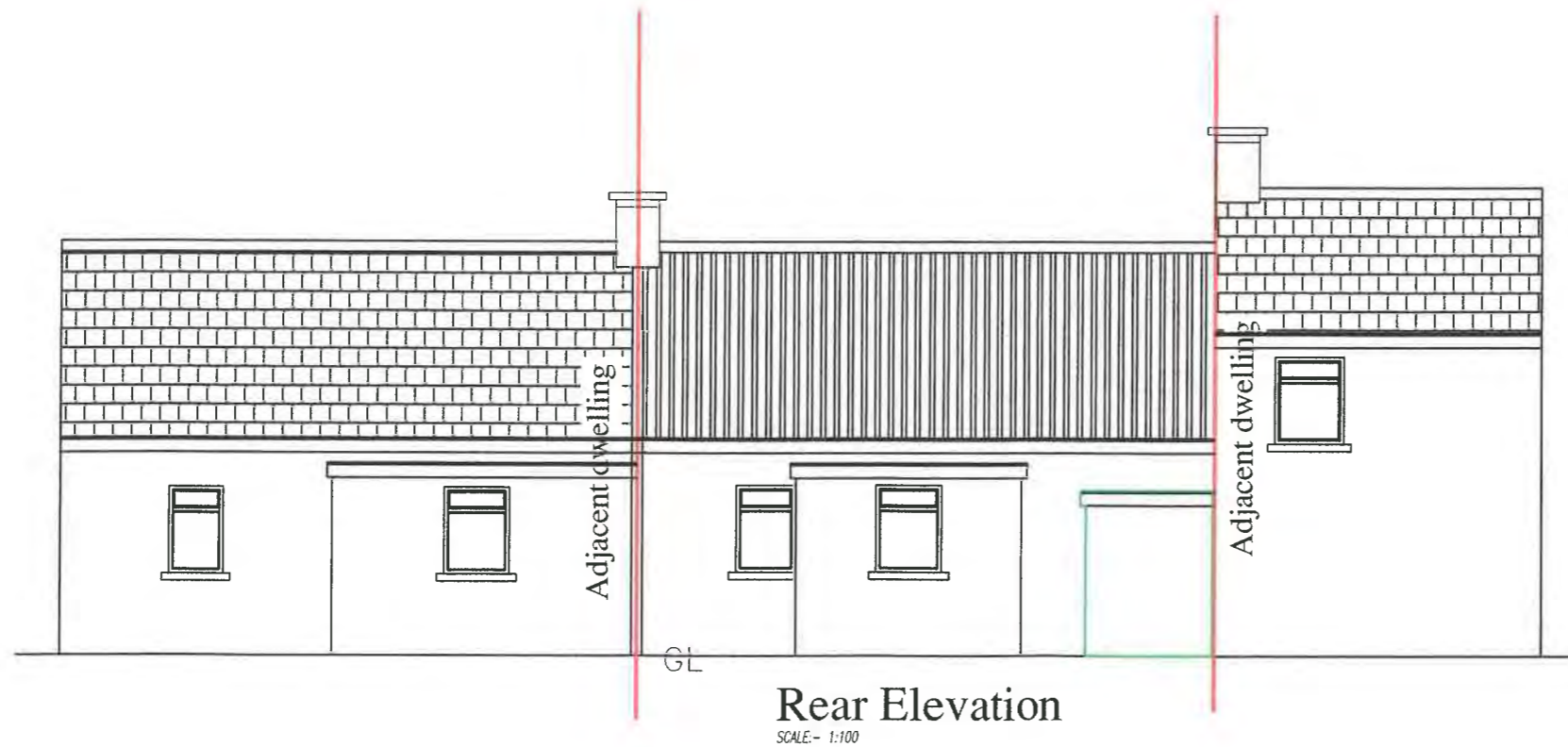
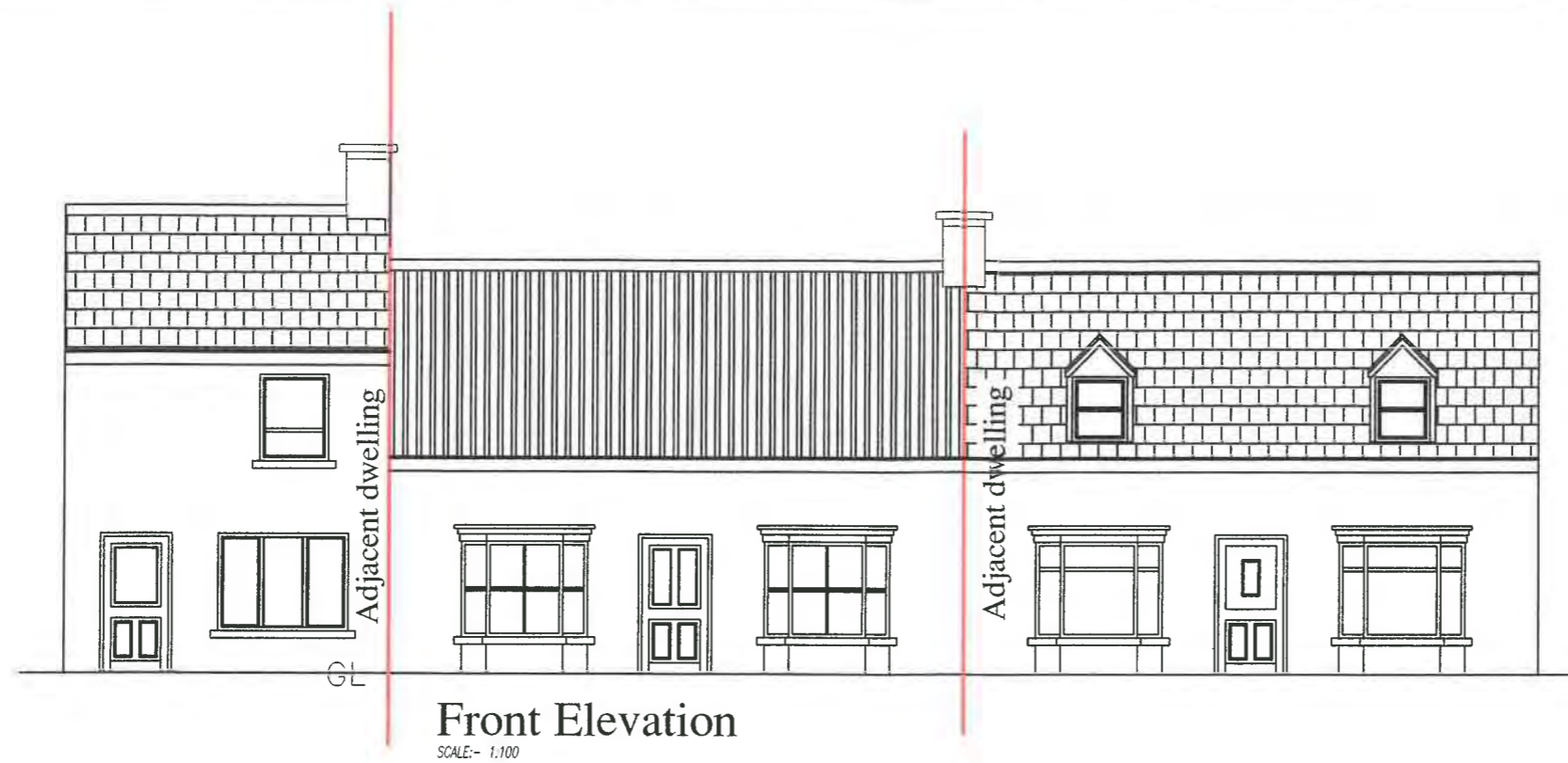


LEGEND:
EXTENSION & ALTERATIONS:



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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: site for Thomas Corroon at, 51 Beecher Street, Lackanalooha, Mallow, Co.Cork. | | Date: May'23 | Scale: 1:250 |



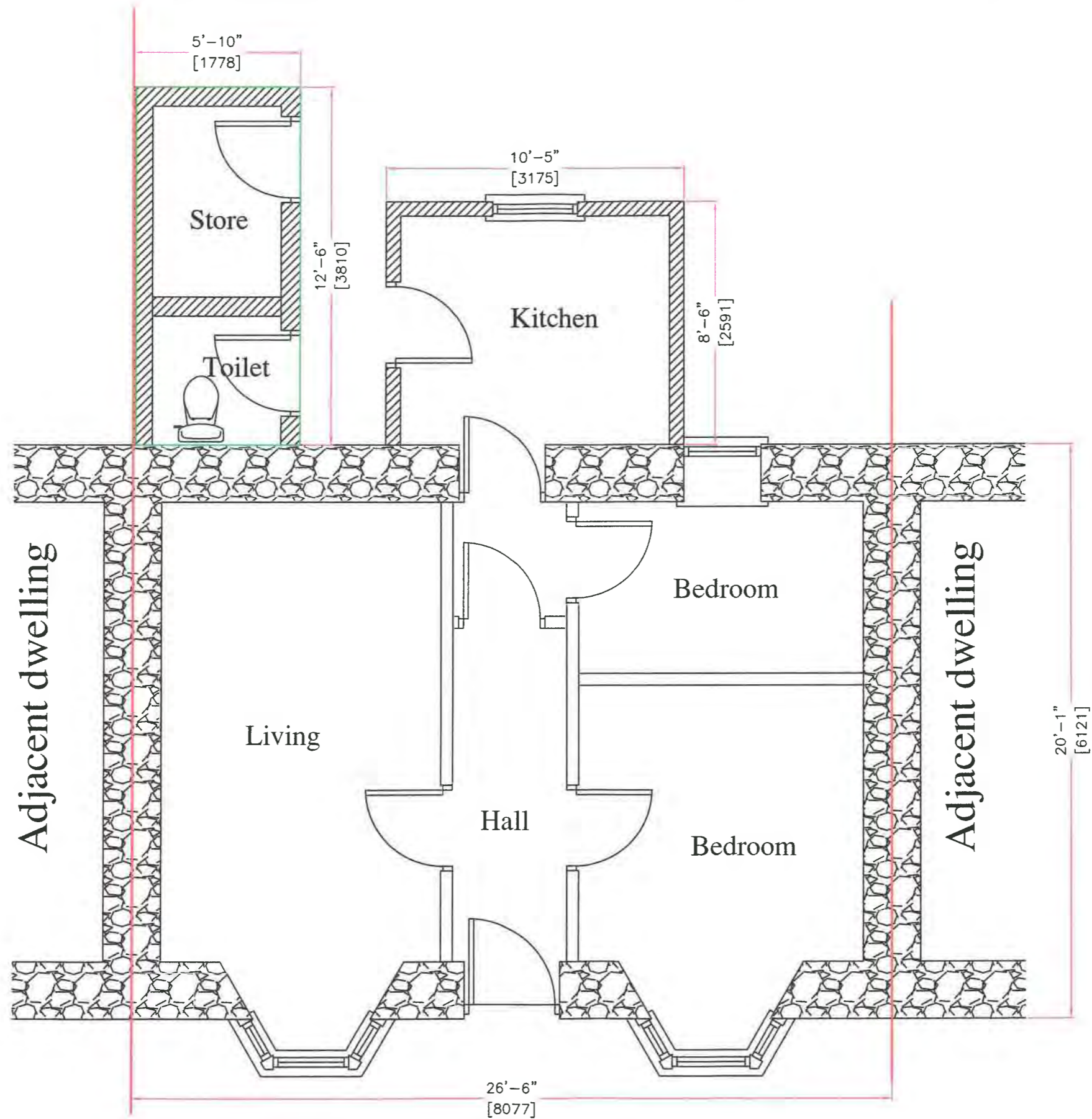
Planning Department
 17 JUL 2023

LEGEND:

DEMOLITION: ———

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| | | | | | | |
|-----------------|---|--|------|----|---------------|--------------|
| Sht. No: 1 of 2 | Floor Area: 51.19 sq.mtrs. | 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: Existing dwelling for, Thomas Corroon at, 51 Beecher Street, Lackanalooha, Mallow, Co.Cork. | | | Date: July'23 | Scale: 1:100 |



LEGEND:
DEMOLITION:

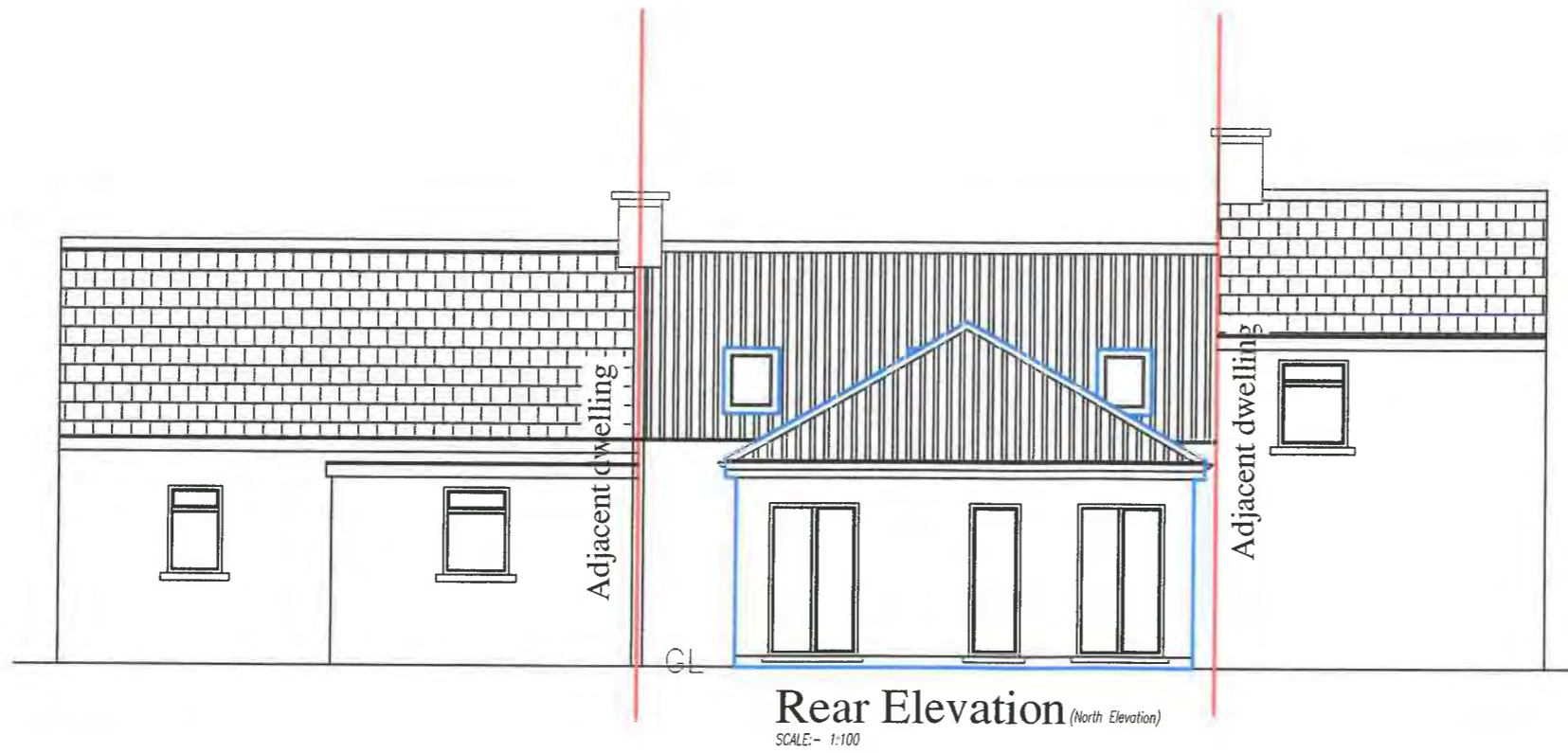
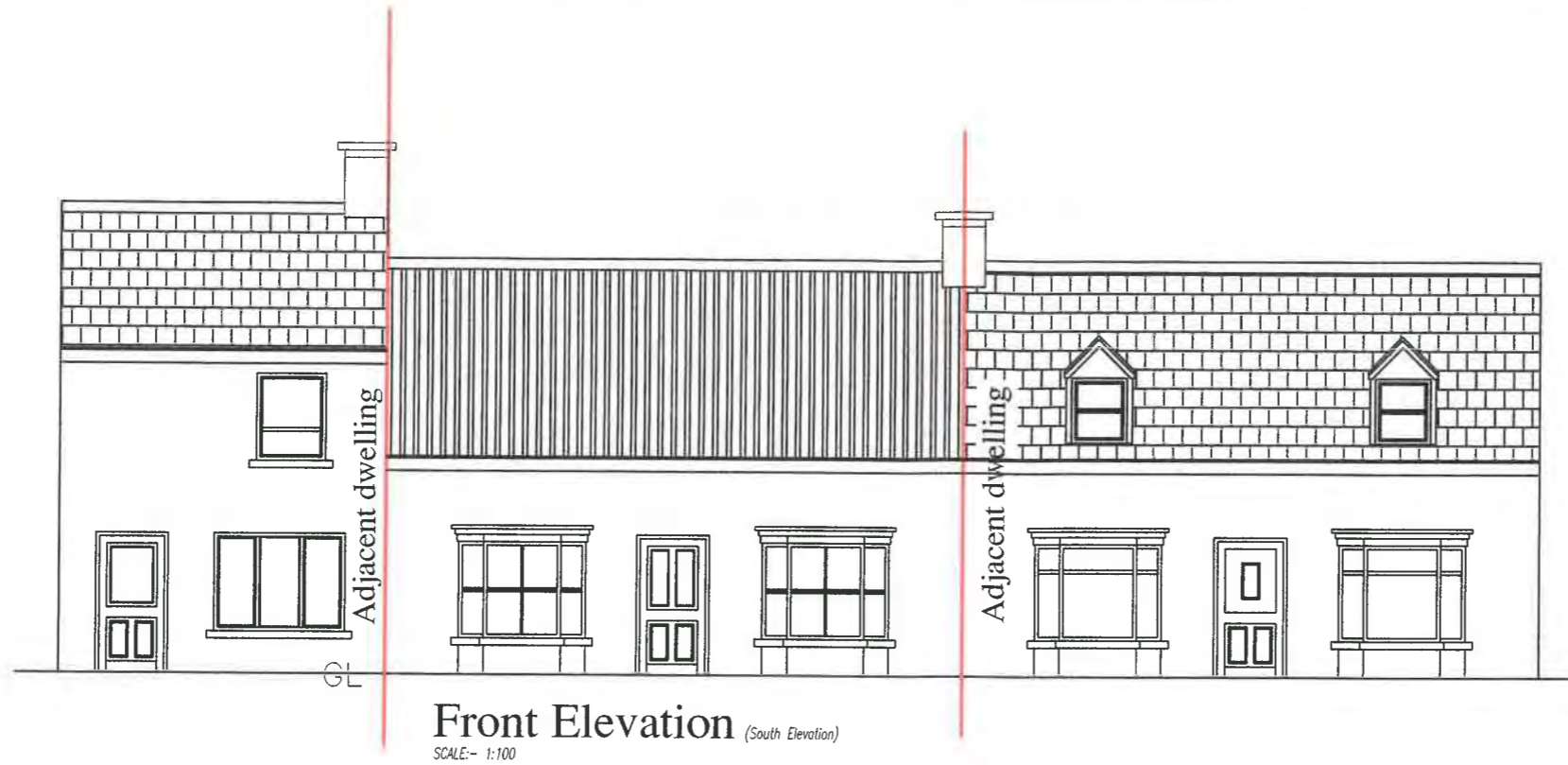
Floor Plan

SCALE:- 1:50
EXISTING FLOOR AREA: 551 SQ.FT./51.19 SQ.MTRS.
DEMOLITION FLOOR AREA: 53 SQ.FT./4.92 SQ.MTRS.



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| | | | | | | |
|-----------------|---|--|--|-------------|-------------|-------------|
| Sht. No: 2 of 2 | Floor Area: 51.19 sq.mtrs. | | 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: Existing dwelling for, Thomas Corroon at, 51 Beecher Street, Lackanalooha, Mallow, Co.Cork. | | | |
| | | | Date: July'23 | Scale: 1:50 | Drawn: T.C. | |



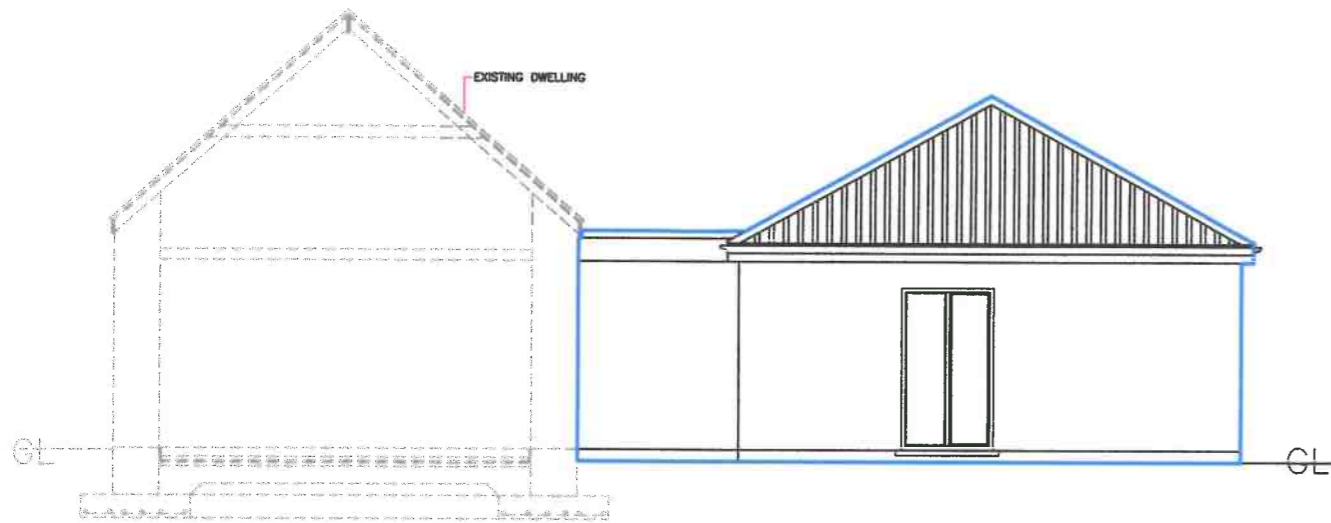
Planning Department
 17 JUL 2023
 Cost Control Officer
 G. J. Hall
 Cork

LEGEND:

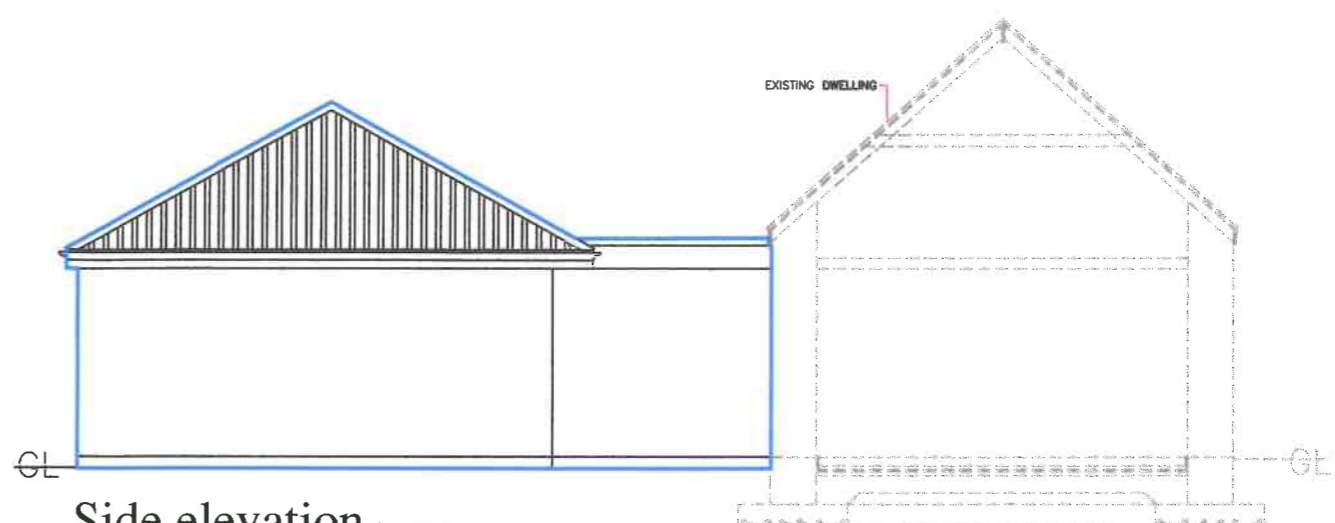
EXTENSION &
 ALTERATIONS: —————

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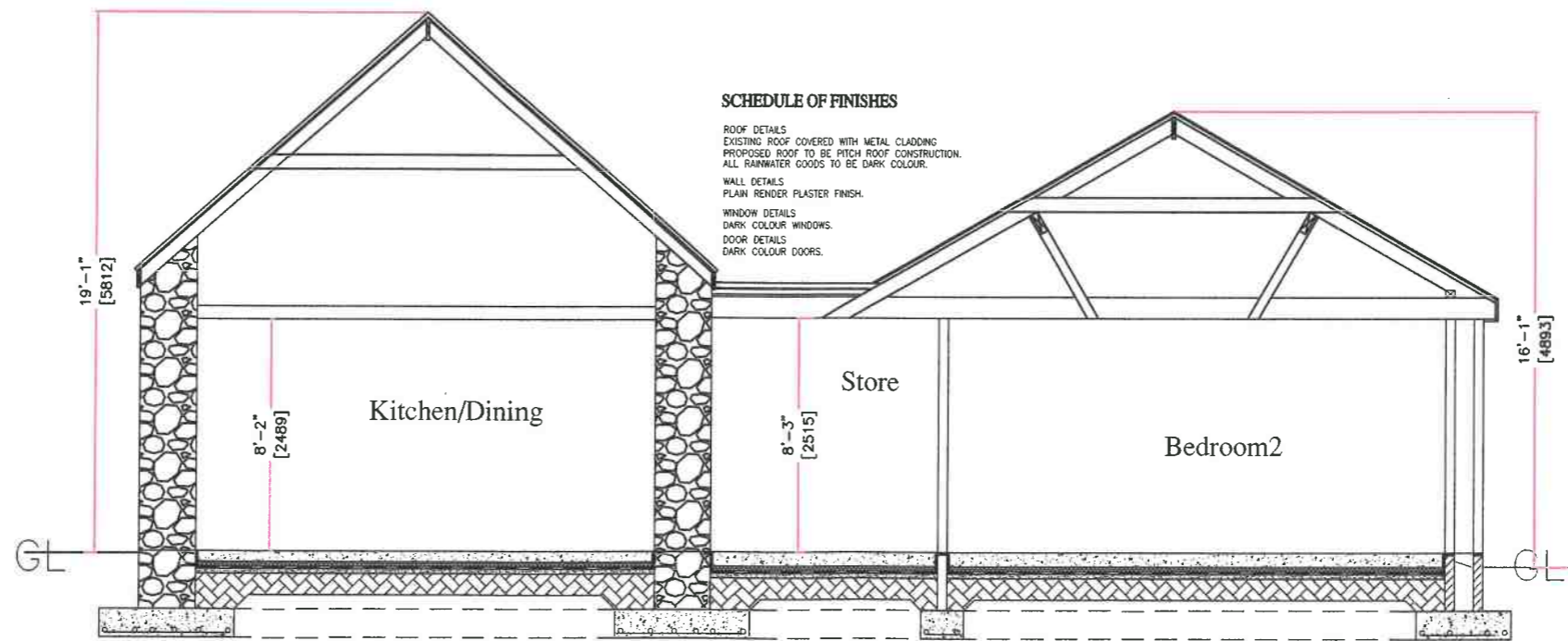
| | | | | | | |
|-----------------|--|--|---|--------------|-------------|-------------|
| Sht. No: 1 of 3 | Floor Area: 85.66 sq.mtrs. | | Rev. | Date | By | Description |
| | CORROON ARCHITECTURAL CONSULTANTS 7 CHAPEL LANE, MALLOW, CO.CORK. TEL: 022 23146 MOBILE: 087 6211516 e-mail: corroonbuildingsurvey@outlook.ie | | Title: proposed extension for, Thomas Corroon at, 51 Beecher Street, Lackanalooha, Mallow, Co.Cork. | | | |
| | | | Date: July'23 | Scale: 1:100 | Drawn: T.C. | |



Side elevation (East Elevation)
SCALE:- 1:100



Side elevation (West Elevation)
SCALE:- 1:100



SECTION
SCALE:- 1:50

SCHEDULE OF FINISHES

ROOF DETAILS
 EXISTING ROOF COVERED WITH METAL CLADDING
 PROPOSED ROOF TO BE PITCH ROOF CONSTRUCTION.
 ALL RAINWATER GOODS TO BE DARK COLOUR.
 WALL DETAILS
 PLAIN RENDER PLASTER FINISH.
 WINDOW DETAILS
 DARK COLOUR WINDOWS.
 DOOR DETAILS
 DARK COLOUR DOORS.

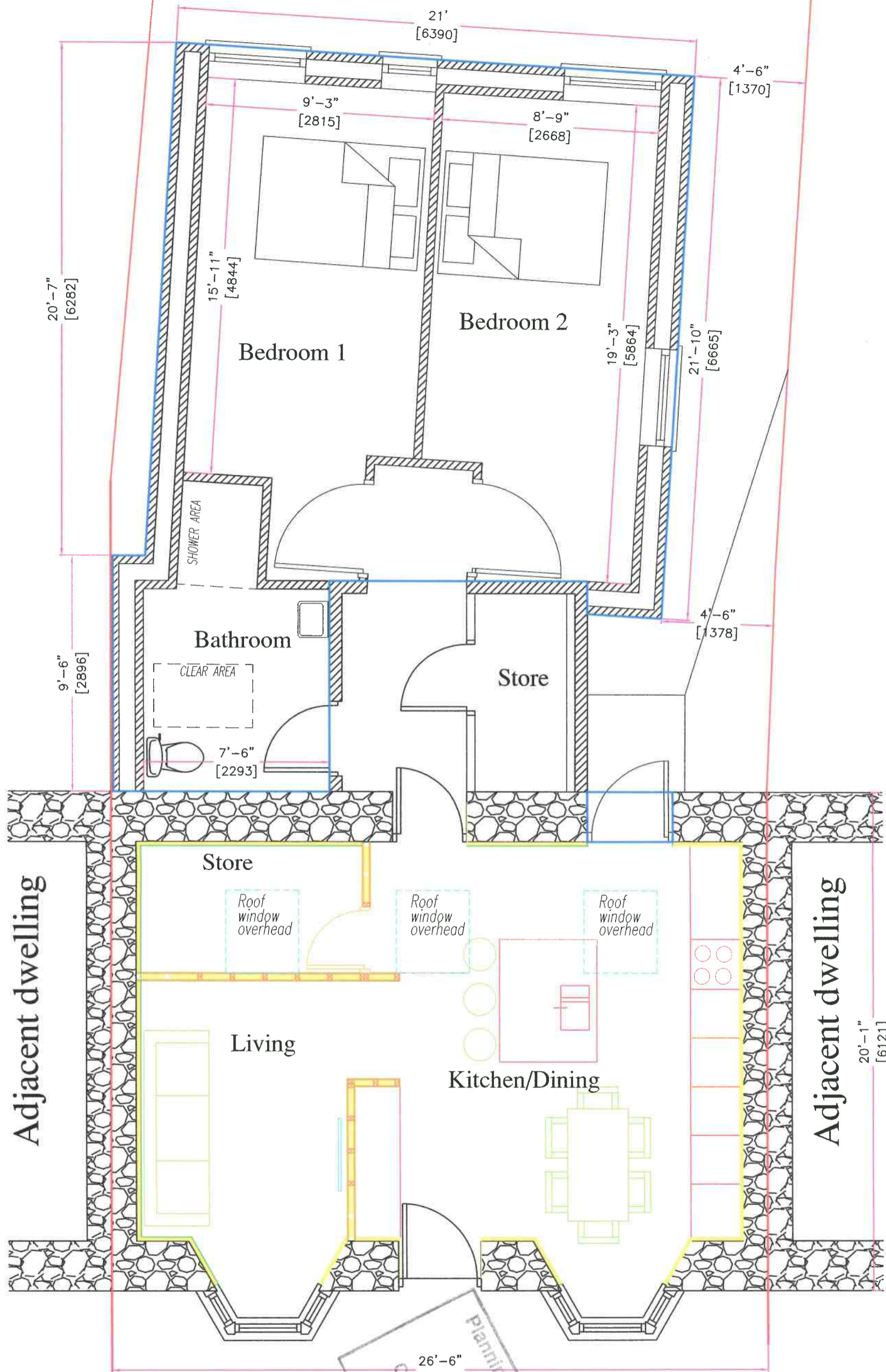
Planning Department
 17 JUL 2023
 Cork County Council
 County Hall
 61/24

LEGEND:

EXTENSION & ALTERATIONS:

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| | | | | | |
|-----------------|---|---|-----------------|-------------|-------------|
| Sht. No: 2 of 3 | Floor Area: 85.66 sq.mtrs. | 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 extension for, Thomas Corroon at, 51 Beecher Street, Lackanalooha, Mallow, Co.Cork. | | | |
| | | Date: July'23 | Scale: as shown | Drawn: T.C. | |



Floor Plan

SCALE:- 1:50

EXISTING FLOOR AREA: 498 SQ.FT./46.27 SQ.MTRS.

EXTENSION FLOOR AREA: 424 SQ.FT./39.39 SQ.MTRS.

LEGEND:

EXTENSION & ALTERATIONS: ———

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Sht. No: 3 of 5

Floor Area: 85.66 sq.mtrs.



CORROON ARCHITECTURAL CONSULTANTS

7 CHAPEL LANE, MALLOW, CO.CORK.

TEL: 022 23146

MOBILE: 087 6211516

e-mail:corroonbuildingsurvey@outlook.ie

Title:
 proposed extension for,
 Thomas Corroon at,
 51 Beecher Street,
 Lackanallooha, Mallow, Co.Cork.

Date: July'23 Scale: 1:50

Drawn: T.C.

Planning
 Corroon Architectural Consultants
 17 JUL 2023