



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Registered Post

Michael Murrihy
C/o Diarmuid Keane & Associates Ltd
O'Curry Street
Kilkee
Co. Clare

30th July 2025

Section 5 referral Reference R25-57 – Michael Murrihy

Is the renovation of a derelict building in Miltown Malbay and the construction of an extension less than 40m² to the subject building development and if so, is it exempted development?

A Chara,

I refer to your application received on 3rd July 2025 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 Coimisiún Pleanála of the required fee, refer a declaration for review by An Coimisiún 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



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: 86019

Reference Number: R25-57

Date Referral Received: 3rd July 2025

Name of Applicant: Michael Murrihy

Location of works in question: Lischane, Miltown Malbay, Co. Clare

Section 5 referral Reference R25-57 – Michael Murrihy

Is the renovation of a derelict building in Miltown Malbay and the construction of an extension less than 40m² to the subject building 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(1), 3 (1) and 4 (1)(h) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) The extent of works as proposed as set out in the drawings and particulars submitted from the referrer.



AND WHEREAS Clare County Council has concluded:

- (a) The development consisting of the renovation of a derelict building and the construction of a rear extension and front porch constitutes both "works" and "development" which come within the scope of sections 2 (1) and 3 (1) of the Planning and Development Act 2000, as amended,
- (b) The carrying out of renovation works including the removal of the chimneys, raising of the wall plate level by 500mm and resultant alterations to the proportions of the structure, comprise works which would materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure, and are, therefore, not exempted development under section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (c) The proposed rear extension would not fall within the conditions and limitations as set out under Class 1, of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and would not constitute exempted development, as the height of the walls of the extension would exceed the height of the original dwelling house.
- (d) The proposed front porch would not fall within the conditions and limitations as set out under Class 7, of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, as the structure would be situated less than 2 metres from the public road.

ORDER: Whereas by Chief Executive's Order No. HR 343 dated 19th May 2025, Gordon Daly, 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 Helen Quinn, Senior 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, Helen Quinn, Senior Planner, hereby declare that the renovation of a derelict building and the construction of an extension to the rear with an area less than 40sqm, and the construction of a porch to the front of the dwelling with an area of less than 2sqm at Lischane, Miltown Malbay, Co. Clare is considered development which is not exempted development.

Signed:


HELEN QUINN
SENIOR PLANNER 

Date:

30th July 2025

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

Reference No.: R25-57



Section 5 referral Reference R25-57

Is the renovation of a derelict building in Miltown Malbay and the construction of an extension less than 40m² to the subject building development and if so, is it exempted development?

AND WHEREAS, Michael Murrihy 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(1), 3 (1) and 4 (1)(h) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001; as amended,
- (c) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) The extent of works as proposed as set out in the drawings and particulars submitted from the referrer.

And whereas Clare County Council has concluded:

- (a) The development consisting of the renovation of a derelict building and the construction of a rear extension and front porch constitutes both "works" and "development" which come within the scope of sections 2 (1) and 3 (1) of the Planning and Development Act 2000, as amended,
- (b) The carrying out of renovation works including the removal of the chimneys, raising of the wall plate level by 500mm and resultant alterations to the proportions of the structure, comprise works which would materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure, and are, therefore, not exempted development under section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (c) The proposed rear extension would not fall within the conditions and limitations as set out under Class 1, of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and would not constitute exempted development, as the height of the walls of the extension would exceed the height of the original dwelling house.
- (d) The proposed front porch would not fall within the conditions and limitations as set out under Class 7, of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, as the structure would be situated less than 2 metres from the public road.

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 renovation of a derelict building and the construction of an extension to the rear with an area less than 40sqm, and the construction of a porch to the front of the dwelling with an area of less than 2sqm at Lischane, Miltown Malbay, Co. Clare constitutes development which is not exempted development as defined within the Planning & Development Acts, 2000 (as amended) and associated regulations.



Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate

30th July 2025

**CLARE COUNTY COUNCIL
SECTION 5 DECLARATION OF EXEMPTION APPLICATION
PLANNER'S REPORT**

FILE REF:	R25-57
APPLICANT(S):	Michael Murrihy
REFERENCE:	Whether the renovation of a derelict building and the construction of an extension to the rear with an area less than 40sqm, and the construction of a porch to the front of the dwelling with an area of less than 2sqm is development, and if so is it exempted development.
LOCATION:	Miltown Malbay
DUE DATE:	01st August 2025

Site Location

The subject site is located off the R474 Regional Road, some 1.2km southeast of Miltown Malbay. The site at present contains the existing derelict building. To the southeast is the Poulawillin Cluster.

Planning History on Site

None

Background to Referral

This referral under Section 5(3)(a) of the Planning and Development Act 2000 (as amended) has been made by Michael Murrihy. The applicant is seeking a Section 5 Declaration as to whether the renovation of a derelict building in Miltown Malbay and the construction of an extension less than 40m² to the subject building development and if so, is it exempted development

Particulars of Proposal

The particulars of the proposal and site are set out below:

- Completed application form.
- Site location map.
- Drawings

Statutory Provisions

Planning and Development Act, 2000 (as amended)

Section 2(1) - Interpretation In this Act, except where the context otherwise requires – “habitable house” means a house which— (a) is used as a dwelling, (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or (c) was provided for use as a dwelling but has not been occupied;

“house” means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

“structure” as any building, structure, excavation or other thing constructed or made on, in or under any land, or part of a structure so defined, and – where the context so admits, includes the land on, in or under which the structure is situate

“use”, in relation to land, does not include the use of the land by the carrying out of any works thereon.

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, or under land or the making of any material change in the use of any such structures or other land.

Section 4(1):

The following shall be exempted developments for the purposes of this Act – (h) development consisting of the use of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4(2)(a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

- (i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or
- (ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

Article 9 -Restrictions on Exemptions

9(1)(viii) 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— 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.

Schedule 2 Part 1 – Exempted Development

CLASS 1: The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not

exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964 including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces

b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden

CLASS 7 The construction or erection of a porch outside any external door of a house

The following conditions and limitations apply:

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

Assessment:

The initial question that arises is, whether the renovation and extension of a derelict building is or is not development. Section 3 of the 2000 Act defines development as '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'. As defined in section 2(1) of the 2000 Act, works include 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal'. The act of extending the house therefore constitutes development.

The next question therefore is whether the works as proposed to the cottage itself constitute exempted development under Section 4 (1) (h) of the Act. In this regard I note that it is proposed to remove the existing chimneys and to rise the wall height by 500mm altering the proportions of the house. The existing structure is a typical West Clare vernacular cottage, with three chimneys, located off a designated Scenic Route in the Development Plan. The proposal would result in the removal of many of the original features of the house which inform its simple vernacular character. It is considered that the changes as proposed to the cottage itself would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure as currently exists.

With regard to the rear extension and porch I note the following:

Class 1 of Schedule 2 Part 1 (Exempted Development) provides for the extension of a house to the rear subject to a number of conditions and limitations. One such limitation, 4 (a) states that:

Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

In this case here it is proposed to increase the height of the dwelling house by 500mm. By virtue of this increase the height of the walls exceed the height of the original dwelling house. As such the proposal does not strictly comply with this condition and limitation.

Class 7 of Schedule 2 Part 1 (Exempted Development) provides for the construction or erection of a porch outside any external door of a house. One of the limitations (no. 1) states that any such structure shall be situated not less than 2 metres from any road. Based on my assessment I do not consider that this condition and limitation can be complied with.

Conclusion:

Based on my assessment above I consider that the work as proposed result materially alter the character of the existing cottage under Section 4 of the Act and as such are not exempted development. In addition, and related to these alterations the rear extension and porch do not comply with the conditions and limitations of the various exemptions under the Regulations. I note that the query relates solely to the works to the building and does not question the provision of an access. In this regard there appears to be an existing shared access with the property to the west. A new access onto the R474 would require planning permission.

Recommendation

The following question has been referred to the Planning Authority:

Whether the renovation of a derelict building and the construction of an extension to the rear with an area less than 40sqm, and the construction of a porch to the front of the dwelling with an area of less than 2sqm is development, and if so is it exempted development.

The Planning Authority in considering this referral had regard to:

- (a) Sections 2(1), 3 (1) and 4 (1)(h) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended
- (c) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended
- (d) The extent of works as proposed as set out in the drawings and particulars submitted from the referrer.

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

- (a) the development consisting of the renovation of a derelict building and the construction of a rear extension and front porch constitutes both “works” and “development” which come within the scope of sections 2 (1) and 3 (1) of the Planning and Development Act 2000, as amended
- (b) the carrying out of renovation works including the removal of the chimneys, raising of the wall plate level by 500mm and resultant alterations to the proportions of the structure, comprise works which would materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure, and are, therefore, not exempted development under section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (c) The proposed rear extension would not fall within the conditions and limitations as set out under Class 1, of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and would not constitute exempted development, as the height of the walls of the extension would exceed the height of the original dwelling house.
- (d) The proposed front porch would not fall within the conditions and limitations as set out under Class 7, of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, as the structure would be situated less than 2 metres from the public road.

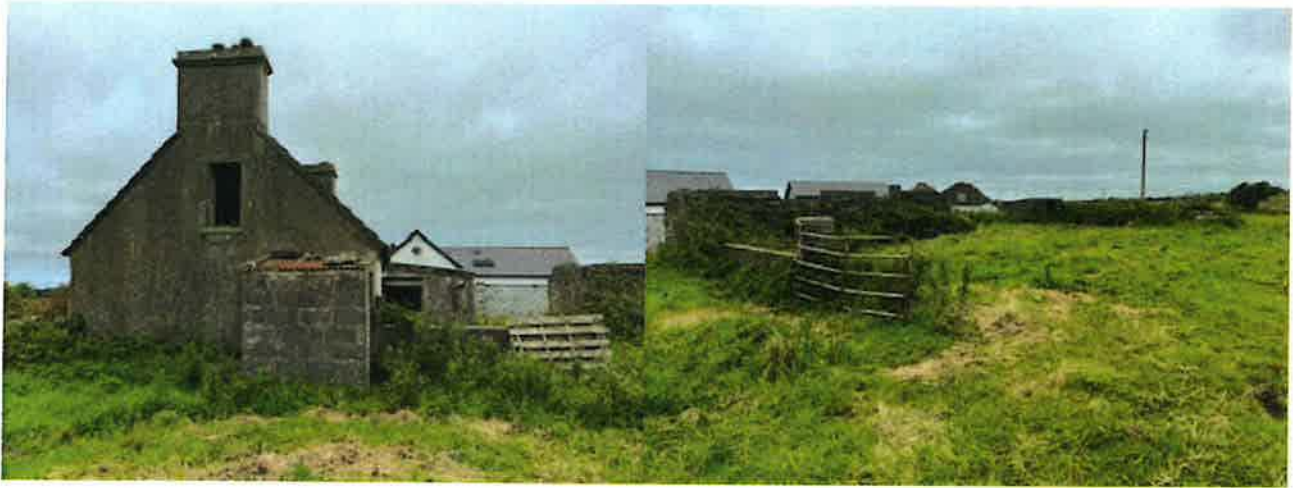
NOW THEREFORE, Clare County Council (Planning Authority) hereby decides that the renovation of a derelict building and the construction of an extension to the rear with an area less than 40sqm, and the construction of a porch to the front of the dwelling with an area of less than 2sqm is development, and is **not** exempted development.



Garreth Ruane

Senior Executive Planner

30th July 2025









COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Michael Murrihy
C/o Diarmuid Keane & Associates Ltd
O'Curry Street
Kilkee
Co. Clare

07/07/2025

Section 5 referral Reference R25-57 – Michael Murrihy

Is the renovation of a derelict building in Miltown Malbay and the construction of an extension less than 40m² to the subject building development and if so, is it exempted development?

A Chara,

I refer to your application received on 3rd July 2025 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

Brian Fahy
Planning Department
Economic Development Directorate

An Roinn Pleanála
An Stiúirthóireacht 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





COMHAIRLE

Clare County Council
Aras Contae an Chláir
New Road
Ennis
Co Clare

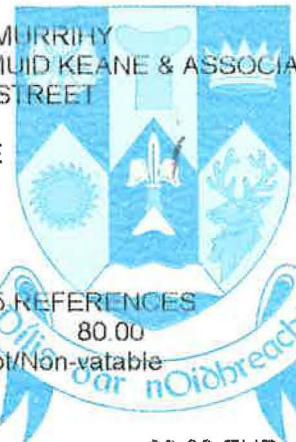
CONTAE

AN CHLÁIR

07/07/2025 10:08:19

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MICHAEL MURRIHY
C/O DIARMUID KEANE & ASSOCIATES
O'CURRY STREET
KILKEE
CO CLARE
R25-57



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

Total : 80.00 EUR

COMHAIRLE

Tendered :
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CONTAE

Change : 0.00

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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



Comhairle Contae an Chláir
Clare County Council

R25-57

**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	<u>MICHAEL MURRIHY,</u> <u>CLAUREEN,</u> <u>ENNIS,</u> <u>CO. CLARE</u>
(b) Telephone No.:	
(c) Email Address:	
(d) Agent's Name and address:	<u>DIARMUID KEANE AND ASSOCIATES,</u> <u>O'CURRY STREET,</u> <u>KILKEE,</u> <u>CO. CLARE</u>



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 RENOVATION OF A DERELICT BUILDING IN MILTOWN MALBAY, AND THE
 CONSTRUCTION OF AN EXTENSION LESS THAN 40M² TO THE SUBJECT BUILDING, A
 DEVELOPMENT AND IF SO, IS IT EXPEMPTED DEVELOPMENT?

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

WORKS ON DERELICT BUILDING INCLUDE: RE-ROOFING, MINOR ELEVATIONAL CHANGES,
 CONSTRUCTION OF AN EXTENSION TO THE REAR WITH AN AREA OF LESS THAN 40M². AND
 CONSTRUCTION OF A PORCH TO THE FRONT OF DWELLING WITH AN AREA OF LESS THAN 2M².

- (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)

DKA/1877/PA/1: EXISTING PLAN AND ELEVATIONS (SCALE 1:100)

DKA/1877/PA/2: PROPOSED PLAN, ELEVATIONS AND SECTION (SCALE 1:100)

LAND REGISTRY MAP: SITE LOCATION MAP (SCALE 1:2500)

3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT	
(a) Postal Address of the Property/Site/Building for which the declaration sought:	<u>LISCHANE,</u> <u>MILTOWN MALBALLY,</u> <u>CO. CLARE</u>
(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?	<u>NO</u>
(c) Legal interest in the land or structure in question of the person requesting the declaration (Give Details):	<u>OWNER</u>
(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>	<u>NOT APPLICABLE</u>
(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:	AS SOON AS POSSIBLE

SIGNED:

Andrew SmithDATE: 03.7.25

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:	

Land Registry Compliant Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 506645,678485

PUBLISHED: 03/07/2025
ORDER NO.: 50476590_1

MAP SERIES: 1:2,500
MAP SHEETS: 4257-D

COMPILED AND PUBLISHED BY:
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Dublin 8,
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D08F6E4

www.tailte.ie

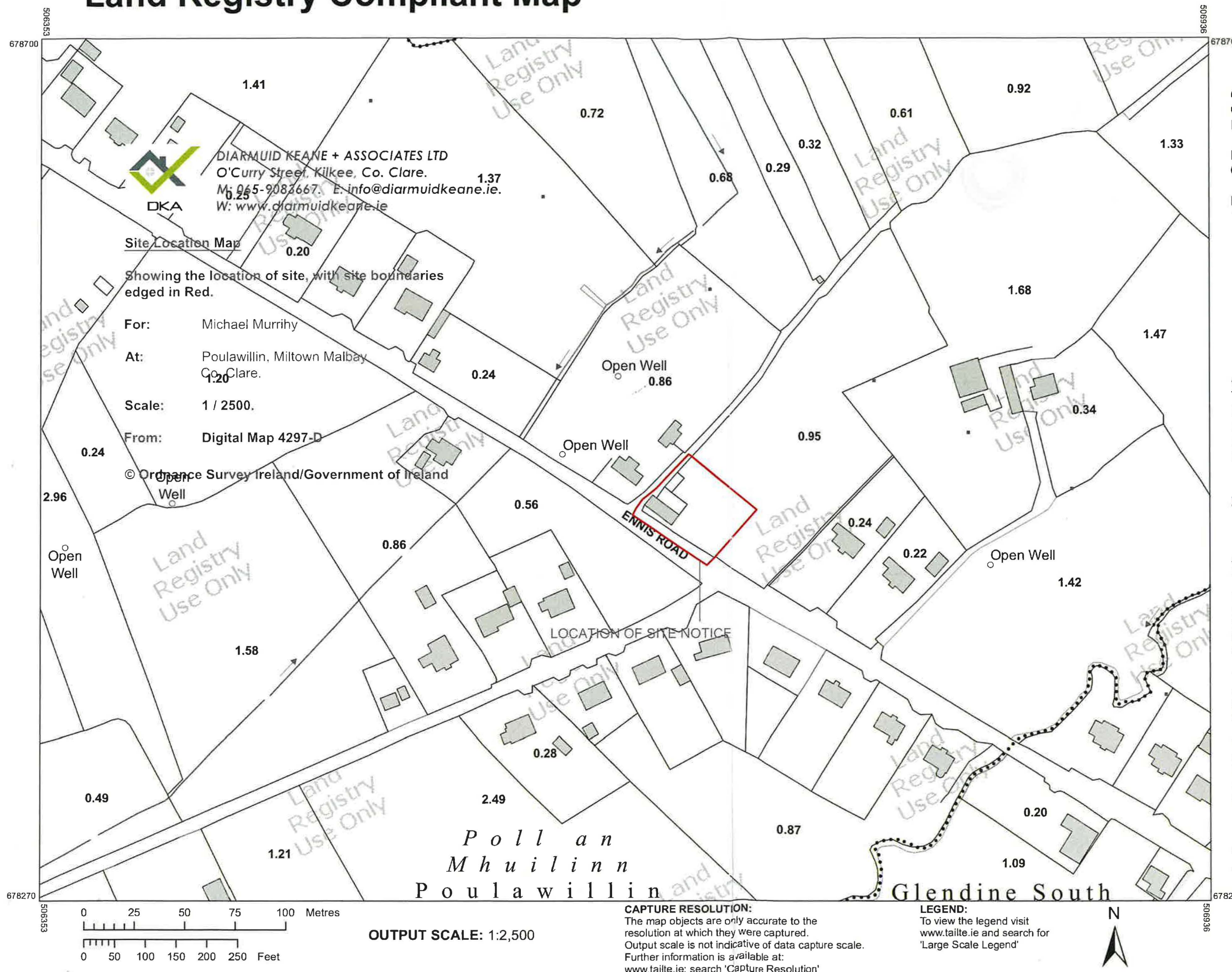
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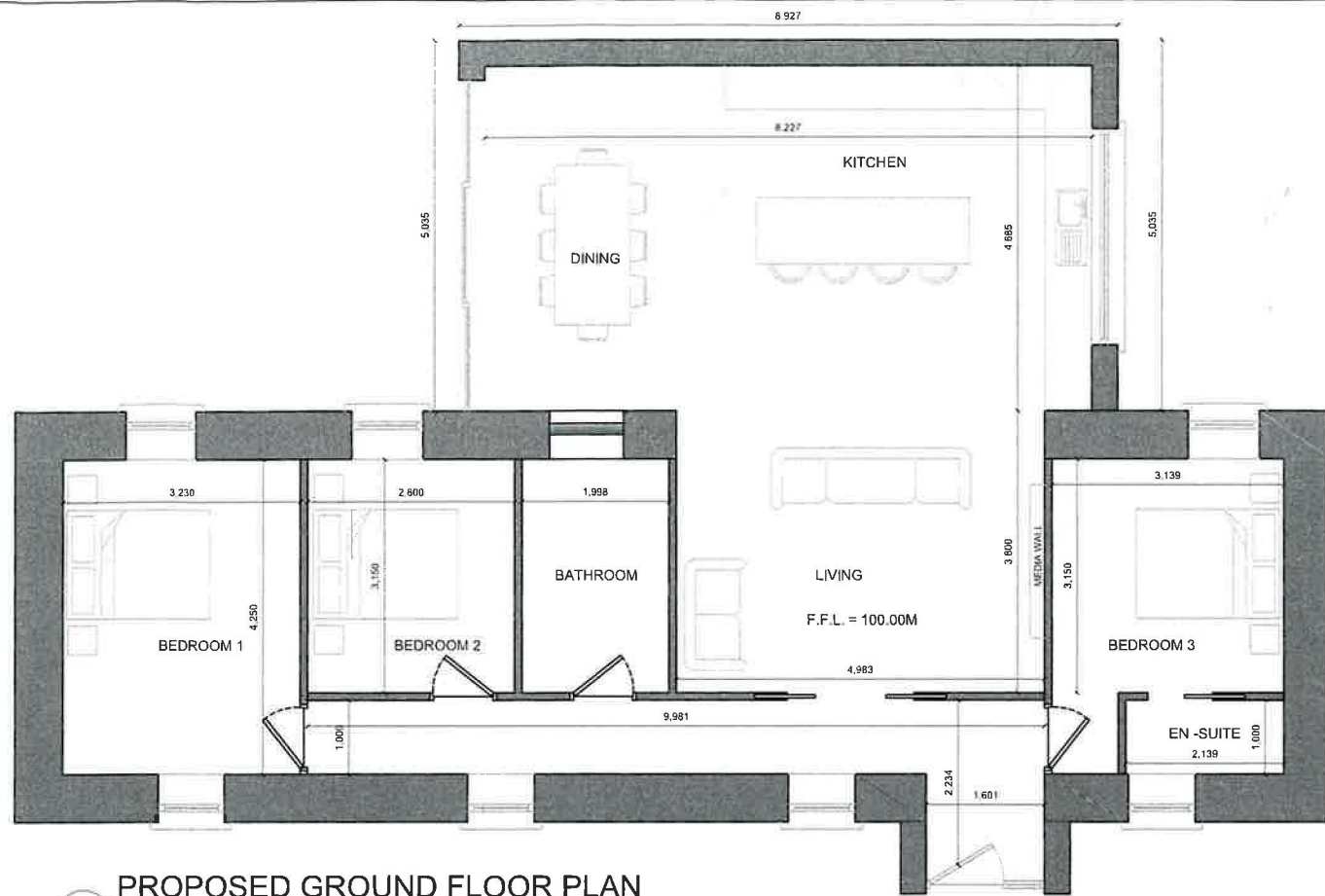
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The representation on this map
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This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

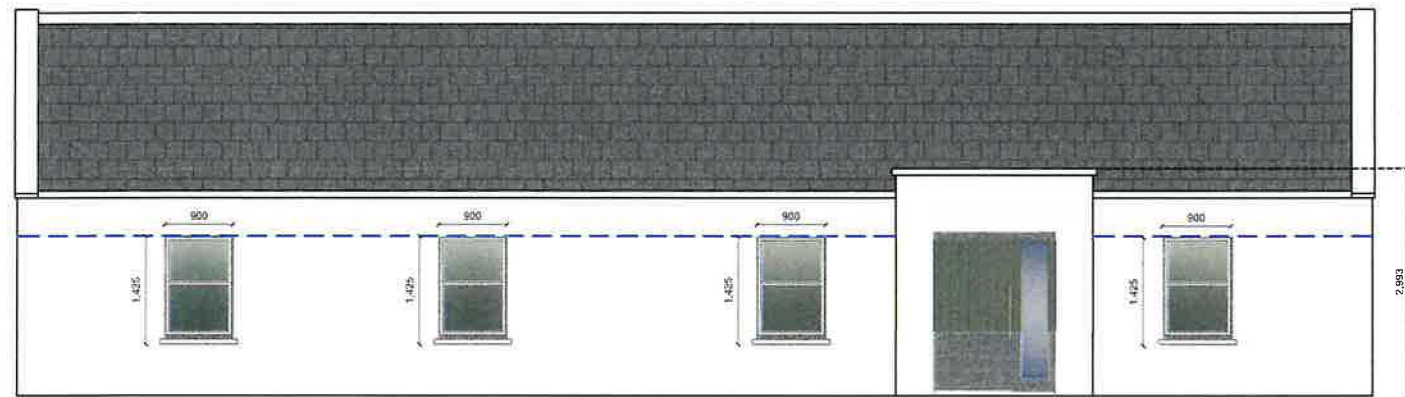
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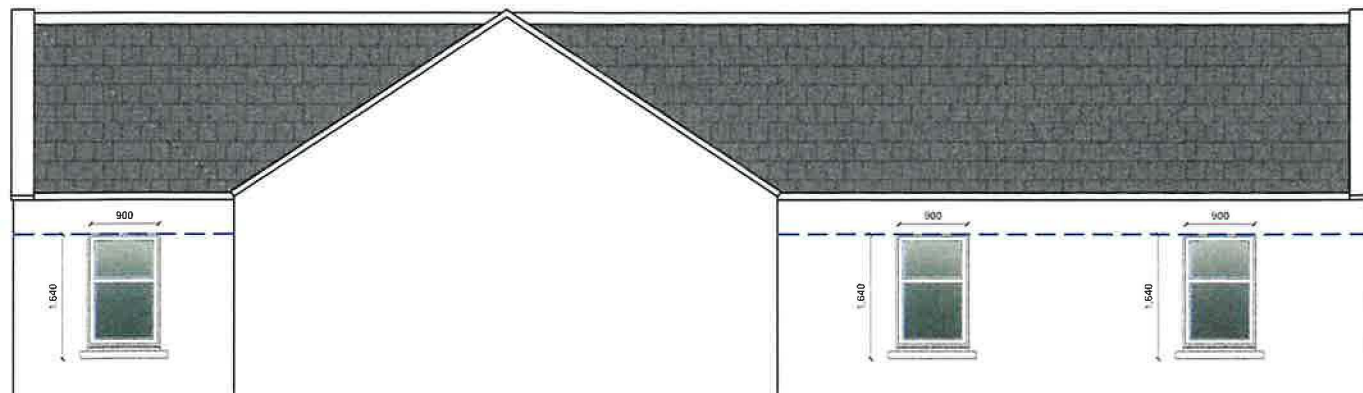
PROPOSED GROUND FLOOR PLAN

01 SCALE 1:100 GROUND FLOOR AREA = 113M²



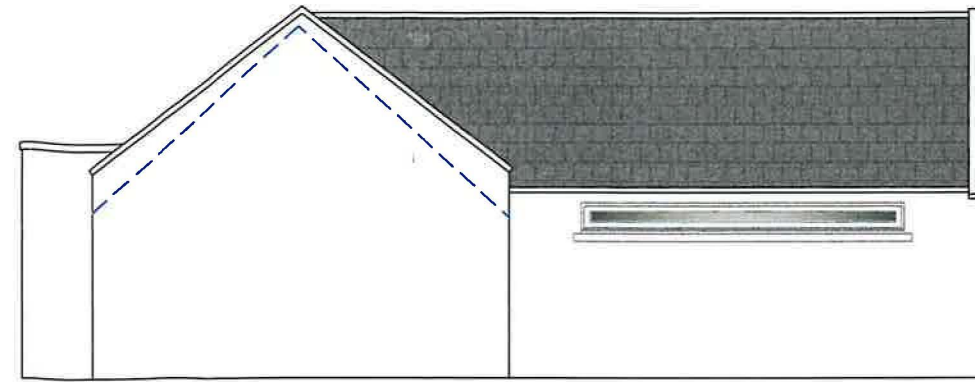
PROPOSED FRONT ELEVATION (SOUTH WEST)

02 SCALE 1:100



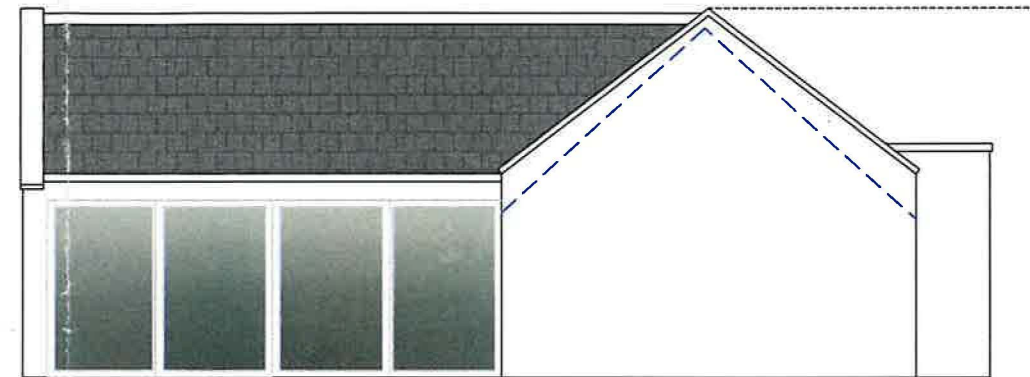
PROPOSED REAR ELEVATION (NORTH EAST)

03 SCALE 1:100



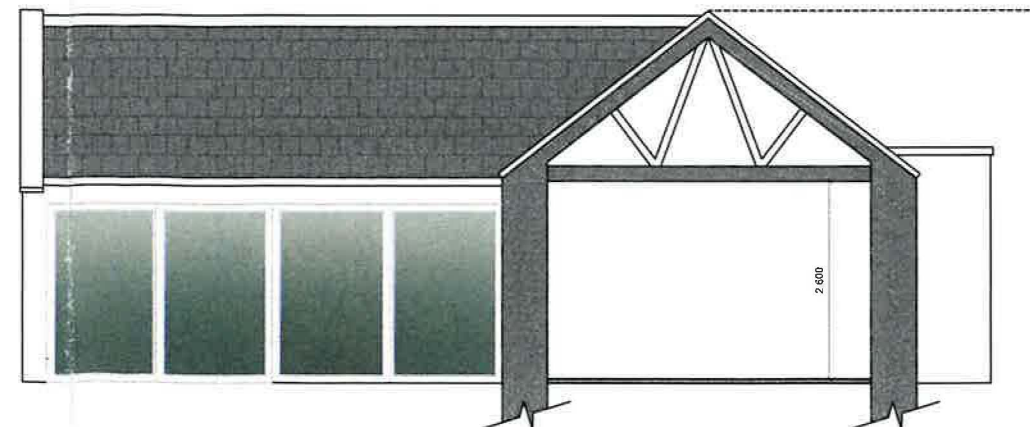
PROPOSED SIDE ELEVATION

04 SCALE 1:100



PROPOSED SIDE ELEVATION

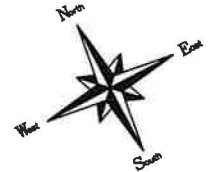
05 SCALE 1:100



SECTION

06 SCALE 1:100

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HEIGHT OF ORIGINAL WALLS
BEFORE PROPOSED 500MM RING
BEAM INTRODUCED FOR
STRUCTURAL STABILITY
SHOWN THUS

DATE	REVISION	DETAILS	DRAWN
17.11.21	DD1-A	REVISIONS AS PER CLIENT REQUEST	D.K.

DIARMUID KEANE + ASSOCIATES LTD
Architects | Engineers | Surveyors

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DKA

Project:
Proposed Renovation of and Extension to Existing Dwelling @ Poulawillin
Co. Clare.

Client:
Michael Murthy

Project Stage:
Planning Application

Drawing:
Proposed Ground Floor Plan, Elevations & Section

Drawing By:
Andrew Smith

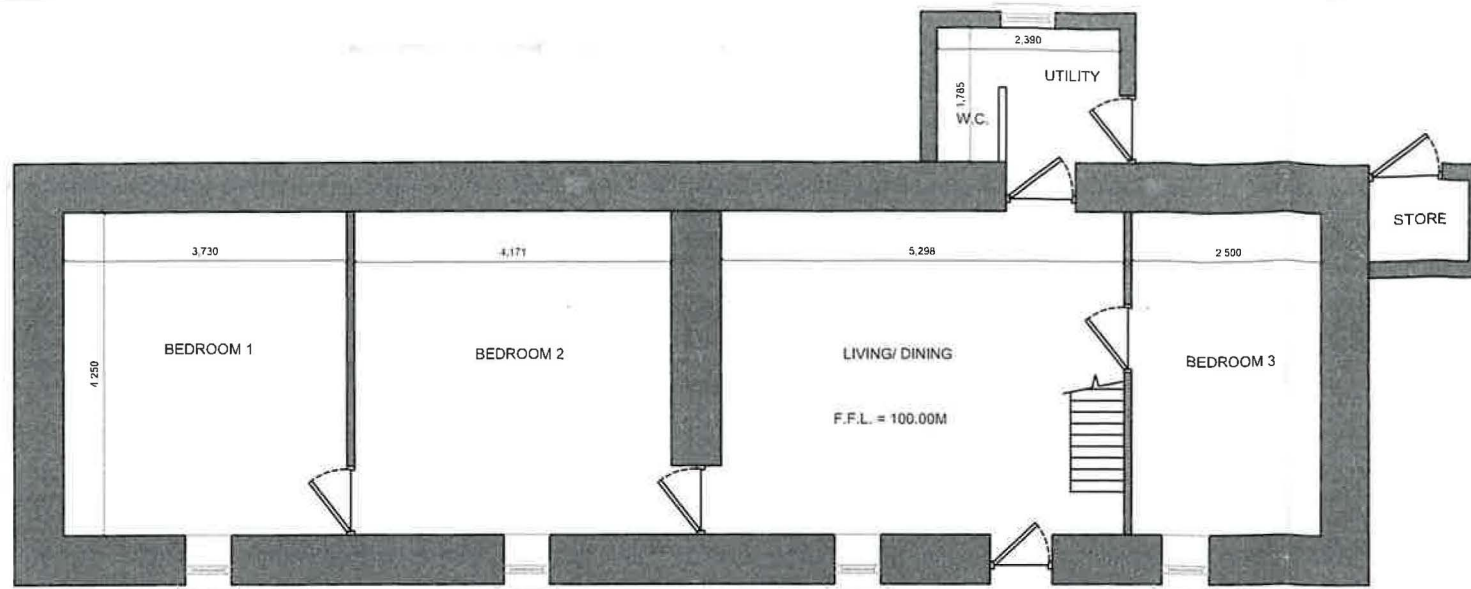
Checked By:
Diarmuid Keane

Client Ref No.:
DKA / 1877

Date: 02-07-2025

Drawing No.:
DKA / 1877 / PA / 2

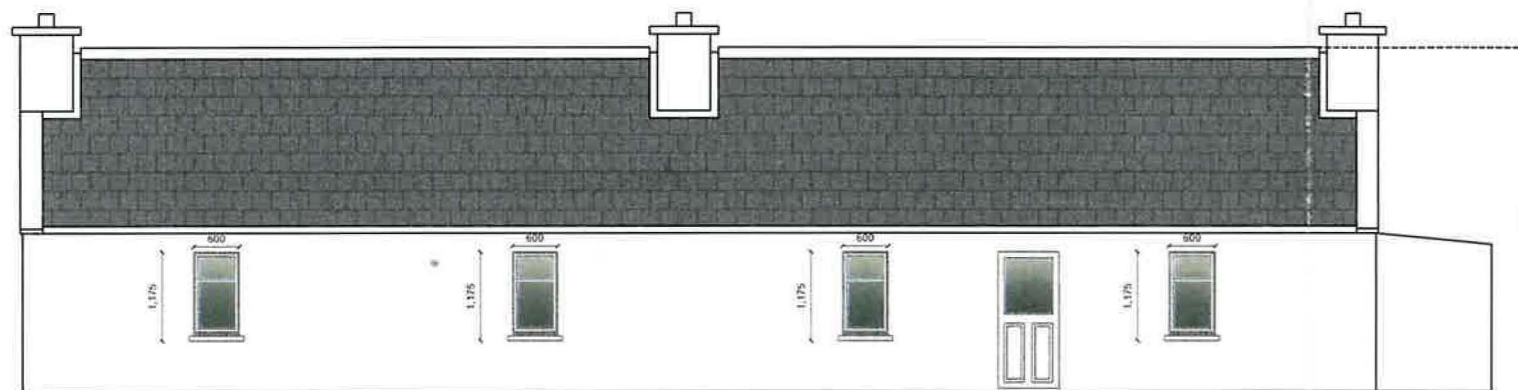
Scale: 1:100 @ A3



EXISTING GROUND FLOOR PLAN

01

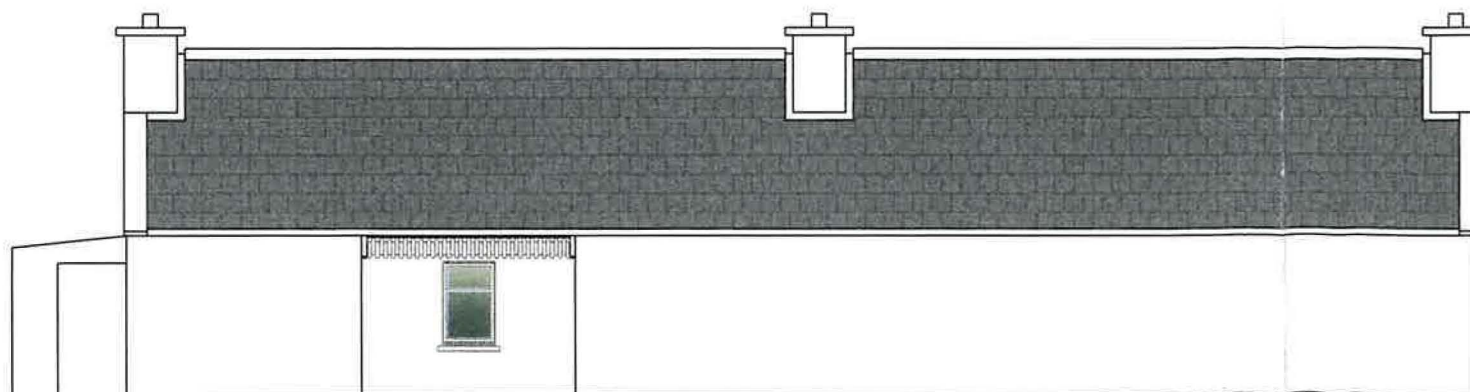
SCALE 1:100 GROUND FLOOR AREA = 74M²



EXISTING FRONT ELEVATION (SOUTH WEST)

02

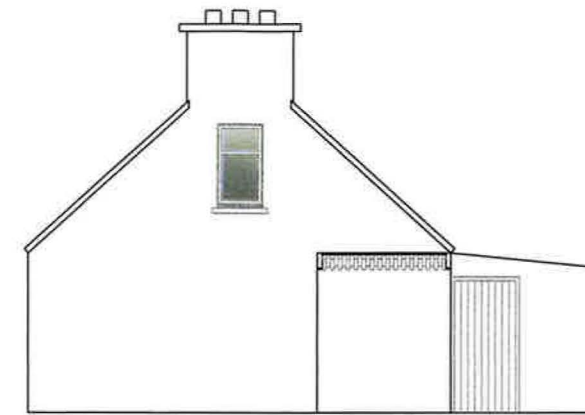
SCALE 1:100



EXISTING REAR ELEVATION (NORTH EAST)

03

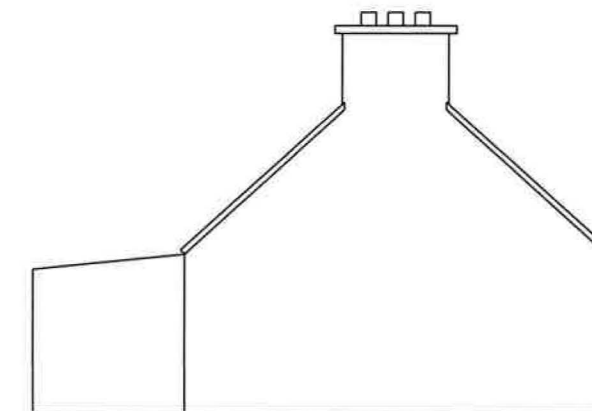
SCALE 1:100



EXISTING SIDE ELEVATION

04

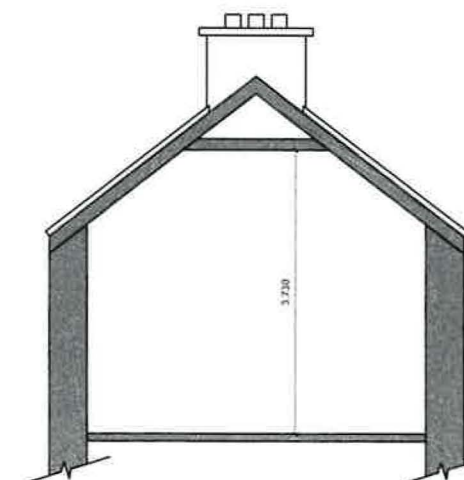
SCALE 1:100



EXISTING SIDE ELEVATION

05

SCALE 1:100

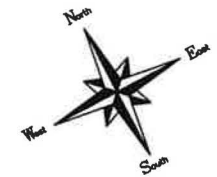


SECTION

06

SCALE 1:100

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Client Ref No.:
DKA / 1877

Date:
02-07-2025

Drawing No.:
DKA / 1877 / PA / 1

Scale:
1 : 100 @ A3