

# Comhairle Contae Chorcaí Cork County Council

Serhii Yatsychenko  
C/O Tadhg Sheehan,  
Sleaveen West,  
Macroom,  
Co. Cork.

5<sup>th</sup> June, 2024

REF: D/229/24  
LOCATION: Former Science Building, The Bridge, Doneraile, Co. Cork

**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 9<sup>th</sup> May, 2024 the Planning Authority, having considered the query whether the change of use of a vacant building formerly in educational use to residential use at the **Former Science Building, The Bridge, Doneraile, Co. Cork** is or is not development or is or is not exempted development, having regard to the Planning and Development Act (Exempted Development) Regulations 2022 (S.I. No. 75 of 2022) has declared that it is **not exempted development**.

## Reason for Decision

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

- Section 3 (1) of the Planning and Development Act, 2000, as amended
- The Planning and Development (Amendment) (No. 2) Regulations 2018 – S.I. No. 30 of 2018
- Planning and Development Act (Exempted Development) Regulations 2022 – S.I. No. 75 of 2022
- Article 9(1) of the Planning and Development Regulations, 2001, as amended
- Article 10(6) of the Planning and Development Regulations, 2001, as amended
- Part 4 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- The particulars received by the Planning Authority on 9<sup>th</sup> May, 2024.

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

The change of use of a vacant building formerly in educational use to residential use constitutes “development” as defined in Section 3 of the Planning and Development Act. The development does not come within the scope of the exemption under Planning and Development Act (Exempted

Pleanáil agus Forbairt,  
Halla an Chontae,  
Bóthar Charraig Ruacháin,  
Corcaigh T12 R2NC.

Fón: (021) 4276891  
R-phost: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
Planning & Development,

County Hall,  
Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891  
Email: [planninginfo@corkcoco.ie](mailto:planninginfo@corkcoco.ie)  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



Development) Regulations 2022 (S.I. No. 75 of 2022) as it does not comply with the conditions and limitations.

On this basis it is considered that the proposed development **is development and 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>*

## SECTION 5 DECLARATION – PLANNER’S REPORT

**File Reference:** D/229/24

**Description:** Whether the change of use of a vacant building formerly in educational use to residential use is or is not development or is or is not exempted development having regard to the Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022).

**Applicant:** Serhii Yatsychenko

**Location:** Former Science Building, The Bridge, Doneraile, Co. Cork

**Date:** 04/06/2024

### SUMMARY OF RECOMMENDATION

It is concluded that the change of use of a vacant building formerly in educational use to residential use constitutes ‘development’ as defined in Section 3 of the Planning and Development Act. The development does not come within the scope of the exemption under Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022) as it does not comply with the relevant conditions and limitations.

On this basis it is considered that the proposed development **is development and is not exempted development.**

### PURPOSE OF REPORT

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

### SITE LOCATION

The subject site is located within the development boundary of Doneraile on the northwestern end of the village. The Awbeg River runs in close proximity to the northern site boundary. The site is relatively level with a concrete hard standing throughout and low stone wall boundaries. There is a two-storey building on the southeastern end of the subject site. It is stated that the building is currently vacant and that it was previously in use as a science block as part of a former secondary school. The site layout plan also illustrates a garage/store on the northwestern end of the site and that the property is connected to the public water and wastewater network.

The land lies within the designated Convent View Conservation Area and also within zone A&B the mapped flood under the Cork County Development Plan 2022.

### SUBJECT DEVELOPMENT

The subject development relates to the change of use of a vacant building formerly in educational use as a science block (part of a secondary school) to residential use. A site layout plan as well as indicative floor plans and elevations of the 2-storey building are included with the request documents. The floor plans illustrate a

2–3-bedroom property residential property with the main living, kitchen, dining and utility areas on the ground floor. No external changes are proposed to the existing building.

## **PLANNING HISTORY**

A review of the Council’s Planning Enquiry System shows there have been no recent planning applications made in respect of the overall lands. The following historical permissions pertain to the subject site:

### **Planning Reg no. 920/64**

Permission was granted in June 1964 for additions and extensions to Christian Brother’s Monastery and development of a playground.

### **Planning Reg no. 55/65**

Permission was granted in February 1965 for erection of a science block.

### **Planning Reg no. 2094/75**

Permission was granted in October 1975 for erection of 2 no. prefabricated classrooms at Christian Brother’s School.

## **LEGISLATIVE CONTEXT**

### **Planning and Development Act, 2000**

**Section 3(1)** of the Act states the following in respect of ‘development’: “In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”

**Section 2(1)** of the Act states the following in respect of ‘works’: “Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...”

**The Planning and Development (Amendment) (No.2) Regulations 2018 - S.I. No. 30 of 2018** - which came into operation on 8 February 2018, provided for an exemption from the requirement to obtain planning permission in respect of the change of use of certain vacant commercial premises, including vacant areas above ground floor premises, to residential use.

The regulations are primarily aimed at facilitating the productive re-use of qualifying vacant commercial buildings as homes, while also facilitating urban renewal and the bringing on stream of increased housing supply. The 2018 regulations were introduced under the previous Government’s Action Plan on Housing and Homelessness – Rebuilding Ireland.

The current Government’s new Housing Plan for Ireland - Housing for All committed to reviewing and extending the 2018 regulations to the end of 2025. Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022) As indicated, the Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022) extends to 31 December 2025 the exemption given by SI 30 of 2018 and satisfies the commitment given by action 20.3 of Housing for All.

In order to avail of the exemptions being provided for, the structure, or part of the structure, which is the subject of the change of use must have been vacant for at least 2 years immediately prior to the

commencement of the relevant works, with such works being required to be completed by 31 December 2025.

In addition to the classes of use that qualified under the 2018 change of use exempted development provisions – i.e. Classes 1, 2, 3 and 6 – as outlined in Part 4 of Schedule 2 of the Principal Regulations, the new regulations extend the provisions to a new Class 12 - Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018. The conditions and limitations that applied to the 2018 exempted development provisions, as outlined in previous Circular Letter PL 01/2018, will continue to apply under these regulations which include:

- Related works shall primarily affect the interior of the building, with limited external works being permitted which are in keeping with the building and neighbouring buildings, including the provision of on-street access to upper floors, and alterations to existing ground floor shop fronts in respect of window and architectural details.
- Works to the ground floor of any structure shall not conflict with an objective in a development plan for the structure to remain in retail use, with the exception, as mentioned above, of works solely for the provision of on-street access to upper floors.
- No more than 9 individual residential units can be provided in a building.
- Minimum standards shall apply to residential units being developed such as minimum requirements in relation to overall floor areas, storage space requirements and the need for adequate natural light in living rooms and bedrooms (see the “Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities”).
- Works to a protected structure shall not be permitted unless a section 57 declaration has been issued by a planning authority to indicate the works will not affect the character or elements of the structure which has been identified for protection.
- Works for the provision of on-site wastewater treatment and disposal systems i.e. septic tanks, shall not be permitted under the exemption.
- Works shall not be permitted in a number of limited areas, such as areas of special planning control, areas to which special amenity area orders relate and within certain proximity distances of establishments to which the major accident regulations apply.
- Care should be taken to ensure compliance with relevant legislative requirements in relation to the assessment of potential impacts on bats, their roosts and nesting birds arising from any proposed works in relevant buildings. A number of other general restrictions as set out in Article 9 of the Principal Regulations are identified as applying to this exemption.
- In addition, development must not contravene a condition attached to a permission issued under the Act, including any condition specifying the permitted use of the building concerned.

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

#### **Part 4 of Schedule 2 -Exempted development – Classes of Use**

CLASS 1- Use as a shop.

CLASS 2 - Use for the provision of—

- (a) financial services,
- (b) professional services (other than health or medical services),
- (c) any other services (including use as a betting office),

where the services are provided principally to visiting members of the public.

CLASS 3- Use as an office, other than a use to which class 2 of this Part of this Schedule applies.

CLASS 6 - Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

CLASS 12 - Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.

## **ASSESSMENT**

The question which arises in this case:

1. Whether the change of use of a former science building to residential is or is not development and is or is not exempted development.

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

Section 3(1) of the Act states the following in respect of 'development': "In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

The change of use of a former science building forming part of a school to residential use as a dwelling house would be considered a material change in the use of the structure and land and therefore **constitute 'development'**, as defined in Section 3 of the Planning and Development Act 2000, as amended.

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

As previously indicated, the Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022) extends to 31 December 2025 the exemption given by SI 30 of 2018 and satisfies the commitment given by action 20.3 of Housing for All.

In order to avail of the exemptions being provided for, the structure, or part of the structure, which is the subject of the change of use must have been vacant for at least 2 years immediately prior to the commencement of the relevant works. The application form documents do not specify the exact amount of time that the subject building has been vacant.

In relation to Article 10(6) part (d)(ii), the applicant hasn't provided details of works proposed to the building. A proposed floor plan and elevations have been submitted but an existing floor plan and elevations have not been included and as such it is not clear what works/internal changes are proposed /required to facilitate the proposed change of use. Furthermore, it is not possible to confirm whether the proposal confirms with the minimum floor areas specified in Article 10(6) (d)(vi) and whether there is adequate natural lighting as specified in(d)(vii).

In addition to the classes of use that qualified under the 2018 change of use exempted development provisions – i.e. Classes 1, 2, 3 and 6 – as outlined in Part 4 of Schedule 2 of the Principal Regulations, the new regulations extend the provisions to a new Class 12 - Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018. The conditions and limitations that applied to the 2018 exempted development provisions, as outlined in previous Circular Letter PL 01/2018, continue to apply.

The subject building was permitted as an educational building. The planning history for the site does not show any permission granted for a change of use of the building as so it is still considered to be in educational use. This educational class of use does not qualify under the 2018 change of use exempted development provisions – i.e. is not included for under Classes 1, 2, 3, 6 or 12 – as outlined in Part 4 of Schedule 2 of the Principal Regulations.

In relation to restrictions on exemptions by virtue of Article 9(1)(a) of the Planning and Development Regulations 2001 (as amended) I note the following:

Article 9 (1) (a) provides that certain development to which Article 6 relates (i.e. exempted development) shall not be exempted in various circumstances. Article 9(1) states that: 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:

(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.

Due to the minor nature of the works (only internal works) required for the change of use proposed it is considered that there would be not be a requirement for an appropriate assessment because it would not be likely to have a significant effect on the integrity of a European site.

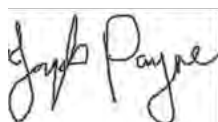
## CONCLUSION

Having regard to:

- the particulars received by the Planning Authority on 9<sup>th</sup> of May 2024
- Section 3(1) of the Planning and Development Act, 2000,
- The Planning and Development (Amendment) (No.2) Regulations 2018 - S.I. No. 30 of 2018
- Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022)
- Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- Article 10(6) of the Planning and Development Regulations, 2001, as amended,
- Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

It is concluded that the change of use of a vacant building formerly in educational use to residential use constitutes 'development' as defined in Section 3 of the Planning and Development Act. The development does not within the scope of the exemption under Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022) as it does not comply with the relevant conditions and limitations, specifically it does not fall within the permitted classes of use of Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

On this basis it is considered that the proposed development **is development and is not exempted development.**



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**Janet Payne**  
**Executive Planner**  
**4<sup>th</sup> June 2024**

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The report of the Area planner is noted and I concur that the subject development is **development** and is **not exempted development**.

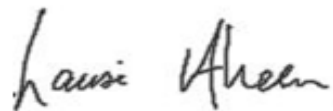
The subject building was permitted as an educational building. The planning history for the site does not show any permission granted for a change of use of the building as so it is still considered to be in educational use. This educational class of use does not qualify under the 2018 change of use exempted development provisions – i.e. is not included for under Classes 1, 2, 3, 6 or 12 – as outlined in Part 4 of Schedule 2 of the Principal Regulations.

Accordingly, whereas a question has been raised regarding whether the change of use of a vacant building formerly in educational use to residential use at the Former Science Building, The Bridge, Doneraile, Co. Cork is or is not development and is or is not exempted development and having had regard to:

- the particulars received by the Planning Authority on 9<sup>th</sup> of May 2024
- Section 3(1) of the Planning and Development Act, 2000,
- The Planning and Development (Amendment) (No.2) Regulations 2018 - S.I. No. 30 of 2018
- Planning and Development Act (Exempted Development) Regulations 2022 (S.I. 75 of 2022)
- Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- Article 10(6) of the Planning and Development Regulations, 2001, as amended,
- Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

it is concluded by the Planning Authority that:

the change of use of a vacant building formerly in educational use to residential use at the Former Science Building, The Bridge, Doneraile, Co. Cork **is development and is not exempted development**.



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**Louise Ahern**  
**A/Senior Executive Planner**  
**05/06/2024**





# CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

**APPLICANT CHECKLIST**

(Please tick ✓)

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

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

**FOR OFFICE USE ONLY**

<b>Receipt No.</b>	PL2000 2377
<b>Cash/Cheque/ Credit Card</b>	CARD
<b>Date</b>	9/5/24
<b>Declaration Ref. No.</b>	D/229/24

DATE STAMP HERE

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

- In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:
- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
  - Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
  - Details of existing and proposed levels
  - Details of fill material and duration of fill.

**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](mailto:dpo@corkcoco.ie) or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.*

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

SERHII YATSYCHENKO

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

THE BRIDGE,  
DUNERAILE,  
CO. CORK  
P51 TW02

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

IS THIS PROPERTY EXEMPT FROM PLANNING BASED ON THE PLANNING & DEVELOPMENT (AMENDMENT) (NO.2) REGULATIONS 2018 - S.I. NO. 30 OF 2018. IF THE APPLICANT WISHES TO CHANGE THE USE OF THE PROPERTY FROM DIS USED SCIENCE BUILDING (PART OF OLD SECONDARY SCHOOL) TO DWELLING?

**4. APPLICATION DETAILS:**

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m<sup>2</sup>)

(a) Floor area of existing/proposed structure(s):	164.01 m <sup>2</sup>
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m <sup>2</sup> ) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following:  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 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:**

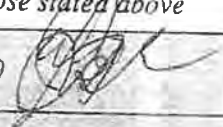
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes  No

**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)	Serhii Katsychenko 
Date	19/04/2024

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

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

Special Categories of data / Sensitive Personal data include:

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

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

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

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

Signed	
Date	

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

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




**ADVISORY NOTES:**

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

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

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

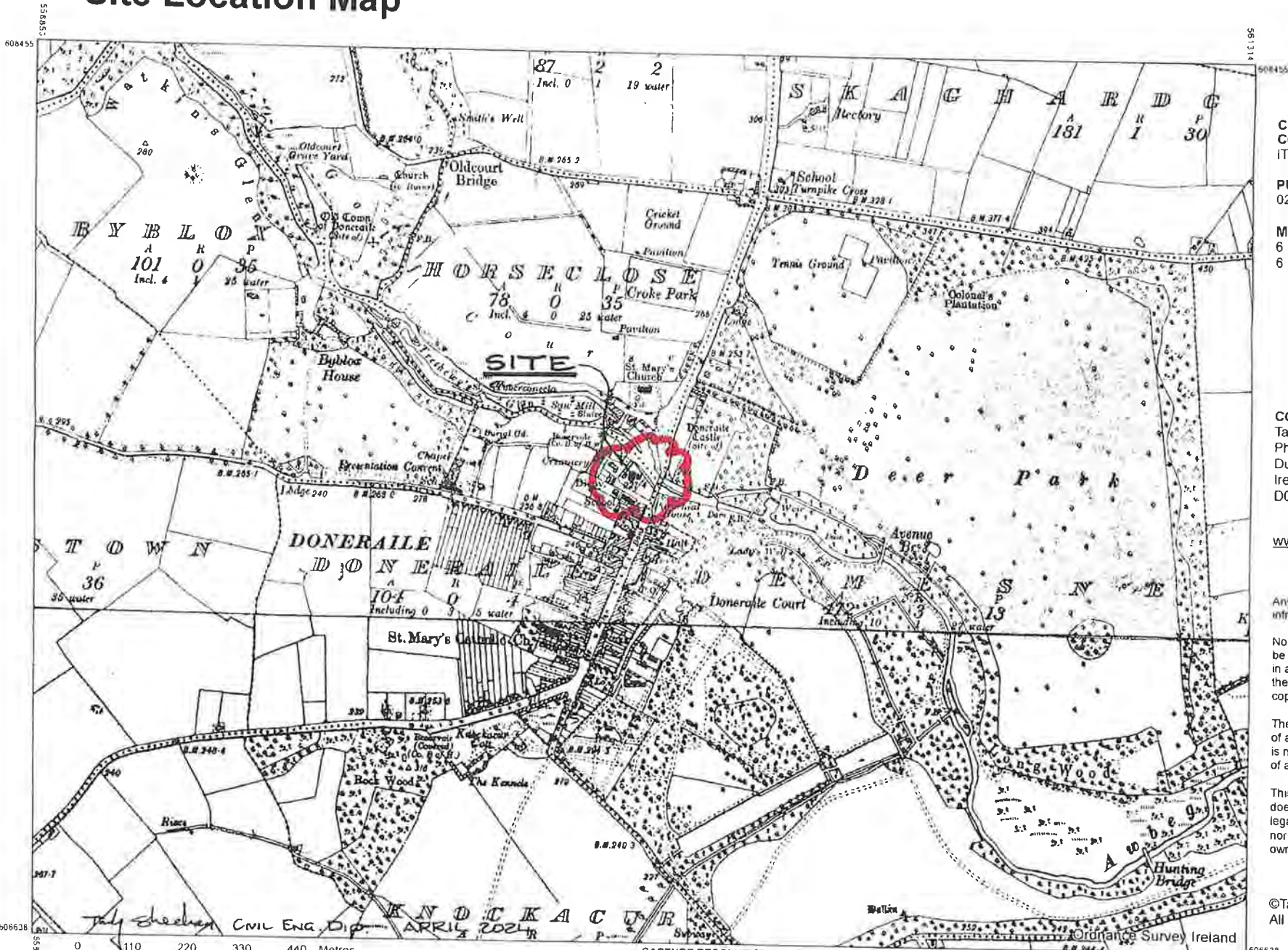
**9. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:**

<i>Signed (Applicant or Agent as appropriate)</i>	 P.P. SERHII YATSYCHENKO SLEAVEN WEST, MACROON, Co. Cork
<b>Date</b>	19/04/2024

# Site Location Map



**Tailte Éireann**



**CENTRE COORDINATES:**  
ITM 560084,607547

**PUBLISHED:** 02/05/2024  
**ORDER NO.:** 50398187\_1

**MAP SERIES:** 6 Inch Raster  
**MAP SHEETS:** CK017, CK025

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

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

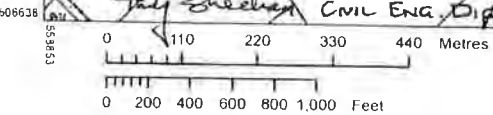
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way

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

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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 [www.tailte.ie](http://www.tailte.ie) search 'Capture Resolution'

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



506638

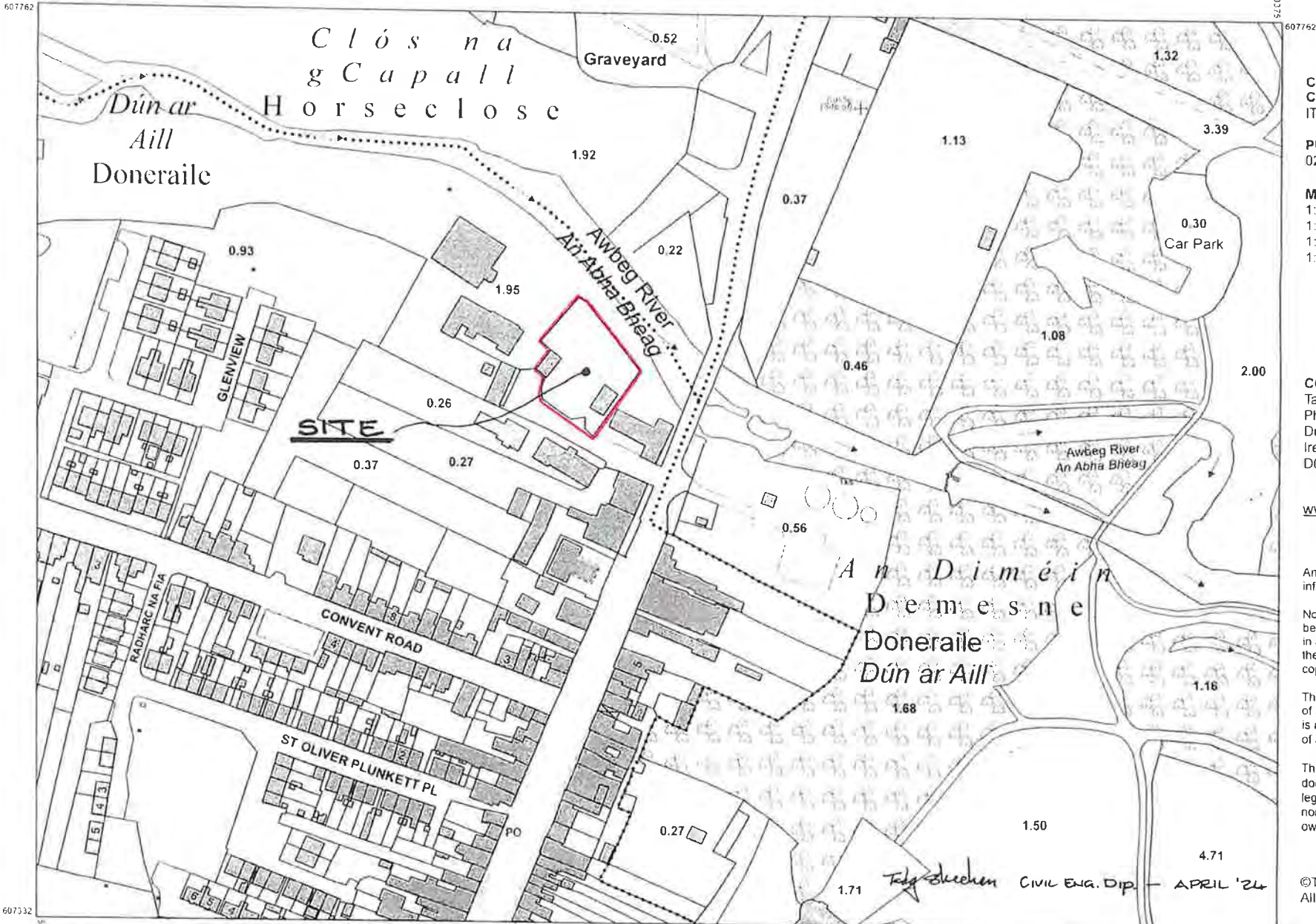
506638



# Planning Pack Map



**Tailte Éireann**



**CENTRE COORDINATES:**  
ITM 560084,607547

**PUBLISHED:** 02/05/2024  
**ORDER NO.:** 50398187\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 5747-B, 5747-D, 5748-A, 5748-C

**COMPILED AND PUBLISHED BY:**  
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Phoenix Park,  
Dublin 8,  
Ireland  
D08F6E4

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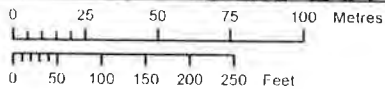
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This topographic map does not show legal property boundaries, nor does it show ownership of physical features

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**OUTPUT SCALE: 1:2,500**

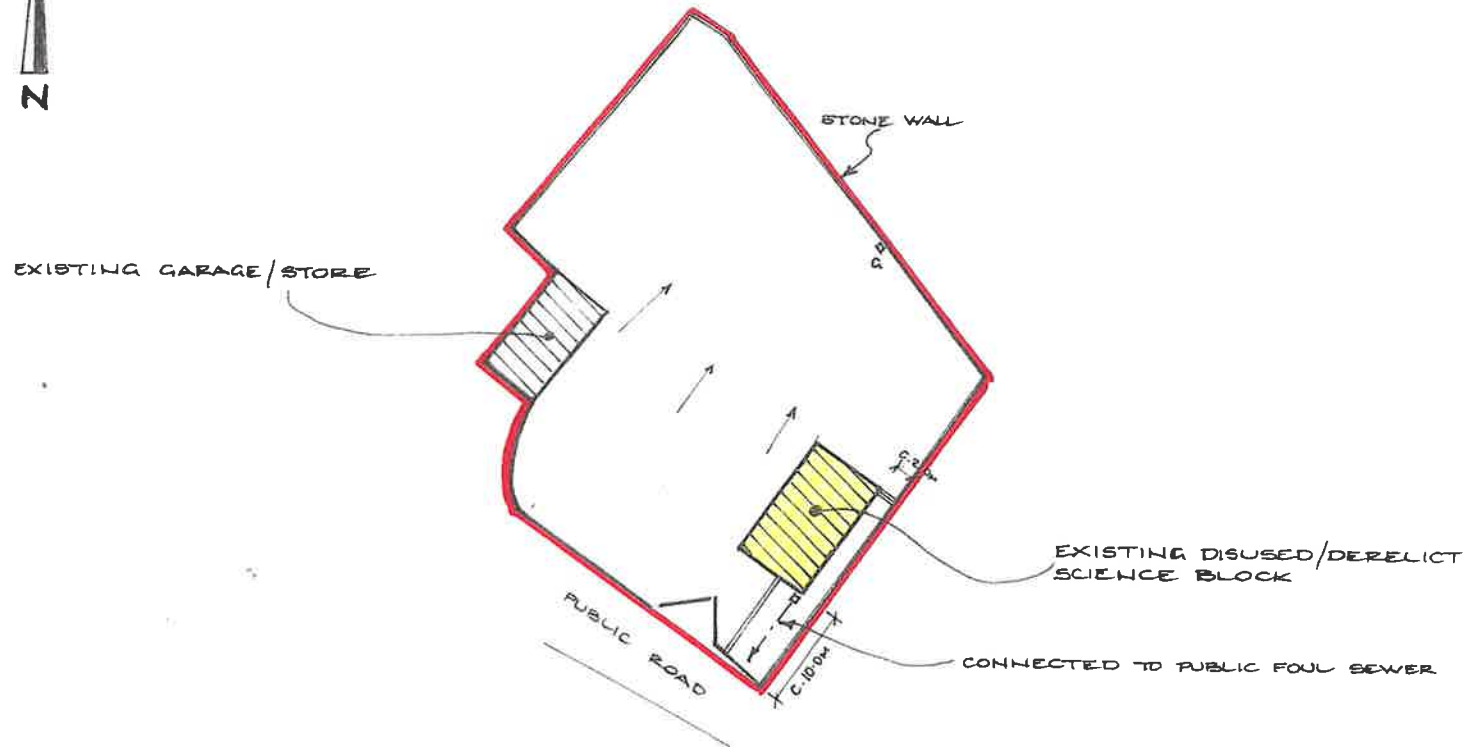
**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured  
Output scale is not indicative of data capture scale  
Further information is available at [www.tailte.ie](http://www.tailte.ie) search 'Capture Resolution'

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



*Felix Sheehan CIVIL ENG. Dip* - APRIL '24

NOTE: CONNECTED TO PUBLIC WATER SUPPLY.



### SITE LAYOUT PLAN

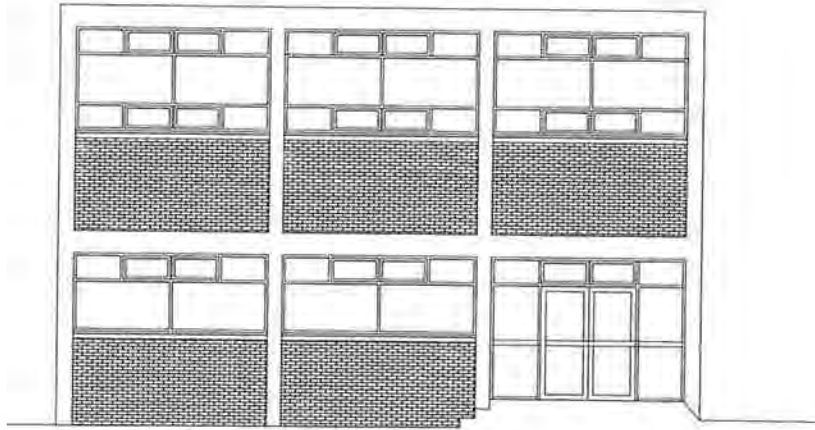
Rev. A Issue for Exemption Cert - April 2024

OLD SCIENCE BUILDING AT THE BRIDGE, DONERAILE, CO. CORK.  
FOR SERHII YATSYCHENKO

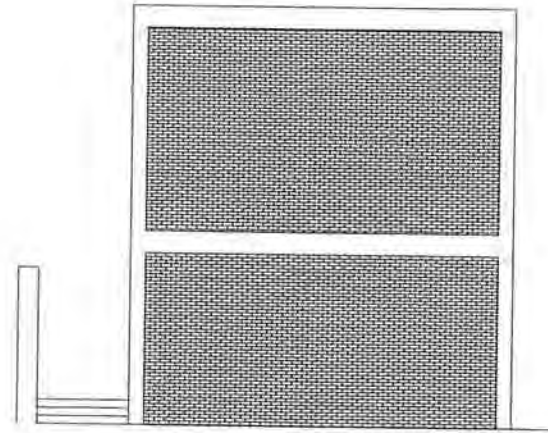
Date: April 2024 Scale: 1/500 Dwg. No. 3  
Rev. A - Issue for Exemption Cert

Drawn: Tadh Sheehan Civil Eng. Dip.  
Slieve West, Macroom, Co. Cork

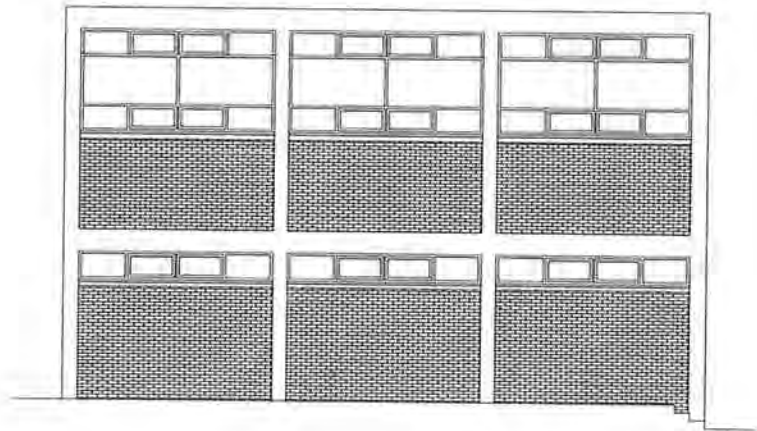




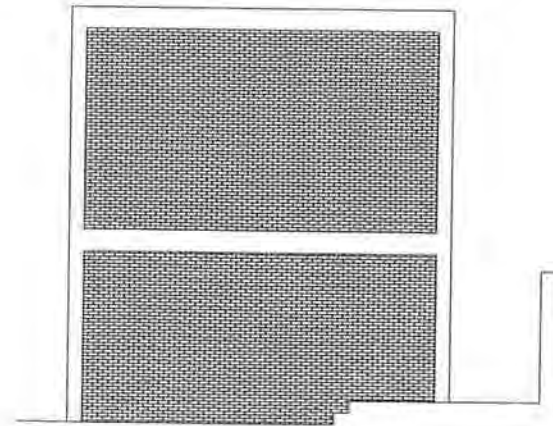
FRONT ELEVATION



SIDE ELEVATION



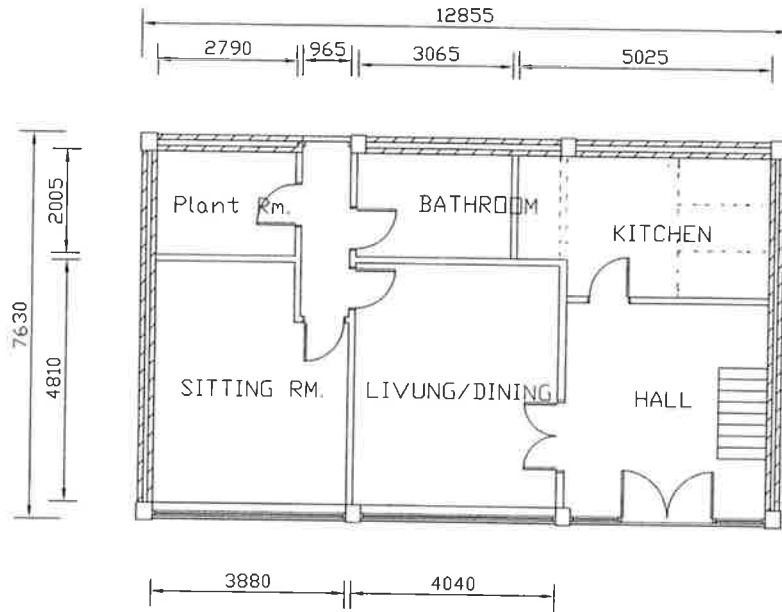
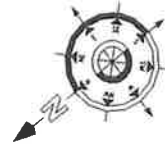
REAR ELEVATION



SIDE ELEVATION

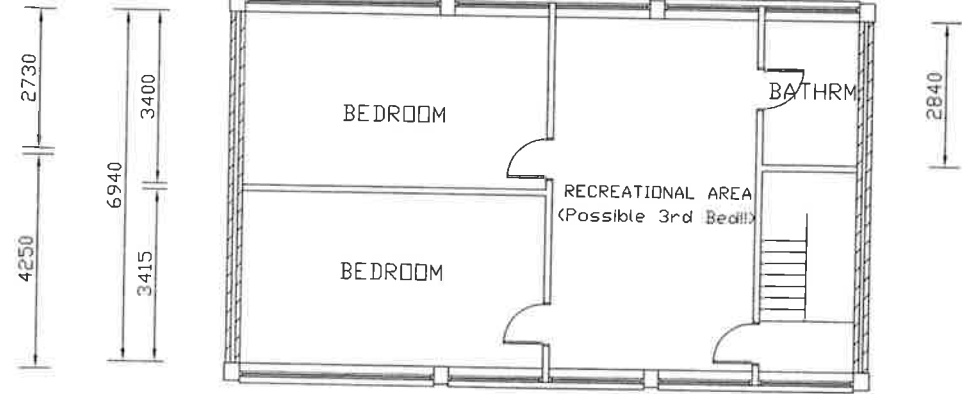
PROPERTY (OLD SCIENCE BLOCK) AT THE BRIDGE, DONERAILE,  
CO. CORK FOR S. YATSYCHENKO

DATE: April 2024, SCALE: 1/100, DWG. NO. 1 - Rev. A - Issue for Exemption Cert  
DRAWN: Tadg Sheehan Civil Eng. Dip., Sleaveen West, Macroom, Co. Cork



**GROUND FLOOR PLAN**

Note: Subject to Change  
(FLOOR AREA = 84.81M<sup>2</sup>)



**FIRST FLOOR PLAN**

Note: Subject to Change  
(FLOOR AREA = 79.20M<sup>2</sup>)

# PROPERTY (OLD SCIENCE BLOCK) AT THE BRIDGE, DONERAILE, CO. CORK FOR S. YATSYCHENKO

DATE: April 2024, SCALE: 1/100, DWG. NO. 2 - Rev. A - Issue for Exemption Cert  
DRAWN: Tadg Sheehan Civil Eng. Dip., Sleaven West, Macroom, Co. Cork