

# Comhairle Cathrach Chorcaí Cork City Council

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

St. Francis College,  
c/o KOBW Architects,  
2 Empress Place,  
Summer Hill,  
Cork.

17/07/2024

**RE: Section 5 Declaration R856/24 St. Francis College, Rochestown, Cork.**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 20/06/2024, I wish to advise as follows:

The Planning Authority, 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 and Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- Schedule 2 Part 1 of the Planning and Development Regulations 2001 (as amended);

the planning authority considers the following —

Item 1 - the installation of aluminium louvered vents in permission windows at St. Francis College, Rochestown, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Item 2 - the installation of air source heat pumps at ground at St. Francis College, Rochestown, Cork **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT**, in accordance with relevant legislation.



**We are 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 Bord Pleanála within 4 weeks of the date it is issued.

Is mise le meas,

David O'Regan

---

**David O'Regan,  
Assistant Staff Officer,  
Community, Culture &  
Placemaking Directorate**

PLANNER'S REPORT Ref. R856/24		Cork City Council Development Management Strategic Planning and Economic Development
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<p><i>Is the alteration of the permission development, planning reference 22/40789, for the implementation of decarbonisation measures at Saint Francis College Rochestown, exempted development? The alterations to the permission development will comprise:</i></p> <ol style="list-style-type: none"> <li>1. <i>The installation of aluminum louvered vents in permission windows</i></li> <li>2. <i>The installation of air source heat pumps at ground level.</i></li> </ol>	
<b>Location</b>	St. Francis College, Rochestown, Cork	
<b>Applicant</b>	Board of Management, St Francis College	
<b>Date</b>	18/07/2024	
<b>Recommendation</b>	<p><b>Item 1 is exempted development.</b></p> <p><b>Item 2 is <u>not</u> exempted development.</b></p>	

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,

*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

In framing the question to the planning authority, the applicant states in Q2 of the application form:

*"Is the alteration of the permission development, planning reference 22/40789, for the implementation of decarbonisation measures at Saint Francis College Rochestown, exempted development? The alterations to the permission development will comprise:*

1. *The installation of aluminum louvered vents in permission windows*
2. *The installation of air source heat pumps at ground level."*

### **3. Site Description**

The subject site in question is located within the grounds of secondary school site that encompasses an existing school St. Francis College, Rochestown, where existing school buildings and structures with both single storey buildings and 2 and 3 storey structures are in place directly adjacent to the site in question. The area in specific question is located immediately to the north of where the proposed new building block/school extension to be built. Further to the west of the site there is a cul de sac public road which serves private land. There are third party dwellings located further to the north of the site also. The main public road is located further to the south of the existing school site.

### **4. Planning History**

TP 23/40789

Permission GRANTED for (I) the demolition of the existing sports hall building: (II) The reconfiguration of and alterations to the existing school building with link building and a new entrance canopy: (III) The construction of a partly 3-storey and partly 4-storey extension comprising classrooms, science laboratories, specialist teaching rooms, offices, PE Hall, changing rooms, fitness suite, general purpose room, special education needs base, stores, toilets, ancillary spaces, ESB substation, plant rooms, external stores, covered yard and photovoltaic panels: (IV) Site works, including widening of 2 no. existing vehicular entrances to L2474 public road, ballcourts and all weather playing pitch, roadworks, bus set-down areas, surface car parking, bicycle parking, alterations to existing boundary walls, new vehicular entrance for delivery maintenance, new gates, fencing, drainage and surface water attenuation works, landscaping, signage and all associated site works.

TP 17/6579

Permission GRANTED for demolition of the existing front entrance porch and construction of a new entrance extension to include a meeting room, secretary's office, reception and waiting area, with external access ramp, steps and ancillary associated works at St. Francis College

TP 12/6545

Permission GRANTED for re-alignment of the L2474 public road, construction of a bus parking/turning area, new road junctions, partial infilling of existing pond, traffic calming measures, and ancillary works. Retention of 4no. modular classrooms and associated works.

TP 11/5812

Permission GRANTED for 4 no. modular cabin classroom extension to existing school, provision of a bus turning area on school grounds exiting to Monastery Road, ancillary works including classroom access stairs, alterations to levels and landscaping

TP 10/8291

Permission GRANTED for retention of a 4 no. modular cabin classroom extension to existing school, retention of extension to existing toilet area to provide additional facilities following increased pupil numbers and ancillary works including retention of alterations to fire escape stairs, levels, retaining walls and external stairs

### **5. Legislative Provisions**

#### **5.1 The Act**

*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, 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),**

*The following shall be exempted developments for the purposes of this Act-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 2001-2013.*

**Section 5(1),**

*(See section 1 of this report)*

**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.*

**Section 57 (1)** *Notwithstanding section 4(1)(h), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—*

- (a) the structure, or*
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

*(2) An owner or occupier of a protected structure may make a written request to the planning authority, within whose functional area that structure is situated, to issue a declaration as to the type of works which it considers would or would not materially affect the character of the structure or of any element, referred to in subsection (1)(b), of that structure.*

**5.2 The Regulations**

**Article 5(1)**

*"school" has the meaning assigned to it by the Education Act 1998.*

**The Education Act 1998**

*"school" means an establishment which-*

- (a) provides primary education to its students and which may also provide early childhood education, or*
- (b) provides post-primary education to its students and which may also provide courses in adult, continuing or vocational education or vocational training,*

but does not include a school or institution established in accordance with the Children Acts, 1908 to 1989, or a school or institution established or maintained by a health board in accordance with the Health Acts, 1947 to 1996, or the Child Care Act, 1991 ;

**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) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (a) (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 10 (1)**

*Development which consists of a change of use within any one of the classes of use as specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not –*

- (c) be inconsistent with any use specified or included in such a permission, or*
- (d) be development where the existing use is an unauthorised, save where the change of use consists of resumption of a use which is not unauthorised and which has not been abandoned*

**6. ASSESSMENT**

**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:

*“(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).”*

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. '.*

I consider that the proposed installation of aluminium louvered vents in permission windows and the installation of air source heat pumps at ground level does constitute works and therefore is development.

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

## **CONCLUSION**

### **Is development**

#### **5.2 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).

With regard to the proposed development, there are 2 No. items proposed and each will be dealt with accordingly:

1. *the installation of aluminium louvered vents in permission windows;*

I consider that proposed aluminium louvered vents comes within the scope of section 4(1)(h) of the Planning and Development Act, "*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*", and therefore, is considered to be exempted development.

2. *the installation of air source heat pumps at ground level;*

I consider that there is no Class of exemption as set out in Schedule 2 Part 1 of the Planning and Development Regulations 2001 (as amended) that covers the proposed installation of air source heat pumps at ground level within the curtilage or grounds of a school.

#### **Restrictions on exemption**

I do not consider that any apply in this instance.

There are no protected structures located on site it is noted. 3 No. of the main buildings and structures (the monastery, a chapel and a post box) located further to the south are listed on the NIAH it is noted.

## **CONCLUSION**

**Items 1 is exempted development**

**Items 2 is not exempted development**

## **7. 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.*

### **7.1 Screening for Environmental Impact Assessment**

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that an environmental impact statement is not required to be submitted.

### **7.2 Screening for Appropriate Assessment**

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

## **8. RECOMMENDATION**

In view of the above and having regard to —

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 and Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- Schedule 2 Part 1 of the Planning and Development Regulations 2001 (as amended);



the planning authority considers the following —

Item 1 - the installation of aluminium louvered vents in permission windows at St. Francis College, Rochestown, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Item 2 - the installation of air source heat pumps at ground at St. Francis College, Rochestown, Cork **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT**.



---

Tadhg Hartnett  
Executive Planner  
16/07/24

20<sup>th</sup> June 2024

Our Ref: 2690/ 3.1

**The Development Management Section,  
Community, Culture & Placemaking Directorate,  
Cork City Council,  
City Hall,  
Anglesea Street,  
Cork.**

**Section 5 Declaration Application for Decarbonisation at St. Francis College, Rochestown,  
Cork.**

Dear Sir/ Madam,

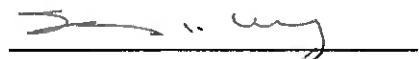
On behalf of our clients, The Board of Management of St. Francis College, we enclose a Section 5 Declaration Application with the following documents:

- 2 no. copies of the application form.
- 2 no. copies of drawings prepared by KOBW Architects.

Please contact our office on 021 4502319 to arrange payment of the €80 fee by phone.

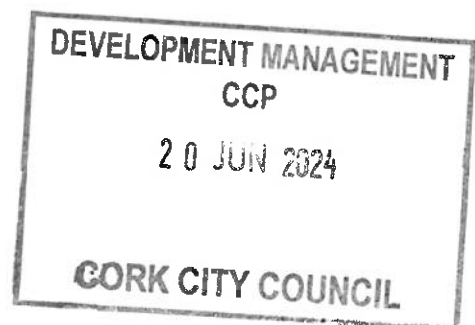
We trust that the application addresses all relevant issues and look forward to your decision in due course. Please address all correspondence to this office.

Yours faithfully,



Sarah Kelly, B. Arch (UCD), FRIAI, RIBA.  
KOBW Architects

Enc.



**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**

KOBW Architects on behalf of The Board of Management of St. Francis College

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

St. Francis College, Rochestown, Cork

**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 alteration of the permitted development, planning reference 22/40789, for the implementation of decarbonisation measures at St. Francis College Rochestown, exempted development? The alterations to the permitted development will comprise

1. The installation of aluminium louvred vents in permitted windows
2. The installation of air source heat pumps at ground level

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

*(Use additional sheets if required).*

1. The installation of aluminium louvred vents as part of the window configuration of the proposed extension are required for a mechanical heat recovery system for implementation of decarbonisation measures. The proposed alteration of the window configuration will not materially alter the character of the permitted development. The louvred vents will be an integral part of the permitted window opening and there will be no increase to the overall structural window opening sizes. Refer to attached drawing PL-05 Typical Window Permitted & Proposed.

2. The installation of air source heat pumps within the site of the proposed extension are required as part of decarbonisation measures for a renewable source heating system. The heat pumps will be located at ground level to the rear of the proposed PE hall, in a fenced enclosure. The total area of heat pumps will not exceed 15sqm. The proposal will not materially alter the character of the permitted development. Refer to attached drawing PL-04 Proposed Location of Heat Pumps.

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?

If so please supply details:

Planning Ref: 22/40789

#### 7. APPLICATION DETAILS

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

(a) Floor area of existing/proposed structure/s	Existing = 6,343sqm Proposed Planning ref 22/40789 = 7,912sqm
(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)	Proposed/existing use (please circle)

#### 7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Other <input checked="" type="checkbox"/>
Where legal interest is 'Other', please state your interest in the land/structure in question	The land is in the ownership of the Capuchin Franciscan Order and is used by the Board of Management for the operation of the school	
If you are not the legal owner, please state the name of the owner if available	Capuchin Franciscan Order, Provincial Office 12 Halston Street Dublin 7 D07 Y2T5	

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

Signature: 

Date: 20/06/2024

#### **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 protection policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>.*

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

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

\* NOTE 2 COPIES OF PLANS AND PARTICULARS ARE REQUIRED

- (a) site or layout plans shall be drawn to a scale of not less than 1:500 (which shall be indicated thereon), the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown, land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land, which is subject of the application, shall be outlined in blue and wayleaves shall be shown in yellow,
  - (b) other plans, elevations and sections shall be drawn to a scale of not less than 1:200 (which shall be indicated thereon), or such scale as may be agreed with the Planning Authority prior to the submission of the application in any particular case,
  - (c) the site layout plan and other plans shall show the level or contours, where applicable, of any land and the proposed structures relative to Ordnance survey datum or a temporary local benchmark,
  - (d) drawings of elevations of any proposed structure shall show the main features of any buildings which would be contiguous to the proposed structure if it were erected, whether on the application site or in the vicinity at a scale of not less than 1:200, as may be appropriate,
  - (e) plans relating to works comprising reconstruction, alteration or extension of a structure shall be so marked or coloured as to distinguish between the existing structure and the works proposed,
  - (f) plans and drawings of floor plans, elevations and sections shall indicate in figures the principal dimensions (including overall height) of any proposed structure and the site, and site layout plans shall indicate the distances of any such structure from the boundaries of the site,
  - (g) any map or plan which is based on an Ordnance Survey map shall indicate the relevant Ordnance survey sheet number,
  - (h) the north point shall be indicated on all maps and plans other than drawings of elevations and sections,
  - (i) plans and drawings shall indicate the name and address of the person by whom they were prepared.
2. An application for development consisting of or comprising the carrying out of works to a protected structure, or proposed protected structure or to the exterior of a structure which is located within an architectural conservation area in a draft of a proposed development plan or a proposed variation of a development plan, shall, in addition to meeting the requirements above, be accompanied by such photographs, plans and other particulars as are necessary to show how the development would affect the character of the structure.
3. A planning authority may, by notice in writing, require an applicant to provide additional copies of any plan, drawing, map, photograph or other particular, which accompanies the application.

**Decarbonisation Measures at St. Francis College, Rochestown, Cork.**


**Section 5 - Application Drawings**


Reference	Title	Scale
PL-01	Record Place Map	1:10560 @ A3
PL-02	Rural Place Map	1:2500 @ A3
PL-03	Permitted Site Plan Planning reference 22/40789	1:500 @ A1
PL-04	Proposed Location of Heat Pumps	1:200 @ A3
PL-05	Typical Window Drawing Permitted & Proposed	1:50 @ A3



Description:  
 Historic O' Latest Edition  
 Publisher / Source:  
 Ordnance Survey Ireland (OSI)  
 Data Source / Reference:  
 CK074  
 Revision Date =  
 Survey Date = 31-Dec-1928  
 Levelled Date = 31-Dec-1966  
 CK075  
 Revision Date =  
 Survey Date = 31-Dec-1929  
 Levelled Date = 31-Dec-1935  
 CK086  
 Revision Date =  
 Survey Date =  
 Levelled Date = 31-Dec-1938  
 CK087  
 Revision Date =  
 Survey Date = 31-Dec-1929  
 Levelled Date = 31-Dec-1934  
 File Format:  
 Tagged Image File Format (TIFF)  
 File Name:  
 R\_50091319\_1.tif  
 Clip Extent / Area of Interest (AOI):  
 UTM\_X\_LLY = 670832.0,566967.0  
 UTM\_X\_LRY = 577542.0,566967.0  
 UTM\_X\_ULY = 570532.0,571261.0  
 UTM\_X\_URY = 577542.0,571261.0  
 Projection / Spatial Reference:  
 IRENE195\_Irish\_Transverse\_Mercator  
 Centre Point Coordinates:  
 X,Y = 574037.0,568864.0  
 Data Extraction Date:  
 29-Oct-2019  
 Product Version:  
 1.3  
 License / Copyright:  
 Ordnance Survey Ireland "Terms of Use" apply.  
 Please visit [www.osi.ie/about/terms-conditions](http://www.osi.ie/about/terms-conditions)  
 © Ordnance Survey Ireland, 2019  
 Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.  
 Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.  
 All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.  
 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.  
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.  
 © Stairbhreacht Ordánais Éireann, 2019  
 Arna tharraingt agus arna foilsiú ag Stairbhreacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.  
 Sáraitheann an tAirgeadaire neamhdhárthaíocht cóipeárait Stairbhreacht Ordánais Éireann agus Rialtas na hÉireann.  
 Gach cead ar cosnaimís. Ní oibríonnadh aon chuid den foilsicéadán seo a chóipeáil, a athscrúdú nó a tharchar in aon thionn ná ar aon bhealach gan cead i scríobhinn roimh nó ó úinéir an chóipeárait.  
 Ní hionann bóthar, bealach nó cosán a tháinig ar an tairgeadán seo agus fianaise ar chéad ail.  
 Ní thaispeánann tairgeadán de chuid Ordánais Stairbhreacht na hÉireann teorann phointí deátháil de mhaoin riamh, ná úinéireacht de ghnéithe fisiciúla.

LEGEND

 SITE BOUNDARY  
 OUTLINED IN RED SITE  
 AREA = 3.7ha (9.2acres)



CK074, CK075, CK086, CK087  
 Ordnance Survey Ireland  
 License No. AR0004224  
 © Ordnance Survey Ireland  
 and Government of Ireland

1. THIS DRAWING IS COPYRIGHT.  
 2. THIS DRAWING MUST NOT BE SCALED.  
 3. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE.  
 4. N.B. TRADE NAMES AND PRODUCT REFERENCES ARE INCLUDED PURELY TO DEFINE THE AESTHETIC AND TECHNICAL PERFORMANCE CRITERIA REQUIRED BY THE SPECIFIER. IT IS NOT THE INTENTION TO FAVOUR ONE PRODUCT OVER ANOTHER OR TO EXCLUDE OTHER PRODUCTS WHICH MEET THE PERFORMANCE CRITERIA. IN PROPOSING AN EQUIVALENT PRODUCT/MATERIAL/SYSTEM THE CONTRACTOR WILL NEED TO PROVIDE EVIDENCE OF COMPLIANCE WITH PERFORMANCE CRITERIA AND SUPPLY ALL NECESSARY DESIGN WARRANTIES AND ANCILLARY CERTIFICATION REQUIRED BY THE ASSIGNED CERTIFIER TO COMPLY WITH THE BUILDING CONTROL (AMENDMENT) REGULATIONS.

P01	13.06.2024	KB	ISSUED FOR SECTION 5 DECLARATION
Rev	Date	Inf	Revision
JOB REF:	2690	DWG NO.:	PL-01
DATE:	13.06.2024		
DRN:	CHKD:	ISSUE FOR:	SHEET:
KB	ED	SECTION 5	A3
SCALE:	1/10560		

**kobw**  
 kelly.barry.obrien.whelan architects

2 Empress Place, Summer Hill, Cork, T23 KH68, Ireland  
 t: +353 21 4502319 f: +353 21 4502454 e: arch@kobw.ie w: www.kobw.ie

DRAWING/PROJECT:  
 Record Place Map  
 St. Francis Capuchin College,  
 Rochestown, Co. Cork





Description:  
 Historic 6" Latest Edition  
 Publisher / Source:  
 Ordnance Survey Ireland (OSI)  
 Data Source / Reference:  
 CK074  
 Revision Date =  
 Survey Date = 31-Dec-1928  
 Levelled Date = 31-Dec-1956  
 CK075  
 Revision Date =  
 Survey Date = 31-Dec-1929  
 Levelled Date = 31-Dec-1935  
 CK086  
 Revision Date =  
 Survey Date =  
 Levelled Date = 31-Dec-1938  
 CK087  
 Revision Date =  
 Survey Date = 31-Dec-1929  
 Levelled Date = 31-Dec-1934

File Format:  
 Tagged Image File Format (TIFF)  
 File Name:  
 R\_50091310\_1.tif  
 Clip Extent / Area of Interest (AOI):  
 LLX,LLY = 57532.0,566067.0  
 LRX,LRV = 577542.0,566067.0  
 ULX,ULY = 57532.0,571261.0  
 URX,URV = 577542.0,571261.0  
 Projection / Spatial Reference:  
 IRENE195 Irish Transverse Mercator  
 Centre Point Coordinates:  
 X,Y = 574037.0,566864.0  
 Data Extraction Date:  
 29-Oct-2019  
 Product Version:  
 1.3  
 License / Copyright:  
 Ordnance Survey Ireland 'Terms of Use' apply.  
 Please visit [www.osi.ie/about/terms-conditions](http://www.osi.ie/about/terms-conditions).  
 © Ordnance Survey Ireland, 2019  
 Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.  
 Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.  
 All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.  
 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.  
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.  
 © Suirbhéireacht Ordánais Éireann, 2019  
 Arna thionscnu agus arna thóilú ag Suirbhéireacht Ordánais Éireann, Páirc an Fhionnulaice, Baile Átha Cliath 8, Éire.  
 Séalaim aithreacht neamhdánalthe cóipcheart Suirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.  
 Gach cead ar comann. Ní ceadmhach ion chuid den fhóclóir seo a chloicall, a aithreacht nó a thaircúir in aon thóir ná ar aon bhéalach gan cead i scríbhinn roimh ré ó uiníre an chóipchirt.  
 Ní hionann bóthar, bealach nó cosán a bhíth ar an léarscáil seo agus fianaise ar chuid eile.  
 Ní thaispeánann léarscáil de chuid Ordánais Suirbhéireacht na hÉireann ionann phointí deaithúil de mháin naimh, ná uiníreacht de ghnéthe thionsclaí.

LEGEND  
 SITE BOUNDARY OUTLINED IN RED SITE AREA = 3.7ha (9.2acres)  
 CK074, CK075, CK086, CK087  
 Ordnance Survey Ireland  
 License No. AR0004224  
 © Ordnance Survey Ireland and Government of Ireland

1. THIS DRAWING IS COPYRIGHT.  
 2. THIS DRAWING MUST NOT BE SCALED.  
 3. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE.

4. N.B. TRADE NAMES AND PRODUCT REFERENCES ARE INCLUDED PURELY TO DEFINE THE AESTHETIC AND TECHNICAL PERFORMANCE CRITERIA REQUIRED BY THE SPECIFIER. IT IS NOT THE INTENTION TO FAVOUR ONE PRODUCT OVER ANOTHER OR TO EXCLUDE OTHER PRODUCTS WHICH MEET THE PERFORMANCE CRITERIA. IN PROPOSING AN EQUIVALENT PRODUCT/MATERIAL/SYSTEM THE CONTRACTOR WILL NEED TO PROVIDE EVIDENCE OF COMPLIANCE WITH PERFORMANCE CRITERIA AND SUPPLY ALL NECESSARY DESIGN WARRANTIES AND ANCILLARY CERTIFICATION REQUIRED BY THE ASSIGNED CERTIFIER TO COMPLY WITH THE BUILDING CONTROL (AMENDMENT) REGULATIONS.

 kelly.barry.obrien.whelan architects	2 Empress Place, Summer Hill, Cork, T23 KH68, Ireland t: +353 21 4502319 f: +353 21 4502454 e: arch@kobw.ie w: www.kobw.ie	DRAWING/PROJECT: Rural Place Map		JOB REF.: 2690	DWG NO.: PL-02	DATE: 13.06.2024
		St. Francis Capuchin College, Rochestown, Co. Cork		DRN: KB	CHKD: ED	ISSUE FOR: SECTION 5
				P01 13.06.2024 KB ISSUED FOR SECTION 5 DECLARATION Rev Date Int Revision		SCALE: 1/2500



1. THIS DRAWING IS COPYRIGHT.
2. THIS DRAWING MUST NOT BE SCALED.
3. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE.

4. N.B. TRADE NAMES AND PRODUCT REFERENCES ARE INCLUDED PURELY TO DEFINE THE AESTHETIC AND TECHNICAL PERFORMANCE CRITERIA REQUIRED BY THE SPECIFIER. IT IS NOT THE INTENTION TO FAVOUR ONE PRODUCT OVER ANOTHER OR TO EXCLUDE OTHER PRODUCTS WHICH MEET THE PERFORMANCE CRITERIA. IN PROPOSING AN EQUIVALENT PRODUCT/MATERIAL/SYSTEM THE CONTRACTOR WILL NEED TO PROVIDE EVIDENCE OF COMPLIANCE WITH PERFORMANCE CRITERIA AND SUPPLY ALL NECESSARY DESIGN WARRANTIES AND ANCILLARY CERTIFICATION REQUIRED BY THE ASSIGNED CERTIFIER TO COMPLY WITH THE BUILDING CONTROL (AMENDMENT) REGULATIONS.

P01	13.06.2024	KB	ISSUED FOR SECTION 5 DECLARATION
-----	------------	----	----------------------------------

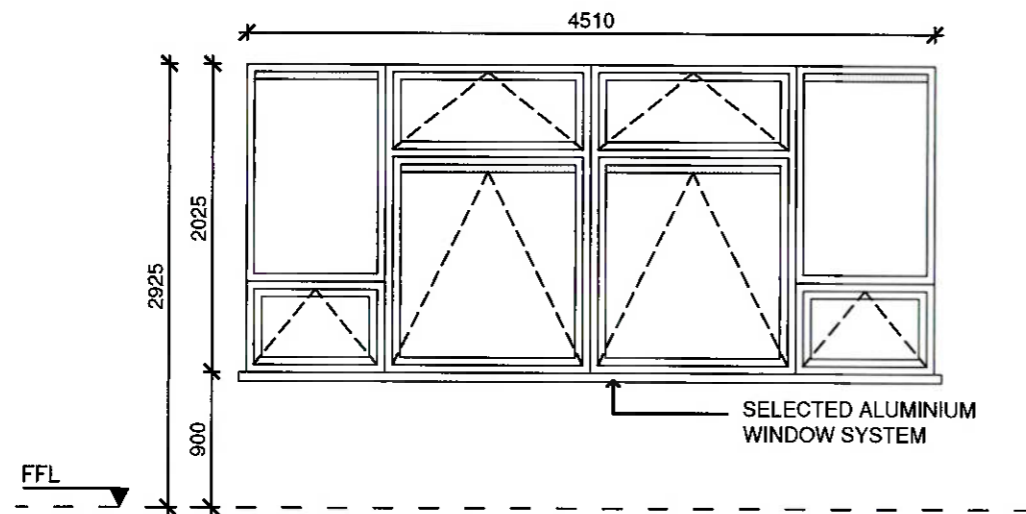
Rev	Date	Int	Revision
-----	------	-----	----------

**kobw**  
 kelly.barry.obrien.whelan architects

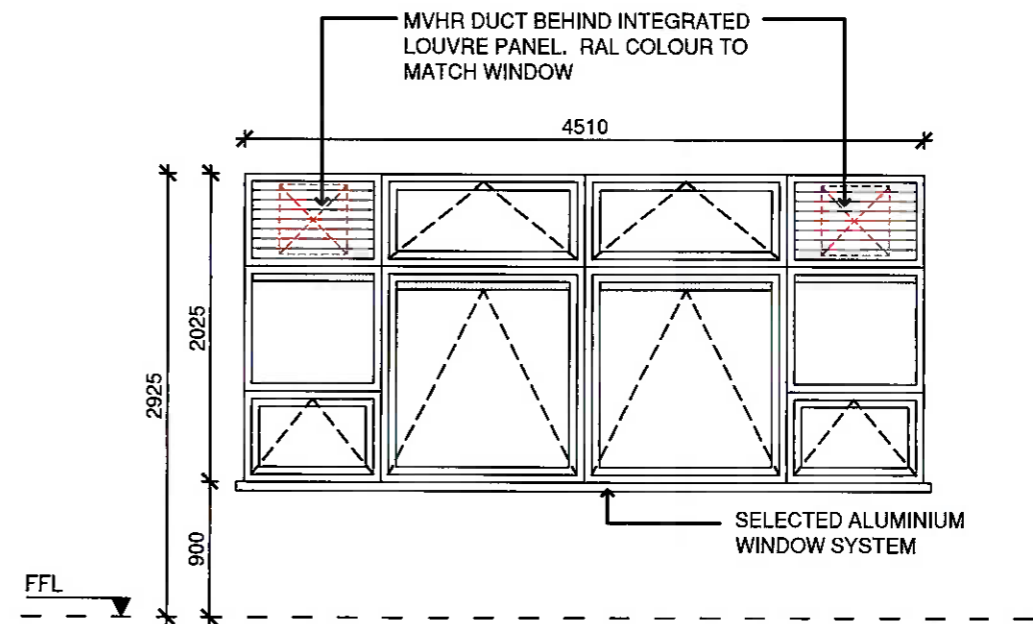
2 Empress Place, Summer Hill, Cork, T23 KH68, Ireland  
 t: +353 21 4502319 f: +353 21 4502454 e: arch@kobw.ie w: www.kobw.ie

DRAWING PROJECT:  
**PROPOSED LOCATION OF HEAT PUMPS**  
 St. Francis Capuchin College,  
 Rochestown, Co. Cork

JOB REF.:	DWG NO.:	DATE:
2690	PL-04	14.06.2024
DRN.	CHKD.	ISSUE FOR:
KB	ED	SECTION 5
SHEET:	SCALE:	
A3	1:200	



01 TYPICAL PERMITTED WINDOW - Scale 1:50  
(PLANNING REFERENCE NUMBER: 22/40789)



02 TYPICAL PROPOSED WINDOW - Scale 1:50  
(LOUVRE REQUIRED FOR DECARBONISATION)

1. THIS DRAWING IS COPYRIGHT.  
2. THIS DRAWING MUST NOT BE SCALED.  
3. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE.

4. N.B. TRADE NAMES AND PRODUCT REFERENCES ARE INCLUDED PURELY TO DEFINE THE AESTHETIC AND TECHNICAL PERFORMANCE CRITERIA REQUIRED BY THE SPECIFIER. IT IS NOT THE INTENTION TO FAVOUR ONE PRODUCT OVER ANOTHER OR TO EXCLUDE OTHER PRODUCTS WHICH MEET THE PERFORMANCE CRITERIA. IN PROPOSING AN EQUIVALENT PRODUCT/MATERIAL/SYSTEM THE CONTRACTOR WILL NEED TO PROVIDE EVIDENCE OF COMPLIANCE WITH PERFORMANCE CRITERIA AND SUPPLY ALL NECESSARY DESIGN WARRANTIES AND ANCILLARY CERTIFICATION REQUIRED BY THE ASSIGNED CERTIFIER TO COMPLY WITH THE BUILDING CONTROL (AMENDMENT) REGULATIONS.

P01	13.06.2024	KB	ISSUED FOR SECTION 5 DECLARATION
Rev	Date	Inl	Revision

**kobw**  
kelly.barry.obrien.whelan architects

2 Empress Place, Summer Hill, Cork, T23 KH68, Ireland  
t: +353 21 4502319 f: +353 21 4502454 e: arch@kobw.ie w: www.kobw.ie

DRAWING PROJECT:  
Typical Window Drawing - Permitted & Proposed  
St. Francis Capuchin College,  
Rochestown, Co. Cork

JOB REF.:	DWG NO.:	DATE:
2690	PL-05	14.06.2024
DRN:	CHKD.:	ISSUE FOR:
KB	ED	SECTION 5
SHEET:	SCALE:	
A3	1:50	