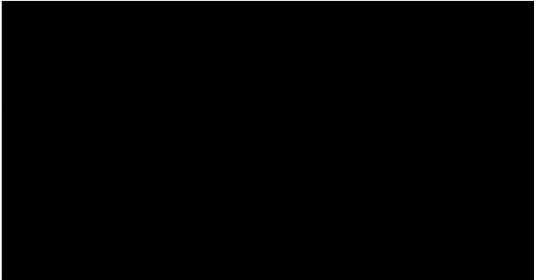




Comhairle Cathrach Chorcaí Cork City Council

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



22/12/2025

RE: Section 5 Declaration: R1002/25 Killoran, Woodside, Carrigrohane, Cork.
T23 TN52

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 19th of November, 2025,

In framing the question to the planning authority, the applicant states in Q3 of the application form:

“The underground tank has been constructed with the following adjustments compared to the permitted drawings:

1. Revised setback from existing shed:

The tank is positioned approximately 3.5m from the existing shed instead of 1.5m to allow safe construction and installation.

2. Revised tank dimensions:

Original: 24.65m (L) x 4.1m (W) x 3.05m (D) Gross Capacity 308 cubic metres

Revised: 30m (L) x 4.72m (W) x 2.74m (D) Gross Capacity 388 cubic metres

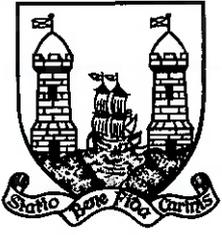
3. Revised position within farmyard:

The tank has been moved c. 6m south of the original location due to the presence of hard rock.

Please confirm, via a Section 5 Declaration, that the revised tank position and dimensions constitute exempted agricultural development.”



We are Cork.



Comhairle Cathrach Chorcaí

Cork City Council

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

1. The first issue for consideration is whether or not the matter at hand is 'development'?

'Development' as defined in the Act (3)(1) comprises two possible chief components: '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'. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

'Works' is defined in section 2(1) of the Act as 'the carrying out of any works on, in, over, or under land' including '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.'

The revised location (6m south of original location and 3.5m from existing shed) and dimensions (30m(L) x 4.72m(W) x 2.74m (D)) of the slatted slurry tank falls within the definition of 'works'. Therefore, the proposal constitutes development within the meaning of the Act.

Conclusion: The works are considered development.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

2. 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).

The agricultural structures exemptions are set out within Article 6, Schedule 2, Part 3, Class 6 of the Planning and Development Regulations. The changes are assessed below against the conditions/limitations of Class 6.

General

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

The application form states that the gross floor area is 142sqm, thus complying with this exemption.

Conditions / Limitations

2.1. No such structure shall be used for any purpose other than the purpose of agriculture.

The structure is used for agricultural purposes. The change complies with this limitation.

2.2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.

The structure along with the adjoining agricultural structure cumulatively exceeds this 300sqm figure. The change does **not** comply with this limitation.



We are Cork.



Comhairle Cathrach Chorcaí

Cork City Council

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

2.3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.

The Shournagh River is 353m due south of site and there is a smaller watercourse approximately 245m due west of site which runs into the Shournagh River. There are sections of woodland and agricultural fields which separate the farm complex with both of these watercourses.

2.4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.

The public road is approximately 315m due north of site. This limitation does not apply.

2.5. No such structure within 100 metres of any public road shall exceed 8 metres in height.

The public road is approximately 315m due north of site. This limitation does not apply.

2.6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.

There is a dwelling house within 100m due north of site as per reference 2140558. This dwelling is the house of the person providing the structure.

2.7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

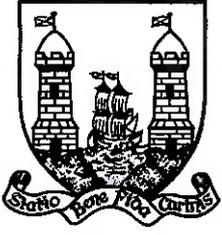
Condition 2 of permission 2240890 specifies that the cladding should be finished in dark grey or navy colour. This limitation does not apply.

Conclusion

The changes are not exempted development.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

Recommendation

In view of the above and having regard to –

- Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Article 6, Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

The Planning Authority considers that the changes are **DEVELOPMENT** and are **NOT EXEMPTED DEVELOPMENT**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Coimisiún Pleanála within 4 weeks of the date it is issued, the 22nd of December 2025.

Is mise le meas,

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council



We are Cork.

Planner's Report Ref. R1002/25	Cork City Council, Culture, Community and Placemaking
Application type	Section 5 Declaration
Description	Please confirm via a Section 5 Declaration, that the revised tank position and dimensions constitute exempted agricultural development.
Location	Killoran, Woodside, Carrigrohane, Cork
Applicant	Tim and Colm O'Leary
Date	19 November 2025
Recommendation	Is Development and Is not Exempted Development

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

Section 5(1) of the Planning and Development Act 2000 as amended states; *'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

In framing the question to the planning authority, the applicant states in Q3 of the application form:

"The underground tank has been constructed with the following adjustments compared to the permitted drawings:

1. Revised setback from existing shed:

The tank is positioned approximately 3.5m from the existing shed instead of 1.5m to allow safe construction and installation.

2. Revised tank dimensions:

Original: 24.65m (L) x 4.1m (W) x 3.05m (D) Gross Capacity 308 cubic metres

Revised: 30m (L) x 4.72m (W) x 2.74m (D) Gross Capacity 388 cubic metres

3. Revised position within farmyard:

The tank has been moved c. 6m south of the original location due to the presence of hard rock.

Please confirm, via a Section 5 Declaration, that the revised tank position and dimensions constitute exempted agricultural development."

Additional details regarding question/ works / development

The application form states:

“The revised underground tank,

- remains entirely within the existing farmyard complex,
- has no visual or landscape impact,
- does not affect neighbouring properties,
- complies with agricultural and environmental regulations, being built to TAMS specification,
- constitutes essential agricultural infrastructure.”

Application information submitted includes:

- Planning Pack Map,
- Site Locational Map,
- Revised Site Layout Plan,
- Floor Plan, and
- Revised Floor Plan

The floor area of the **granted/original** agricultural building was 24.65m x 4.10m = 116.348sqm

The floor area of the **revised** agricultural building is 30m x 4.72m = 141.6sqm

3. Site Description

The subject site is located on the southern side of the Bawnafinny / Knocknagorty Road, between Kerry Pike and Tower. The site comprises of numerous agricultural buildings of varying sizes. There are two residential homes due north of the farm. There is a small wood southwest of the farmyard. The Shournagh River is approximately 315m due south of site. Farm is accessed from Scenic Route (Ref. S39) Road between Clogheen, Tower and Blarney and the road to Blarney Lake. Shournagh Valley Proposed NHA is situated approximately 285m southwest of farmyard. Blarney ACA is approximately 600m due northeast of site. The site is zoned within the Cork City Development Plan 2022-2028 as ZO20 Hinterland as per Volume 2 Mapped Objectives Map 17 Kerry Pike and Hinterland.

4. Planning History

2240890 Permission for construction of (A) Slatted tank in an existing shed, (B) Slatted feeding passage, (C) Calf house and (D) Office/store. @ Woodside, Carrigrohane, Cork. **Grant**

Relevant adjacent planning history

2140558 Permission for the construction of a new dwellinghouse, a detached domestic use garage, a waste water treatment system, a new vehicular entrance to the site from a right-of-way access within a farm holding and all other associated site works. @ Killoran, Woodside, Carrigrohane, Cork. **Grant**

1145541 Two storey farmhouse and integrated garage, proprietary treatment plant and associated site works. @ Woodside, Carrigrohane, Cork. **Refused**

5. Planning Legislation

5.1 Planning and Development Acts

Sections 2, Interpretation, of the Planning and Development Act, 2000, as amended,

...

“exempted development” has the meaning specified in section 4;

...

“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.

...”

Sections 3, Development, of the Planning and Development Act, 2000, as amended,

3.—F38[(1) In this Act, except where the context otherwise requires, "development" means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).]

Sections 4 Exempted Development, of the Planning and Development Act, 2000, as amended,

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

(a) development consisting of the use of any land for the purpose of agriculture and development consisting of the use for that purpose of any building occupied together with land so used;’

Section 177U (9) (Screening for appropriate assessment)

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.

5.2 Planning and Development Regulations

Article 9. Restrictions on exemption

(1) (a) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(i) if the carrying out of such development would ... 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, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(iiia) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,

...

(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,

...

(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,

...

(xi) obstruct any public right of way,

(xii) further to the 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,

Schedule 2, Part 3, Class 6 Agricultural Structures

Class 6 Agricultural Structures	
Description of Development	Conditions and Limitations
Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.	<ol style="list-style-type: none"> 1. No such structure shall be used for any purpose other than the purpose of agriculture. 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate. 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.

	<p>4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.</p> <p>5. No such structure within 100 metres of any public road shall exceed 8 metres in height.</p> <p>6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.</p> <p>7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.</p>
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6. Assessment

The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development. Matters pertaining to the acceptability of the proposal in respect of the proper planning and sustainable development of the area is not a consideration under Section 5.

6.1 Development

The first issue for consideration is whether or not the matter at hand is ‘development’?

‘Development’ as defined in the Act (3)(1) comprises two possible chief components: ‘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’. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

‘Works’ is defined in section 2(1) of the Act as ‘the carrying out of any works on, in, over, or under land’ including ‘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.’

The revised location (6m south of original location and 3.5m from existing shed) and dimensions (30m(L) x 4.72m(W) x 2.74m (D)) of the slatted slurry tank falls within the definition of ‘works’. Therefore, the proposal constitutes development within the meaning of the Act.

Conclusion: The works are considered development.

6.2 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).

The agricultural structures exemptions are set out within Article 6, Schedule 2, Part 3, Class 6 of the Planning and Development Regulations. The changes are assessed below against the conditions/limitations of Class 6.

General

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

The application form states that the gross floor area is 142sqm, thus complying with this exemption.

Conditions / Limitations

1. No such structure shall be used for any purpose other than the purpose of agriculture.

The structure is used for agricultural purposes. The change complies with this limitation.

2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.

The structure along with the adjoining agricultural structure cumulatively exceeds this 300sqm figure. The change does **not** comply with this limitation.

3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.

The Shournagh River is 353m due south of site and there is a smaller watercourse approximately 245m due west of site which runs into the Shournagh River. There are sections of woodland and agricultural fields which separate the farm complex with both of these watercourses.

4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.

The public road is approximately 315m due north of site. This limitation does not apply.

5. No such structure within 100 metres of any public road shall exceed 8 metres in height.

The public road is approximately 315m due north of site. This limitation does not apply.

6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.

There is a dwelling house within 100m due north of site as per reference 2140558. This dwelling is the house of the person providing the structure.

7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Condition 2 of permission 2240890 specifies that the cladding should be finished in dark grey or navy colour. This limitation does not apply.

Conclusion

The changes are not exempted development.

7. Environmental Assessment

7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) 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 an environmental impact statement is not required to be submitted.

7.2 Screening for Appropriate Assessment

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the Habitats Directive, the Appropriate Assessment Guidelines for Planning Authorities 2009 (revised 2010) and the Act are noted. 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

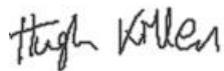
development would not affect the integrity of the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

8. Recommendation

In view of the above and having regard to –

- Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Article 6, Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

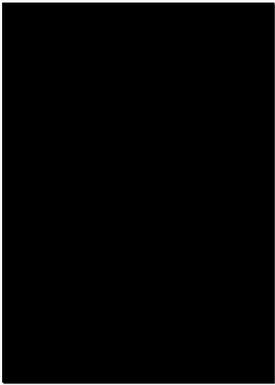
The Planning Authority considers that the changes are **Development** and are **not Exempted Development**.



Hugh Killen
Executive Planner
9 December 2025



Jan Oosterhof
Acting Senior Executive Planner
22 December 2025



Section 5 Declaration Request

To: Planning Department, Cork City Council

Re: Request for Declaration under Section 5 of the Planning & Development Act 2000 (as amended)

Applicant: Tim & Colm O'Leary

Planning Ref: 22/40890

Date permission granted: 19/04/2022

Dear Sir/Madam,

Please see the attached application form and site location map as requested by the email I received yesterday. As stated in my original letter the gentleman that did the initial planning application for me has unfortunately passed away. He did not give me an original of the site location map so attached is the copy submitted to the planning department then. I trust that this will suffice as the site location remains unchanged.

Thank you very much for your help.

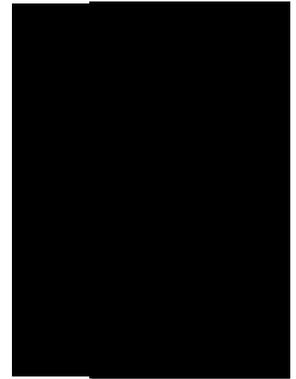
Yours sincerely,

Colm O'Leary



19.11.2025





Section 5 Declaration Request

To: Planning Department, Cork City Council

Re: Request for Declaration under Section 5 of the Planning & Development Act 2000 (as amended)

Applicant: Tim & Colm O'Leary

Planning Ref: 22/40890

Date permission granted: 19/04/2022

Dear Sir / Madam,

I wish to apply for a Section 5 Declaration to determine whether the revised location and dimensions of an underground slatted slurry tank currently being constructed at the above address constitutes exempted development under the Planning & Development Regulations.

Planning permission for a farm development, including a new underground slatted tank, was granted under the above reference number in early 2022. The farmyard redevelopment has been progressing in phases. Construction of the new slatted tank commenced recently.

During excavation works, significant hard rock was encountered, which made it technically unfeasible and prohibitively costly to construct the tank in the exact location and depth shown on the approved plans. In addition, updated slurry storage regulations introduced since the original permission required increased storage capacity to achieve compliance.

As a result of the above constraints, the tank has been constructed with the following adjustments compared to the permitted drawings:

1. Revised setback from existing shed:
The tank is positioned approximately 3.5 m from the existing shed instead of 1.5 m, to allow safe construction and installation.
2. Revised tank dimensions (to meet increasing slurry storage regulations):
Original: 24.65 m (L) × 4.1 m (W) × 3.05 m (D) Gross Capacity 308 cubic meters
Revised: 30 m (L) × 4.72 m (W) × 2.74 m (D) Gross Capacity 388 cubic meters
(approx. 25% increase in capacity; within Department of Agriculture TAMS allowances)
3. Revised position within farmyard:
The tank has been moved c. 6 m south of the original location due to the presence of hard rock.

The revised underground tank,

- remains entirely within the existing farmyard complex,
- has no visual or landscape impact,
- does not affect neighbouring properties,
- complies with agricultural and environmental regulations, being built to TAMS specifications, and
- constitutes essential agricultural infrastructure.

I therefore request that the Planning Authority confirm, via a Section 5 Declaration, whether the revised tank position and dimensions constitute exempted agricultural development under Class 6 and/or Class 37 of the Planning & Development Regulations.

Unfortunately, the man that acted as my agent for the initial planning application, Patrick Reidy, has passed away. I have amended his site layout plan and floor plan to show the revised tank position.

I include the following:

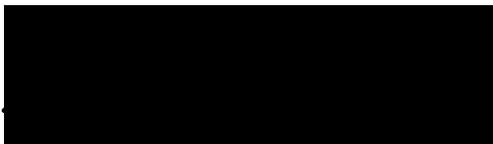
- Copy of the original grant of planning permission
- Copy of the original approved site layout plan and floor plan. The originally proposed slatted tank is item 14a on the site layout plan.
- Amended site layout plan showing the revised tank position and dimensions
- Amended floor plan showing the revised tank position and dimensions

I would appreciate confirmation of the exempted status to enable completion of a TAMS application with the Department of Agriculture.

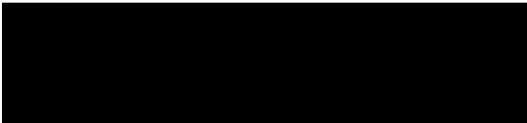
Please let me know if any further information is required. Thank you very much for your help with this matter.

Yours sincerely,

Colm O'Leary



17.11.2025



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

Fón/Tel: 021-4924029

Líonra/Web: www.corkcity.ie

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

1. NAME OF PERSON MAKING THE REQUEST

Tim & Colm O'Leary

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

Killoran, Woodside, Carrigrohane, Cork.
T23 TN52

3. QUESTION/ DECLARATION DETAILS

The underground tank has been constructed with the following adjustments compared to the permitted drawings:

1. Revised setback from existing shed:

The tank is positioned approximately 3.5 m

from the existing shed instead of 1.5m to allow safe construction and installation.

2. Revised tank dimensions:

Original: 24.65 m (L) × 4.1 m (W) × 3.05 m (D) Gross Capacity 308 cubic meters

Revised: 30 m (L) × 4.72 m (W) × 2.74 m (D) Gross Capacity 388 cubic meters

3. Revised position within farmyard:

The tank has been moved c. 6 m south of the original location due to the presence of hard rock.

Please confirm, via a Section 5 Declaration, that the revised tank position and dimensions constitute exempted agricultural development.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

The revised underground tank,

- remains entirely within the existing farmyard complex,
- has no visual or landscape impact,
- does not affect neighbouring properties,
- complies with agricultural and environmental regulations, being built to TAMS specification:
- constitutes essential agricultural infrastructure

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

If so please supply details:

No

5. Is this a Protected Structure or within the curtilage of a Protected Structure? N

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?

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

If so please supply details:

Planning Ref: 22/40890, Date permission granted: 19/04/2022

7. APPLICATION DETAILS

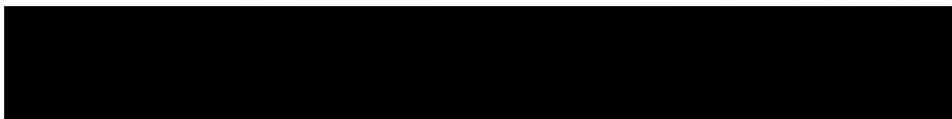
Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	142m sq
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas. (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)

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner Yes <input 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 of the owner if available		

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



CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:



10. Person/Agent acting on behalf of the Applicant (if any):

Name(s):	
Address:	
Telephone:	
E-mail address:	
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 type="checkbox"/> No <input checked="" type="checkbox"/>

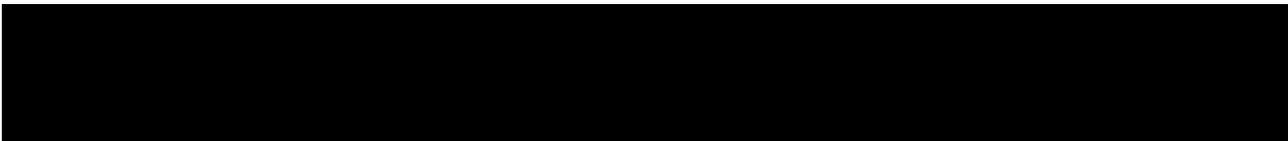
11. Owner Details (if the applicant above is not the legal owner):

Name(s)	
Address	

12. ADDITIONAL CONTACT DETAILS

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

Tel. No. _____



For Office Use Only:

File Ref. No. _____

ADVISORY NOTES:

The application must be accompanied by the required fee of €80. Payment may be made at the Cork City Council cash desk, by cheque, by telephone with a credit/debit card, or by electronic fund transfer.

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.**

Please email planning@corkcity.ie with any queries.

- 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.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration 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.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protection policy is available at <https://www.corkcity.ie/council-services/public-info/odp/>

We request that you read these as they contain important information about how we process personal data.

1. Plan, drawings and maps accompanying an application for a Section 5 Declaration on exempted development shall all be in metric scale and comply with the following requirements:-

* NOTE 2 COPIES OF PLANS AND PARTICULARS ARE REQUIRED

(a) site or layout plans shall be drawn to a scale of not less than 1:500 (which shall be indicated thereon), the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown, land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land, which is subject of the application, shall be outlined in blue and wayleaves shall be shown in yellow,

(b) other plans, elevations and sections shall be drawn to a scale of not less than 1:200 (which shall be indicated thereon), or such scale as may be agreed with the Planning Authority prior to the submission of the application in any particular case,

(c) the site layout plan and other plans shall show the level or contours, where applicable, of any land and the proposed structures relative to Ordnance survey datum or a temporary local benchmark,

(d) drawings of elevations of any proposed structure shall show the main features of any buildings which would be contiguous to the proposed structure if it were erected, whether on the application site or in the vicinity at a scale of not less than 1:200, as may be appropriate,

(e) plans relating to works comprising reconstruction, alteration or extension of a structure shall be so marked or coloured as to distinguish between the existing structure and the works proposed,

(f) plans and drawings of floor plans, elevations and sections shall indicate in figures the principal dimensions (including overall height) of any proposed structure and the site, and site layout plans shall indicate the distances of any such structure from the boundaries of the site,

(g) any map or plan which is based on an Ordnance Survey map shall indicate the relevant Ordnance survey sheet number,

(h) the north point shall be indicated on all maps and plans other than drawings of elevations and sections,

(i) plans and drawings shall indicate the name and address of the person by whom they were prepared.

2. An application for development consisting of or comprising the carrying out of works to a protected structure, or proposed protected structure or to the exterior of a structure which is located within an architectural conservation area in a draft of a proposed development plan or a proposed variation of a development plan, shall, in addition to meeting the requirements above, be accompanied by such photographs, plans and other particulars as are necessary to show how the development would affect the character of the structure.

3. A planning authority may, by notice in writing, require an applicant to provide additional copies of any plan, drawing, map, photograph or other particular, which accompanies the application.



Comhairle Cathrach Chorcaí Cork City Council

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

TO: Tim and Colm O Leary
c/o Patrick Reidy
Ballinakill West
Newtown Charleville
Co.Cork P56TY84

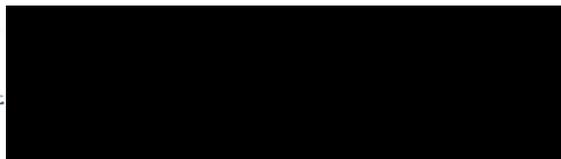
RE/ **PLANNING AND DEVELOPMENT ACT 2000 (as amended)**
NOTIFICATION OF FINAL GRANT

Planning Register Number: 22/40890
Valid Application Receipt Date: 23/02/2022

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by Order dated 19/04/2022 GRANTED PERMISSION to the above named, for the development of land, namely:-

Permission for construction of (A) Slatted tank in an existing shed, (B) Slatted feeding passage, (C) Calf house and (D) Office/store at: Woodside, Carrigrohane, Cork, **subject to the 12 conditions set out in the schedule attached to said order.**

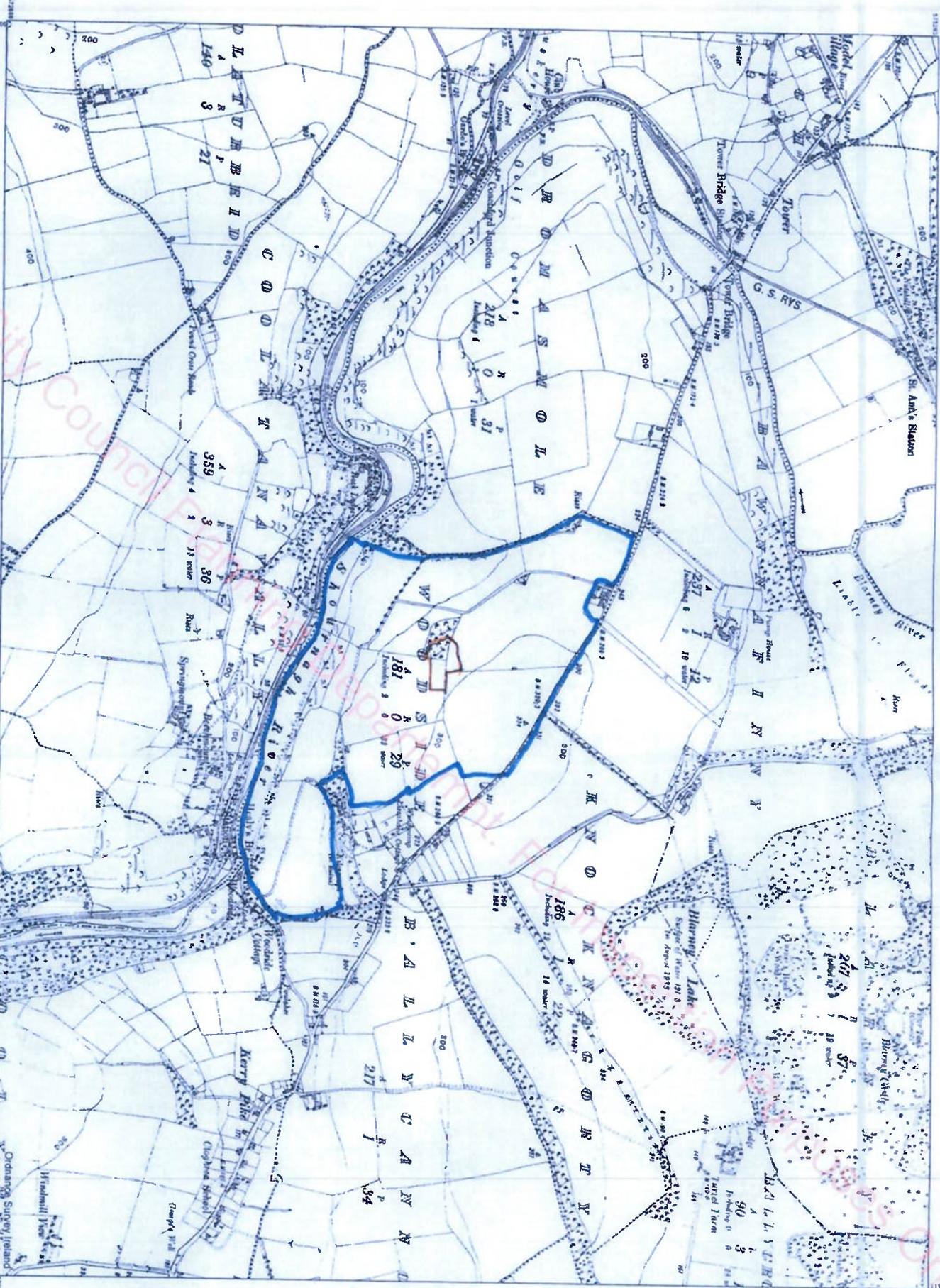
Signed on behalf of Cork City Council



p.p.
Olivia Roche
Administrative Officer
Community, Culture and Placemaking

DATE: 31/05/2022

Site Location Map



OUTPUT SCALE: 1:10,560

CAPTURE RESOLUTION:
 The map depicts the data accurate to the resolution at which they were captured. Output scale is not indicative of data capture resolution. Output is a sensitive representation as a result of Capture Resolution.



CENTRE COORDINATES:
 ITM 558659 573965

PUBLISHED: 24/01/2022
ORDER NO.: 5024537_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: CK073



DEVELOPMENT MANAGEMENT
COMPILED AND PUBLISHED BY:
 Ordnance Survey Ireland
 Pigeon Park, Dublin 8, Ireland
23 FEB 2022

CORK CITY COUNCIL

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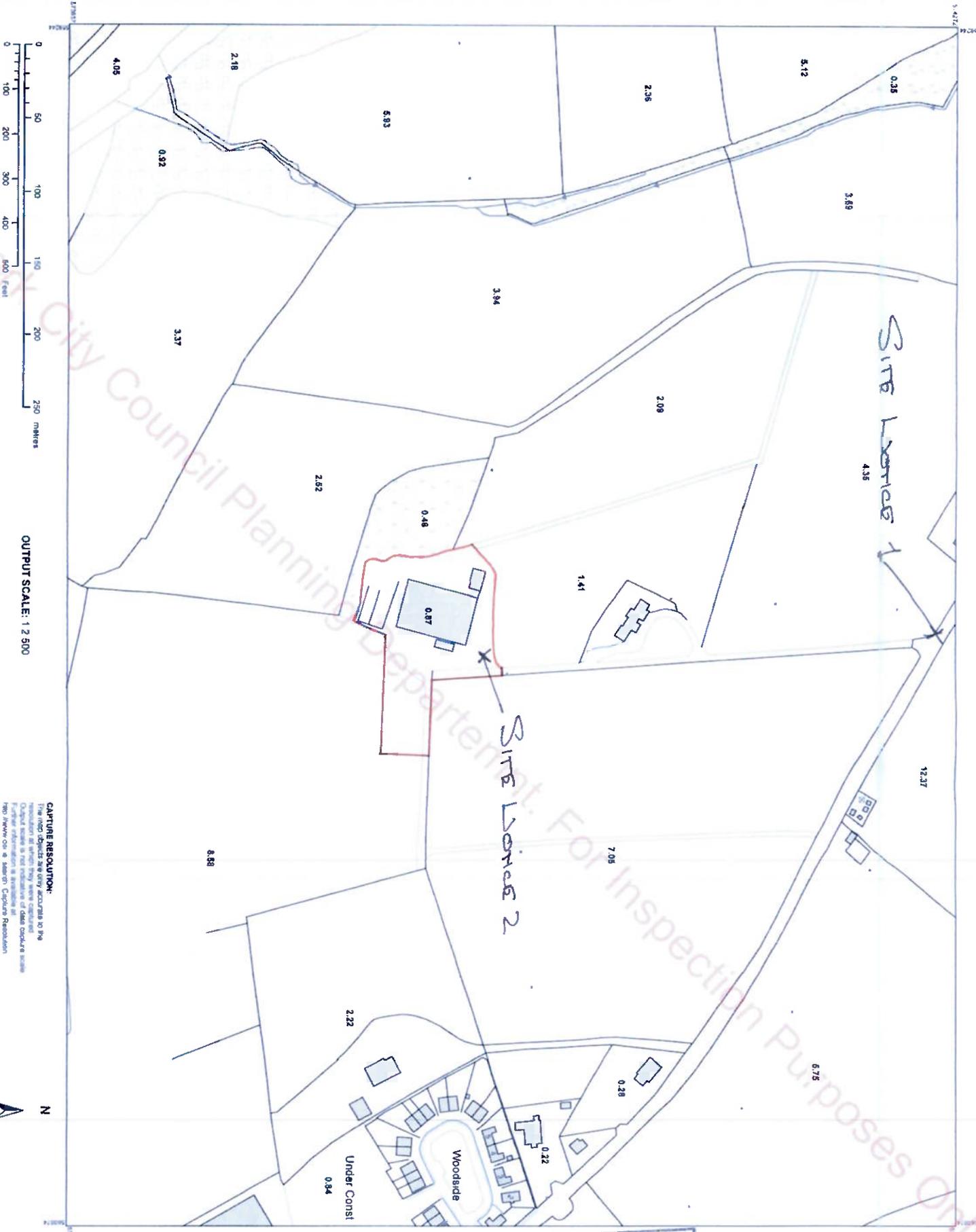
LEGEND:

<http://www.osi.ie>
 Search 'Large Scale Legend'



23/2
 PUK

Planning Pack Map



CENTRE COORDINATES:
ITM 550650 573965

PUBLISHED: 24/07/2022
ORDER NO.: 5024537.1

MAP SERIES: 1:2,500
6335-D
1:2,500
6336-C

DEVELOPMENT MANAGEMENT
CCP
23 FEB 2022
22/4089 J
CORK CITY COUNCIL

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Dublin 8,
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LEGEND:
<http://www.osi.ie>
search Large Scale Legend

CAPTURE RESOLUTION:
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Output scale is not indicative of data capture scale.
Further information is available at <http://www.osi.ie> Search Capture Resolution

City Council Planning Department. For Inspection Purposes Only

2/12
MJK

EXISTING SHED

EXISTING LOOSE HOUSE

EXISTING FEEDING PASSAGE

EXISTING SLATTED HOUSE

SLATTED TANK 24.65 mtrs LONG x 4.10 mtr. WIDE x 3.05 mtrs DEEP
GROSS CAPACITY 308 cumms NET CAPACITY 288 cumms.)

AGITATION

AGITATION

GATE

GATE

FEEDING BARRIER

EXISTING FEEDING BARRIER

6770

21890

21690

5900

4180

6400

27'-0"

4420

14'-2"

6350

20'-8"

430

14'-0"

24450

21890

FLOOR PLAN
SCALE 1:100



28/2
MM

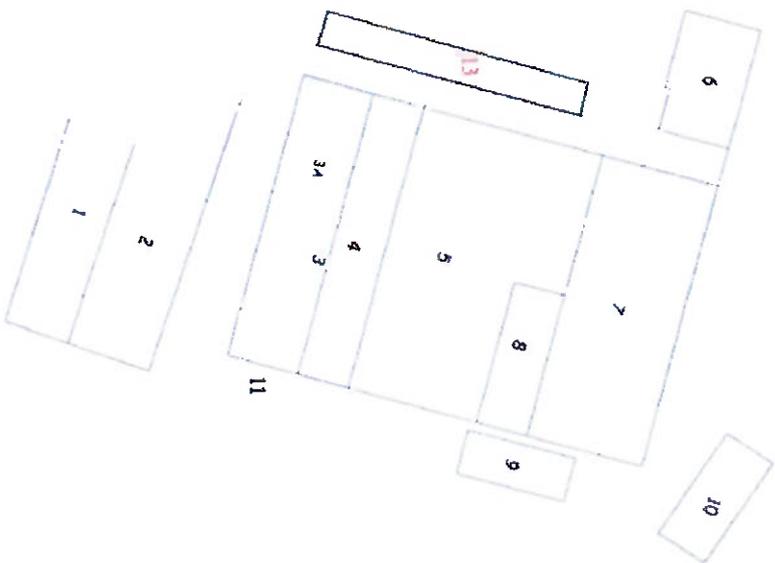
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23 FEB 2022
22/40890
CORK CITY COUNCIL



Revised Site Layout

17/11/25

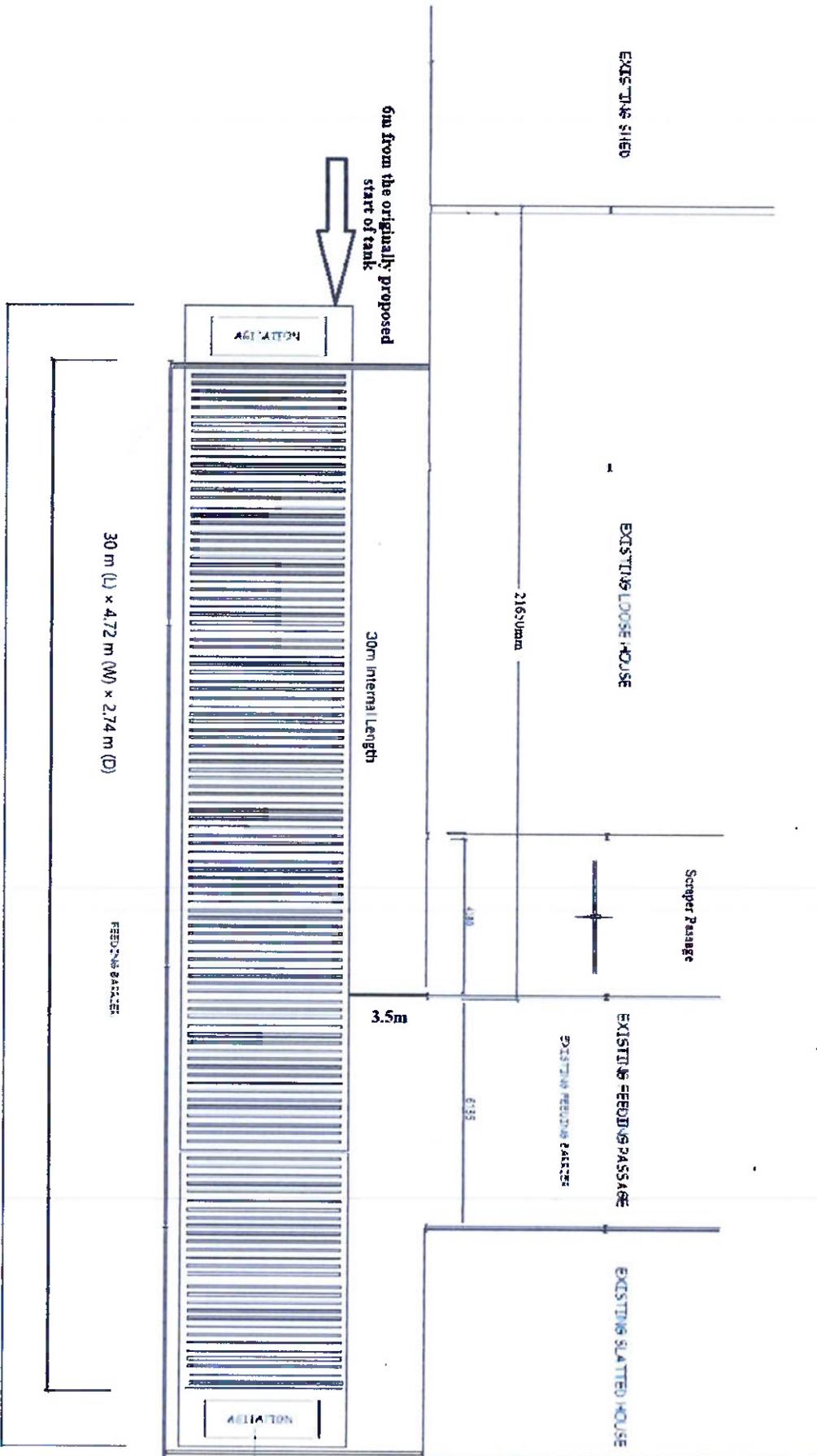


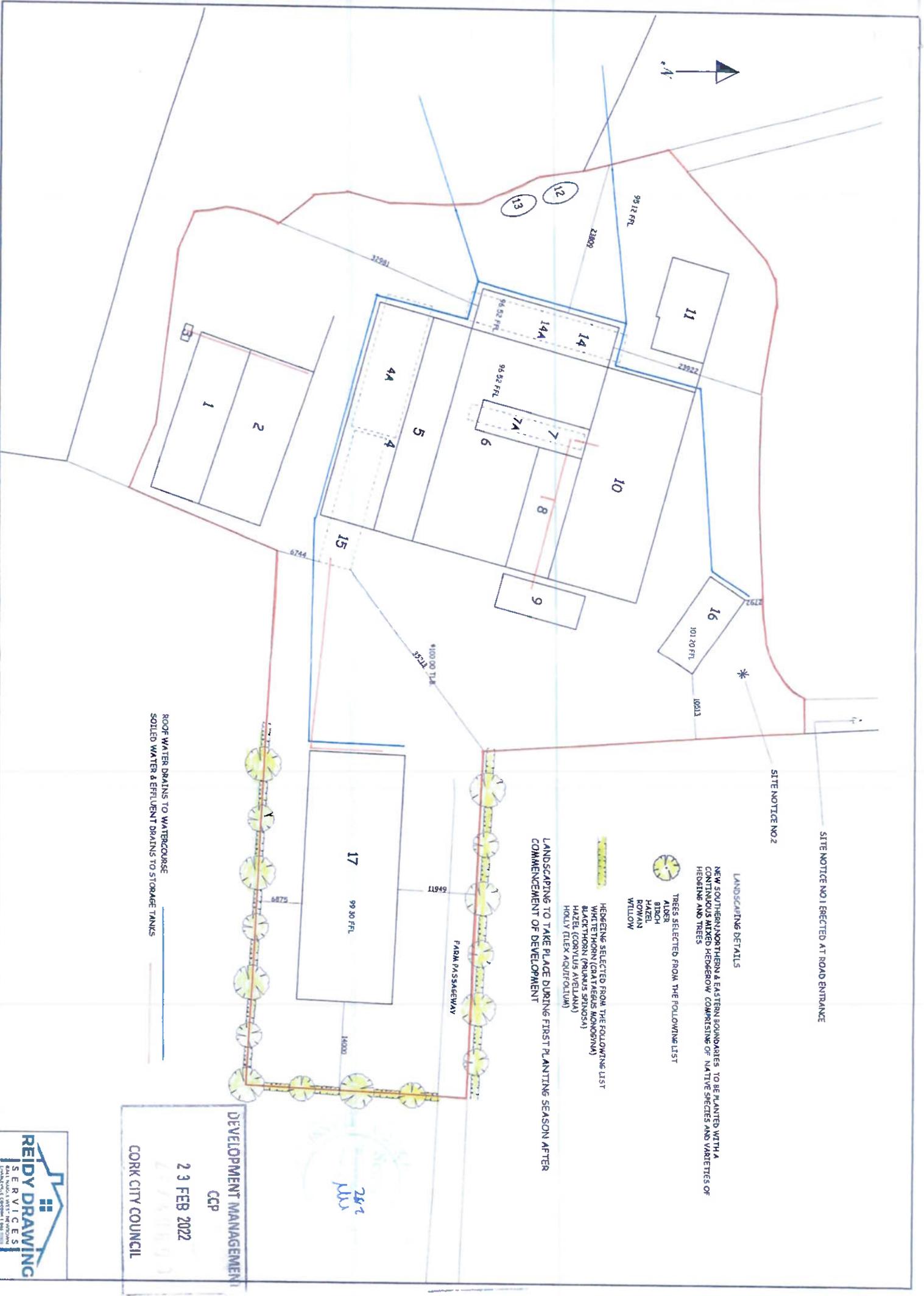
STRUCTURES LIST	
ITEM	DESCRIPTION
1	SILAGE PIT
2	SILAGE PIT
3	SLATTED HOUSE
3A	SLATTED TANK
4	FEEDING PASSAGE
5	LOOSE HOUSE
6	STORE
7	Straw Store
8	MILKING PARLOUR
9	DAIRY
10	OFFICE & STORE
11	SLATTED TANK
12	CALF HOUSE

13. New Slatted Tank Amended location

SITE LAYOUT
 WOODSIDE DAIRY FARM
 WOODSIDE
 CARRIGROHANE

Revised Floor Plan 17/11/25





SITE NOTICE NO. 2

SITE NOTICE NO. 1 ERECTED AT ROAD ENTRANCE

LANDSCAPING DETAILS

NEW SOUTHERN, NORTHERN & EASTERN BOUNDARIES TO BE PLANTED WITH A CONTINUOUS MIXED HEDGEROW CONSISTING OF NATIVE SPECIES AND VARIETIES OF HEDGING AND TREES

- TREES SELECTED FROM THE FOLLOWING LIST
- BIRCH
 - ALDER
 - HAZEL
 - ROWAN
 - WILLOW

- HEDGING SELECTED FROM THE FOLLOWING LIST
- WHITETHORN (CRATAEGUS MONOPHYLLA)
 - BLACKTHORN (PRUNUS SPINOSA)
 - HAZEL (CORVULUS AVELLANA)
 - HOLLY (ILEX AQUIFOLIUM)

LANDSCAPING TO TAKE PLACE DURING FIRST PLANTING SEASON AFTER COMMENCEMENT OF DEVELOPMENT

ROOF WATER DRAINS TO WATERCOURSE
SOILED WATER & EFFLUENT DRAINS TO STORAGE TANKS

DEVELOPMENT MANAGEMENT

CCP

23 FEB 2022

CORK CITY COUNCIL