Comhairle Cathrach Chorcaí
Cork City Council

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

Kevin Twomey,
[redacted]

30/09/2026

RE: **Section 5 Declaration: R1073/26 67 Maryville (San Antonio), Ballintemple**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 28th August 2026

The Question before the Planning Authority was "Are works including the demolition of existing rear extension {10 sqm) and side garage {17 sqm}, construction of new single storey rear extension {29sqm), re-rendering of front elevation, and reconstruction of front boundary wall at 67 Maryville, Ballintemple, exempted development?"

In view of the above and having regard to –

- Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, 9, and Class 1, of Part 1 of Schedule 2 of the Planning and Development (Exempted Development (Act of 2000)) (No. 4) Regulations 2026.

The Planning Authority concludes that the proposed works including the demolition of existing rear extension (10 sqm) and side garage {7 sqm), construction of new single storey rear extension (29sqm), at 67 Maryville, Ballintemple, Cork **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT** in accordance with relevant legislation.

The Planning Authority concludes that the proposed works including re-rendering of front elevation at 67 Maryville, Ballintemple, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT.**

We are Cork.

Further, the Planning Authority concludes that proposed replacement of the front boundary wall **CONSTITUTES DEVELOPMENT**, and **IT CANNOT BE DETERMINED, BASED ON THE INFORMATION SUBMITTED, WHETHER IT IS EXEMPT DEVELOPMENT** in accordance with relevant legislation.

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, 30/09/2026.

Is mise le meas,



Barry Neville
Staff Officer
Planning & Integrated Development
Cork City Council

PLANNER'S REPORT **Ref. R1073/26**	Cork City Council Development Management Strategic Planning and Economic Development

Application type	**SECTION 5 DECLARATION**
Question	*Are works including the demolition of existing rear extension {10 sqm) and side garage {17 sqm}, construction of new single storey rear extension {29sqm), re-rendering of front elevation, and reconstruction of front boundary wall at 67 Maryville, Ballintemple, exempted development.*
Location	67 Maryville (San Antonio), Ballintemple, Cork T12 DXOH
Applicant	Kevin Twomey
Date	16/11/2026
Recommendation	**Split Decision**

INTERPRETATION
In this report *'the Act'* means the Planning and Development Act, 2000 as amended and *'the Regulations'* means the Planning and Development (Exempted Development (Act of 2000)) (No. 4) Regulations 2026, unless otherwise indicated.

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.

THE QUESTION BEFORE THE PLANNING AUTHORITY
The question to the planning authority is framed using the phrasing of section 5. The applicant states in the request,

"Are works including the demolition of existing rear extension (10 sqm) and side garage (17 sqm), construction of new single storey rear extension (29sqm), re-rendering of front elevation, and reconstruction of front boundary wall at 67 Maryville, Ballintemple, exempted development?'.

SITE DESCRIPTION

The subject properties consist of a single storey semi-detached dwelling located in Maryville, Ballintemple. The area is predominantly residential in nature.

RELEVANT PLANNING HISTORY

None.

LEGISLATIVE PROVISIONS

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.

Planning and Development (Exempted Development (Act of 2000)) (No. 4) Regulations 2026.

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.

Schedule 2, Part 1, Class 1
Exempted Development

Column 1 *Description of Development*	*Column 2* *Conditions and Limitations*
Development within the curtilage of a house 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 45 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 45 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 total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants 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 8 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 8 metres from the boundary it faces. 7. The roof of any extension shall not be used as a balcony or terrace. 8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.

ASSESSMENT

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'*.

With regard to the proposed development, the main issues to consider is as follows:

Are works including the demolition of existing rear extension (10 sqm) and side garage (17 sqm), construction of new single storey rear extension (29sqm), re-rendering of front elevation, and reconstruction of front boundary wall at 67 Maryville, Ballintemple, exempted development?

I consider that the specific details set out above constitutes 'works' as they comprise the alteration to a building on the site. As the proposal comprises 'works', it is clearly therefore 'development' within the meaning of the Act.

Therefore, as the proposal comprises 'works', it is clearly therefore 'development' within the meaning of the Act.

CONCLUSION
Is development.

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).

With regard to the proposed development, the main issues to consider is as follows:

Are works including the demolition of existing rear extension {10 sqm) and side garage {17 sqm}, construction of new single storey rear extension {29sqm), re-rendering of front elevation, and reconstruction of front boundary wall at 67 Maryville, Ballintemple, exempted development?

Article 6 and **Class 1** applies, as the proposed development is for a rear extension to a house. Having assessed the proposed extension against Class 1 and its conditions and limitations I find as follows:

The following is a review of the development against the conditions / limitations set out in Class 1.

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 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.	(a) There are two additions to the rear and side proposed to be demolished and replaced with an addition measuring 29 sq. m. This condition/limitation is considered to have been met. (b) n/a (c) n/a
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 45 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	There are two additions to the rear and side of the dwelling, proposed to be demolished and replaced with a rear addition measuring 29 sq. m. This condition/limitation is considered to have been met. N/A N/A

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.	N/A
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.	The submitted drawings indicate that the existing dwelling incorporates a gable on the rear elevation. The drawings show the existing eaves/side wall height of the dwelling at +12.23m and the proposed extension would have a parapet/wall height of +13.20m. As the wall of the proposed extension exceeds the height of the side walls of the existing dwelling by approximately 0.97m, the development would not appear to meet this condition/limitation.
5. The construction or erection of any such extension to the rear of the house shall not reduce the total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants of the house to less than 25 square metres.	There is more than 25 sq. m remaining open space to the rear of the dwelling. This condition / limitation is met
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 8 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 8 metres from the boundary it faces.	(a) This condition / limitation is met (b) n/a (c) n/a
7. The roof of any extension shall not be used as a balcony or terrace.	The use of the roof as a balcony is not proposed or permitted as part of this declaration.

8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.	N/A

The submitted drawings indicate that the existing dwelling incorporates a gable on the rear elevation. The drawings show the existing eaves/side wall height of the dwelling at +12.23m and the proposed extension would have a parapet/wall height of +13.20m. As the wall of the proposed extension exceeds the height of the side wall of the existing dwelling by approximately 0.97m, the development would not appear to comply with the requirements of Class 1(4b).

CONCLUSION
Is not exempted development

Other works

With regard to the other elements of the proposals namely the *re-rendering of front elevation, and reconstruction of front boundary wall,* it is considered that these could come within the scope of Section 4(1)(h) of the Planning and Development Act 2000 as amended which provides for:

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.

The re rendering of the front elevation with a dash finish would constitute exempted development under the provisions of Section 4(1)(h). However, as no elevational details of the front boundary wall have been submitted, an assessment of this element cannot be made.

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.

RECOMMENDATION

Split Decision

In view of the above and having regard to –

- Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, 9, and Class 1, of Part 1 of Schedule 2 of the Planning and Development (Exempted Development (Act of 2000)) (No. 4) Regulations 2026.

The Planning Authority concludes that the proposed works including the demolition of existing rear extension (10 sqm) and side garage {7 sqm), construction of new single storey rear extension (29sqm), at 67 Maryville, Ballintemple, Cork is Development and is not Exempted Development.

The Planning Authority concludes that the proposed works including re-rendering of front elevation at 67 Maryville, Ballintemple, Cork is Development and is Exempted Development.

The Planning Authority concludes that proposed replacement of the front boundary wall constitutes development, and it cannot be determined, based on the information submitted, whether it is exempt development.

[redacted]

Gillian Tyrrell
Assistant Planner

24.09.2026

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

Kevin Twomey

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

67 Maryville (San Antonio), Ballintemple, Cork T12 DX0H

3. 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.

Are works including the demolition of existing rear extension (10 sqm) and side garage (17 sqm), construction of new single storey rear extension (29sqm), re-rendering of front elevation, and reconstruction of front boundary wall at 67 Maryville, Ballintemple, exempted development?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

The proposed works relate a semi-detached bungalow at Maryville, Ballintemple, built in the 1950's. It is proposed to demolish the existing side garage and small rear extension, and construct a new rear extension. Minor works are proposed to the front elevation, including to re-render with wet dash due to structural defects in existing. The existing front boundary has had to be demolished due to structural cracks, and it is proposed to be rebuilt to match original in style and height with no change to site entrance. See points of clarification below, and plans attached:

- Rear extension to be demolished is the only extension to existing property since 1st Oct 1964.
- Proposed 29 sqm single storey extension is fully to rear of property.
- Structures to be demolished, and proposed extension, do not abut structures on adjacent properties.
- Remaining area of rear garden following new rear extension to be 55 sqm.
- Proposed re-render of front elevation in dash render to match original finish to property and that of neighbouring properties.
- One new velux roof light is proposed to rear (south) facing roof pitch.

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?** ☒

   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?** ☒
   If so please supply details:

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	Existing dwelling: 92.5 sqm Proposed demolition (extension): 10 sqm Proposed extension: 29 sqm Garage demolition: 17 sqm
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1st October, 1964, (including those for which planning permission has been obtained)?	Yes ☑ No ☐ If yes, please provide floor areas. (sqm) 10 sqm. (To be demolished)
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle) N/A	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 √	**B.** Other
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:

Signature [redacted]

Date: 24/08/2026

CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:

[redacted]

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

[redacted]

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

[redacted]

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.

[redacted]

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 protections policy is available at https://www.corkcity.ie/en/council-services/public-info/gdpr/

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,

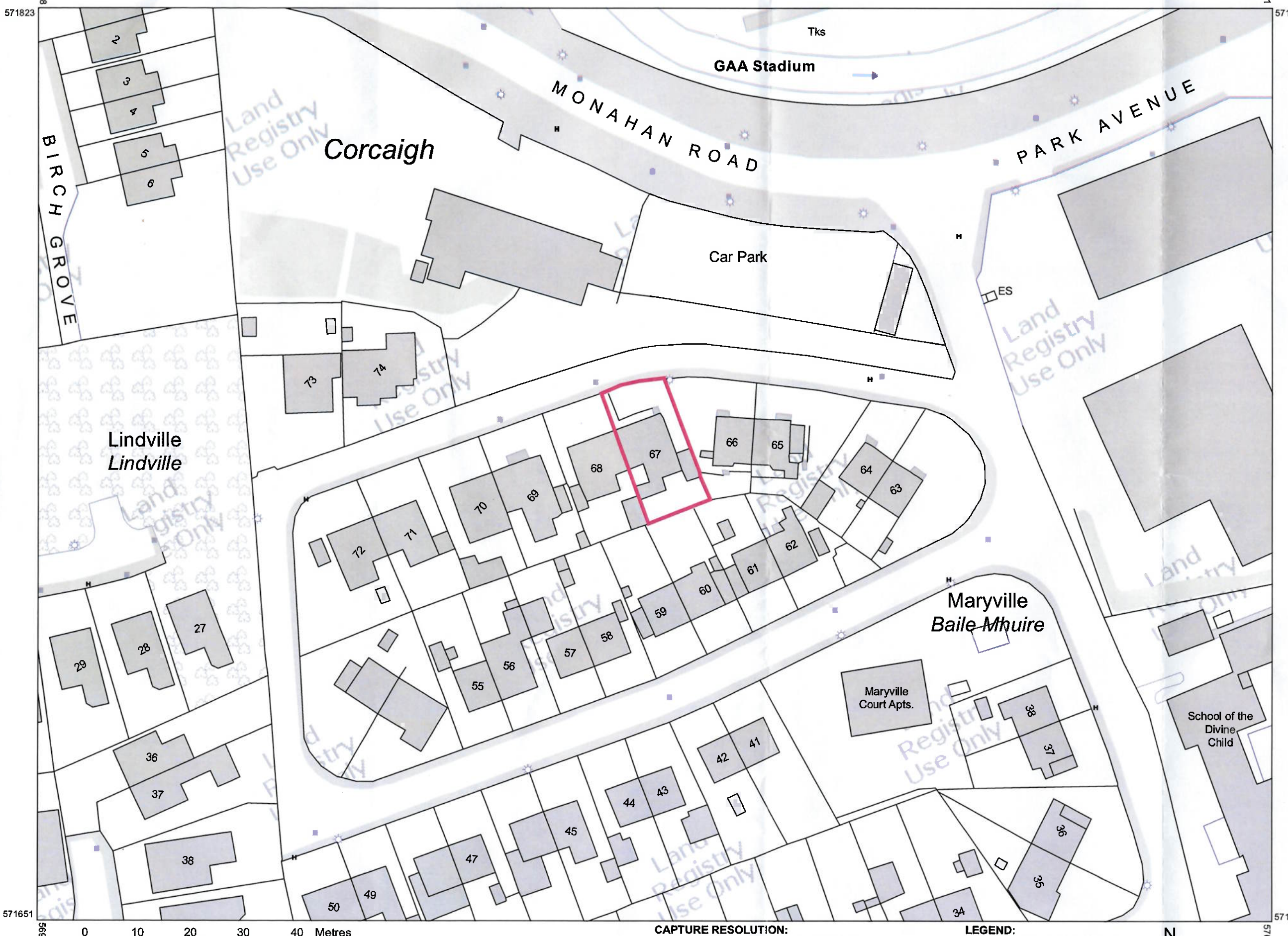
(h) the north point shall be indicated on all maps and plans other than drawings of elevations and sections,

(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.

Land Registry Compliant Map



OUTPUT SCALE: 1:1,000

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

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

Tailte Éireann

CENTRE COORDINATES:
ITM 570025,571737

PUBLISHED: 24/08/2026
ORDER NO.: 50554994_1

MAP SERIES: 1:1,000
MAP SHEETS: 6383-13

Site Outline

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

www.tailte.ie

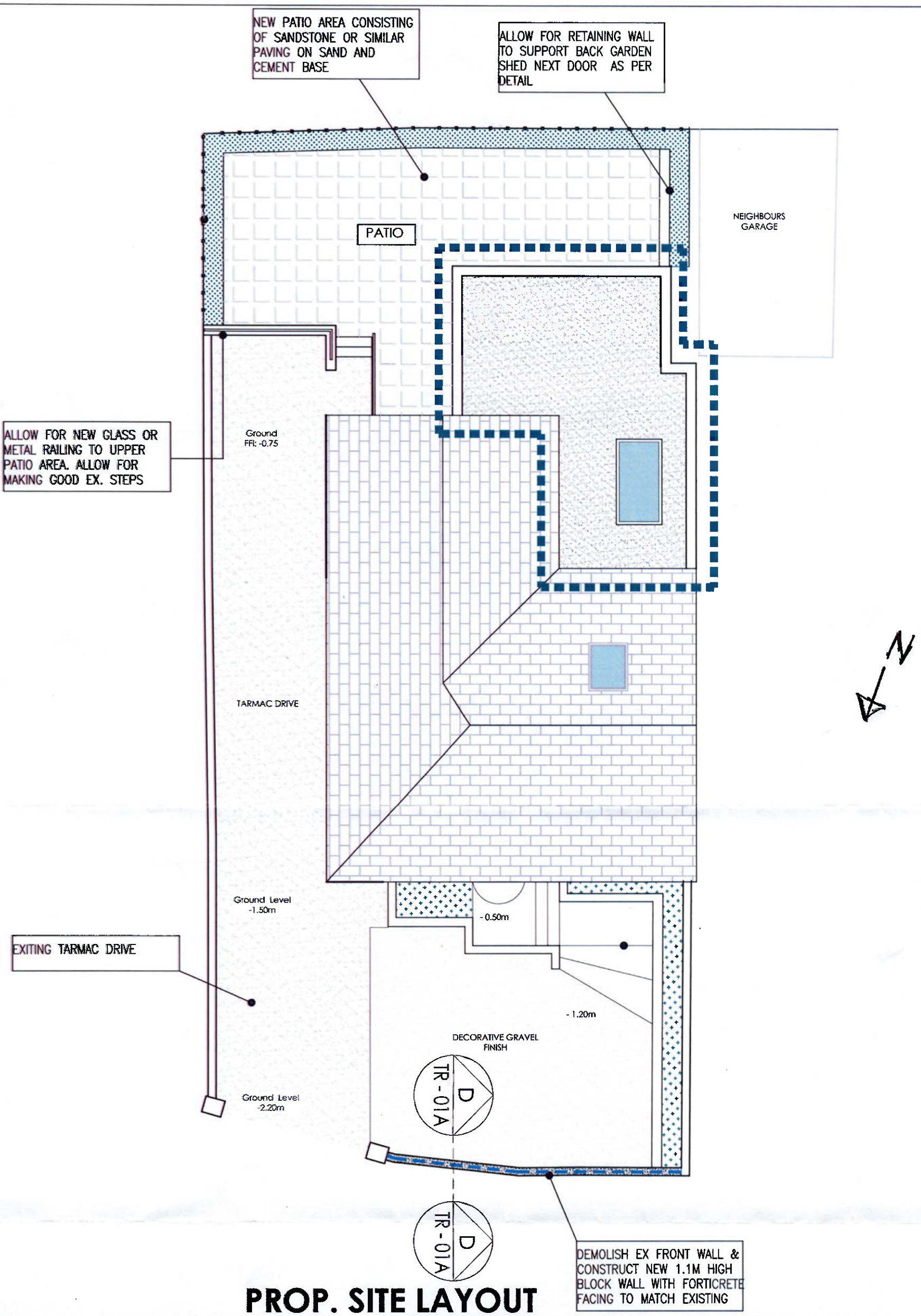
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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

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PROP. SITE LAYOUT

JHK CONSULTANTS LIMITED

JHK CONSULTANTS Ltd.
Project Management
Consulting Engineers
Clyde House,
Brian Boru St,
Cork.

Phone No: (021) 4554040
Fax No: (021) 44506007
E-mail: info@jhk.ie

Client:

GILLIAN MULCAHY & KEVIN TWOMEY

Project:

EXTENSION & REFURBISHMENT AT 67 MARYVILLE, BALLINTEMPLE, CORK

Drawing Title:

PROP SITE PLAN

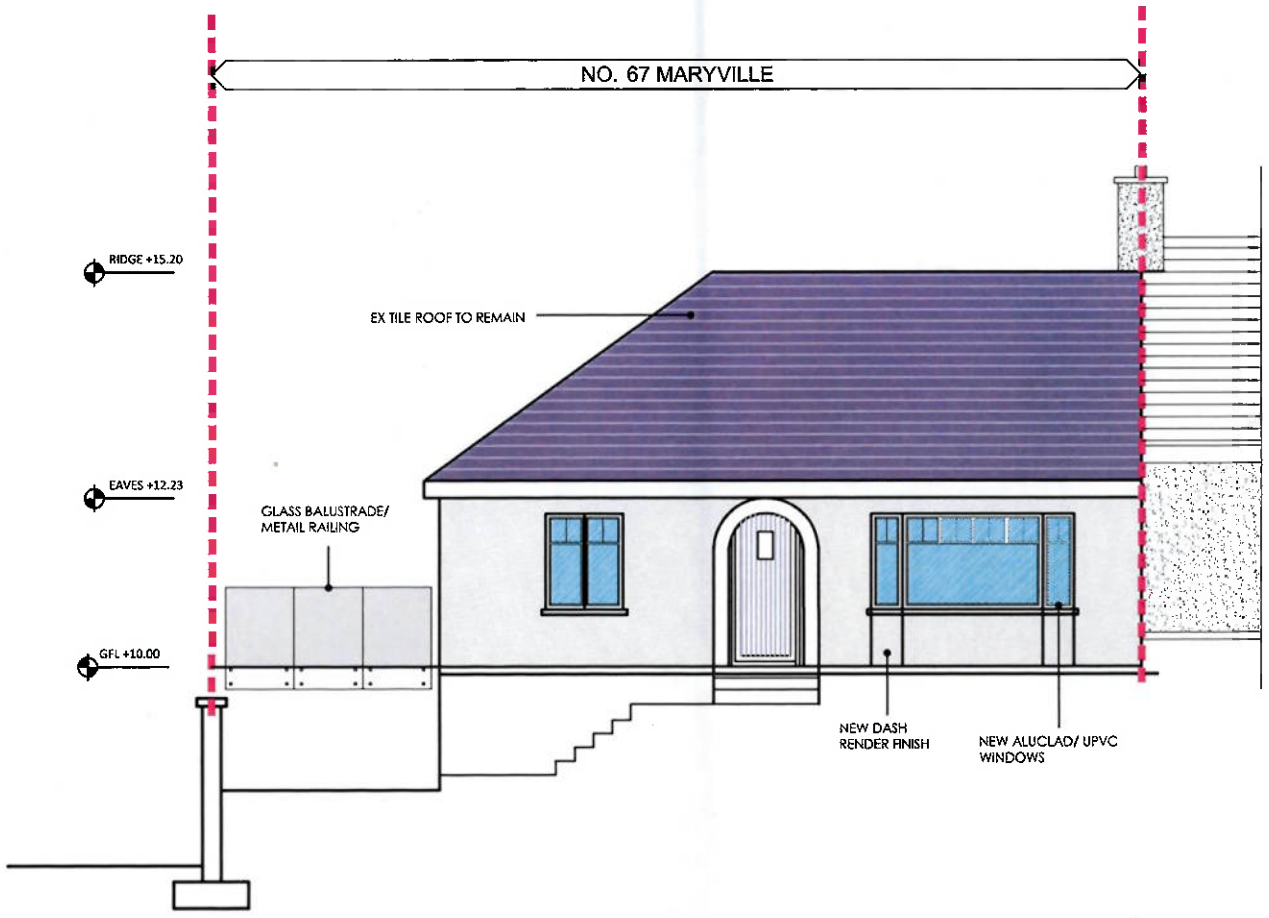
NOTES:

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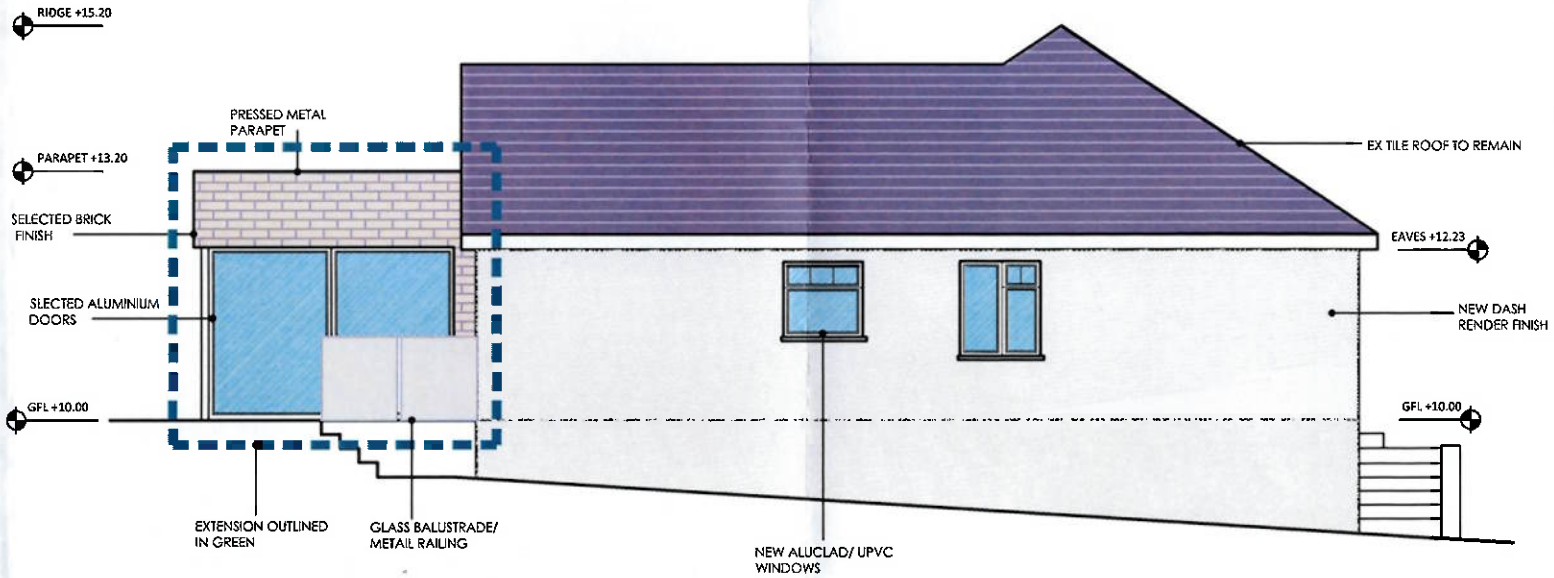
Rev.	Description	Drawn	Chkd	Date
A	ISSUED FOR TENDER	OO'B	ROD	23-01-2026

Extension Outline

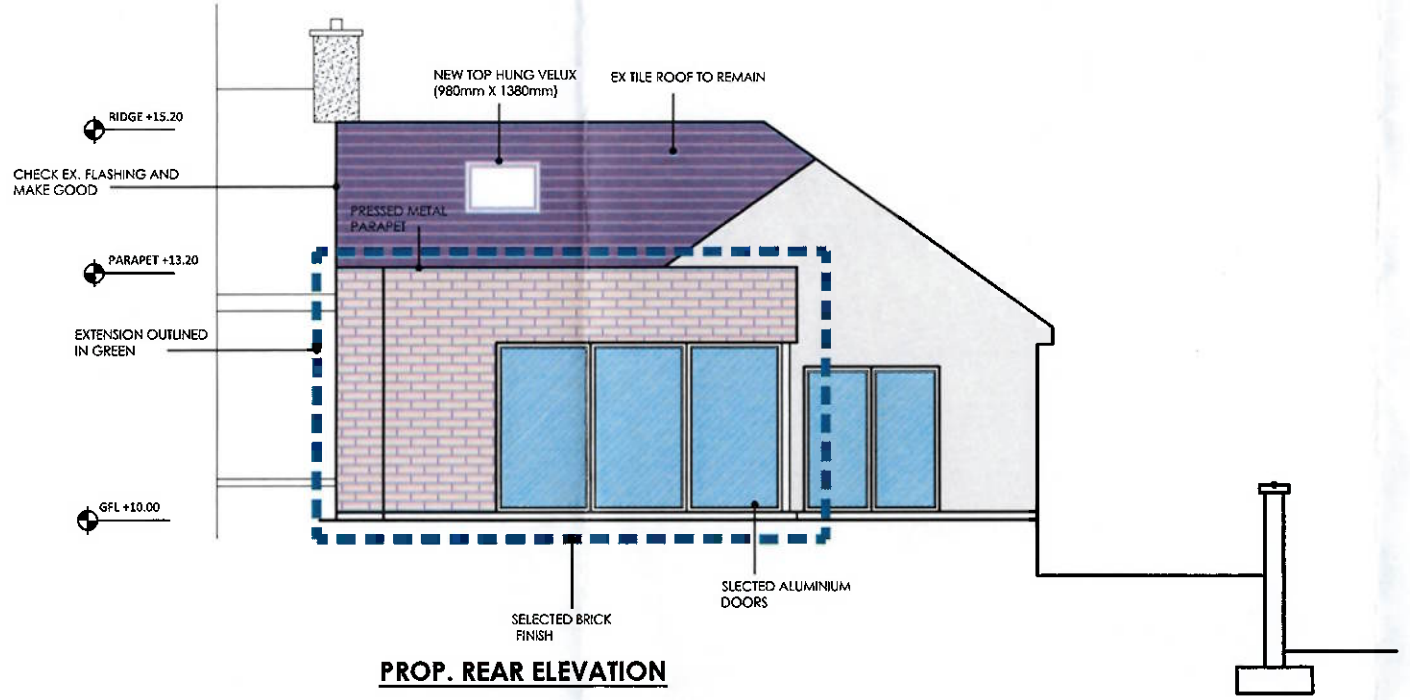
Drawn by:	OO'B	Date:	29-09-23
Checked by:	ROD	Date:	29-09-23
Approved by:	ROD	Date:	29-09-23
Scales:	1:125	Drawing Size:	A3
Drawing No.:	637-TR-09	Revision:	A



PROP. FRONT ELEVATION



PROP. SIDE ELEVATION



PROP. REAR ELEVATION

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A	ISSUED FOR TENDER	ROD	ROD	23-01-2026

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Scales:	1/100	Drawing Size:	A3
Drawing No.:	JHK637-TR-04	Revision:	A

Client: GILLIAN MULCAHY & KEVIN TWOMEY

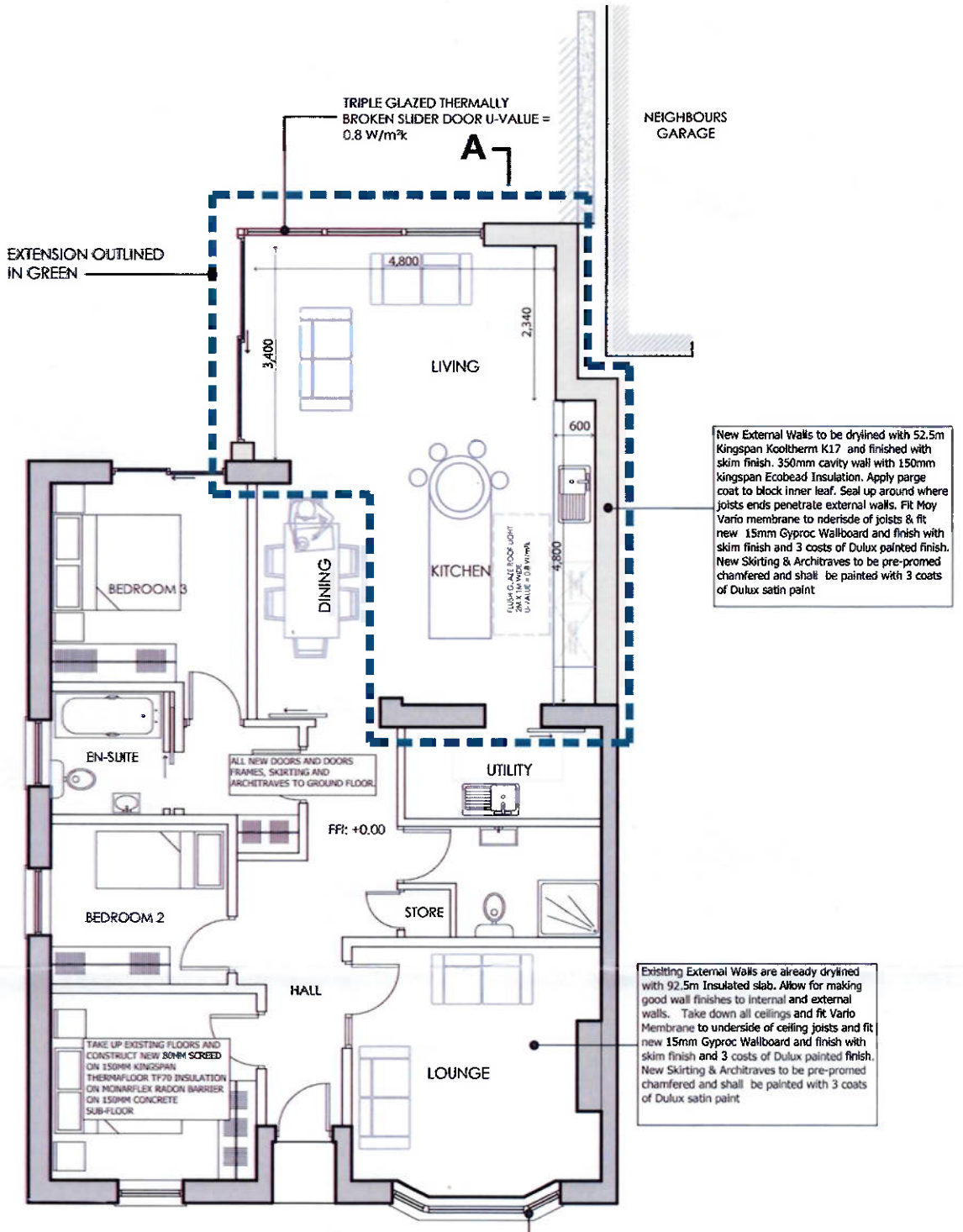
Project: EXTENSION & REFURBISHMENT AT 67 MARYVILLE, BALLINTEMPLE, CORK

Drawing Title: PROPOSED ELEVATIONS

JHK CONSULTANTS LIMITED

JHK CONSULTANTS Ltd.
Project Management
Consulting Engineers
Clyde House,
Brian Boru St,
Cork.

Phone No: (021) 4554040
Fax No: (021) 4506007
E-mail: info@jhk.ie



PROP. GROUND FLOOR PLAN

EX. GROUND FLOOR AREA c. 92.50 sqm
EX. GARAGE AREA c. 17.10 sqm
PROPOSED GROUND EXTENSION AREA c. 28.80 sqm
PROP DEMOLITION AREA 27.20 sqm

Existing Walls & Roof

New Construction

Extension Outline

JHK CONSULTANTS LIMITED

JHK CONSULTANTS Ltd.
Project Management
Consulting Engineers
Clyde House,
Brian Boru St.
Cork.

Phone No: (021) 4554040
Fax No: (021) 44506007
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67 MARYVILLE, BALLINTEMPLE, CORK

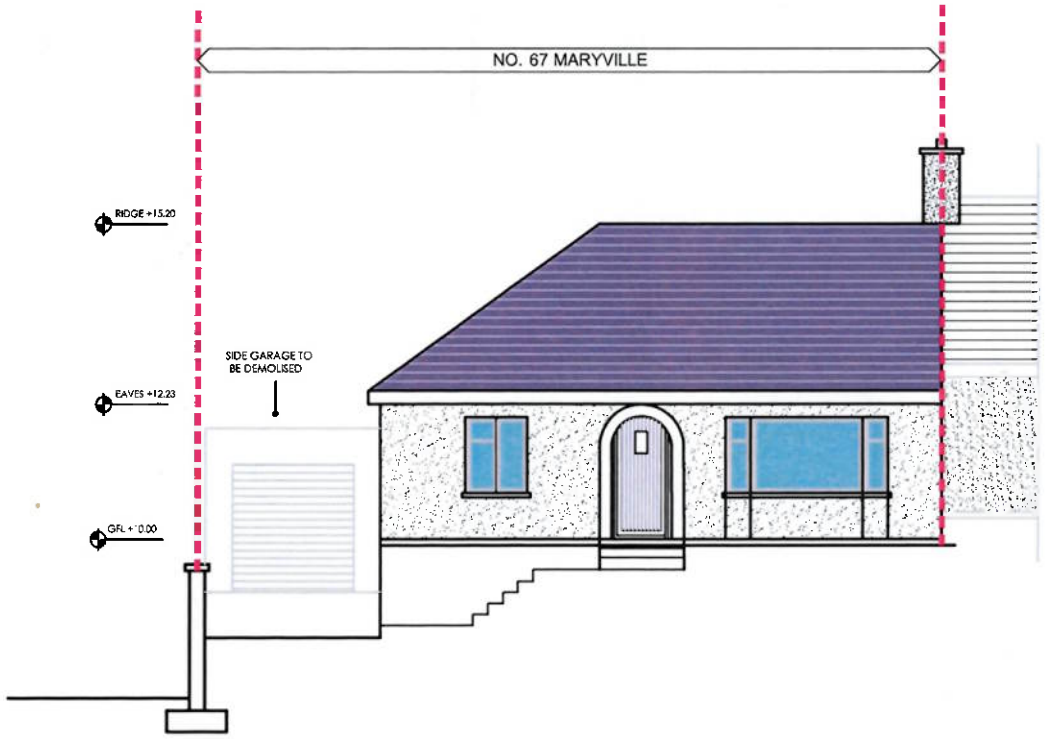
Drawing Title:
PROPOSED GROUND FLOOR PLAN

NOTES:

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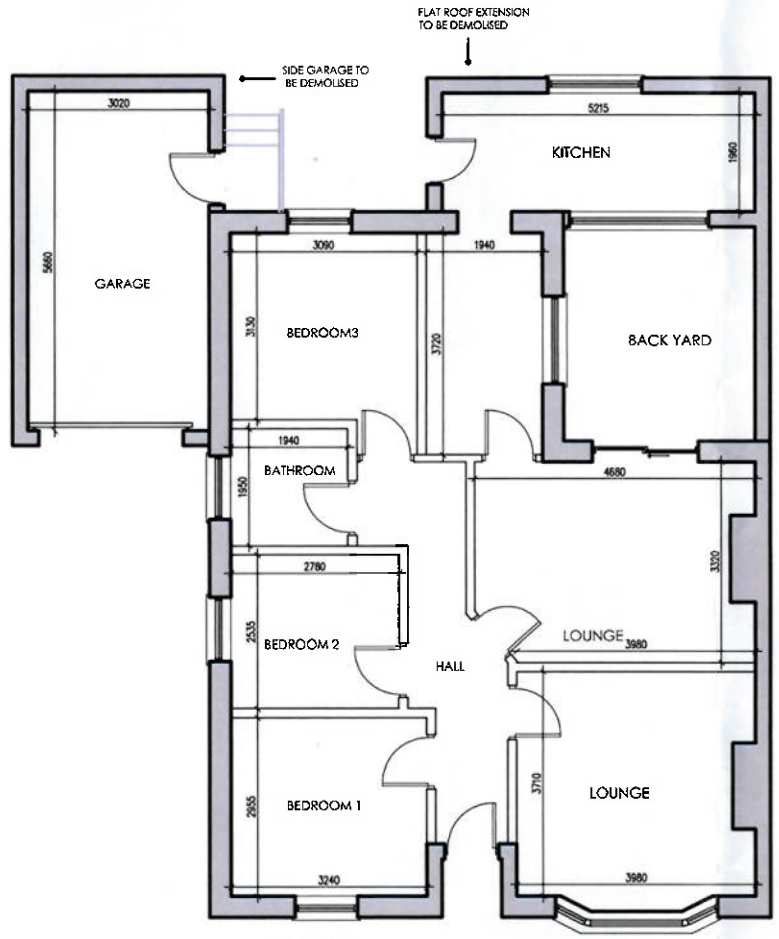
EX. FRONT ELEVATION



EX. REAR ELEVATION



EX. SIDE ELEVATION



EX GROUND FLOOR
Ex Floor Area = 92.50m²
Ex Garage Area = 17.1m²

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Scales:	1/125	Drawing Size:	A3
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Client: GILLIAN MULCAHY & KEVIN TWOMEY

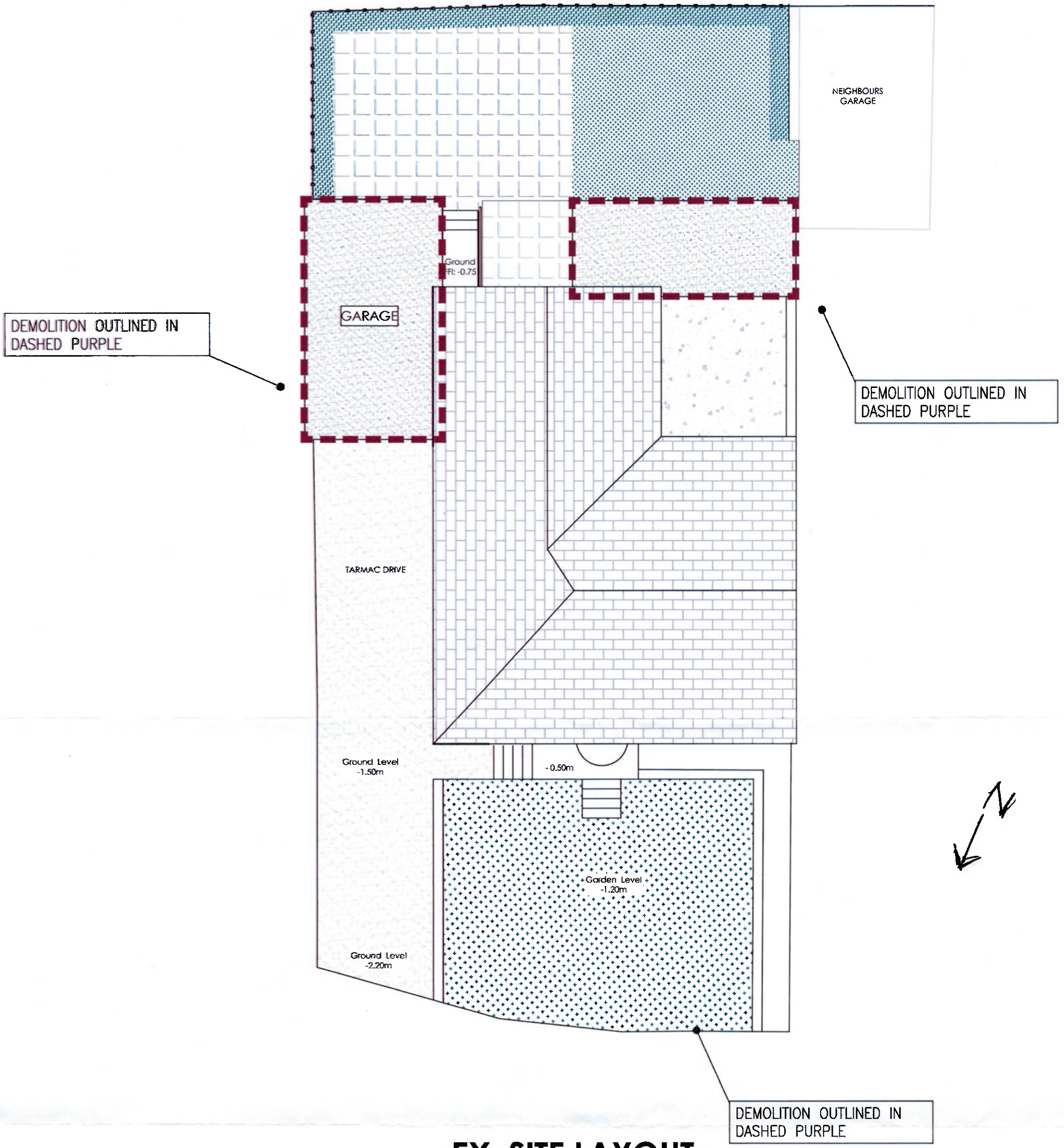
Project: EXTENSION & REFURBISHMENT AT 67 MARYVILLE, BALLINTEMPLE, CORK

Drawing Title: EX PLANS & ELEVATIONS

JHK CONSULTANTS LIMITED

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Project Management
Consulting Engineers
Clyde House,
Brian Boru St.
Cork.

Phone No: (021) 4554040
Fax No: (021) 4506007
E-mail: info@jhk.ie



EX. SITE LAYOUT

JHK CONSULTANTS LIMITED

JHK CONSULTANTS Ltd.
Project Management
Consulting Engineers
Clyde House,
Brian Boru St.
Cork.

Phone No: (021) 4554040
Fax No: (021) 44506007
E-mail: info@jhk.ie

Client:
GILLIAN MULCAHY & KEVIN TWOMEY

Project:
EXTENSION & REFURBISHMENT AT 67 MARYVILLE, BALLINTEMPLE, CORK

Drawing Title:
EX SITE PLAN

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Drawing No.:	637-TR-10	Revision:	A

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A	ISSUED FOR TENDER	OO'B	ROD	23-01-2026

Demolition Outline