Comhairle Cathrach Chorcaí
Cork City Council

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

Su Ching Khor,
[redacted]

15/09/2026

RE: **Section 5 Declaration: R1072/26 6, Mardyke Street, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 19th August 2026.

The Question before the Planning Authority was "Whether the proposed roof covering replacement, replacement of the existing front and rear roof dormers, replacement of windows and associated temporary scaffolding at 6 Mardyke Street, Cork, constitute development and, if so, whether they constitute exempted development."

Development

The first issue for consideration is whether or not the matter at hand is *'development'*.

'Development' as defined in the Act (3)(1) comprises two possible chief components: *'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'*. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

'Works' is defined in section 2(1) of the Act as *'the carrying out of any works on, in, over, or under land'* including *'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.'*

The proposal includes acts of 'alteration, repair or renewal' and therefore falls within the definition of 'works'. Therefore, the proposal constitutes development within the meaning of the Act and the Planning Authority consider the stated works as constituting development.

Exempted development
The next issue for consideration is whether or not the matter at hand is exempted development.

The following is given consideration in the assessment of the exempted nature of the proposal:
Section 4(1)(h) states:
The following shall be exempted developments for the purposes of this Act-development consisting 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;

The subject site is located on the eastern side of Mardyke Street and immediately south of the border with the Mardyke Architectural Conservation Area. The subject property forms part of a terrace of three historic townhouses. While the property is neither listed on the National Inventory of Architectural Heritage, or the Record of Protected Structures, it is considered to constitute a historic building, possibly dating from the late Victorian era. Indeed, the terrace of three properties appears on a historic 25-inch raster mapping collection provided by Tailte Éireann that covers Ireland between 1897 and 1913. Each of the three buildings on the terrace possess a single dormer on the front (west) roof plane. These dormers contain interesting details, with decorative ridge rolls, architraves and other features that are important to the character of the buildings. Given this, the Planning Authority consider Section 4(1)(h) of the Act as relevant.

The exterior of the subject property appears to be in reasonably good condition and, with the exception of the windows, has maintained much of its original appearance. The proposed works can be summarised as having four key elements; replacing the roof tiles with *''like-for-like''* materials (including scaffolding), replacing existing front dormer with a larger flat roof dormer, constructing a flat roof dormer to the rear and replacing front windows with double-glazed upvc. It should be noted that some aspects of the proposed works may be considered exempted if assessed on their own. For example, replacing roof tiles with identical tiling would not materially affect the external appearance of the structure. Similarly, temporary scaffolding, given its temporary nature could also be considered exempt. However, the proposal is assessed as a whole, given the nature of the question posed.

In light of the above, the removal and replacement of the existing front dormer would be inconsistent with the character of the dwelling and would 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. Accordingly, it is considered that the replacement of the existing small pitched front dormer with a flat-roof dormer with the Upvc window frames does not fall within the scope of Section *4(1)(h)* of the Act.

Comhairle Cathrach Chorcaí
Cork City Council

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

Recommendation
In view of the above and having regard to —

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)

It is considered that the proposed roof covering replacement, replacement of the existing front and rear roof dormers, replacement of windows and associated temporary scaffolding at No. 6 Mardyke Street, Cork, does not fall within the scope of Section 4(1) h of the Act as it would 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. Accordingly, the replacement of the existing front dormer with a larger flat roof dormer at the subject property **IS DEVELOPMENT** and is **NOT EXEMPTED DEVELOPMENT**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Coimisiún Pleanála within 4 weeks of the date it is issued, 15/09/2026.

Is mise le meas,

[redacted]

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council

We are Cork.

PLANNER'S REPORT **Ref. R1072/26**	Cork City Council Planning and Integrated Development

Application type	Section 5 Declaration
Description	*Whether the proposed roof covering replacement, replacement of the existing front and rear roof dormers, replacement of windows and associated temporary scaffolding at 6 Mardyke Street, Cork, constitute development and, if so, whether they constitute exempted development.*
Location	No. 6 Mardyke Street, Cork
Applicant	Su Ching Khor
Date	19/08/2026
Recommendation	The proposed work at the subject property **Is Development** and is **Not Exempted Development**.

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

1. REQUIREMENTS FOR A SECTION 5 DECLARATION

Section 5(1) of the Planning and Development Act 2000 as amended states,

5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

The requirements for making a section 5 declaration are set out in the Act.

2. THE QUESTION BEFORE THE PLANNING AUTHORITY

In framing the question to the planning authority, the applicant states in Q3 of the application form:

'Whether the proposed roof covering replacement, replacement of the existing front and rear roof dormers, replacement of windows and associated temporary scaffolding at 6 Mardyke Street, Cork, constitute development and, if so, whether they constitute exempted development.''

In setting out additional details regarding question/ works/ development, the applicant states:

1. *The proposal relates to No. 6 Mardyke Street only. The adjoining property is not included.*
2. *The existing roof covering is proposed to be replaced on a like-for-like basis using the same type of roofing material.*
3. *The existing small pitched front dormer is also proposed to be replaced with a flat-roof dormer with the Upvc window frames, as shown in the front reference drawing.*
4. *The rear / back garden dormer is also proposed to be replaced with a flat-roof dormer and upvc. Latest reference: approx. 2900mm overall dormer width; window overall size 1200mm (W) x 1000mm (H), with 550mm fixed glazing and 650mm opening casement.*
5. *Existing front windows are proposed to be replaced with upvc double-glazed windows generally matching the proposed arrangement shown in the drawings.*
6. *Temporary scaffolding will be erected as required to provide safe access and working at height during the roof works. It is temporary and will be removed on completion.*

7. *The existing front door remains unchanged. No works are proposed to the adjoining property.*

The applicant has provided a supporting cover letter, a *''revised scope addendum''*, several drawings of the existing and proposed layouts/elevations, photographs of existing elevation, a visualisation showing proposed works and a site location map.

3. SITE DESCRIPTION

The subject property is a mid-terrace traditional townhouse located on the eastern side of Mardyke Street, which itself is a connecting street that links Mardyke Walk in the north to Western Road to the south. The property forms a terrace of three similar townhouses, with No. 5 to the north and No. 7 to the south. It fronts directly on to the public path, while to the rear is a small yard space. Although not located within it, the property lies immediately south of the Mardyke Architectural Conservation Area.

4. PLANNING HISTORY

No recent record of planning applications found on file.

5. LEGISLATIVE PROVISIONS

5.1 The Act

Section 2(1),

"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.

Section 3(1),

In this Act, except where the context otherwise requires, "development" means, -

a) The carrying out of any works in, on, over or under land or the making of any material change in the use of any land or structures situated on land, or

b) Development within the meaning of Part XXI.

Section 4(1)(h),

The following shall be exempted developments for the purposes of this Act – development consisting 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).

Section 4(2)(b)

Regulations under paragraph (a) may be subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

Section 4(2)(c)

Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a), provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purpose being exempted development for the purposes of this Act.

Section 5(1),

(See section 1 of this report)

Section 177U (9) (screening for appropriate assessment)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

5.2 The Regulations

Article 6(1)

Subject to article 9, development of a class specified in column 1 of Part 1 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 1 opposite the mention of that class in the said column.

6. ASSESSMENT

The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development. Matters pertaining to the acceptability of the proposal in respect of the proper planning and sustainable development of the area is not a consideration under section 5.

As per the submitted Section 5 declaration application form (and supporting documents), it is intended to replace the existing roof with a *''like-for-like replacement''*. It is also proposed to replace the existing pitched roof dormer on the front roof plane with a new flat roof dormer window and also replace a rear roof dormer with a similar flat roof as that proposed to the front. Existing front windows are also to be changed to UPVC.

6.1 Development

The first issue for consideration is whether or not the matter at hand is *'development'*.

'Development' as defined in the Act (3)(1) comprises two possible chief components: *'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'*. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

'Works' is defined in section 2(1) of the Act as *'the carrying out of any works on, in, over, or under land'* including *'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.'*

The proposal includes acts of 'alteration, repair or renewal' and therefore falls within the definition of 'works'. Therefore, the proposal constitutes development within the meaning of the Act and I consider the stated works as constituting development.

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development.

The following is given consideration in the assessment of the exempted nature of the proposal:
Section 4(1)(h) states:
The following shall be exempted developments for the purposes of this Act-development consisting 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;

The subject site is located on the eastern side of Mardyke Street and immediately south of the border with the Mardyke Architectural Conservation Area. The subject property forms part of a terrace of three historic townhouses. While the property is neither listed on the National Inventory of Architectural Heritage, or the Record of Protected Structures, it is considered to constitute a historic building, possibly dating from the late Victorian era. Indeed, the terrace of three properties appears on a historic 25-inch raster mapping collection provided by Tailte Éireann that covers Ireland between 1897 and 1913. Each of the three buildings on the terrace possess a single dormer on the front (west) roof plane. These dormers contain interesting details, with decorative ridge rolls, architraves and other features that are important to the character of the buildings. Given this, I consider Section 4(1)(h) of the Act as relevant.

The exterior of the subject property appears to be in reasonably good condition and, with the exception of the windows, has maintained much of its original appearance. The proposed works can be summarised as having four key elements; replacing the roof tiles with *''like-for-like''* materials (including scaffolding), replacing existing front dormer with a larger flat roof dormer, constructing a flat roof dormer to the rear and replacing front windows with double-glazed upvc. It should be noted that some aspects of the proposed works may be considered exempted if assessed on their own. For example, replacing roof tiles with identical tiling would not materially affect the external appearance of the structure. Similarly, temporary scaffolding, given its temporary nature could also be considered exempt. However, the proposal is assessed as a whole, given the nature of the question posed.

In light of the above, the removal and replacement of the existing front dormer would be inconsistent with the character of the dwelling and would 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. Accordingly, it is considered that the replacement of the existing small pitched front dormer with a flat-roof dormer with the Upvc window frames does not fall within the scope of Section *4(1)(h)* of the Act.

7. ENVIRONMENTAL ASSESSMENT

7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that an environmental impact statement is not required to be submitted.

7.2 Screening for Appropriate Assessment

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related

watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

8. RECOMMENDATION

In view of the above and having regard to —

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)

It is considered that the proposed roof covering replacement, replacement of the existing front and rear roof dormers, replacement of windows and associated temporary scaffolding at No. 6 Mardyke Street, Cork, does not fall within the scope of Section 4(1) h of the Act as it would 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. Accordingly, the replacement of the existing front dormer with a larger flat roof dormer at the subject property **Is Development** and is **Not Exempted Development**.



Robert Farrell
A/Executive Planner
15/09/2026

6 MARDYKE STREET, CORK

Supporting Cover Letter

To: Development Management Section, Cork City Council
Re: Section 5 Declaration Request — 6 Mardyke Street, Cork

Dear Sir / Madam,

Please find enclosed supporting information for the Section 5 Declaration request relating to 6 Mardyke Street, Cork.

The proposal comprises: (1) like-for-like replacement of the existing roof covering using the same type of roofing materials; (2) replacement of the existing small pitched front dormer with a new flat-roof front dormer; (3) replacement of the existing rear / back-garden dormer with a new flat-roof dormer; (4) replacement of the existing front windows with uPVC double-glazed windows. The existing front door remains unchanged.

The latest reference drawings show the front dormer at approximately 4600mm overall width with a 1500mm window overall width (650mm opening casement + 850mm fixed glazing) and approximately 1200mm window height. The rear dormer is approximately 2900mm overall width with a 1200mm (W) × 1000mm (H) window overall size, comprising 550mm fixed glazing and 650mm opening casement. External projection is approximately 300mm. Final site measurements are to be confirmed.

Temporary scaffolding will be erected as required to provide safe access and working at height during the roof works and will be removed on completion.

The works described and illustrated relate to No. 6 Mardyke Street only. The adjoining property is not included.

Supporting information includes existing/proposed elevation information, roof plan information, dormer/window details, latest front and rear reference drawings and photographs, the 1:1000 location map, and the Statutory Declaration dated 15 April 1992 relating to the historical rear extension.

We respectfully request a declaration as to whether the works described constitute development and, if so, whether they constitute exempted development.

Kind regards,
Su Ching Khor

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: 021-4924029
Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM

under Section 5 of the Planning & Development Acts 2000 (as amended)

1. NAME OF PERSON MAKING THE REQUEST

Su Ching Khor

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

6 Mardyke Street, Cork

Whether the proposed roof covering replacement, replacement of the existing front and rear roof dormers, replacement of windows and associated temporary scaffolding at 6 Mardyke Street, Cork, constitute development and, if so, whether they constitute exempted development.

Additional Details Regarding Question / Works / Development

1. The proposal relates to No. 6 Mardyke Street only. The adjoining property is not included.
2. The existing roof covering is proposed to be replaced on a like-for-like basis using the same type of roofing material.
3. The existing small pitched front dormer is proposed to be replaced with a flat-roof dormer with uPVC window frames, as shown in the front reference drawing
4. The rear / back-garden dormer is also proposed to be replaced with a flat-roof dormer and uPVC window.
   Latest reference: approx. 2900mm overall dormer width; window overall size 1200mm (W) × 1000mm (H),
   with 550mm fixed glazing and 650mm opening casement.
5. Existing front windows are proposed to be replaced with uPVC double-glazed windows generally matching the proposed arrangement shown in the drawings
6. Temporary scaffolding will be erected as required to provide safe access and working at height during the roof works.
   It is temporary and will be removed on completion.
7. The existing front door remains unchanged. No works are proposed to the adjoining property.

Supporting documents: 1:1000 location map; existing/proposed drawings; latest front and rear dormer/window reference drawings and photographs; and Statutory Declaration dated 15 April 1992 relating to the historical rear extension.

CORK CITY COUNCIL
PLANNING & DEVELOPMENT
19 AUG 2026
DEVELOPMENT MANAGEMENT

4. **Are you aware of any enforcement proceedings connected to this site?**
   If so please supply details:
   No

5. **Is this a Protected Structure or within the curtilage of a Protected Structure?** ☐

   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? ☐

6. **Was there previous relevant planning application/s on this site?** ☒
   If so please supply details:

   No known previous relevant planning applications.

7. **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	Approx. 92 m² existing floor area; footprint unchanged.
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1st October, 1964, (including those for which planning permission has been obtained)?	Yes ☒ No ☐ If yes, please provide floor areas. (sq m) Rear extension; area not stated in the 15 April 1992 Statutory Declaration.
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle) Residential dwelling	Proposed/existing use (please circle) Residential dwelling

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	**A.** Owner X	**B.** Other
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 of the owner if available		

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

Signature: [redacted]

Date:

CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:

[redacted]

10. Person/Agent acting on behalf of the Applicant (if any):

[redacted]

11. Owner Details (if the applicant above is not the legal owner):

[redacted]

12. ADDITIONAL CONTACT DETAILS

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

[redacted]

For Office Use Only:

File Ref. No. _____

ADVISORY NOTES:

The application must be accompanied by the required fee of €80. Payment may be made at the Cork City Council cash desk, by cheque, by telephone with a credit/debit card, or by electronic fund transfer.

The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.

The application should be sent to the following address:

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

Please email planning@corkcity.ie with any queries.

- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at https://www.corkcity.ie/en/council-services/public-info/gdpr/

We request that you read these as they contain important information about how we process personal data.

1. Plan, drawings and maps accompanying an application for a Section 5 Declaration on exempted development shall all be in metric scale and comply with the following requirements:-

* NOTE 2 COPIES OF PLANS AND PARTICULARS ARE REQUIRED

(a) site or layout plans shall be drawn to a scale of not less than 1:500 (which shall be indicated thereon), the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown, land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land, which is subject of the application, shall be outlined in blue and wayleaves shall be shown in yellow,

(b) other plans, elevations and sections shall be drawn to a scale of not less than 1:200 (which shall be indicated thereon), or such scale as may be agreed with the Planning Authority prior to the submission of the application in any particular case,

(c) the site layout plan and other plans shall show the level or contours, where applicable, of any land and the proposed structures relative to Ordnance survey datum or a temporary local benchmark,

(d) drawings of elevations of any proposed structure shall show the main features of any buildings which would be contiguous to the proposed structure if it were erected, whether on the application site or in the vicinity at a scale of not less than 1:200, as may be appropriate,

(e) plans relating to works comprising reconstruction, alteration or extension of a structure shall be so marked or coloured as to distinguish between the existing structure and the works proposed,

(f) plans and drawings of floor plans, elevations and sections shall indicate in figures the principal dimensions (including overall height) of any proposed structure and the site, and site layout plans shall indicate the distances of any such structure from the boundaries of the site,

(g) any map or plan which is based on an Ordnance Survey map shall indicate the relevant Ordnance survey sheet number,

(h) the north point shall be indicated on all maps and plans other than drawings of elevations and sections,

(i) plans and drawings shall indicate the name and address of the person by whom they were prepared.

2. An application for development consisting of or comprising the carrying out of works to a protected structure, or proposed protected structure or to the exterior of a structure which is located within an architectural conservation area in a draft of a proposed development plan or a proposed variation of a development plan, shall, in addition to meeting the requirements above, be accompanied by such photographs, plans and other particulars as are necessary to show how the development would affect the character of the structure.

3. A planning authority may, by notice in writing, require an applicant to provide additional copies of any plan, drawing, map, photograph or other particular, which accompanies the application.

STATUTORY DECLARATION

I, PATRICK KELLIHER B.E., of 67 Richmond Park, Sallybrook, Glanmire, Co. Cork, aged eighteen years and upwards, DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. To the best of my information knowledge and belief there has been no development (including change of use or extensions) within the meaning of the Local Government (Planning and Development Acts) on or after the 1st October 1964 in relation to the property known as 6 Mardyke Street, in the City of Cork, save and except an extension to the rear, which I deal with later.

2. I am satisfied from the measurements of the said extension to the rear that it would have qualified as an exempt development defined by the Local Government (Planning & Development) Acts 1963 to 1983 except for the failure to obtain Building Bye Laws Approval.

3. I am informed that the Building Bye Law Approval was not obtained for the development. It is impractical to inspect the foundations or work covered up but subject thereto I have inspected the same in so far as I could reasonably do so and I am satisfied that the extension is built in substantial compliance with Building Bye Laws as at the date of construction.

4. I am qualified to make this Declaration by virtue of being a Civil Engineer.

5. I make this solemn Declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1938 and for the satisfaction of Denis Sheehan.

[redacted]

DECLARED by the said
PATRICK KELLIHER
who is personally known to me at
53 South Mall,
in the City of Cork, this 15th day
of April 1992 before me a
Peace Commissioner and I know the
Declarant.

[redacted]

PEACE COMMISSIONER

6 MARDYKE STREET, CORK

Revised Scope Addendum · Front & Rear Dormer / Window Works

Purpose: This addendum updates the supporting information to include the rear / back-garden dormer and window replacement shown in the latest reference drawings.

Front / street elevation: Replace the existing small pitched dormer with a flat-roof dormer. Latest reference: approximately 4600mm overall dormer width; window overall width approximately 1500mm, with 650mm opening casement and 850mm fixed glazing. Window height shown as approximately 1200mm. Final dimensions to be confirmed on site.

Rear / back-garden elevation: Replace the existing rear dormer/window arrangement with a flat-roof dormer. Latest reference: approximately 2900mm overall dormer width; window overall size 1200mm (W) × 1000mm (H), with 550mm fixed glazing and 650mm opening casement. The opening casement can be opened inward. External projection is approximately 300mm. Final site measurements are to be confirmed.

Roof: Existing roof covering to be renewed like-for-like using the same type of roofing material.

Access: Temporary scaffolding will be erected as required for safe access and working at height and removed when the works are complete.

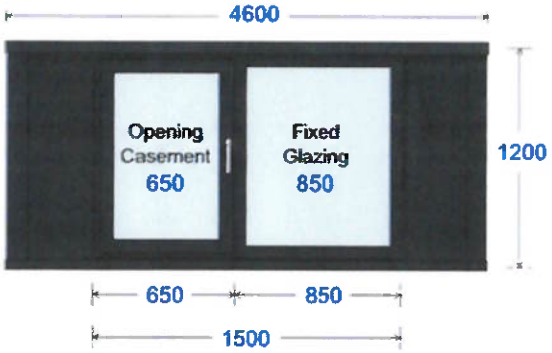
Important: These works relate to No. 6 Mardyke Street only. The adjoining property is excluded.

6 MARDYKE STREET, CORK

Updated Front / Street Dormer & Window Design



DIMENSIONS (mm)



SPECIFICATIONS

- Overall Width. 4600mm
- Window Overall Width 1500mm
- Glass Height: 1200mm
- Left Opening Casement Width: 650mm (Can be opened inward)
- Right Fixed Glazing Width: 850mm (Not opening)
- Frame Colour: Anthracite Grey (Optional)
- Glass: Double Glazed (Optional)
- Glass Type: Toughened / Double Glazed (Optional)

SIDE VIEW



VISUAL REFERENCE (EXAMPLE)

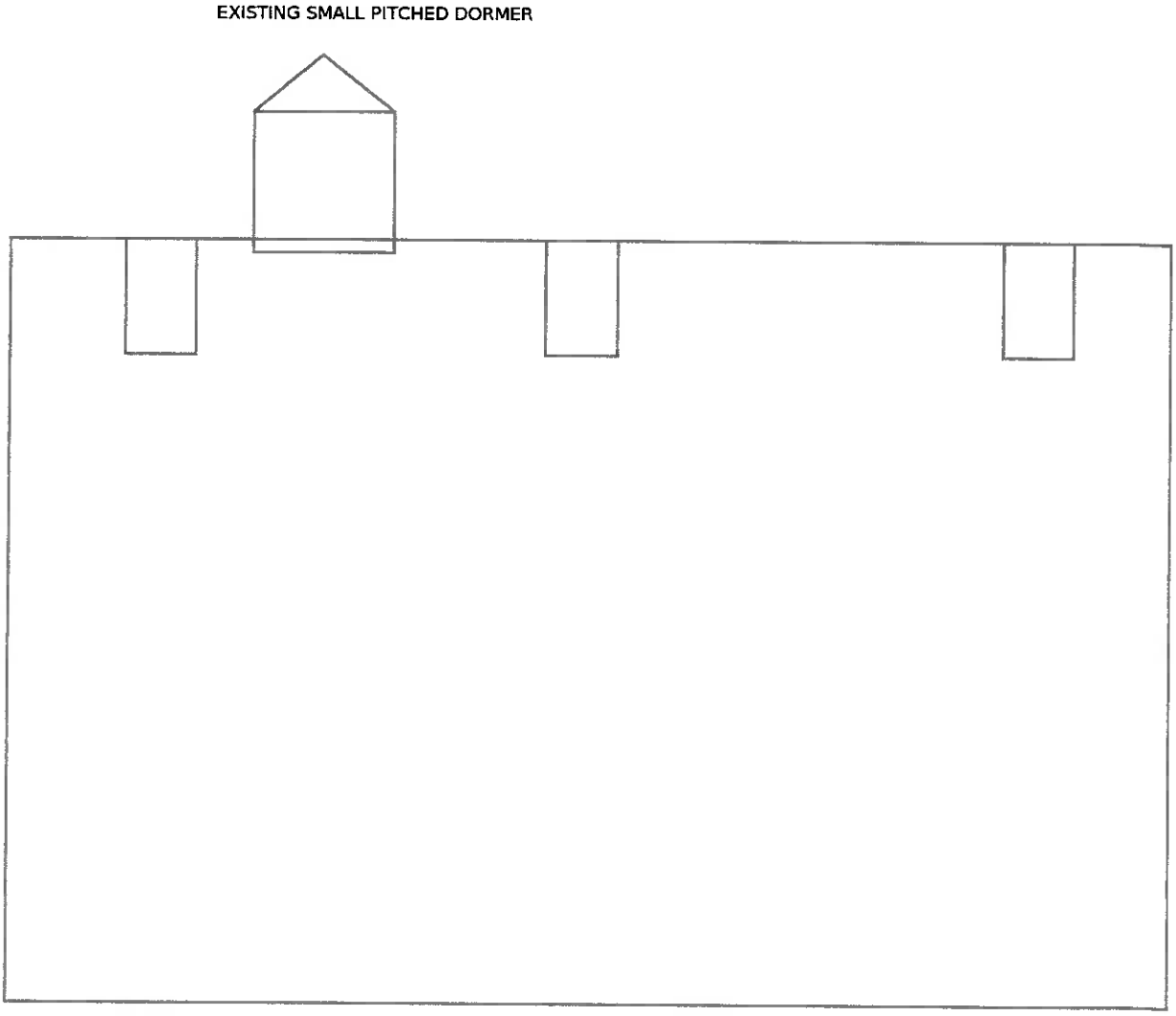


NOTE

All dimensions are approximate and may be adjusted on site to suit actual conditions.
Final measurements to be confirmed on site.

Latest front design reference supplied by applicant. Final measurements to be confirmed on site.

SCHEMATIC EXISTING ROOF — NOT TO SCALE



Existing roof layout shown schematically from the supplied photographs. Chimneys and existing dormer are shown for orientation. Exact dimensions and boundary offsets require a measured survey.

Roof works: Temporary scaffolding will be provided as required for safe access and working at height during roof covering removal and like-for-like replacement. The scaffolding is temporary and will be removed on completion.

LAND REGISTRY COMPLIANT MAP



SCALE 1:1000

Description:

Digital Landscape Model (DLM)

Publisher / Source:

Ordnance Survey Ireland (OSi)

Data Source / Reference:

PRIME2

File Format:

Autodesk AutoCAD (DWG_R2013)

File Name:

v_5956549M_1.dwg

Clip Extent / Area of Interest (AOI)

ULX,ULY= 566564.5,571664.0
LRX,LRY= 566797.5,571664.0
ULX,ULY= 566564.5,571838.0
URX,URY= 566797.5,571838.0

Projection / Spatial Reference:

Projection: ETRS89_Irish_Transverse_Mercator

Centre Point Coordinates:

X,Y= 566681.0,571752.0

Reference Scale

Map Source | Map Sheet
1:1,000 | 6362-14

Data Extraction Date

Date: 31-Oct-2023

Source Data Release

DCMLS Release V2 169 316

Product Version

Version: 1.4

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Ordnance Survey Ireland, 2023

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

ALL CO-ORDINATES REFER TO
THE IRISH TRANSVERSE MERCATOR (ITM) GRID.

FIRST REGISTRATION OF PROPERTY
AT 6 MARDYKE STREET, CORK T12 F7AC
BOUND IN RED MARKED 'A'

MEASURES 0.013 ACRES (APPROX.) 0.00525 HECTARES

SIGNED

CORMAC UNIAKE BE, MIEI

DATE 09.11.23

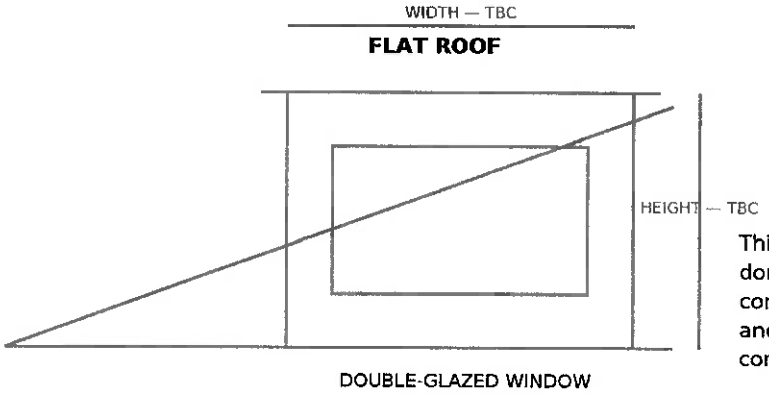
GROUP

OWNER(S) NAME
PATRICIA O'SULLIVAN

FIRST REGISTRATION
FREEHOLD

FIRST PRESENTATION

INDICATIVE SECTION — NOT A CONSTRUCTION DETAIL



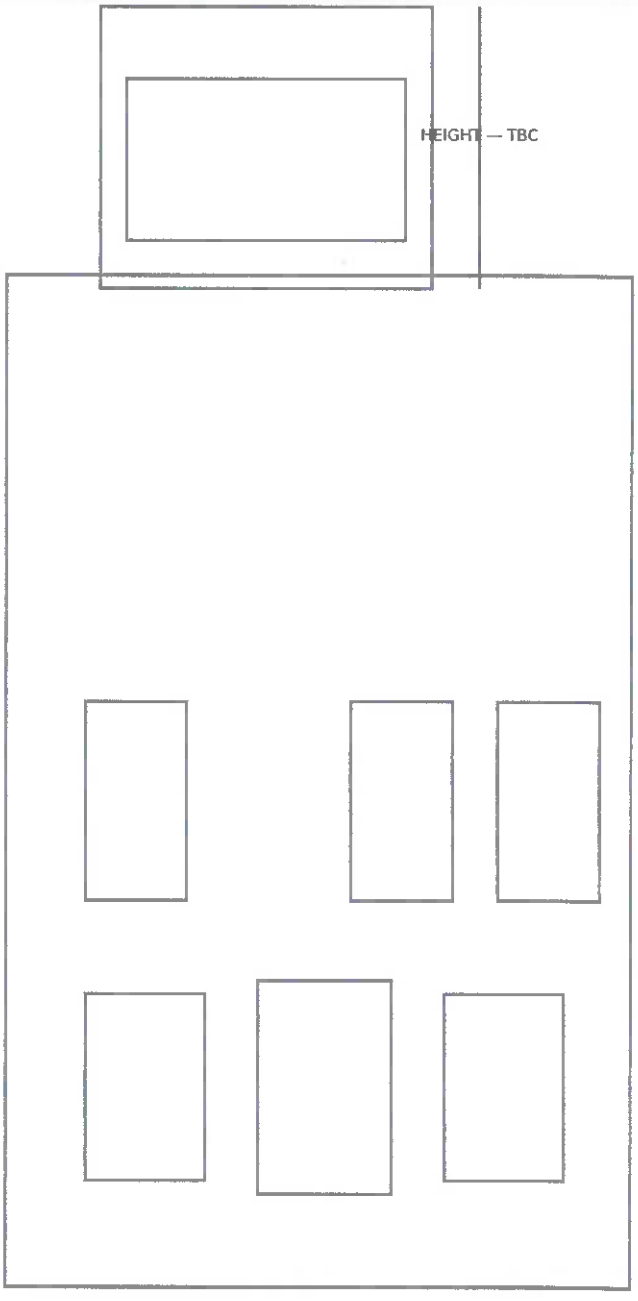
This indicative section explains the proposed dormer form for the Section 5 request. Final construction, insulation, structure, drainage and dimensions should be confirmed by a competent designer/contractor.

REFERENCE PHOTO — DORMER / WINDOW STYLE



Reference only. The image illustrates the intended dormer/window appearance and does not add the adjoining property to this application.

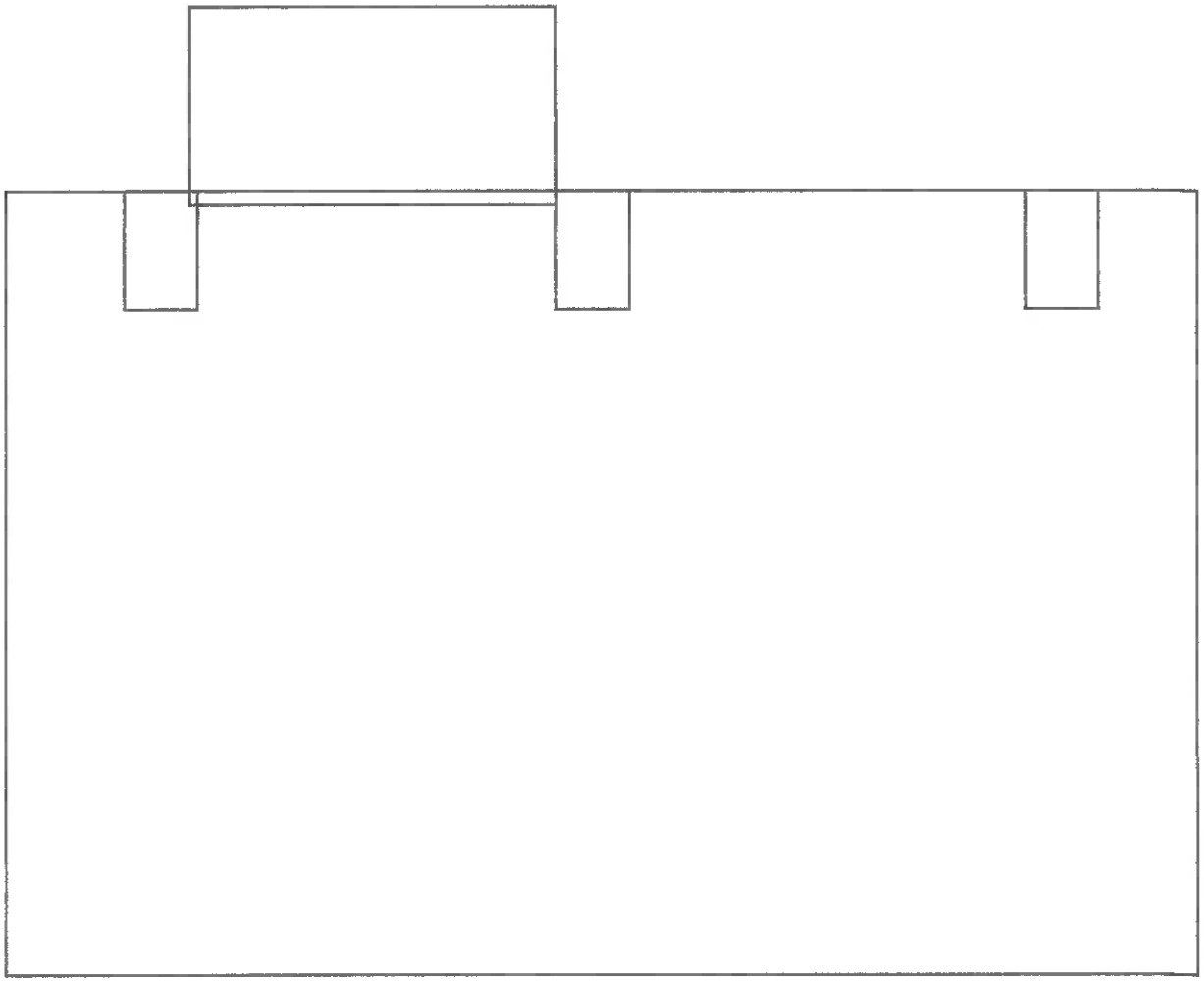
PROPOSED ELEVATION — NO. 6 ONLY



Proposed flat-roof front dormer, grey finish and white uPVC double-glazed window. Existing roof covering to be renewed like-for-like. Existing front door unchanged.

SCHEMATIC PROPOSED ROOF — NO. 6 ONLY

PROPOSED FLAT-ROOF FRONT DORMER



FRONT / STREET

Scope: like-for-like roof covering renewal and construction of the proposed flat-roof front dormer. The adjoining property is excluded. Exact dormer dimensions and setbacks are to be confirmed by measured survey.

Temporary scaffolding: Required as necessary for safe working at height during the proposed roof replacement. Temporary only and removed when the works are complete.

EXISTING CONDITION — NO. 6 MARDYKE STREET

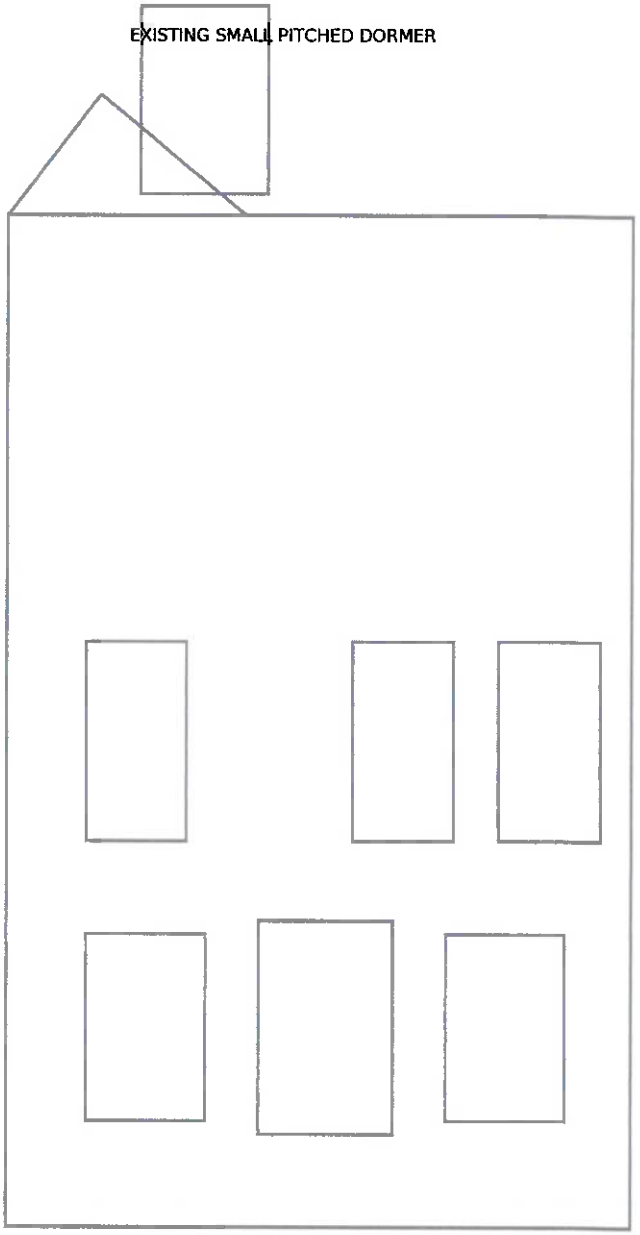


Photo 1 — Existing front elevation of No. 6 Mardyke Street.

EXISTING FRONT PHOTOGRAPH — NO. 6



SCHEMATIC EXISTING ELEVATION — NOT TO SCALE



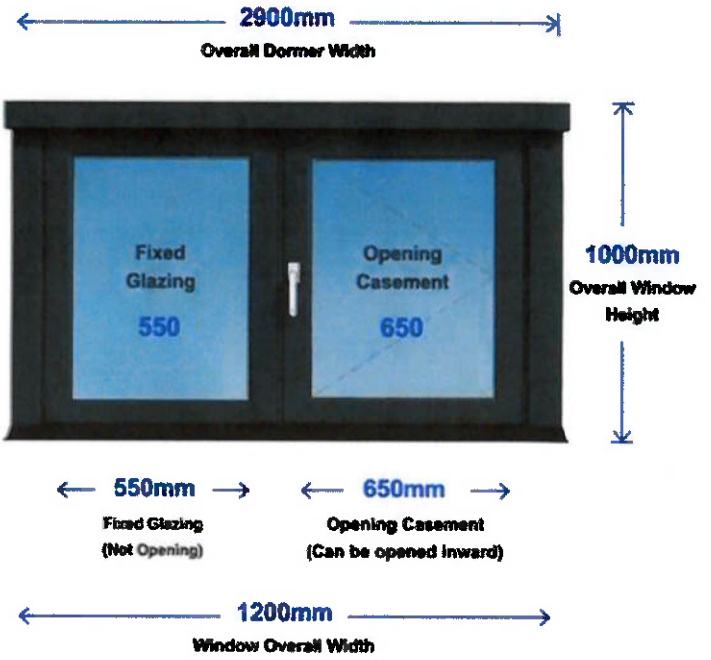
Temporary scaffolding: Temporary scaffolding will be erected as required to facilitate safe access and working at height during removal and like-for-like replacement of the existing roof covering. It is temporary and will be removed on completion of the works.

REAR DORMER DESIGN (Updated)

FLAT-ROOF DORMER – ANTHRACITE GREY uPVC WINDOWS



1. REAR DORMER – FRONT ELEVATION (Exterior)



2. REAR DORMER – SIDE VIEW (Exterior)



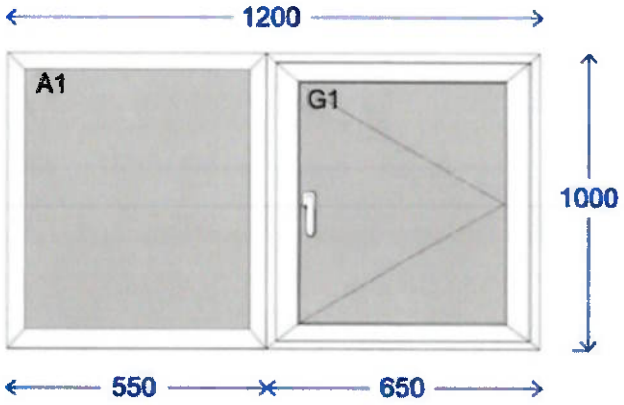
3. REAR DORMER – VISUAL REFERENCE (Example)



4. REAR DORMER – SPECIFICATIONS

- Overall Dormer Width: 2900mm
- Window Overall Size: 1200mm (W) x 1000mm (H)
- Fixed Glazing Width: 550mm (Not Opening)
- Opening Casement Width: 650mm (Can be opened inward)
- Frame Colour: Anthracite Grey (Optional)
- Glass: Double Glazed (Optional)
- Glass Type: Toughened / Double Glazed (Optional)
- Dormer Roof: Flat Roof
- External Projection (Approx.): 300mm

5. WINDOW CONFIGURATION & DIMENSIONS



NOTES

- All dimensions are approximate and may be adjusted on site to suit actual conditions.
- Final measurements to be confirmed on site.
- Works include replacement of existing rear dormer and window as shown in drawings.

MATERIALS & FINISHES

- Frame: uPVC
- Colour: Anthracite Grey (Optional)
- Glass: Double Glazed (Optional)
- Roof: Flat Roof with appropriate waterproofing

IMPORTANT

This proposal relates to No. 6 Mardyke Street only.

The adjoining property is excluded.

Temporary scaffolding will be erected for safe access and working at height during the works and will be removed upon completion.

DRAWING SUMMARY

- Rear Dormer Overall Width: 2900mm
- Rear Window Overall Size: 1200mm (W) x 1000mm (H)
- Window Configuration: 550mm Fixed + 650mm Opening