

Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

JMcM Properties Ltd.,
c/o Mark Droog,
JCA Architects,
Courthouse Chambers,
Washington,
Cork.

03/06/2022

**RE: Section 5 Declaration R719/22 No. 13 Lower Glanmire Road,
Cork T23 YX6D**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, I wish to advise as follows:

The Planning Authority, in view of the above and having regard to —

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, and 9 of the Planning and Development Regulations 2001 (as amended)

It is considered that the —

the demolition of the rear return and construction of a ground floor extension of 16sq.m and first floor extension of 7sq.m

IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT as the proposed demolition and construction of extensions do not meet the conditions and limitations as set out under Class 1 and Class 50 in Schedule 2, Part 1 of the *Planning and Development Regulations 2001* (as amended)

Further that the *construction of a new dormer to roof to the rear*

IS DEVELOPMENT and IS EXEMPTED DEVELOPMENT in accordance with section 4(i)(h) of the *Planning and Development Act 2000* (as amended)

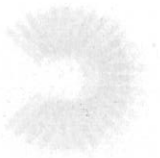
Is mise le meas,



We are Cork.

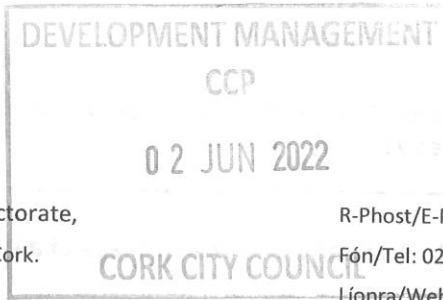
Kate Magner

Kate Magner
Development Management Section
Community, Culture and Placemaking Directorate
Cork City Council



**COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL**

Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.



R-Phost/E-Mail planning@corkcity.ie
Fón/Tel: 021-4924762
Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

No 13 Lower Glanmire Rd, Cork, T23 YX6D

2. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:
Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Is the demolition of the rear return and construction of a ground floor extension of 16 sq m and first floor extension of 7sq m and new dormer to roof to the rear of the dwelling at 13 Lower Glanmire Rd, Cork development and if so, is it exempted development?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:
(Use additional sheets if required).

3. Are you aware of any enforcement proceedings connected to this site?

If so please supply details: No

4. Is this a Protected Structure or within the curtilage of a Protected Structure? No

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority? N/A

5. Was there previous relevant planning application/s on this site? No

If so please supply details:

6. APPLICATION DETAILS

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

| | |
|--|--|
| (a) Floor area of existing/proposed structure/s | Existing 126.5sq m / Proposed 133sq m |
| (b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m) _____ |
| (c) If concerning a change of use of land and / or building(s), please state the following: | |
| Existing/ previous use (please circle) _____ _____ _____ | Proposed/existing use (please circle) _____ _____ _____ |

8. LEGAL INTEREST

| | | |
|---|--|-----------------------------------|
| Please tick appropriate box to show applicant's legal interest in the land or structure | A. Owner <input checked="" type="checkbox"/> | B. Other <input type="checkbox"/> |
| Where legal interest is 'Other', please state your interest in the land/structure in question | _____ | |
| If you are not the legal owner, please state the name and address of the owner if available | _____ | |

9. I / We confirm that the information contained in the application is true and accurate:

Signature: John [Signature]

Date: 01/06/2022

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E. architects@jca.ie

www.jca.ie

Cork

Courthouse Chambers,
27/29 Washington Street,
Cork, Ireland,
T12 WN8F

Meath

St. Albert's House,
Navan Road, Dunboyne,
Co. Meath, Ireland,

The Development Management Section,
Community, Culture & Placemaking Directorate,
Cork City Council,
City Hall,
Anglesea St
Cork



Date: 02nd June 2022

Re: Section 5 Declaration Application for No. 13 Lower Glanmire Rd Cork

Dear Sir/Madam,

We wish to submit a Section 5 Declaration Application for No 13 Lower Glanmire Rd.

In support of the above application, we enclose the following:

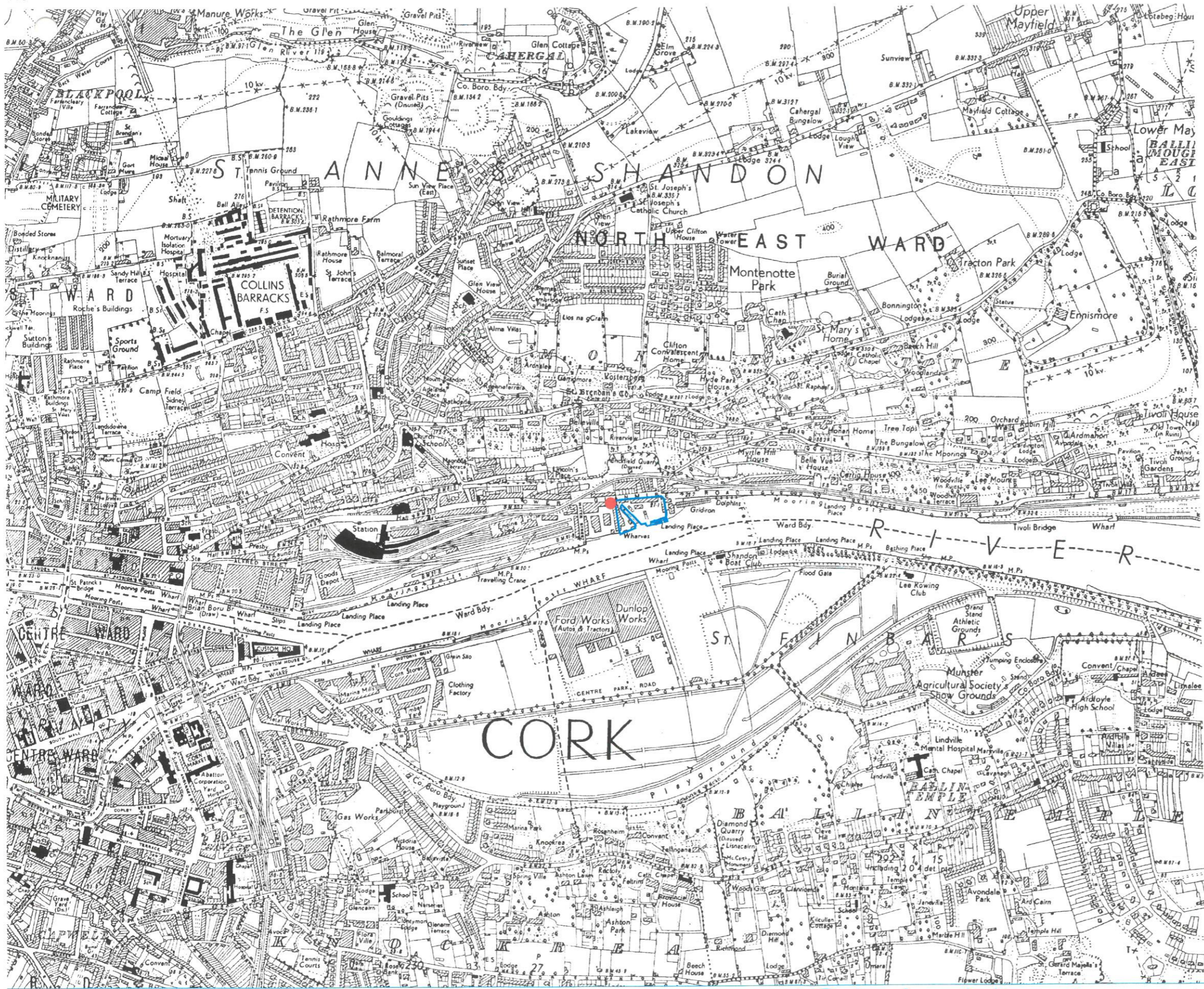
- 2 copies of the Section 5 Declaration Application Form
- 2 copies of Site Location Maps
- 2 copies of Site Plan
- 2 copies of existing and proposed drawings

Should you require any further information, please contact the undersigned.

Yours Sincerely,

Mark Droog MRIAI
Associate JCA Architects

| | | | | | | | | | | |
|--|-------|---|----------------|----------------------------|-----|-----|----------------------|----------------|----------------|-----------------|
| JCA Architects T. +353 (0)21 439 3800 E. architects@jca.ie www.jca.ie | | Project: 21063 JMcM Properties Ltd, No 13, Lower Glanmire Rd, Cork | | DRAWING ISSUE SHEET | | | | | | |
| | | 1 to: | SHEET | | | | Year Month Day | 2022 3 1 | 2022 3 8 | 2022 5 30 |
| DRAWING TITLE | | | DWG NO. | Current | | | | | | |
| SITE LOCATION MAPS | | | | | | | | | | |
| Site Location Map - OS | 10560 | A3 | 13-PL001 | 3.2 | 3.0 | | | 3.2 | | |
| Urban Place Map - OS | 1000 | A3 | 13-PL002 | 3.2 | 3.0 | | | 3.2 | | |
| Existing Site Plan | 200 | A2 | 13-PL003 | 3.2 | | | | 3.2 | | |
| Proposed Site Plan | 200 | A3 | 13-PL004 | 3.2 | 3.0 | | | 3.2 | | |
| EXISTING PLANS | | | | | | | | | | |
| Existing - Plans, Sections, Elevations | 100 | A3 | 13-PL050 | 3.2 | | 3.0 | | 3.2 | | |
| PROPOSED PLANS | | | | | | | | | | |
| Proposed - Floor Plans | 100 | A3 | 13-PL100 | 3.2 | 3.0 | 3.1 | | 3.2 | | |
| ELEVATIONS | | | | | | | | | | |
| Proposed Elevations | 100 | A3 | 13-PL300 | 3.2 | 3.0 | | | 3.2 | | |
| ISSUED TO: | | | | | | | | | | |
| CLIENT | | | | | | PDF | | | | |
| PROJECT MANAGER | | | | | | | | | | |
| STRUCTURAL ENGINEER | | | | | | | PDF | | | |
| M&E ENGINEER | | | | | | | | | | |
| QUANTITY SURVEYOR | | | | | | | | | | |
| OTHER | | | | | | | | | | |
| LOCAL AUTHORITY | | | | | | | | 2.0 | | |
| PURPOSE OF ISSUE: | | | | | | | | | | |
| APPROVAL | | | | | | | | | | |
| PLANNING / SECTION 5 DECLARATION | | | | | | | | X | | |
| FIRE SAFETY CERTIFICATE | | | | | | | | | | |
| DISABILITY ACCESS CERTIFICATE | | | | | | | | | | |
| INFORMATION | | | | | X | X | | | | |
| ISSUED BY: | | | | | MD | MD | MD | | | |
| 1,2 etc. = number of hard copies; PDF = PDF emailed; DWG = zipped autocad DWG emailed; | | | | | | | | | | |



Description:
 Historic 6" Latest Edition

Publisher / Source:
 Ordnance Survey Ireland (OSI)

Data Source / Reference:
 CK074
 Revision Date =
 Survey Date = 31-Dec-1928
 Levelled Date = 31-Dec-1956

File Format:
 Tagged Image File Format (TIFF)

File Name:
 R_50252328_1.tiff

Clip Extent / Area of Interest (AOI):
 LLX,LLY= 566612.0,570560.0
 LRX,LRY= 571534.0,570560.0
 ULX,ULY= 566612.0,574194.0
 URX,URY= 571534.0,574194.0

Projection / Spatial Reference:
 IRENE195_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,Y = 569073.0,572377.0

Data Extraction Date:
 23-Feb-2022

Product Version:
 1.3

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Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fíricais ar chead síl.

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SECTION 5 DECLARATION
 DO NOT USE FOR CONSTRUCTION

Site Shown In RED
 Adjacent Property in BLUE
 OSI LICENCE NUMBER AR0106522

IMPORTANT TO READ
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ISSUED FOR SECTION 5 DECLARATION
 DRAWING NUMBER 13-PL001
 DATE 30/05/2022
 REVISION 3-2
 HO
 DATE REVISION REV BY

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 E architects@jca.ie
 www.jca.ie

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 Cork, T12 WN8F

Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyne, Co. Meath, A86K856

PLANNING

JOB TITLE
 Proposed New Extension
 No.13 Lwr Glanmire Rd
 JMcM Properties Ltd

| DATE | SCALE | REV. | DRAWN | CHECKED |
|------------|---------|------------------|-------|---------|
| 25-Feb-22 | 1:10560 | 3.2 | MD | HO |
| DWG TITLE | | Record Place Map | | |
| DWG NUMBER | | PROJECT NUMBER | | |
| 13-PL001 | 21063 | | | |



Description: Digital Landscape Model (DLM)

Publisher / Source: Ordnance Survey Ireland (OSi)

Data Source / Reference: PRIME2

File Format: Autodesk AutoCAD (DWG_R2013)

File Name: v_50252328_1.dwg

Clip Extent / Area of Interest (AOI):
 LLX,LLY= 568956.5,572291.0
 LRX,LRX= 569189.5,572291.0
 ULX,ULY= 568956.5,572463.0
 URX,URY= 569189.5,572463.0

Projection / Spatial Reference:
 Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,Y= 569073.0,572377.0

Reference Index:
 Map Series | Map Sheets
 1:1,000 | 6383-02
 1:1,000 | 6383-07

Data Extraction Date:
 Date= 23-Feb-2022

Source Data Release:
 DCMLS Release V1.149.113

Product Version:
 Version= 1.4

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 Dunboyne, Co. Meath, A86K856

| PLANNING | DATE | SCALE | REV. | DRAWN | CHECKED |
|------------------------|---------------------|--------|------|-------|---------|
| JOB TITLE | 25-Feb-22 | 1:1000 | 3.2 | MD | HO |
| Proposed New Extension | Urban Place Map | | | | |
| No.13 Lwr Glanmire Rd | JMcM Properties Ltd | | | | |
| DWG NUMBER | PROJECT NUMBER | | | | |
| 13-PL002 | 21063 | | | | |



SITE OUTLINED RED

SECTION 5 DECLARATION
DO NOT USE FOR CONSTRUCTION



Existing Site Plan

Scale 1:200

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Dunboyne, Co. Meath, A86K856

PLANNING

JOB TITLE
Proposed New Extension
No.13 Lwr Glanmire Rd
JMCM Properties Ltd

| DATE | SCALE | REV. | DRAWN | CHECKED |
|------------|--------------------|----------------|-------|---------|
| 25-Feb-22 | 1:200 | 3.2 | MD | HO |
| DWG TITLE | Existing Site Plan | | | |
| DWG NUMBER | PL-003 | PROJECT NUMBER | 20075 | |



SITE OUTLINED RED

Lwr Glanmire Rd

Footpath

Builders Yard

SECTION 5 DECLARATION
DO NOT USE FOR CONSTRUCTION

Proposed Site Plan

Scale 1:200

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ISSUED FOR SECTION 5 DECLARATION

30/05/2022

3-2

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Meath Office
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Dunboyne, Co. Meath, A86K856

PLANNING

JOB TITLE

Proposed New Extension
No.13 Lwr Glanmire Rd
JMcM Properties Ltd

DATE

25-Feb-22

SCALE

1:200

REV. DRAWN CHECKED

3-2 HD HO

DWG TITLE

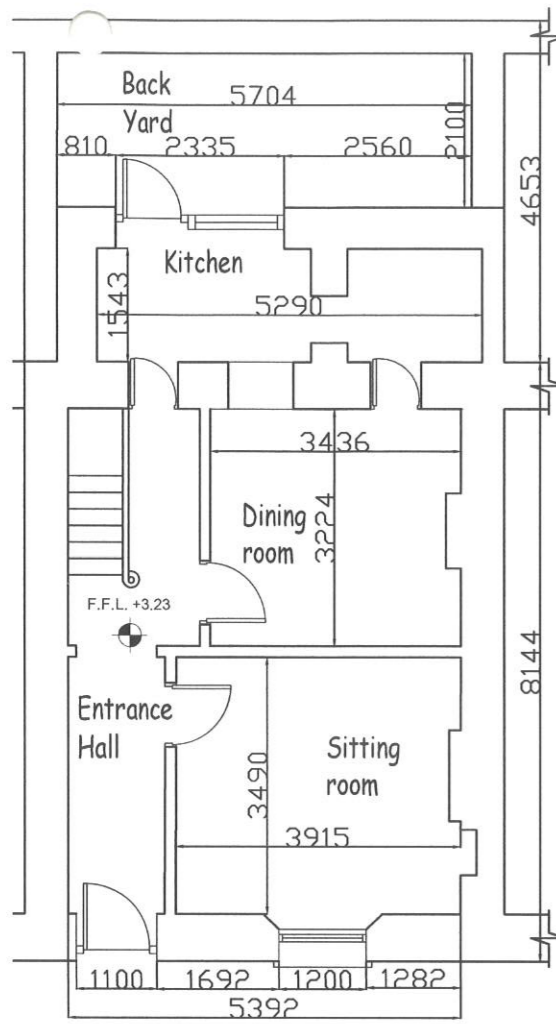
Proposed Site Plan

DWG NUMBER

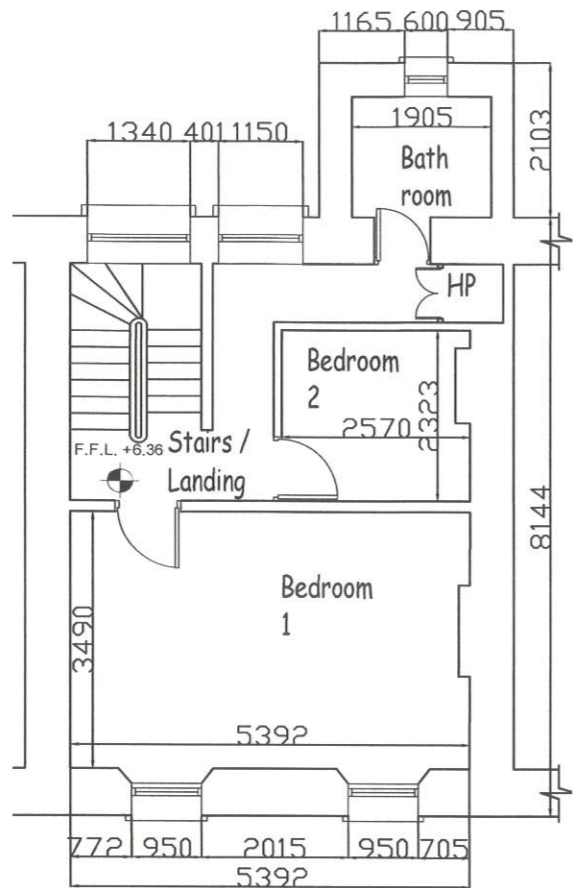
13-PL004

PROJECT NUMBER

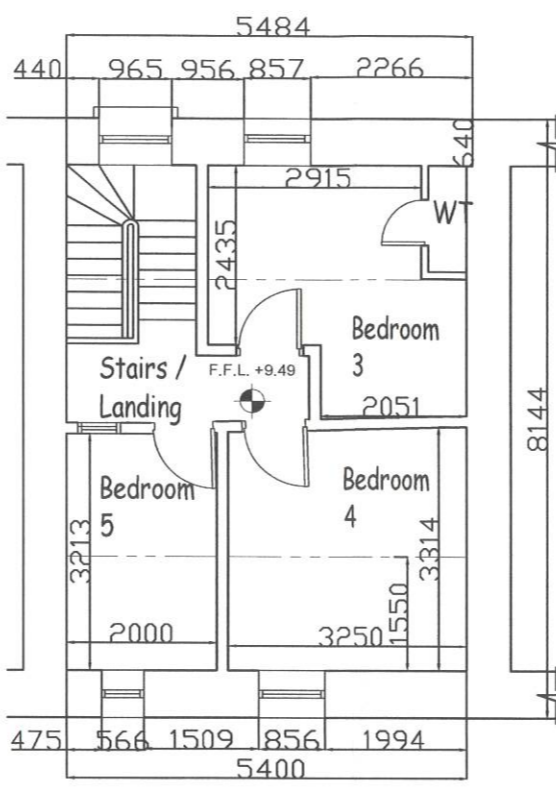
21063



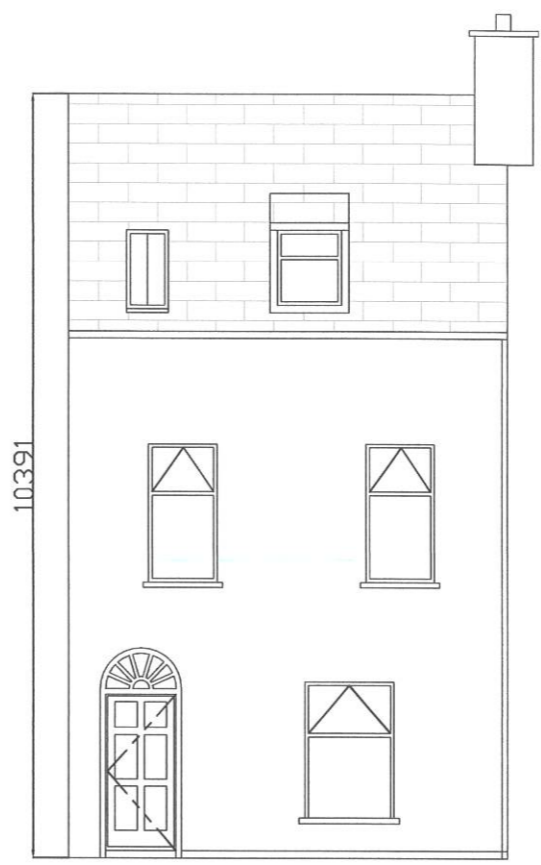
Existing Ground Floor Plan Scale 1:100



Existing First Floor Plan Scale 1:100



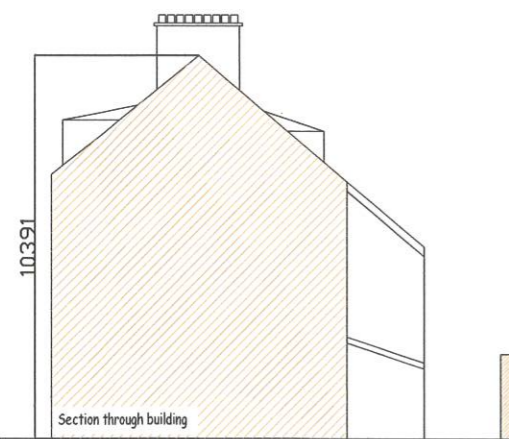
Existing Second Floor Plan Scale 1:100



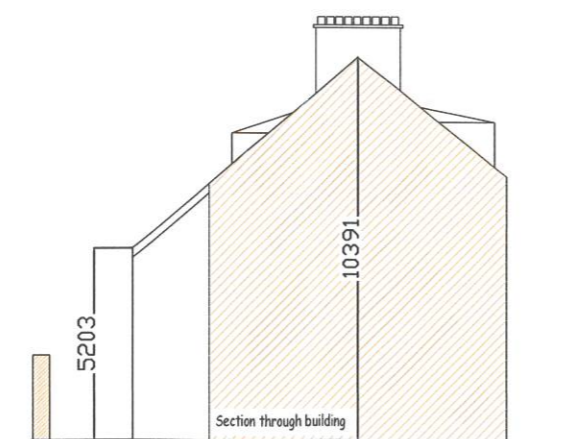
Existing Front Elevation Scale 1:100



Existing Rear Elevation Scale 1:100



Existing West Elevation Scale 1:200



Existing East Elevation Scale 1:200



Existing Section Scale 1:200

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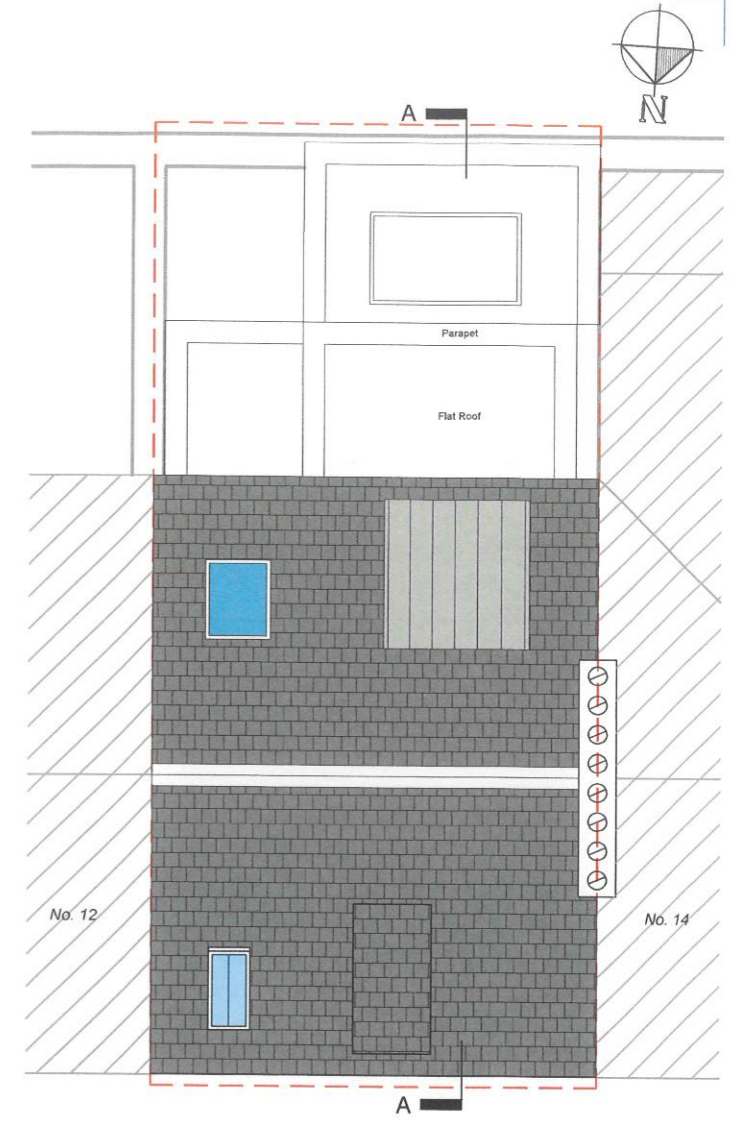
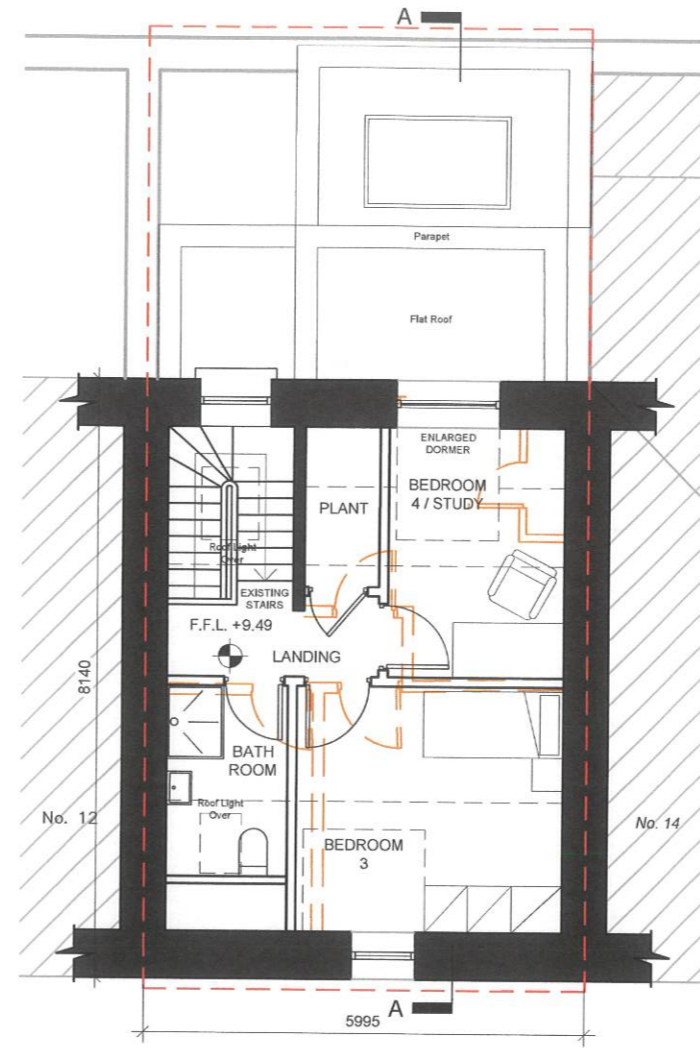
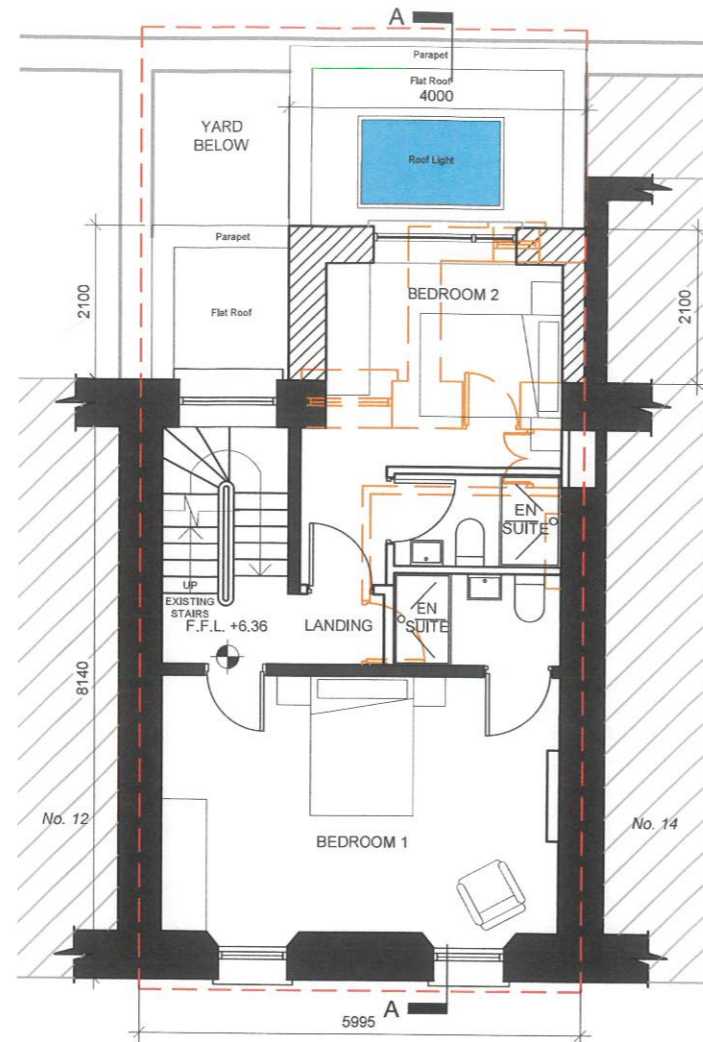
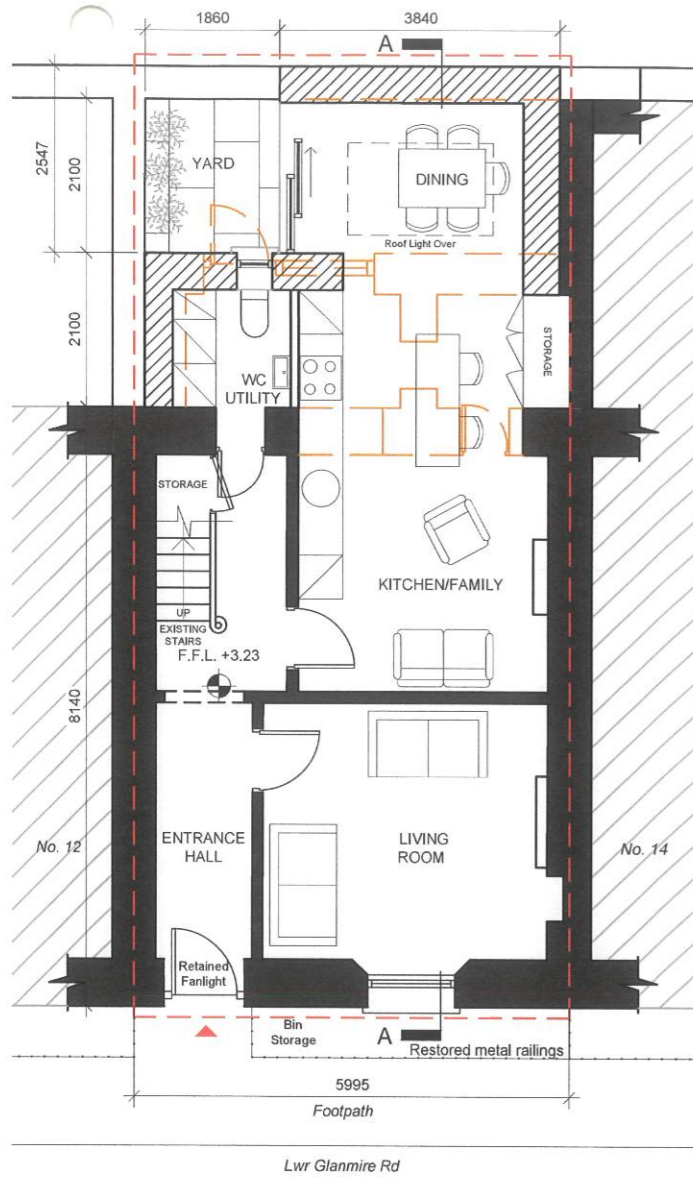
| ISSUED FOR SECTION 5 DECLARATION | DATE | REVISION | REV BY |
|----------------------------------|------------|----------|--------|
| | 30/05/2022 | 3.2 | MD |
| DRAWING ISSUED FOR | | | |

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 Cork, T12 WN8F

Meath Office
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 Dunboyno, Co. Meath, A86K856

| PLANNING | | DATE | SCALE | REV. | DRAWN | CHECKED |
|------------------------|----------------|---------------------|-------|------|-------|---------|
| JOB TITLE | | 25-Feb-22 | 1:100 | 3.2 | MD | HO |
| DWG TITLE | | | | | | |
| Proposed New Extension | | Existing Survey | | | | |
| No.13 Lwr Glanmire Rd | | JMcM Properties Ltd | | | | |
| DWG NUMBER | PROJECT NUMBER | | | | | |
| 13-PL050 | 21063 | | | | | |



Proposed Ground Floor Plan Scale 1:100

Proposed First Floor Plan Scale 1:100

Proposed Second Floor Plan Scale 1:100

Proposed Roof Plan Scale 1:100

| LEGEND | |
|--------|---|
| | Outlines works to which application relates |
| | Existing solid masonry walls to be retained |
| | Proposed walls |
| | Demolition |

SECTION 5 DECLARATION
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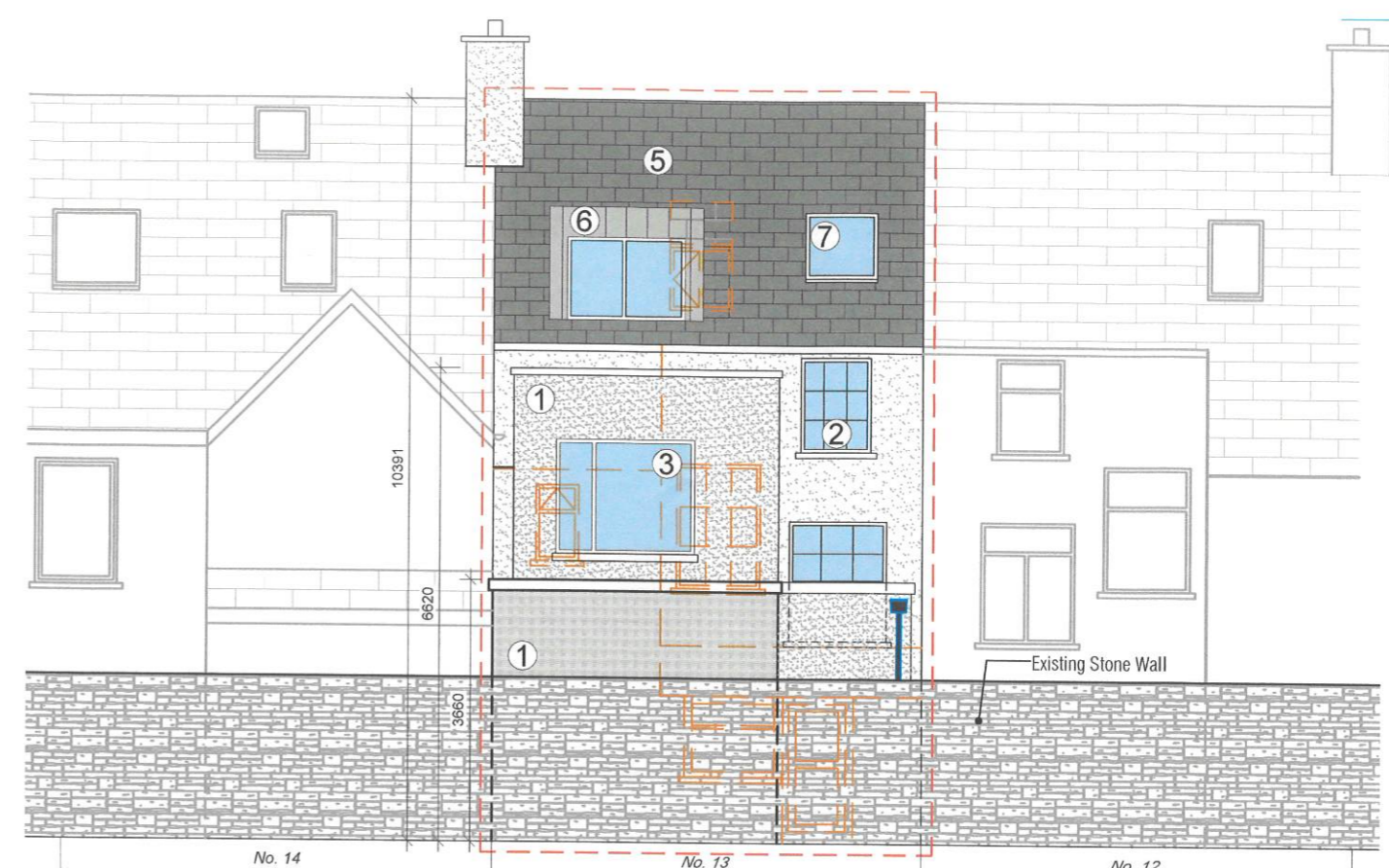
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Dunboyne, Co. Meath, A96K856

PLANNING

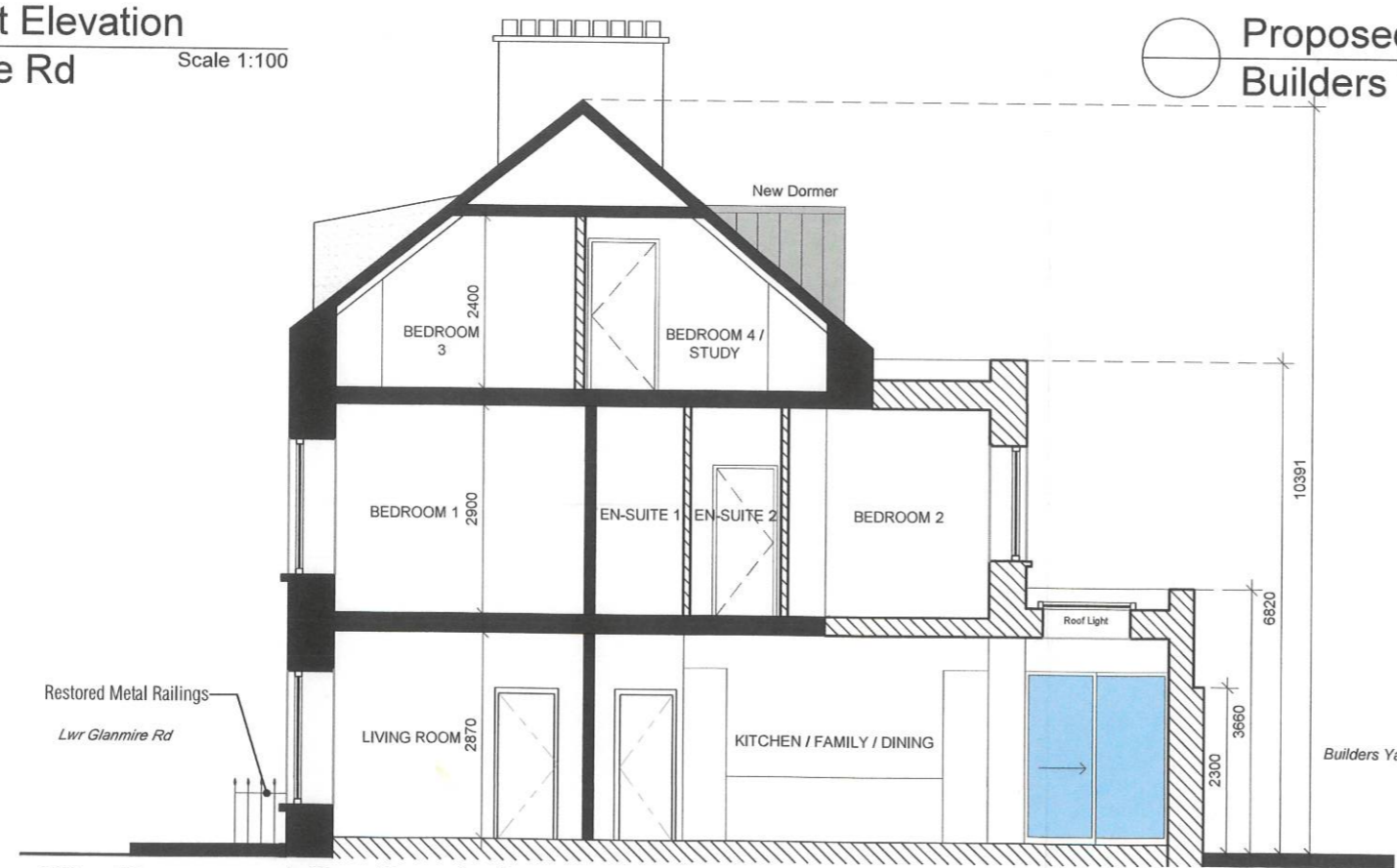
| DATE | SCALE | REV. | DRAWN | CHECKED |
|------------------------|----------------|---------------------|-------|---------|
| 25-Feb-22 | 1:100 | 3.2 | MD | HO |
| JOB TITLE | | DWG TITLE | | |
| Proposed New Extension | | Proposed Plans | | |
| No.13 Lwr Glanmire Rd | | JMcM Properties Ltd | | |
| DWG NUMBER | PROJECT NUMBER | | | |
| 13-PL100 | 21063 | | | |



Proposed Front Elevation
Lower Glanmire Rd
Scale 1:100



Proposed Rear Elevation
Builders Yard
Scale 1:100



Proposed Section A-A
Scale 1:100

| MATERIALS LEGEND/GENERIC NOTES: | |
|---------------------------------|---|
| | Outlines works to which application relates |
| | Demolition |
| | External Render painted finish |
| | Timber sash windows |
| | Aluminium windows |
| | Timber Door |
| | Natural Slate Roof |
| | Standing Seam Zinc Roof |
| | Velux Roof Light |

SECTION 5 DECLARATION
DO NOT USE FOR CONSTRUCTION

IMPORTANT TO READ
©THIS DRAWING IS COPYRIGHT
ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS. IF IN DOUBT, ASK!
PATH: P:\133-PROJECTS\2021\131843-Upper Developments 13 & 14 Lower Glanmire Road Cork\12.0 Project Drawings\12.3 Planning (PL)\21063-13-PL300.dwg
LAST SAVED BY: Mark.484@jca 30/05/2022 12:46:43

| ISSUED FOR SECTION 5 DECLARATION | DATE | REVISION | REV BY |
|----------------------------------|------------|----------|--------|
| DRAWING ISSUED FOR | 30/05/2022 | 3.2 | MD |

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| PLANNING | | DATE | SCALE | REV | DRAWN | CHECKED |
|---|--|----------------|-------|-------------------------------|-------|---------|
| JOB TITLE | | 25-Feb-22 | 1:100 | 3.2 | MD | HO |
| Proposed New Extension No.13 Lwr Glanmire Rd JmC Properties Ltd | | DWG TITLE | | Proposed Elevations + Section | | |
| DWG NUMBER | | PROJECT NUMBER | | | | |
| 13-PL300 | | 21063 | | | | |