

Comhairle Contae Chorcaí Cork County Council

Barry & Sinead O'Neill,
C/O Tony O'Sullivan Architects Ltd.,
26 Main Street,
Macroom,
Co. Cork.
P12 XR24

16th April, 2025

REF: D/240/25
LOCATION: 10 Tulach Rua, Courtbrack, Co. Cork T23 FX25

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

Dear Sir/Madam,

On the basis of the information submitted by you on 4th April, 2025 the Planning Authority, having considered whether the proposed construction of a single storey extension at **10 Tulach Rua, Courtbrack, Co. Cork T23 FX25** is or is not development or is or is not exempted development, has declared that it is **exempted development**.

Reason for Decision

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

- the details submitted to the Planning Authority on the 4th April, 2025
- Sections 2 and 3 of the Planning and Development Act, 2000, as amended
- Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended and
- Articles 6 and 9 of the Planning and Development Regulations 2001, as amended.

And Whereas the Planning Authority hereby concludes that the proposed construction of a single storey extension at 10 Tulach Rua, Courtbrack, Co. Cork T23 FX25 **is development and is 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.

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



Yours faithfully,



**PIO TREACY,
A/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>

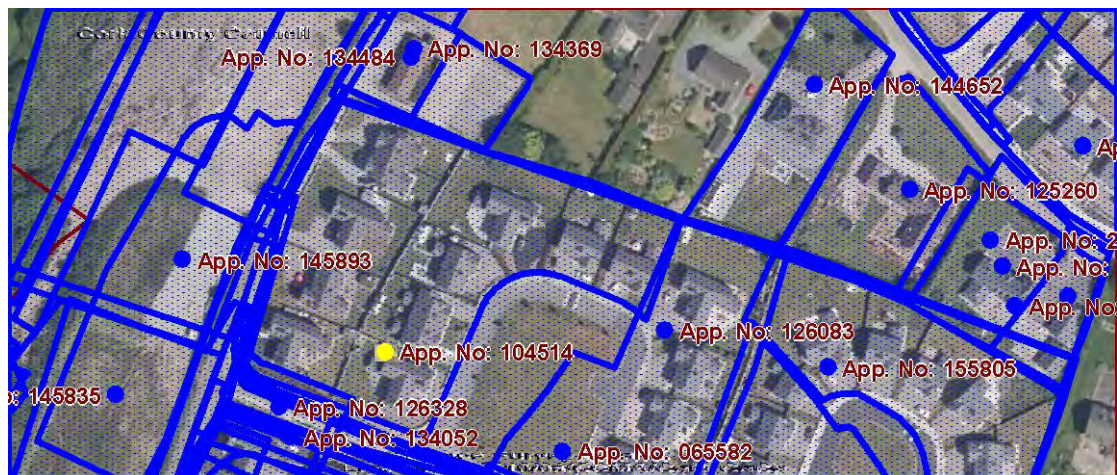
Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

| | |
|--------------------|---------------------------|
| <i>Ref No.</i> | D/240/25 |
| <i>Applicant</i> | Barry and Sinead O'Neill |
| <i>Description</i> | Extension to dwelling |
| <i>Location</i> | 10 Tulach Rua, Courtbrack |

The application comprises a single storey extension to a dwelling at no. 10 Tulach Rua in Courtbrack. The site is located within the settlement boundary of Courtbrack village, as set out in the Cork County Development Plan 2022. The site is located outside of mapped flood risk zones A and B, as set out in the CDP. The site lies within flood zone C.

It is stated that the floor area of the existing dwelling is 259.5 sq m and the proposed extension comprises 30 sq m.

Planning History



10/4514: O'Leary and O'Sullivan Developments Ltd. Residential development of 12 no. dwellinghouses comprising of 8 no. two storey detached dwellings and 4 no. two storey semi detached dwellings, 1 no. vehicular entrance to serve residential development and 2 no. combined access drives from public road to serve 4 no. dwellings, new front boundary wall facing public road, surface water attenuation system and all associated site development works. Granted. Upheld on appeal (PL 04..238180).

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.

Section 4 states that the following shall be exempted development for the purposes of this Act-

Section 4(1) (h) relates to development consisting of the carrying out of works for the maintenance, improvement or other alteration 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 neighbouring structures.

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 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

1. (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. (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. (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.

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

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
- (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house
- c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.
6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.
7. The roof of any extension shall not be used as a balcony or roof garden.

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 activity 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'.

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.

The question is whether the proposed extension complies with class 1 of the Planning and Development Regulations 2001, as amended.

Class 1 - The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.



The two storey dwelling is sited on an irregular shaped site with a narrow road frontage adjoining a cul-de-sac internal access road in the housing scheme. The dwelling is sited on a north west/south east axis and the garden area is largely to the west and north. The front door is positioned on the south eastern elevation. On plan, the form and varying heights would appear to indicate that the main entrance to the dwelling is positioned on the two storey side projection, to the south of the main part of the two storey dwelling. While both elevations to the south west and south east are visible on approach from the entrance, in practical terms, the south western projection reads as the relatively narrow gable end and the south eastern elevation with the front porch reads as the front of the dwelling. There is also a single storey projection to the north west. It is proposed to construct a single storey extension with a monopitch roof profile on the north western elevation. It is considered that this elevation can be considered the rear of the dwelling in this site context.

Condition 1(a) - Where the house has been extended previously, the floor area of such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1st October 1964, including those for which planning permission has been sought, shall not exceed 40 sq m.

The floor area of the proposed development is 30 sq m, which falls within the limit. Planning permission was granted for the development under ref no.10/4514 and PL 04.238180. The existing dwelling, including the single storey rear element, was permitted under the governing permission.

Condition no. 4 – With regard to height, the proposal complies with condition 4.

Condition 5 -The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house, to less than 25 sq m. This condition is complied with.

Condition 6(a) - Any window proposed at ground floor level in any such extension shall not be less than 1m from the boundary it faces. This condition is complied with.

It is considered that the extension complies with the terms of class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended

Article 9 (1) (a) states that development to which article 6 relates shall not be exempted development for the purposes of the Act under a number of specified conditions;

If the carrying out of such development would –

(i) contravene condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.

The relevant planning ref no. is 10/4514 and PL 04.238180. There is no issue in respect of the above.

(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,

It is not proposed to alter the entrance. In a telephone conversation with the Area Engineer on 15/04/25, he advised that he has no objection from a road safety perspective.

(viiB) comprise development in relation to which a planning authority or An Bord Pleanala 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.

The site is located outside of a screening assessment zone associated with a Natura 2000 site. The necessity for an Appropriate Assessment has been screened out for

the proposed development having regard to the lack of ecological or hydrological connections between the development site and any European Site.

Conclusion

Based on the available information and having regard to;

- (a) Sections 2 and 3 of the Planning and Development Act 2000, as amended,
- (b) Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and
- (c) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,

it is considered that the proposed development constitutes development and exempted development.

P Goulding
15/04/25

I concur with the above Area Planner's conclusion.



Louise Ahern
A/SEP
15/04/2025



Date: 2025-03-26
Our Ref: 24098

Planning Dept
Cork County Council
County Hall
Carrigrohane Road
Cork

**Re: Application for Section 5 Declaration of Exemption for Extension to Dwelling 10 Tulach Rua,
Courtbrack, Co. Cork – T23 FX25 for Barry & Sinead O'Neill**

Dear Sir/Madam,

I hereby enclose an application for a Section 5 Declaration of Exemption for an extension to a domestic dwelling. We believe the works are classed as exempted development. However, due to the orientation of the house and site, we have submitted this application to confirm same.

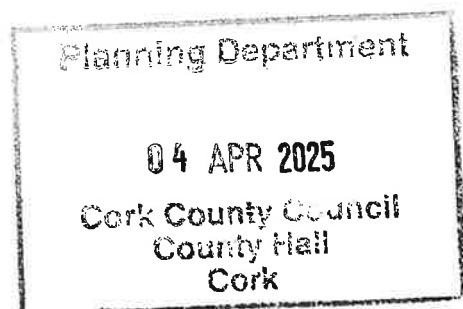
Please find enclosed the following information in support of this application:-

- 4 Copies Section 5 Application Form
- 4 Copies Ordnance Survey Maps
- 4 Copies Site Plan
- 4 Copies Plans, Section, Elevations & 3d views of Extended Dwelling
- Application Fee – Cheque for €80.00

I trust that the submitted information is sufficient for you to view this application, but if I can be of any further assistance to you, or should you require any further information, please do not hesitate in contacting me.

Yours Sincerely

Tony O'Sullivan MRIAI
Tony O'Sullivan Architects Ltd





CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

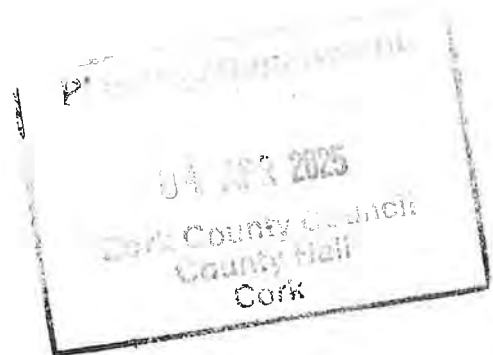
4 No. Copies of Application Form:
1 No. Copy of Contact Details:
4 No. Copies 6" O.S. Maps:
4 No. Copies 25" O.S. Maps:
4 No. Copies of Site Layout Plan:
4 No. Copies Scaled Drawings of Development:
€80 Application Fee:

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FOR OFFICE USE ONLY

| | |
|-----------------------------|----------|
| Receipt No. | PL2000 |
| Cash/Cheque/ Credit Card | CHEQUE |
| Date | 4/4/25 |
| Declaration Ref. No. | D/240/25 |

DATE STAMP HERE



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

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

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

DATA PROTECTION

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

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

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

BARRY + SINEAD O'NEILL

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

10 TULACH RUA, COURTBRAK, CO. CORK.
T23 FX25.

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 THE PROVISION OF AN EXTENSION, AT
GROUND FLOOR LEVEL, CONSIDERED EXEMPTED
DEVELOPMENT?

Planning Department

04 APR 2025

Cork County Council
County Hall
Cork

4. APPLICATION DETAILS:

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

| | |
|---|--|
| (a) Floor area of existing/proposed structure(s): | EXISTING - 259.5 m ² EXTENSION - 30.5 m ² |
| (b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained): | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable: |
| (c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use N/A | Proposed use N/A |
| (d) Are you aware of any enforcement proceedings connected to this site? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s): |

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE

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

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

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

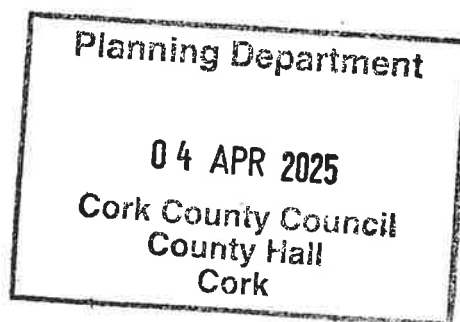
| | | |
|-------------------------------|---------------|-----------------|
| Signed (By Applicant Only) | Benny O'Neill | Shirley O'Neill |
| Date | 21/03/2025 | |

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 | Benny O'Neill | Shirley O'Neill |
| Date | 21/03/2025 | |

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 | 26/3/25 | |

Planning Department

04 APR 2025

Cork County Council
County Hall
Cork

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Phoenix Park,
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04 APR 2025

Cork County Council
County Hall
Cork

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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All rights reserved
Gach cead ar cosnadh
Ní ceadmhach an chuid
den fhollseáchn seo
a chópéáil, a atáirgeáil nó a tharchur
in an fhoinn nó ar don-
bharrasáil gan cead i scríbhinn roimh
nó aoidin ar chópáircht
Ní hionann éistear
bealach nó cosán a bheith
ar an léarscáil seo agus
fianaise ar chéad sí.
Ní thaispeánann an léarscáil
topagrafach seo tairneamhanna
d'ádhmáireachtaí ádhmáireachtaí
agus ní léiríonn sé cinéireacht
ar ghnéithe fisiceacha

| SECTION 5 | | | |
|-----------|----------------------|--------|----------|
| Revision | Detail | Date | Rev'd By |
| 3.0 | Issued for Section 5 | Mar 25 | DB |
| | | | |
| | | | |
| | | | |

Tony O'Sullivan
architects

**Alterations & Extension to Dwelling
for Barry & Sinead O' Neill @
Courtbrack, Co. Cork.**

Record Place Map

| | | | |
|-------------------|-------------------------|--------------------------|------------|
| Date Mar 2025 | Drawn DB | Orig No 24098 - PL001 | Rev 3.0 |
| Checker 6 Inch | Checked T O'Sullivan | | |

Description
=====

Digital Landscape Model (DLM)
Publisher / Source
=====

Tailte Éireann
Data Source / Reference
=====

PPIME2

File Format
=====

Autodesk AutoCAD (DWG_R2013)

File Name
=====

v_50456161.dwg

Clip Extent / Area of Interest (AOI)
=====

LLX,LLY= 555234.7005,579281.0118
LRX,LRY= 556064.7005,579281.0118
ULX,ULY= 555234.7005,579286.0118
URX,URY= 556064.7005,579286.0118

Projection / Spatial Reference
=====

Projections IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates
=====

X,Y= 555649.7005,579588.5118

Reference Info
=====

Map Series / Map Sheets
1:2,500 / 6240-C
1:5,000 / 6239

Data Extraction Date
=====

Date= 24-Mar-2025

Source Data Release:
=====

DCM.S Release V1.05.119
Product Version:
Version 1.4

License / Copyright:
=====

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Phoenix Park,
Dublin 8,
Ireland
D08F6E4
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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

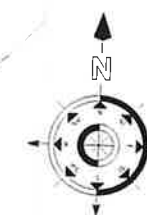
This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features

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All rights reserved.
Gach cead ar cosnadh.

Ní ceoádhach aon chuid
den fhaisleachán seo
a chóipeáil, a stáirgeáil nó a tharchur
in aon fhorm nó ar aon
bhealach gan cead i scríbhinn roimh
ré & úinéirí an chóipeáil

Ní hiannán bóthar,
bealach nó cosán a bheith
ar an léarscáil seo agus
fianaise ar chread sí

Ní thaispeánann an léarscáil
topagrafach seo teoiricneacha
rúndhacha, úinéirí,
agus ní léiríonn sé úinéireacht
ar ghnéithe fisiceacha



SECTION 5

| Revision | Detail | Date | Rev. by |
|----------|----------------------|--------|---------|
| 3.0 | Issued for Section 5 | Mar 25 | DB |
| - | - | - | - |
| - | - | - | - |

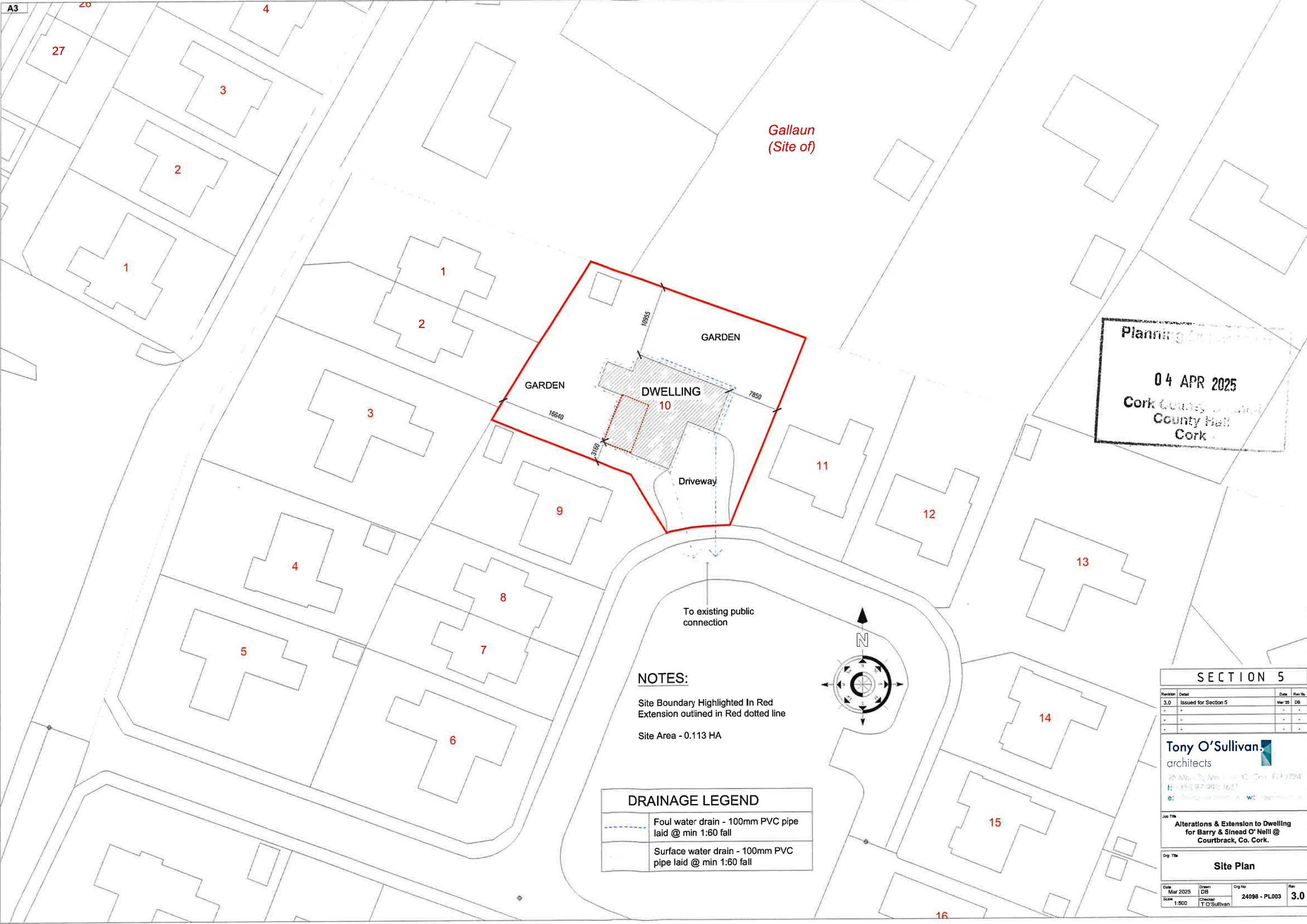
Tony O'Sullivan
architects
RPA No. 3, Mar 25, 2025, 1:2500
t: 01294 8722 155
e: info@osullivanarchitects.ie w: www.osullivanarchitects.ie

Job Title
**Alterations & Extension to Dwelling
for Barry & Sinead O'Neill @
Courtbrack, Co. Cork.**

Dwg. Title
Rural Place Map

| Date | Drawn | Dwg. No. | Rev. |
|----------|--------------|---------------|------|
| Mar 2025 | DB | 24098 - PL002 | 3.0 |
| Scale | Created | | |
| 1:2500 | T O'Sullivan | | |

Site Boundary Outlined in Red.
Site Notices Marked 'X'.



Gallaun
(Site of)

Planning Department
04 APR 2025
Cork County Council
County Hall
Cork

NOTES:

Site Boundary Highlighted In Red
Extension outlined in Red dotted line
Site Area - 0.113 HA

DRAINAGE LEGEND

| | |
|--|---|
| | Foul water drain - 100mm PVC pipe laid @ min 1:60 fall |
| | Surface water drain - 100mm PVC pipe laid @ min 1:60 fall |

SECTION 5

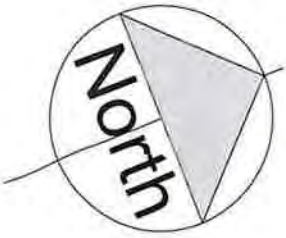
| Revision | Detail | Date | Rev By |
|----------|----------------------|--------|--------|
| 3.0 | Issued for Section 5 | Mar 25 | DB |
| | | | |
| | | | |

Tony O'Sullivan
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Tel: 023 87 900 1651
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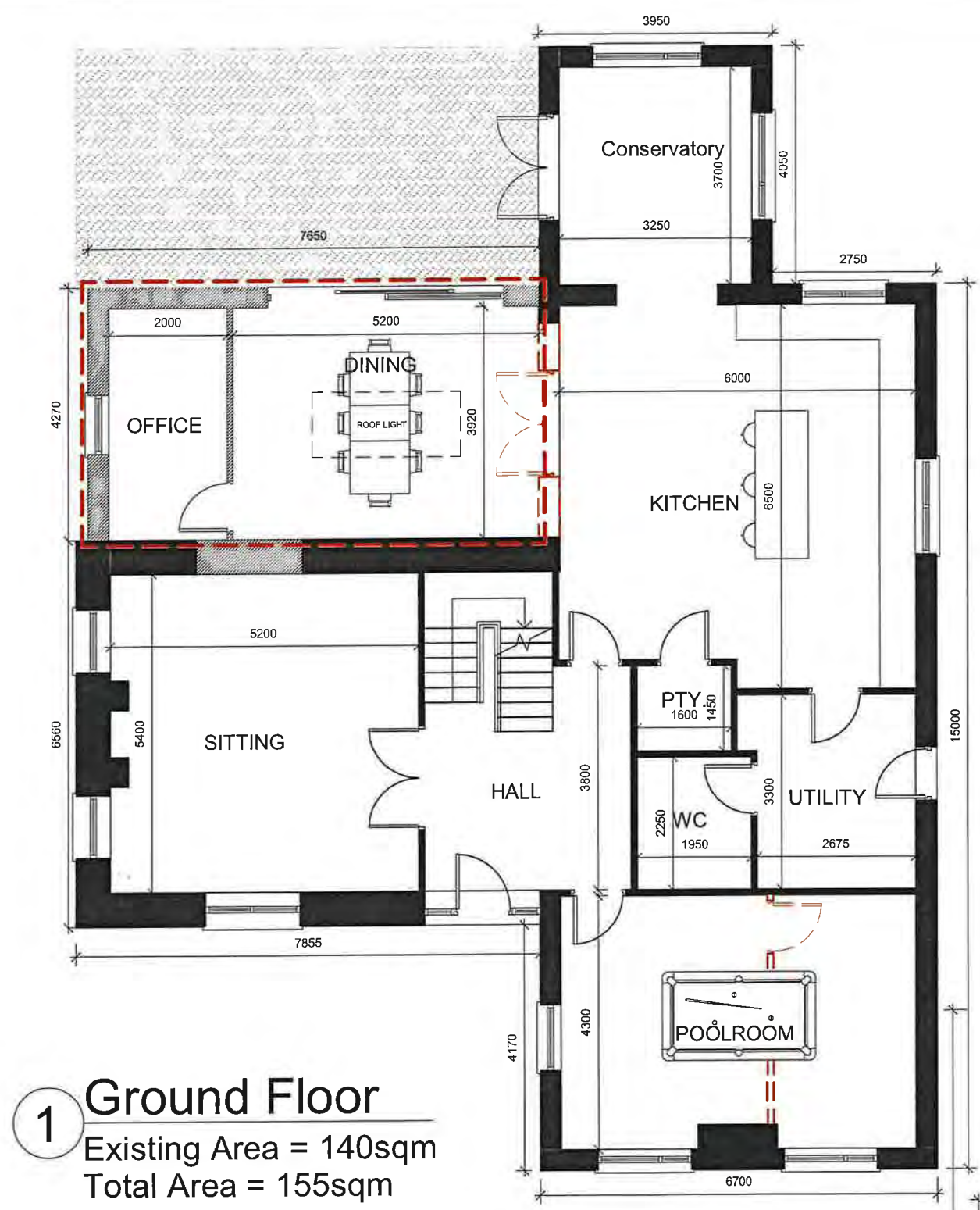
Job Title
**Alterations & Extension to Dwelling
for Barry & Sinead O' Neill @
Courtbrack, Co. Cork.**

Dwg Title
Site Plan

| Date | Drawn | Dwg No | Rev |
|----------------|-------------------------|---------------|-----|
| Mar 2025 | DB | 24098 - PL003 | 3.0 |
| Scale 1:500 | Checked T O'Sullivan | | |



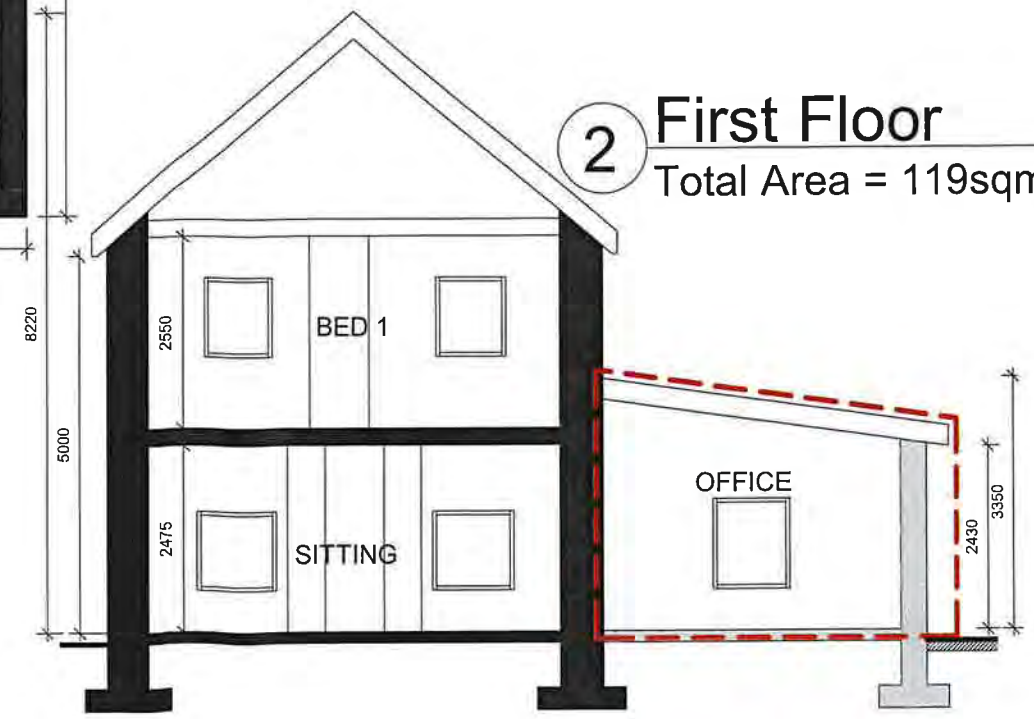
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Cork



1 Ground Floor
Existing Area = 140sqm
Total Area = 155sqm



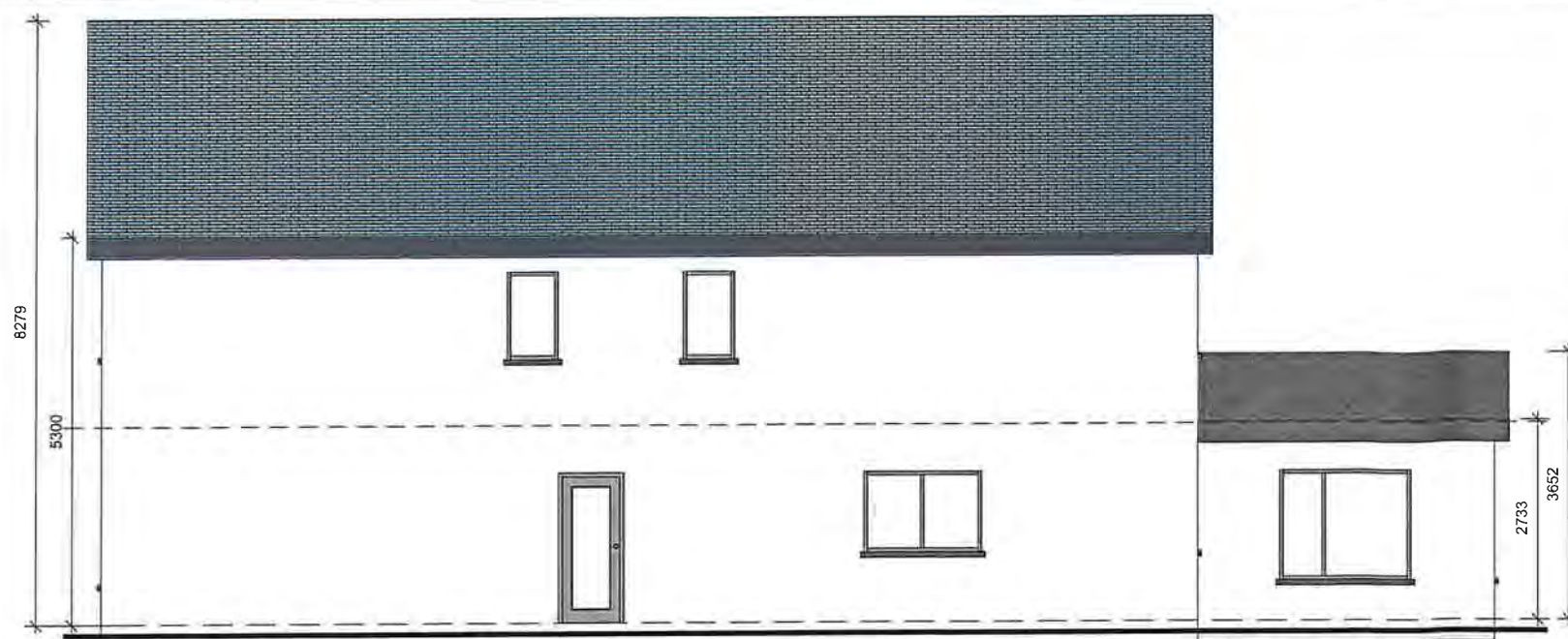
2 First Floor
Total Area = 119sqm



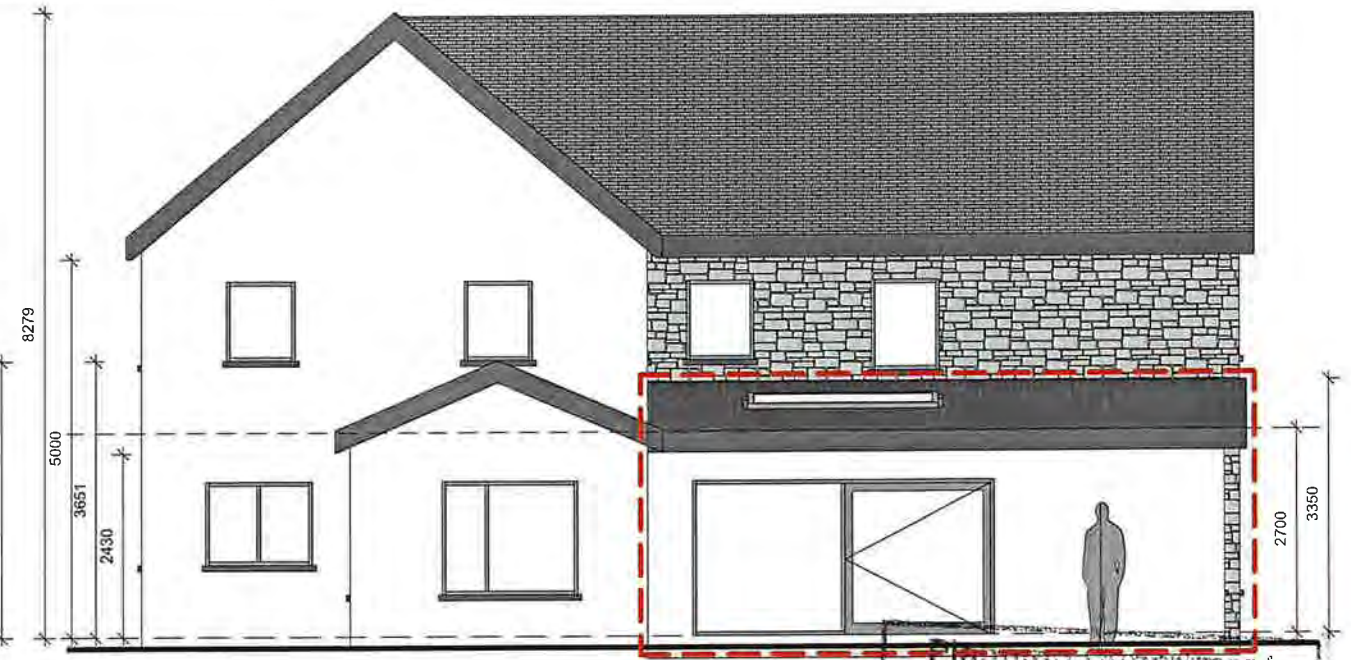
3 Section A-A

| LEGEND/GENERIC NOTES: | |
|-----------------------|---|
| | Proposed Walls |
| | Existing Walls |
| | Demolition |
| | Outlines new works to which application relates |

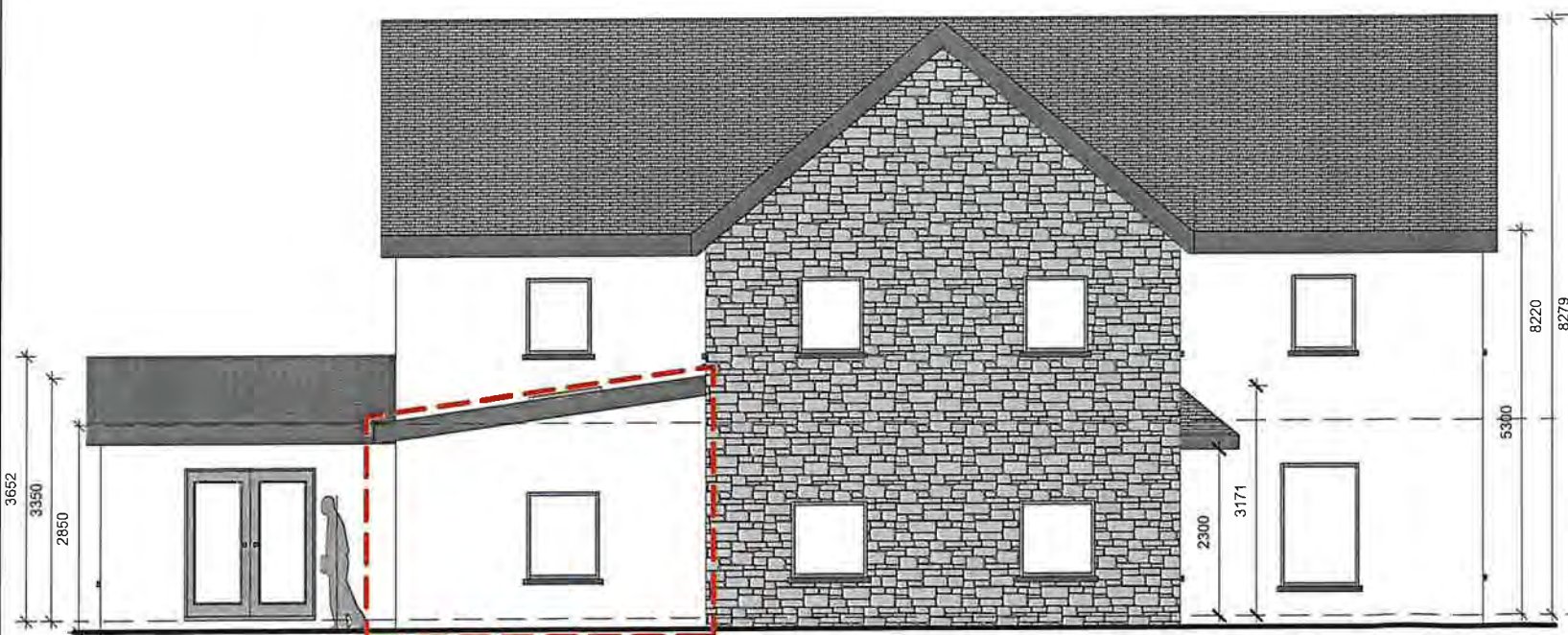
| SECTION 5 | | | |
|--|-----------------------|------------------------|----------|
| Revision | Detail | Date | Rev By |
| 3.0 | Issued for Section 5 | Mar'25 | DB |
| Tony O'Sullivan architects | | | |
| Alterations & Extension to Dwelling for Barry & Sinead O'Neill, Courtbrack, Co. Cork | | | |
| Floor Plans & Section A-A | | | |
| Date: Mar'25 | Drawn: DB | Orig No: 24098 - PL100 | Rev: 3.0 |
| Scale: 1:100 | Checked: T O'Sullivan | | |



1 North Elevation



2 West Elevation



3 South Elevation



4 East Elevation

MATERIALS LEGEND/GENERIC NOTES:



Roof: Existing tiled pitched roof to be retained.

Walls: Existing smooth render walls.

Windows:

All new windows to be PVC to match existing.

All dimensions taken from finished floor level



Outlines works to which application relates

SECTION 5

| Revision | Detail | Date | Rev By |
|----------|----------------------|-------|--------|
| 3.0 | Issued for Section 5 | Mar25 | DB |

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Job Title
Alterations & Extension to Dwelling
for Barry & Sinead O'Neill,
Courtbrack, Co. Cork

Orig. Title
Elevations

| Date | Drawn | Checkd | Orig No | Rev |
|-------|-------|------------|---------------|-----|
| Mar25 | DB | TOSullivan | 24098 - PL300 | 3.0 |






South West Visual



North West Visual

Planning Department
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| SECTION 5 | | | |
|---|----------------------|----------------------|----------|
| Revision | Detail | Date | Rev By |
| 3.0 | Issued for Section 5 | Mar'25 | DB |
| | | | |
| | | | |
| Tony O'Sullivan architects  T:  E:  | | | |
| Job Title: Alterations & Extension to Dwelling for Barry & Sinead O'Neill, Courtbrack, Co. Cork | | | |
| Draw Title: 3D External Visuals 2 | | | |
| Drawn: Mar'25 | Checked: DB | Designed: TOSullivan | Rev: 3.0 |
| Scale: NTS | | 24098 - PL501 | |