



Comhairle Cathrach Chorcaí Cork City Council

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

Ciara Barron & Stephen Crowley,
27 St. Christopher's Road,
Montenotte Park,
Cork T23 RXC3.

04/01/2024

**RE: Section 5 Declaration R817/23 27 St. Christopher's Road,
Montenotte Park, Cork T23 RXC3**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 14th December 2023, I wish to advise as follows:

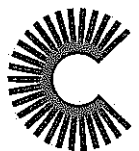
In view of the above and having regard to:

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

The Planning Authority considers that –

- the demolition of 1no. dormer window to the side of the property and 1no. dormer window to the rear of the property,*
- the demolition of a canopy to the front of the property,*
- the part-demolition of a canopy to the front of the property,*
- the demolition and reconstruction of a front porch, which is currently subsiding,*
- and miscellaneous internal alterations as shown on attached drawings,*


at 27 St. Christopher's Road, Montenotte Park, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.



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, 04th January 2024.

Is mise le meas,



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



PLANNER'S REPORT		Cork City Council Culture, Community and Placemaking
Ref. R817 /23		
Application type	Section 5 Declaration	
Question posed	<p><i>Is</i></p> <p><i>(i) the demolition of 1no. dormer window to the side of the property and 1no. dormer window to the rear of the property,</i></p> <p><i>(ii) the demolition of a canopy to the front of the property,</i></p> <p><i>(iii) the part-demolition of a canopy to the front of the property,</i></p> <p><i>(iv) the demolition and reconstruction of a front porch, which is currently subsiding,</i></p> <p><i>(v) and miscellaneous internal alterations as shown on attached drawings,</i></p> <p><i>at 27 St. Christopher's Road, Montenotte Park, Cork development and if so, is it exempted development?</i></p>	
Location	27 St. Christopher's Road, Montenotte Park	
Applicant	Ciara Barron and Stephen Crowley	
Date	03/01/2024	
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 framing the question to the planning authority, the applicant states in Q3 of the application form:

Is

(i) the demolition of 1no. dormer window to the side of the property and 1no. dormer window to the rear of the property,

(ii) the demolition of a canopy to the front of the property,

(iii) the part-demolition of a canopy to the front of the property,

(iv) the demolition and reconstruction of a front porch, which is currently subsiding,

(v) and miscellaneous internal alterations as shown on attached drawings,

at 27 St. Christopher's Road, Montenotte Park, Cork development and if so, is it exempted development?

3. Site Description

The property in question is a two storey semi-detached dwelling with single storey elements in an established residential area. There is an attached garage to the north of the dwelling, which is in turn attached to the adjoining residence at 26 St. Christopher's Road.

The application form states that the dwelling has been previously extended to the rear by 16.2m² and a porch of 2m².

4. Planning History

There is no recent planning history associated with this site.

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.

5.2 The Regulations

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

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.</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. (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. (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 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.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
<p><i>Development within the curtilage of a house</i></p>	<p>1. Any such structure shall be situated not less than 2 metres</p>

<p>CLASS 7 The construction or erection of a porch outside any external door of a house.</p>	<p>from any road.</p> <p>2. The floor area of any such structure shall not exceed 2 square metres.</p> <p>3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.</p>
<p><i>Miscellaneous</i> CLASS 50 a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house, (ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>

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,

6. ASSESSMENT

It should be stated at the outset that the purpose of this report is not to determine the acceptability or otherwise of the proposal at this location in respect to the proper planning and sustainable development of the area, but rather whether or not the matter in question constitutes development, and if so falls within the scope of exempted development.

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 proposal includes both demolition & construction, therefore it comprises of works and is development.

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development.

Following a review of the information provided I consider that, for the purpose of this assessment only, the question to be answered include seven element as follows,:

1. Demolition of 2 no. dormer windows, to the side and rear of the property,
2. Reinstatement of the roof where dormer window removal has taken place,
3. Part demolition of canopy and porch to front of property,
4. Construction of a new porch,
5. Partial demolition of rear extension,
6. Construction of a new rear ground floor wall, resulting in a reduction in the floor area of the dwelling, and
7. Internal reconfiguration.

The following assessment is based on the plans and supporting information submitted with the Section 5 application.

A review of the plans provided indicates that the proposed development does not accord with Class 1 of exempted development as no rear extension or conversion of garage is proposed. Instead the ground floor area will be reduced in size (element 6). There is no class in this schedule provided for a reduction in floor area.

Additionally, Class 50 exemptions do not apply, specifically for the dormer window (element 1) and rear ground floor demolitions (element 5) as a) relates to the demolition of an entire building within the curtilage of a house and b) relates only to the demolition of part of a habitable house to facilitate development that is in accordance with Class 1 or 7, or where it facilitates an extension or porch under the act.

The construction of a replacement porch (element 4) may however accord with the exemption set out under Class 7. The following is an assessment against the conditions and limitations set out regarding this exemption.

1. Any such structure shall be situated not less than 2 metres from any road.	The proposed new porch will be over 2 metres from the road
2. The floor area of any such structure shall not exceed 2 square metres.	The porch will not exceed 2 square metres
3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.	The replacement porch and tiled pitched roof are less than 4 metres in height.

It is considered that the replacement porch (element 4) accords with the exemption set out under Class 7.

The associated demolition (element 3), to facilitate the construction of the porch in accordance with Class 7, may therefore be exempted development in accordance with Class 50 b). The following is an assessment against the conditions and limitations set out regarding this exemption.

1. No such building or buildings shall abut on another building in separate ownership.	The porch does not abut upon another building in separate ownership
2. The cumulative area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres.	The porch will not exceed 2 square metres
3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.	n/a

It is considered therefore that element 3 of the proposed development accords with the exemption set out under Class 50 b) that allows demolition of apart of a habitable house in connection with the provision of a porch under Class 7.

Further limitations to these classes of development are set out under Article 9 of the Planning and Development Regulations 2001 (as Amended). I consider that one of those limitations applies to the proposed development.

This report, above, has concluded that Classes 1 and 50 do not apply to Elements 1, 5 and 6 of the proposed development. It is however considered that, the removal of the side and rear dormer windows (element 1) and the reinstatement of the roof where the removal has taken place (element 2), will result in an improvement the character of the dwelling such that it will become more consistent with the original character of the structure and of neighbouring structures. Accordingly, in terms of elements 1 and 2, I conclude that the development accords with the general exemption set out in section 4(1)(h) of the Planning and Development Act 2000 (as Amended).

The partial demolition of an existing rear extension (element 5) and construction of a new rear wall (element 6), which will result in a reduction in the floor area of the dwelling, also accords with section 4(1)(h) of the Planning and Development Act 2000 (as Amended), as this alteration will not materially affect the external appearance of the dwellings so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

The final element to be considered is no. 7 – internal configuration. Here section 4(1)(h) of the Planning and Development Act 2000 (as Amended) also applies, as works that do not materially affect the external appearance of the structure.

To conclude this report finds that the following exemptions apply to the proposed development:

1. *Demolition of 2 no. dormer windows, to the side and rear of the property*
Section 4(1)(h) – as the proposed development will result in an improvement the character of the dwelling such that it will become more consistent with the original character of the structure and of neighbouring structures.

2. *Reinstatement of the roof where dormer window removal has taken place*
Section 4(1)(h) – as the proposed development will result in an improvement the character of the dwelling such that it will become more consistent with the original character of the structure and of neighbouring structures.
3. *Part demolition of canopy and porch to front of property*
Class 50 b) – as this exemption allows demolition of apart of a habitable house in connection with the provision of a porch under Class 7.
4. *Construction of a new porch*
Class 7 – as the new porch accords with the conditions and limitations for this type of development.
5. *Partial demolition of rear extension*
Section 4(1)(h) – as the proposed development will not materially affect the external appearance of the dwellings so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.
6. *Construction of a new rear ground floor wall, resulting in a reduction in the floor area of the dwelling*
Section 4(1)(h) – as the proposed development will not materially affect the external appearance of the dwellings so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.
7. *Internal reconfiguration.*
Section 4(1)(h) – as the proposed development relates to works that do not materially affect the external appearance of the structure.

I conclude that the proposed works at 27 St. Christopher's Road, Montenotte Park are exempted development.

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 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. Conclusion

The following question has been asked:

Is

- (i) the demolition of 1no. dormer window to the side of the property and 1no. dormer window to the rear of the property,*
 - (ii) the demolition of a canopy to the front of the property,*
 - (iii) the part-demolition of a canopy to the front of the property,*
 - (iv) the demolition and reconstruction of a front porch, which is currently subsiding,*
 - (v) and miscellaneous internal alterations as shown on attached drawings,*
- at 27 St. Christopher’s Road, Montenotte Park, Cork development and if so, is it exempted development?*

Having considered the particulars, submitted with the application, and the relevant legislation as set out above, it is considered that the proposed works are development and are exempted development.

9. RECOMMENDATION

In view of the above and having regard to —

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

It is considered that

- (i) the demolition of 1no. dormer window to the side of the property and 1no. dormer window to the rear of the property,*
 - (ii) the demolition of a canopy to the front of the property,*
 - (iii) the part-demolition of a canopy to the front of the property,*
 - (iv) the demolition and reconstruction of a front porch, which is currently subsiding,*
 - (v) and miscellaneous internal alterations as shown on attached drawings,*
- at 27 St. Christopher’s Road, Montenotte Park, Cork is **Development and is Exempted Development.***



Martina Foley
Executive Planner

Kate Magner

From: Melissa Walsh
Sent: Thursday 4 January 2024 14:53
To: Martina Foley
Cc: Kate Magner
Subject: RE: Section 5 Ref. No. 817/23 - 27 St. Christopher's Road, Montenotte

Agreed

Thanks all

From: Martina Foley <[REDACTED]>
Sent: Wednesday, January 3, 2024 2:49 PM
To: Melissa Walsh <[REDACTED]>
Cc: Kate Magner <[REDACTED]>
Subject: Section 5 Ref. No. 817/23 - 27 St. Christopher's Road, Montenotte

Hi Melissa

Please find attached my report for Section 5 Ref. No. 817/23 - 27 St. Christopher's Road, Montenotte.

It concludes that the proposed works, which are somewhat complicated, are development and are exempted development.

I note that this decision is not due until 19/01/2024.

Regards,

Martina Foley

Executive Planner, Development Management Section,
Community, Culture & Placemaking,
Cork City Council, City Hall, Cork, T12 T997

Email: [REDACTED]

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. NAME OF PERSON MAKING THE REQUEST

Ciara Barron & Stephen Crowley

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

27 St. Christopher's Road, Montenotte Park, Cork T23 RXC3

3. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

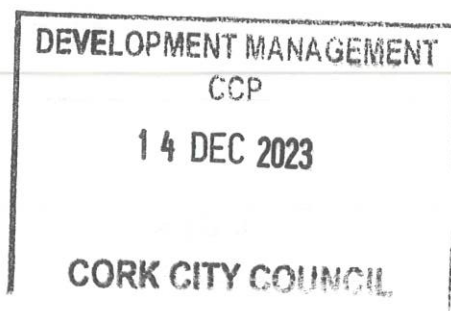
Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Is

- (i) the demolition of 1no. dormer window to the side of the property and 1no. dormer window to the rear of the property,
- (ii) the demolition of a canopy to the front of the property,
- (iii) the part-demolition of a rear extension with severe subsidence,
- (iv) the demolition and reconstruction of a front porch, which is currently subsiding,
- (v) and miscellaneous internal alterations as shown in the attached drawings,

at 27 St. Christopher's Road, Montenotte Park, Cork development and if so, is it exempted development?



ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

The 2no. dormers to the side and rear of the property and the canopy to the front of the property, which is clad in asbestos tiles, were constructed by the previous owners without planning permission circa 40 years ago. We wish to remove these and to return the house to a planning compliant state.

Please see attached drawings for full details.

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? N/A

6. Was there previous relevant planning application/s on this site? No

If so please supply details:

N/A

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 = 107.4m ² (incl. extension and porch) Proposed = 102.4m ² (incl. extension and porch)
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas. (sq m) Rear extension of 16.2m ² and porch of 2m ²
(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 checked="" type="checkbox"/> A. Owner	<input type="checkbox"/> B. Other
-----------------------------------------------------------------------------------------	-----------------------------------------------------	------------------------------------------

Land Registry Compliant Map



Tailte Éireann



CENTRE COORDINATES:
ITM 569367,573015

PUBLISHED:
27/11/2023

ORDER NO.:
50370571_1

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

MAP SHEETS:
6338-22
6383-02

COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4
www.tailte.ie

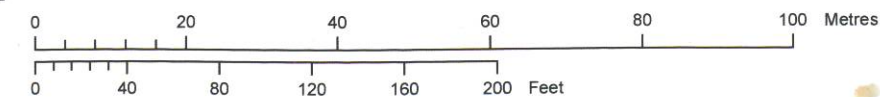
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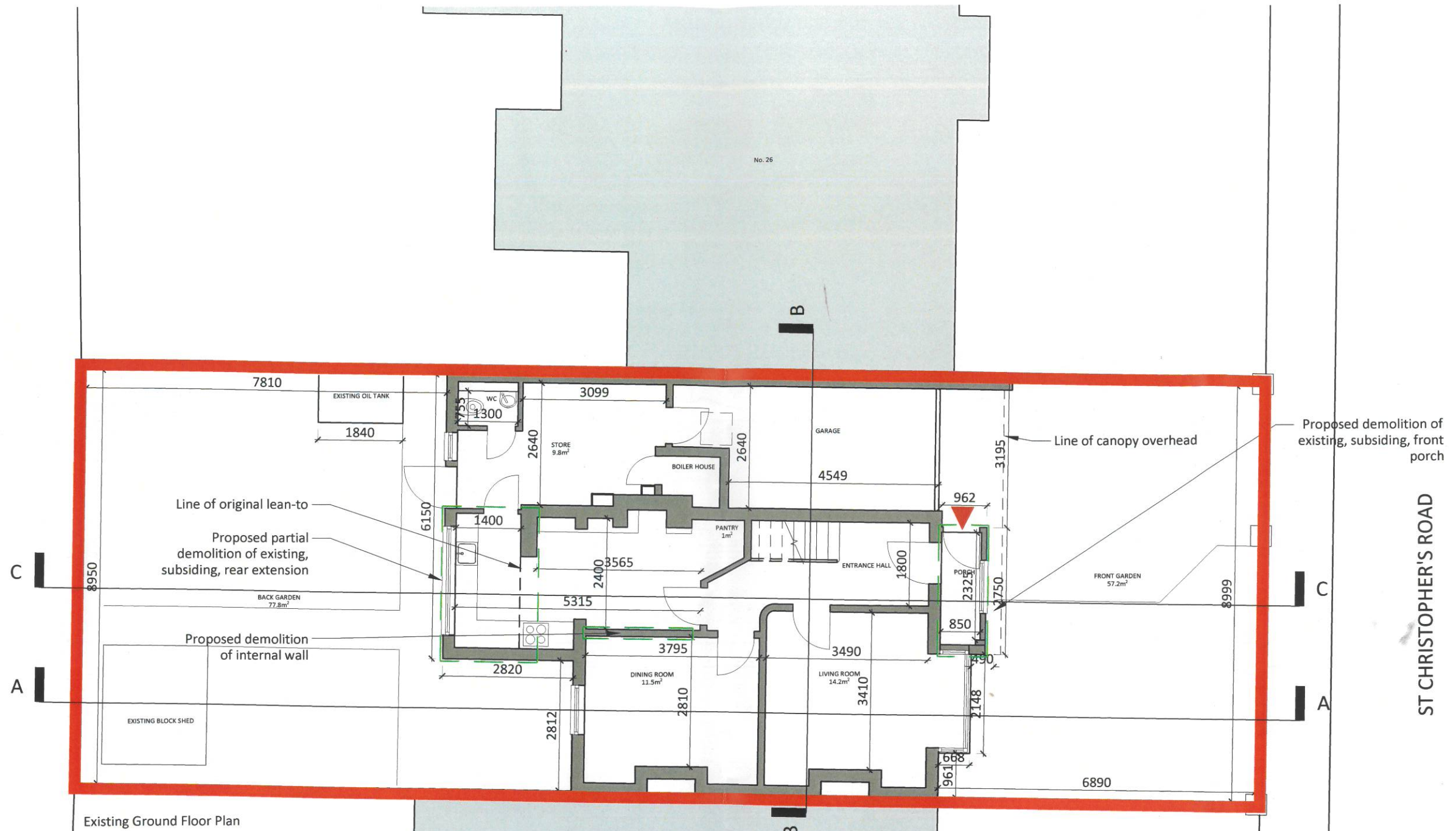
OUTPUT SCALE: 1:1,000

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:
www.osi.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit
www.osi.ie and search for
'Large Scale Legend'



 This map was produced by
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Existing Ground Floor Plan

Existing Ground Floor Plan

Proposed demolition

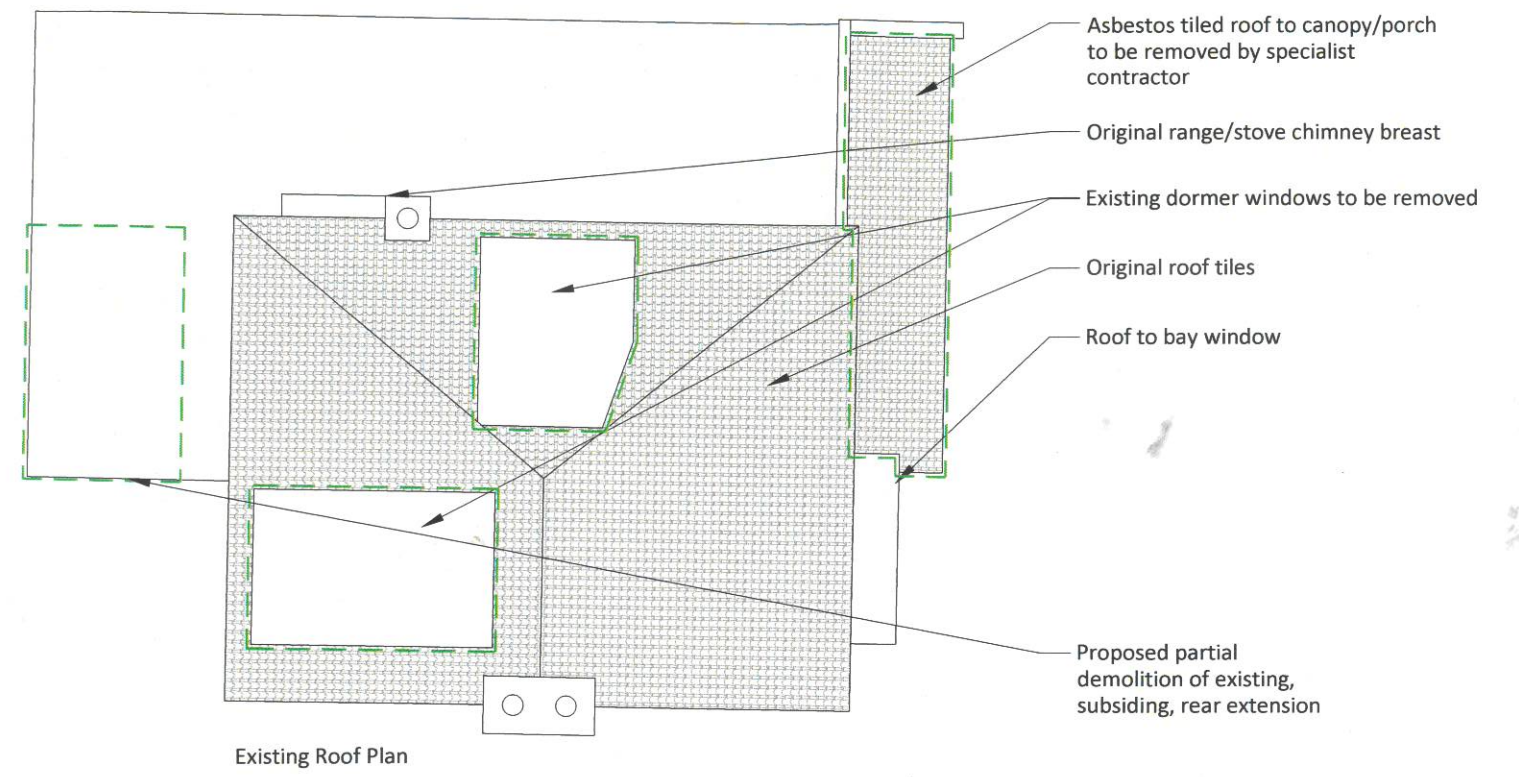
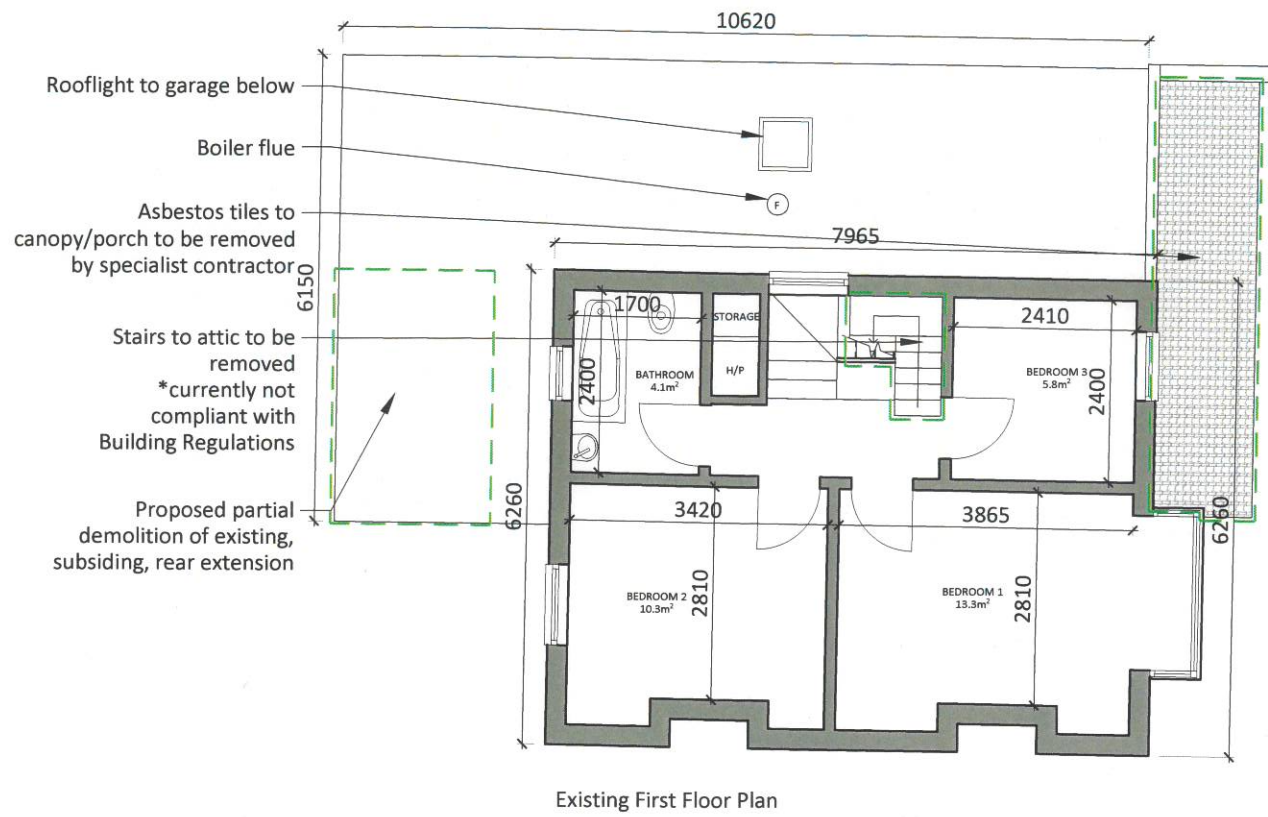
Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

Any reference to fire safety design or performance is presented for coordination purposes only. Refer only to the granted Fire Safety Certificate, and fire consultant's information for fire safety design, specification and performance.

Project Code: 27SCR
 Project Lead: CB
 Drawn By: CB
 Job No.:
 Purpose: Planning/Exemption
 Scale @ A3: 1:100
 Date Printed: 29-11-2023
 Current Rev.: P01
 Status: 50

Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client
 Drawing Title: Existing Ground Floor Plan
 Drawing No.: 27SCR-CB-00-EX-DR-A-1000

ST CHRISTOPHER'S ROAD



- Rooflight to garage below
- Boiler flue
- Asbestos tiles to canopy/porch to be removed by specialist contractor
- Stairs to attic to be removed *currently not compliant with Building Regulations
- Proposed partial demolition of existing, subsiding, rear extension

- Asbestos tiled roof to canopy/porch to be removed by specialist contractor
- Original range/stove chimney breast
- Existing dormer windows to be removed
- Original roof tiles
- Roof to bay window
- Proposed partial demolition of existing, subsiding, rear extension

Existing Plans

--- Proposed demolition

Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

Any reference to fire safety design or performance is presented for coordination purposes only. Refer only to the granted Fire Safety Certificate, and fire consultant's information for fire safety design, specification and performance.

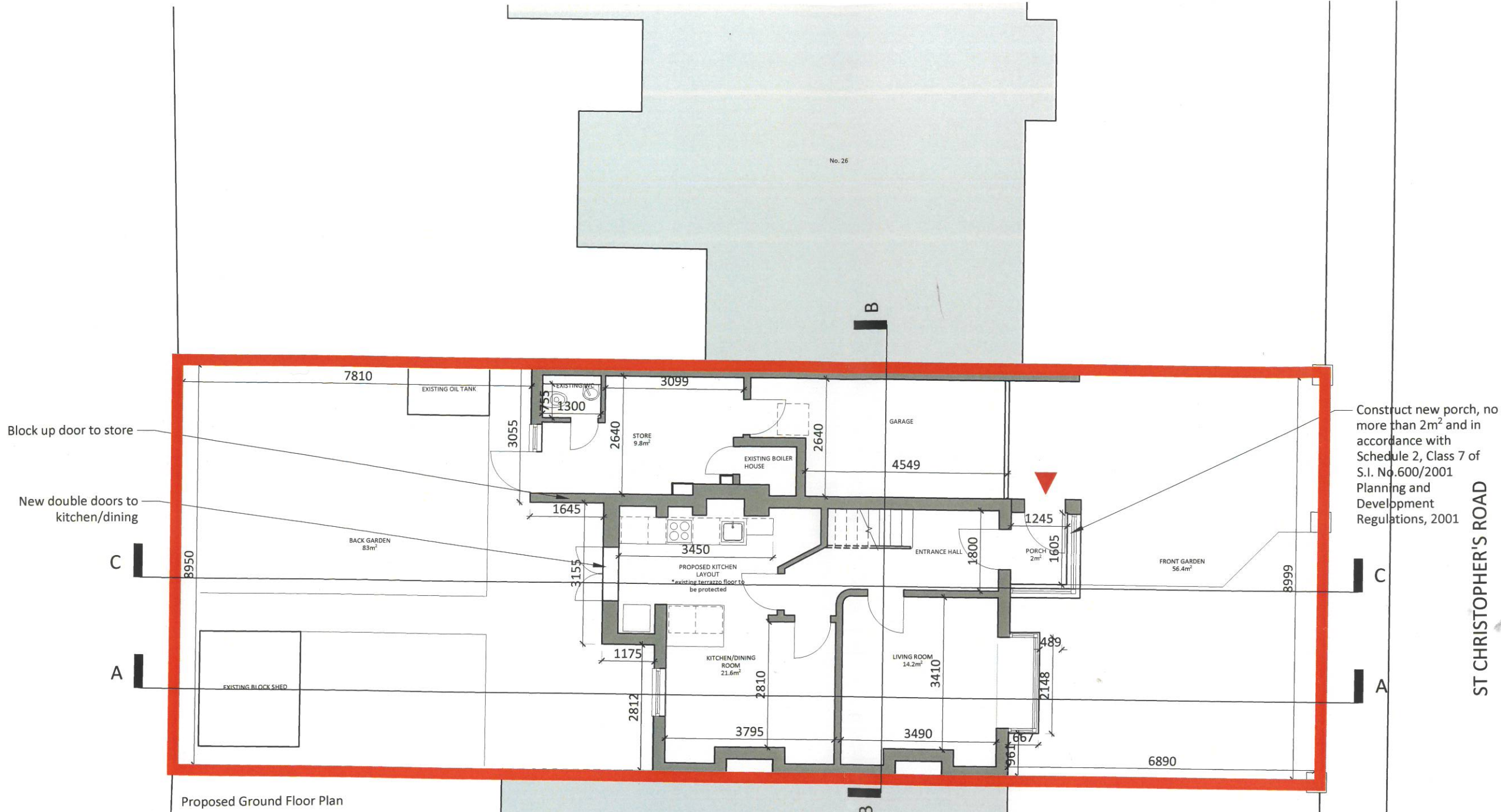
Project Code: 27SCR
 Project Lead: CB
 Drawn By: CB
 Job No.: -
 Purpose: Planning/Exemption

Scale @ A3: 1:100
 Date Printed: 29-11-2023
 Current Rev.: P01
 Status: 50

Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client

Drawing Title: Existing Plans
 Drawing No.: 27SCR-CB-ZZ-EX-DR-A-1001





Proposed Ground Floor Plan

ST CHRISTOPHER'S ROAD

Proposed Ground Floor Plan

Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

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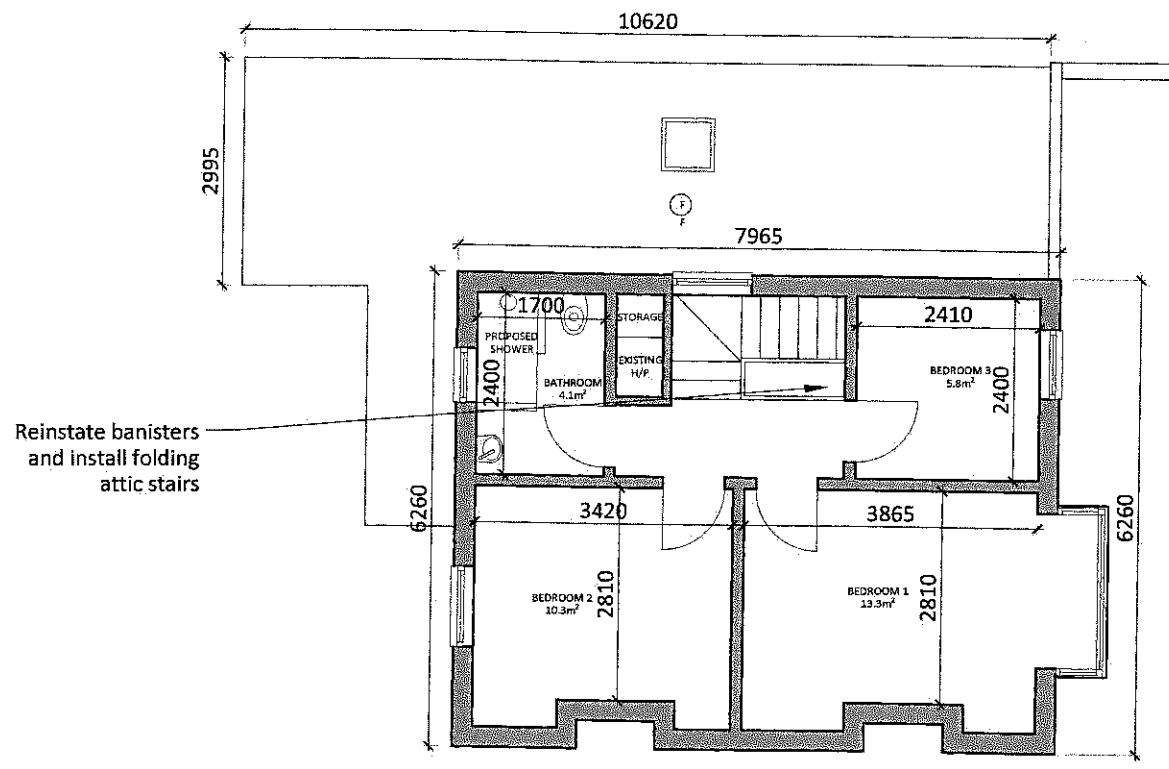
Project Code: 27SCR
 Project Lead: CB
 Drawn By: CB
 Job No.: -
 Purpose: Planning/Exemption

Scale @ A3: 1:100
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 Current Rev.: P01
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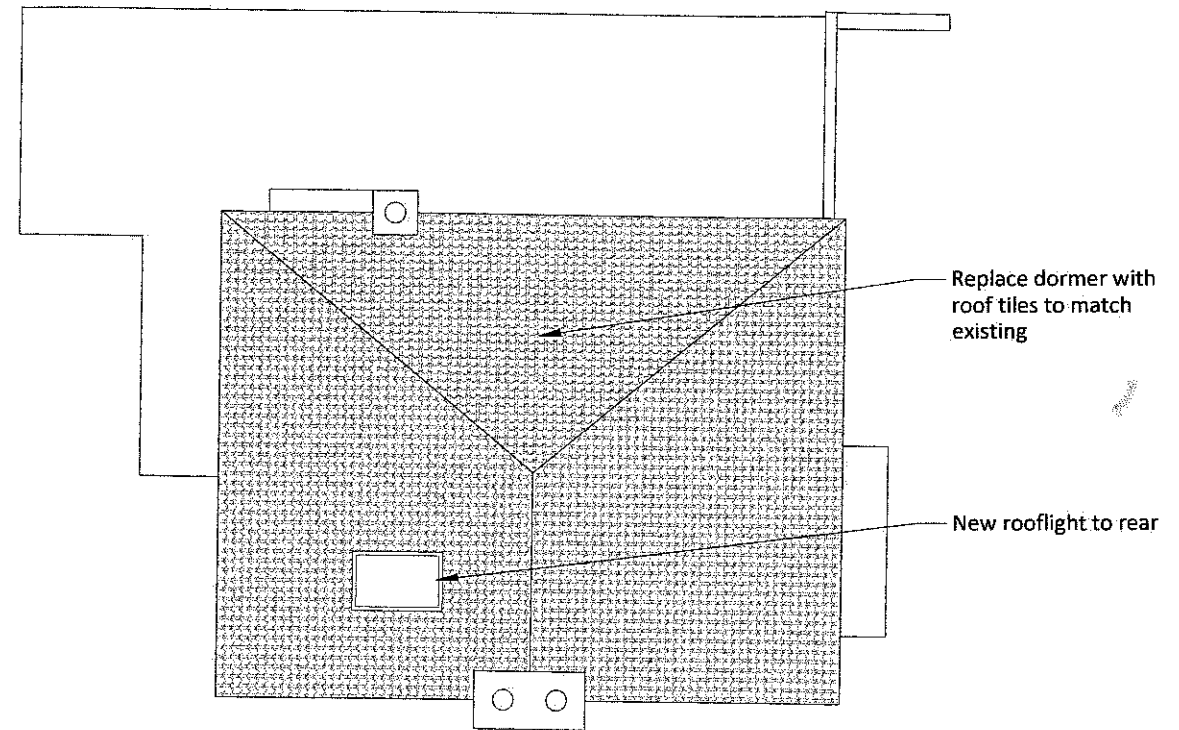
Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client

Drawing Title: Proposed Ground Floor Plan
 Drawing No.: 27SCR-CB-00-ZZ-DR-A-1000





Proposed First Floor Plan



Proposed Roof Plan

Proposed Plans

Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

Project Code: 27SCR
 Project Lead: CB
 Drawn By: CB
 Job No.: -
 Purpose: Planning/Exemption

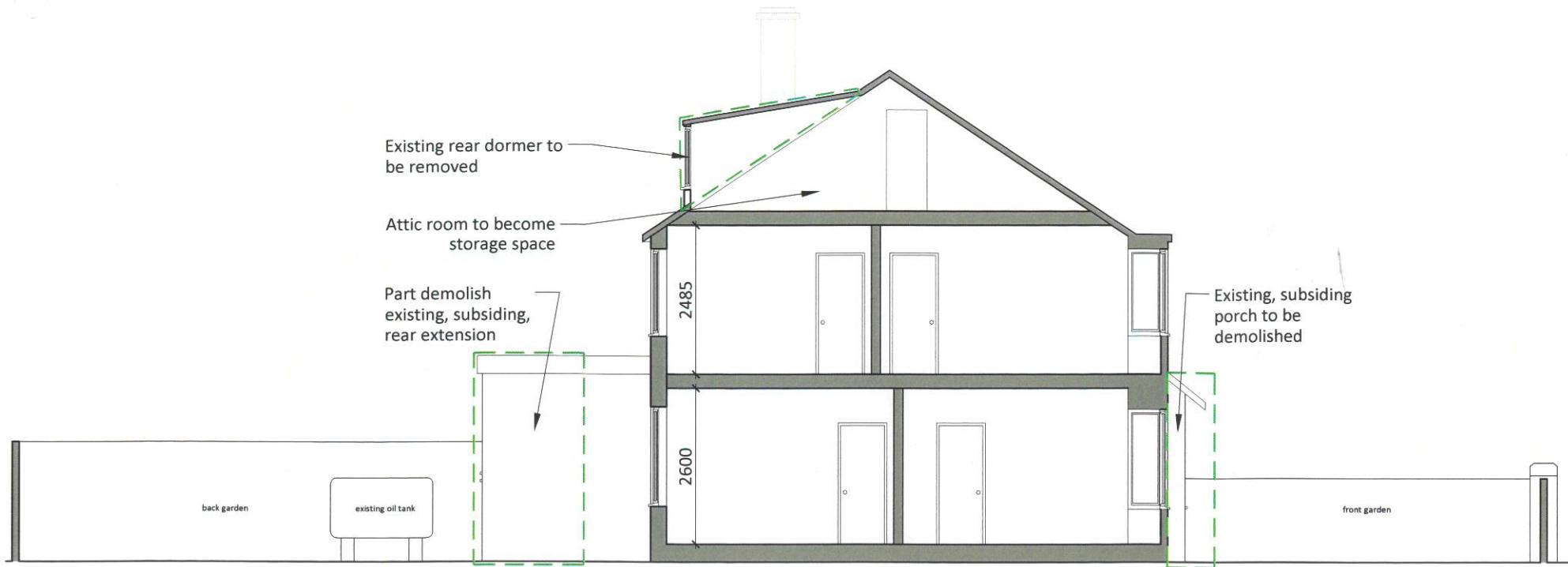
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Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client

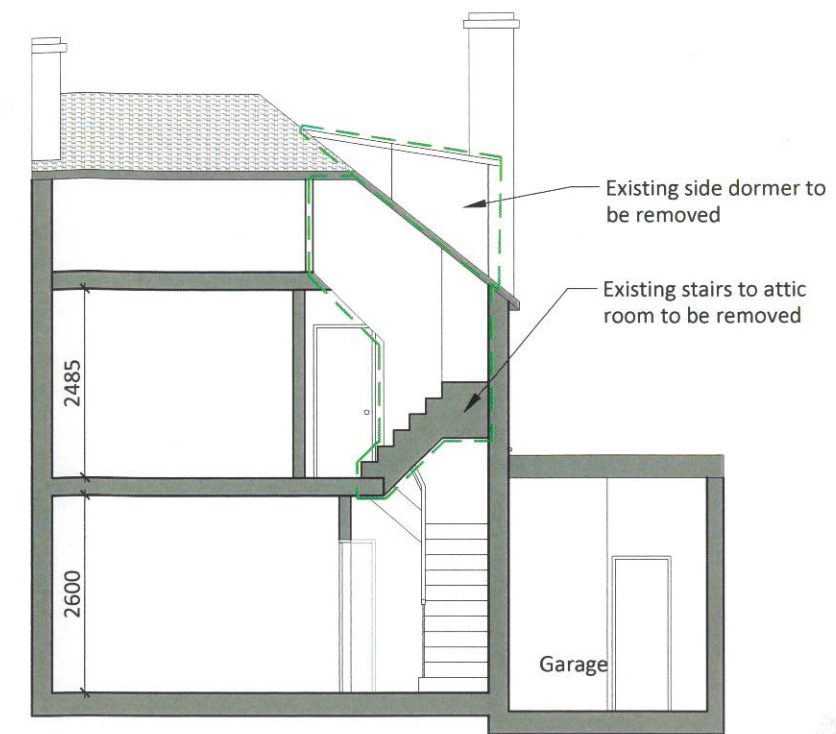
Drawing Title: Proposed Plans
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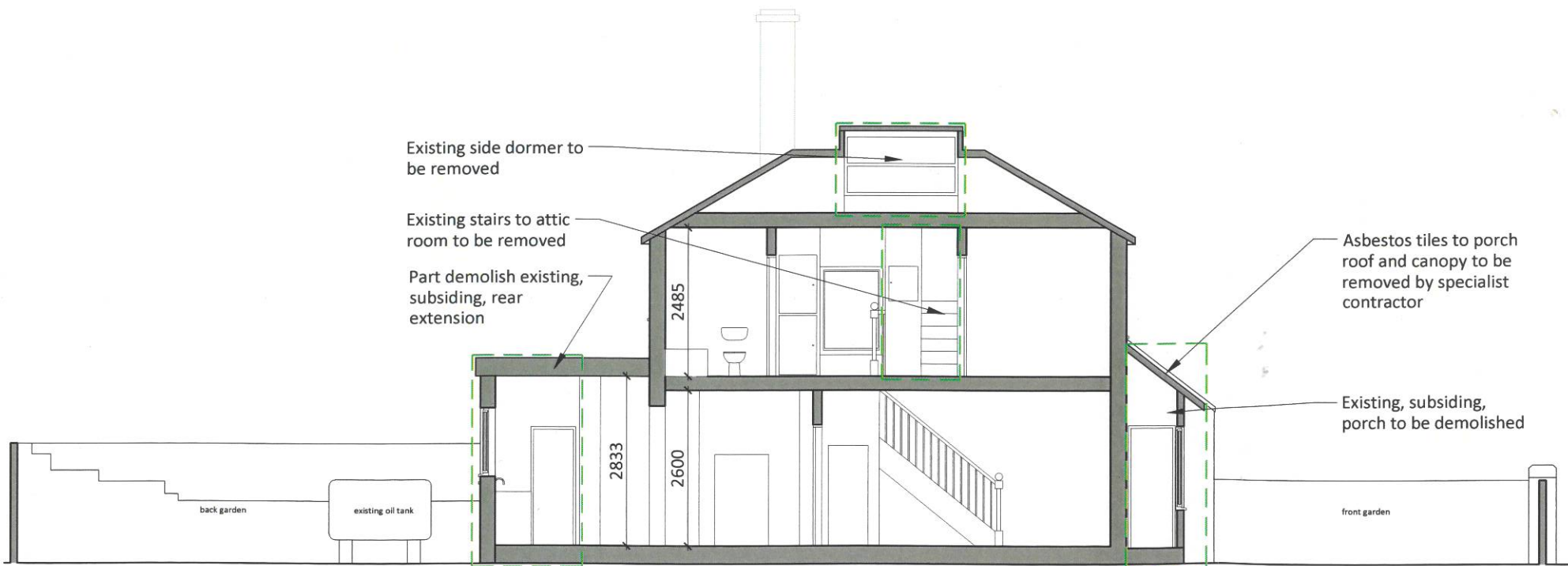




Existing Section AA



Existing Section BB



Existing Section CC

Existing Sections

— Proposed demolition

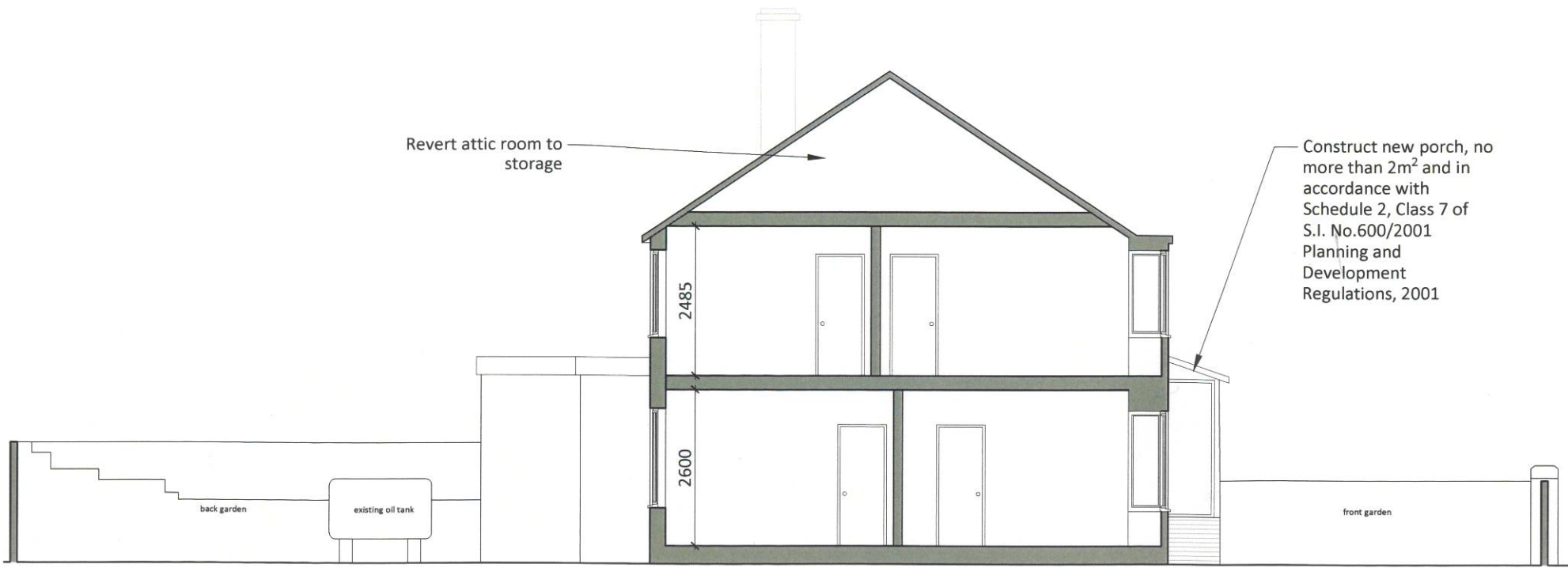
Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

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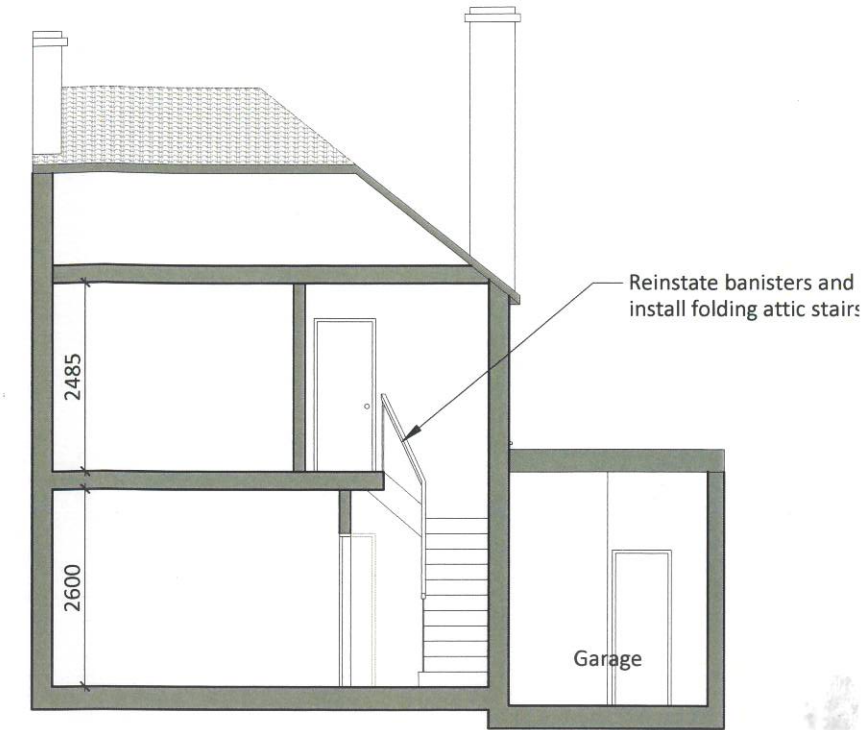
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Project Lead: CB	Date Printed: 29-11-2023
Drawn By: CB	Current Rev.: P01
Job No.: -	Status: SO
Purpose: Planning/Exemption	

Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client

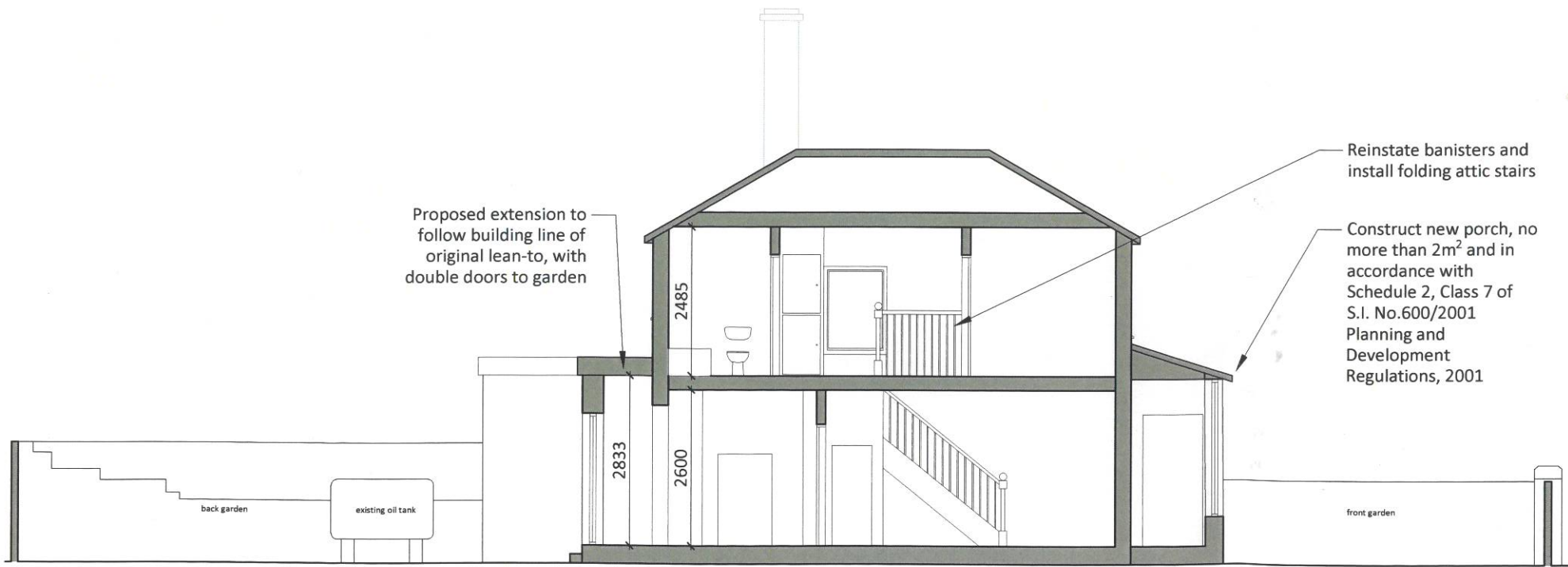
Drawing Title: Existing Sections
 Drawing No.: 27SCR-CB-ZZ-EX-DR-A-3000



Proposed Section AA



Proposed Section BB



Proposed Section CC

Proposed Sections

Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

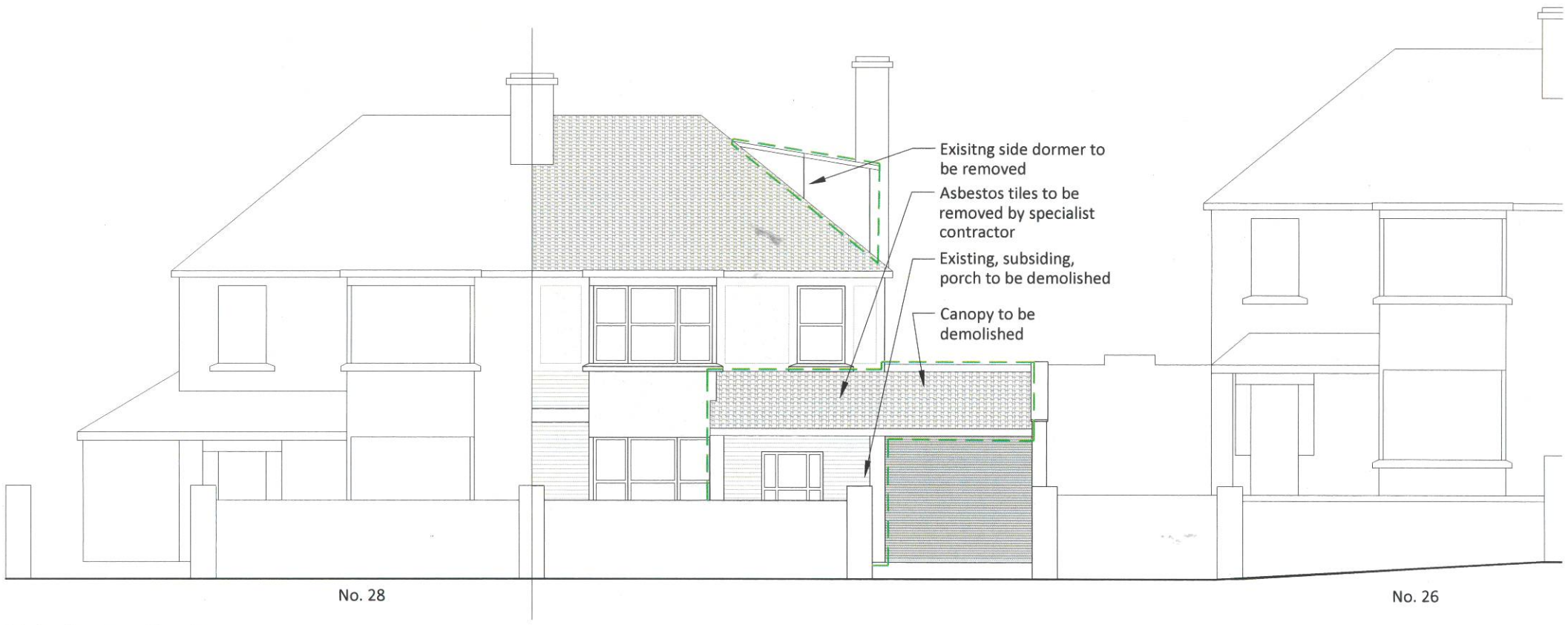
Any reference to fire safety design or performance is presented for coordination purposes only. Refer only to the granted Fire Safety Certificate, and fire consultant's information for fire safety design, specification and performance.

Project Code: 27SCR
 Project Lead: CB
 Drawn By: CB
 Job No.: -
 Purpose: Planning/Exemption

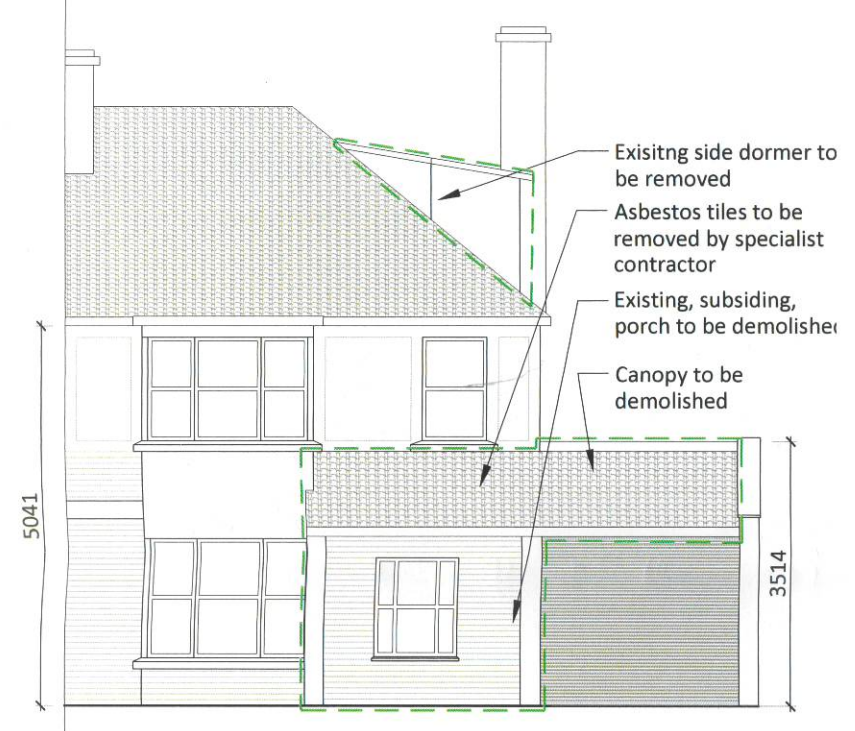
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 Current Rev.: P01
 Status: SO

Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client

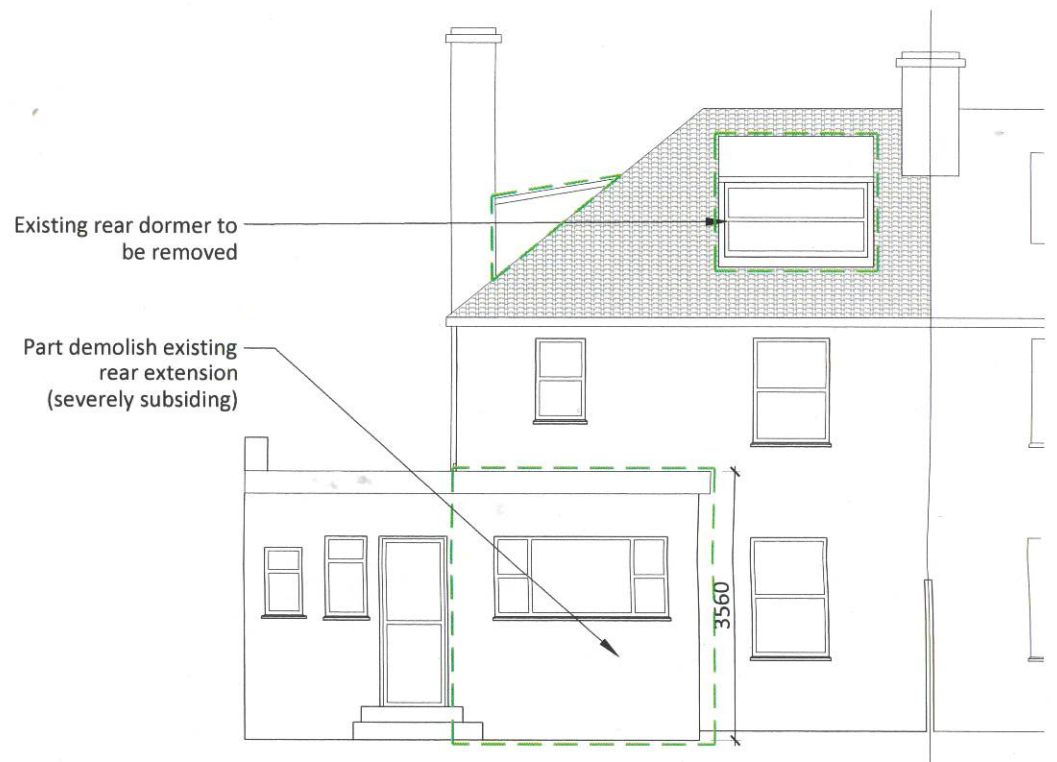
Drawing Title: Proposed Sections
 Drawing No.: 27SCR-CB-ZZ-ZZ-DR-A-3000



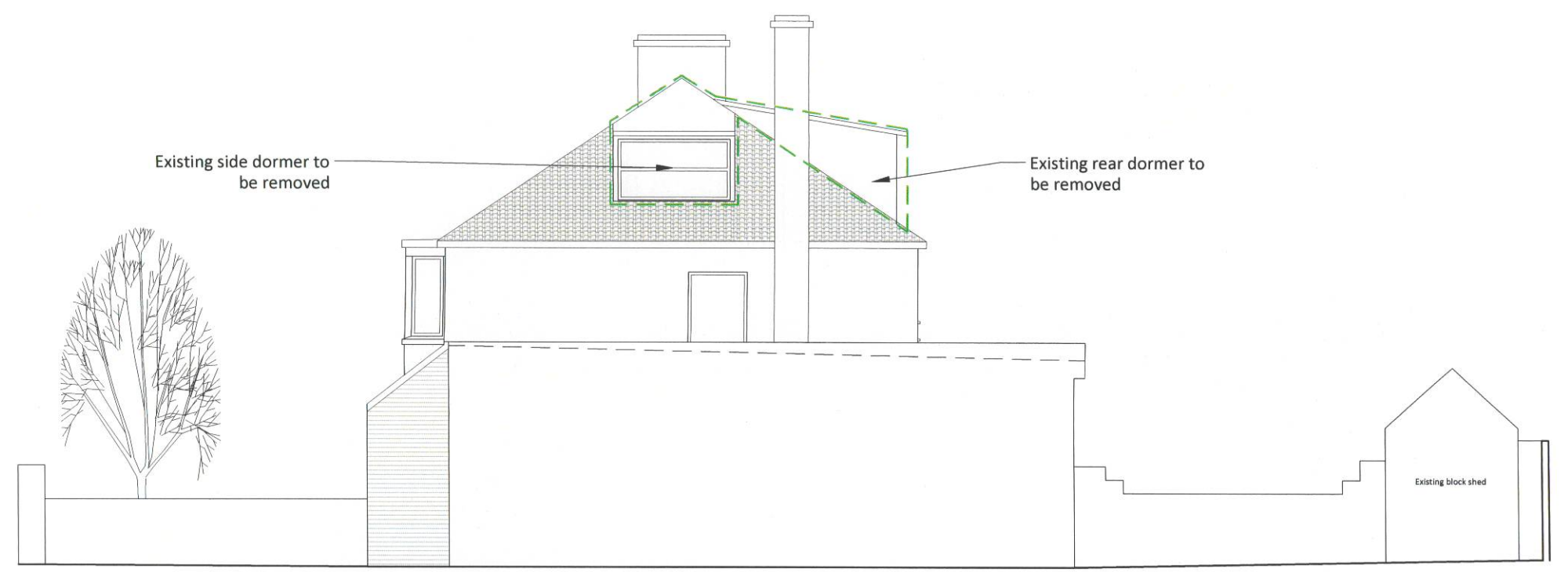
Existing East Street Elevation



Existing East Elevation



Existing West Elevation



Existing North Elevation

Existing Elevations

Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

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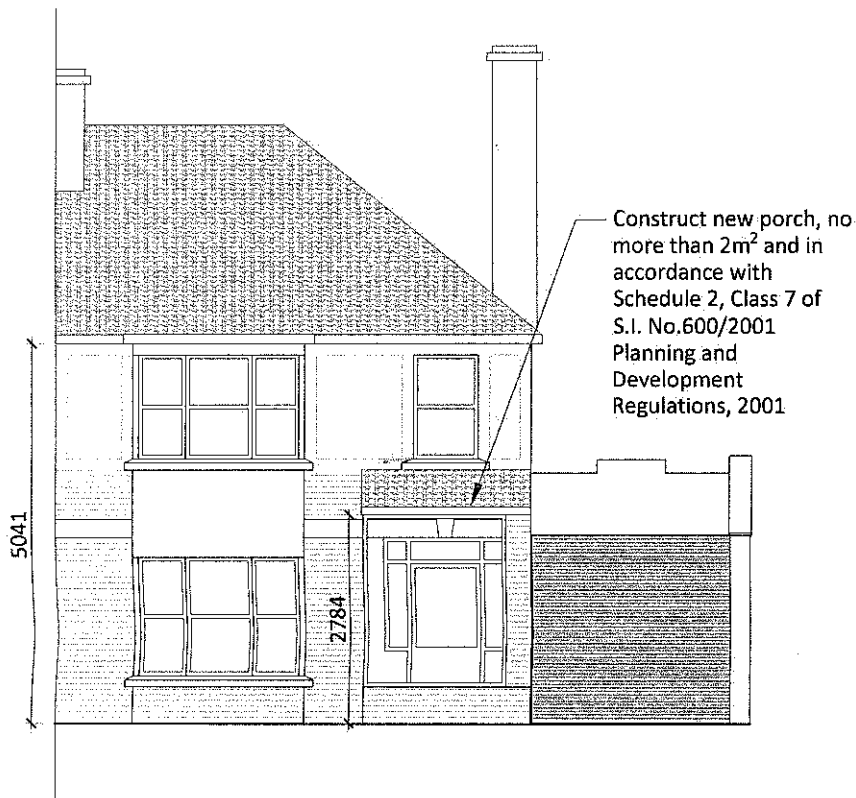
Project Code: 27SCR	Scale @ A3: 1:100
Project Lead: CB	Date Printed: 29-11-2023
Drawn By: CB	Current Rev.: P01
Job No.: -	Status: SO
Purpose: Planning/Exemption	

Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client

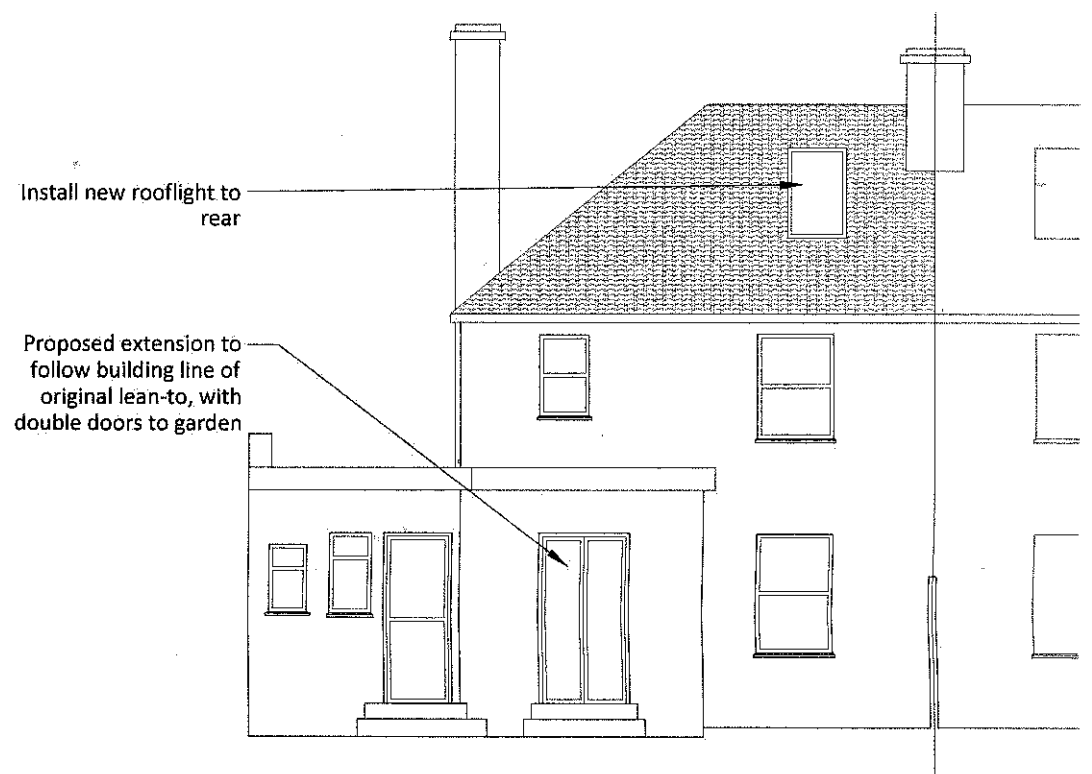
Drawing Title: Existing Elevations
 Drawing No.: 27SCR-CB-ZZ-EX-DR-A-2000



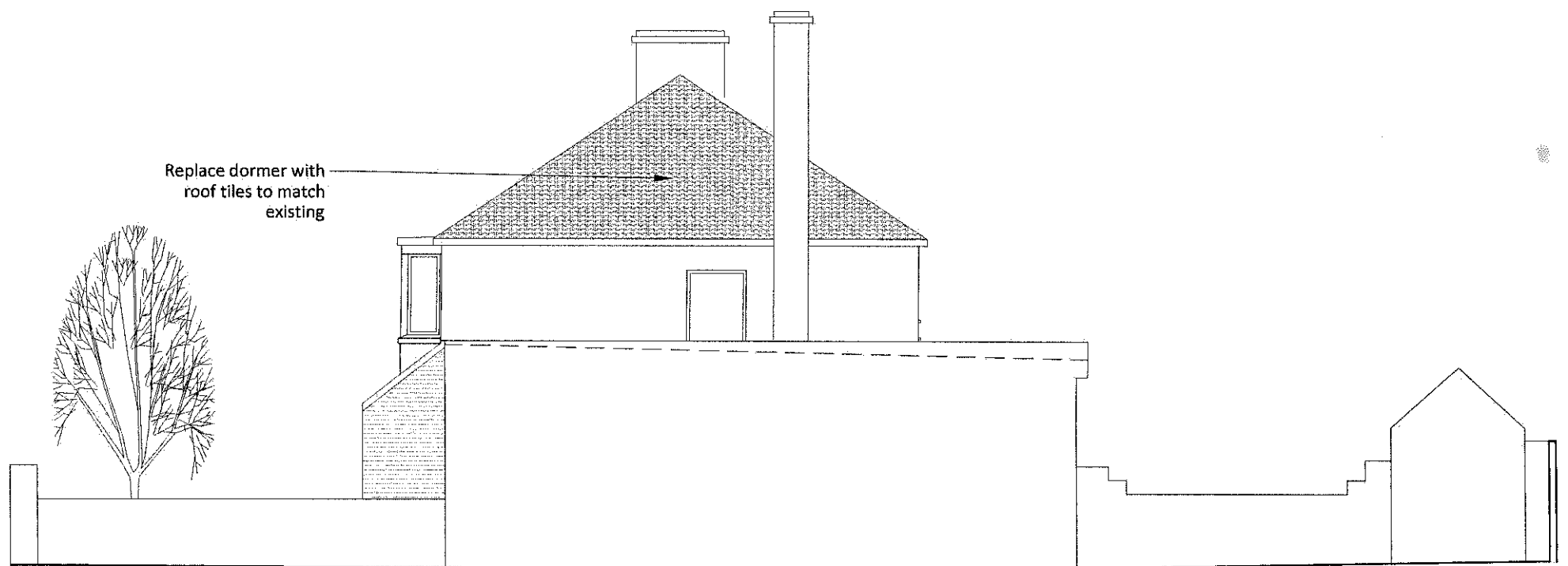
Proposed East Street Elevation



Proposed East Elevation



Proposed West Elevation



Proposed North Elevation

Proposed Elevations

Revision Description	Date	Rev. No.	Issued by
For Information	29-11-2023	P01	CB

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Project Code: 27SCR
 Project Lead: CB
 Drawn By: CB
 Job No.: -
 Scale @ A3: 1:100
 Date Printed: 29-11-2023
 Current Rev.: P01
 Status: SO
 Purpose: Planning/Exemption

Project: 27 St. Christopher's Road
 Location: Montenotte Park, Cork
 Client: Private Client

Drawing Title: Proposed Elevations
 Drawing No.: 27SCR-CB-ZZ-ZZ-DR-A-2000