



# Comhairle Cathrach Chorcaí

## Cork City Council

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

Chandler Shekar,  
1 Bridgefield Grove,  
Curraheen Road,  
Cork T12 EY68

10/08/2022

**RE: Section 5 Declaration R728/22 1 Bridgefield Grove, Curraheen Road, Bishopstown, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 15<sup>th</sup> July 2022, I wish to advise as follows:

The Planning Authority in considering this referral, had regard particularly to:

- Section 4, Planning and Development Act, 2000, as amended
- Articles 6 and 9, Planning and Development Regulations, 2001, as amended
- Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001, and
- The layout of the house.

The Planning Authority has concluded that:

1. The location of the proposed extension is not to the rear for the purposes of the exemptions provided under Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001, having regard to the layout of the house in relation to the public realm and accordingly, the construction of the single storey extension does not come within the exempted development provisions of Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001.
2. There is insufficient information to determine if the works to the boundary walls and the relocation of the access along the northern boundary (which may involve works outside works outside the curtilage of the house and in separate ownership) is or is not exempted development.

The Planning Authority decides that *the construction of a single storey extension IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT* at 1 Bridgefield Grove, Curraheen Road, Bishopstown, Cork.



**We are Cork.**



# Comhairle Cathrach Chorcaí Cork City Council

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

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 Bord Pleanála within 4 weeks of the date it is issued, 10<sup>th</sup> August 2022.

Is mise le meas,

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**Kate Magner**  
**Development Management Section**  
**Community, Culture and Placemaking Directorate**  
**Cork City Council**



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## SECTION 5 DECLARATION – PLANNER’S REPORT

**File Reference:** R728.22  
**Description:** Whether the construction of an extension to the rear of a dwelling is or is not exempted development?  
**Applicant:** Chander Skeher  
**Location:** 1 Bridgefield Grove, Curraheen Road, Bishopstown  
**Site inspection:** 05.08.2022

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### 1. Purpose of Report

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the 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.

### 2. Site Location

The site is located at 1 Bridgefield Grove, Curraheen, within an established residential area. On the site there is a three storey end of terrace house. To the south there is a row of 3 no two storey houses.

### 3. The Question before the Planning Authority

Whether the construction of an extension to the rear of a dwelling is or is not exempted development?

### 4. Planning history

036948 / 04.208644

Permission granted for 108 residential units, creche and community unit in 14 separate blocks, vehicular entrance to the Curraheen Road, 185 carparking spaces, demolition of existing farmhouse and ancillary buildings and all site development works and services.

104156

Extension of duration – completion of 108 no. residential units, creche, community centre, new vehicular access, & car parking, granted under planning ref.no. 03/6948 (New permission to expire on 03/03/2012)

124318

Extension of duration of permission granted under planning ref.no. 03/6948 and originally extended under pl.ref.no. 10/4156

186126 / 34084-19

Permission granted for 6 units in duplex form within a three storey block together with all associated site works

154449 – 10 Bridgefield Place

Permission granted for extension to rear of dwelling, extend existing boundary wall and associated site works

076660 – 8 Bridgefield Grove  
Permission granted for single storey extension to dwellinghouse

076684 – 1 Bridgefield Green  
Permission granted for single storey extension to dwellinghouse

076636 – 1 Bridgefield Court  
Permission granted for extension to dwelling

076661 – 18 Bridgefield Court  
Permission granted for single storey extension to side of dwellinghouse

0611984 / 222330 – 20 Bridgefield Court  
Permission granted for single storey extension to dwelling

## **5. Planning legislation**

### **5.1 Planning and Development Act, 2000 as amended**

*Section 2(1),*

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

*“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

*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(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.*

### **5.2 Planning and Development Regulations, 2001 as amended**

*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) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development, including

(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"...

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

Classes 1-8 relate to development within the curtilage of a house and Class 1 relates to "the extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house".

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

**Exempted Development — General**

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>Development within the curtilage of a house</p> <p><b>CLASS 1</b> 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.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(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.</p> <p>(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.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level</p>

Column 1 Description of Development	Column 2 Conditions and Limitations
	<p>constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less</p>

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

Schedule 2, Part 1, Class 5  
Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>Development within the curtilage of a house</p> <p>CLASS 5</p> <p>The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete</p>	<ol style="list-style-type: none"> <li>1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres.</li> <li>2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.</li> <li>3. No such structure shall be a metal palisade or other security fence.</li> </ol>

Schedule 2, Part 1, Class 13  
Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations

<p><i>Sundry Works</i></p> <p><b>CLASS 13</b>  <i>The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving.</i></p>	<p>1. <i>The width of any such private footpath or paving shall not exceed 3 metres.</i></p>
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**6. Assessment**

The drawings are not to scale.

The works include altering and raising the height of the boundary walls and the relocation of the existing access to the open space along the northern boundary in a westwards direction. The site curtilage has not been defined in a map. The relocation of the access on the northern boundary may be in separate ownership, and would appear to involve works to a landscaping strip and may necessitate laying a pathway from the existing footpath to the access.

There is other documentation such as house plans for House Type K, copies of maps and plans for an extension to 1 Bridgefield Green, and extracts from a visual impact assessment from the governing permission and appeal. It is uncertain as to why these have been included in the referral.

**6.1 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’.

As noted above Section 3 (1) of the Planning and Development Act states that: ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.

The demolition of the conservatory and the construction of the proposed extension clearly constitutes ‘works’, which is defined in section 2(1) of the Act as including ‘any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal’.

As the proposal comprises ‘works’, it is clearly therefore ‘development’ within the meaning of the Act.

CONCLUSION — is development

**6.2 Exempted Development**

The next issue for consideration is whether the extension is or is not exempted development.

Construction of Extension

The relevant class in the Regulations is Class 1 and the description of the development is ‘*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.*’

The proposal is a single storey extension to the west side of the dwelling. The permitted house type on this site was Type L in Block 9, 4 bed townhouse. The front door of the house is along the northern elevation. Both the north and east elevation of the house face the public realm. This house and layout are an atypical design.

The Regulations provide no definition of what constitutes the 'rear of the dwelling' and there is no reference to the location or orientation of extensions relative to the public road.

In terms of this dwelling, the entrance to the house is along the northern façade and as such this façade is considered to be the front of the house. The proposed extension is therefore to the 'side' of the house as opposed to the 'rear' of the house.

The elevation onto which the proposed extension is to be constructed is considered not to constitute the 'rear' for the purposes of the exempted development provisions of Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001.

The proposed extension would therefore not come within the scope of Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001.

Other issues with the referral are the following:

- Class 1 does not apply as the exemption pertains to an extension to the rear of a dwelling only. The conditions and limitations as set out in Column 2 relating to size and height of extension and impact on private open space are not relevant. However, on site inspection it was observed that there is a shed in the open space area –it has not been set out if this is to remain or be removed from the site, and whether there will be the required private open space.
- The extension will result in an increased height of part of the lateral boundary walls and the increase in height of the walls may not come within the scope of Class 5.
- Along the northern boundary wall there is an access to the open space area of the dwelling. This will need to be repositioned in a westward direction. It is shown on the plans and not set out in the description. This will necessitate works to a landscape strip to the north of the dwelling and the boundary wall. This constitutes 'works' and it is therefore development. This landscape strip appears to be outside the curtilage of the house. This may involve works to land not within the applicant's control. There is insufficient information to determine if these works are or are not exempted development.

### **6.3 Environmental Assessment & Restrictions on Exemption**

A number of restrictions on exemption are set out in Section 4(4) of the Act and Article 9 of the Regulations.

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.

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.



In terms of Article 9, there is insufficient information to determine if any of the restrictions would apply. It is noted that no condition was attached to ABP de-exempting development.

## 7. Recommendation

It is recommended that the applicant is advised as follows:

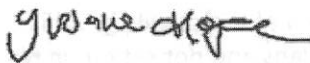
The Planning Authority in considering this referral, had regard particularly to:

- (a) Section 4, Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9, Planning and Development Regulations, 2001, as amended
- (c) Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001, and
- (d) The layout of the house.

The Planning Authority has concluded that:

1. The location of the proposed extension is not to the rear for the purposes of the exemptions provided under Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001, having regard to the layout of the house in relation to the public realm and accordingly, the construction of the single storey extension does not come within the exempted development provisions of Class 1, Schedule 2, Part 1, Planning and Development Regulations, 2001.
2. There is insufficient information to determine if the works to the boundary walls and the relocation of the access along the northern boundary (which may involve works outside works outside the curtilage of the house and in separate ownership) is or is not exempted development.

The Planning Authority decides that the construction of a single storey extension is development and is not exempted development at 1 Bridgefield Grove, Curraheen Road, Bishopstown, Cork.



**Yvonne Hogan, A/SEP, 10.08.2022**



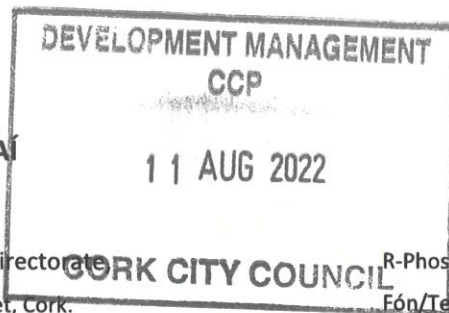
*Northern elevation of the house*



***View westwards of the northern boundary with existing access from footpath to the open space of the dwelling***



COMHAIRLE CATHRACH CHORCAÍ  
CORK CITY COUNCIL



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

R-Post/E-Mail [planning@corkcity.ie](mailto:planning@corkcity.ie)

Fón/Tel: 021-4924762

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

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

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

1 BRIDGEFIELD GROVE, CURRAHEEN ROAD,  
BISHOPSTOWN, CORK, T12EY68

**2. QUESTION/ DECLARATION DETAILS**

**PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:**  
Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?  
*Note: only works listed and described under this section will be assessed under the section 5 declaration.*  
Is the construction of a back extension in my house (with built up area 19.5 sq mtrs approx.) with open space left (30.1 sq mtrs approx.) is exempted development?

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**  
(Use additional sheets if required).  
Built up area of my back extension is approx. 19.5 sq mtrs. After construction the area of back garden left is 30.1 sq mtrs approx. I attached the relevant drawings of proposed new construction.

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

If so please supply details:

NO

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

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

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

If so please supply details:

### 6. APPLICATION DETAILS

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

(a) Floor area of existing/proposed structure/s	18 sq. mt
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m) _____
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle) Back Garden	Proposed/existing use (please circle) Extension for living area

### 8. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	<input checked="" type="checkbox"/> A. Owner	<input type="checkbox"/> 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 and address of the owner if available		

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

Signature: Chandhika

Date: 13 June 2022



## CONTACT DETAILS

### 10. Applicant:

<b>Name(s)</b>	CHANDER SHEKHAR
<b>Address</b>	1 BRIDGEFIELD GROVE, CURRAHEEN ROAD, BISHOPSTOWN, CORK, IRELAND, T12EY68 _____ _____ _____

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

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

### 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.

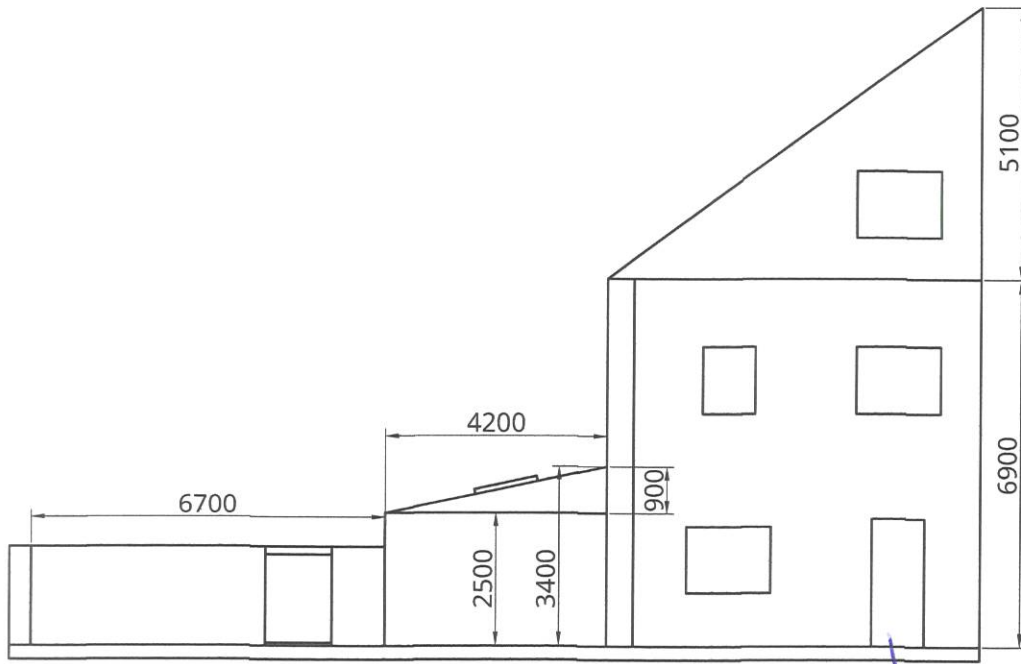
#### ADVISORY NOTES:

<p>The application must be accompanied by the required fee of €80</p> <p>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.</p> <p>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.</p> <p><i>The application should be sent to the following address:</i></p> <p style="text-align: center;"><b>The Development Management Section, Community, Culture &amp; Placemaking Directorate, Cork City Council, City Hall, Anglesea Street, Cork.</b></p>
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- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

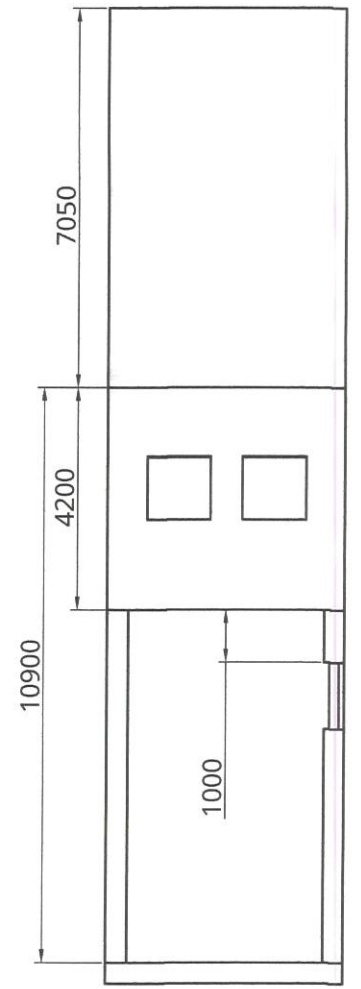
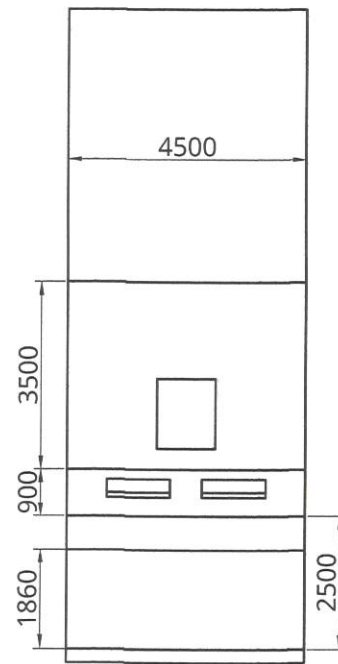
*The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation 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:** The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

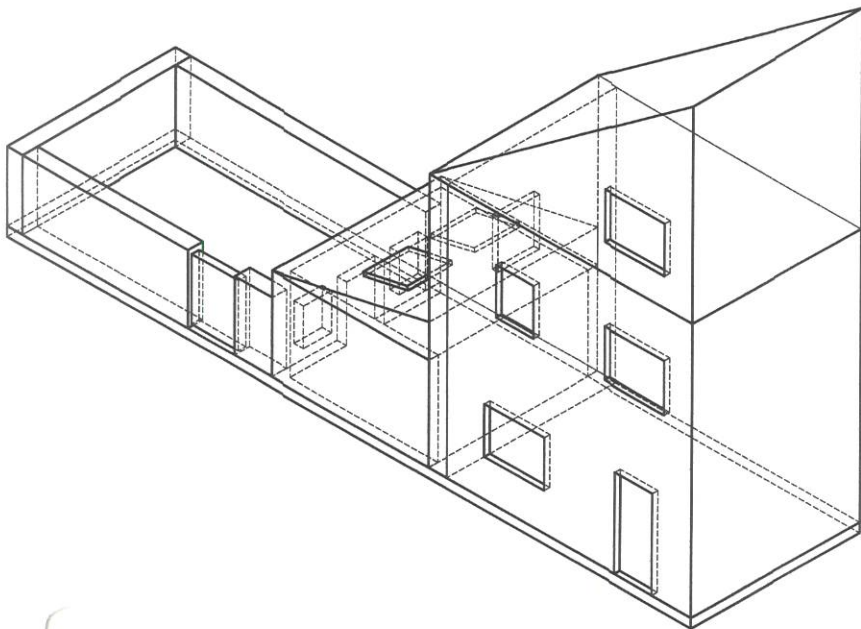


Right

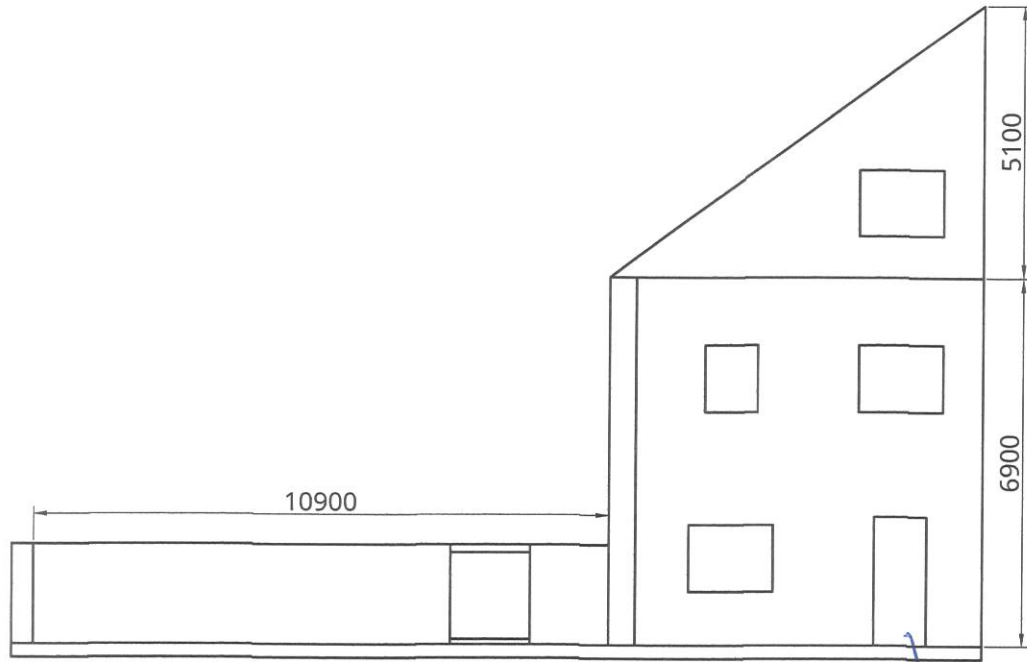
MAIN ENTRANCE



Plan

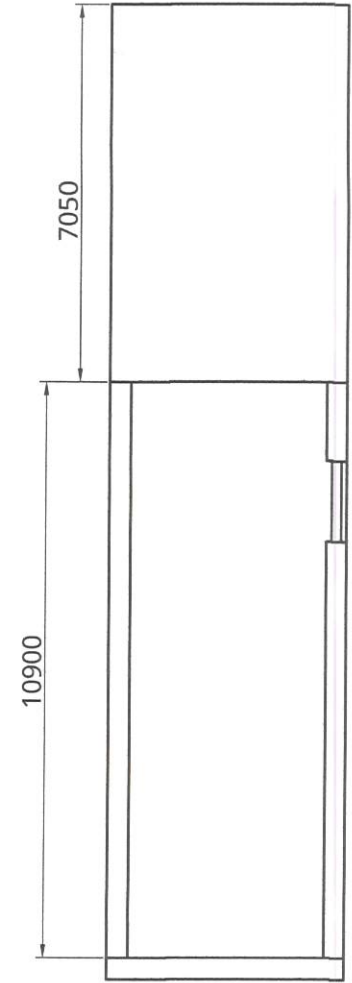
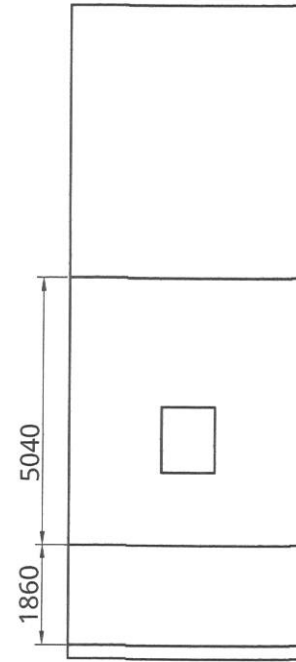


UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS		NAME	SIGNATURE	DATE	TITLE <b>NEW/PROPOSED DRAWINGS OF BACK EXTENSION</b>		
ANGULAR = ±°	DRAWN	Maahith Malhotra		4/6/2022			
SURFACE FINISH ✓	CHECKED						
DO NOT SCALE DRAWING	APPROVED						
BREAK ALL SHARP EDGES AND REMOVE BURRS					SIZE	DWG NO.	REV.
FIRST ANGLE PROJECTION	MATERIAL	FINISH		SCALE 1:100	WEIGHT	SHEET	1 of 1

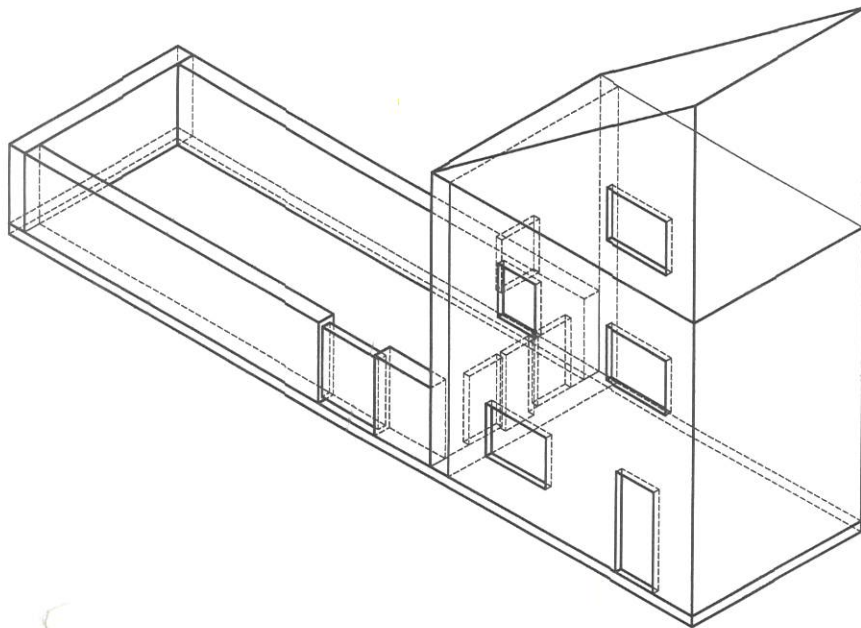


Right

MAIN  
ENTRANCE

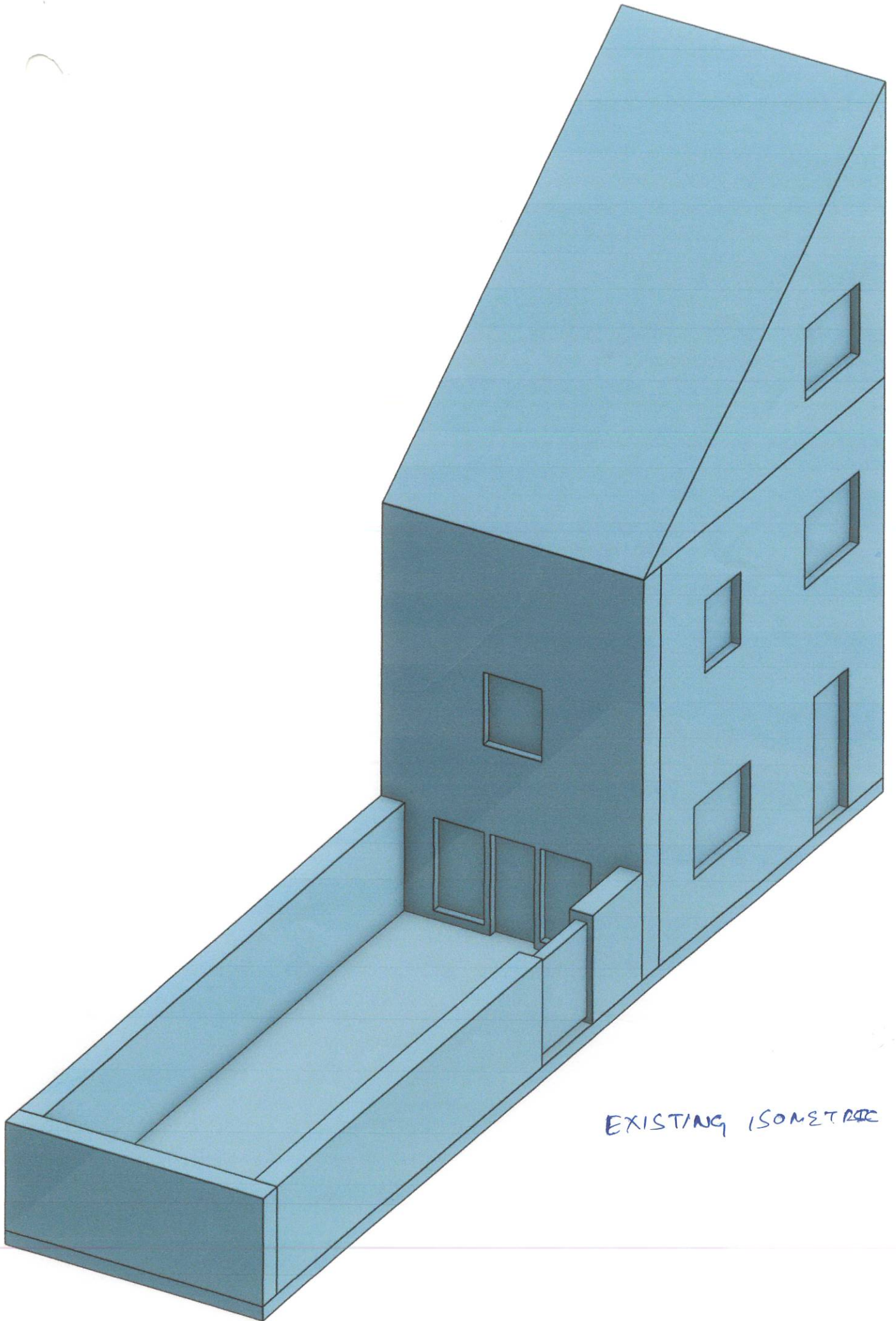


Plan



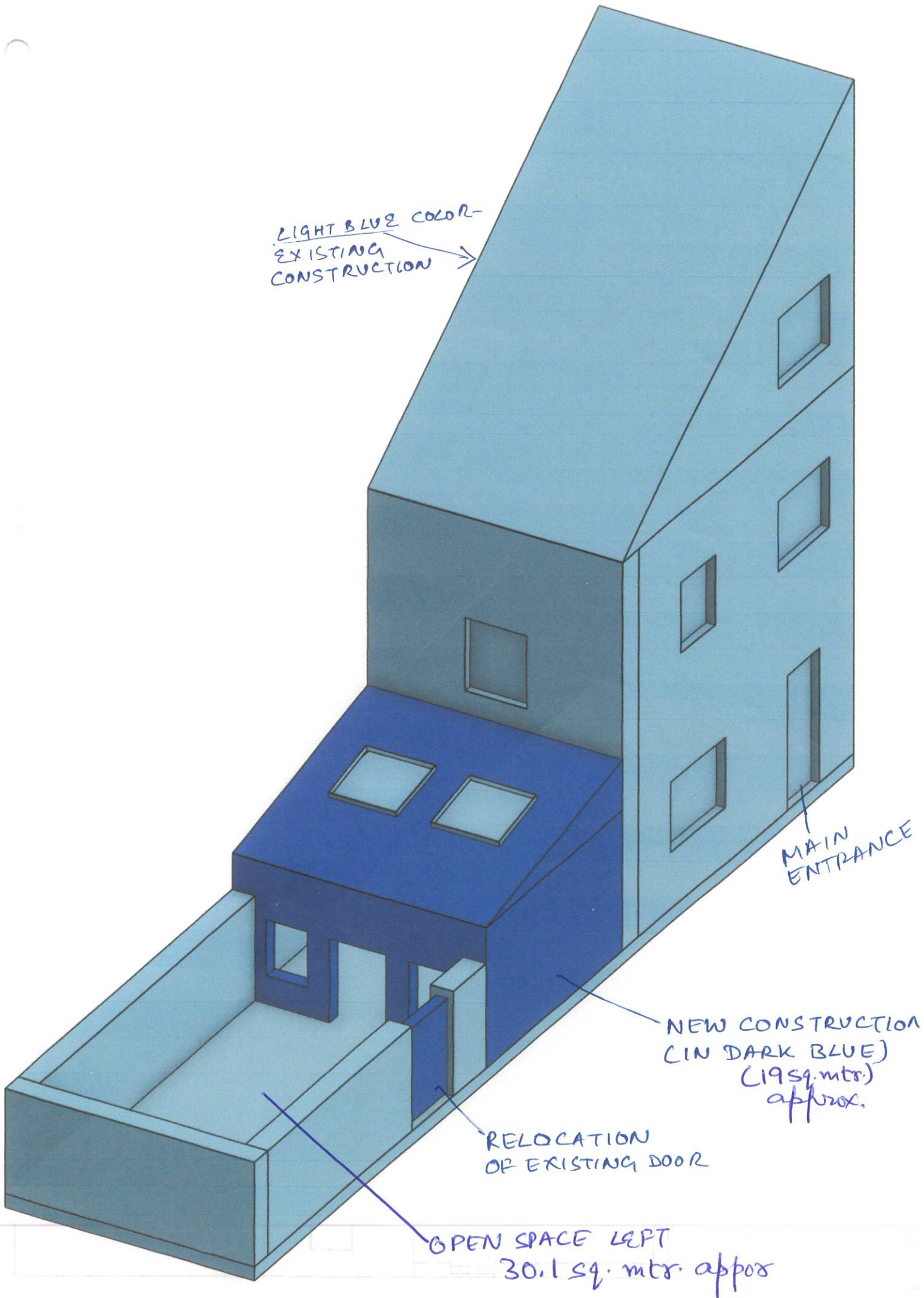
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS		NAME	SIGNATURE	DATE	TITLE	
ANGULAR = ± °		Maahith Malhotra		4/6/2022	EXISTING ARRANGEMENT IN BACKGARDEN	
SURFACE FINISH ✓		CHECKED				
DO NOT SCALE DRAWING		APPROVED				
BREAK ALL SHARP EDGES AND REMOVE BURRS		MATERIAL	FINISH	SIZE	DWG NO.	REV.
FIRST ANGLE PROJECTION						
				SCALE 1:100	WEIGHT	SHEET 1 of 1





EXISTING ISOMETRIC





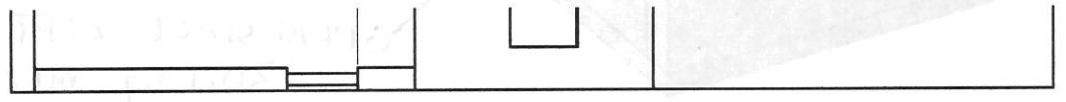
LIGHT BLUE COLOR -  
EXISTING  
CONSTRUCTION

MAIN  
ENTRANCE

NEW CONSTRUCTION  
(IN DARK BLUE)  
(19 sq. mtrs.)  
approx.

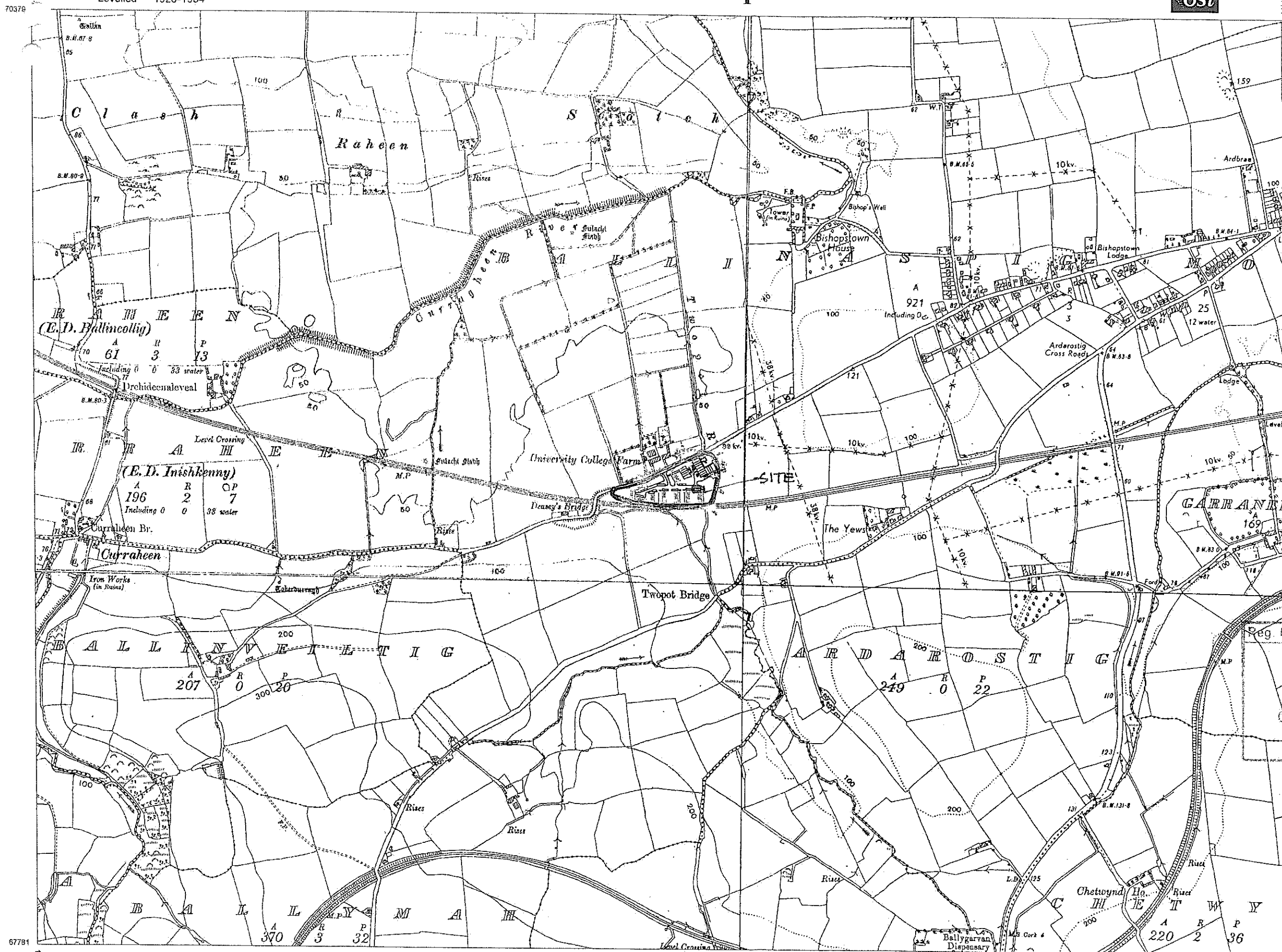
RELOCATION  
OF EXISTING DOOR

OPEN SPACE LEFT  
30.1 sq. mtrs. approx



Surveyed 1841-1842  
 Revised 1935-1950  
 Levelled 1928-1934

# Record PLACE Map



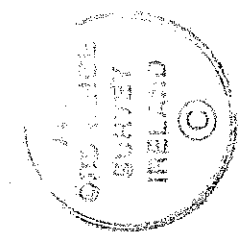
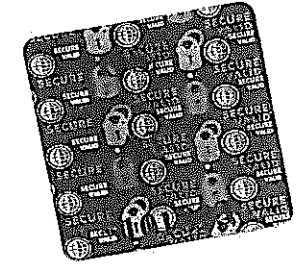
ITM CENTRE PT COORDS

562682,569143

DESCRIPTION

MAP SHEETS

6 inch  
 CK073 CK074  
 CK085 CK086



Produced by National Map Services,  
 Unit 7, South Ring Business Park,  
 Kinsale Road,  
 Co. Cork  
 On behalf of Ordnance Survey Ireland,  
 Phoenix Park, Dublin 8.

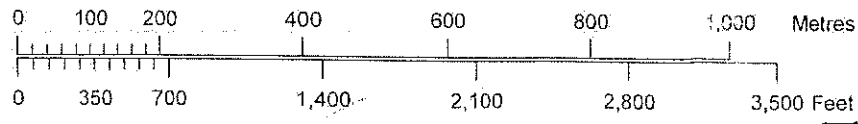
30 MAR  
 County of  
 Cork



**BRIDE VIEW DEVELOPMENTS LIMITED**  
 THE COACH HOUSE, DUNDANON,  
 BLACKROCK, CORK.  
 Tel: (021) 4536500. Fax: (021) 4536501  
 www.brideviewdevelopments.com



Scale:- 1:10,560  
 Scála:- 1:10,560



Plot Ref. No. 1202954\_5  
 Plot Date 22-MAR-2007

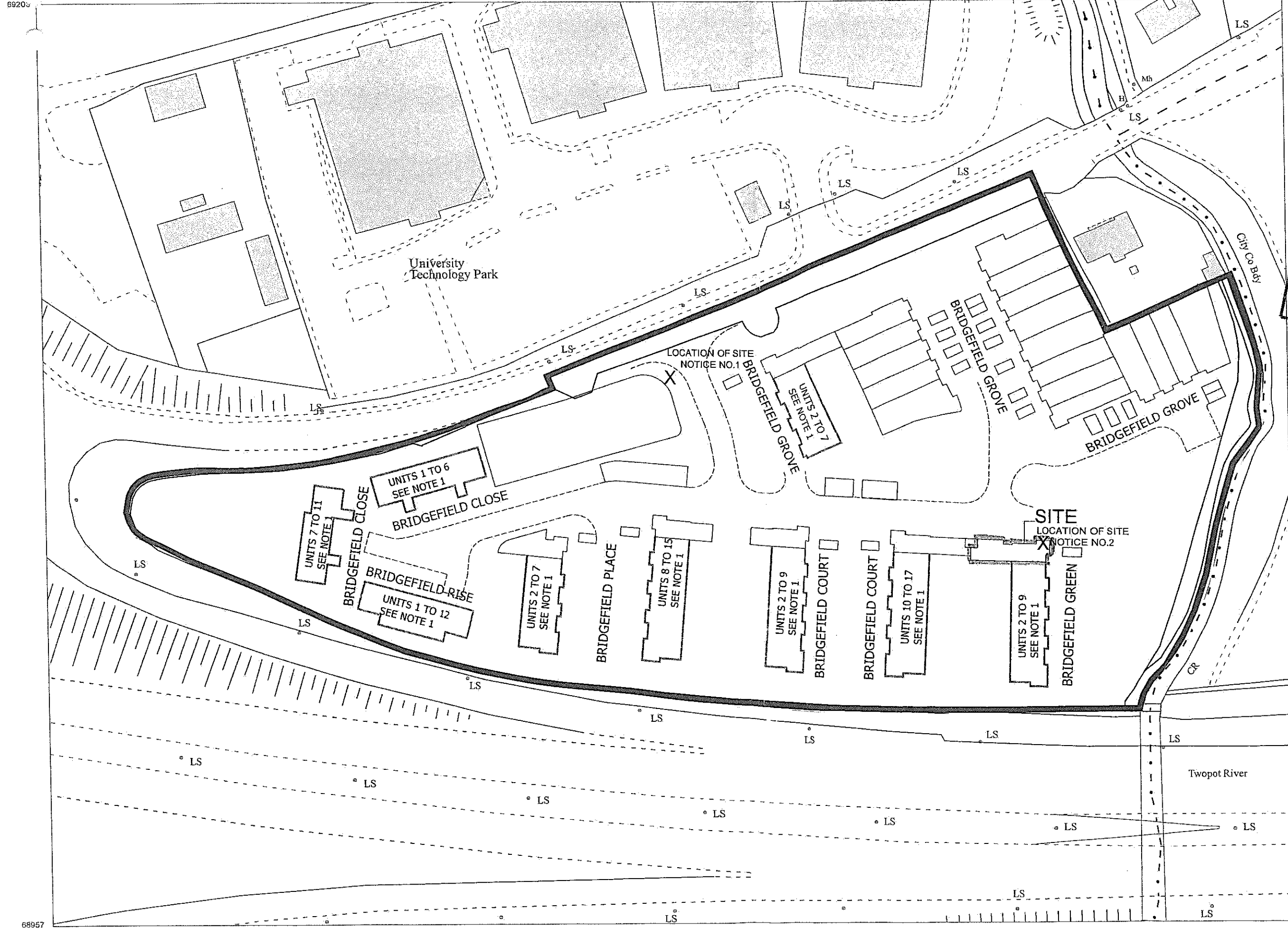
LANDS OWNED BY APPLICANT OUTLINED IN BLUE  
 SITE TO WHICH APPLICATION APPLIES OUTLINED RED

Client:	BRIDE VIEW DEVELOPMENTS LTD	Scale:	1/10560
Site:	No. 1, Bridgefield Green, Block B, Curraheen Road, (Ballinasprig More), Co. Cork	Date:	25/03/07
Plot Ref No:	1202954_5	Dwg No:	07/03/07
Drawn:	Mary Carroll		



Surveyed 1991  
 Revised 2006  
 Levelled

# Urban PLACE Map



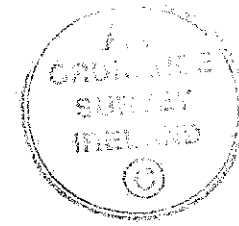
ITM CENTRE PT COORDS

562682,569143

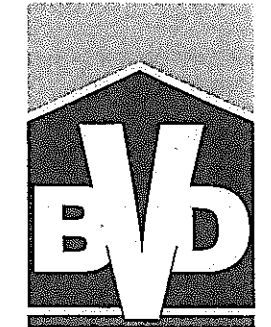
**DESCRIPTION**

**MAP SHEETS**

1:1000  
 6/26/09/n  
 Planning Department  
 30 MAR 2007  
 Cork County Council  
 County Hall  
 Cork.



Produced by National Map Services,  
 Unit 7, South Ring Business Park,  
 Kinsale Road,  
 Co. Cork



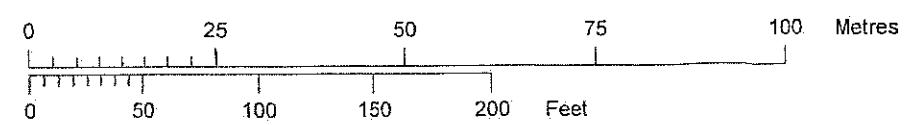
**BRIDE VIEW DEVELOPMENTS LIMITED**  
 DUNDANON HOUSE,  
 BLACKROCK, CORK.  
 Tel:(021)4536500. Fax:(021)4536501  
 www.brideviewdevelopments.com



<b>Client:</b> BRIDE VIEW DEVELOPMENTS LTD	<b>Scale:</b> 1/1000
<b>Site:</b> No. 1, Bridgefield Green, Block B, Curraneen Road, (Ballinasprig More), Co. Cork.	<b>Date:</b> 25/03/07
<b>Title:</b> SITE LOCATION MAP.	<b>Plot Ref No:</b> 1202954_5_1
	<b>Dwg No:</b> 07/CR/02
	<b>Drawn:</b> Mary Carroll

SITES TO WHICH APPLICATION RELATES - OUTLINED IN RED  
 LANDS OWNED BY CLIENT - OUTLINED IN BLUE

Scale:- 1:1,000  
 Scála:- 1:1,000

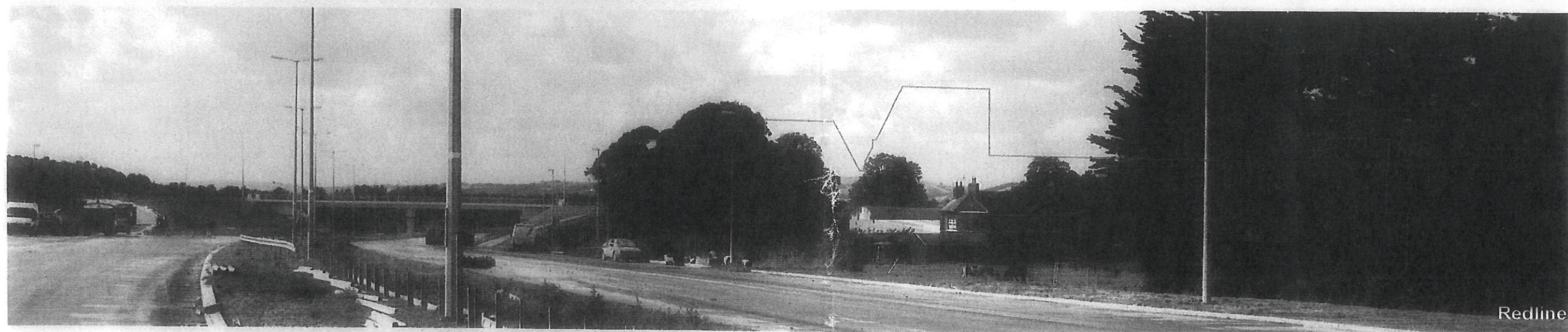


Plot Ref. No. 1202954\_5\_1  
 Plot Date 22-MAR-2007





As Existing



Redline



Post Construction

44° | 40° | 30°  
 Date / Time of photograph: 31 August 2004 / 15:00  
 Camera / Lens: Canon D10 / 28mm (44.6mm)

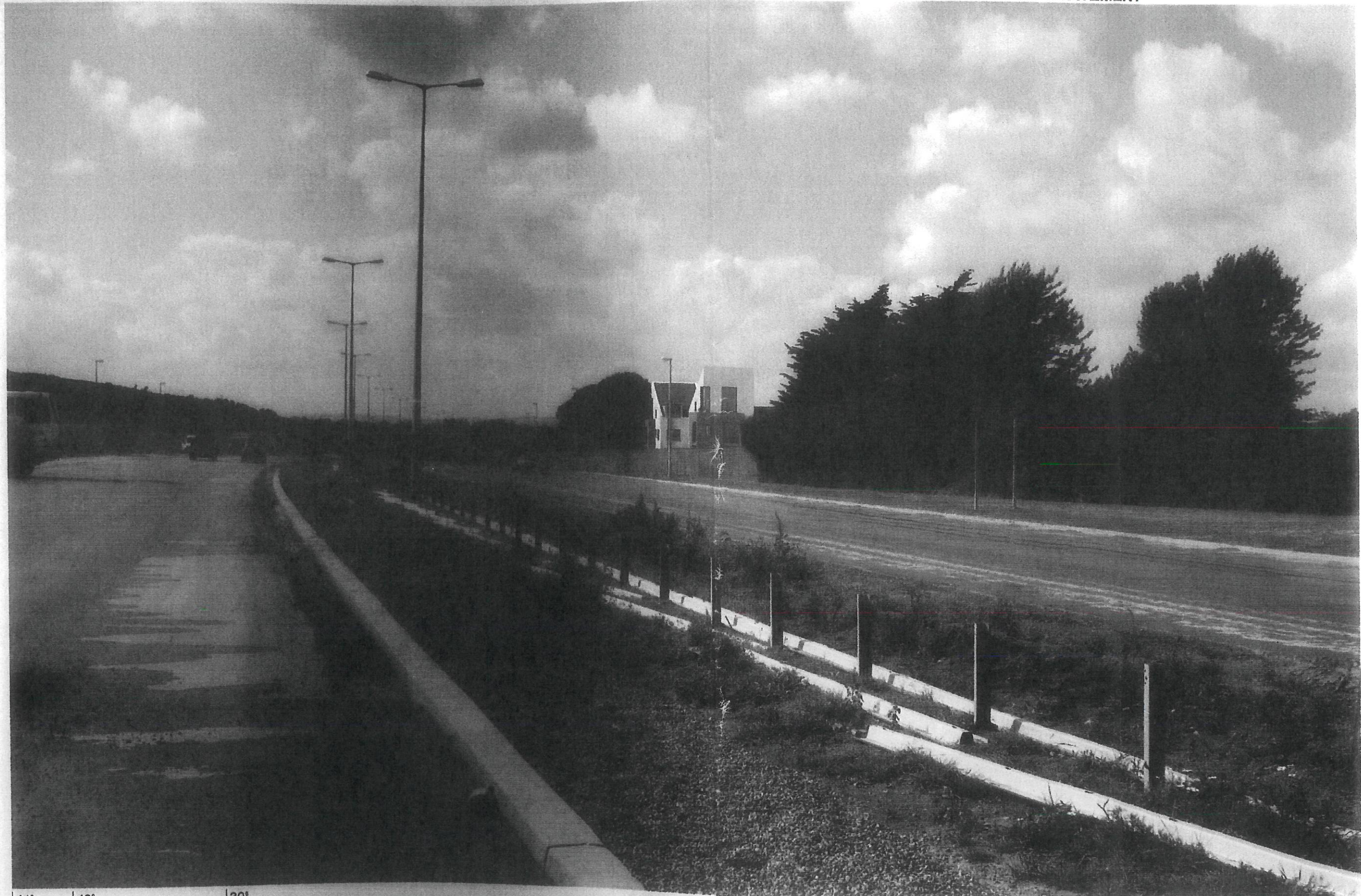
ANGLE OF VISION SCALE

AN BORD PLEANÁLA TIME	BY	07 SEP 2004	FROM
LTR-DATED	PL		

Reg. Plat. 13 SEP 2004  
 Cork County Council  
 Model Business Park, Model Farm

dcv  
 o'callaghan visualisation ltd.





44° | 40° | 30° | 30° | 40° | 44°

ANGLE OF VISION SCALE

Date / Time of photograph: 31 August 2004 / 15:10  
Camera / Lens: Canon D10 / 28mm (44.6mm)

AN BORD PLEANÁLA  
TIME BY  
07 SEP 2004  
LTR-DATED FROM  
PL

199  
Certified  
Model: Buerger

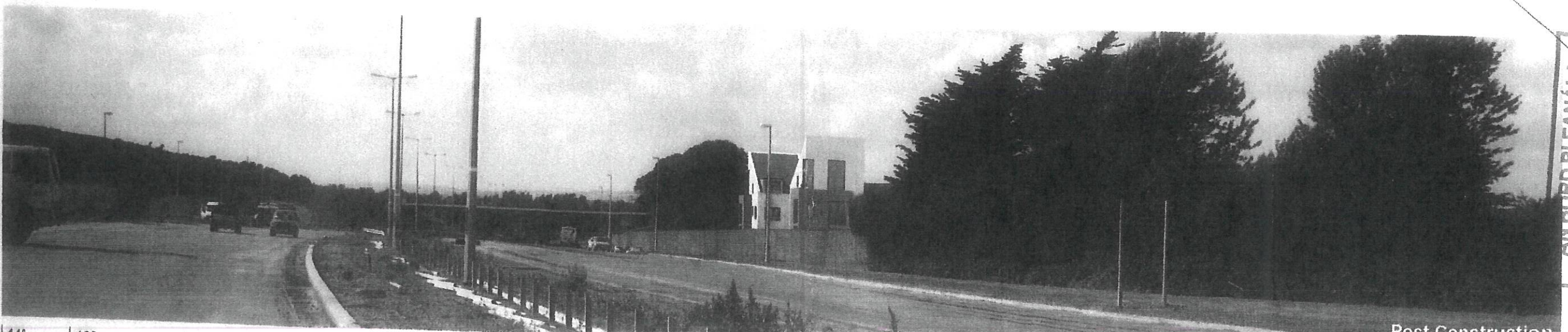




As Existing



Redline



Post Construction

44° | 40° | 30°

Date / Time of photograph: 31 August 2004 / 15:10  
Camera / Lens: Canon D10 / 28mm (44.6mm)

ANGLE OF VISION SCALE

30° | 40° | 44°

OCV

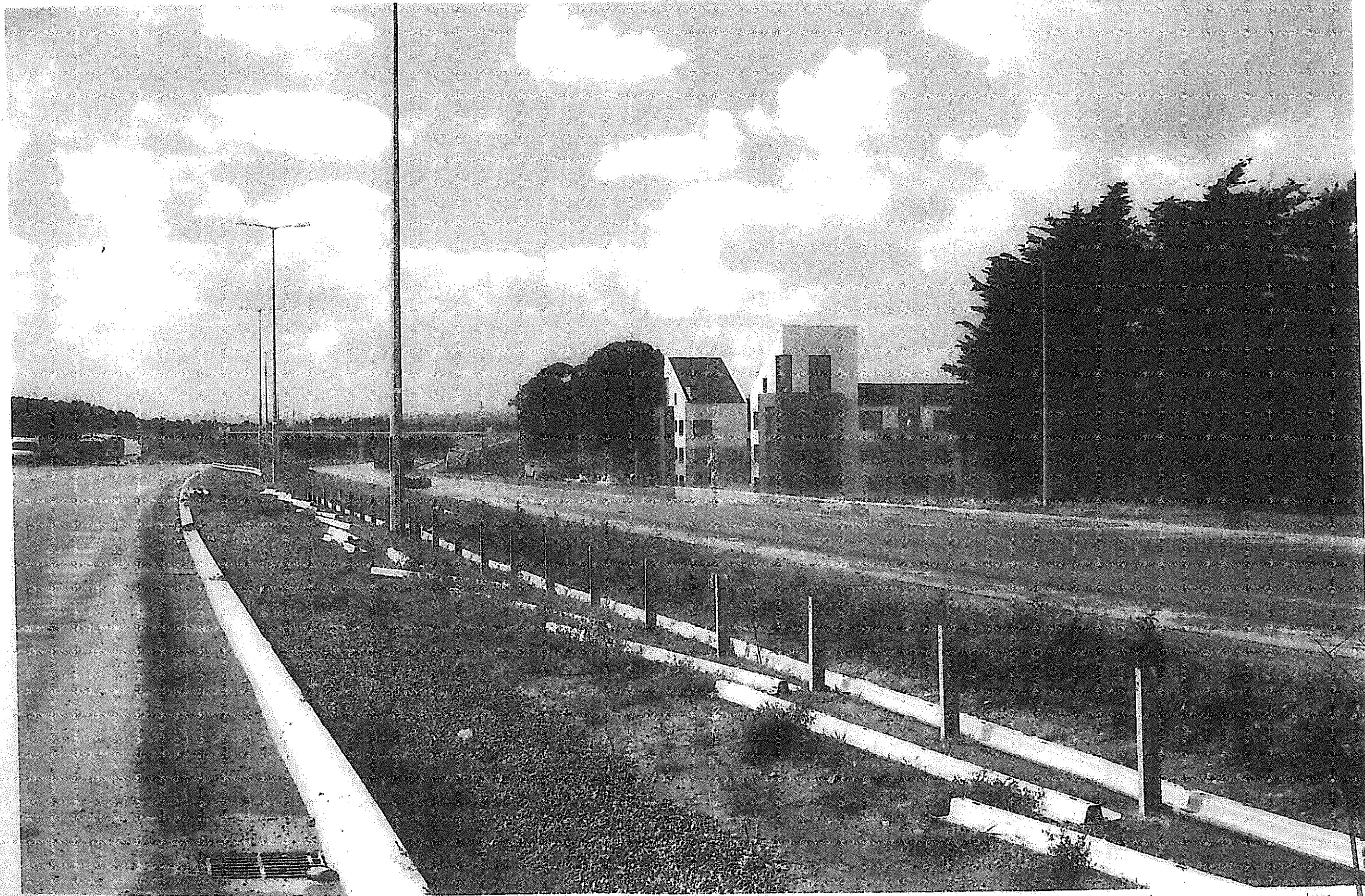
Planning Department  
12 SEP 2004  
County Council  
Social Fac

AWBORD PLEANÁLA  
TIME BY  
07 SEP 2004  
LIT-DATED FROM  
PL



RIVERDALE DEVELOPMENT  
VISUAL IMPACT STATEMENT

VIEW 1 - FOREGROUND SET TO  
TRANSPARENT



44° | 40° | 30°

ANGLE OF VISION SCALE

30°

40°

Date / Time of photograph: 31 August 2004 / 15:00  
Camera / Lens: Canon D10 / 28mm (44.6mm)

OCV

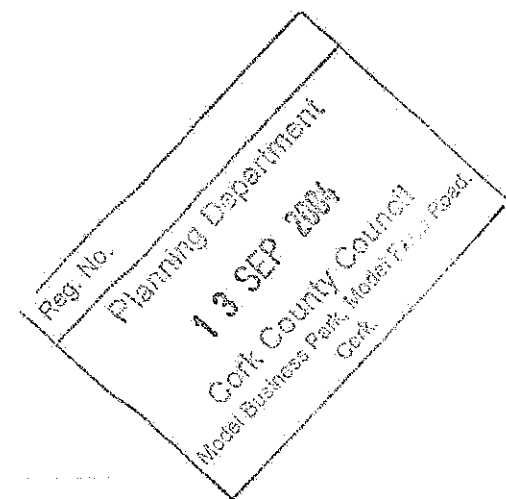
of collection visualization ltd.

APPROVED BY: [Signature]  
DATE: 13 SEP 2004  
FOR: [Signature]  
Cork County Council  
Model Business Park, Model Park  
Cork

APPROVED BY: [Signature]  
DATE: 07 SEP 2004  
FOR: [Signature]  
LTD-DATED: [Signature]  
PL: [Signature]

**Appendix 2**

**Visual Impact Statement**





**VISUAL IMPACT ASSESSMENT**

Project:  
Proposed development at Riverdale, Bishopstown,  
Cork.

Client:  
Jeremiah Lynch

Prepared by:  
O'Callaghan Visualisation Ltd.  
Tait Business Centre,  
Dominic Street,  
Limerick

On behalf of:  
Murray O'Laoire Architects  
Victoria House,  
No. 3 Victoria Road,  
Cork

**PHOTOMONTAGE METHODOLOGY**

**Photography**  
All photographs were taken using a 28mm lens on a Canon D10 camera. The camera height above ground was recorded along with the time the photograph was taken. Additional detail photographs of the site area and surrounds were also taken for reference purposes using a variety of lenses.

**Survey Information**  
In all cases the camera positions and levels were surveyed using a total station. Reference points, which were visible in the shots, were also surveyed to serve as control points. The camera positions and control points were then related back into the original site survey and site layout plan.

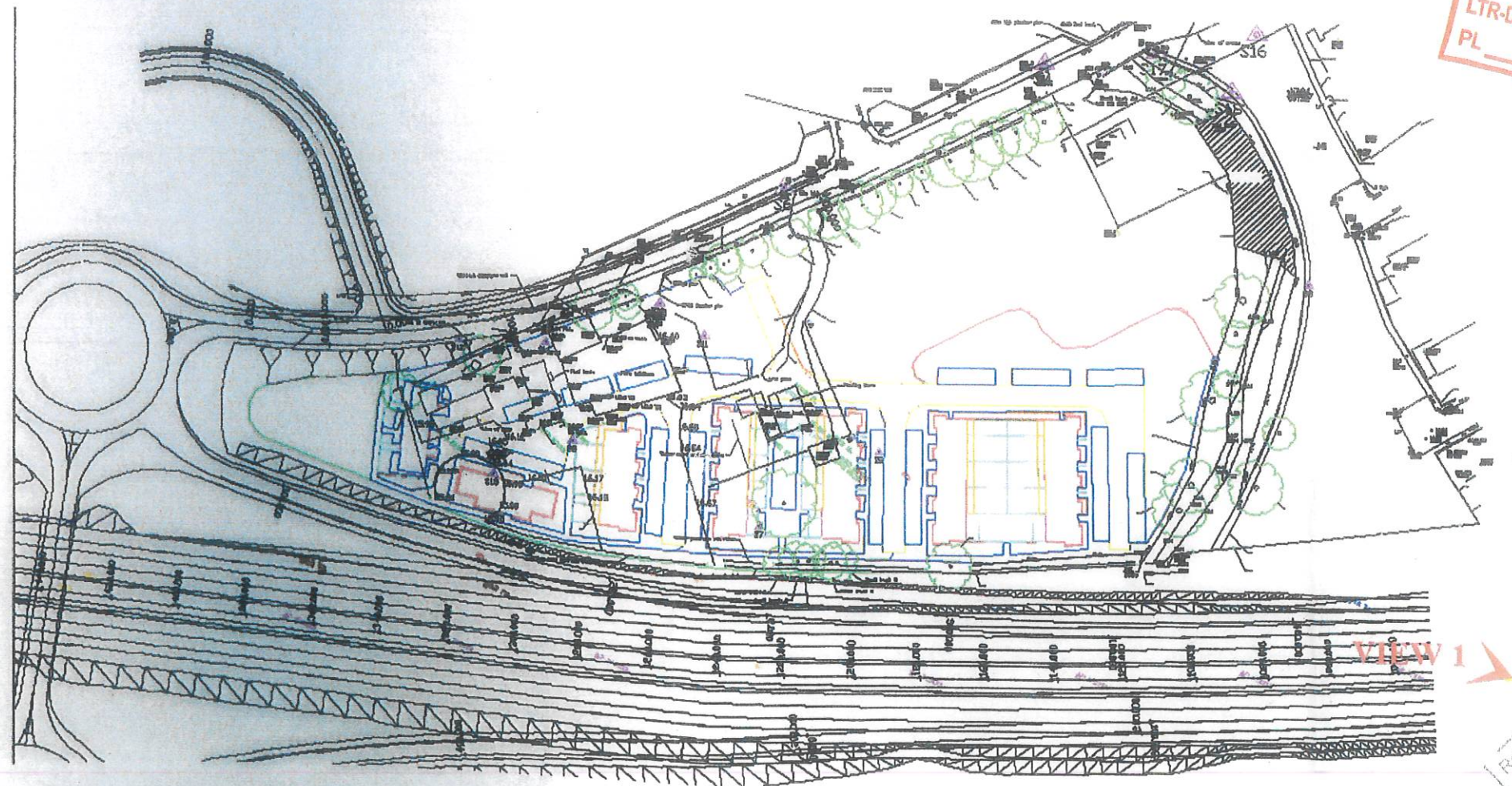
**Photomontages**  
Perspective views were then computer generated for each camera position and overlaid onto the corresponding background photographs. An accurate fit was achieved by matching the surveyed features in the rendering to the corresponding points in the background photograph. Using the detail photographs for reference, the images were then cropped to remove any parts, which would be screened by existing trees, topography or buildings, leaving only the parts, which would be visible. The photomontages are only presented as "post construction", with no additional planting or growth beyond the current (August 2004) condition.

**Presentation**

The photographs are taken using a lens, which has a horizontal field of vision of 43.78 deg. The photomontages are presented on A3, with an image width of 362mm. At this size, a reading distance of 450mm will render the image the same size as if the reader was observing the real scene. As photography cannot present what the eye sees in reality, it is intended that the photomontages are used as a tool to aid visual assessment, and should be viewed on site and compared with the real scene.

Each view is presented on 2 sheets. The first shows only the post-construction scenario, with trees at their current heights, and no other mitigation. The second sheet is an analysis sheet, which is intended to assist the reader in identifying parts of the proposed development, which may be visible. It comprises of a number of versions of each view as follows:

- 1 Existing
- 2 A red outline of the development
- 3 Post-construction



AN BORD PLEANÁLA  
TIME \_\_\_\_\_ BY \_\_\_\_\_  
07 SEP 2004  
LTR-DATED \_\_\_\_\_ FROM \_\_\_\_\_  
PL \_\_\_\_\_

VIEW 1  
VIEW 2  
Reg. No. \_\_\_\_\_  
Planning Department  
19 SEP 2004  
Cork County Council  
Merrill Business Park, Merril Park, Cork  
OCV  
O'Callaghan Visualisation Ltd.





AN BORD PLEANÁLA  
TIME \_\_\_\_\_ BY \_\_\_\_\_  
07 SEP 2004  
LTR-DATE \_\_\_\_\_ FROM \_\_\_\_\_

44° | 40° | 30°

ANGLE OF VISION SCALE

30°

40°

44°

Date / Time of photograph: 31 August 2004 / 15:00  
Camera / Lens: Canon D10 / 28mm (44.6mm)

Department  
13 SEP 2004  
Lack County Council  
Meadowlands Park Farm Road  
Cork

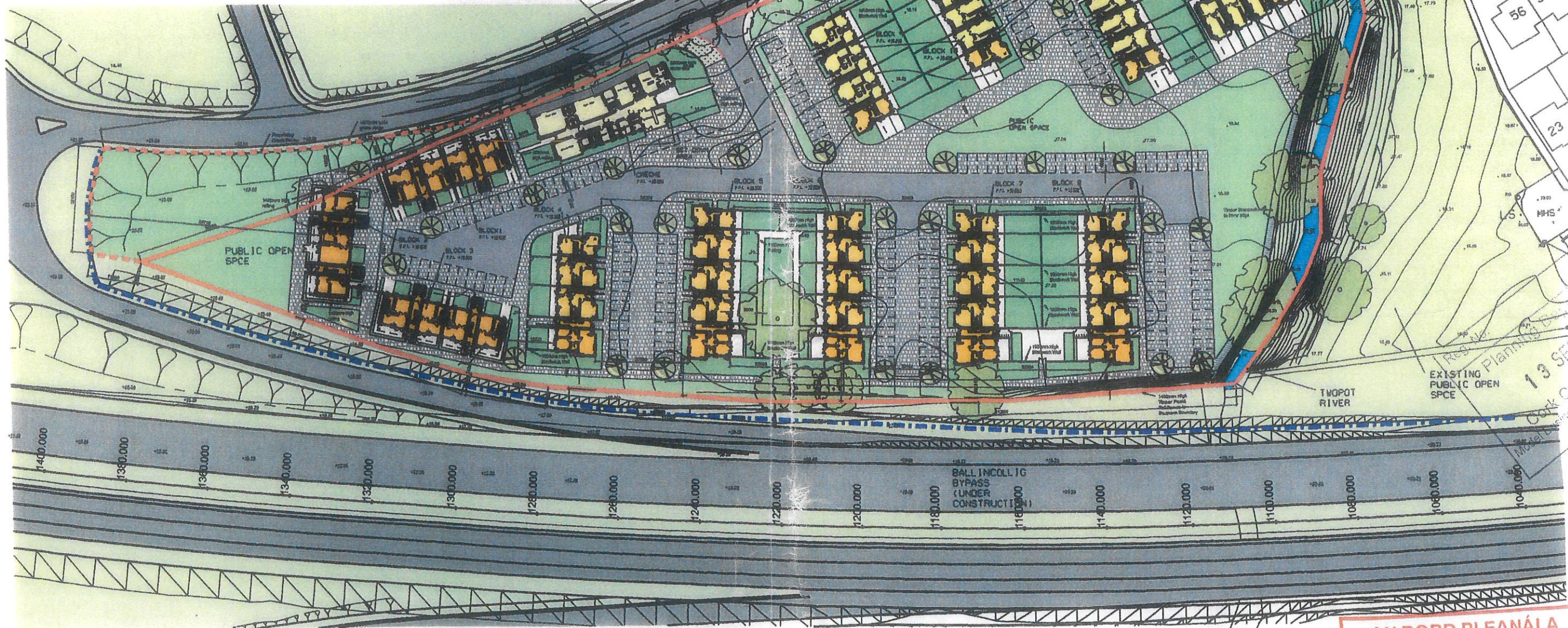
dcv  
d'coughlin visualisation ltd.





North

- 5 Storey
- 4 Storey
- 3 Storey
- 2 Storey
- 1 Storey



BLOCK 1 (UNITS 1-16) 2 NO TYPE D	BLOCK 2 (UNITS 17-30) 2 NO TYPE A 1 NO COMMUNITY UNIT	BLOCK 3 (UNITS 31-46) 2 NO TYPE D	BLOCK 4 (UNITS 47-54) 2 NO TYPE F 2 NO TYPE G 2 NO TYPE H 2 NO TYPE J 1 NO TYPE K	BLOCK 5-8 TYPICAL (UNITS 55-94) 2 NO TYPE F 1 NO TYPE G 3 NO TYPE H 3 NO TYPE J 1 NO TYPE K	BLOCK 9 (UNITS 95-103) 1 NO TYPE L 3 NO TYPE M 3 NO TYPE N	BLOCK 10 (UNITS 102-106) 4 NO TYPE E 1 NO TYPE P	BLOCK 11 (UNITS 107-109) 3 NO TYPE E	BLOCK 12 (UNITS 110-113) 3 NO TYPE E 1 NO TYPE P	BLOCK 13 (UNITS 114-117) 3 NO TYPE E 1 NO TYPE P
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TOTAL RESIDENTIAL UNITS - 117  
 TOTAL SITE AREA - 2.55 HA / 6.30 ACRES  
 (INCLUDING LANDS TRANSFERRED FROM CORK COUNTY COUNCIL)  
 DENSITY - 45.8 UNITS / HA ( 18.6 UNITS / ACRE )  
 PUBLIC OPEN SPACE - 0.42 HA / 1.04 ACRES ( 16.6% )  
 TOTAL PARKING SPACES - 185

- EXISTING TREE
- PROPOSED PLANTING (INDICATIVE-REFER TO LANDSCAPE PLAN)
- EXISTING TREE TO BE REMOVED
- 2M HIGH ACOUSTIC BARRIER
- SITE BOUNDARY
- LAND TO BE TRANSFERRED FROM CORK COUNTY COUNCIL

Drawing Status: PLANNING  
 Reply Address:  
 Website: Murray O Laoire Arch  
 Tel: +353 21 427514  
 Fax: +353 21 427512  
 e-mail: info@murrayolaire.com

General Notes:  
 \* DO NOT SCALE UNLESS SPECIFIED OTHERWISE ONLY.  
 \* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.  
 \* ALL DIMENSIONS TO BE CHECKED ON SITE.  
 \* IN THE EVENT OF ANY DISCREPANCIES BETWEEN DIMENSIONS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.

**AN BORD PLEANÁLA**  
**murray o laoire arch**

ARCHITECTS PLANNERS URBAN DESIGNERS

Project: RIVERSDALE SEP 2011

Client: JEREMIAH LYNCH

Drawing: SITE LAYOUT PLAN

Date: DEC 03

Drawn by: [Signature]

Approved: [Signature]

036

\* COPYRIGHT This drawing or design may not be reproduced.

Planning Department  
 13 SEP 2011  
 Cork County Council  
 Model Lane, Cork