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CONTAE AN CHLÁIR | COUNTY COUNCIL

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Lisdoonvarna
Co. Clare

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Your Client: PJ Torpey

29th March, 2022

Section 5 referral Reference R22-16 – PJ Torpey

Is the demolition of existing sheds, and the replacement of them with one single shed, at Ballygoonau, Kilfenora, Co. Clare, considered to be development and if so, is it exempted development?

A Chara,

I refer to your application received on 2nd March 2022 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

The Planning Authority has considered the matter and I attach herewith the Council's findings in this matter.

Where a declaration is issued by the Planning Authority, any person issued with a declaration, may on payment to an Bord Pleanála of the required fee, refer a declaration for review by An Bord Pleanála within 4 weeks of the date of the issuing of the declaration. Details on making such appeal are available on the Board's website at www.pleanala.ie

Mise, le meas



Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate

An Roinn Pleanála
An Stiúrthóireacht Forbairt Gheilleagrach
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Planning Department
Economic Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



**DECLARATION ISSUED UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)**

Reference No.: R22-16



Comhairle Contae an Chláir
Clare County Council

Section 5 referral Reference R22-16

Is the demolition of existing sheds, and the replacement of them with one single shed, at Ballygoonaun, Kilfenora, Co. Clare, considered to be development and if so, is it exempted development?

AND WHEREAS, PJ Torpey has requested a declaration from Clare County Council on the said question.

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

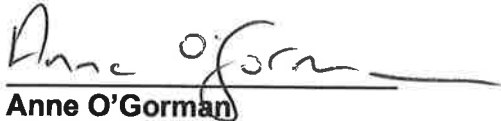
- a) Sections 2, and 3 of the Planning and Development Act 2000, as amended,
- b) Class 6, Class 8 and Class 9, Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- c) Class 50, Part 1 of Schedule 2, of the Planning and Development Regulations 2001, as amended.
- d) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended
- e) The details and drawing as indicated in submitted documents from the referrer and the proposal to demolish the existing structure on site.

And whereas Clare County Council has concluded:

- a) the development consisting of demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora constitutes "works" and "development" which come within the scope of sections 2 and 3 of the Planning and Development Act 2000, as amended.
- b) The said development, consisting of demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora, is not exempted development having regard to the proposed demolition of the existing structures and having regard to the provisions of Class 50 which limits the exemption of the demolition of farm complex buildings to 100 sq.m.
- c) The floor area of farm buildings to be demolished being 324.18 sq.m. (excluding the creep yard) exceeds the 100 sq.m limitation set by class 50.

THEREFORE: The Planning Authority in exercise of the powers conferred on it by Section 5 of the Planning and Development Act, 2000 (as amended), hereby decides that:

The proposed development consisting of the demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora is development and is not exempted development, as defined within the Planning & Development Acts, 2000 (as amended) and associated regulations.

A handwritten signature in dark ink, appearing to read 'Anne O'Gorman', is written over a horizontal line.

Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate

29th March, 2022

CLARE COUNTY COUNCIL

SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED

DECLARATION ON DEVELOPMENT AND/OR EXEMPTED DEVELOPMENT

Chief Executive's Order No: 79503

Reference Number: R22-16

Date Referral Received: 2nd March 2022

Name of Applicant: PJ Torpey

Location of works in question: Ballygoonaun, Kilfenora, Co. Clare

Section 5 referral Reference R22-16 – PJ Torpey

Is the demolition of existing sheds, and the replacement of them with one single shed, at Ballygoonaun, Kilfenora, Co. Clare, considered to be development and if so, is it exempted development?

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

- (a) Sections 2, and 3 of the Planning and Development Act 2000, as amended,
- (b) Class 6, Class 8 and Class 9, Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (c) Class 50, Part 1 of Schedule 2, of the Planning and Development Regulations 2001, as amended.
- (d) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended
- (e) The details and drawing as indicated in submitted documents from the referrer and the proposal to demolish the existing structure on site.

AND WHEREAS Clare County Council has concluded:

- (a) the development consisting of demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora constitutes "works" and "development" which come within the scope of sections 2 and 3 of the Planning and Development Act 2000, as amended.
- (b) The said development, consisting of demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora, is not exempted development having regard to the proposed demolition of the existing structures and having regard to the provisions of Class 50 which limits the exemption of the demolition of farm complex buildings to 100 sq.m.
- (c) The floor area of farm buildings to be demolished being 324.18 sq.m. (excluding the creep yard) exceeds the 100 sq.m limitation set by class 50.

ORDER: Whereas by Chief Executive's Order No. HR 152 dated 9th April 2021, Pat Dowling, Chief Executive for Clare County Council, did, pursuant to the powers conferred on him by Section 154 of the Local Government Act 2001, delegate to Gareth Ruane, Senior Executive Planner, the powers, functions and duties as set out herein,

NOW THEREFORE pursuant to the delegation of the said powers, functions and duties and under Section 5(2)(a) of the Planning & Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the referral described above, I, Gareth Ruane, Senior Executive Planner, hereby declare that the demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora is development and is not exempted development.

Signed:



GARETH RUANE
SENIOR EXECUTIVE PLANNER 

Date:

29th March, 2022

CLARE COUNTY COUNCIL
SECTION 5 DECLARATION OF EXEMPTION APPLICATION
PLANNERS REPORT

FILE REF:	R22/ 16
APPLICANT(S):	PJ Torpey
REFERENCE:	Whether the demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora Co. Clare is considered to be development and if so is is exempted development.
LOCATION:	Kilfenora Co. Clare
DUE DATE:	29th March 22

Site Description

The site is located in Ballygoonuan townland . There are no national monuments or European sites on site or nearby the subject site.

The site is occupied by farm building divided in to slatted shed, creep area , machinery shed and storage shed. The building is 45m set back from the public road.

Details submitted with the application

- Site location map scale 1: 1000.
- Site layout plan scale 1: 500
- Floor plans, sections, elevations and cross sections of the existing and proposed sheds Scale 1: 100
- Photos of existing sheds.
- Floor area of existing sheds as advised by the agent as per the following tables 1 and 2 .

Table 1

Existing sheds	Floor area	Total floor area sq.m.
Type 1 Slatted	152.6	
Type 1 cattle creep	47.	
		199.65 (Type 1)
Type 4 Open hay shed	84.48	
Type 4 Storage shed	32.98	
Type 4 Machinery Shed	57.12	
		171.58 (Type 4)

Table 2

Proposed sheds	Floor area	Total floor area sq.m.
Type 1 Slatted / cattle shed	251.96	
Type 1 cattle creep	47.	
		298.86
Type 4 Open hay shed	155.1	
Feed store	32.98	
		188.08

Background to Referral

Statutory Provisions

Planning and Development Act, 2000 (as amended)

In order to assess this proposal, regard has to be had to the *Planning and Development Act 2000, as amended*.

S.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.

‘Works’ are defined in Section 2 of the *Planning and Development Act 2000, as amended* as follows:

*“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.*

Planning & Development Regulations, 2001, as amended

Article 6 refers to Exempted Development and states that subject to Article 9, development of a class specified in column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

Planning and Development Regulations 2001 (as amended) Schedule 2, Part 3,

Part 3 Exempted Development Rural- Article 6

Class 6

Planning and Development Regulations 2001 (as amended) Schedule 2, Part 3, Class 6

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

- 1. No such structure shall be used for any purpose other than the purpose of agriculture.*
- 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.*
- 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution*
- 4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.*
- 5. No such structure within 100 metres of any public road shall exceed 8 metres in height.*
- 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.*
- 7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.*

Planning and Development Regulations 2001 (as amended) Schedule 2, Part 3, Class 8

Part 3 Exempted Development Rural- Article 6

Class 8

*Works consisting of the provision of roofless cubicles, **open loose yards**, self-feed silo or silage areas, feeding aprons, assembly yards, milking parlours or structures for the making or storage of silage or **any other structures of a similar character or description**, having an aggregate gross floor space not exceeding 200 square metres, and any ancillary provision for effluent storage.*

Conditions and limitation

- 1. No such structure shall be used for any purpose other than the purpose of agriculture.*
- 2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.*
- 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and the Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.*

4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.
5. No such structure within 100 metres of any public road shall exceed 8 metres in height.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

Class 9 .

Works consisting of the provision of any store, barn, **shed**, glasshouse or other structure, not being of a type specified in class 6, 7 or 8 of this Part of this Schedule and having a gross floor space not exceeding 300 square metres.

Conditions and limitation

1. No such structure shall be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent.
2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square metres gross floor space in aggregate.
3. No such structure shall be situated within 10 metres of any public road.
4. No such structure within 100 metres of any public road shall exceed 8 metres in height.
5. No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.
6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure

Class 50.

The demolition of a building or buildings of a farm yard complex .

Conditions and limitations.

No such building or buildings shall abut on another building in separate ownership .

The cumulative floor area of any such building or buildings shall not exceed in the case of a building or buildings within the curtilage of house 40 sq m and in all other cases 100 sq.m.

No such development shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.

Under Article 9 (1) of the same Regulations, development to which Article 6 relates shall not be exempted development for the purposes of the Act:

(a) if the carrying out of such development would –

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act

(ii) consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(iv) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."

(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,

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,

(xi) obstruct any public right of way,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

Assessment

Basis of Referral

The applicant is seeking a Section 5 Declaration as to whether the demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora is exempted development.

The existing farm sheds and yards comprise the following classifications and floor areas:

Table 1

Existing sheds	Classification	Floor area limit not exceeding	Existing Floor area	Total floor area sq.m.
Slatted Unit	Class 6	200	152.6	
				152.6
Creep area	Class 8	200	47.	
				47
Hayshed	Class 9	300	81.48	
Machinery Shed	Class 9	300	57.12	
Storage shed	Class 9	300	32.98	
				171.58

The **proposed** farm sheds and yards will comprise the following classifications and floor areas:

Table 2

Proposed sheds	Classification	Floor area limit not exceeding	Proposed floor area	Total floor area sq.m.
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Extended Slatted Unit	Class 6	200	251.96	251.96
Creep area	Class 8	200	47 (no change)	47
Hayshed	Class 9	300	155.1	
Machinery Shed	Class 9	300	0	
Feed store	Class 9	300	32.98	
				188.08

Planning and Development Regulations 2001 (as amended) Schedule 2, Part 3,

Class 6

Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

1. *No such structure shall be used for any purpose other than the purpose of agriculture. **This is the case.***
2. *The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate. **The gross floor space of the proposed class 6 buildings is 251.96sq.m. There are no other structures of the same class within the farmyard complex or within 100m, thus the aggregate of 300 sq.m. is not exceeded.***
3. *Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution. **The effluent storage facilities adequate to serve the structure are proposed to be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements. The development therefore complies with this condition/ limitation.***
4. *No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road. **The structure including the proposed underground tank is set back 45m from the public road thus complying with this condition/limitation.***
5. *No such structure within 100 metres of any public road shall exceed 8 metres in height. **The slatted unit sheds are 5.1m and 5.3m in height and as such complies with this height limitation.***
6. *No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner*

and, as may be appropriate, the occupier or person in charge thereof. **The structure complies with this requirement as the family dwelling is the nearest house. There are no other residential buildings within 100m. Existing dwellings to the east are over 200m distance.**

7. **No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. No details of external finishes are shown. However such structure are required to as complying with minimum specification for agricultural buildings.**

Class 8

*Works consisting of the provision of roofless cubicles, open loose yards, self-feed silo or silage areas, feeding aprons, assembly yards, milking parlours or structures for the making or storage of silage or any other structures of a similar character or description, having an aggregate gross floor space not exceeding 200 square metres, and any ancillary provision for effluent storage. **The proposed creep area which is considered to be the equivalent of an open loose yard, lies adjacent to the slatted shed and remains unchanged in the new development at 47 sq.m. The purpose of the creep area to provide a non slatted surface for cattle to stand on for bovine welfare.***

Conditions and limitation

1. *No such structure shall be used for any purpose other than the purpose of agriculture. **This is the case.***
2. *The gross floor space of such structures together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate. **This is the case being only 47 sq.m.***
3. *Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and the Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution. **Effluent storage is provided in the slatted tanks.***
4. *No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road. **The structure will be set back 45m from the public road.***
5. *No such structure within 100 metres of any public road shall exceed 8 metres in height. **N/A***
6. *No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof. **This is the case. The structure complies with this requirement as the family dwelling is the nearest house. There are no other residential buildings within 100m. Existing dwellings to the east are over 200m distance. The nearest dwelling to the west is 250m distance away.***
7. *No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. No details of external finishes are shown. However such structure are required to as complying with minimum specification for agricultural buildings.*

Class 9 .

*Works consisting of the provision of any store, barn, **shed**, glasshouse or other structure, not being of a type*

specified in class 6, 7 or 8 of this Part of this Schedule and having a gross floor space not exceeding 300 square metres. **The cumulative floor area of the proposed class 9 shed is 188.08sq.**

Conditions and limitation

- 1. No such structure shall be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent. **This is the case. The sheds are for farm machinery and feed stuff.***
- 2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square metres gross floor space in aggregate. **This is the case. There are no other existing or proposed structures of this class.***
- 3. No such structure shall be situated within 10 metres of any public road. **The structure will be set back 45 m from the public road.***
- 4. No such structure within 100 metres of any public road shall exceed 8 metres in height. **The structure is 5.3m high***
- 5. No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof. **The structure complies with this requirement as the family dwelling is the nearest house. There are no other residential buildings within 100m. Existing dwellings to the east are over 200m distance. The nearest dwelling to the west is 250m distance away.***
- 6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. **No details of external finishes are shown. However such structure are required to as complying with minimum specification for agricultural buildings.***

Class 50. The demolition of a building or buildings of a farm yard complex .

Conditions and limitations.

*No such building or buildings shall abut on another building in separate ownership . **All buildings are under one ownership.***

*The cumulative floor area of any such building or buildings shall not exceed in the case of a building or buildings within the curtilage of house 40 sq m and in all other cases 100 sq.m. **The floor area of the buildings to be demolished is 324.18 sq.m. excluding the creep yard area of 47 . sq.m. and thus exceeds the limitation.***

No such development shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.

Article 9 of the Planning and Development Regulations 2001, as amended

Article 9 of the Planning and Development Regulations 2001, as amended outlines restrictions on exempted development, and these are assessed below:

- (i) *contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act*

There are no previous planning permissions on site.

- (ii) *consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*

No alterations to the existing access point are proposed.

- (iii) *endanger public safety by reason of traffic hazard or obstruction of road users,*

N/A.

- (iv) *interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.*

N/A

- (v) *consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,*

N/A This is not applicable in this instance.

- (vi) *consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,*

- (vii)
 - a. *consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any*

excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

N/A This is not applicable in this instance .

- b. *comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,*

n/A

- c. *consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."*

This is not applicable in this instance as the subject site is not located in a NHA or p NHA.

- (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,*

This is not applicable in this instance.

- (ix) *consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*

This is not applicable in this instance.

- (x) *consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,*

This is not applicable in this instance.

- (xi) *obstruct any public right of way,*

This is not applicable in this instance.

- (xii) *further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new*

development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

This is not applicable in this instance.

Conclusion

Having regard to the above it is considered that the proposed development constitutes both 'works' and 'development'. Regard has been had to the provisions of Class 6, Class 8 and Class 9 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended together with the associated conditions and limitation regarding floor area. The proposed works specifically include the demolition of an existing farm complex/ building, of which there is no specific provision in classes of exemption relating to agricultural development. Class 50 permits demolition of a farm yard complex provided the floor area of the building to be demolished does not exceed 100sq.m. In this instance the floor area is 324.18 sq.m and as such exceeds the limitation. It therefore cannot be concluded that such demolition is exempted .

Recommendation

The following questions have been referred to the Planning Authority:

Whether the demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora is or is not development and is or is not exempted development.

The Planning Authority in considering this referral had regard to:

- (a) Sections 2, and 3 of the Planning and Development Act 2000, as amended,
- (b) Class 6, Class 8 and Class 9 , Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (c) Class 50, Part 1 of Schedule 2, of the Planning and Development Regulations 2001, as amended.
- (d) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended
- (e) The details and drawing as indicated in submitted documents from the referrer and the proposal to demolish the existing structure on site.

And whereas Clare County Council (Planning Authority) has concluded:

- (a) the development consisting of demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora constitutes "works" and "development" which come within the scope of sections 2 and 3 of the Planning and Development Act 2000, as amended.
- (b) The said development, consisting of demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora, is not exempted development having regard to the proposed demolition of the existing structures and having regard to the provisions of Class 50 which limits the exemption of the demolition of farm complex buildings to 100 sq.m., ~~Class 6, Class 8, and Class 9 of~~

~~Schedule 2, Part 3 of the Planning and Development Regulations 2001, as amended, including the conditions and limitations therein.~~

- (c) The floor area of farm buildings to be demolished being 324.18 sq.m. (excluding the creep yard) exceeds the 100 sq.m limitation set by class 50.

Now therefore Clare County Council (Planning Authority), hereby decides demolition of existing sheds, and the replacement of them with one single shed at Balygoonaun Kilfenora is development and is not exempted development.



Ellen Carey
Executive Planner

Date: 28/3/22



Garreth Ruane
Senior Executive Planner

Date: 28/03/22

1. Table 1 to be filled in for all development applications.
2. Where proposed development is within a European site(s) site, go directly to table 3.
3. For all other development proposals, fill in table 2, and if required, table 3.
4. A Habitats Directive Screening Statement should be sought for all developments regardless of location which require an EIS

Table 1: Project Details

Planning File Reference	R 22/ 16
Applicant Name	John Torpey
Development Location	Ballygoonaun
Application accompanied by an EIS	
Application accompanied by an NIS	
Description of the project (To include a site location map):	
<p>Section 5 referral</p> <p>Whether is or is not development and is or is not exempted development.</p>	

Table 2: Identification of European sites which may be impacted by the proposed development.

This section identifies the European Sites within the likely zone of impact of the plan or project. For plans an initial 15km zone of influence (NPWS-DAHG)¹ is recommended. For projects, the distance could be much less than 15km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects. Qualifying Interests/Special conservation Interests for each site and the distance relevant to the proposal are listed (Table 2 (a)).

Table 2 (a): European Sites within 15km of Applicant Site

European Sites ²	Qualifying Interests (QIs)/Special Conservation Interests (SCIs) and conservation objectives (either generic or detailed) (available on www.npws.ie/protectedsites) or through Intranet.	Distance to Applicant Site (km)
Moneen Mountain SAC	<p>Annex I habitats:</p> <ul style="list-style-type: none"> ☐ *Turloughs [3180] ☐ Alpine and boreal heaths [4060] ☐ <i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] ☐ Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130] ☐ Semi-natural dry grasslands and scrubland facies on calcareous grasslands [6210] ☐ Petrifying springs with tufa formation (Cratoneurion) [7220] ☐ *Limestone pavements [8240] <p>Annex II Species</p> <ul style="list-style-type: none"> ☐ Marsh fritillary <i>Euphydryas aurinia</i> [1065] ☐ Lesser horseshoe bat <i>Rhinolophus hipposideros</i> [1303] 	4.7km

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species.	Is the development in the catchment of or immediately upstream of a watercourse that has been designated as a European site?	no
2	Impacts on terrestrial habitats & species.	Is the development within 1km of a European site with terrestrial based habitats or species?	NO
3	Impacts on designated marine habitats & species.	Is the development located within marine or intertidal areas and within 5 km of a	no

¹ European Sites that are more than 15km from the proposal may have to be considered. For example in the case of sites with water dependent habitats or species and where a proposal could affect water quality or quantity it may be necessary to consider the full extent of the upstream and/or downstream catchment.

² European Site details are available on <http://webgis.npws.ie/npwsviewer/> or maybe obtained from internal mapping systems.

		<i>European site whose qualifying habitats or species include the following: Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs</i>	
4	Impacts on birds in SPAs	<i>Is the development within 1km of a Special Protection Area</i>	no
5	Indirect effects	<i>Is the development, in combination with other existing or proposed developments likely to impact on an adjacent European site? Is any emission from the development (including noise) likely to impact on an adjacent habitat or species?</i>	No

Conclusion:

- If the answer to all of the above is *no*, significant impacts on European sites are unlikely. No further assessment is required; go directly to the conclusion statement.
- If the answer is *unknown* or *yes* proceed to Table 3 and refer to the relevant sections of Table 3.

Table 3: Identification of potential impacts.

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species. <i>Please answer the following if the answer to question 1 in table 2 was “yes” or “unknown”. Does the development involve any of the following:</i>	
1.1	Removal of or interference with habitat within a European site. This may include any element of a project liable to interfere with breeding, nesting or roosting sites of birds, bats, water based species	NA
1.2	Discharges either directly (via pipe from the development) or indirectly (via sewer) to surfacewater or groundwater What is the likely volume of the discharge?	Landspreading of effluent
1.3	Abstraction from surfacewater or groundwater in or adjacent to a European site, where hydrology is a critical element in the protection of habitat and species at the site? What is the likely volume of the abstraction?	NA
1.4	Is removal of topsoil proposed within 500m of watercourses? What transportation requirements are provided? Does the removal involve reduction in area, population density or fragmentation of area of any habitat or species?	NA
1.5	Infilling or raising of ground levels within 500m of watercourses? What transportation requirements are provided? Does the infilling or raising involve interference with area, population density or fragmentation of area of any habitat or species?	NA
1.6	Construction of drainage ditches - (scale?) Where the run off is directed to? Is the drainage run off directed to a European site where species are identified and whose conservation status may be impacted by this drainage?	NA
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 500m of watercourses?	NA
1.8	Construction within a floodplain or within an area liable to flood (See www.floodmaps.ie , internal flood risk maps, County Development Plan SFRA and www.cframes.ie)	NA
1.9	Crossing or culverting of rivers or streams, installation of weirs, temporary watercourse crossings or any interference with a watercourse.	NA

1.10	Storage of chemicals or hydrocarbons (including oils and fuels) within 500m of a watercourse	NA
1.11	Development within catchment of a European site of a scale or type which involves the production of an EIS	NA
1.12	Consideration of effects in combination with existing development?	NA
2	Impacts on terrestrial habitats and species. <i>Please answer the following if the answer to question 2 in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
2a	Removal of or interference with habitat within the European site. This includes reduction in habitat area or fragmentation of habitat. Is the timing of this interference liable to impact on the nesting or breeding period of any protected species?	NA
2b	Construction of roads or other infrastructure on peat habitats within 1km of bog, marsh, fen or heath habitat within a European site	NA
2c	Is the development liable to impact on water quality in the European site, or liable to give rise to any change in a key indicator of water quality, including salinity. If yes, is the site designated for any bird species or other plant species whose feeding ground or life cycle may be affected by changes in water quality?	NA
2d	Development within 1km of terrestrial European site of a scale or type which involves the production of an EIS.	NA
3	Impacts on designated marine habitats and species. <i>Please answer the following if the answer to question 3 in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
3a	Removal of or interference with habitat within the European site. This includes timing of the project if there is potential to interfere with nesting or breeding periods, either directly or indirectly (e.g. by noise emission) or any aspect of the life cycle of a protected species. This also includes potential fragmentation, size reduction of habitat, or reduction in species density.	NA
3b	Coastal protection works on intertidal or marine habitats within 5km of a European site supporting coastal or marine habitats or	NA

	species. This includes any works which may give rise to potential changes in hydrology or salinity of these areas.	
3c	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of a European site that was designated because it supports marine habitats and/or species.	NA
3d	Dredging within 5km of a European site supporting coastal or marine habitats or species.	NA
3e	Removal of topsoil or infilling within 100m of marine habitats within the designated site.	NA
3f	Land based development within 1km of a European site of a scale or type which involves the production of an EIS.	NA
3g	Marine or intertidal based development within 5km of a European site of a scale or type which involves the production of an EIS.	NA

4	Impacts on birds in SPAs <i>Please answer the following if the answer to question 5 in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
4a	Removal of or interference with habitats within an SPA. This includes consideration of indirect and in combination effects on the feeding, breeding and nesting grounds of Annex 1 birds	NA
4b	Erection of wind turbines within 1km of an SPA.	NA
4c	All construction works within 100m of intertidal areas – Coastal SPAs, including indirect and in combination effects on the feeding, breeding and nesting grounds of Annex 1 birds	NA
4d	Infilling of coastal habitats within 500m of SPA, including indirect and in combination effects on the feeding, breeding and nesting grounds of Annex 1 birds	NA
4e	Discharges to coastal SPA, including any element of a discharge liable to give rise to disturbance of this habitat, either by direct, indirect, or in combination effects	NA
4f	Development of cycleways or walking routes within 100m of intertidal areas. This includes consideration of indirect and in combination effects on the feeding, breeding and nesting grounds of Annex 1 birds	NA
4g	Development within 1km of SPA of a scale or type which involves the production of an EIS. This includes consideration of indirect and in combination effects on the feeding, breeding and nesting grounds of Annex 1 birds	NA

Conclusion:

- If the answer to all of the above is *no*, significant impacts on European sites are unlikely. No further assessment is required; go directly to the conclusion statement.
- If the answer to any of the above is *yes*, or *unknown* effects on the European sites need to be assessed and a Natura Impact Statement will be required

Appropriate Assessment Screening Determination	
Planning File Reference	R22/ 16
Proposed Development	Section 5 referral for Agricultural buildings
Development Location	Ballygonaun
European sites within impact zone	Moneen Mountain SAC
Description of the project:	
Demolition of existing sheds, and the replacement of them with one single shed at Ballygonaun	
Qualifying Interests (QIs)/Special Conservation Interests (SCIs) of European site	
As above	
Describe how the project or plan (alone or in combination) is likely to affect the European site(s).	
Not likely having regard to separation distance to SAC	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not?	
Not significant-	
Documentation reviewed for making this statement	
<ul style="list-style-type: none"> - County Development Plan (including Flood Maps, SEA & AA) - NPWS website - Documents received as part of the planning application - EPA Code of Practice 	
Conclusion of assessment (a, b, c or d)	
(a) The proposed development is directly connected with or necessary to the nature conservation management of a European Site(s)³	No
(b) There is no potential for significant effects to European Sites³	There is no potential for significant effects to European Sites³

³ Appropriate Assessment is not required and therefore Planning permission may be granted at this stage subject to all other planning considerations. However, no material changes may be made to the proposed development after this conclusion has been reached as this would invalidate the findings of the screening exercise.

(c) The potential for significant effects to European Site(s) cannot be ruled out⁴	The potential for significant effects to European Site(s) cannot be ruled out⁴
(d) Significant effects to European sites are certain or likely or where potential for significant effects to European sites remains following receipt of Further Information requested under S177U of the Planning and Development (Amendment) Act 2010⁵	N/A
Completed By	Ellen Carey
Date	25 th March 22

⁴ In accordance with S177U of the Planning and Development (Amendment) Act 2010, the applicant should be requested to submit an 'Appropriate Assessment Screening Matrix' completed by a suitably qualified ecologist, by way of Further Information. Following receipt of this information a new Appropriate Screening Report should be completed. The requested 'Appropriate Assessment Screening Matrix' should be in accordance with the template outlined in Annex 2, Figure 1 of the EU (2001) guidance document 'Assessment of plans and projects significantly affecting European Sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. This guidance document is available from http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_assess_en.pdf Alternatively, where other planning concerns arise the proposal could be refused planning permission.

⁴ In accordance with S177U of the Planning and Development (Amendment) Act 2010, the applicant should be requested to submit an 'Appropriate Assessment Screening Matrix' completed by a suitably qualified ecologist, by way of Further Information. Following receipt of this information a new Appropriate Screening Report should be completed. The requested 'Appropriate Assessment Screening Matrix' should be in accordance with the template outlined in Annex 2, Figure 1 of the EU (2001) guidance document 'Assessment of plans and projects significantly affecting European Sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. This guidance document is available from http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_assess_en.pdf Alternatively, where other planning concerns arise the proposal could be refused planning permission.

⁵ The proposed development must either by refused planning permission or alternatively an 'Appropriate Assessment' (AA) should be carried out by the Planning Authority. In order to facilitate the preparation of an AA the applicant should be requested to submit a Natura Impact Statement (NIS) in accordance with S177 (T) of the Planning and Development (Amendment) Act 2010. However, in the case of an application to retain unauthorised development of land and where the authority decides that an 'appropriate assessment' should have been carried out prior to the commencement of development, the application is required to be invalidated by the Planning Authority as per S34 (12) of the Planning and Development (Amendment) Act 2010 and accordingly an NIS should not be requested in such instances.



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Deirdre Foran
Lisdoonvarna
Co. Clare**

Your Client: PJ Torpey

02/03/2022

Section 5 referral Reference R22-16 – PJ Torpey

Is the demolition of existing sheds, and the replacement of them with one single shed, at Ballygoonaun, Kilfenora, Co. Clare, considered to be development and if so, is it exempted development?

A Chara,

I refer to your application received on 2nd March 2022 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

Please note that the Planning Authority is considering the matter and a reply will issue to you in due course.

Mise, le meas

Tadhg Holmes

**Tadhg Holmes
Planning Department
Economic Development Directorate**

**An Roinn Pleanála
An Stiúrthóireacht Forbairt Gheilleagrach**
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department
Economic Development Directorate**
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



P07

**CLARE COUNTY COUNCIL
COMHAIRLE CONTAE AN CHLÁIR**

Planning Department,
Economic Development Directorate,
Clare County Council,
New Road, Ennis,
Co. Clare.
V95DXP2

Telephone No. (065) 6821616
Fax No. (065) 6892071
Email: planoff@clarecoco.ie
Website: www.clarecoco.ie



**REQUEST FOR A DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
(Section 5 of the Planning & Development Act 2000 (as amended))**

FEE: €80

This following form is a non-statutory form which has been prepared by Clare County Council for the purpose of obtaining the necessary information required for a declaration to be made under Section 5 by the Planning Authority

1. CORRESPONDENCE DETAILS.

(a) Name and Address of person seeking the declaration	PJ TORPEY <hr/> BALLYGOONAUN <hr/> KILFENORA <hr/> CO CLARE <hr/>
(b) Telephone No.:	
(c) Email Address:	
(d) Agent's Name and address:	DEIRDRE FORAN <hr/> LISDOONVARNA <hr/> CO CLARE <hr/> 087 675 0327 <hr/> dforandesign@gmail.com <hr/>

2. DETAILS REGARDING DECLARATION BEING SOUGHT

- (a) PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT
Note: only works listed and described under this section will be assessed.

Sample Question: Is the construction of a shed at 1 Main St., Ennis development and if so is it exempted development?

IS THE DEMOLITION OF EXISTING SHEDS AND THE REPLACEMENT OF THEM WITH ONE SINGLE SHED AT BALLYGOONAUN, KILFENORA CONSIDERED DEVELOPMENT AND IF SO IS IT EXEMPTED DEVELOPMENT?

- (b) Provide a full description of the question/matter/subject which arises wherein a declaration of the question is sought.

THE EXISTING FARM SHEDS CONSIST OF:

TYPE 1:

class 6. *not exceeding 200*
 yard. class 8 - open loose yard *not exceeding 200*
 SLATTED UNIT = 152 SQM; (CREEP AREA = 47 SQM); TOTAL AREA = 199 SQM

TYPE 4:

class 9 (*not exceeding 300*)
 OPEN 2 COLUMN HAYSHED = 81.48 sqm; MACHINERY SHED = 57.12 SQM;

STORAGE SHED = 32.98 SQM; TOTAL AREA = 171.58 SQM

PROPOSED SHEDS CONSIST OF:

TYPE 1:

class 6 (*class 8*)
 CATTLE SHED = 99.36 SQM; (CALF CREEP AREA = 47 SQM); (PLUS EX. SLATTED UNIT)
 TOTAL AREA = 298.96 SQM (*class 6*) *298.96 - 47 = 251.96*

TYPE 4:

class 9
 HAY / MACHINERY SHED = 155.1 SQM; FEED STORAGE = 32.98 SQM;
 TOTAL AREA = 188.08 SQM *class 9 (188)*

THE ROOF ON THE EXISTING HAYSHED IS IN POOR REPAIR AND THE NEW SHED WILL BE SAFER AND ALLOW BETTER MANAGEMENT OF STORAGE AND STOCK

- (c) List of plans, drawings etc. submitted with this request for a declaration:

(Note: Please provide a site location map to a scale of not less than 1:2500 based on Ordnance Survey map for the areas, to identify the lands in question)

SITE LOCATION MAP 1/1000

SITE LAYOUT PLAN 1/500

EXISTING AND PROPOSED PLANS AND VIEWS 1/100

3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT

(a) Postal Address of the Property/Site/Building for which the declaration sought:	BALLYGOONAUN KILFENORA CO CLARE
(b) Do the works in question affect a Protected Structure or are within the curtilage of a Protected Structure? If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 (as amended) been requested or issued for the property by the Planning Authority?	NO
(c) Legal interest in the land or structure in question of the person requesting the declaration (Give Details):	PJ TORPEY IS THE OWNER OF THE LANDS FOLIO FILE PLAN
(d) If the person in (c) above is not the owner and/or occupier, state the name and address of the owner of the property in question: <i>Note: Observations in relation to a referral may be requested from the owner/occupier where appropriate.</i>	
(e) Is the owner aware of the current request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)?:	YES
(f) Are you aware of any enforcement proceedings connected to this site? <i>If so please supply details:</i>	NO
(g) Were there previous planning application/s on this site? <i>If so please supply details:</i>	NO
(h) Date on which 'works' in question were completed/are likely to take place:	MAY 2022

SIGNED: Denche Foran B. ENG.
(AGENT)

DATE: FEB 28TH 2022

GUIDANCE NOTES

This following are non-statutory advice notes prepared by Clare County Council for the purpose of advising people what information is required for a decision to be made under Section 5 by the Planning Authority

- (i) The request for a declaration under Section 5 must be accompanied by 2 copies of site location map based on the Ordnance Survey map for the area of a scale not less than 1:1000 in urban areas and 1:2500 in rural areas and should clearly identify the site in question.
- (ii) The request for a declaration under Section 5 must be accompanied by the required fee of €80.00.
- (iii) If submitting any additional plans/reports etc. as part of the request for a declaration, please submit 2 copies.
- (iv) The request for a declaration should be sent to the following address:

Planning Department,
Economic Development Directorate,
Clare County Council
Aras Contae an Chlair,
New Road,
Ennis,
Co. Clare
V95DXP2

- (v) Notwithstanding the completion of the above form, the Planning Authority may require the submission of further information with regard to the request in order to enable the Authority to issue a declaration on the question.
- (vi) The Planning Authority may also request other persons to submit information on the question which has arisen and on which the declaration is sought

FOR OFFICE USE ONLY

Date Received:	Fee Paid:
Date Acknowledged:	Reference No.:
Date Declaration made:	CEO No.:
Decision:.....	





EXISTING SHEDS
P.J. TORPEY
BALLYGOWNAN
KILFENORA .
01.03.2022 .



EXISTING SHEDS
PJ TORPEY,
BALLYGOWNAN, KILFENORA
01.03.2022.

Land Registry Compliant Map

CENTRE COORDINATES:
ITM 516919,696613

PUBLISHED: 28/02/2022 **ORDER NO.:** 50253227_1

MAP SERIES: 1:5,000 **MAP SHEETS:** 3910

PJ TORPEY
BALLYGOON AUN
KILFENORA
1/1000 28.02.2022
D FORAN B.ENG.

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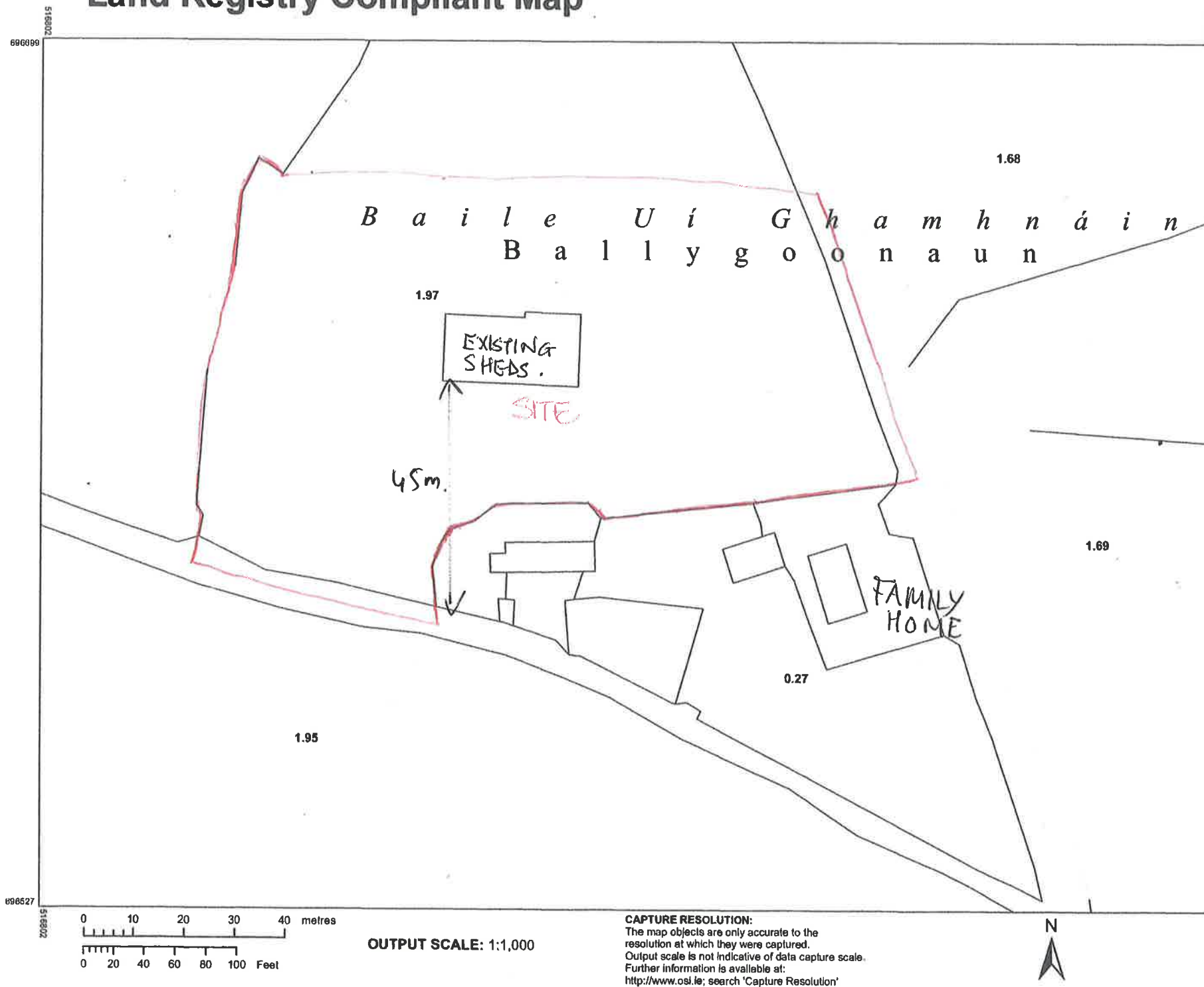
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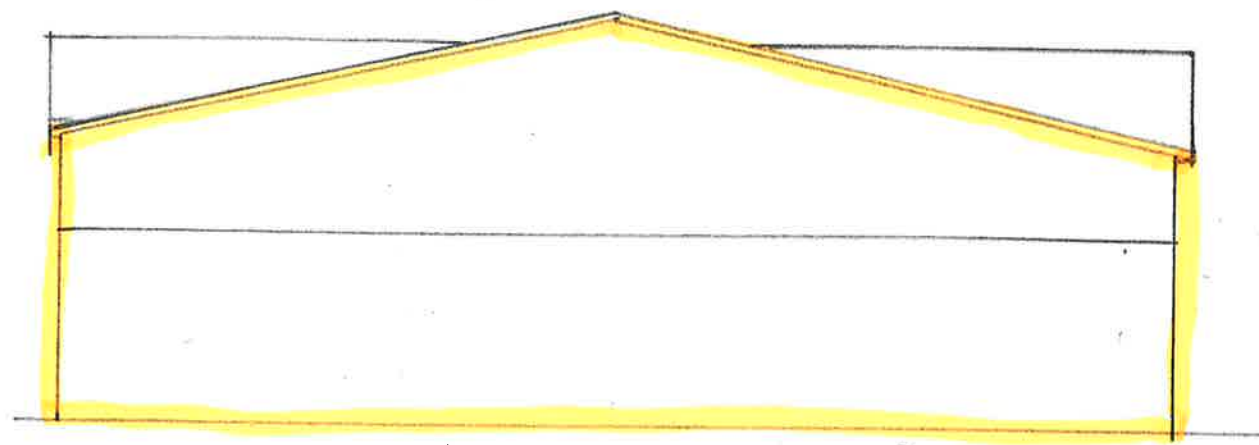
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LEGEND:
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search 'Large Scale Legend'



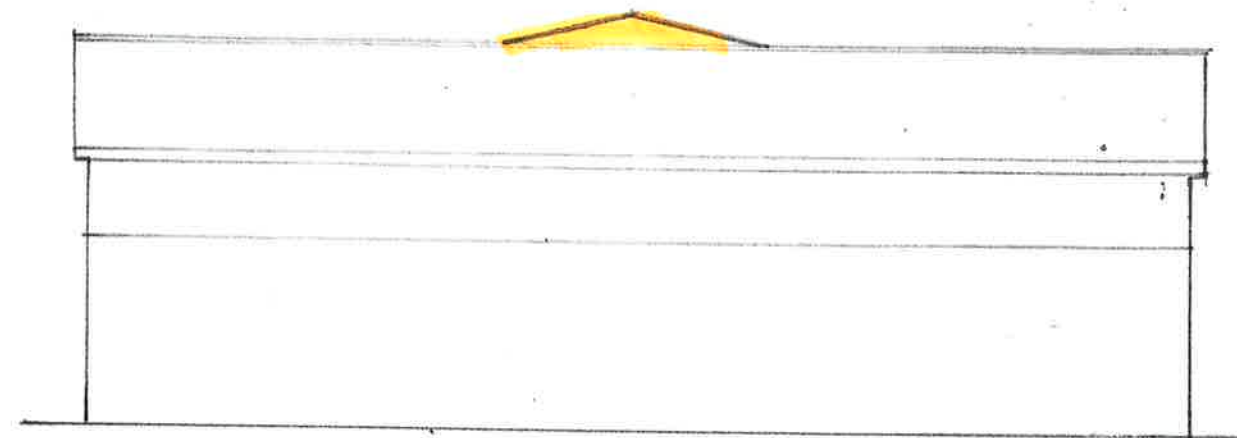
OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
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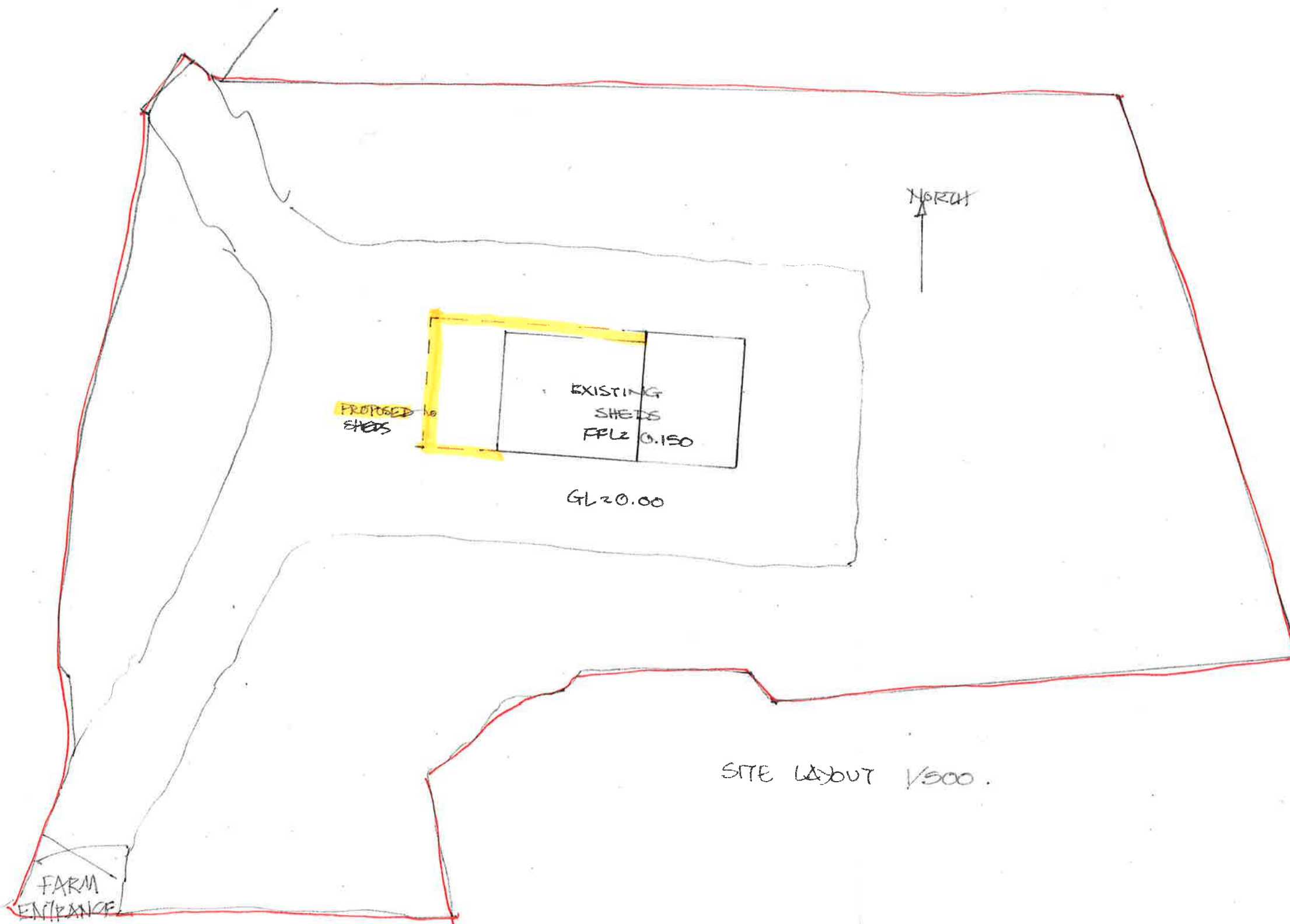


PROPOSED VIEW (WEST)

1/100

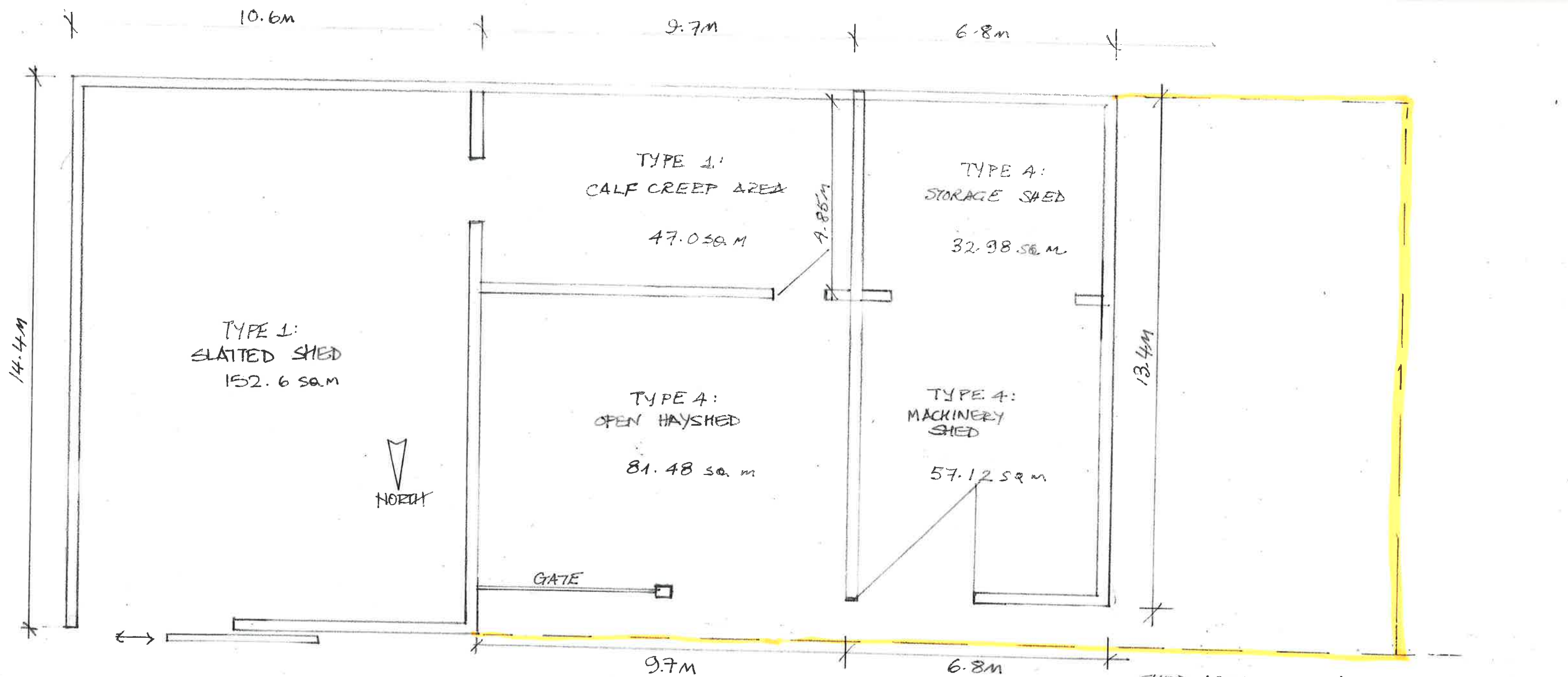


PROPOSED VIEW (EAST)



SITE LAYOUT 1/500

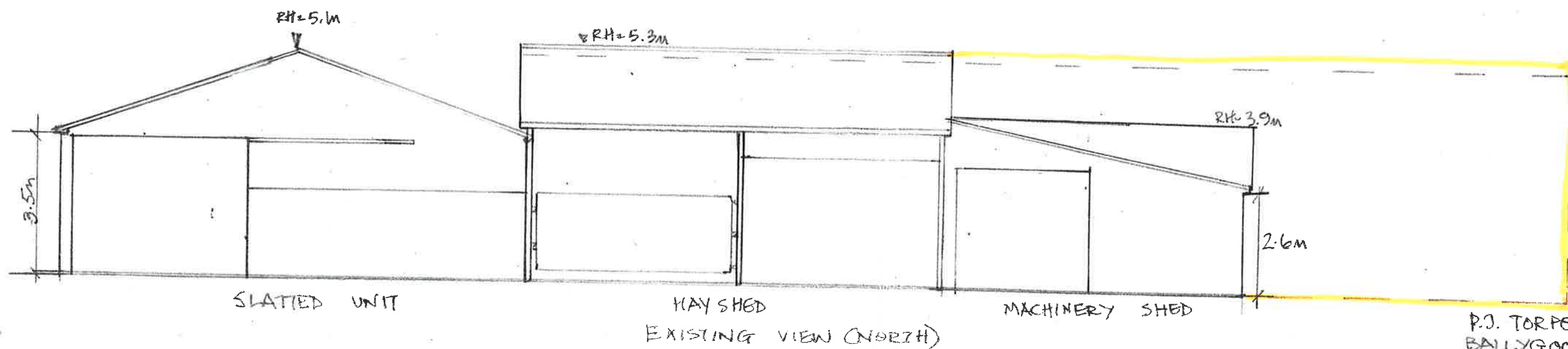
PJ TORPEX
BALLYGOONAH
KILFENORA
28.02.2022



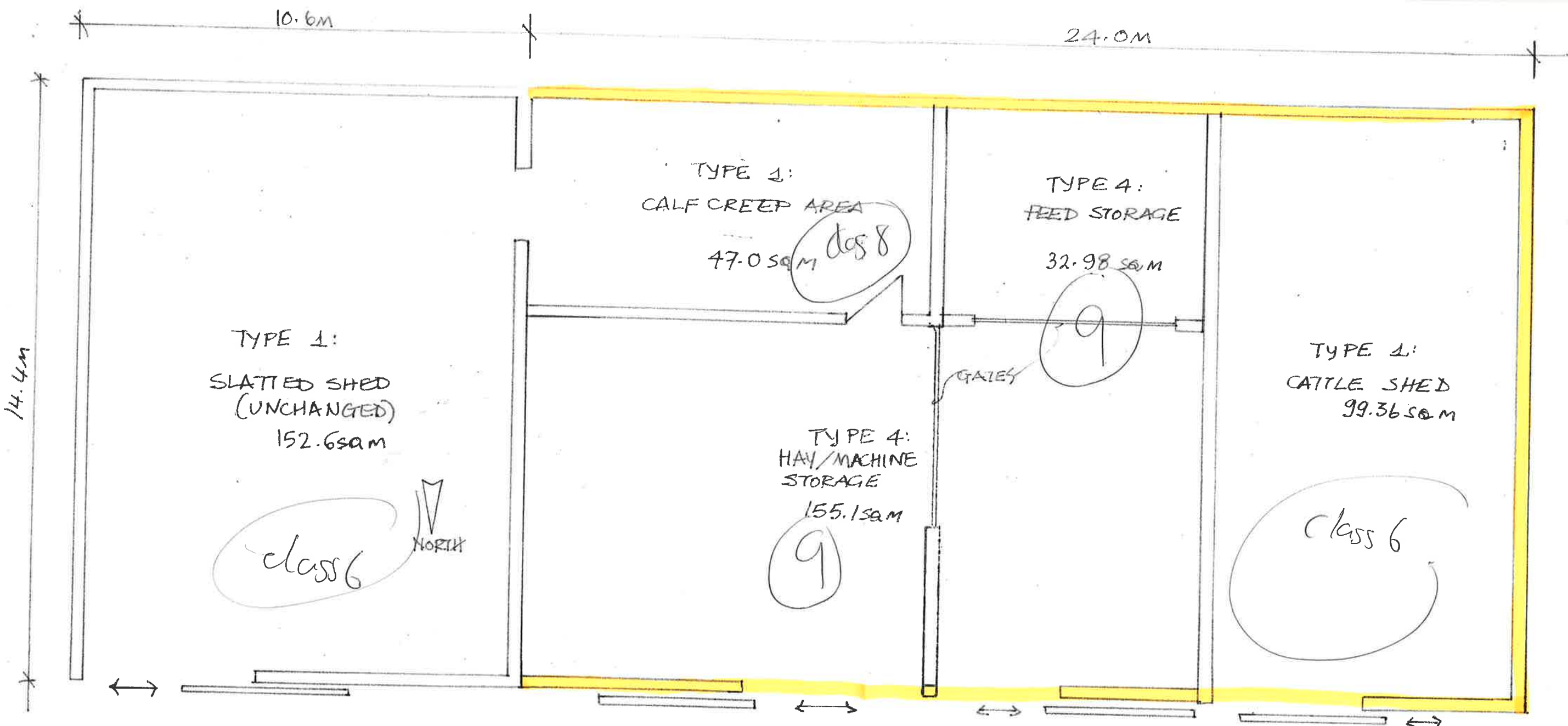
PLAN OF EXISTING SHEDS - (373.74 sqm)
INDICATES FOOTPRINT OF PROPOSED NEW SHED

SHED AREA TO BE DEMOLISHED = 221.18 sqm
PROP. NEW SHED AREA = 345.65 sqm

EXISTING { TYPE 1 = 199.65 sqm
TYPE 4 = 171.58 sqm
SCALES 1/100

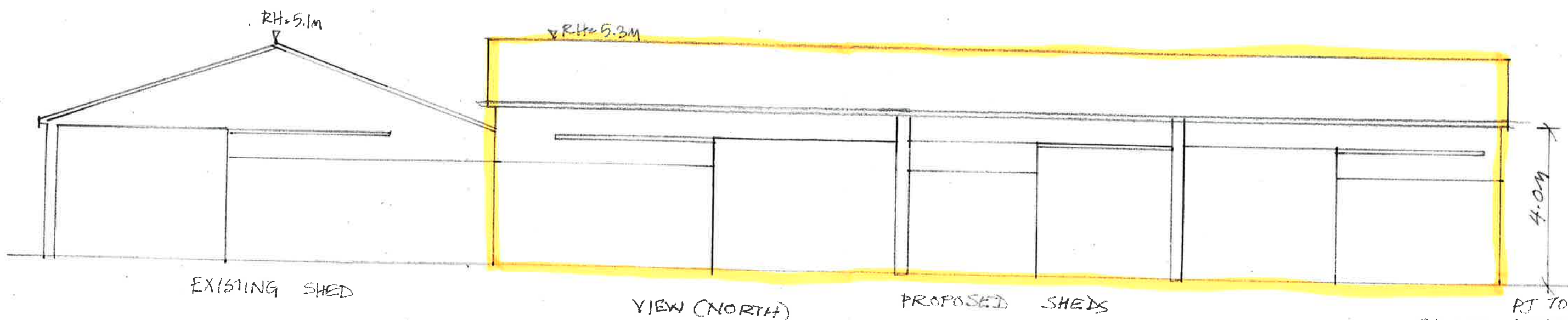


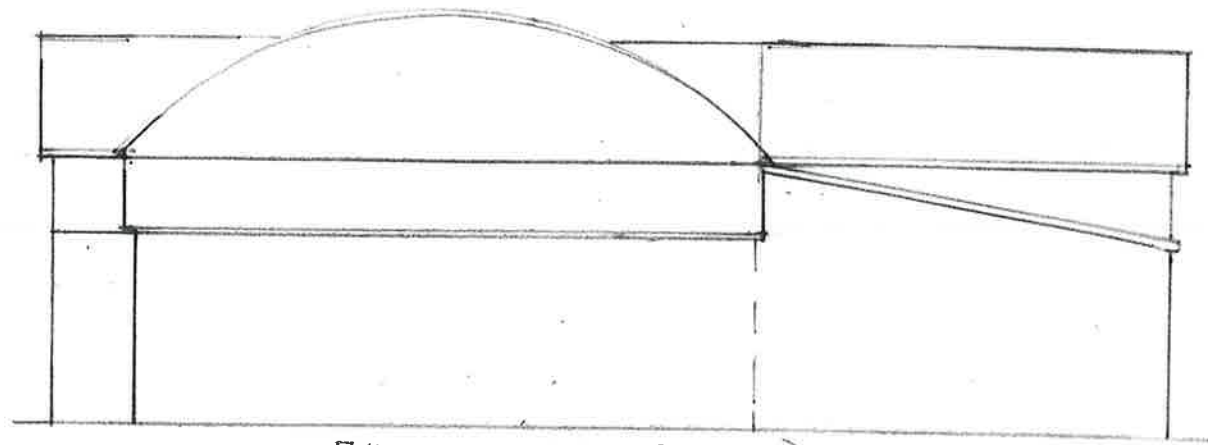
P.J. TORPEY
BALLYGOONAUN, KILFENORA



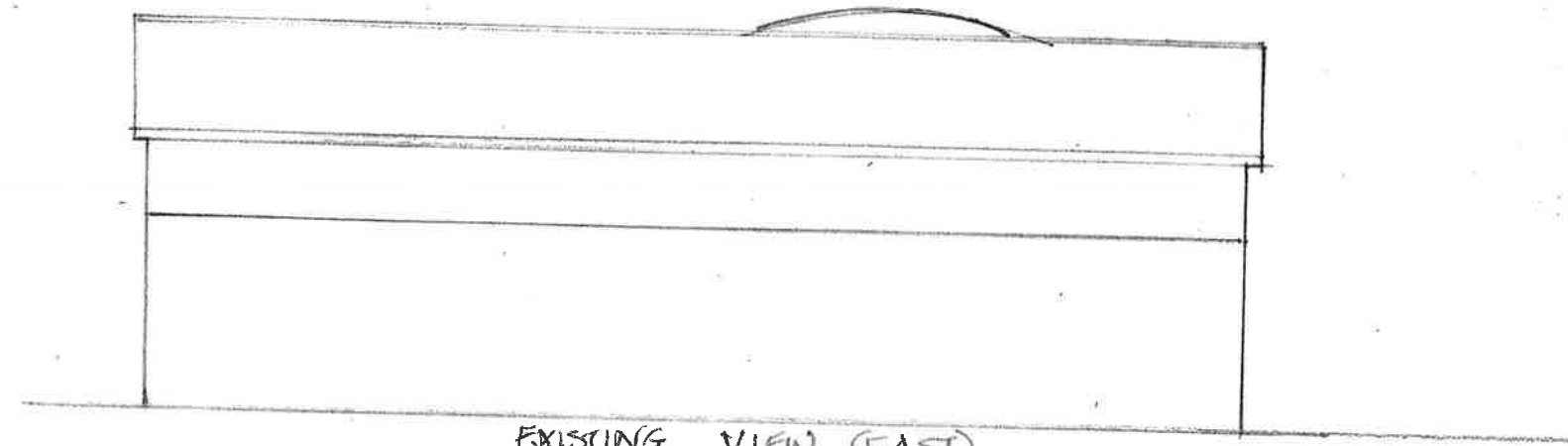
TOTAL: TYPE 1 = 298.96 sqm
 TYPE 4 = 188.08 sqm

SCALES 1/100.

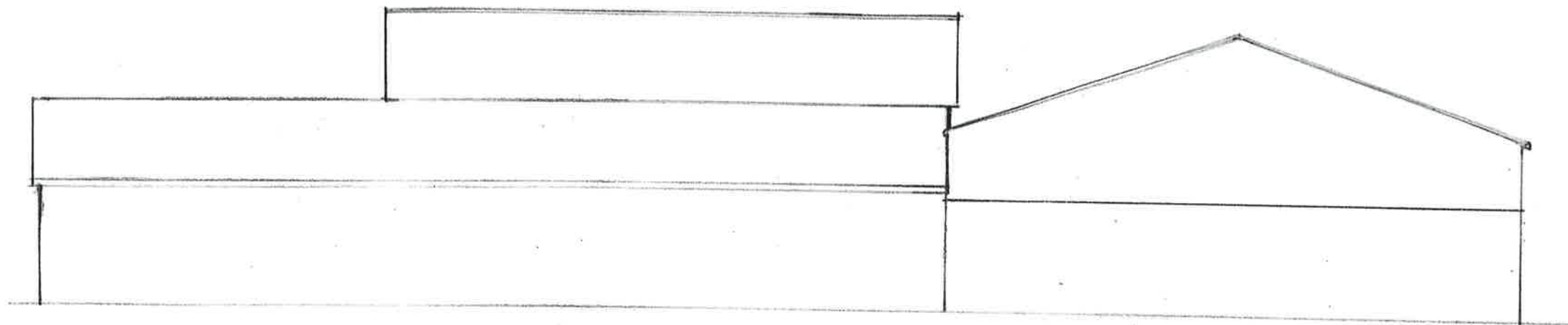




EXISTING VIEW (WEST)

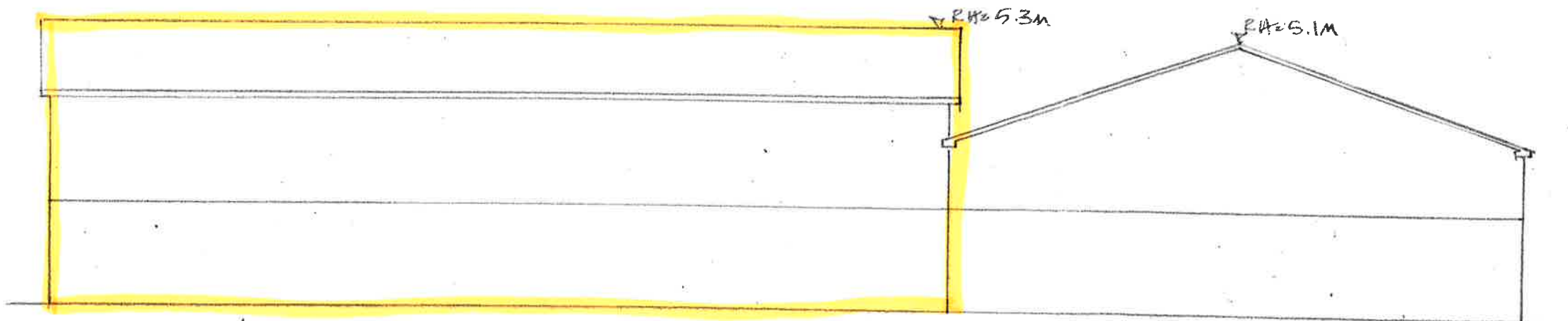


EXISTING VIEW (EAST)



EXISTING VIEW (SOUTH)

SCALES: 1/100



PROPOSED VIEW (SOUTH)

PJ TORPEY
BALLYGOONAUN
KILFENORA
28.02.2022

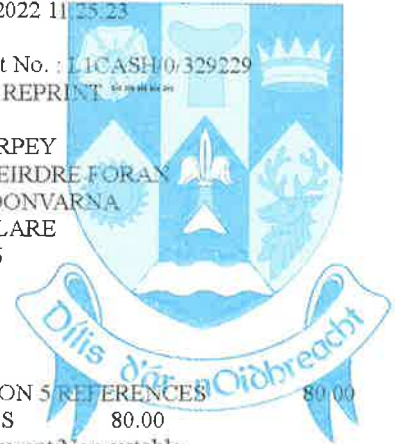
Clare County Council
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New Road
Ennis
Co Clare

02/03/2022 11:25:23

Receipt No. : L1CASH/0/329229

REPRINT

PI TORPEY
C/O DEIRDRE FORAN
LISDOONVARNA
CO. CLARE
R22-16



SECTION 5 REFERENCES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total : 80.00 EUR

Tendered :
CHEQUES

Change :

Issued By : L1CASH - Noelette Barry
From : MAIN CASH OFFICE LODGEMENT AREA
Vat reg No.0033043E