

Knockanare

Buttevant

Co. Cork

P51D2Y6

18 June 2025

Dear Sir / Madam

Please find enclosed a planning appeal and supporting materials.

Would it be possible to pay the admin fee by phone please? My number is 085 8592508.

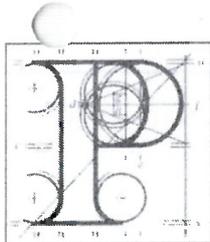
Many thanks,



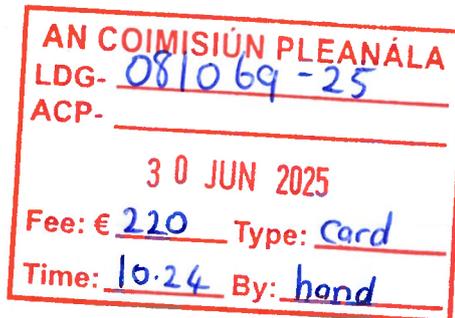
Laura Little

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
19 JUN 2025	
Fee: €	<u>520</u> Type: <u>S&D</u>
Time: <u>9.39</u>	By: <u>Ray Post</u>

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
30 JUN 2025	
Fee: €	_____ Type: _____
Time: _____	By: _____



An
Bord
Pleanála



Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Laura Little

(b) Address

Knockanare, Buttevant, Co. Cork, P51D2Y6

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

Postal address for letters

3. During the appeal we will post information and items to you **or** to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) **Planning authority**

(for example: Ballytown City Council)

Cork County Council

(b) **Planning authority register reference number**

(for example: 18/0123)

D/241/25

(c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Knockanare, Buttevant, Co. Cork, P51 D2Y6

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

The planning search carried out on the property showed up 2 permissions. The 65/767 one in addition to 70/1767.

Cork County Council have cited planning reference 65/767 in their letter, however, the property was constructed under planning reference 70/1767.

Attached, from file 70/1767 are:

plans, site layout, notification of decision the final grant of permission and a letter from a county council engineer in 1972 stating that he was happy that the buildings complied with permission.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the "yes, I wish to request an oral hearing" box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the "No, I do not wish to request an oral hearing" box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark

Last updated: April 2019.



Comhairle Contae Chorcaí Cork County Council

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.

Fón: (021) 4276891

R-phost: planninginfo@corkcoco.ie

Suíomh Gréasáin: www.corkcoco.ie

Planning & Development,

County Hall,

Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891

Email: planninginfo@corkcoco.ie

Web: www.corkcoco.ie



Laura Little,
Knockanare,
Buttevant,
Co. Cork,
P51 D2Y6.

3rd June 2025

REF: D/241/25
LOCATION: Knockanare, Buttevant, Co. Cork, P51 D2Y6.

RE: **DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Madam,

On the basis of the information submitted by you on 9th April 2025 the Planning Authority, having considered whether alterations proposed to upgrade the thermal efficiency of the dwelling at **Knockanare, Buttevant, P51 DY26** is or is not development or is or is not exempted development, has declared that it is **not exempted development**.

Reason for Decision

The Planning Authority in considering this referral, had particular regard to

- the details submitted to the Planning Authority on the 9th April, 2025
- the planning history on the site
- Sections 1 2, 3, 4 and 6 of the Planning and Development Act (2000, as amended)
- Article 9 (1) (viii) of the Planning and Development Regulations (2001, as amended)

And Whereas the Planning Authority hereby concludes that the alterations proposed to upgrade the thermal efficiency of the dwelling proposed works is deemed development and is not exempted development as the proposed works are restricted by Article 9 (1) (viii) of the Planning and Development Regulations 2001 as amended, 'Restrictions on Exemptions' as the proposed works would, 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. The dwelling as constructed on site does not correlate with the elevations as permitted under PI Ref 65/767. The dwelling as constructed differs significantly from the plans as permitted with a different roof profile, front door location and front window type location. As such the proposed works queried under this declaration request cannot be considered as they are restricted by Article 9 (1) (viii) of the Planning and Development Regulations 2001 as amended, Restrictions on Exemption as the proposed works would, *consist of or comprise the*



We are Cork.



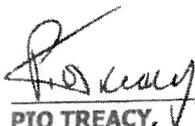
Recycled

extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

The Planning Authority concludes that the alterations proposed to upgrade the thermal efficiency of the dwelling at **Knockanare, Buttevant, P51 DY26** is development and is **not exempted development**.

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Yours faithfully,



**PIO TREACY,
A/SENIOR EXECUTIVE OFFICER,
PLANNING DEPARTMENT.**

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

PLANNING APPLICATIONS: 2.

65/767.

Development Type: Permission.

Development Description: Erection of bungalow.

Development Address: Waterhouse, Buttevant, Co. Cork.

Applicant Name: Samuel D. Holt.

Decision: Refused.

Grant Date: N/A.

Appeals: 1.

Appeal Reference: PL. 4/5/6970.

Appeal Type: Applicant.

Appeal Date: 24/06/1966.

Appeal Decision: Conditional.

70/1767.

Development Type: Permission.

Development Description: Erection of two houses.

Development Address: Waterhouse, Buttevant, Co. Cork.

Applicant Name: Buttevant Concrete Products Ltd.

Decision: Conditional.

Grant Date: 19/04/1970.

Appeals: Nil.

CORK COUNTY COUNCIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

H/O No 378/71
D.SS 17.
C.E. Sept

To/ Butevant Concrete Products Ltd.

Butevant,

Co. Cork.

Register No. 1767/70

APPLICATION BY Butevant Concrete Products Ltd.,

OF Butevant, Co. Cork. On 16/11/70 and 8/3/71 -
revised date -

FOR PERMISSION/AN APPROVAL

FOR erection of two houses

AT Interhouse, Butevant

Further to notice dated 19/3/71 the Cork County Council hereby conveys a grant of Permission/Approval for the development/retention described above for use as private residence subject to conditions set out in the schedule (if any) attached to the said Notice dated 19/3/71 of its intention to grant Permission/Approval.

Signed on behalf of the Cork County Council



Date:

19 APR 1970

CORK COUNTY COUNCIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

NOTIFICATION OF DECISION TO GRANT A PERMISSION ~~AN APPROVAL~~ (UNDER THE CONDITIONS) UNDER SECTION 26/27 OF THE ACT

Reference no.
In Planning
Register.

Butevant Concrete Products Ltd.

Application
Received

Butevant

16/11/70 & 4/3/71
revised date.

1787/70

Co. Cork

In pursuance of the powers conferred upon them by the above-mentioned Act, the Council of the County of Cork have by order dated 19 MAR 1971 decided to grant a permission ~~an approval~~ for the development of land ~~for the erection of an unauthorised structure~~ namely:

Erection of two houses at Waterhouse, Butevant.

SUBJECT to the conditions set out in Column 1 of the Schedule hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the Schedule.

If there is no appeal against the said decision, a grant of permission ~~approval~~ in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to the Minister for Local Government (See Note overleaf)

It should be noted that until a grant of permission ~~approval~~ has been issued, the development ~~extension~~ in question is NOT AUTHORISED.

Room 1001,
Co. Hall,
Cork.

Signed on behalf of the said Council,

Date:

19 MAR 1971

SCHEDULE

Column 1 - Condition	Column 2 - Reason
(1) Entrances shall be recessed a minimum of 12' and side walls shall be splayed to an angle of 45° and walls shall not exceed a maximum height of 3½' over the level of the adjoining road.	(1) To provide proper sight distance for emerging traffic in the interests of road safety.
(2) Avenue between entrance gates and road edge shall be set level with existing road surface.	(2) In the interests of road safety and the proper development of the site.
(3) Surface water from the site shall not be allowed flow onto the public road and road-side drainage shall not be obstructed.	(3) To prevent the flooding of the public road.
(4) Ground between sight line shown on map and public road shall be reduced to a height not exceeding 3' over road level; no trees or bushes shall be planted in	(4) To provide proper sight lines in the interests of road safety.
(5) Septic tanks to serve the development shall be constructed in accordance with Dept. of Local Government Standard Plan (Revised 1961) and shall be located at least 60' from any dwellinghouse and 60' from the public road.	(5) In the interests of public health.

/over

COMAIRLE CONNTAE CORCAIGE

CORK COUNTY COUNCIL (NORTH)

ASSISTANT COUNTY ENGINEER'S OFFICE,

CHARLEVILLE.

November 23rd, 1972

Mr. D.J. Dineen,
Staff Officer,
Room - 1001,
County Hall,
CORK.

Reg No
24 NOV 1972
CORK COUNTY COUNCIL County Hall, Cork

re: Proposed erection of two houses at
Waterhouse, Buttevant Reg. No. 1767/70.

Further to your letter of the 21st, Inst.,
I wish to state that work complies as far as
the work is gone. Entrances are not built a
yet so the first three conditions have yet to
be complied with as work is carried out.

File returned herewith.

F. Wallace

F. Wallace - A.C.E. (Wallace)

Encls.

** before latest No. 1
see County records
24
11
72*

24th November, 1972.

Nagle and McCarthy,
Solicitors,
Duttovant,
Co. Cork.

Re: Proposed erection of two houses at
Waterhouse, Duttovant, Reg. No. 1727/70

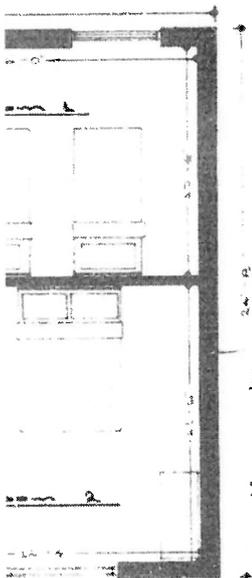
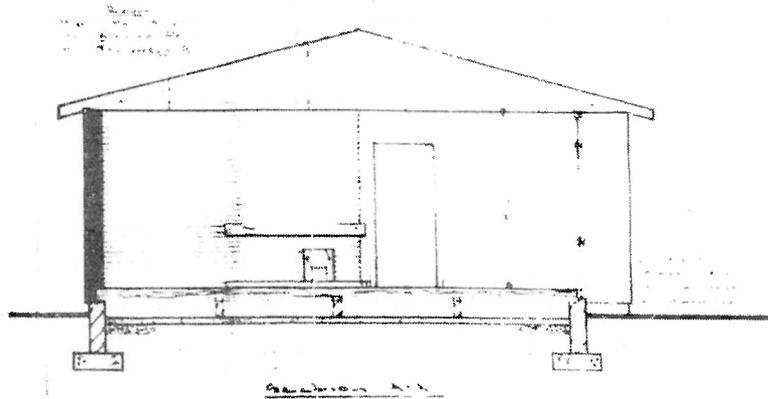
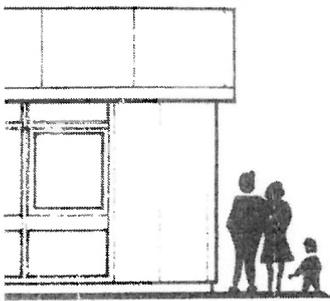
Dear Sir,

I refer to your letter of 23/10/72 regarding a
Certificate of compliance with the conditions for the
above development. I wish to state that the conditions
comply as far as work is done. Entrances are not
built as yet as the first three conditions have yet
to be complied with as work is carried out.

Yours faithfully,

For County Secretary.

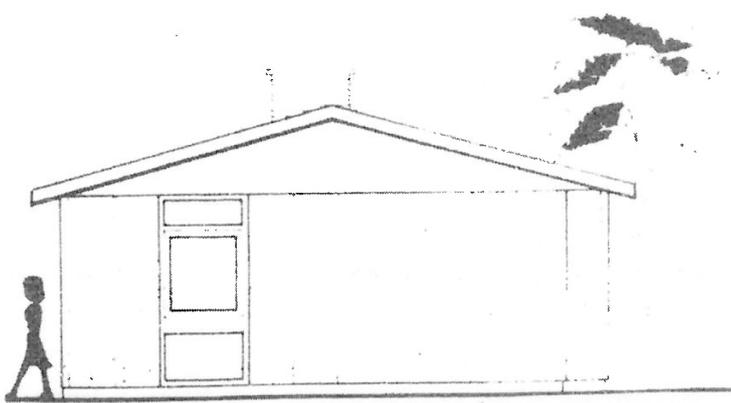
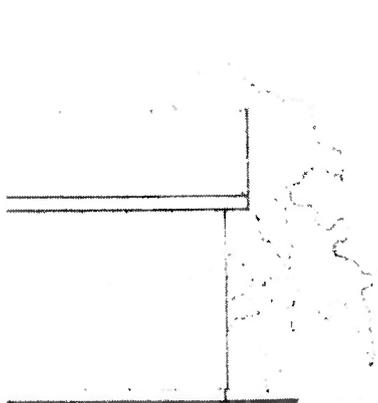
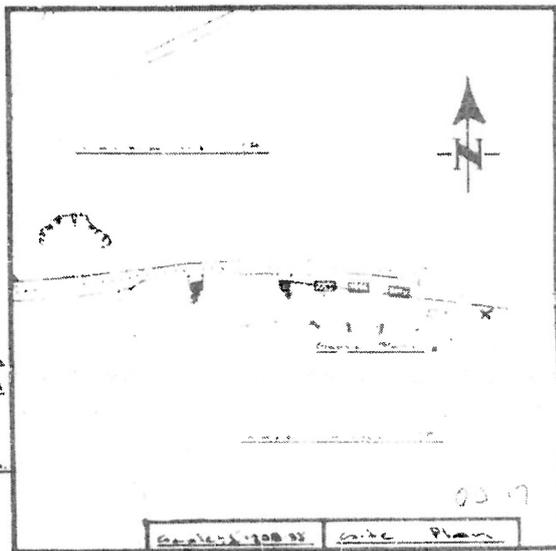
TB/101



Scale
1/2" = 1'-0"

Note
Water Tank to
Government Specification
Water from Canal
Main

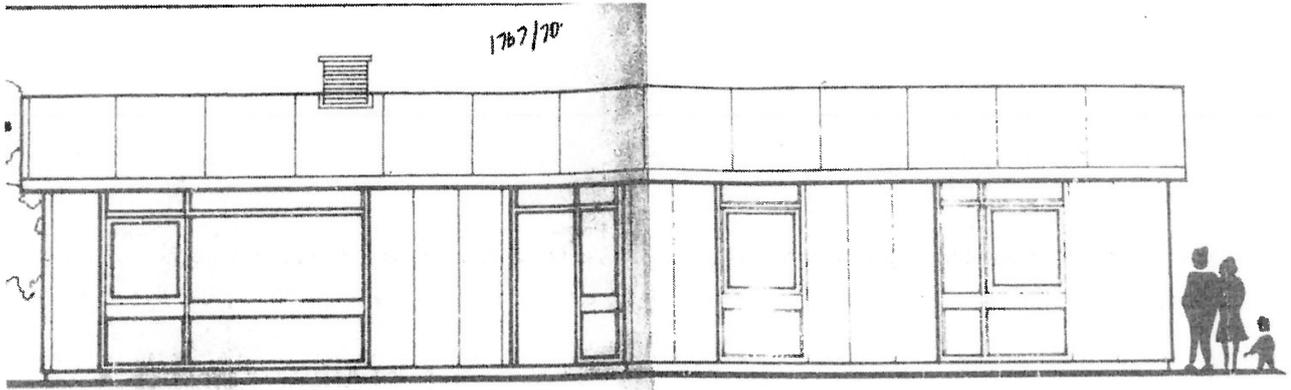
Plat Floor Area 40' x 40'



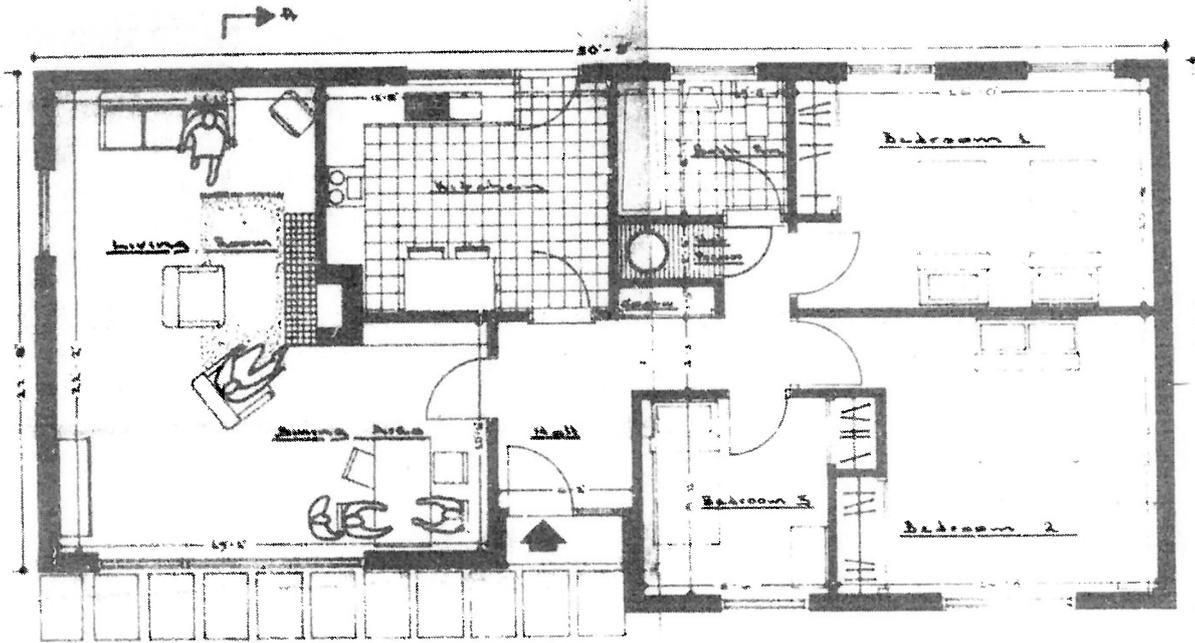
End Elevation

Prepared at Waterhouse, Suttasank, Co. Cork.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30



Front Elevation

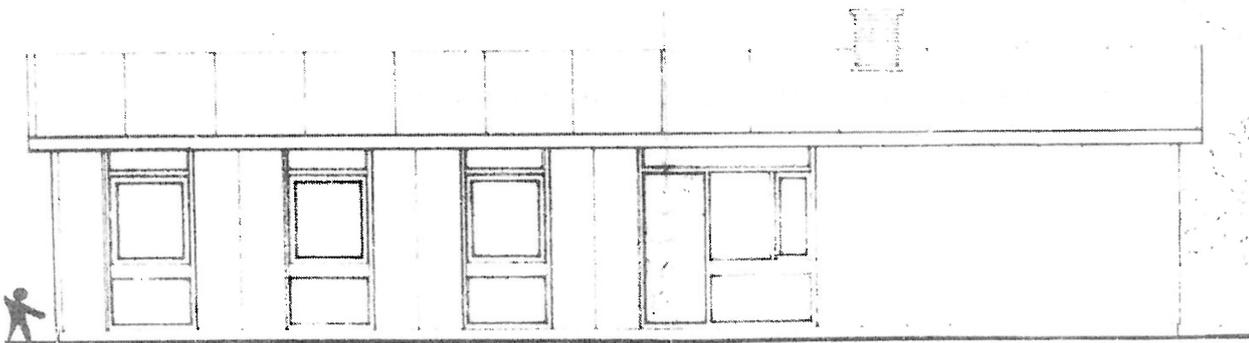


Scale
1" = 4'-0"

Note
Electric Panel
Government Office
Water from
Main

Total Floor Area: 41

Plan



Rear Elevation

Three Bungalows for Suburban Concrete Products at Waterhouse

Knockanare

Buttevant

Co. Cork

P51D2Y6

30 June 2025

Dear Sir / Madam

I wish to appeal the decision D/241/25 on the grounds that the Council has looked at the incorrect planning permission for the site when making their decision.

The planning search carried out on the property showed up 2 permissions. The 65/767 and 70/1767.

Cork County Council have cited planning reference 65/767 in their letter, however, the property was constructed under planning reference 70/1767

Attached, from file 70/1767 are:

- plans,
- site layout,
- notification of decision the final grant of permission and a letter from a county council engineer in 1972 stating that he was happy that the buildings complied with permission.

Many thanks,

Laura Little