



25/11/2025

**RE: Section 5 Declaration R991/25 Iveragh, Old Youghal Road, Mayfield, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 30<sup>th</sup> of October, 2025.

The Question before the Planning Authority was whether the construction of 40sqm of decking to the side and rear of house, rising to 1.6m above ground level is; a) development, and if so, b) is it exempted development?

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 construction of 40 square metres of raised decking to the side and rear (and steps to rear) of Iveragh, Old Youghal Road, Mayfield, falls within the definition of ‘works’. Therefore, the proposal constitutes development within the meaning of the Act.

Conclusion: The works are considered development.

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).

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 Planning Authority considers that the proposal comes within subsection (2) of Section 4.

### **Section 4(2)**

It is therefore necessary to consider whether the proposed 40 sqm of side and rear decking, and steps to rear, comes under the scope of section 4(2) (i.e. exemptions specified in the Regulations), having regard to the use of the word ‘or’ in Section 4(3).

Article 9 sets out the restrictions on exemptions, and these include (1) (a) which states “(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,…” ”

The Planning Authority has reviewed the planning history for this site and has found no conditions de-exempting rear decking and steps.

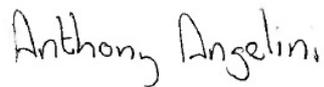
The proposed decking is suspended above rear garden ground level by 1.6m and is similar to balcony rather than as a hard surface or path as cited in Class 6. The planning Authority considers that the proposed raising decking does not comply with Article 6 and Class 6.

Overall conclusion: The proposed rear and side decking and steps to rear garden is not exempted development as the proposal does not comply with Class 6.

The Planning Authority has concluded that the construction of 40sqm of decking to the side and rear of house, rising to 1.6m above ground level **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT** at Iveragh, Old Youghal Road, Mayfield, Cork.

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., 25<sup>th</sup> of November, 2025.

Is mise le meas,



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

<b>Planner's Report Ref. R991/25</b>	Cork City Council, Planning and Integrated Development
<b>Application type</b>	Section 5 Declaration
<b>Description</b>	Construction of decking area and installation of steps to rear of house
<b>Location</b>	Iveragh, Old Youghal Road, Mayfield, Cork
<b>Applicant</b>	Emma Dwyer
<b>Date</b>	16 October 2025
<b>Recommendation</b>	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:

'Construction of raised deck area to rear in line with that of adjoining property at Iveragh, as described in the attached drawings'.

### Additional details regarding question/ works / development

'The area of the proposed deck is 40 square metres and is at the ground floor level of the existing house. It is a maximum of 1.6 metres over the adjoining ground level and provided with stepped access to the rear garden.'

**For clarity**, the Planning Authority will re-frame the question to:

**Q.** Does the construction of 40sqm of decking to the side and rear of house, rising to 1.6m above ground level; a) development, and if so, b) is it exempted development?

### 3. Site Description

The subject site is at Iveragh, Old Youghal Road, Mayfield, Cork and is located on the northern side of Old Youghal Road. The site comprises a two-storey semi-detached dwelling with converted garage. The main house has a pitched and hipped roof, whereas the converted garage to the side has a flat roof. The house is finished with wet dashed render, red brick section to front elevation at first floor level and concrete roof tiles. The front garden boundary is finished with a low-level masonry wall finished with wet dash render and hedge behind. The house sits below the road and the rear garden falls northwards, towards Cahergal Lawn. This section of street contains a mix of house types with a mix of external finishes. St Joseph’s Church is directly opposite the site. There are public bus services, in both directions, within 75m of site. The Glen River Park is approximately 200m due north of site. The residential building is **not** a Protected Structure or within an Architectural Conservation Area.

#### 3.1 Legislative provisions

##### The Planning and Development Acts

Section 2(1),

“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,

“(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).”

Section 4(1)(h),

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)

(a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

(b) Regulations under *paragraph (a)* may be subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

(c) Regulations under this subsection may, in particular and without prejudice to the generality of *paragraph (a)*, provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purpose being exempted development for the purposes of this Act.

Section 5(1),  
(See Section 1 of this report above)

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.

## The Planning and Development Regulations

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(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,

(Article 6) Schedule 2, Part 1 ‘Exempted Development - General’, Class 1 ‘Development within the curtilage of a house’

Classes 1-8 relate to development within the curtilage of a house and Class 6 relates to:  
“a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.  
b) Any works within the curtilage of a house for— (i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as

such, or, (ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.”

### Schedule 2, Part 1, Class 6

#### Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>Class 6</p> <p>a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.</p> <p>(b) Any works within the curtilage of a house for—</p> <p>(i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or,</p> <p>(ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.</p>	<p>The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.</p> <p>Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller,</p> <p>or</p> <p>if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.</p>

## 4. Assessment

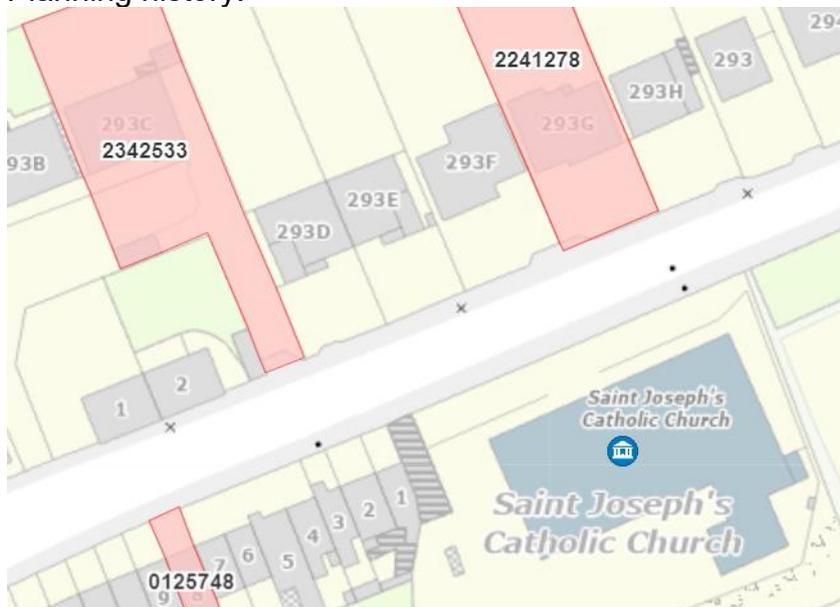
The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development.

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.

Besides the Section 5 application form submitted, the submission included:

- Site location map
- Sections
- Section and Elevation
- Rear Elevations
- Ground Floor Plan

Planning history:



### On site

The planning history has been reviewed, and it is noted that there is not any recent planning history.

## 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 construction of 40 square metres of raised decking to the side and rear (and steps to rear) of Iveragh, Old Youghal Road, Mayfield, 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).

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

I consider that the proposal comes within subsection (2) of Section 4.

#### **Section 4(2)**

It is therefore necessary to consider whether the proposed 40 sqm of side and rear decking, and steps to rear, comes under the scope of section 4(2) (i.e. exemptions specified in the Regulations), having regard to the use of the word ‘or’ in Section 4(3).

**Article 9** sets out the restrictions on exemptions, and these include (1) (a) which states “(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,…”

I have reviewed the planning history for this site and have found no conditions de-exempting rear decking and steps.

The proposed decking is suspended above rear garden ground level by 1.6m and is similar to balcony rather than as a hard surface or path as cited in Class 6. I consider that the proposed raising decking does not comply with **Article 6 and Class 6**.

**Overall conclusion:** The proposed rear and side decking and steps to rear garden is **not** exempted development as the proposal does not comply with Class 6.

## 5. Environmental Assessment

### 5.1 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.

### 5.2 Screening for Appropriate Assessment

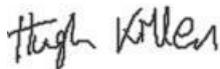
Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the Habitats Directive, the Appropriate Assessment Guidelines for Planning Authorities 2009 (revised 2010) and the Act are noted. The relevant European 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 an Appropriate Assessment is not required.

## 6. 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
- Articles 6, 9, and Class 6 of Part 1 of Schedule 2 of the Planning and Development Regulations (as amended);

the Planning Authority considers that the proposed rear and side decking area with steps to rear garden of house at Iveragh, Old Youghal Road, Mayfield, Cork is **Development** and is **not Exempted Development**.



Hugh Killen  
Executive Planner  
30 October 2025



Aidan Walsh  
Senior Executive Planner  
25 November 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](mailto:planning@corkcity.ie)

Fón/Tel: 021-4924029

Líonra/Web: [www.corkcity.ie](http://www.corkcity.ie)

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

**1. NAME OF PERSON MAKING THE REQUEST**

Emma Dwyer

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

Iveragh, Old Youghal road, Mayfield, Cork T23 E3P2

**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.*

Construction of raised deck area to rear in line with that of adjoining property at Iveragh, as described in the attached drawings

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

*(Use additional sheets if required).*

The area of the proposed deck is 40 square meters and is at the ground floor level of the existing house. It is a maximum of 1.6 meters over the adjoining ground level and provided with stepped access to the rear garden

**CORK CITY COUNCIL**  
**PLANNING & DEVELOPMENT**

06 OCT 2025

**DEVELOPMENT MANAGEMENT**

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?  no

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?

6. Was there previous relevant planning application/s on this site?  no  
 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	N/A
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input 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) Dwelling	Proposed/existing use (please circle) Dwelling

**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: \_\_\_\_\_

Date: \_\_\_\_\_

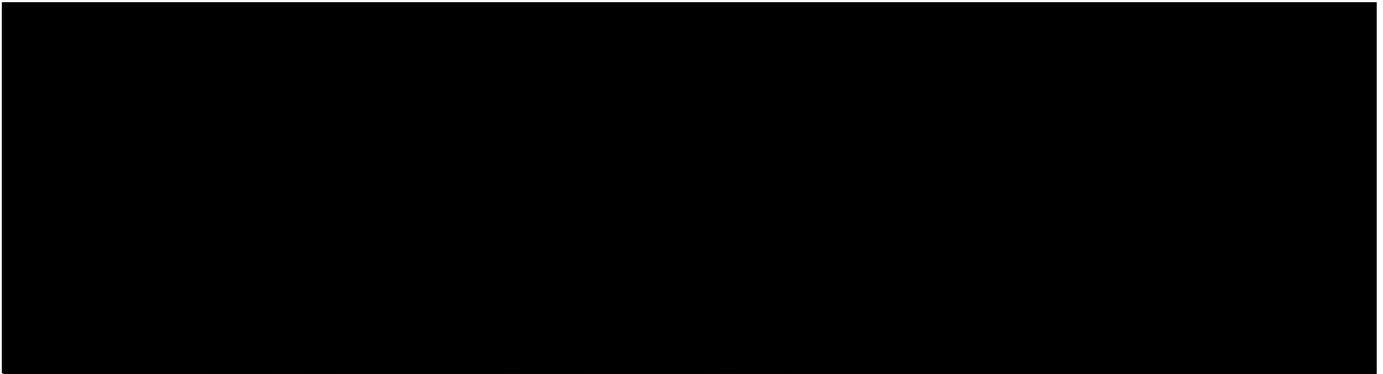
**CONFIDENTIAL CONTACT DETAILS**

These details will not be made available to the public.

**9. Applicant:**



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



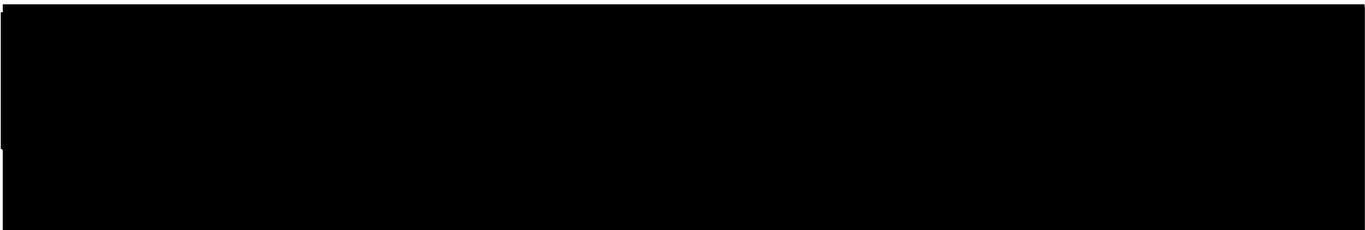
<b>Should all correspondence be sent to the above address?</b> (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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**11. Owner Details (if the applicant above is not the legal owner):**

<i>Name(s)</i>	
<i>Address</i>	

**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.



For Office Use Only: File Ref. No. _____
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### **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](mailto: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/odpr/>.**

**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.



# Planning Pack Map

**Tailte Éireann**



**CENTRE COORDINATES:**  
ITM 569107.573230

**PUBLISHED:**  
25/09/2025

**ORDER NO.:**  
50492635\_1

**MAP SERIES:**  
1:1,000

**MAP SHEETS:**  
6338-22

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

[www.tailte.ie](http://www.tailte.ie)

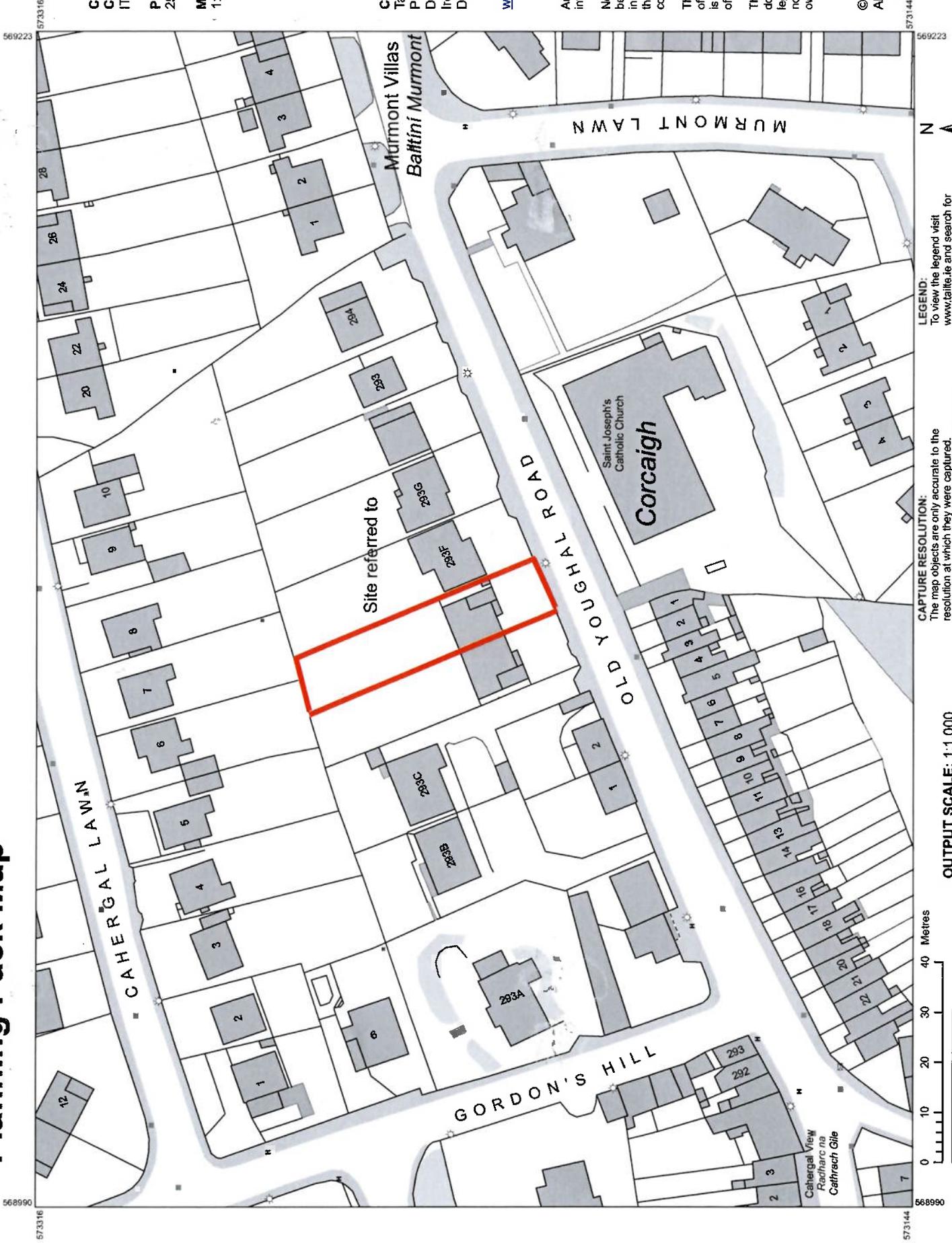
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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

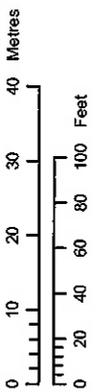
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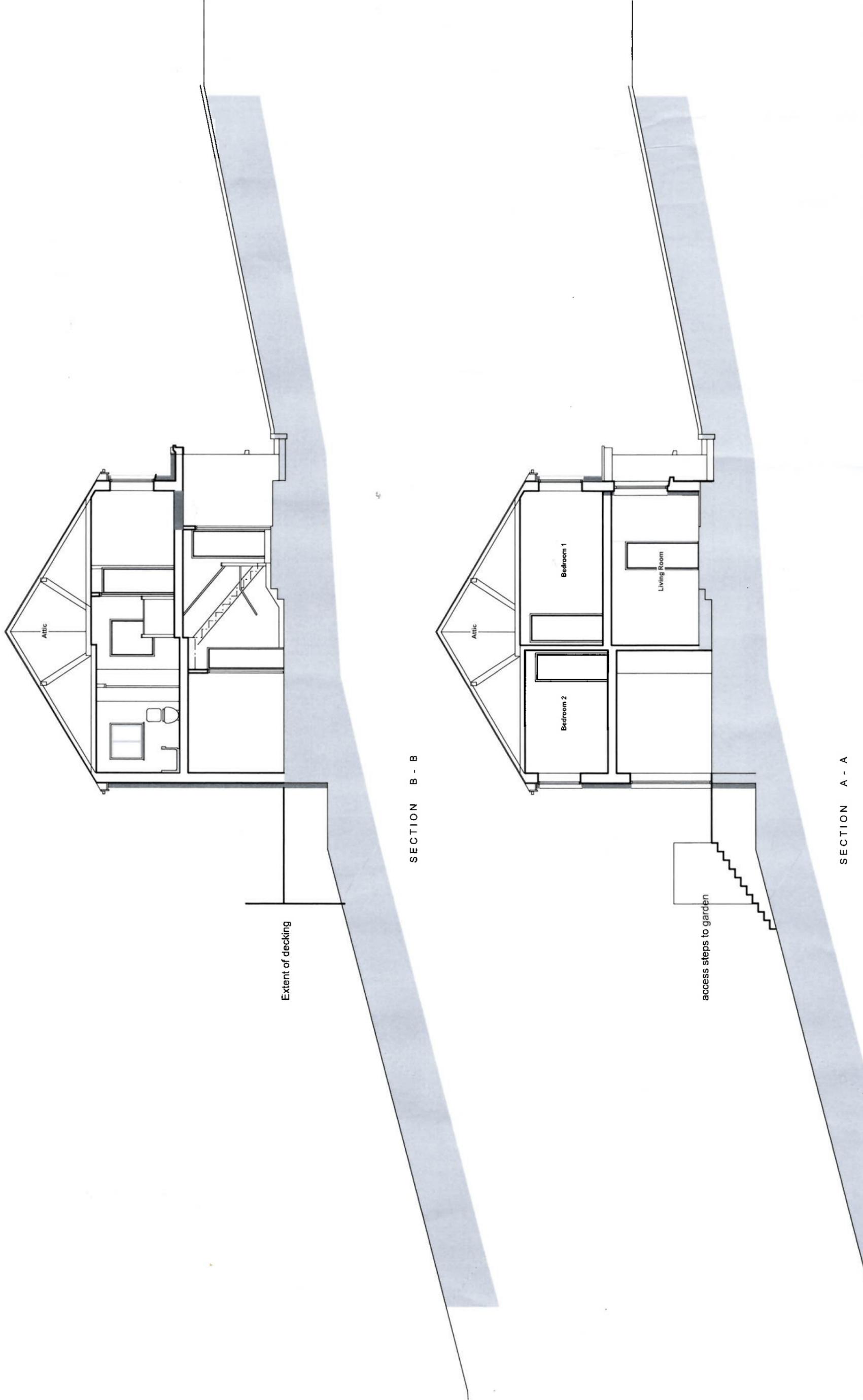


**LEGEND:**  
To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

**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](http://www.tailte.ie); search 'Capture Resolution'

**OUTPUT SCALE: 1:1,000**





SECTION B - B

SECTION A - A

Extent of decking

access steps to garden

**NOTE**

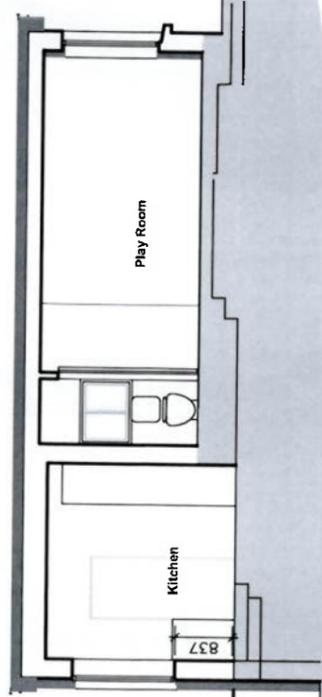
- 1 Copyright Reserved
- 2 Do not scale off this drawing, use figured dimensions only.
- 3 The contractor is to check all dimensions and levels on site and to refer all discrepancies to the Architect.
- 4 Where appropriate, for R.C. Structure, or Mechanical/Electrical details refer to Engineers drawings.
- 5 Proprietary items to be fixed in strict accordance with manufacturers instructions, and all dimensions to be checked with manufacturer.
- 6 The contractor shall be responsible for the co-ordination of structure, finishes and services.

Project:  
Emma and Andy T23 E3P2

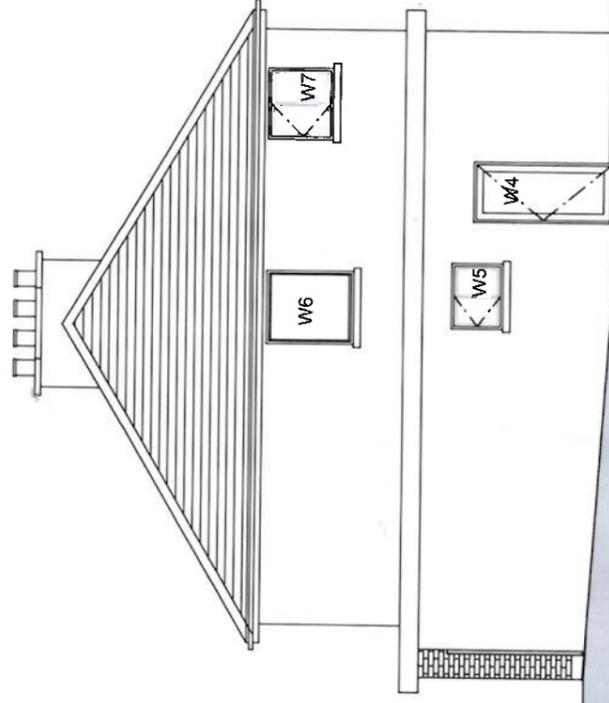
Drawing Title: sections  
Scale: 1:100 @ A3  
Date: 12/11/2024

2 Summerhill Parade, Dunloughaire, Co. Dublin, Ireland  
Telephone +3531 2804723 email info@boxurban.com  
Urban





SECTION C - C



END ELEVATION - WEST

**NOTE**

- 1 Copyright Reserved
- 2 Do not scale off this drawing, use figured dimensions only.
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- 4 Where appropriate, for R.C. Structure, or Mechanical/Electrical details refer to Engineers drawings.
- 5 Proprietary items to be fixed in strict accordance with manufacturers instructions, and all dimensions to be checked with manufacturer.
- 6 The contractor shall be responsible for the co-ordination of structure, finishes and services.

Project: Emma and Andy T23 E3P2

Drawing Title: section and elevation

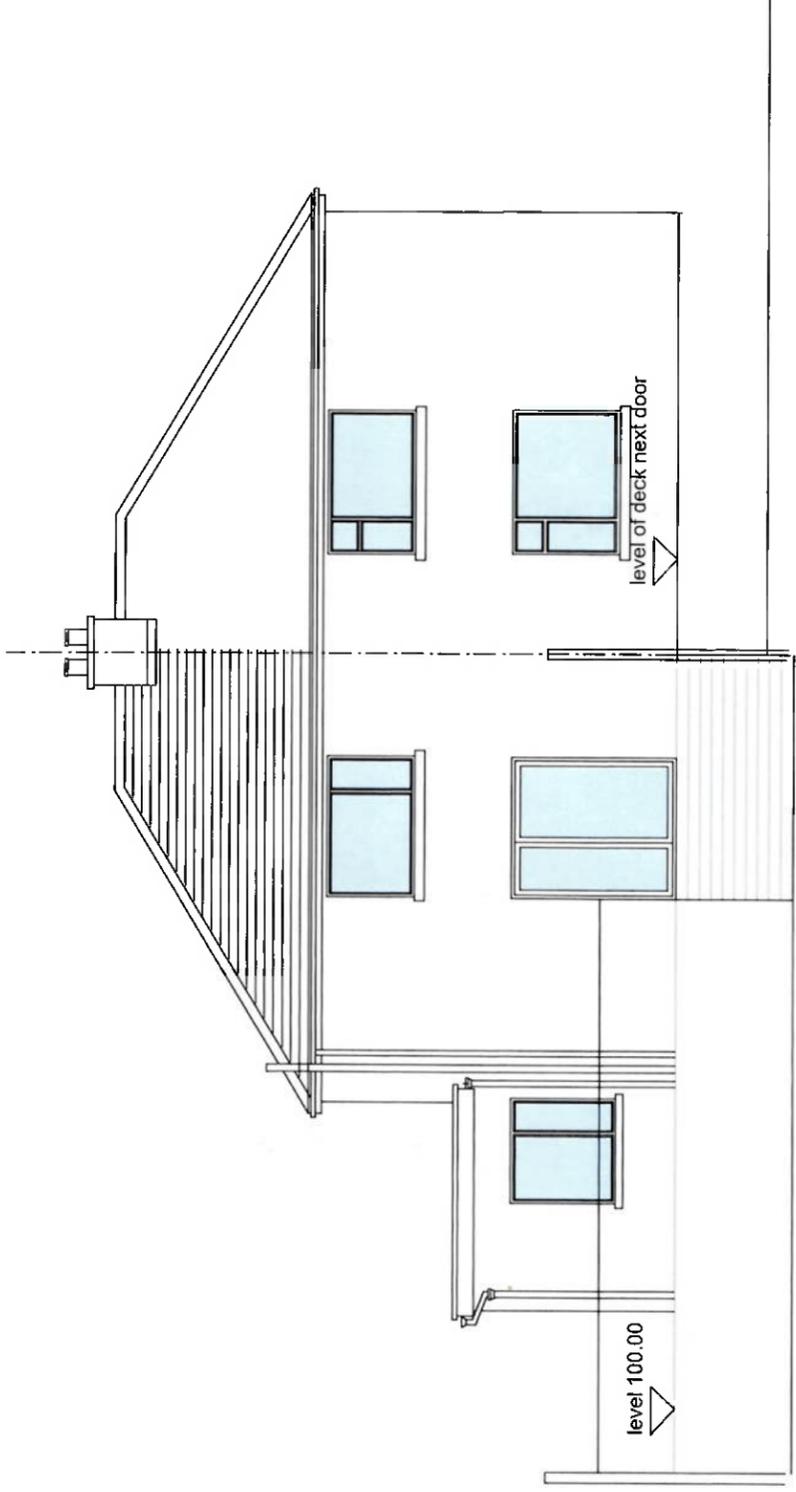
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Date: 12/11/2024

2 Sunnyside Parade, Dunleoghare, Co. Dublin, Ireland

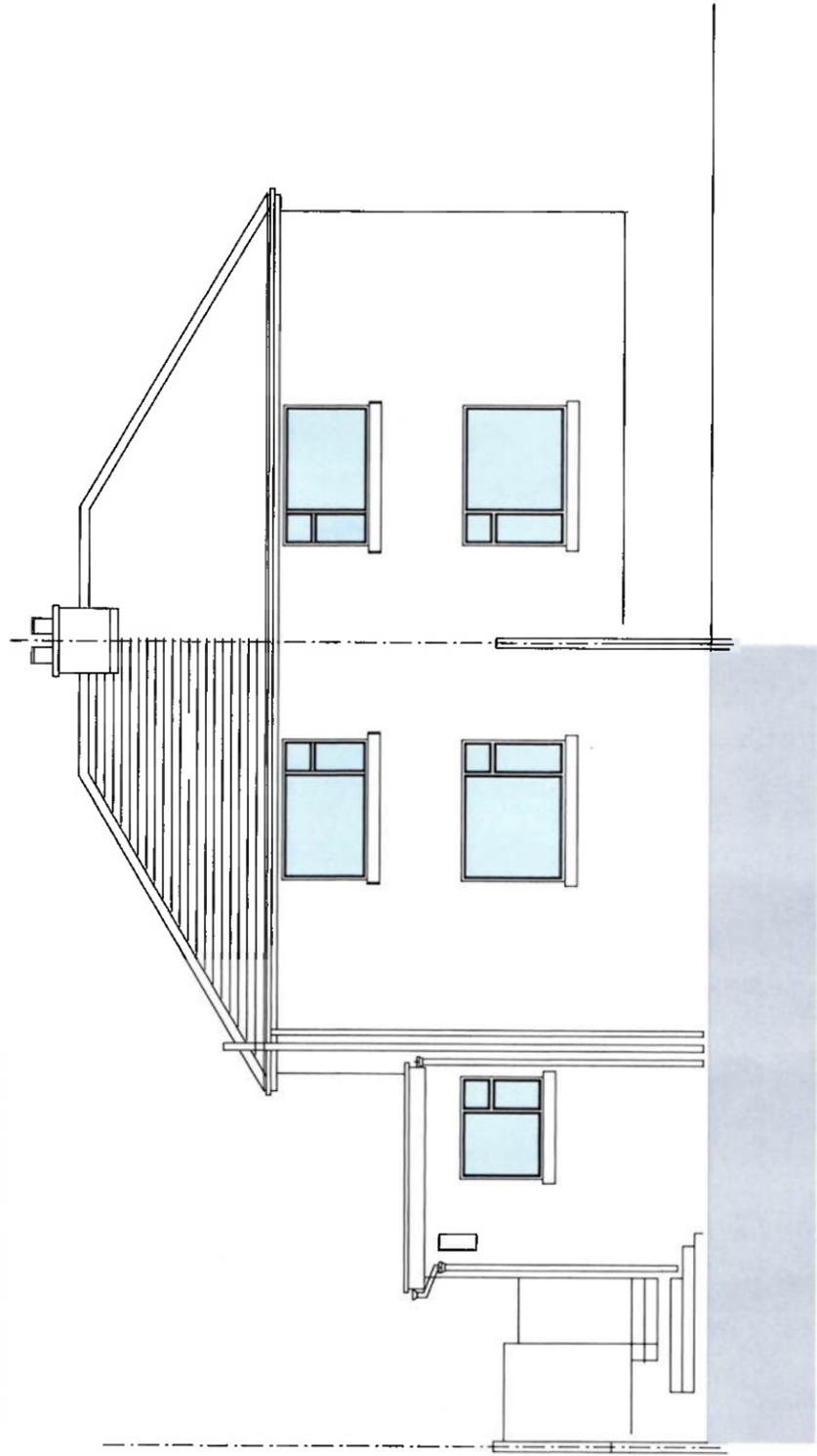
Telephone +3531 2804723 email info@boxurban.com



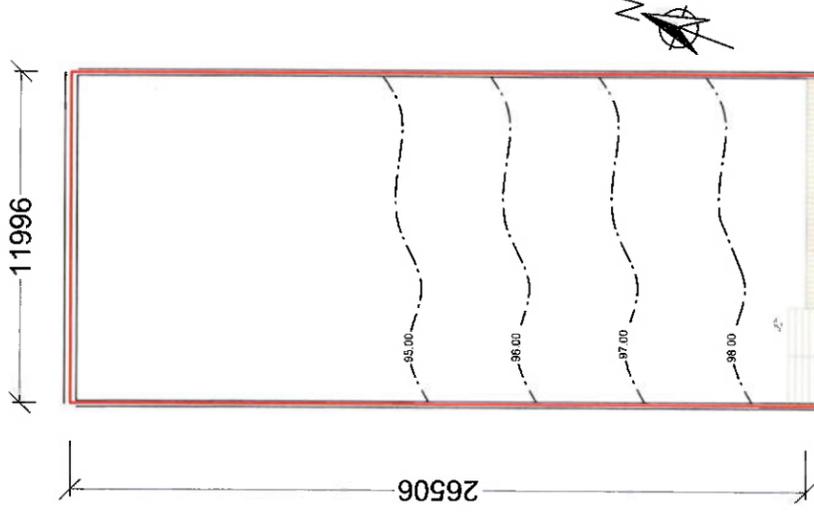


New composite decking rail and access stairs to detail

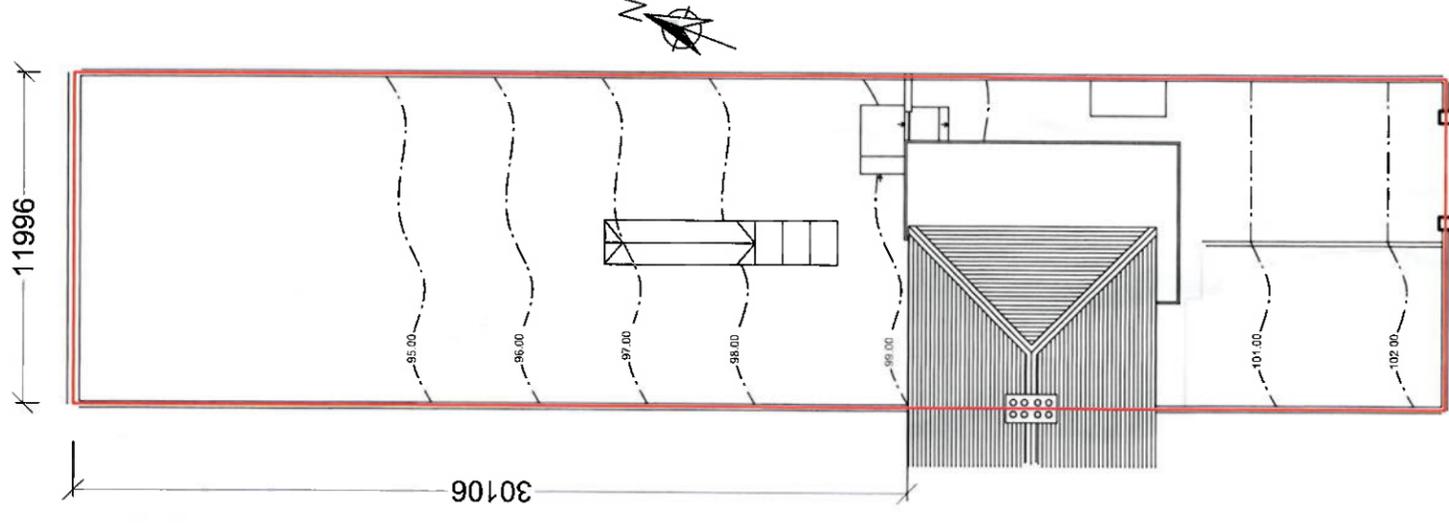
PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED SITE PLAN 1:250

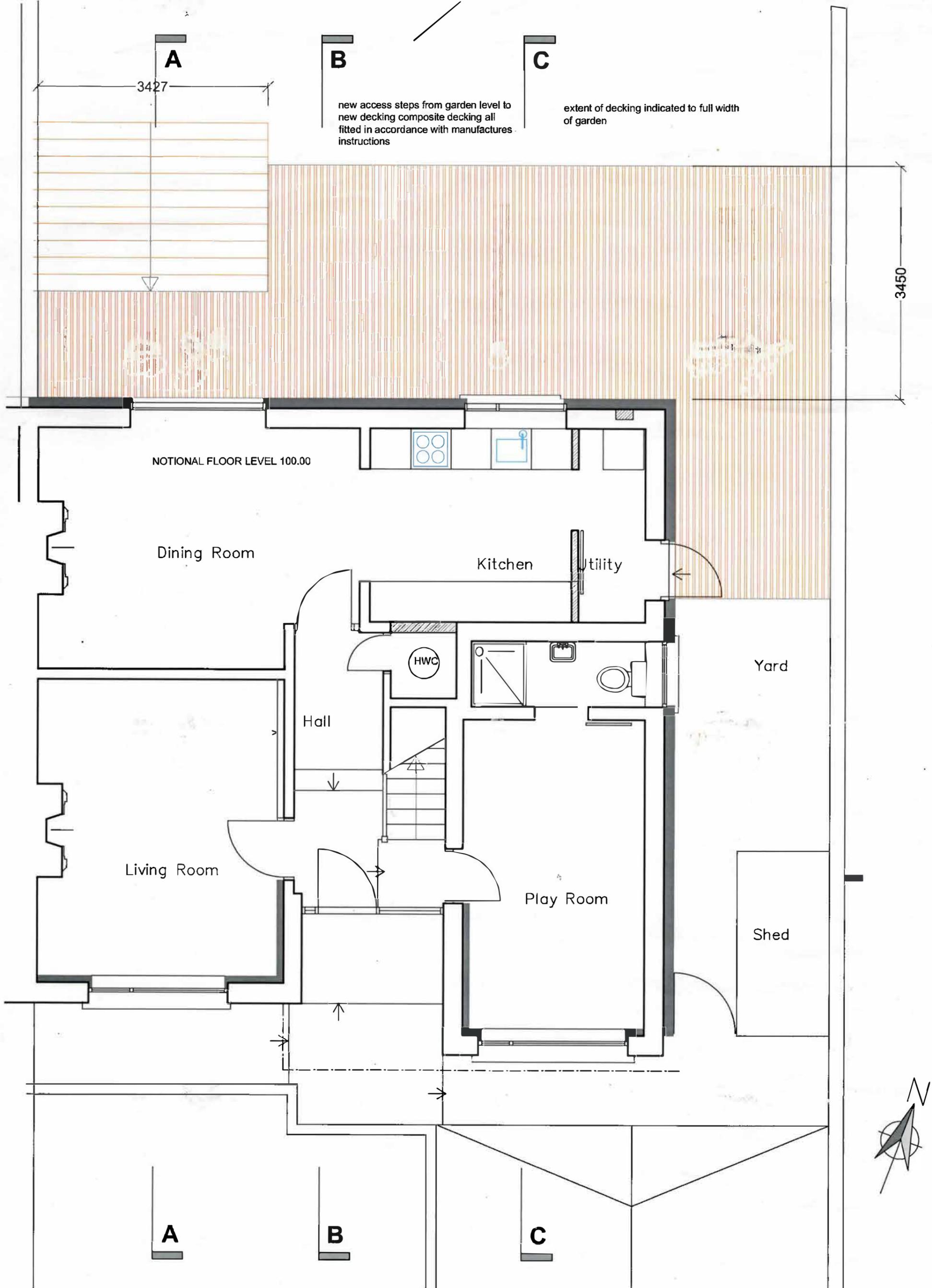


EXISTING SITE PLAN 1:250

based on an Ordnance Survey map sheet number MAP SHEETS: 6338-22

NOTE

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**A**

3427

**B**

new access steps from garden level to new decking composite decking all fitted in accordance with manufactures instructions

**C**

extent of decking indicated to full width of garden

3450

NOTIONAL FLOOR LEVEL 100.00

Dining Room

Kitchen

Utility

Yard

Hall

HWC

Living Room

Play Room

Shed

**A**

**B**

**C**



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 5 Proprietary items to be fixed in strict accordance with manufacturers instructions, and all dimensions to be checked with manufacturer.  
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Project:  
 Emma and Andy T23 E3P2  
 Drawing Title: Scale: Date:  
 Ground floor plan 1:50 @ A3 12/11/2024  
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