



Comhairle Cathrach Chorcaí Cork City Council

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



03/11/2025

RE: Section 5 Declaration R990/25 15, Iona Place, Mayfield, Cork.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 06th of October 2025.

The Question before the Planning Authority was whether “is the construction of a rear single storey extension and demolition of an existing rear shed building at 15 Iona Place, Mayfield, Co. Cork development and if so, is it exempted development?”

Having assessed the development against Class 6 ‘Development within the curtilage of a house’, and its conditions, the planning Authority find as follows:

Class 6, Condition / Limitation

The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground. Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller, or if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.



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The new patio area appears to be 3m x 7.155m = 21.465sqm plus steps. Although the proposed patio area is below the 25sqm, the plans provided do not show the depth of the steps. Further information would normally clarify this point i.e. request confirmation of both the patio area and the depth of patio level to rear garden (height of steps), however, given the failure to comply with limitation 1 of Class 50, as per below, there is no need to request further information.

Having assessed the development against Class 50 Demolition works, and its conditions and limitations the planning Authority has found as follows:

Class 50, Condition / Limitation

1. No such building or buildings shall abut on another building in separate ownership.
2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres.
3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.

The proposed shed demolition does **not** comply with limitation 1 as the shed abuts an adjoining shed of neighbour at no. 14 Iona Place. The proposed development is **not** exempted development.



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Overall conclusion:

The proposed development is not exempted development as the demolition of shed abuts an adjoining building (shed) in separate ownership, thus failing to comply with limitation 1 of Class 50.

In addition, it is unclear from the information provided whether or not the patio area and steps are a greater than 1m change in ground levels. It is unclear from the plans provided if the proposed patio area and steps comply with Class 6 in terms of change of levels. Given that limitation of Class 50 is not complied with, further information will not be requested to clarify if Class 6 is complied with.

In view of the above and having regard to –

- Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
 - Articles 6, 9, and Class 1, Class 6 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),
- the Planning Authority concludes that the proposed rear extension of house, facilitated by demolition of shed and formation of patio area with steps at 15 Iona Place, Mayfield, Cork is Development and is not Exempted Development.

It is considered that *the specific question for which a declaration is sought IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT* at 15 Iona Place, Mayfield, Cork.

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, the 3rd of November 2025.

Is mise le meas,

Anthony Angelini

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



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Planner's Report Ref. R990/25	Cork City Council, Planning and Integrated Development
Application type	Section 5 Declaration
Description	Construction of rear extension
Location	15 Iona Place, Mayfield, Cork
Applicant	Lorna Sheehan
Date	20 October 2025
Recommendation	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 Acts as amended states; '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 Acts.

2. The question before the Planning Authority

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

'Is the construction of a rear single storey extension and demolition of an existing rear shed building at 15 Iona Place, Mayfield, Co. Cork development and if so, is it exempted development?'

Additional details regarding question/ works / development

'Please see attached set of drawings submitted with this application form. The proposed extension is to the rear of the property and is single storey (flat roof) with the proposed area of 16.7m². The existing small shed is proposed to be demolished to accommodate the new extension, this shed is also in extremely poor condition.'

3. Site Description

The subject site is at 15 Iona Place, Mayfield, Cork and is located on the southwest of Iona Place. The site comprises a two-storey terrace dwelling with front and rear gardens. The house has a pitched roof. The house is finished with dry dashed render and concrete roof tiles. The front boundary with road is finished with a low-level masonry wall finished

with dry dash render, and the two side boundaries of front garden have a mix of wooden fencing and masonry wall. Iona Place have a series of two storey terrace dwellings and there is an area of public open space fronting this terrace. An Cuan Cope Foundation, Tracton Place is located to the rear of the site. The building is not a Protected Structure or within an Architectural Conservation Area.

3.1 Legislative provisions

The Planning and Development Acts

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, “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 (inserted by section 171 of the Maritime Area Planning Act 2021).”

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)

Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001-2013.

Section 5(1),

(See Section 1 of this report above)

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.

The Planning and Development 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 1.

Article 9(1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

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

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

...

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(Article 6) Schedule 2, Part 1 ‘Exempted Development - General’, Class 1 ‘Development within the curtilage of a house’

Classes 1-8 relate to development within the curtilage of a house and Class 1 relates to: “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.”

Class 50 relates to demolition works.

Schedule 2, Part 1, Class 1**Exempted Development — General**

Column 1 Description of Development	Column 2 Conditions and Limitations
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.	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.

Column 1 Description of Development	Column 2 Conditions and Limitations
	<p>(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.</p> <p>(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.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>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.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>6.(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p>

Column 1 Description of Development	Column 2 Conditions and Limitations
	<p>(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.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>

Schedule 2, Part 1, Class 6

Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>(a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.</p> <p>(b) Any works within the curtilage of a house for—</p> <p>(i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or,</p> <p>(ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.</p>	<p>The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground. Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller, or if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.</p>

Schedule 2, Part 1, Class 50

Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p>

<p>(ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>
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4. Assessment

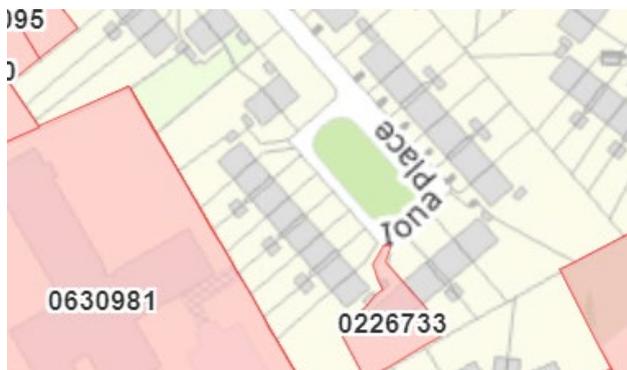
The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development.

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.

Besides the Section 5 application form completed, the submission included:

- Site location map
- Existing plans and elevations
- Proposed plans and elevations
- Contextual elevations and Site Plans
- Aerial images of rear garden

Planning history:



On site

There is no recent planning history for this site.

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 construction of an extension of 16.7sqm to the rear of 15 Iona Place, the formation of a new patio area with steps to rear garden, and the demolition of rear shed (8.8sqm), falls within the definition of ‘works’. Therefore, the proposal constitutes development within the meaning of the Act.

Conclusion: The works are considered development.

6.2 Exempted Development

The next issue for consideration is whether or not the matter at hand is Exempted Development?

Section 2(1) of the Act defines ‘exempted development’ as having ‘the meaning specified in Section 4’ of the Act (which relates to exempted development).

Section 4(3) of the Act states that exempted development either means development specified in Section 4(1) or development which is exempted development having regard to any regulations under section 4(2).

I consider that the proposal comes within subsection (2) of Section 4.

Section 4(2)

It is therefore necessary to consider whether the proposed rear extension (16.7sqm) and demolition of shed (8.8sqm) comes under the scope of section 4(2) (i.e. exemptions specified in the Regulations), having regard to the use of the word ‘or’ in section 4(3).

Article 9 sets out the restrictions on exemptions, and these include (1) (a) which states “(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,…”

I have reviewed the historic planning files and have found no conditions de-exempting rear extensions, formation of patio area or demolition of shed.

I consider that **Article 6 and Class 1, Class 6 and Class 50** apply. I am satisfied that the rear extension, formation of patio area and demolition of shed can therefore be assessed against the exemption criteria of Article 6 of Schedule 2, Part 1, Class 1, Class 6 and Class 50.

Having assessed the development against Class 1 ‘Development within the curtilage of a house’ and its conditions and limitations I find as follows:

Condition / Limitation 1

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.

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

Assessment

The house was not previously extended, and so; this limitation does not apply. The floor area of the proposed single-storey rear extension (16.7sqm) does not exceed 40 square metres. The proposed development complies with this limitation.

Condition / Limitation 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.

l 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.

Assessment

The house has not previously been extended. This limitation does not apply.

Condition / Limitation 3

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

Assessment

The proposed rear extension is single storey only. This proposed development does not conflict with this limitation.

Condition / Limitation 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.

I 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.

Assessment

The proposed flat roof rear extension is single storey only and the main house is two storeys. This proposal does not conflict with this limitation.

Condition / Limitation 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 25m².

Assessment

The proposed rear extension (16.7sqm) would reduce the rear garden space slightly, however the demolition of the rear shed (8.8sqm) would result in the loss of 7.9sqm of private amenity space. The remaining rear garden area (approximately 13.775m x 7.155m = 98.56sqm) shall continue to have significantly great than 25sqm.

This limitation does apply but the proposed development continues to comply with it.

Condition / Limitation 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.

I 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.

Assessment

This proposal does not conflict with this limitation as there are no windows on either gable of the rear extension proposed, and so, no window would be less than 1 metre from the boundary it faces.

Condition / Limitation 7

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

Assessment

This proposal should not conflict with this limitation.

Having assessed the development against Class 6 ‘Development within the curtilage of a house’, and its conditions and limitations I find as follows:

Class 6, Condition / Limitation

The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground. Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of

the house, as the case may be, whichever is the smaller, or if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

The new patio area appears to be 3m x 7.155m = 21.465sqm plus steps. Although the proposed patio area is below the 25sqm, the plans provided do not show the depth of the steps. Further information would normally clarify this point i.e. request confirmation of both the patio area and the depth of patio level to rear garden (height of steps), however, given the failure to comply with limitation 1 of Class 50, as per below, there is no need to request further information.



Having assessed the development against Class 50 Demolition works, and its conditions and limitations I find as follows:

Class 50, Condition / Limitation

1. No such building or buildings shall abut on another building in separate ownership.
2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres.
3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.

The proposed shed demolition does **not** comply with limitation 1 as the shed abuts an adjoining shed of neighbour at no. 14 Iona Place. The proposed development is **not** exempted development.

Overall conclusion:

The proposed development is not exempted development as the demolition of shed abuts an adjoining building (shed) in separate ownership, thus failing to comply with limitation 1 of Class 50.

In addition, it is unclear from the information provided whether or not the patio area and steps are a greater than 1m change in ground levels. It is unclear from the plans provided if the proposed patio area and steps comply with Class 6 in terms of change of levels. Given that limitation of Class 50 is not complied with, further information will not be requested to clarify if Class 6 is complied with.

5. Environmental Assessment

5.1 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.

5.2 Screening for Appropriate Assessment

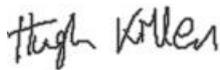
Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the Habitats Directive, the Appropriate Assessment Guidelines for Planning Authorities 2009 (revised 2010) and the Act are noted. The relevant European 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 an Appropriate Assessment is not required.

6. Recommendation

In view of the above and having regard to –

- Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, 9, and Class 1, Class 6 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),

the Planning Authority concludes that the proposed rear extension of house, facilitated by demolition of shed and formation of patio area with steps at 15 Iona Place, Mayfield, Cork is **Development** and is **not Exempted Development**.



Hugh Killen
Executive Planner
30 October 2025



Aidan Walsh
Senior Executive Planner
03 November 2025

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: 021-4924709

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

Lorna Sheehan

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

15 Iona Place, Mayfield, Co. Cork, T23 P8K5

3. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Is the construction of a rear single storey extension and demolition of an existing rear shed building at 15 Iona Place, Mayfield, Co. Cork development and if so, is it exempted development?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

Please see attached set of drawings submitted with this application form. The proposed extension is to the rear of the property and is single story (flat roof) with the proposed area of 16.7m². The existing small shed is proposed to be demolished to accommodate the new extension, this shed is also in extremely poor condition.

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

06 OCT 2025

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? N/A

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

6. Was there previous relevant planning application/s on this site?

If so please supply details:

N/A

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	16.7m2 proposed extension, 8.8m2 existing shed
(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) N/A
(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)

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Other <input checked="" type="checkbox"/>
Where legal interest is 'Other', please state your interest in the land/structure in question	Applicant (Lorna Sheehan) is at the final closing stages of purchasing this property	
If you are not the legal owner, please state the name of the owner if available	Michael O' Riordan	

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

Signature: _____

Date: _____

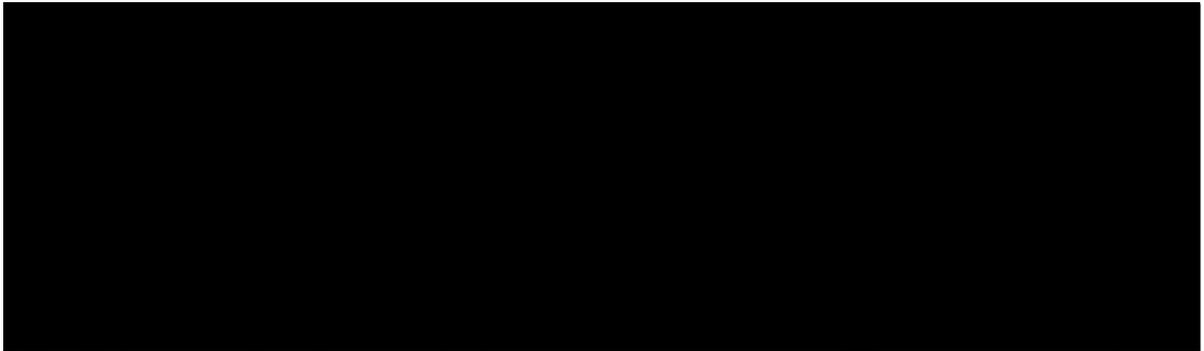
CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

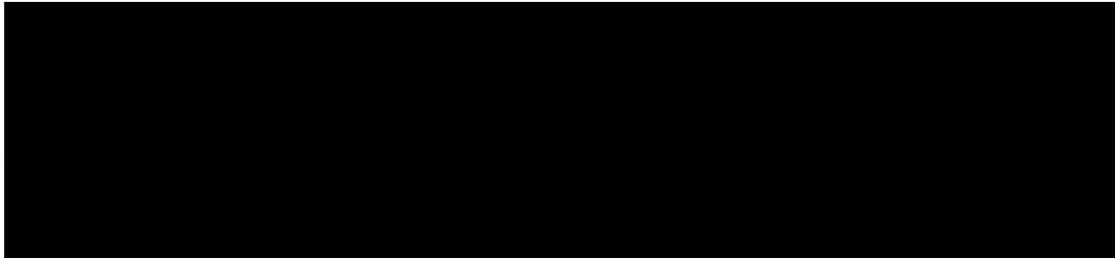
9. Applicant:



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



Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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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.



For Office Use Only: File Ref. No. _____

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

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.**

- 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.

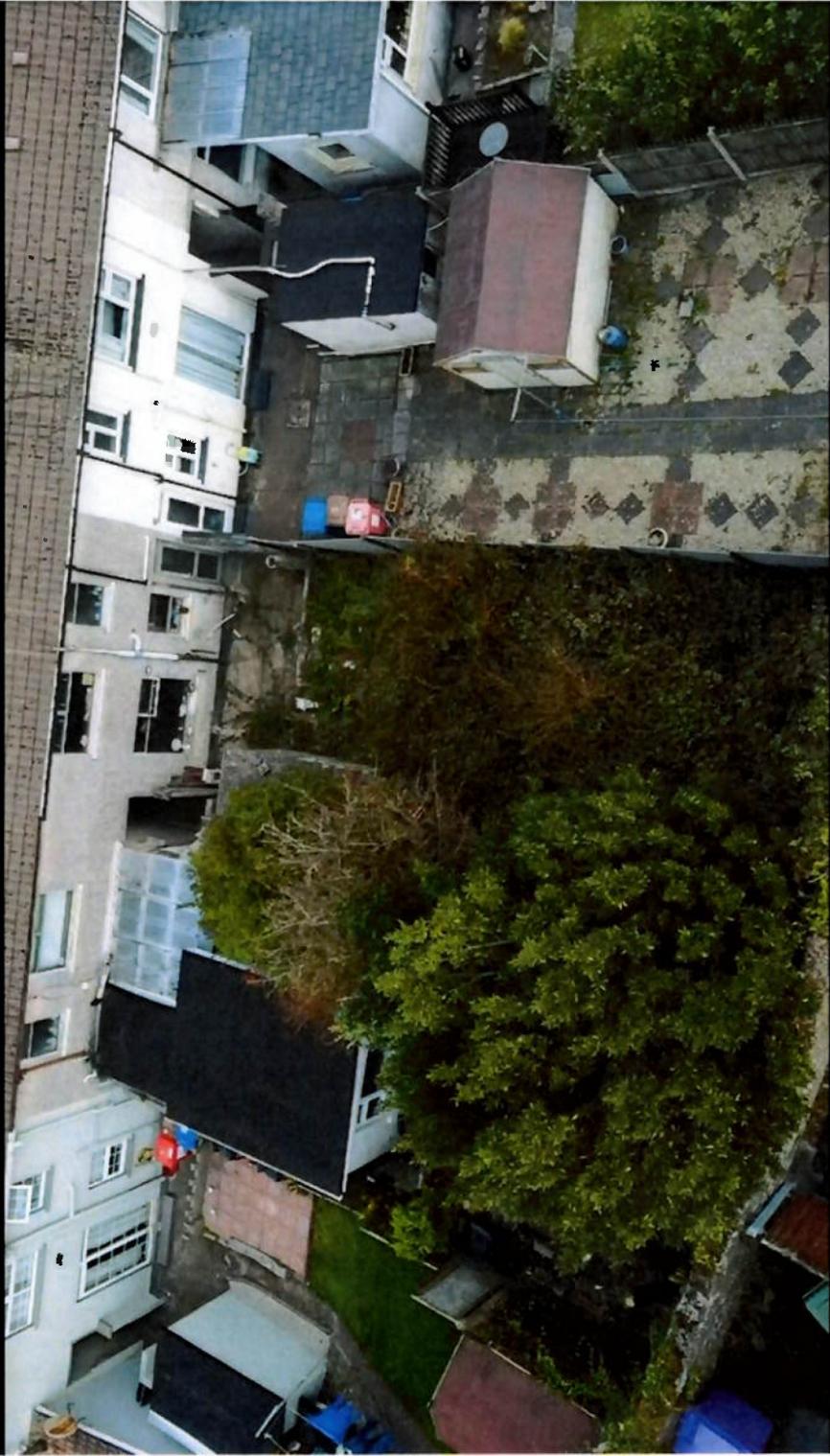
The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation 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.

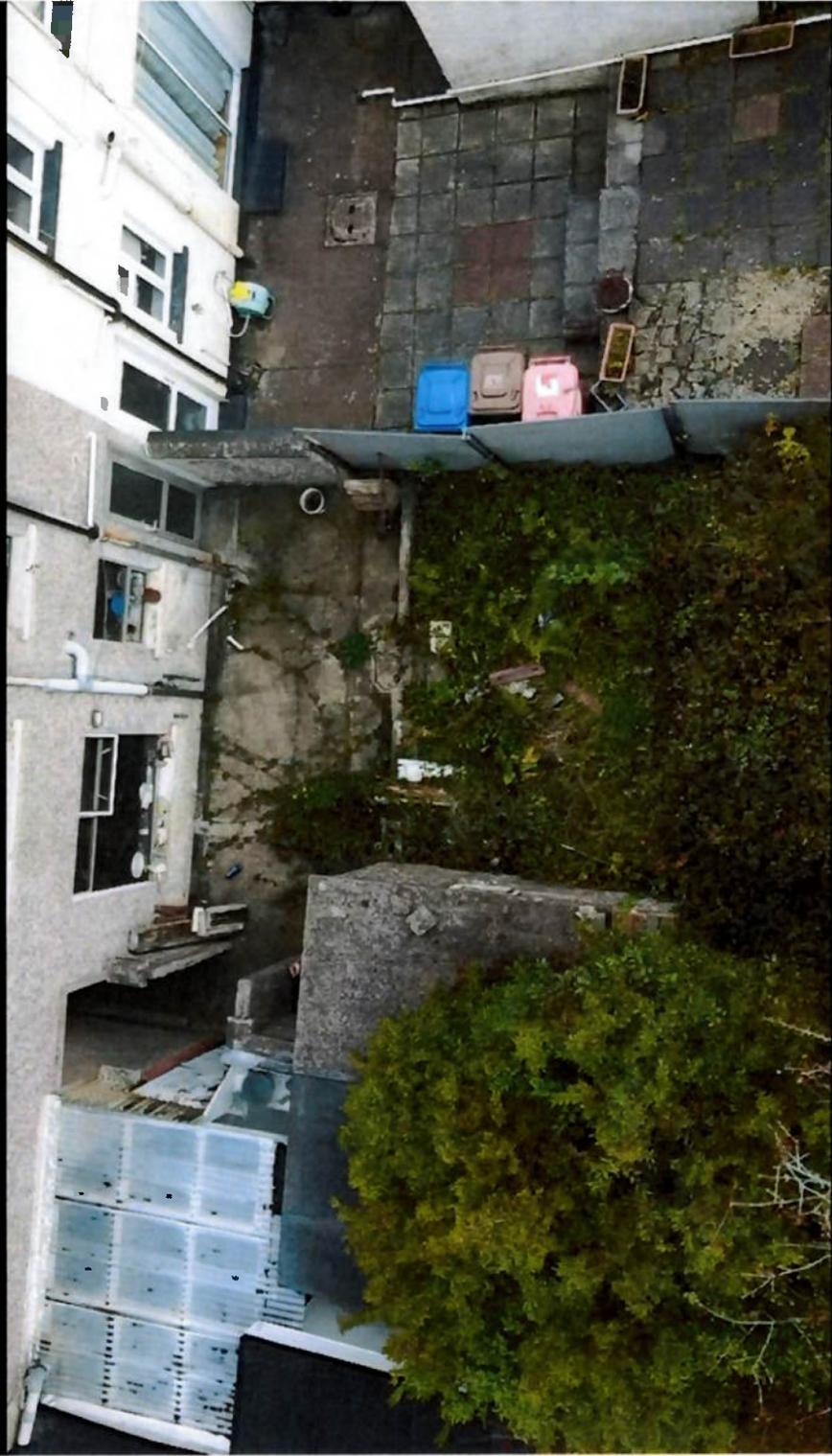
DATA PROTECTION

"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 protection 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.







Planning Pack Map



CENTRE COORDINATES:
ITM 570054,573092

PUBLISHED:
27/09/2025

MAP SERIES:
1:1,000
1:1,000

ORDER NO.:
50493083_1

MAP SHEETS:
6338-23
6383-03

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
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www.tailte.ie

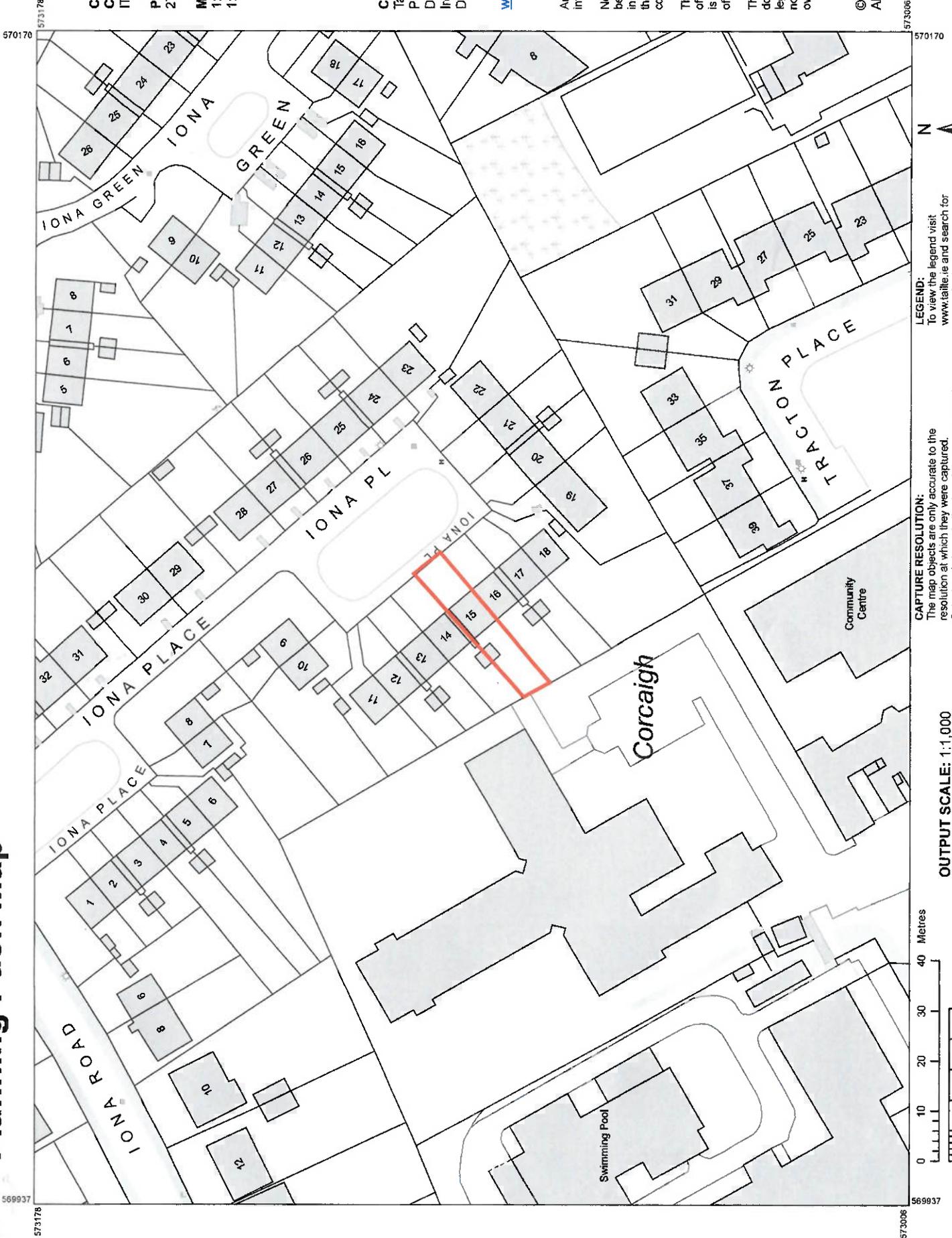
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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

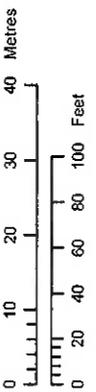
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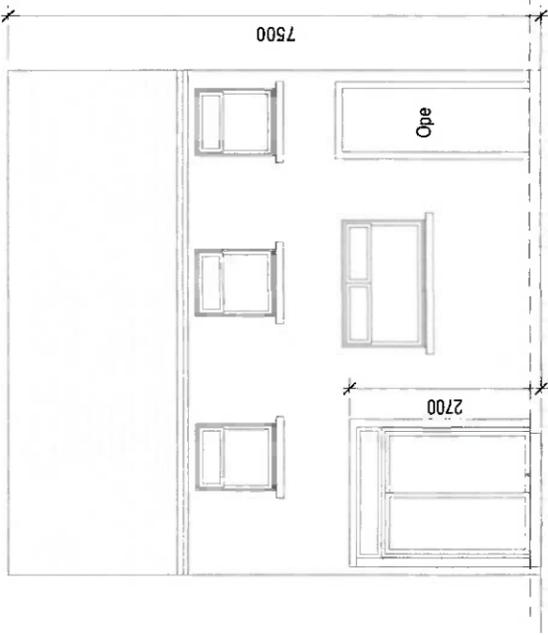


LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

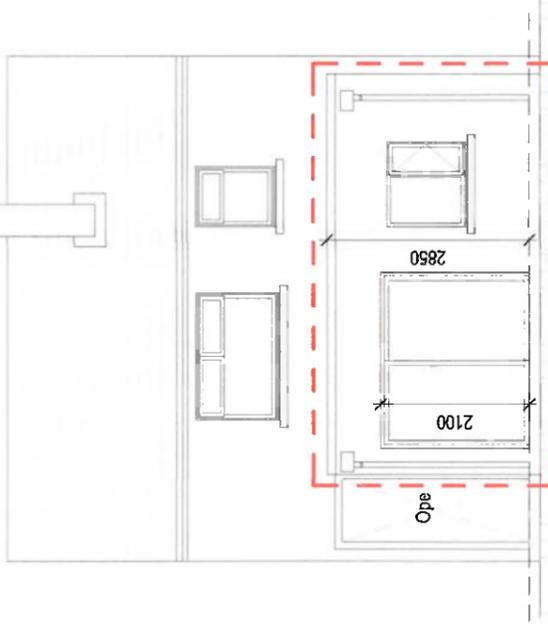
CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

OUTPUT SCALE: 1:1,000

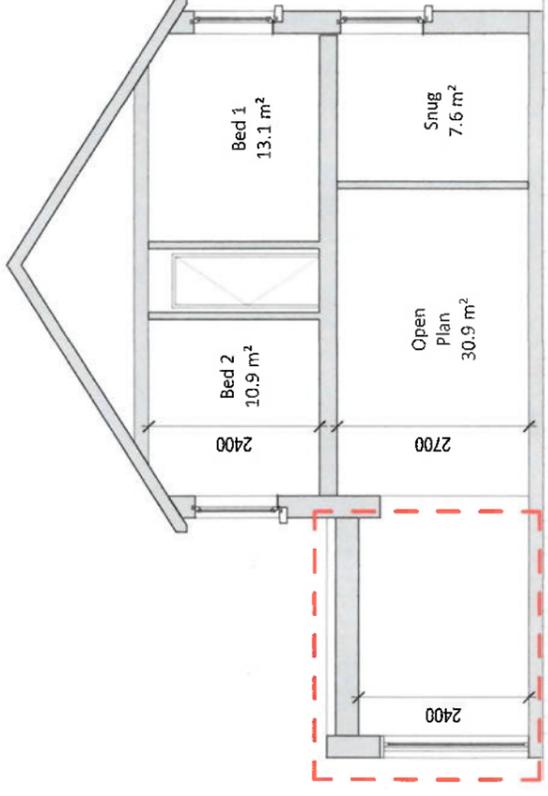




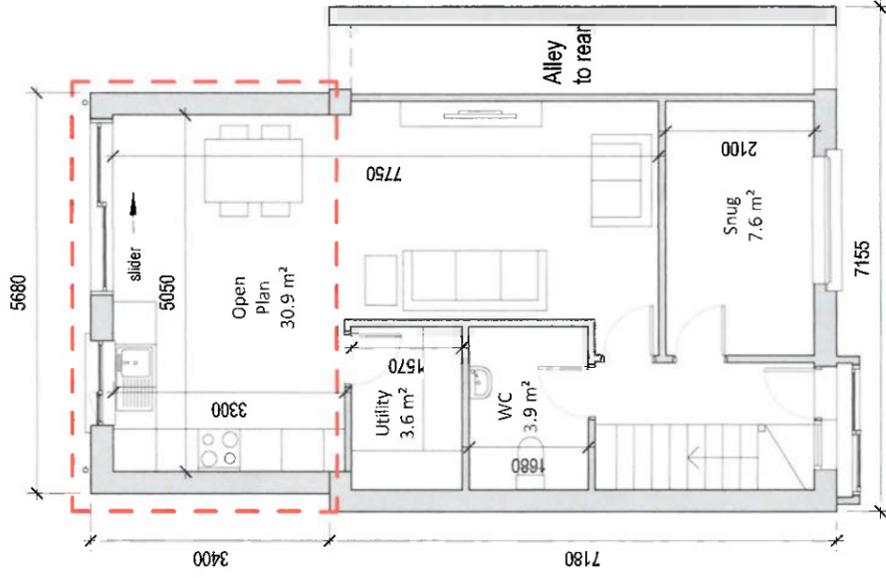
3 Front Elevation - (NO CHANGE)
1 : 100



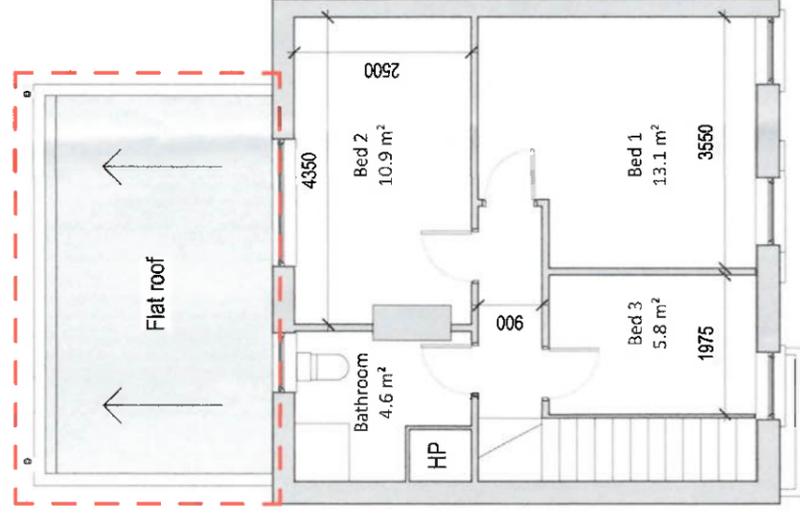
4 Rear Elevation - Proposed
1 : 100



5 Section AA - Proposed
1 : 100



1 Ground Floor - Proposed
1 : 100



2 First Floor - Proposed
1 : 100

Proposed Plans + Elevations

Area
Existing ground = 44m²
Proposed extension = 16.7m²
First = 42.9m²

TOTAL = 103.6m²/ 1115sqft

= Proposed rear extension
(16.7m²)



Revision Description

Date	Rev. No.	Issued by	Project
Sept. 25	1	KF	Section 5

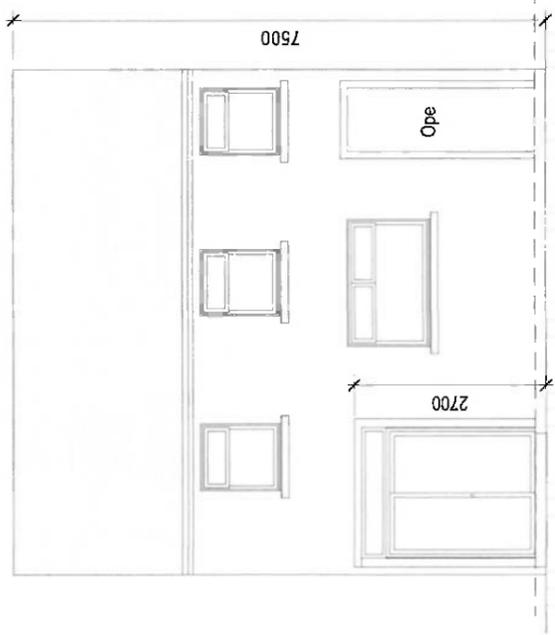
Project No: N/A Scale 1 : 100 Drawn By: KF Current Rev: 1

Drawing No: Date Printed: Sept: 25 Purpose: Section 5

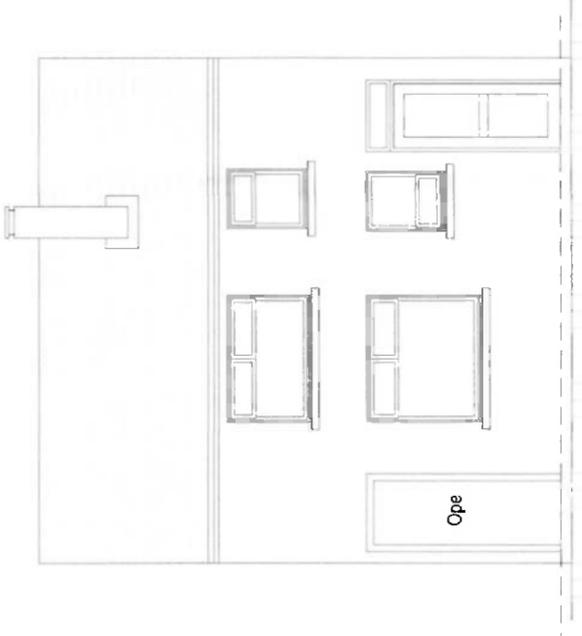
Location: 15 Iona Place, Mayfield, Cork

Client: Lorna ~~Sheehan~~ *Sheehan*

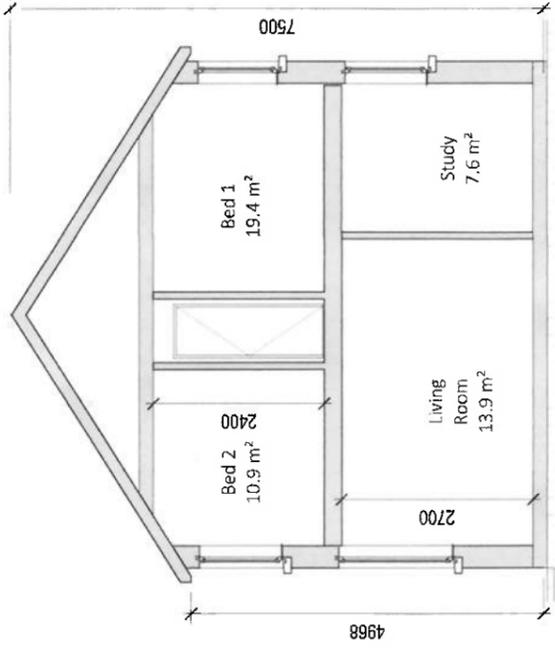
Drawing Title: Proposed Plans + Elevations



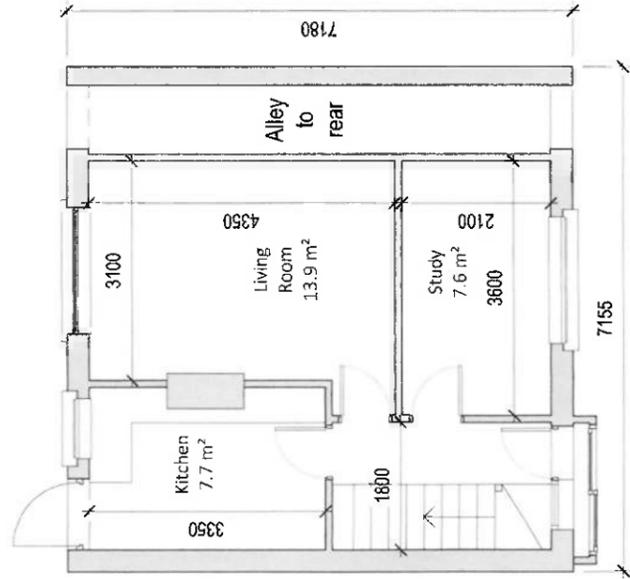
1 Front Elevation - Existing
1 : 100



2 Rear Elevation - Existing
1 : 100



5 Section AA - Existing
1 : 100



3 Ground Floor - Existing
1 : 100



4 First Floor - Existing
1 : 100

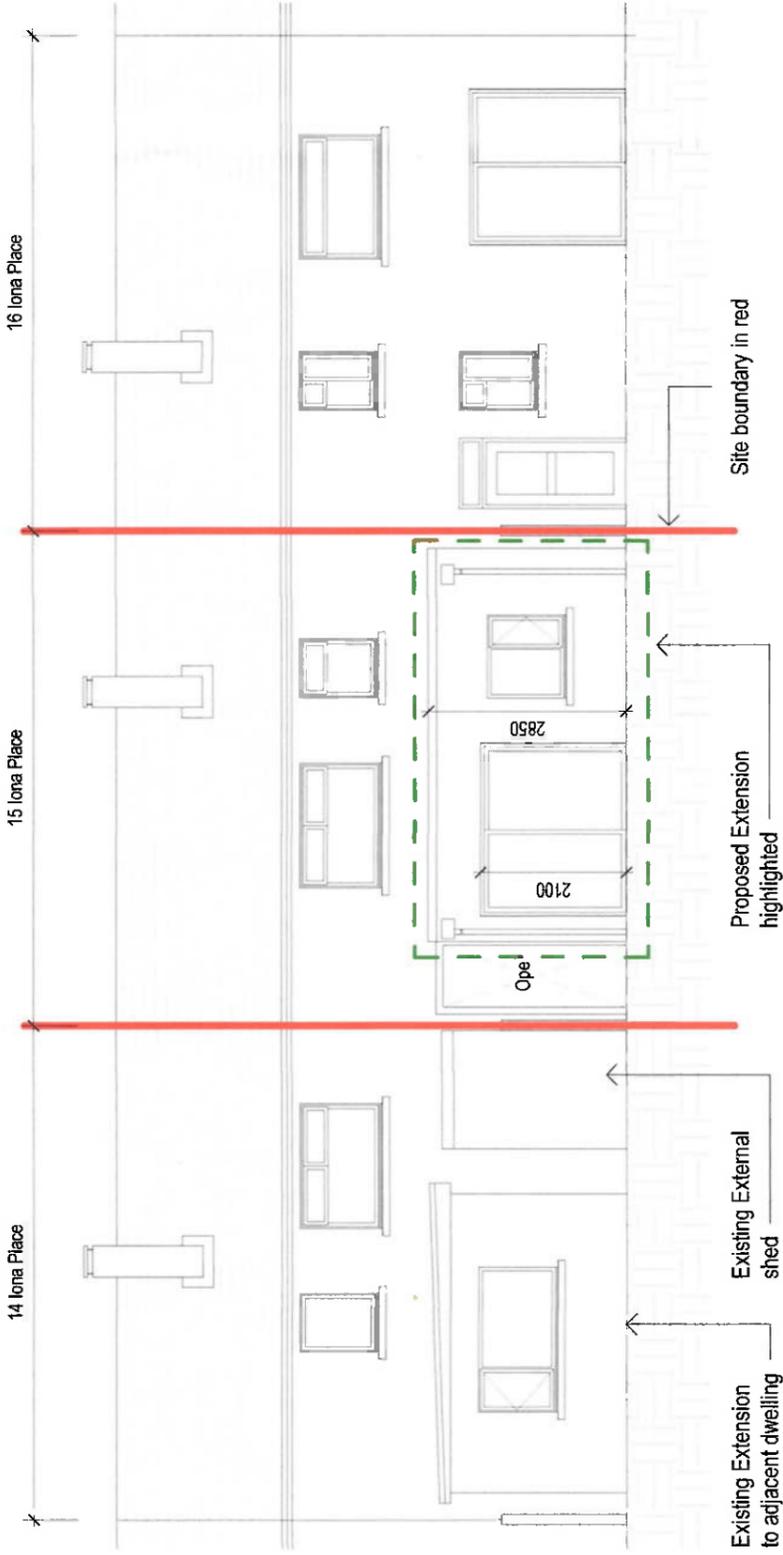
Existing Plans + Elevations

Area
Ground = 44m²
First = 42.9m²
TOTAL = 86.9m²/ 935sqft

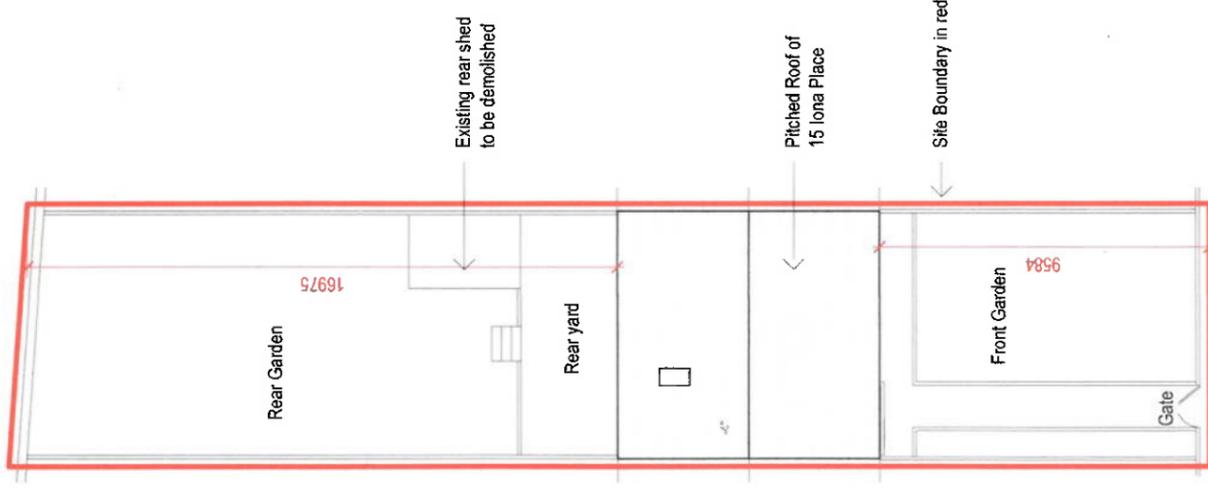


Project No: N/A Scale: 1 : 100 Drawn By: KF Current Rev: 1
 Drawing No: Date Printed: Sept-25 Purpose: Section 5
 Project: LR
 Location: 15 Iona Place, Mayfield, Cork
 Client: Lorna ~~Sheehan~~ Sheehan
 Drawing Title: Existing Plans + Elevations

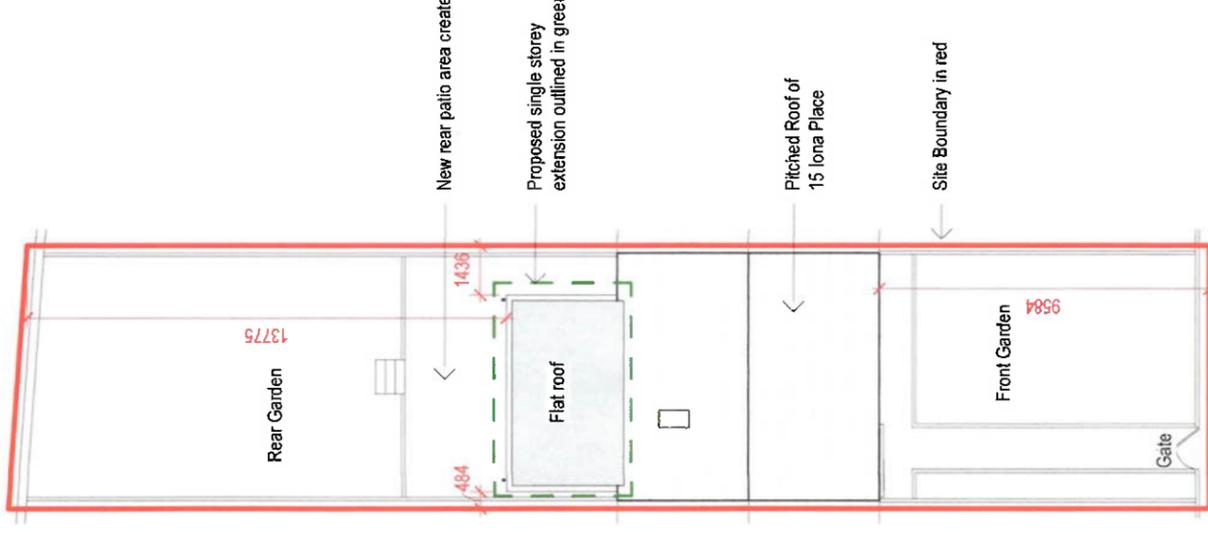
Revision Description
 Date Rev. No. Issued by
 Issued for Section 5
 1 Sept 25 1 KF



1 Contextual Rear Elevation
1 : 100



2 Existing Site Layout Plan
1 : 200



3 Proposed Site Layout Plan
1 : 200

Site area = 0.064 acres / 0.025 hectares

- = Site Boundary
- - - = Proposed Extension

Contextual Elevation + Site Plans

Project No: N/A Scale: As indicated Drawn By: KF Current Rev: 1

Drawing No: N/A Date Printed: Sept-25 Purpose: Section 5

Project: LR

Date: Rev. No. Issued by:

Location: 15 Iona Place, Mayfield, Cork

Client: Lorna ~~Sheehan~~ Sheehan

Drawing Title: Contextual Elevation + Site Plans

Issued for Section 5

Sept-25

1

KF