

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

13<sup>th</sup> June 2019

Your Ref: ABP-304475-19

PA Reg Ref: D/226/19

**RE: Appeal by Ms Marie Dineen of Geraldine Villas, Lower Aghada, Co Cork.  
Section 5 Referral. -Diminution of Garden Space for the purpose of gifting a  
site to a family member.**

Dear Secretary,

We refer to the above-mentioned Section 5 Referral by Ms Marie Dineen with respect to our subdivision of our existing large site for the sole purpose of providing a site to our daughter.

We are satisfied to confirm that the matters implied by diminution of the site do not at all apply to our resultant home and site, after extracting the proposed site to our daughter from the parent holding.

- We retain a site of approximately 1,480 sq m after transfer of site.
- We retain amenity/garden and open space of approximately 1,320 sq.m. after transfer of site.
- We retain adequate car-parking space for ourselves and visitors.
- We have not affected the vehicular or pedestrian access route to our house or neighbouring house from the public roadway.
- There is no impact on existing service runs- including water, sewer and power.
- We have not adversely affected the amenity of our own family home or neighbouring dwellings.

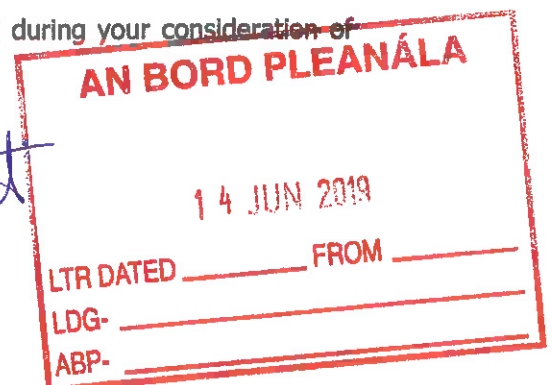
Finally, we request that your office would note that the map submitted both to Cork Co. Council and your office, which purports to reflect the "original curtilage" of the parent site, is in fact inaccurate and significantly under-represents the area and geometry of the said site. To that end we attach Map No 1 which represents the parent site with original curtilage outlined in red and marked "A" thereon.

We further attach a Land Registry Compliant Map (draft) which shows the portion of the parent holding which we propose to transfer to our daughter -outlined in green- and upon which Planning Reg No 18/05042 has been granted.

We trust that the foregoing and enclosures can be considered during your consideration of the subject appeal.

Yours faithfully,

  
Francis Philpott and Felicity Philpott





# Land Registry Compliant Map

Surveyed 1997  
Revised 2014  
Levelled



585749  
ITM CENTRE POINT COORDS  
585674.565663

DESCRIPTION

MAP SHEETS

1:2500  
6474-A



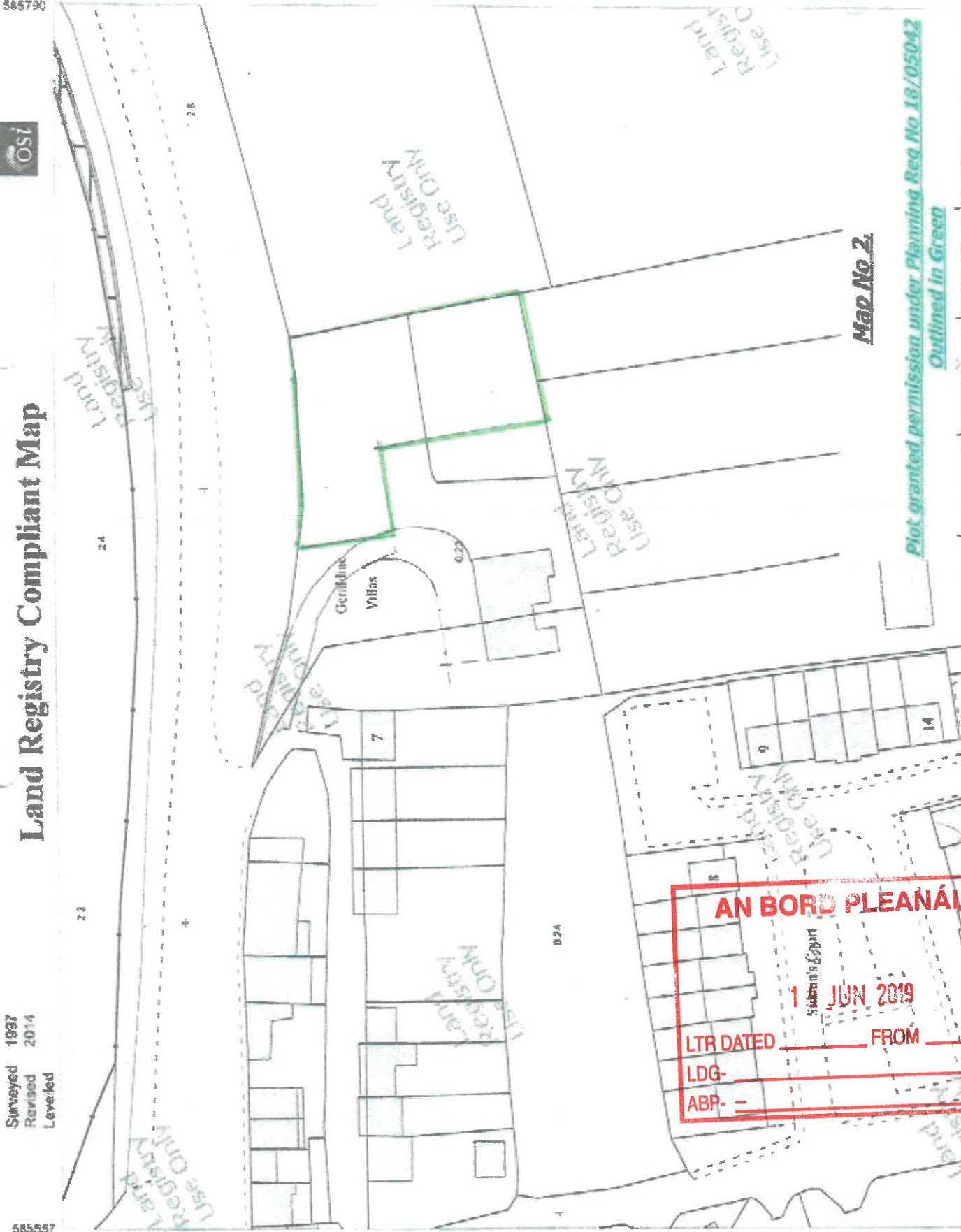
Produced by Revenue Map Services,  
Unit 7, South Deep Business Park,  
Gaulthier Road,  
Co. Doh,  
On behalf of Ordnance Survey Ireland,  
Phoenix Park, Dublin 8.

Si se crea un mapa de un terreno que no sea el que se muestra en este mapa, se debe indicar en el mapa el origen de los datos y el nombre del propietario del terreno. No se permite la reproducción de este mapa sin el consentimiento escrito de Ordnance Survey Ireland.

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585577



**Plot granted permission under Planning Reg No. 18/05042  
Outlined in Green**

Plot Ref. No. 25303627\_4\_2  
Plot Date 03-AUG-2017

0 100 200 250 300  
Metres  
0 100 150 200 250 300  
Feet

Scale: 1:1,000  
Scale: 1:1,000

585740

585567