



# Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Fan C Investment Holdings Ltd  
3 Janeville  
Blackrock Road  
Cork

12<sup>th</sup> July 2021

**RE: R661/21 - Section 5 Declaration**  
**Property: No 1. The Terrace, Crab Lane, Blackrock Road, Cork**

Dear Sir/Madam,

With reference to your request for a section 5 Declaration at the above named property, I wish to advise and having regard to —

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

the planning authority considers that —

---

~~the construction of an extension to the rear of the existing dwelling house at 1 The Terrace, Crab Lane, Blackrock Road, Cork~~ **IS DEVELOPMENT and IS EXEMPTED DEVELOPMENT.**

Yours faithfully,

**Kerry Bergin**  
Assistant Staff Officer  
Community, Culture and Placemaking  
Cork City Council



**We are Cork.**

## PLANNER'S REPORT

Ref. R 661/21

Cork City Council

Development Management  
Community, Culture and  
Placemaking Directorate

Application type	<b>SECTION 5 DECLARATION</b>
Question	<i>Whether the construction of an extension to the rear of the existing dwelling house is exempted development.</i>
Location	1 The Terrace, Crab Lane, Blackrock Road, Cork
Applicant	FAN C Investment Holdings Ltd. (owner)
Date	12/05/2021
Recommendation	<b>Is development and is exempted development</b>

### INTERPRETATION

In this report 'the Act' means the Planning and Development Act, 2000 as amended and 'the Regulations' means the Planning and Development Regulations, 2001 as amended, unless otherwise indicated.

#### 1. REQUIREMENTS FOR A SECTION 5 DECLARATION APPLICATION

Section 5(1) of the Planning and Development Act 2000 as amended states,

*5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this 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.*

The requirements for making a section 5 declaration are set out in the Act.

#### 2. THE QUESTION BEFORE THE PLANNING AUTHORITY

The question to the planning authority is not framed using the phrasing of section 5. The applicant states in the request, "we wish to confirm that the single storey extension (20m<sup>2</sup>) proposed to be constructed to the rear of the existing dwelling is classified as exempted development?".

In my opinion the intention of the request is clear, and that it is entirely reasonable to consider the question before the planning authority as being:

*Whether the construction of an extension to the rear of the existing dwelling house is exempted development.*

#### 3. SITE DESCRIPTION

The subject property is a two storey semi-detached dwelling in the Residential, Local Services and Institutional Uses zoning area. The area is predominantly residential in nature.

#### 4. DESCRIPTION OF THE DEVELOPMENT

The proposed development is for the construction of a single storey extension of 20m<sup>2</sup> to the rear of the existing property.

**5. RELEVANT PLANNING HISTORY**

None.

**6. LEGISLATIVE PROVISIONS**

**6.1 Planning and Development Act, 2000 as amended**

**Section 2(1)**

*“exempted development” has the meaning specified in section 4.*

*“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—*

- (a) where the context so admits, includes the land on, in or under which the structure is situate, and*
- (b) in relation to a protected structure or proposed protected structure, includes—*
  - (i) the interior of the structure,*
  - (ii) the land lying within the curtilage of the structure,*
  - (iii) any other structures lying within that curtilage and their interiors, and*
  - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).*

*“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 3(1)**

*In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.*

**Section 4(1)(h)**

*4.(1) The following shall be exempted developments for the purposes of this Act—*

...

*(h) 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 of neighbouring structures;*

**Section 4(2)**

Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001, as amended.

**Section 4(3)**

*A reference in this Act to exempted development shall be construed as a reference to development which is—*

- (a) any of the developments specified in subsection (1), or*

(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

**Section 5(1)**

See section 1 of this report.

**6.2 Planning and Development Regulations 2001 to 2018 as amended**

**Article 5(2)**

*In Schedule 2, unless the context otherwise requires, any reference to the height of a structure, plant or machinery shall be construed as a reference to its height when measured from ground level, and for that purpose “ground level” means the level of the ground immediately adjacent to the structure, plant or machinery or, where the level of the ground where it is situated or is to be situated is not uniform, the level of the lowest part of the ground adjacent to it.*

**Article 6(1)**

*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 the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.*

**Article 9**

Article 9 sets out restrictions on exemptions specified under article 6.

**(Article 6) Schedule 2, Part 1, Class 1**

*Classes 1-8 relate to development within the curtilage of a house and Class 1 relates to “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”.*

**Schedule 2, Part 1, Class 1**

**Exempted Development — General**

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p><b>CLASS 1</b> <i>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.</i></p>	<p>1. (a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i></p> <p>(b) <i>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.</i></p> <p>(c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i></p>

Column 1 Description of Development	Column 2 Conditions and Limitations
	<p>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.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any 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. (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. 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</p>

Column 1 <i>Description of Development</i>	Column 2 <i>Conditions and Limitations</i>
	<p><i>the occupants of the house, to the rear of the house to less than 25 square metres.</i></p> <p>6. (a) <i>Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i></p> <p>(b) <i>Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i></p> <p>(c) <i>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.</i></p> <p>7. <i>The roof of any extension shall not be used as a balcony or roof garden.</i></p>

## 7. ASSESSMENT

### 7.1 Development

The first issue for consideration is whether or not the matter at hand is ‘development’, which is defined in the Act as comprising two chief components: ‘works’ and / or ‘any material change in the use of any structures or other land’.

‘Works’ is defined in section 3(1) of the Act as including ‘any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal’. In relation to proposed extension to the rear of the existing dwelling, it is clear that an extension to a dwelling house comprises ‘works’. As the proposal comprises ‘works’, it is clearly therefore ‘development’ within the meaning of the Act.

## CONCLUSION

### Is development

### 7.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. Section 2(1) of the Act defines ‘exempted development’ as having ‘the meaning specified in section 4’ of the Act (which relates to exempted development).

Section 4(3) of the Act states that exempted development either means development specified in section 4(1) or development which is exempted development having regard to any regulations under section 4(2).

I consider that the proposal comes within **subsection (2) of section 4**, i.e. the Regulations, and not subsection (1).

**Section 4(1)**

I do not consider that the proposal comes within the scope of section 4(1) of the Act.

**Section 4(2)**

It is therefore necessary to consider whether the proposed rear extension comes under the scope of section 4(2) (i.e. exemptions specified in the Regulations), having regard to the use of the word ‘or’ in section 4(3).

I consider that article 6 and **Class 1** applies, as it is an extension of a house by the construction of an extension to the rear of the house.

Having assessed the proposed extension against Class 1 and its conditions and limitations I find as follows:

*Condition / Limitation 1*

The house has not been previously extended. The proposed extension is indicated as being 20m<sup>2</sup> in area and is a single storey extension. Therefore part (a) of this condition/limitation is satisfied (parts (b) and (c) do not apply).

*Condition / Limitation 2*

The house has not been previously extended therefore this condition/limitation does not apply.

*Condition / Limitation 3*

The proposed works are ground floor only therefore this condition/limitation does not apply.

*Condition / Limitation 4*

The heights of the walls of the proposed extension do not exceed the height of the rear wall of the house, therefore part (a) of this condition/limitation is satisfied. The highest part of the roof of the proposed extension does not exceed the height of the highest part of the roof of the dwelling. Therefore part (c) of this condition/limitation is satisfied (part (b) does not apply).

*Condition / Limitation 5*

More than 25m<sup>2</sup> of open space will remain to the rear of the dwelling. Proposed drawings indicate that more than 100m<sup>2</sup> of open space will remain to the rear of the dwelling and proposed extension.

*Condition / Limitation 6*

Ground floor windows proposed are more than 1 metre from the boundaries they face.

*Condition / Limitation 7*

It does not appear that the roof is proposed to be used as a balcony or roof terrace.

**Restrictions on exemption**

I do not consider that any apply in this instance.

**CONCLUSION**

**Is exempted development**

**8. ENVIRONMENTAL ASSESSMENT**

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state,

*Section 4(4),*

*Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.*

*Section 4(4A)*

*Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—*

*(a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and*

*(b) as respects which an environmental impact assessment or an appropriate assessment is required,*

*to be exempted development.*

*Section 177U(9)*

*In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.*

**8.1 Screening for Environmental Impact Assessment**

Having regard to the contents of Article 103 and Schedule 7 of the Planning and Development Regulations 2001, as amended it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that **environmental impact assessment is not required.**

**8.2 Screening for Appropriate Assessment**

The applicant has not submitted an appropriate assessment screening report. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of these European sites. Accordingly it is considered that **appropriate assessment is not required.**

**9. RECOMMENDATION**

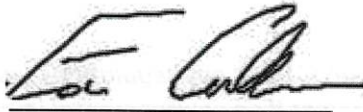
In view of the above and having regard to —

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

the planning authority considers that —

the construction of an extension to the rear of the existing dwelling house at 1 The Terrace, Crab Lane, Blackrock Road, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT.**





Eoin Cullinane  
Assistant Planner  
12/05/2021

106 Clonlara,  
Kerry Pike,  
Cork City.

The Development Management Section,  
Community, Culture & Placemaking Directorate,  
Cork City Council,  
City Hall,  
Anglesea Street,  
Cork City.

4<sup>th</sup> May 2021

**Re: Application For Section 5 Declaration for  
No. 1 The Terrace, Crab Lane, Blackrock Road, Cork City.**

Dear Sir/Madam,

On behalf of the applicants, FAN C Investment Holdings Ltd, please find the following information in relation to the above mentioned application:

1. 6 no. copies of Application Form
2. 2 no. copies of Site Location Map 1:1000
3. 2 no. copies of Planning Drawings :-  
  
Drg.01 - Existing Site Plan  
Drg.02 - Existing Ground Floor Plan  
Drg.03 - Proposed Site Plan  
Drg.04 - Proposed Ground Floor Plan  
Drg.05 - Proposed North & South Elevations  
Drg.06 - Existing & Proposed West Elevations
4. Fee – €80

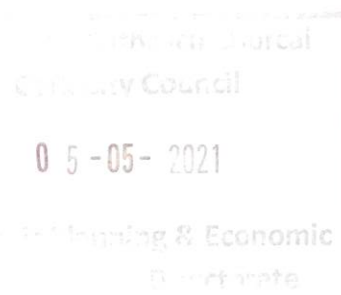
---

I trust that this is to your satisfaction and if you have any queries, please do not hesitate to contact me

Yours sincerely,



Martin English  
Dip. Arch. Tech.



COMHAIRLE CATHRACH CHORCAÍ  
CORK CITY COUNCIL

Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail [planning@corkcity.ie](mailto:planning@corkcity.ie)  
Fón/Tel: 021-4924564/4321  
Líonra/Web: [www.corkcity.ie](http://www.corkcity.ie)

**SECTION 5 DECLARATION APPLICATION FORM**  
under Section 5 of the Planning & Development Acts 2000 (as amended)

**1. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT**

NO. 1 THE TERRACE, CRAB LANE,  
BLACKROCK ROAD, CORK CITY.  
T12 Y6 DD

**2. QUESTION/ DECLARATION DETAILS**

**PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:**

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

Note: only works listed and described under this section will be assessed under the section 5 declaration.

WE WISH TO CONFIRM THAT THE SINGLE STOREY  
EXTENSION (20m<sup>2</sup>) PROPOSED TO BE CONSTRUCTED  
TO THE REAR OF THE EXISTING DWELLING  
IS CLASSIFIED AS EXEMPTED DEVELOPMENT.

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

(Use additional sheets if required).

THE EXISTING DWELLING IS TWO STOREY AND  
MEASURES APPROX 83m<sup>2</sup>. THE OVERALL SITE  
MEASURES 0.07 ACRES AND THIS INCLUDES  
A GARAGE LOCATED IN THE NORTH WEST  
CORNER OF THE SITE. THE EXISTING BARN  
SITED AND GLASS HOUSE MEASURE APPROX.  
5m<sup>2</sup> COMBINED.

THE PROPOSED EXTENSION MEASURES 20m<sup>2</sup>  
INTERNALLY WHICH WILL LEAVE 114m<sup>2</sup>  
OF PRIVATE REAR OPEN SPACE WHICH  
IS WELL ABOVE THE MINIMUM REQUIRED.

3. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

NO

4. Is this a Protected Structure or within the curtilage of a Protected Structure?  NO

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?

5. Was there previous relevant planning application/s on this site?

If so please supply details:

NO

**6. 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 meters (sq. M)

(a) Floor area of existing/proposed structure/s	83m <sup>2</sup> - EXISTING 20m <sup>2</sup> - PROPOSED
(b) If a domestic extension, 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. (sq m) _____
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)
N/A	N/A

**7. APPLICANT/ CONTACT DETAILS**

Name of applicant (principal, not agent):	FAN C INVESTMENT HOLDINGS LTD.	
Applicants Address	3 JANEVILLE, BLACKROCK ROAD, CORK CITY.	
Person/Agent acting on behalf of the Applicant (if any):	Name:	MARTIN ENGLISH
	Address:	<del>105 CONLARA, LEAHY PIKE, CORK CITY.</del>
	Telephone:	<del>(86) 3526542</del>
	Fax:	_____
	E-mail address:	<del>MENGLISH@FANC.COM</del>
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**5. LEGAL INTEREST**

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 in question		
If you are not the legal owner, please state the name and address of the owner if available		

6. I / We confirm that the information contained in the application is true and accurate:

Signature: \_\_\_\_\_

(MARTIN ENGLISH  
AGENT)

Date: 04/05/2021

**ADVISORY NOTES:**

The application must be accompanied by the required fee of €80

The application should 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.

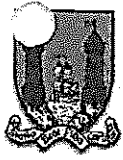
*The application should be sent to the following address:*

**The Development Management Section, Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall, Anglesea Street, Cork.**

- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- 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 is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration 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 was due to be issued by the Planning Authority.

Community Culture & Placemaking  
03 MAY 2021  
RECEIVED

3 of 3



CORK CITY COUNCIL  
CITY HALL  
CORK

07/05/2021 11:39:07

Receipt No. : PLAN3/0/7822346  
\*\*\*\*\* REPRINT \*\*\*\*\*

R 661 21  
Fan C Investment

EXEMPTION CERTS - FEES 58800	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
Fan C Investment	

Total : 80.00 EUR

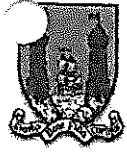
Tendered :

---

Cheque	80.00
102628	

Change : 0.00

Issued By : Eoghan Fahy  
From : Planning Dept. 3  
Vat reg No.0005426M



CORK CITY COUNCIL  
CITY HALL  
CORK

07/05/2021 11:39:07

Receipt No. : PLAN3/0/7822346  
\*\*\*\*\* REPRINT \*\*\*\*\*

R 661 21  
Fan C Investment

EXEMPTION CERTS - FEES 58800	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
Fan C Investment	

Total : 80.00 EUR

Tendered :

---

Cheque	80.00
102628	

Change : 0.00

Issued By : Eoghan Fahy  
From : Planning Dept. 3  
Vat reg No.0005426M

# PLANNING DEPARTMENT

## CASHDESK RECEIPT CHECKLIST

Name: Fan C Investment Holding Ltd.

Amount: €80.00 TP No.: R661/21.

Description/ Address: No 1 The Terrace, Crab Lane, Blackrock Road, Cork.

Business Unit	Description
I4110	Copies of Planning Permission <ul style="list-style-type: none"><li>• Copies of Planning Decisions</li><li>• Copies of Final Grant</li><li>• General copying</li><li>• Archive Retrieval</li><li>• Microfiche</li></ul>
TI4110 (Transitions Area)	

I4114	• Application Fees
TI4114 (Transitions Area)	

I4116	• Section 5 applications (Exemption Certs) • Extension of Duration Applications • Planning Searches
TI4116 (Transitions Area)	

I4117	• Submissions/Objections on Planning Applications
TI4117 (Transitions Area)	

I4118	• Recouped Enforcement Expenses
TI4118 (Transitions Area)	

I4121	• Section 254 Licence fees (Fingerpost signs)
TI4121 (Transitions Area)	

I4122	• SHD Fees (Strategic Housing Developments)
TI4122 (Transitions Area)	

I4124	• Planning Bond Letters
TI4124 (Transitions Area)	

I4100	• Outdoor Event Licences
TI4100 (Transitions Area)	

### Planning Contributions

TP NO.: R661/21. JDE Account NO.: \_\_\_\_\_

Amount: €80.00

Signed: K Bergin Date: 06/05/21.



Surveyed 1973  
Revised 2000 - 2000  
Levelled 1968 - 1973

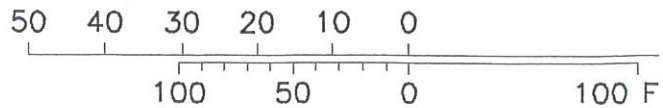
# Urban PLACE

71181

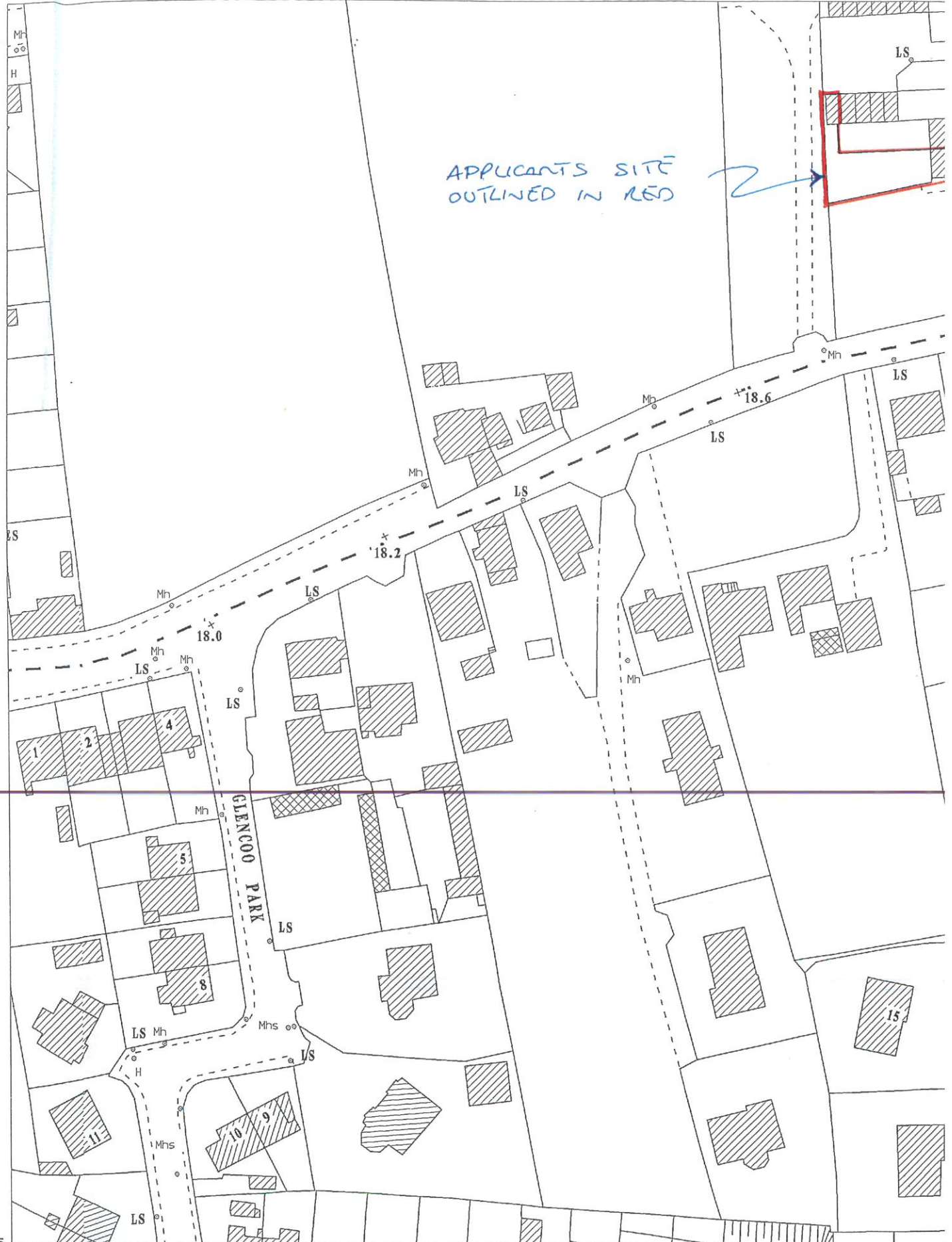
APPLICANTS SITE  
OUTLINED IN RED

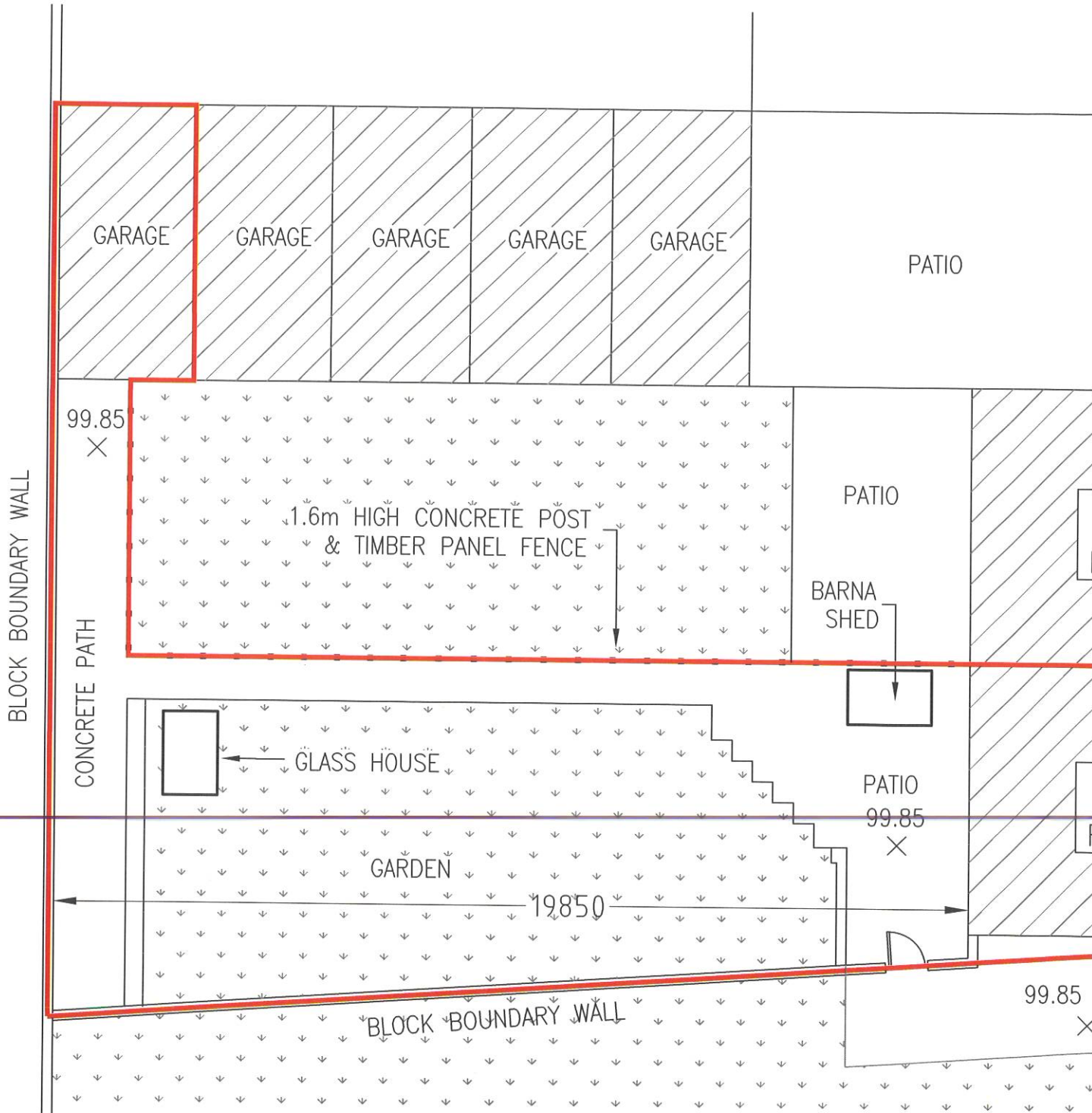
70935

Scale: - 1:1000  
Scála: - 1:1000



169585





BLOCK BOUNDARY WALL

CONCRETE PATH

GARAGE

GARAGE

GARAGE

GARAGE

GARAGE

PATIO

99.85  
X

1.6m HIGH CONCRETE POST  
& TIMBER PANEL FENCE

PATIO

BARNA  
SHED



GLASS HOUSE

PATIO

99.85  
X

GARDEN

19850

BLOCK BOUNDARY WALL

99.85  
X

— APPLICANTS SITE  
OUTLINED IN RED

EXISTING SITE PLAN

SCALE 1:125



EXISTING MANHOLE

BARNA SHED

1.6m HIGH CONCRETE POST  
& TIMBER PANEL FENCE

PATIO

GARDEN

99.85

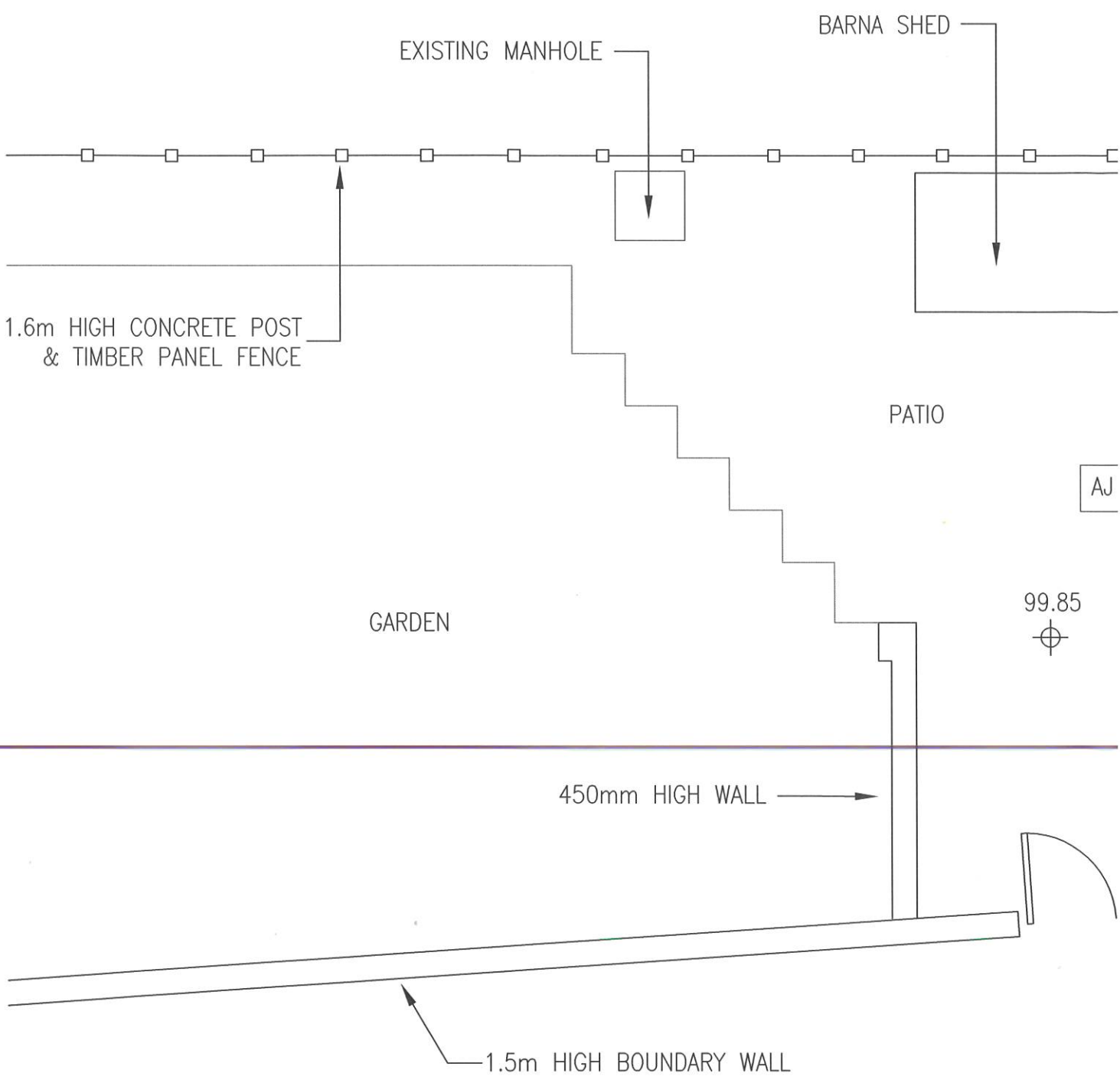
450mm HIGH WALL

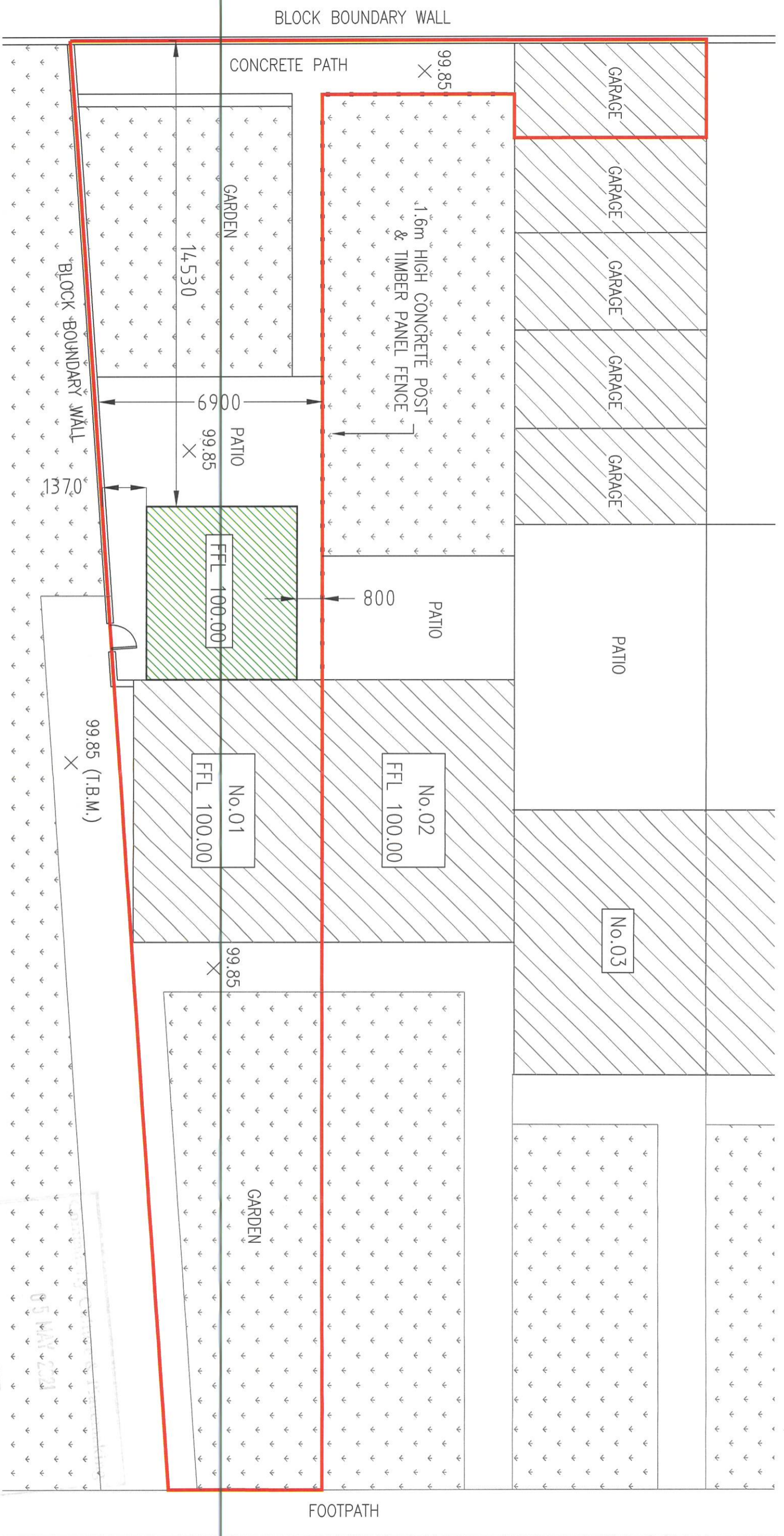
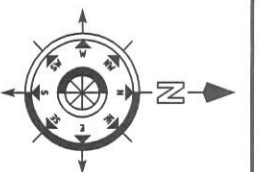
1.5m HIGH BOUNDARY WALL



EXISTING GROUND FLOOR

SCALE 1:50

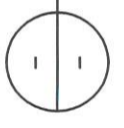
AJ





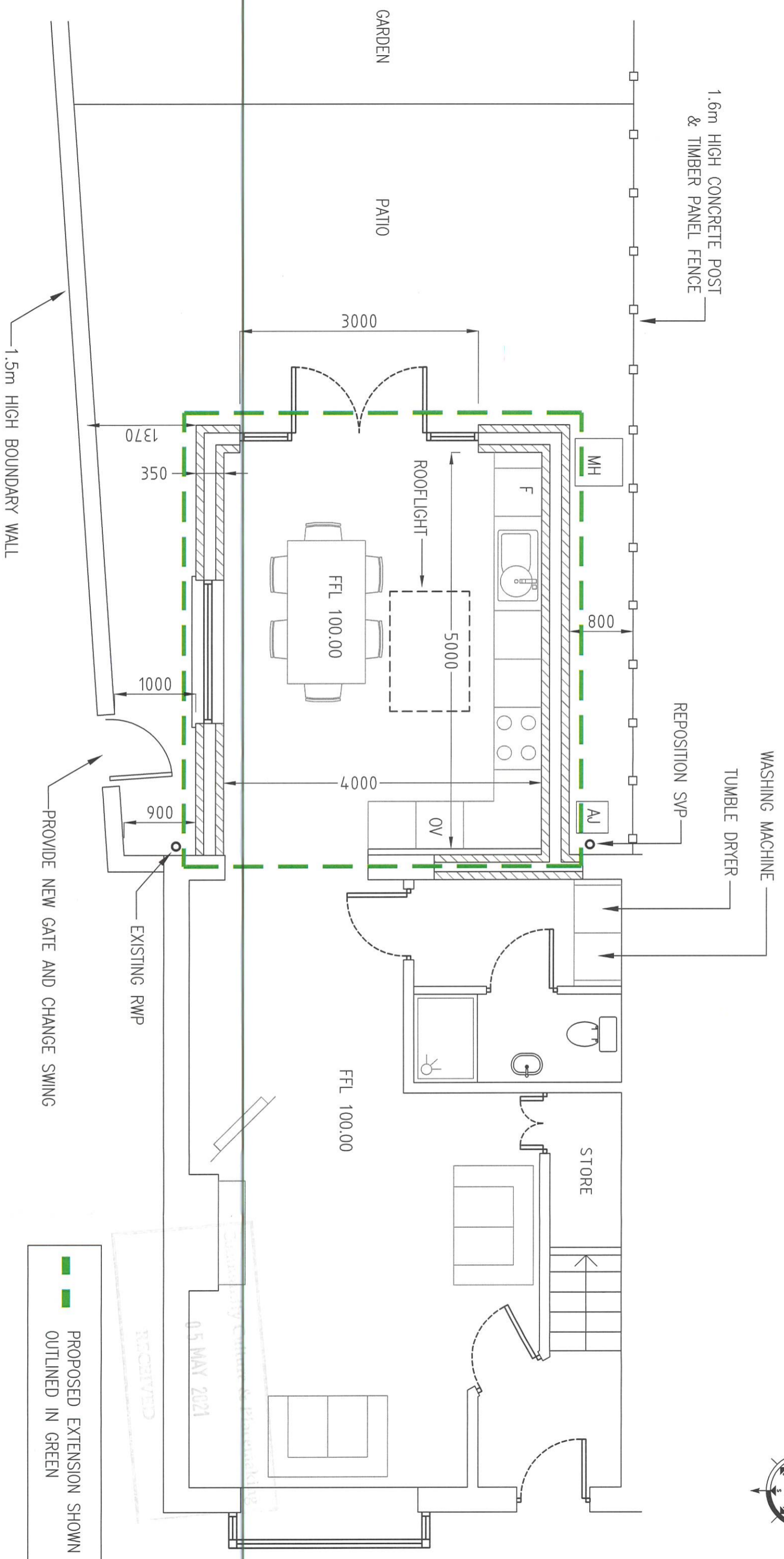
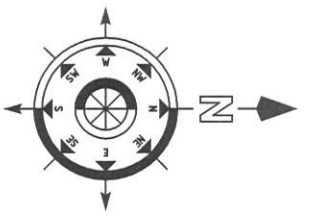
 APPLICANTS SITE  
 OUTLINED IN RED  
 PROPOSED EXTENSION  
 HATCHED GREEN

PROPOSED SITE PLAN  
 SCALE 1:125



STATUS	ISSUED TO PLANNING DEPT.	MAY 2021	REV. 0
JOB REFERENCE:	PROPOSED REFURBISHMENT OF 1 THE TERRACE, CRAB LANE, COBK CTRY.	DWG No. 03	
CLIENT:	FAM C INVESTMENT HOLDINGS LTD.	SCALE 1:125 @ A3	
DRAWING TITLE:	PROPOSED SITE PLAN	ISSUE: DISCUSSION	

RECEIVED  
 05 MAY 2021  
 City of Cork Planning Dept.

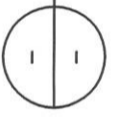



**PROPOSED EXTENSION SHOWN**  

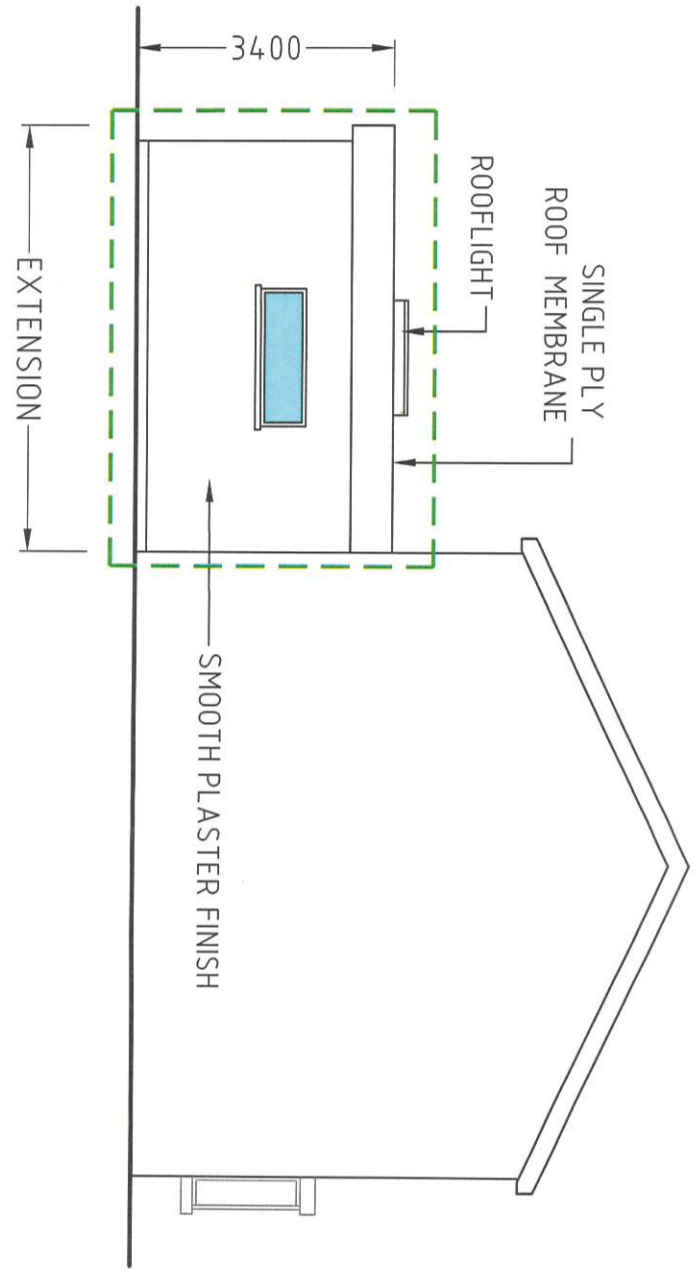
**OUTLINED IN GREEN**

RECEIVED  
 05 MAY 2021  
 Consulting Civil & Planning  
 Engineering

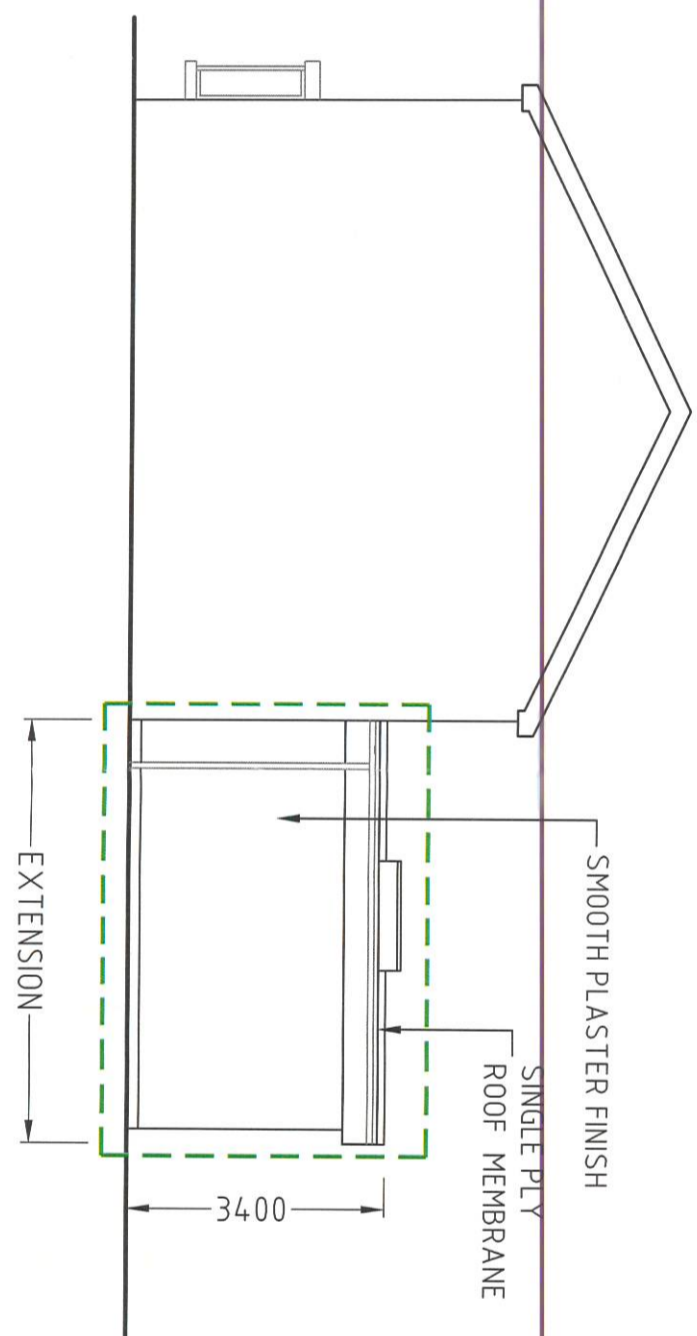
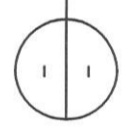
**PROPOSED GROUND FLOOR PLAN**  
 SCALE 1:50



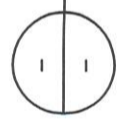
STATUS	ISSUED FOR DISCUSSION	MARCH 2021	REV. 0
JOB REFERENCE:	PROPOSED REFURBISHMENT OF 1 THE TERRACE, CRAB LANE, CORK CITY.	DWG No. 04	
CLIENT:	FAN C INVESTMENT HOLDINGS LTD.	SCALE 1:50 @ A3	
DRAWING TITLE:	PROPOSED GROUND FLOOR PLAN	ISSUE: DISCUSSION	



PROPOSED SOUTH ELEVATION  
SCALE 1:100



PROPOSED NORTH ELEVATION  
SCALE 1:100

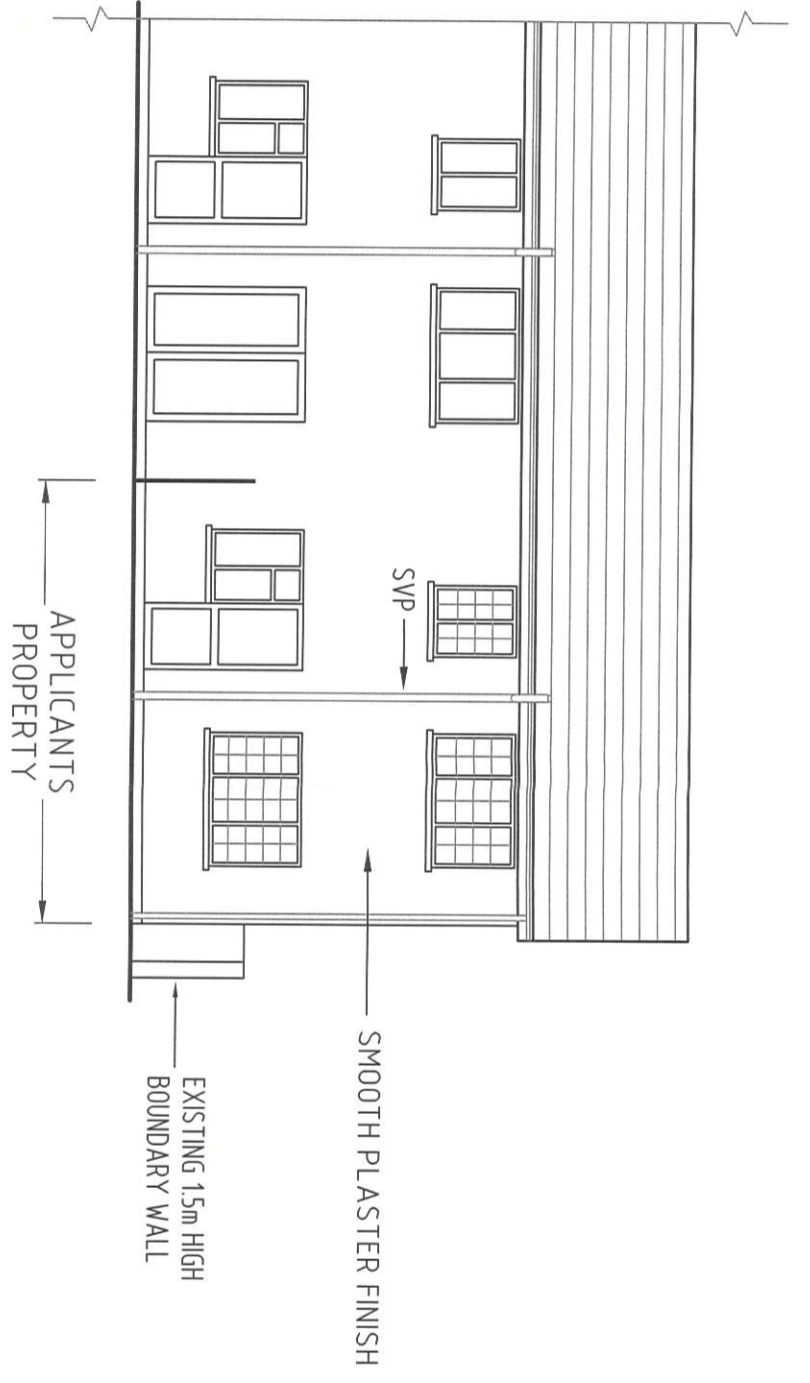


 PROPOSED EXTENSION SHOWN  
 OUTLINED IN GREEN

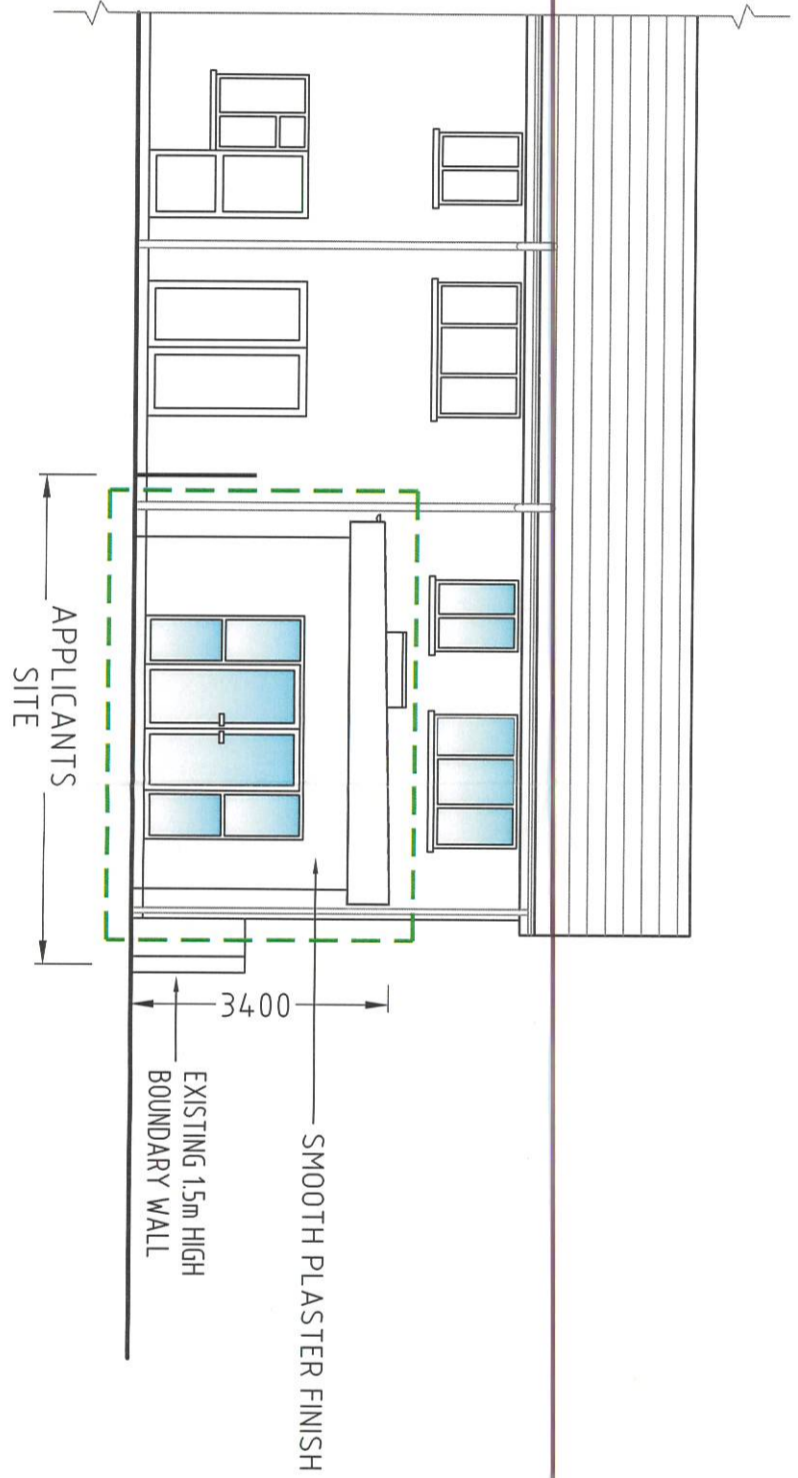
RECEIVED  
 05 MAY 2021  
 City Culture & Planning

STATUS	ISSUED FOR DISCUSSION	MARCH 2021	REV. 0
JOB REFERENCE:	PROPOSED REFURBISHMENT OF 1 THE TERRACE, CRAB LANE, CORK CITY.		
CLIENT:	FAN C INVESTMENT HOLDINGS LTD.		
DRAWING TITLE:	PROPOSED NORTH & SOUTH ELEVATIONS		
		SCALE 1:100 @ A3	ISSUE: DISCUSSION

EXISTING WEST ELEVATION  
SCALE 1:100



PROPOSED WEST ELEVATION  
SCALE 1:100




  
 PROPOSED EXTENSION SHOWN  
 OUTLINED IN GREEN

STATUS	ISSUED FOR DISCUSSION	MARCH 2021	REV. 0
JOB REFERENCE:	PROPOSED REFURBISHMENT OF 1 THE TERRACE, GRAB LANE, CORK CITY.		
CLIENT:	FAM C INVESTMENT HOLDINGS LTD.		
DRAWING TITLE:	EXISTING & PROPOSED WEST ELEVATIONS		
	SCALE 1:100 @ A3		ISSUE: DISCUSSION

05 MAY 2021  
 RECEIVED  
 By: Colm & Patricia