

Jackie and Peter Hunt
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6 North Mall
Cork

BY REGISTERED POST

15/01/2025

N.B. - IMPORTANT NOTE: Any response to this letter should clearly state that it is a response to a request for further information in connection with 24/00634 and be addressed to: - Planning Department West, Norton House, Skibbereen, Co. Cork.

Re: 24/00634

1) The refurbishment, alteration and extension of an existing dwelling house, 2) the demolition of an extension to the dwelling and of two sheds one of which is attached to the house and the other a separate open faced metal former hay barn, 3) the construction of a new site vehicle entrance and driveway and 4) associated site works and services connections including a new foul package treatment and percolation area to replace an existing septic tank. A Natura Impact Statement will be submitted to the planning authority with the application.

At: Rathmore, Baltimore, Co. Cork

Dear Sir/Madam,

I refer to your planning application which was lodged with the Planning Authority on the 18/11/2024.

It is considered that the information submitted with the application is not yet sufficient to enable the Planning Authority to make a decision in this case, for the following reasons:

- All bats are listed under Annex IV of the Habitats Directive, and it is an offence to carry out an action leading to the deterioration or destruction of a breeding site or resting place for bats and as such there is a due diligence and care to ensure that works undertaken will not have such consequences. A derogation licence is required to allow the works proceed.
- The existing dwelling is part of a collection of vernacular farm buildings, which includes the original farmhouse. No assessment of the existing buildings has been provided, and further investigation is required, both to date the existing dwelling and

outbuildings and to assess their condition and suitability for adaptation and inclusion in an overall revised design. There does not appear to be any rationale for the proposed demolitions either. The preference, reflected under policy objectives HE16, 6, 16 and 19 of the Cork County Development Plan 2022, is to incorporate existing structures into a new design and encourage best conservation practice in the renovation and maintenance of vernacular buildings.

Therefore, to enable the Planning Authority give further consideration to your application, you are requested to submit **six copies** of the following further information:-

Ecological Issues

1. You are requested to provide to the Planning Authority a bat derogation licence for the site given that a bat roost has been identified and that it has been submitted that a derogation licence is required for the works to proceed.

Conservation Issues

The design as presented does not align with Policy Objective HE 16-19 and HE 16-6. The following information is required.

Historic Building Survey

2. You are required to engage the services of a conservation consultant/ conservation architect/ conservation engineer/ buildings archaeologist to undertake a building survey of the vernacular outbuildings and original dwelling in addition to the existing dwelling on site. This should include the following:
 - a) A detailed history of the proposed development site. All available historical sources are to be consulted (including photographic material). This should also be supported by cartographic evidence which will aid in evaluating the development of the site.
 - b) A detailed written description of the existing buildings and any associated features or structures. This should include information on the materials used in the construction of the buildings as well as all architectural features, fixtures and fittings.
 - c) A detailed condition survey of the building fabric. Where fabric or features of historic significance are uncovered, a detailed method statement outlining how these are to be retained in-situ will be required.
 - d) The report should be cross referenced and supported by appropriate illustrations such as scaled drawings (plans, sections, elevations @ 1:50 and/or 1:100) and a clearly labelled photographic record. Where a building is multi-phased a plan indicating the different phases should also be submitted.
3. Submit a revised redesign to retain any buildings, structures, features, fixtures and fittings that are deemed to be of vernacular or architectural heritage significance, as identified in the Historic Building Survey.
4. Clarify the gross floor area of the proposed demolition works and proposed extensions.

You are advised that the proposed development is within an area that is under consideration for the development of a new greenway but it is anticipated that a direct conflict can be avoided. If the preferred route for the greenway is in this area, there may be a greenway in close proximity to the proposed development.

This request for further information is without prejudice to any decision the Council may take, either to refuse permission or to grant permission, with or without conditions. Please note that your application shall be declared to be withdrawn if all of the further information as required above is not submitted **within 6 months** of the date of this letter, or within such additional period, not exceeding 3 months, as may be agreed by the Planning Authority in accordance with Article 33 (3) of the Planning and Development Regulations 2001 as amended.

Please further note that where the Planning Authority considers that the further information request has not been fully complied with and requires clarification, the 4 weeks for making a decision (or 8 weeks in the case of an application accompanied by an EIS), does not begin until this clarification has been provided and the request for further information has been fully complied with.

Where Cork County Council collects any personal information from you in its role as a Planning Authority, such information will be processed in line with our privacy statement which is available to view on our website.

Please note that all information / supporting documentation submitted will be publicly available online and at the Planning Authority offices. Therefore, you should ensure that any personal information (i.e. PPSN, Bank Account numbers, date of birth, etc.) is removed from the documentation before it is submitted as part of the planning application.

In addition, where, as part of your response you submit any special categories of personal data relating to an individual, the person to whom the special categories of data refers **MUST** give their explicit consent to the use of this data by Cork County Council in processing your planning application.

Further consideration of your application is deferred pending receipt of the information requested.

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Yours faithfully,



Margaret Corcoran
Senior Staff Officer