



SITE NOTICE

Site to which application relates outlined in red  
Site Area = 0.176 Hectare

**BENNETT & COMPANY DESIGN CONSULTANTS LTD.**  
8 LADY'S CROSS, CLOHEEN, CLONAKILTY, CO.CORK  
t: +353 23 8850001 m: +353 87 2302112 e: bennettliam@hotmail.com



Project: Proposed Dwelling and Garage  
Location: Downeen, Roscarbery, Co.Cork  
Client: Sinead O'Regan

Scale: 1:500	Date: 19.03.'20
Jub No	Dwg No: ORS-05
	Rev No: 00



Image 01



Image 02



Image 03



Image 04



Image 05

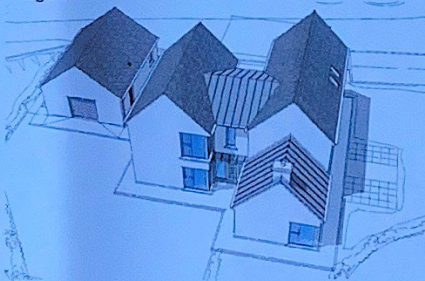
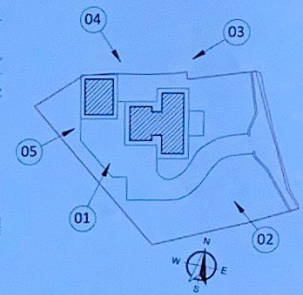


Image 06



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Project: Proposed Dwelling and Garage  
 Location: Downeen, Roscarbery, Co.Cork  
 Client: Sinead O'Regan

Scale	not to scale	Date	19.03.'20
Job No.	Dwg No. ORS-04	Rev No.	00



South Elevation

East Elevation



North Elevation

West Elevation

EXTERNAL FINISHES

- 1. SMOOTH WOODFLOAT RENDER FINISH TO ALL EXTERNAL WALLS, UNLESS NOTED OTHERWISE
- 2. SELECTED NATURAL SLATES TO PITCHED ROOFS
- 3. STANDING SEAM ZINC ROOF
- 4. UPVC FRAMED ENERGY EFFICIENT WINDOWS AND DOORS THROUGHOUT
- 5. PRESSED ALUMINIUM GUTTERS AND RAINWATER PIPES
- 6. UPVC FACIA & SOFFITS THROUGHOUT
- 7. VELUX ROOF LIGHT

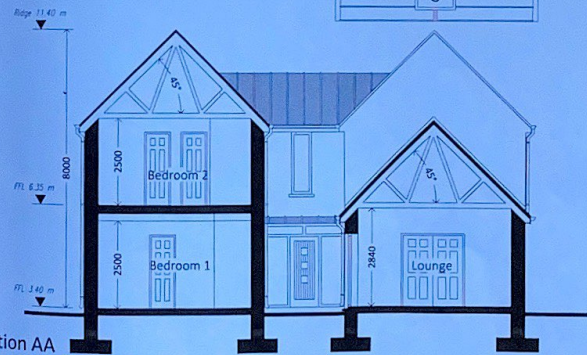
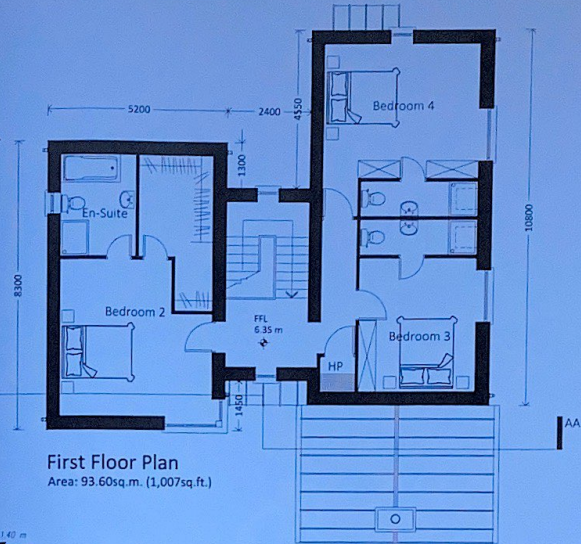
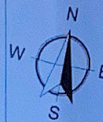
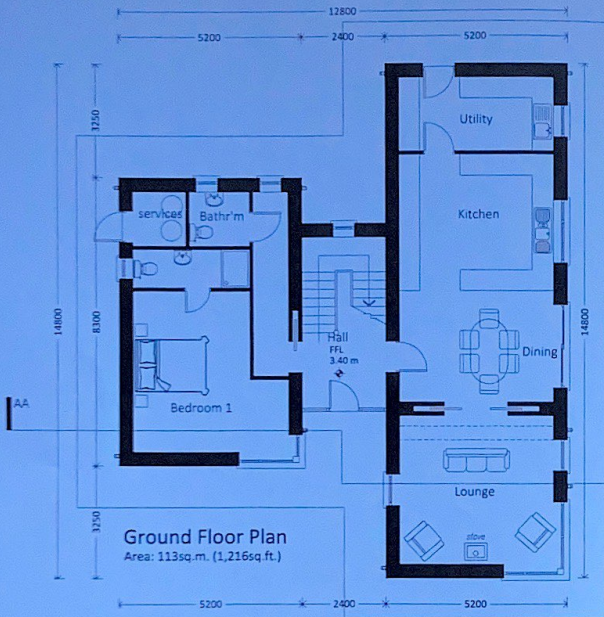
DWELLING

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Project: Proposed Dwelling and Garage  
 Location: Downeen, Roscarbery, Co. Cork  
 Client: Sinead O'Regan

Scale: 1:100	Date: 19.03.'20
Job No:	Draw No: ORS-02
	Rev No: 00



DWELLING

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**RIAI**  
Architectural  
Technologist  
2019

**Project:** Proposed Dwelling and Garage  
**Location:** Downeen, Roscarbery, Co. Cork  
**Client:** Sinead O'Regan

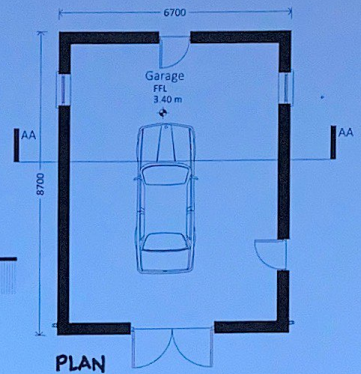
<b>Scale:</b> 1:100	<b>Date:</b> 19.03.'20
<b>Job No.</b>	<b>Rev. No.</b> 00
<b>Dwg No.</b> ORS-01	



South Elevation



East Elevation



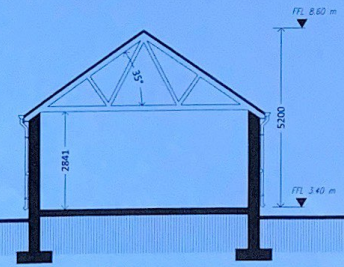
PLAN



North Elevation



West Elevation



Section AA

EXTERNAL FINISHES

- 1. SMOOTH WOODFLOAT RENDER FINISH TO ALL EXTERNAL WALLS, UNLESS NOTED OTHERWISE
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- 7. VELUX ROOF LIGHT

# GARAGE

**BENNETT & COMPANY DESIGN CONSULTANTS LTD.**  
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Project: Proposed Dwelling and Garage  
 Location: Downeen, Roscarbery, Co.Cork  
 Client: Sinead O'Regan

Scale: 1:100	Date: 19.03.'20
Job No:	Dwg No. ORS-02
	Rev No. 00

# Comhairle Contae Chorcaí Cork County Council

Sinead O'Regan  
c/o Bennett & Co. Design Consultants Ltd  
8 Lady's Cross  
Cloheen  
Clonakilty, Co. Cork

Rannóg Pleanála, Teach Norton,  
Bóthar Chorcaí, An Sciobairín,  
Co. Chorcaí P81 AT28.  
Fón: (028) 40340 • Faics (028) 21660  
Suíomh Greasain: [www.corkcoco.ie](http://www.corkcoco.ie)  
Planning Section, Norton House,  
Cork Road, Skibbereen,  
Co. Cork P81 AT28.  
Tel: (028) 40340 • Fax: (028) 21660  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



04/08/2020

**Re:** *Construct dwelling, domestic garage and install new sewage treatment system*

**At:** *Downeen, Rosscarbery, Co. Cork*

**Reg. No.** *20/00177*

A Chara,

I enclose grant of **Permission** in connection with the above.

Your attention is drawn to Condition No. 23 of the **Permission**, which requires that before any work commences on the site, you pay financial contributions to the Council. Otherwise, the **Permission** granted is of no effect.

It should be noted that the amount of the contribution is calculated in accordance with the Council's Development Contributions Scheme.

Please note that payment of development contributions by CASH or CREDIT CARD may only be made at the PAYMENTS OFFICE, COUNTY HALL. Payment by CHEQUE (*non-business customers only*)/BANK DRAFT etc. can be accepted at Planning Department West, Norton House, Skibbereen, Co. Cork.

Is mise, le meas,

*Margaret Corcoran*

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Margaret Corcoran  
Senior Staff Officer



**CORK COUNTY COUNCIL**  
Planning & Development Acts 2000 – 2010 as amended

Sinead O'Regan  
c/o Bennett & Co. Design Consultants Ltd  
8 Lady's Cross  
Cloheen  
Clonakilty, Co. Cork

Planning Register No: 20/00177

Application by: Sinead O'Regan

**Of:** c/o Bennett & Co., Design Consultants Ltd, 8 Lady's Cross, Cloheen,  
Clonakilty, Co. Cork

**On:** 26/03/2020

**For:** Construct dwelling, domestic garage and install new sewage treatment  
system

**At:** Downeen, Rosscarbery, Co. Cork

Further to Notice dated the 29/06/2020 Cork County Council hereby conveys a grant of **Permission** for the application described above subject to the conditions set out in the schedule attached to the said Notice dated 29/06/2020 of its intention to grant **Permission**

Signed on behalf of Cork County Council

*Margaret Corcoran*

\_\_\_\_\_  
Margaret Corcoran

**DATE:** 04/08/2020

**NOTE FOR GUIDANCE OF DEVELOPERS**

A grant of Planning Permission or Permission Consequent on the grant of Outline Permission does NOT of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so. Unless otherwise stated or unless it is revoked a Permission or Permission Consequent on the Grant of Outline Permission is valid for a period of five years.

Any development which takes place prior to the payment of a financial contribution required by any of the conditions attached to a Permission or Permission Consequent on the grant of Outline Permission will be unauthorized until compliance with the condition or conditions.

Please note that there is an onus on developers to ensure that there is no danger to the public as a result of the proposed development.

## Important Notice for Developers – Conditions Precedent

**The enclosed grant of permission may not automatically entitle you to commence the authorised development.** This is because many permissions contain “Conditions Precedent” i.e. conditions which must be complied with before development commences. (Such conditions usually contain the phrase ‘before development commences’ and may require further details to be submitted to and agreed with the Planning Authority). If there are such conditions on your permission please read on.

### 1) Early Submission Of Details

Where compliance proposals are required by condition you should make them as far in advance of your anticipated commencement date as possible. This is to enable adequate time for the Planning Authority to consider and, when satisfactory, agree the details. Such proposals may need to be revised before agreement can be reached or, in the absence of agreement, may need to be referred to An Bord Pleanala. These potential delays to starting a development can be mitigated by early submission of proposals in the first instance.

There is no statutory timeframe for responding to such compliance proposals and on an ongoing basis the Planning Authority will be dealing with other priorities including current Planning Applications with statutory decision deadlines. **Therefore, submit as early as possible and do not commence development until agreement of the Planning Authority has issued in writing.**

### 2) Development Commenced In Advance of Compliance Proposals/Agreements

Any development commenced in advance of full compliance with such conditions (including conditions requiring financial contributions, bonds, securities) is unauthorised and leaves a developer liable to **enforcement proceeding and heavy penalties**. Simply submitting a proposal may not in itself be sufficient compliance if the condition also requires the Agreement/Approval of the Planning Authority. This will also apply where the Planning Authority becomes aware that a development is about to start (e.g. Commencement Notice) and conditions precedent have not been complied with.

### 3) Submission Should Be Addressed As Follows:

Compliance with Conditions  
Planning Department West, Norton House, Skibbereen, Co. Cork.

**The above information is intended for your assistance and guidance in avoiding a situation of unauthorised development and the Planning Authority wishes you every success with the development.**