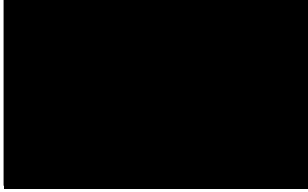




Comhairle Cathrach Chorcaí Cork City Council

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

Julie Daunt



17/04/2025

Section 5 Request:

RE: R929/25. 8, Clontarf Estate, Skehard Road, Blackrock, Cork.
T12 XYT2

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 19th of March 2025, I wish to advise as follows:

The question placed before the Planning Authority was whether the addition of 100mm external insulation at the front and back of the property is development, and, if so, if it is exempted development.

Having regard to:

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 of the Planning and Development Regulations 2001 to 2024

The planning authority considers that the addition of 100mm external insulation at the front and back of the existing dwelling at 8 Clontarf Estate, Skehard Road, Blackrock, Cork **IS DEVELOPMENT and IS EXEMPTED DEVELOPMENT.**

Is mise le meas,

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



We are Cork.

Application type	SECTION 5 DECLARATION
Question	<i>Is the addition of 100mm external insulation at the front and back of the property development and, if so, is it exempted development?</i>
Location	8 Clontarf Estate, Skehard Road, Blackrock, Cork
Applicant	Julie Daunt (owner)
Date	11/08/2025
Recommendation	Is development and is exempted development

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 framed using the phrasing of section 5.

The applicant states in the request, *"Is the addition of 100mm external insulation at the front and back of the property development and, if so, is it exempted development?"*

3. SITE DESCRIPTION

The subject property is a two storey mid-terrace dwelling in the Sustainable Residential Neighbourhoods zoning area. The area is predominantly residential in nature.

4. DESCRIPTION OF THE DEVELOPMENT

The proposed development proposes the addition of 100mm external insulation to the front and rear elevations of a mid-terraced dwelling house.

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 9(1)

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

(a) if the carrying out of such development would—

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

...

(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,

7. 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.

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 addition of external insulation to the front and rear elevations of a dwelling, it is clear that alterations to the elevations of a dwelling 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).

The proposed works are not listed within Schedule 2 Part 1 of the Planning and Development regulations 2001 (as amended) which lists Exempted Development. Article 6 therefore does not provide for this type of development.

Section 4(1)(h) of the Act provides that 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.

External insulation is considered to come under maintenance, and it will be an improvement to the energy efficiency of the house. The addition of external insulation to this dwelling will alter the external appearance of the house. The test is whether it would materially affect the external appearance of the structure so as to render the appearance consistent with the character of the structure or of neighbouring structures.

In terms of whether the works would render the appearance inconsistent with the character of the structure, I would refer to case law (Cairnduff v. O’Connell, 1986), in which the matter of the character of the structure was discussed. The key elements of character to which the Supreme Court had regard included shape, colour, design, ornamental features and layout.

In terms of the character of the house and the neighbouring houses, it is a mid-terraced house in an established urban residential area. The external finish is a painted (white) brick on the lower front elevation with a smooth render finish at first floor level.

While it is considered that all the houses in the cul de sac would have had the same finishes and a sense of uniformity and consistency upon completion of construction, this uniformity and consistency has reduced over time with different painted finishes to the brick elements. It is noted that some other houses in this location have external insulation added, while one other house has a front extension consisting of porch/bay window (with the benefit of planning permission). It is recognised that some of these changes would not have required planning permission.

Cumulatively all these result in a grouping of houses with interventions. While there is some remaining elements of uniformity and consistency in the houses in terms of form and ridge height and some compatibility in terms of their overall character and elevational treatment, there are many variances to the houses, leading to the erosion of the original character and uniformity.

It is noted that Section 4(1)(h) of the Act provides that development consisting of the carrying out of works 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 would be exempted development. The works proposed are to improve the energy efficiency of the dwelling and while the proposal will alter the external appearance of the dwelling, it is not considered, in this case, that the works will render the appearance

inconsistent with the character of the structure or of neighbouring structures in this urban location.

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**.

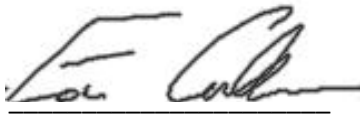
9. RECOMMENDATION

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 of the Planning and Development Regulations 2001 to 2024

the planning authority considers that —

the addition of 100mm external insulation at the front and back of the existing dwelling at 8 Clontarf Estate, Skehard Road, Blackrock, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.



Eoin Cullinane
Executive Planner
16/04/2025

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

JULIE DAUNT

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

8 CLONTARF ESTATE, SKEHARD ROAD,
BLACKROCK, CORK, T12 XYT2

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.

Is the addition of 100mm external insulation at the front and back of the property development and if so, is it exempted development?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

The house is a mid terrace with no cavity. The proposed works are for 100mm EPS insulation boards to be added to the front and back of the house. The works will be carried out by Ecowrap Ireland, an SEAI contractor. The insulation panels are made by Alsecco.

Neighbours have carried out the same works in the estate. The boards will be applied with a basecoat and mesh, and a final render top coat finish. The final colour will be the existing grey with white window sills.

Insulation will be 82 sq/m ^{across} 1 of 4 both facades.

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:

No

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	105 sq. m (will be unchanged)
(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 checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas. (sq m) kitchen extension 5.4 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 <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 of the owner if available		

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

Signature:

[Redacted Signature]

Date: 11 March 2025

11/03/2025

Aidan O'Brien B.E.

Consulting Civil Engineer

"Cill Na Manach", Castlejane, Glanmire, Co.Cork, T45 CF85.

Tel:

Mobile:

Email:

Certificate Of Exemption

Property: No. 8 Clontarf Estate, Blackrock, Cork.

I, Aidan C O'Brien, B.E. M.I.E.I. , Consulting Engineer, CERTIFY as follows:-

1. I am a Consulting Civil Engineer having qualified as such at University College Cork and I am a member of The Institution Of Engineers of Ireland.
2. I am in independent practice on my own account.
3. I am the Engineer retained by the estate of the Seamus Bennett in relation to the construction of extension to the rear of dwelling at No. 8 Clontarf Estate, Blackrock, Cork, such Building or works being hereinafter referred to as the "Relevant Works".
4. The Relevant Works qualify as exempted development, which do not require planning permission as they were constructed in substantial compliance with the conditions and limitations as specified in S.I. No. 600/2001 Planning & Development Regulations 2001 Schedule 2 Part 1 Class 1.
5. In the event that the Relevant Works and the site works pertaining thereto have not been constructed and / or laid out in exact accordance with the Planning and Development Regulations 2001 any disparity is unlikely to affect the overall planning and development of the area envisaged by the Planning Authority.
6. I am satisfied that the sliding door and glazing fitted to the front elevation of the dwelling constitute exempted development as per the Planning & Development Act 2000 Section (4) (i) (h).
7. I did not supervise the construction of the Relevant Works. My inspection of the Relevant Works, which was made on the 16th March 2022, was visual only, and is the basis for this certificate. This inspection did not entail the opening up of works, which had been fully / substantially completed on said date. I am of the opinion the Relevant Works were constructed prior to the coming into force of the Building Control Act 1990 and the Regulations made thereunder.

8. **TAKE NOTICE** that this Certificate is issued solely with a view to providing evidence for title purposes of general compliance of the Relevant Works with the requirements of the Planning & Development Regulations 2001. Except insofar as it relates to the compliance with the said requirements, it is not a report or survey on the physical condition or on the structure of the Relevant Works **NOR** does it warrant, represent or take into account any of the following matters:-

- (a) conditions which relate to concealed or buried elements of construction.
- (b) matters in respect of private rights or obligations.
- (c) matters of financial contributions or bonds.
- (d) development of the Premises which may occur after the date of the said inspection.

Dated the 16th March 2022.

Signed: 

Aidan C O'Brien B.E. M.I.E.I.

Notification of a Grant of

~~Outline Permission~~ / Permission / ~~Approval~~

under Section 26 of the Act.

To: Mr. C. O'Connor Esq.
c/o Patrick O'Dowd Esq. Architect,
18, South Mall,
Cork.

Reg. No. T.P. 797/67

Application
Received: 1st January, 1967 AND
30th May, 1967.

APPLICATION BY Patrick O'Dowd Esq. Architect.

OF 18, South Mall, Cork.

FOR:—

~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

FOR Residential Development

AT Dundurina, Blackrock, Cork.

Further to notification of decision to grant dated 7th July, 1967.

the Cork Corporation hereby conveys a grant of

~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

for the development / retention described subject to the conditions (if any) set out in the said notification.

The permission / approval is also subject to further approval being obtained in accordance with article 5 of the Local Government (Planning and Development) Act, 1963, (Permission) Regulations, 1964, prior to the

commencement of

the development

any part of the development other than

Signed on behalf of the Cork Corporation

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT), ACT, 1963

NOTIFICATION OF DECISION TO GRANT ~~OUTLINE PERMISSION/PERMISSION/APPROVAL~~
SUBJECT TO CONDITIONS UNDER SECTION 26 OF THE ACT.

TO T. J. O'Connor, Esq.,
c/o Patrick O'Dowd, Esq., Architect,
18, South Mall,
CORK.

Reference No. in Planning
 Register

T.P. 797/67

Application
 Received 31st January, 1967
AND 30th May, 1967

In pursuance of the powers conferred upon them by the above-mentioned Act, the Cork Corporation have by Order dated 7th July 67 decided to grant ~~OUTLINE PERMISSION/PERMISSION/AN APPROVAL~~ for the development of land, namely,
Housing Development at Dunganion, Blackrock, Cork.

SUBJECT to the conditions (if any) set out in Column 1 of the Schedule hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the Schedule.

If there is no appeal against the said decision, a grant of ~~AN OUTLINE PERMISSION/PERMISSION/APPROVAL~~ in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to the Minister for Local Government (see footnote)

It should be noted that until a grant of ~~OUTLINE PERMISSION/PERMISSION/AN APPROVAL~~ has been issued the development in question is NOT AUTHORISED.

Signed on behalf of Corporation of Cork

[Signature]
 ASSISTANT TOWN CLERK

DATE 7th July 1967

SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

- | | |
|--|---|
| <p>1. This permission is contingent on a further approval being obtained in respect of amendments made necessary by the conditions attached hereunder.</p> <p>2. Screen walls at least 6'0" high properly dashed and capped shall be built at all exposed corners and other similar sites.</p> <p>3. Details of roadworks, sewers, public lighting open spaces and other engineering services must be to the satisfaction of the City Engineer and his prior approval must be sought at all stages on these items. (Sections of proposed sewer will be required also sections and cross sections of roads and paths.)</p> <p>4. The E.S.B., must be consulted regarding siting of a sub-station to serve this scheme. The sub-station should not be placed on any public open space.</p> <p>5. Numbering of houses must be arranged so that odd numbers shall be on one side and even numbers on the other side of the road.</p> <p>6. Cables for E.S.B. and Post Office telephones must be laid underground.</p> <p>7. The developer must immediately enter into an agreement with the Corporation and furnish to the Corporation the Bonds of two independent sureties in a sum to be determined by the City Engineer for the due performance of and proper installation by the developer of roads, footpaths, sewers, watermains, drains, open spaces and public lighting in the estate. The above services must be installed to the standards specified in the Schedule of Minimum Requirements prepared by the City Engineer.</p> | <p>In order to ensure compliance with the conditions attached.</p> <p>In order to protect privacy of residents and in the interests of appearance of scheme in general. These details have so far not been submitted.</p> <p>In order that sub-station shall be sited in the most convenient and least prominent position.</p> <p>In the interests of residents, Post Office and the public in general.</p> <p>To prevent the erection of numerous unsightly poles and wires.</p> <p>This is necessary in order to ensure that these essential services will be provided for the future residents, particularly in the event of any default on the part of the developer.</p> |
|--|---|

NOTE 1: Any appeal against a decision of a planning authority under Section 26 of the Act of 1963 may be made to the Minister for Local Government.

The applicant for permission may appeal within one month beginning on the day of receipt by him of the decision. Any other person may appeal to the Minister within three weeks beginning on the date of decision.

Appeals should be addressed to the Secretary, Department of Local Government (Planning Appeals Section), Custom House, Dublin.1. An appeal by the Applicant for permission should be accompanied by this form. In the case of an appeal by any other person the name of the applicant, particulars of the proposed development and the date of the decision of the planning authority should be stated.

NOTE 2: Grant of Permission under the Local Government (Planning and Development) Act, 1963, is not to be taken as a waiver of the provisions of any Building Bye-Law, Local Act, Order, Regulation or other Statutory Provision in force in the Cork County Borough. Approval under the Corporations Building Bye-Laws should also be obtained in addition to the Planning Permission.



The Property Registration Authority
An tÚdarás Clárúcháin Maoine

15 AUG 2022

Land Registry Sealed and Certified Copy Folio (& Filed Plan)

AHERN ROBERTS O'ROURKE WILLIAMS & PARTNERS SOLICITORS
THE OLD RECTORY
CORK ROAD
CARRIGALINE
CO. CORK

This page forms part of the official document. Do not detach.

Folio Number: CK2757L
Application Number: D2022LR075910V
Your Reference: COC/D52308

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.



An officer duly authorised by the Property Registration Authority

Schedule

Notes:

- 1 Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
- 2 Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

Folio Number: CK2757L
Date Printed: 09/08/2022

Application Number: D2022LR075910V
Page 1 of 6

**EcoWrap
Holmkliffe
Lee Road
Cork**

QUOTATION

Phone: 021 2427086

DATE: 21/01/25

VAT No : 6745155N

TO:



FOR:

External Wall Insulation & Plaster Render Finish.

DESCRIPTION	AMOUNT	VAT	TOTAL
External Wall Insulation, Basecoat Plaster & Mesh, Render Top Coat Finish, Colour TBD, Enabling, Ventilation	11,670	1,575.45	13,245.45
Window Sills	500	67.50	567.50
Scaffolding	1,000	135.00	1,135.00
TOTAL			14,947.95

Grants Available €3,500 - Ecowrap SEAI Contractor ID : 18056

Net Cost of Works After Grants = €11,447.95

Thank You For Your Consideration

Front of house



Front of house



Back of house.



Neighbours with external insulation 100mm



Neighbours with external insulation 100mm



The Property
Registration Authority
An tÚdaráis
Cláirchúáin Máoine
Folio: CK2757L



This map should be read in conjunction with the Folio

Registry maps are based on OSI topographic maps. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.landregistry.ie](#)

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- Centre line of parcel(s) (edges)
- Freehold
- Leasehold
- Subleasehold

- Burdens (grey facial line/reverse red on map)
- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

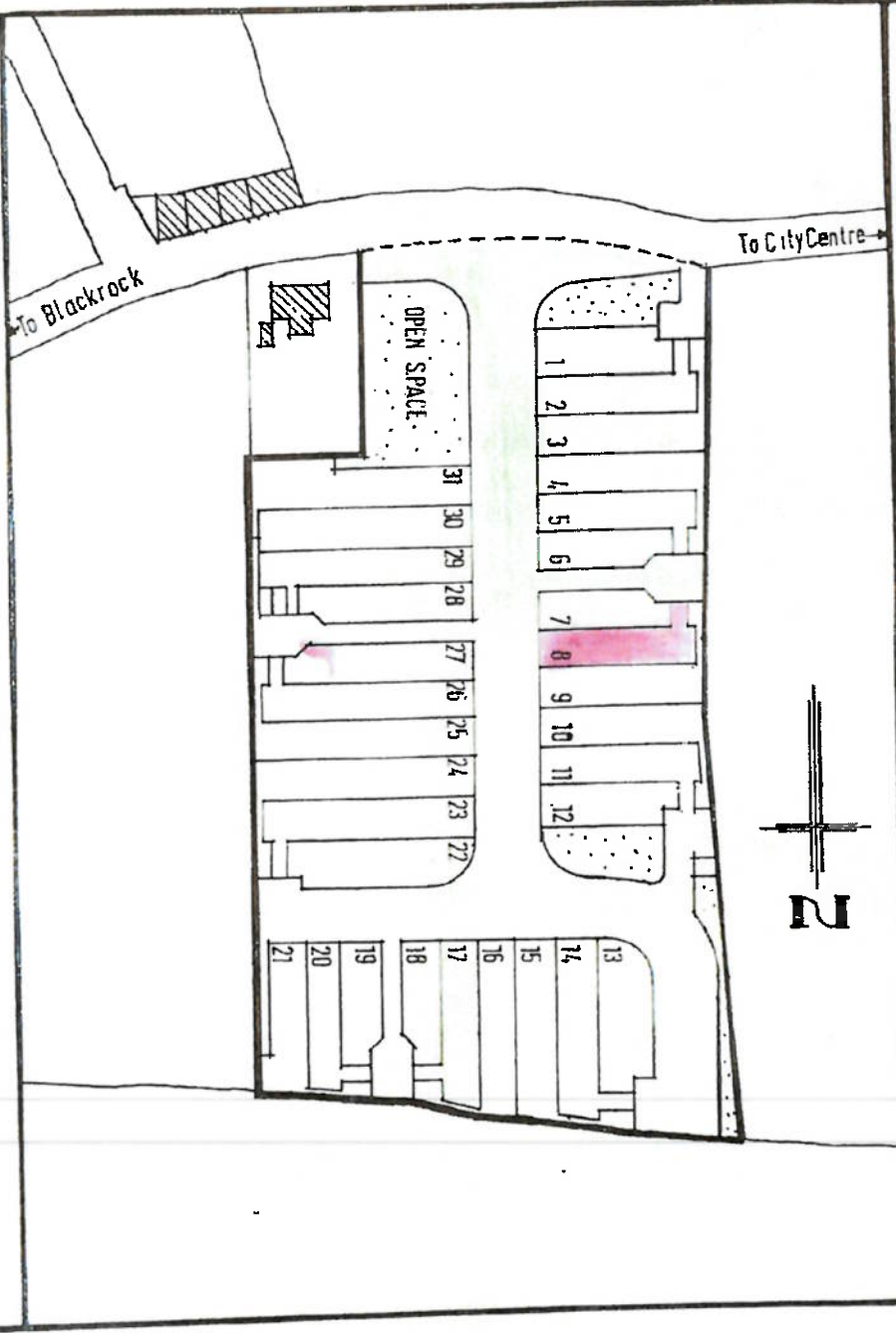


A full list of burdens and their symbology can be found at:

The registry operates a non-conclusive boundary system.
The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map be conclusive as to the boundaries or extent (see Section 85 of the Registration of Title Act 1964). As inserted by Section 52 of the Registration of Deeds and Title Act 2006.

MAP REFERRED TO WITHIN

T.J. O'CONNOR (CORK) Ltd.



Clontarf Est., Skehard Rd, Cork.
SCALE : 1/1250 DATE:

ASSOCIATED ARCHITECTS
18 South Mall Cork Tel (021) 211371/2.

Patrick O'Dowd B.Arch
Kevin Walsh MRUA ARIBA

571490 mE, 571040 mN

The Property
Registration Authority
An tÚdairís
Clárúcháin Maoinne



Folio: CK2757L

This map should be read in conjunction with the OS map.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OS map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.landreg.ie.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

Subleasehold

Burdens (may or not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit



A full list of burdens and their symbology can be found at www.landreg.ie

The registry operates a non-conclusive boundary system.

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Deeds and Title Act, 2006

1:1000 Scale

