



Comhairle Cathrach Chorcaí Cork City Council

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

Representatives of the late Mrs. Maria Dorgan,
c/o M/s Crona Hughes, JP O'Meara Solicitors, 89-90 South Mall, Cork
c/o Martin O'Callaghan,
Skevanish,
Innishannon
Co. Cork.

11/11/2022

**RE: Section 5 Declaration R748/22 No. 4 Branrach, Springmount,
Glanmire Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 02nd November 2022, 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 and 9 of the Planning and Development Regulations 2001 (as amended),

It is considered that "*the existing single storey extension*" as shown in the plans provided, to the rear of the property at No. 4 Branrach, Springmount, Glanmire,

IS DEVELOPMENT and **IS EXEMPTED DEVELOPMENT** in accordance with Article 6 of the Planning and Development Act 2000 (as amended).

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, 11th November 2022.

Is mise le meas,

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



We are Cork.

PLANNER'S REPORT Ref. R748/22		Cork City Council Development Management Strategic Planning and Economic Development
Application type	Section 5 Declaration	
Description	<i>Is the existing single storey extension to the rear of the property classified as exempted development</i>	
Location	No. 4 Branrach, Springmount, Glanmire	
Applicant	Representatives of the Late Mrs. Maria Dorgan c/o M/s Crona Hughes, JP O Meara Solicitors 89-90 South Mall	
Date	10/11/2022	
Recommendation	<i>Is development and is exempted development</i>	

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 response to Q2 on the application for the applicant frames the following question:

Is the existing single storey extension to the rear of the property classified as exempted development

3. Site Description

The property in question is a semi-detached two storey home in Glanmire.

4. Planning History

There are no recent planning applications associated with the site.

5. Legislative Provisions

5.1 The Act – Planning and Development Act 2000 (as amended)

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(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.

5.2 The Regulations – 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.

SCHEDULE 2, ARTICLE 6, PART 1, Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i> CLASS 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</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. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</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. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</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. (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>

	(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
	5. The construction or erection of any such extension to the rear of the house shall not reduce the 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.
	6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.
	7. The roof of any extension shall not be used as a balcony or roof garden.

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: ‘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.’.

I consider that the construction of a rear extension constitutes development.

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. The question to be answered is as follows:

Is the existing single storey extension to the rear of the property classified as exempted development?

The rear extension as constructed may be exempt if it accords with the exemption set out in Class 1 in Schedule 2 of the *Planning and Development Regulations 2001* (as amended). The following is a review of the proposal against the conditions / limitations set out in Class 1.

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

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not	(a) Total extension will is less than 40sq.m (b) n/a (c) n/a This condition / limitation is met
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exceed 20 square metres.	
<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 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>	n/a – Dwelling has not previously been extended.
3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.	N/a – There is no First Floor element to the extension.
<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>(a) The single storey extension will not exceed the height of the rear wall of the house</p> <p>(b) n/a</p> <p>(c) The height does not exceed the height of the eaves or parapet</p> <p>This condition / limitation is met.</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>A site plan has been provided. It is not dimensioned. A review of the site plan against land registry mapping indicates that the plan provided may not correctly show the boundaries of the site. Recent aerial photography, in which the extension is visible, shows that there is more than 25m² remaining open space to the rear of the dwelling.</p> <p>On balance it is considered that this condition / limitation is met.</p>
<p>6. (a) Any window proposed at ground level in any such extension shall not be less 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>(a) All windows are over 1m from boundaries</p> <p>(b) n/a</p> <p>(c) n/a</p> <p>This condition / limitation is met.</p>
7. The roof of any extension shall not be used as a balcony or roof garden.	The flat roof does not appear to be accessible. This condition / limitation is met.

I consider that the existing extension, as shown in the plans provided, accords with the exempted development provisions set out in the Regulations.

7. ENVIRONMENTAL ASSESSMENT

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 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 development site relative to these European sites and related watercourses and to the nature and scale of the development it is considered that the 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

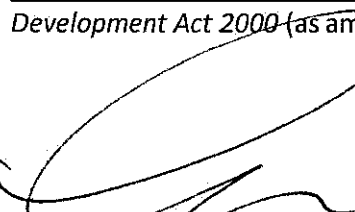
In view of the above and having regard to —

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

It is considered that the —

existing single storey extension, as show in the plans provided, to the rear of the property at no. 4 Branrach, Springmount, Glanmire,

is development and is exempted development in accordance with Article 6 of the *Planning and Development Act 2000* (as amended).



Martina Foley
Executive Planner

**COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL**

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

R-Phost/E-Mail planning@corkcity.ie
Fón/Tel: 021-4924709
Líonra/Web: 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

NO 4 BRANRACH, SPRINGMOUNT, GLANMIRE, CO CORK. T45YY39

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 EXISTING SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY CLASSIFIED AS EXEMPTED DEVELOPMENT

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:
(Use additional sheets if required).

THIS EXTENSION WAS CONSTRUCTED TO ACCOMMODATE AN EN SUITE BEDROOM FOR THE PREVIOUS OWNER(NOW DECEASED) AS SHE HAD MOBILITY AND ACCESS REQUIREMENTS IN THE LATER STAGES OF HER LIFE.

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? NO


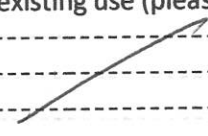
If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?

5. Was there previous relevant planning application/s on this site? NO

If so please supply details:

6. **APPLICATION DETAILS**

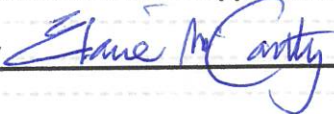
Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	25.5M2
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input 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)	Proposed/existing use (please circle)
	

7. **LEGAL INTEREST**

Please tick appropriate box to show applicant's legal interest in the land or structure	<input 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	REPRESENTITIVES OF THE LATE MRS MARIA DORGAN C/O CRONA HUGHES JP O MEARA SOLICITORS 89-90 SOUTH MALL CORK	

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

Signature: ELAINE MC CARTHY  Rep of late Maria Dorgan

Date: 28 10 2022

CONTACT DETAILS

9. Applicant:

Name(s)	REPRESENTITIVES OF THE LATE MRS MARIA DORGAN
Address	C/O M/s CRONA HUGHES, JP O MEARA SOLICITORS 89-90 SOUTH MALL CORK _____ _____ _____

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

Name(s):	MARTIN O CALLAGHAN
Address:	SKEVANISH _____ INNISHANNON _____ CO CORK _____
Telephone:	██████████
E-mail address:	████████████████████
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input type="checkbox"/> No <input type="checkbox"/>

11. 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.

Tel. No. _____

Mobile No. _____

Email Address: _____

For Office Use Only:

File Ref. No. _____

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

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.**

- 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

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

Tel. No. _____
Mobile No. _____
Email Address: _____

For Office Use Only
File Ref. No. _____

No 6 Branrach,
Springmount,
Glanmire,
Co Cork.

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

20 10 2022

Existing Single Storey Extension to Rear of No 4 Branrach, Springmount, Glanmire, Co Cork
Application for Section 5 Declaration

Dear Sir/Madam,

We, the Representatives of the late Mrs Maria Dorgan wish to wish an application of a Declaration of Exemption under Section 5 of The Planning and Development Act 200 (as amended).

In support of our application we wish to submit the following as required namely

- (a) Statutory fee - €80.00
- (b) Copy of Ground, First Floor Plans, Elevations and Section of existing property (1/100)
- (c) Copy of site layout (1/200)
- (d) Copy of site location map (1/1000)

We trust the foregoing is to your satisfaction and look forward to a favourable response in due course.

Yours sincerely,


Elaine Mc Carthy (Mrs)



OSi PLACE Map

CENTRE COORDINATES:
ITM 572715,575218

PUBLISHED: 20/09/2022
ORDER NO.: 50292374_1

MAP SERIES: 1:2,500
MAP SHEETS: 6339-A

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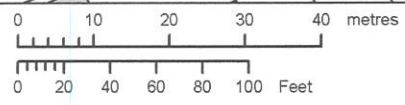
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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'



572831
575304
575132
572831



OUTPUT SCALE: 1:1,000

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

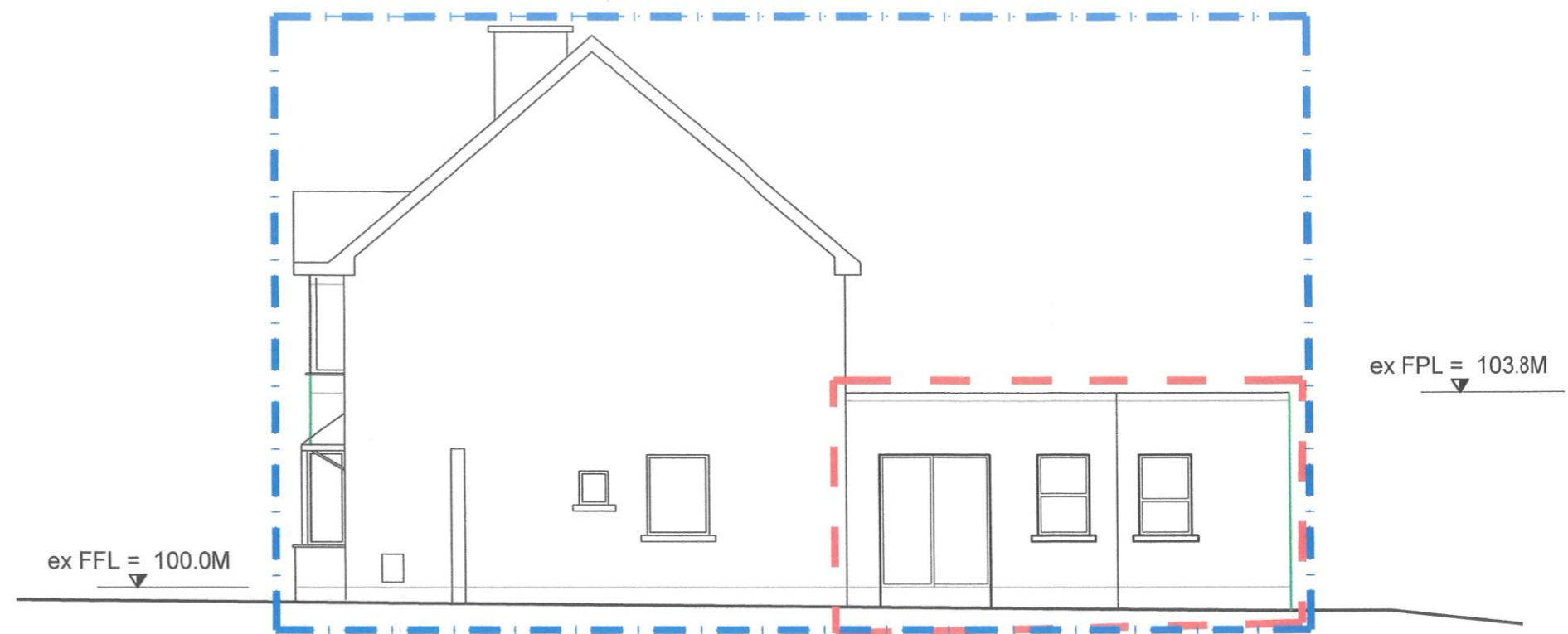


No 4 Branrach, Springmount



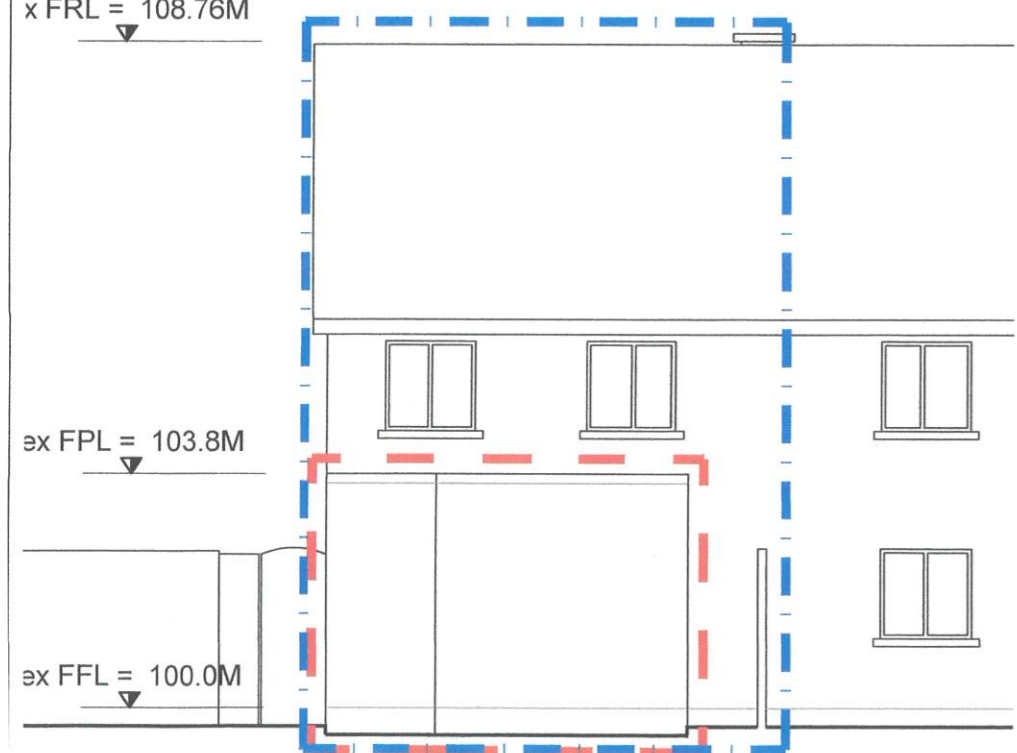
FRONT ELEVATION (south)

No 4 Branrach, Springmount



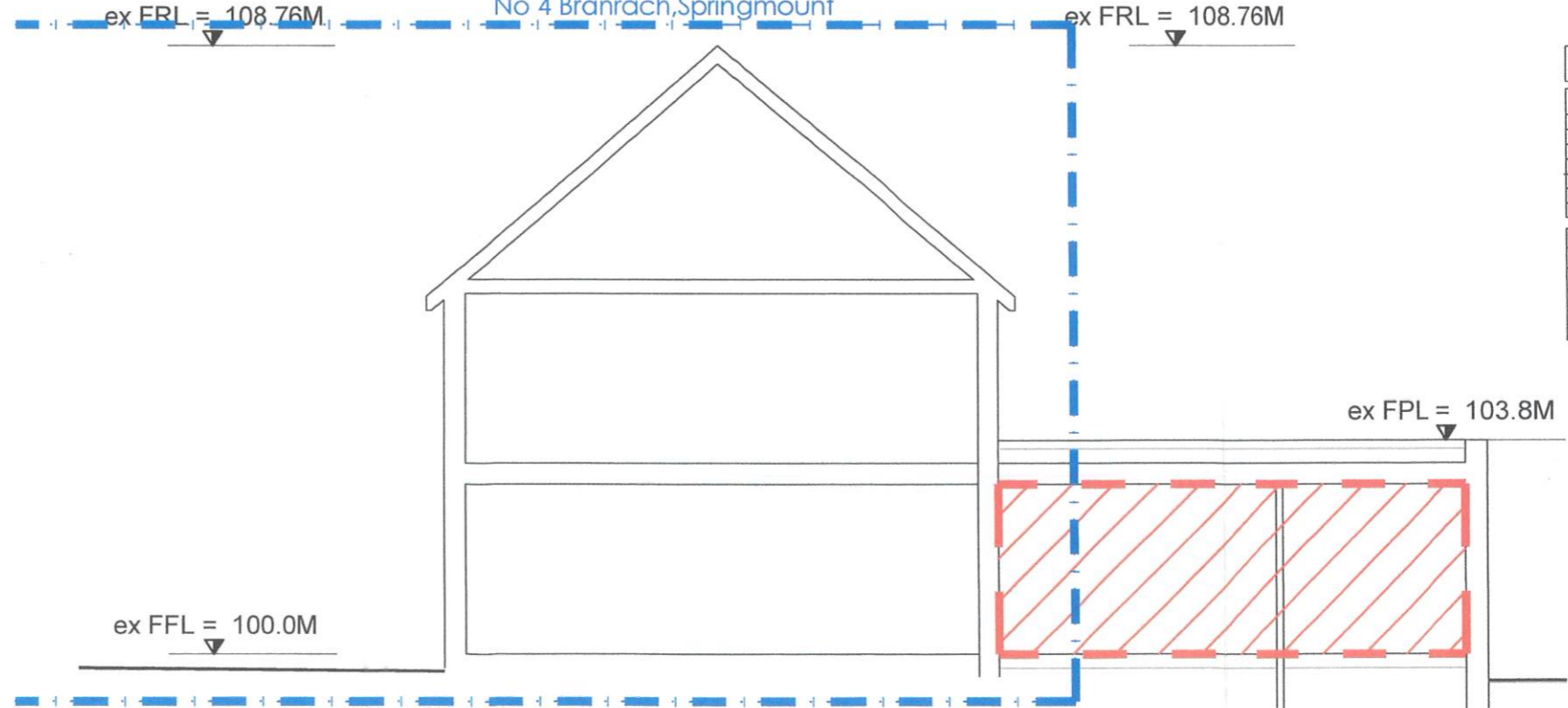
SIDE ELEVATION (east)

No 4 Branrach, Springmount



REAR ELEVATION (north)

No 4 Branrach, Springmount



SECTION A-A

ex FFL = 103.8M

DRG. ISSUED FOR	DATE	APPROVED
Approval	-	-
Information	-	-
Planning	-	-
Fire-Cert	-	-
Tender	-	-
Contract	-	-
Construction	-	-

Revision	Detail	Date	Rev By	Check By
A	Issued for Exemption Application	10/22	moc	moc

IMPORTANT TO READ

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Drawn:
Martin O Callaghan Dip. Arch. Tech.
Skevanish,
Innishannon,
Co Cork. Tel: 091 200605. Email: mcallaghan@icem.ie

Client:
REPRESENTATIVES OF THE LATE
MRS MARIA DORGAN.

Job Title:
EXISTING PROPERTY AT 4
BRANRACH, SPRINGMOUNT, GLANMIRE, CO
CORK.

Dwg Title:
FRONT, REAR ELEVATIONS & SECTION A-A

Date	Drawn	Checked	Dwg No	Rev
Oct 2022	m o c	m o c	PL-301	B

Scale: 1/100 @ A3

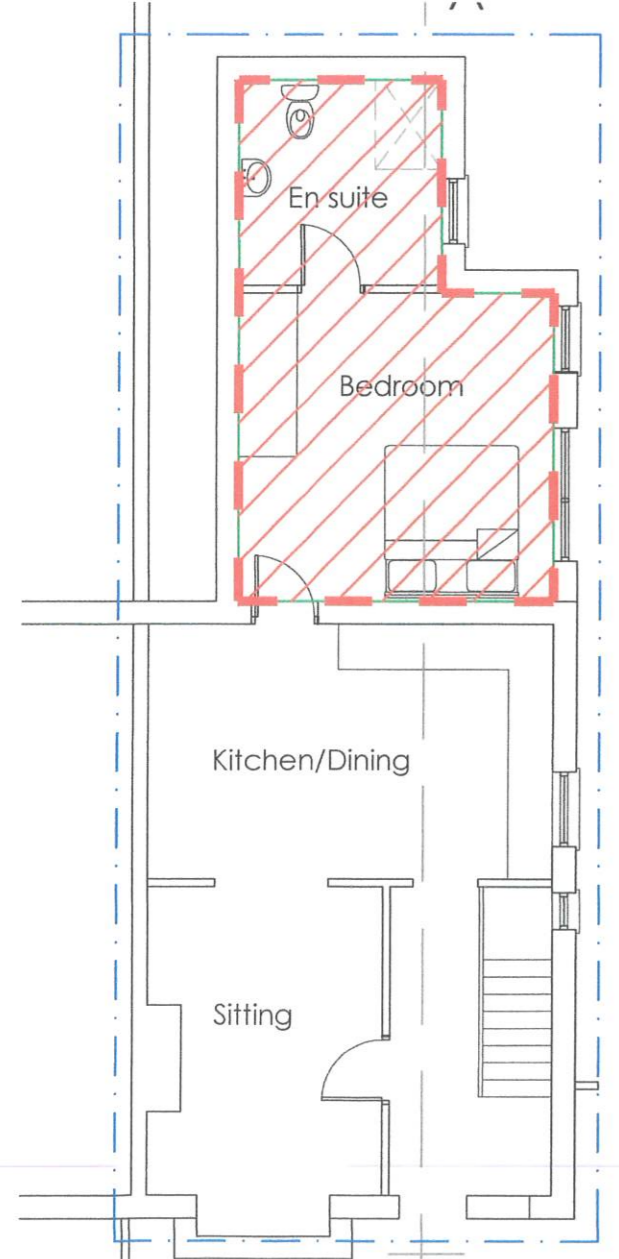
ex FRL = 108.76M

ex FPL = 103.8M

ex FFL = 100.0M

ex FFL = 100.0M

SIDE ELEVATION (west)



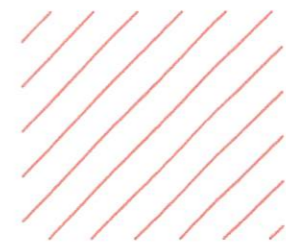
GROUND FLOOR PLAN

A



FIRST FLOOR PLAN

EXTENSION DELINEATED - 25.5M2 (nett)



DRG. ISSUED FOR	DATE	APPROVED
Approval	-	-
Information	-	-
Planning	-	-
Fire-Cert	-	-
Tender	-	-
Contract	-	-
Construction	-	-

Revision	Detail	Date	Rev By	Check By
A	Issued for Exemption Application	10/22	moc	moc

IMPORTANT TEREAD

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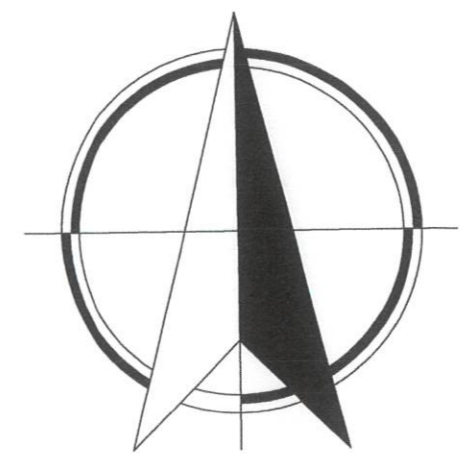
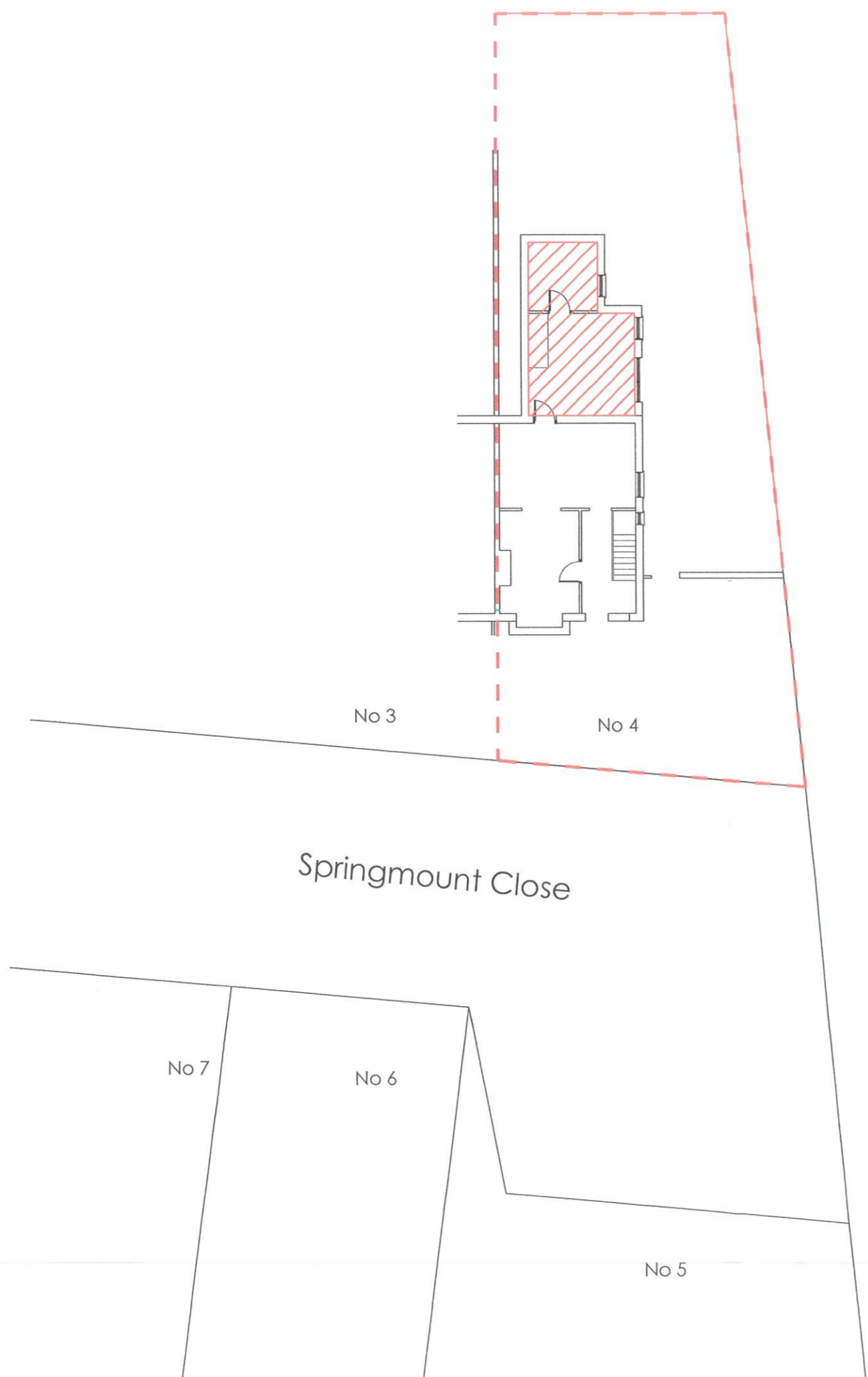
Drawn:
Martin O Callaghan Dip. Arch. Tech.
Skevanish,
Innishannon,
Co Cork. Tel: 085 628055 Email: martinoc@eircom.net

Client:
REPRESENTATIVES OF THE LATE MRS MARIA DORGAN.

Job Title:
EXISTING PROPERTY AT 4 BRANRACH, SPRINGMOUNT, GLANMIRE, CO CORK.

Dwg Title:
SIDE ELEVATION, GROUND AND FIRST FLOOR PLANS

Date	Drawn	Dy/No	Rev
Oct 2022	m o c	PL-302	B
Scale	Checked		
1/100 @ A3	m o c		



DRG. ISSUED FOR	DATE	APPROVED
Approval	-	-
Information	-	-
Planning	-	-
Fire-Cert	-	-
Tender	-	-
Contract	-	-
Construction	-	-

Revision	Detail	Date	Rev By	Check By
A	Issued for Exemption Application	10/22	moc	moc

IMPORTANT TO READ

© THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND INSTALLATIONS
 TO BE IN ACCORDANCE WITH ALL BUILDING REGULATIONS AND CODES OF
 PRACTICE AT TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE
 ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS
 WITHIN THEIR OWN TRADE. ALL TRADES TO CHECK DIMENSIONS ON SITE
 PRIOR TO CONSTRUCTION OR FABRICATION. FIGURED DIMENSIONS TO BE
 TAKEN ONLY. ARCHITECTS TO BE INFORMED IMMEDIATELY OF ANY
 DISCREPANCIES BEFORE WORK PROCEEDS. IF IN DOUBT, ASK.

Drawn
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 Innishannon,
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Client
**REPRESENTATIVES OF THE LATE
 MRS MARIA DORGAN.**

Job Title
**EXISTING PROPERTY AT 4
 BRANRACH, SPRINGMOUNT, GLANMIRE, CO
 CORK.**

Dwg Title
SITE LAYOUT

Date	Drawn	Dwg No	Rev
Oct 2022	m o c	PL-303	B
Scale	Checked		
1:200 @ A3	m o c		