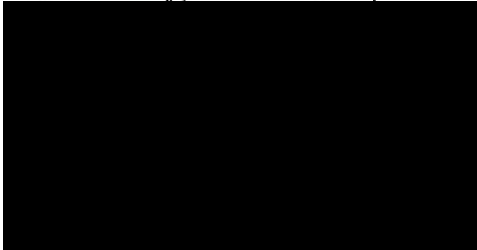


Comhairle Cathrach Chorcaí Cork City Council

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

Avril Healy, Liam O'Neill,



26/06/2025

RE: Section 5 Request:

R941/25. 38 Glenview, Pinecroft, Grange Road, Douglas.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 10th of April 2025.

A response to the further information request was received on 13/06/2025.

The applicant has reframed the description of the proposed development. This does not take the form of a question, but it is considered sufficiently framed to describe the intent of the application and the extent of the proposed development.

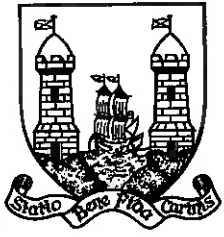
The applicant has confirmed the existing detached garage was constructed after the original dwelling was built and measures 8.75sqm, given the garage was constructed after the original dwelling it will be considered as part of the overall 40sqm limit of the exemption and in conjunction with the permitted single storey side extension, planning reference 03/3127 (6.48sqm)

The updated drawings are considered to be accurately scaled. The proposed extension is 3850mm x 2700mm, this equates to a floor area of approximately 10.4sqm.

An accurately scaled site layout map that includes the entire rear garden area and ancillary structures have been provided.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

Having regard to the previous report on file dated 02/05/2025 and having regard to:

- The planning history of the site,
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),
- Articles 6 and 9 as set out in Schedule 2, Part 1, of the Planning and Development Regulations 2001 (as amended),

It is considered that the question before the Planning Authority and additional details submitted thereafter, **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Is mise le meas,

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



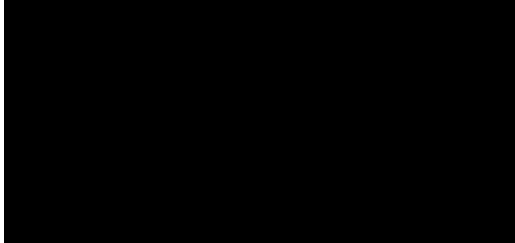
We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

Avril Healy, Liam O'Neill,



17/07/2025

RE: Section 5 Request:

R941/25. 38 Glenview, Pinecroft, Grange Road, Douglas.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 10th of April 2025.

A response to the further information request was received on 13/06/2025.

The applicant has reframed the description of the proposed development. This does not take the form of a question, but it is considered sufficiently framed to describe the intent of the application and the extent of the proposed development.

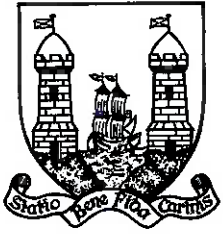
The applicant has confirmed the existing detached garage was constructed after the original dwelling was built and measures 8.75sqm, given the garage was constructed after the original dwelling it will be considered as part of the overall 40sqm limit of the exemption and in conjunction with the permitted single storey side extension, planning reference 03/3127 (6.48sqm)

The updated drawings are considered to be accurately scaled. The proposed extension is 3850mm x 2700mm, this equates to a floor area of approximately 10.4sqm.

An accurately scaled site layout map that includes the entire rear garden area and ancillary structures have been provided.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

Having regard to the previous report on file dated 02/05/2025 and having regard to:

- The planning history of the site,
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),
- Articles 6 and 9 as set out in Schedule 2, Part 1, of the Planning and Development Regulations 2001 (as amended),

It is considered that the question before the Planning Authority and additional details submitted thereafter, **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Is mise le meas,

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



We are Cork.

PLANNER'S REPORT Ref. R941/25		Cork City Council Culture, Community and Placemaking
Application type	Section 5 Declaration	
Description	<i>Reframed Question before the planning authority:</i> <i>The proposed works are as follows: Construction of a rear ground floor single storey extension with floor area of 10.40sq. The extension will be finished with a timber cladding, PVC door, PVC window and grey metal sheet flat roof.</i>	
Location	38 Glenview, Pinecroft, Grange Road, Douglas, Cork City. T12N7P9	
Applicant	Aural Healy & Liam O'Neill	
Date App Form	26/06/2025	
Recommendation	Is Development, Is Exempted Development	

This report should be read in conjunction with the previous report on the file dated 02/05/2025.

FURTHER INFORMATION REQUESTED

1. The applicant is requested to reframe the question to clearly describe the proposed works.
2. The drawings provided appear inaccurately scaled. The applicant is requested to provide accurately scaled drawings.
3. The floor area of the proposed extension is unclear as two varying sizes are annotated, 2.8m x 3.8m & 3m x 4m. The applicant is requested to clarify same and update floor plans accordingly.
4. (a) An extension has been permitted on site planning reference 033127, the details of which have not been outlined as part of this section 5 application. Please submit an accurately scaled floor plan that clearly differentiates between the main dwellinghouse and the permitted extension.
(b) There is a detached garage to the rear of the property for which insufficient details have been provided. Please submit an accurately scaled floor plan for same and confirm if it was constructed as part of the original house or sometime thereafter.
5. Please submit an accurately scaled site layout map that includes the entire rear garden area, the proposed development and all existing ancillary structures located in the rear garden area.

FURTHER INFORMATION PROVIDED AND ASSESSMENT

A response to the further information request was received on 13/06/2025.

The applicant has reframed the description of the proposed development. This does not take the form of a question, but it is considered sufficiently framed to describe the intent of the application and the extent of the proposed development.

The applicant has confirmed the existing detached garage was constructed after the original dwelling was built and measures 8.75sqm, given the garage was constructed after the original dwelling it will be considered as part of the overall 40sqm limit of the exemption and in conjunction with the permitted single storey side extension, planning reference 03/3127 (6.48sqm)

The updated drawings are considered to be accurately scaled. The proposed extension is 3850mm x 2700mm, this equates to a floor area of approximately 10.4sqm.

An accurately scaled site layout map that includes the entire rear garden area and ancillary structures have been provided.

The existing dwelling is a two-storey semi-detached dwelling. The rear extension is single storey in nature and will serve as a living room area.

The rear extension may be exempt if it accords with the exemption set out in Class 1 in Schedule 2 of the *Planning and Development Regulations 2001* (as amended). The following is a review of the proposal against the conditions / limitations set out in Class 1.

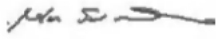
<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</p> <p>(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.</p>	<p>(a) The house has been previously extended, see 2(a) below for additional details.</p> <p>(b) n/a</p> <p>(c) n/a</p>
<p>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.</p> <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</p>	<p>(a) An extension was permitted previously planning reference 033127 and is approximately 6.48sqm. A detached garage was constructed to the rear of the property after the construction of the main dwellinghouse and is approximately 8.75sqm. The combined total of the proposed extension (10.4sqm) permitted single storey extension and detached garage is approximately 25.63sqm.</p> <p>(b) n/a</p> <p>(c) n/a</p> <p>This condition / limitation is met.</p>

planning permission has been obtained, shall not exceed 20 square metres.	
3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.	N/a
<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>(a) The single storey extension will not exceed the height of the rear wall of the house</p> <p>(b) n/a</p> <p>(c) The flat roof extension is to a two-storey dwelling and does not exceed the height of the highest part of the roof of the dwelling.</p> <p>This condition / limitation is met.</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>Following a review of the site layout map the area of private open space after construction and accounting for all other ancillary structures is approximately 70sqm.</p> <p>The construction or erection of any such extension to the rear of the house does 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>This condition / limitation is met.</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> <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>(a) The proposed window serving the extension is in excess of 1m from the boundary it faces.</p> <p>(b) n/a</p> <p>(c) n/a</p> <p>This condition / limitation is met.</p>
7. The roof of any extension shall not be used as a balcony or roof garden.	The roof is a flat roof extension to a two-storey dwelling. The use of the flat roof as a balcony is not proposed or permitted as part of this declaration.

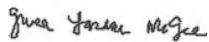
In view of the above and the previous report on file dated 02/05/2025 and having regard to –

- The planning history of the site,
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),
- Articles 6 and 9 as set out in Schedule 2, Part 1, of the *Planning and Development Regulations 2001* (as amended),

It is considered that the question before the Planning Authority and additional details submitted thereafter, **Is Development** and **Is Exempted Development**.



Alan Swanwick
Assistant Planner
26/06/2025



Gwen Jordan McGee
Senior Executive Planner
26/06/2025

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: 021-4924029

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

Aoibh Healy / Liam O'Neill

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

38 GLENVIEW, PINECROFT
GRANGE ROAD, DOUGLAS - CORK CITY
T12 N7 P9 J

3. 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.

⇒ we don't need planning as its under the required sq metres Regulations

⇒ we are making an application so everything is above board & legal ~~area~~

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

erecting a timber frame structure
(log cabin)

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

11 APR 2025

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? ☐ 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? ☐

6. Was there previous relevant planning application/s on this site? ☐ NO

If so please supply details:

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/ <u>proposed</u> structure/s	<u>2.8M x 3.8M</u>
(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 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)

7. LEGAL INTEREST

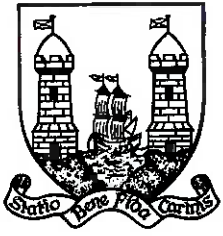
Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is 'Other', please state your interest in the land/structure in question		
If you are not the legal owner, please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

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

Signature: _____

Date: _____

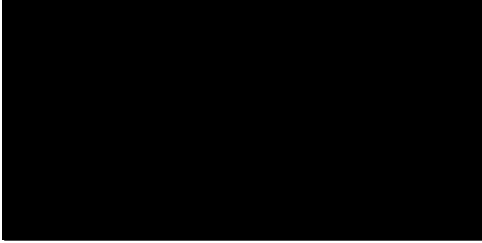
11/4/25



Comhairle Cathrach Chorcaí Cork City Council

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

Avril Healy, Liam O'Neill,



08/05/2025

RE: **Section 5 Request:**

R941/25. 38 Glenview, Pinecroft, Grange Road, Douglas.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 10th of April 2025, I wish to advise as follows:

It is recommended that the following further information be sought:

1. The applicant is requested to reframe the question to clearly describe the proposed works.
2. The drawings provided appear inaccurately scaled. The applicant is requested to provide accurately scaled drawings.
3. The floor area of the proposed extension is unclear as two varying sizes are annotated, 2.8m x 3.8m & 3m x 4m.



We are Cork.



Comhairle Cathrach Chorcaí

Cork City Council

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

4. The applicant is requested to clarify same and updated floor plans accordingly.
 - (a) An extension has been permitted on site planning reference 033127, the details of which have not been outlined as part of this section 5 application. Please submitted an accurately scaled floor plan that clearly differentiates between the main dwellinghouse and the permitted extension.
 - (b) (b)There is a detached garage to the rear of the property for which insufficient details have been provided. Please submitted accurately scaled floor plan for same and confirm if it was constructed as part of the original house or sometime thereafter.
5. Please submit an accurately scaled site layout map that includes the entire rear garden area, the proposed development and all existing ancillary structures located in the rear garden area.

It is thus considered that **FURTHER INFORMATION** is required.

Is mise le meas,

Anthony Angelini

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



We are Cork.

PLANNER'S REPORT Ref. R941 /25		Cork City Council Culture, Community and Placemaking
Application type	Section 5 Declaration	
Description	<p><u>Question</u></p> <p><i>We don't need planning as it's under the required sq meters regulations. We are making an application, so everything is above board and legal.</i></p> <p><u>Additional Information</u></p> <p><i>Erecting a timber frame structure (log cabin)</i></p>	
Location	38 Glenview, Pinecroft, Grange Road, Douglas, Cork City. T12N7P9.	
Applicant	Aural Healy & Liam O'Neill	
Date of App	13/08/2025	
Recommendation	<i>Request Further Information</i>	

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:

Question

We don’t need planning as it’s under the required sq. meters regulations. We are making an application, so everything is above board and legal.

Additional Information

Erecting a timber frame structure (log cabin).

3. Site Description

The property in question is a two-storey semi-detached dwelling. There would appear to be a single storey side extension to the property and a detached garage / shed to the rear of the property. The front entrance consists of a low boundary wall, vehicular entrance and hard surface car parking area (concrete) with no additional greening / front garden area.

4. Recent Relevant Planning History

On site

TP 033127 – Permission granted for an extension to dwelling house.

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, “development” means, except where the context otherwise requires, 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’

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)

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 1.

SCHEDULE 2, ARTICLE 6, PART 1, Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<i>Development within the curtilage of a house</i> CLASS 1 The extension of a house, by the construction or erection of an extension (including a	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.

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.	(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.
	2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.
	(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.
	(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.
	3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.
	4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
	(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.
	(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
	5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.
	6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.
	(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.
	(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.
	7. The roof of any extension shall not be used as a balcony or roof garden.

Article 9 (1)

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

- (a) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (a) (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,*

6. ASSESSMENT

It should be stated at the outset that the purpose of this report is not to determine the acceptability or otherwise of the proposal at this location in respect to the proper planning and sustainable development of the area, but rather whether or not the matter in question constitutes development, and if so, falls within the scope of exempted development.

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. ’.

I consider that the construction of a rear extension constitutes development.

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. The question to be answered is as follows:

Question

We don’t need planning as it’s under the required sq meters regulations. We are making an application, so everything is above board and legal.

Additional Information

Erecting a timber frame structure (log cabin).

It is noted, the question before the planning authority is vague and while the objective of the question can be reasonably interpreted, it is considered that, in the interest of clarity, the question is reframed to better reflect the proposed development.

The rear extension as constructed may be exempt if it accords with the exemption set out in Class 1 in Schedule 2 of the *Planning and Development Regulations 2001* (as amended). The following is a review of the proposal against the conditions / limitations set out in Class 1.

The following is a review of the development against the conditions / limitations set out in Class 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. (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.	(a) The house has been previously extended, see 2(a) below for additional details. The floor area of the proposed extension is unclear as two varying sizes are annotated, 2.8m x 3.8m & 3m x 4m. The drawings appear to be inaccurately scaled. Further clarity is required on this matter. (b) n/a (c) n/a It is recommended further information is sought.
2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.	(a) An extension was permitted previously planning reference 033127 no details of the extension have been provided. There is also a detached garage to the rear of the property for which insufficient details have been provided, such as the floor area and when the garage was constructed i.e. as part of the original construction of the dwelling or sometime thereafter. (b) n/a (c) n/a It is recommended further information is sought.
3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.	N/a
4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any	(a) The single storey extension will not exceed the height of the rear wall of the house

<p>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>(b) n/a</p> <p>(c) The flat roof extension is to a two-storey dwelling and does not exceed the height of the highest part of the roof of the dwelling.</p> <p>This condition / limitation is not met.</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>A scaled site layout map has not been provided, the limitation could not be determined.</p> <p>It is recommended further information is sought.</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> <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>(a) This will be assessed following the submission of a scaled site layout map.</p> <p>(b) n/a</p> <p>(c) n/a</p> <p>Limitation to be determined following further Information response.</p>
<p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>	<p>The roof is a flat roof extension to a single storey dwelling. The use of the flat roof as a balcony is not proposed or permitted as part of this declaration.</p>

I consider that there is insufficient information to make a determination on the proposed development. It is recommended that further information is sought as set out below.

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. Conclusion

The question has been asked:

Question - *'We don't need planning as it's under the required sq. meters regulations. We are making an application, so everything is above board and legal'*,


Additional information - 'Erecting a timber frame structure (log cabin)'; would be exempted development.

Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that further information is required with regard the reframing of the question to better align with the intended works, accurately scaled drawings, confirmation of the size of the proposed extension, additional information with respect to an existing extension and detached garage / shed and the submission of a scaled site layout to include all ancillary structures located in the rear garden area.

9. RECOMMENDATION

It is recommended that the following further information be sought:

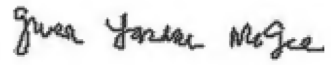
1. The applicant is requested to reframe the question to clearly describe the proposed works.
2. The drawings provided appear inaccurately scaled. The applicant is requested to provide accurately scaled drawings.
3. The floor area of the proposed extension is unclear as two varying sizes are annotated, 2.8m x 3.8m & 3m x 4m. The applicant is requested to clarify same and update floor plans accordingly.
4. (a) An extension has been permitted on site planning reference 033127, the details of which have not been outlined as part of this section 5 application. Please submit an accurately scaled floor plan that clearly differentiates between the main dwellinghouse and the permitted extension.
(b) There is a detached garage to the rear of the property for which insufficient details have been provided. Please submit an accurately scaled floor plan for same and confirm if it was constructed as part of the original house or sometime thereafter.
5. Please submit an accurately scaled site layout map that includes the entire rear garden area, the proposed development and all existing ancillary structures located in the rear garden area.



Alan Swanwick

Assistant Planner

02/05/2025

A handwritten signature in black ink, reading "Gwen Jordan McGee". The signature is written in a cursive, flowing style.

Gwen Jordan McGee

Senior Executive Planner

02/05/2025

Height of Extension



Height of Extension

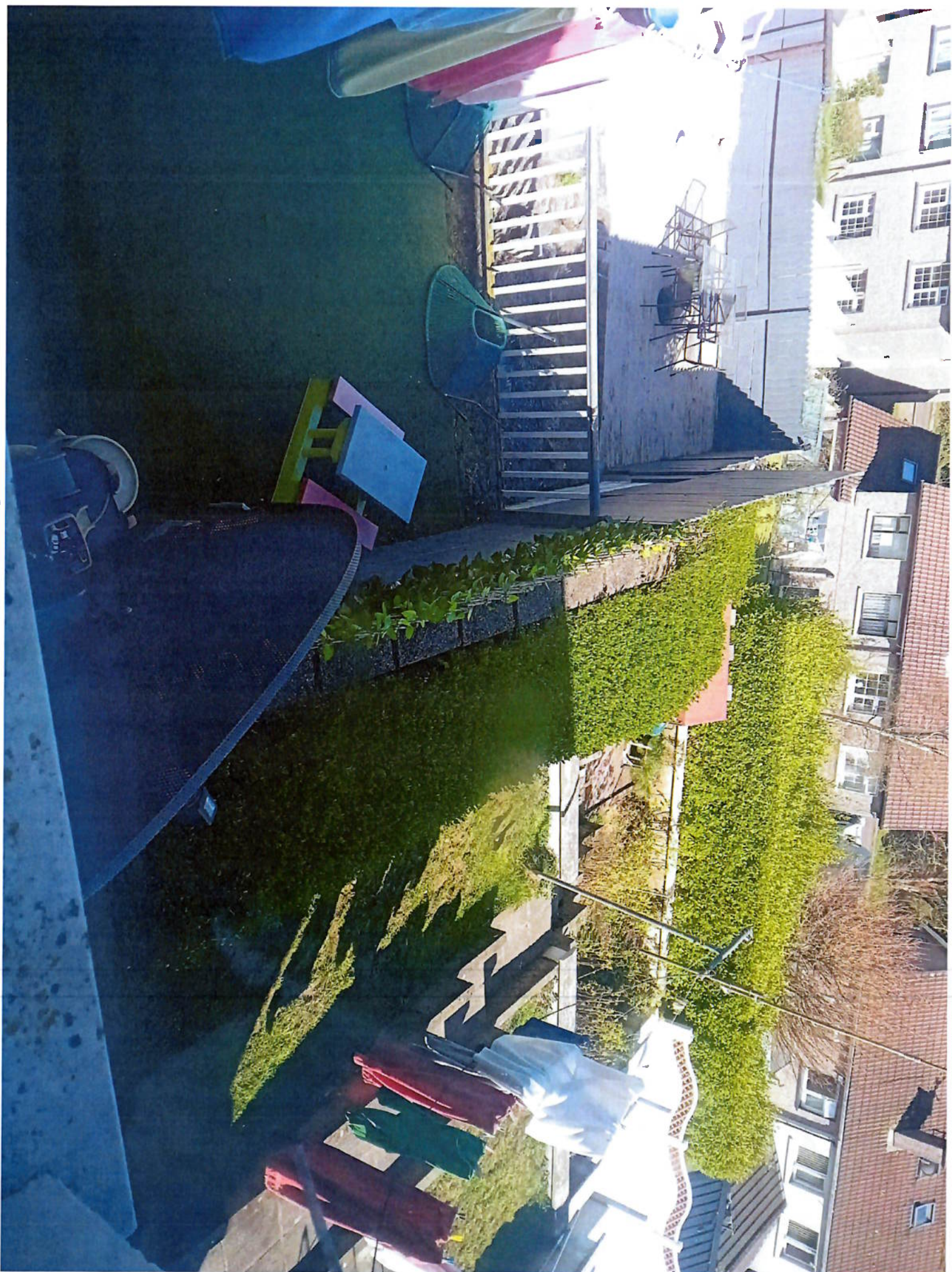


our Garden

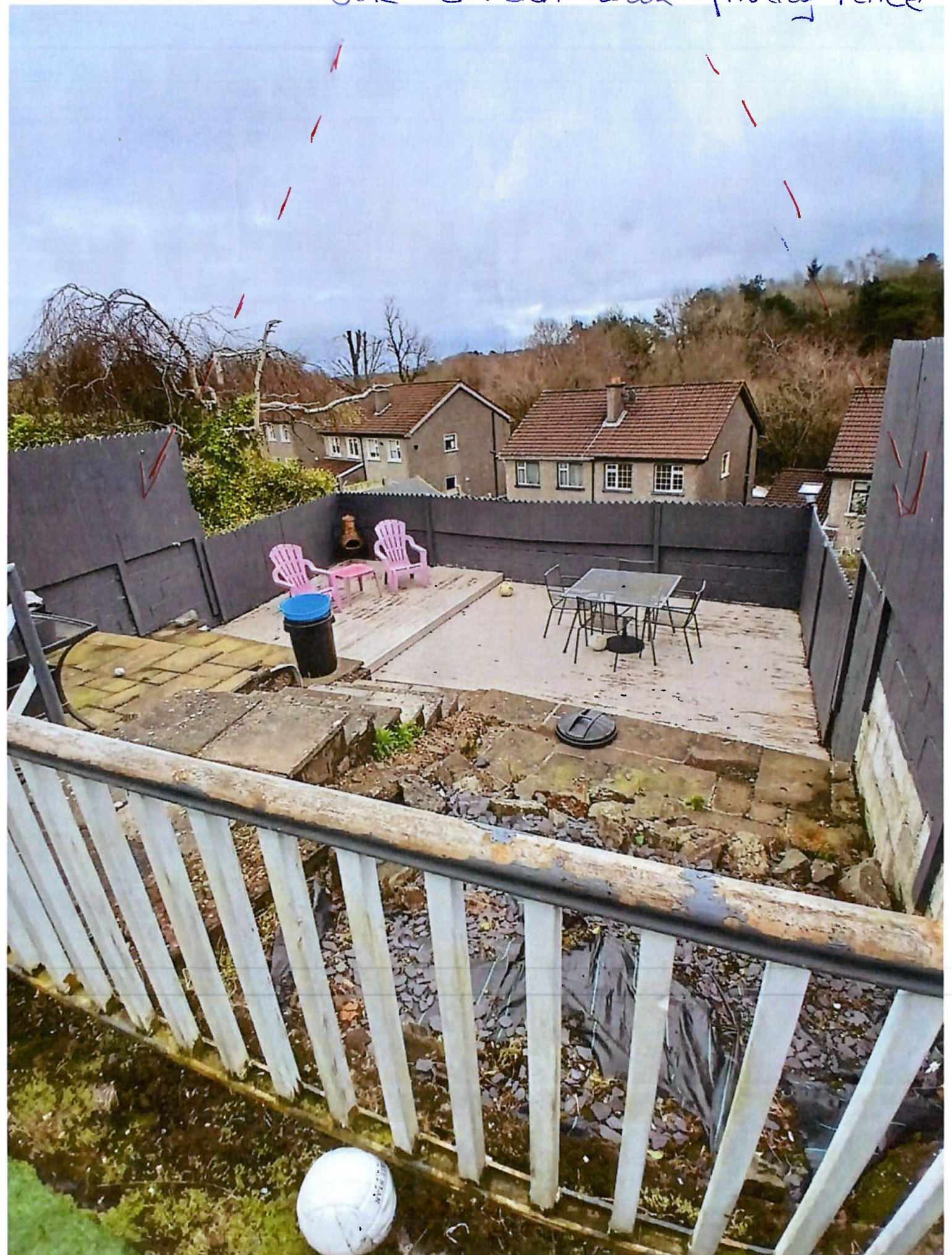
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most Diverse vegetables



our garden with privacy fence



next door neighbours



next door neighbours



Planning Pack Map



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Éireann

CENTRE
COORDINATES:
ITM 569313,568409

PUBLISHED: 07/04/2025
ORDER NO.: 50459200_1

MAP SERIES: 1:1,000
MAP SHEETS: 6428-12

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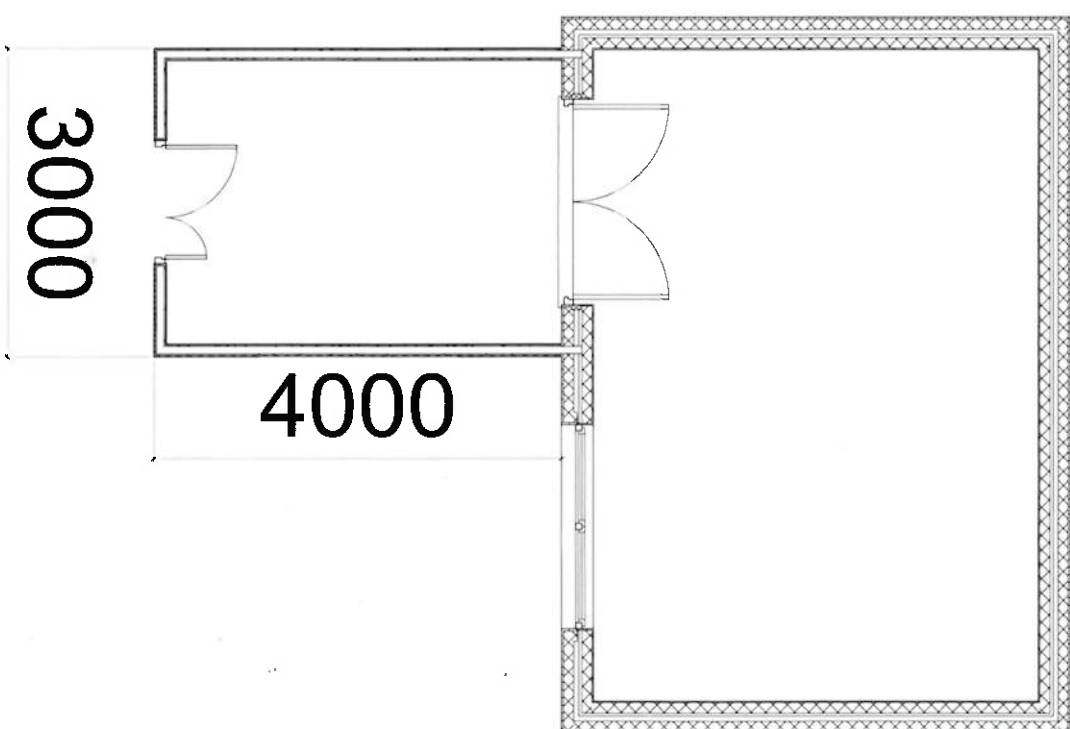


OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
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LEGEND:
To view the legend visit
www.taite.ie and search for
'Large Scale Legend'

04/04/2025 21:01:19

$2.8M \times 3.8M$ [illegible]

Richard Cronin,
The Podfellas Construction,
Ballymadog,
Youghal,
Cork,

Planning Department,
Cork City Council,
City Hall,
Cork.

RE: Section 5 Declaration Ref No. R941/ 25
At: St, Jude's, 38 Glenview, Pinecroft, Grange, Cork



COVER LETTER

Dear Sir/Madam,

I refer to the above and to the Further Information Request, please see below response:

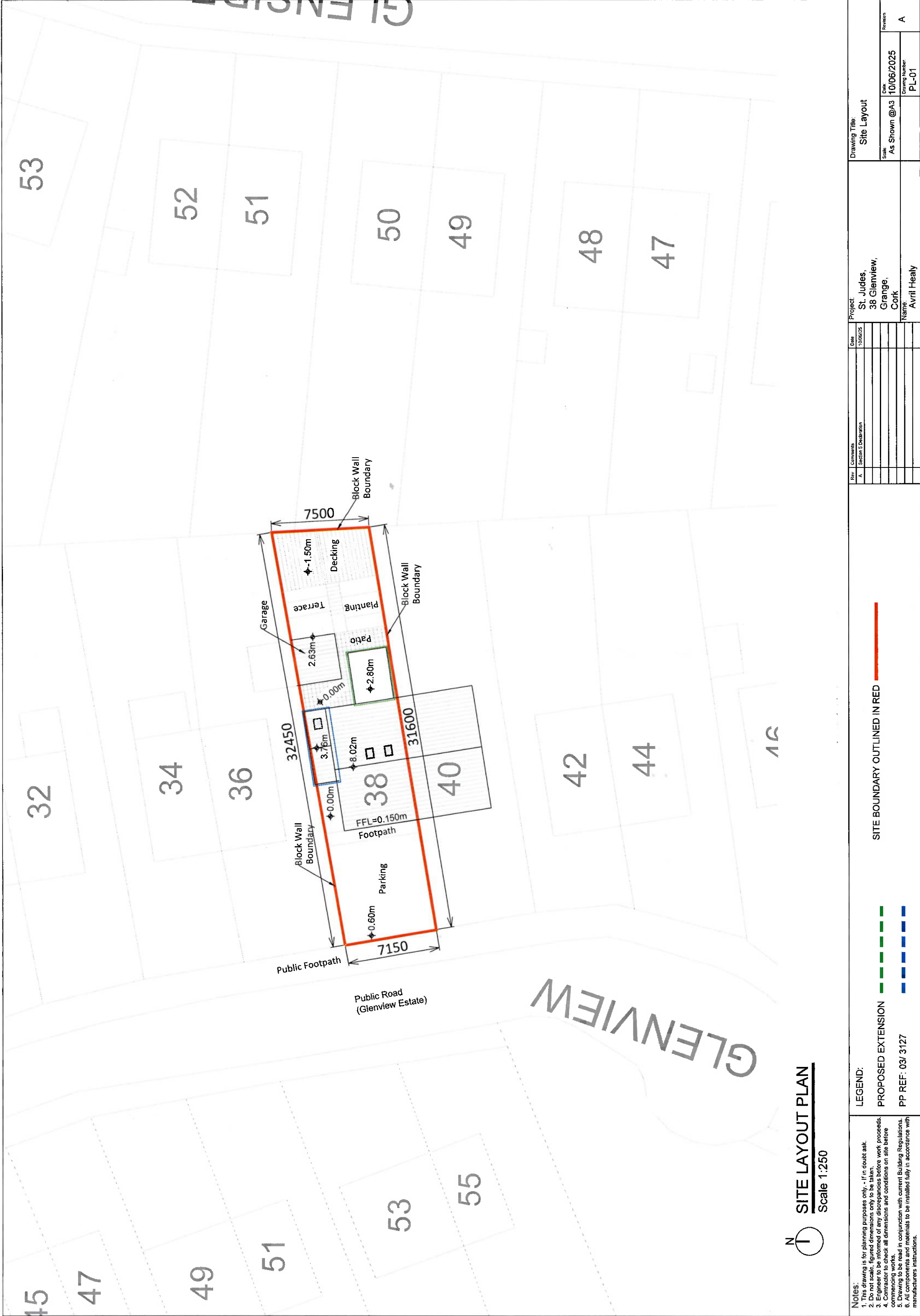
1. The proposed works are as follows: Construction of a rear ground floor single storey extension with a floor area of 10.40sq. The extension will be finished externally with a timber cladding, PVC door, PVC window and a grey metal sheet flat roof.
2. Please see enclosed 2no. copies of accurately scaled drawings showing a Site Layout, Floor Plans and Elevations.
3. The proposed floor area of the extension measures 2.7m x 3.850m.
4. Clarification of Garage and Side Extension:
 - a. Please see enclosed drawings showing the extension that was constructed under PP Ref: 03/ 3127.
 - b. Please see enclosed drawings showing the garage as constructed. This was constructed after the original dwelling was built in the 2000's and measures 8.75sqm.
5. Please see enclosed accurately scaled Site Layout Plan and ordnance survey map.

I trust that all the information on the attached documents and drawings are to the satisfaction of the planning authority, but should you have any questions or queries regarding this application please do not hesitate to contact me.

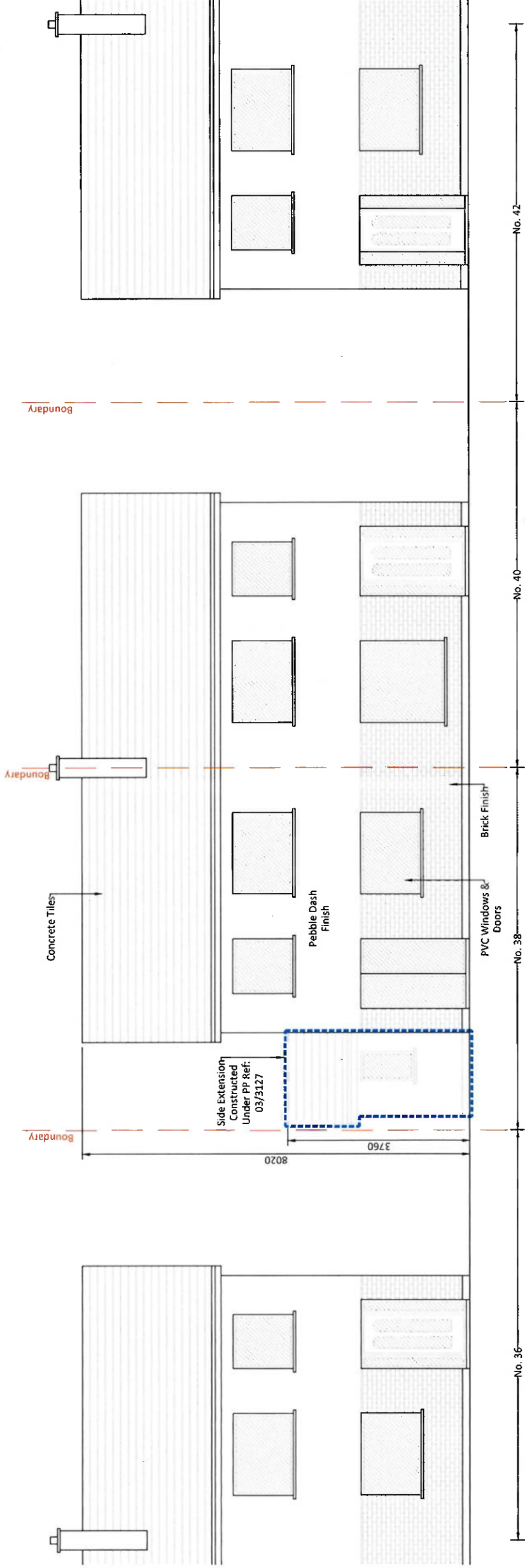
Yours sincerely,

A handwritten signature in black ink, appearing to read "Richard Cronin", written over a horizontal line.

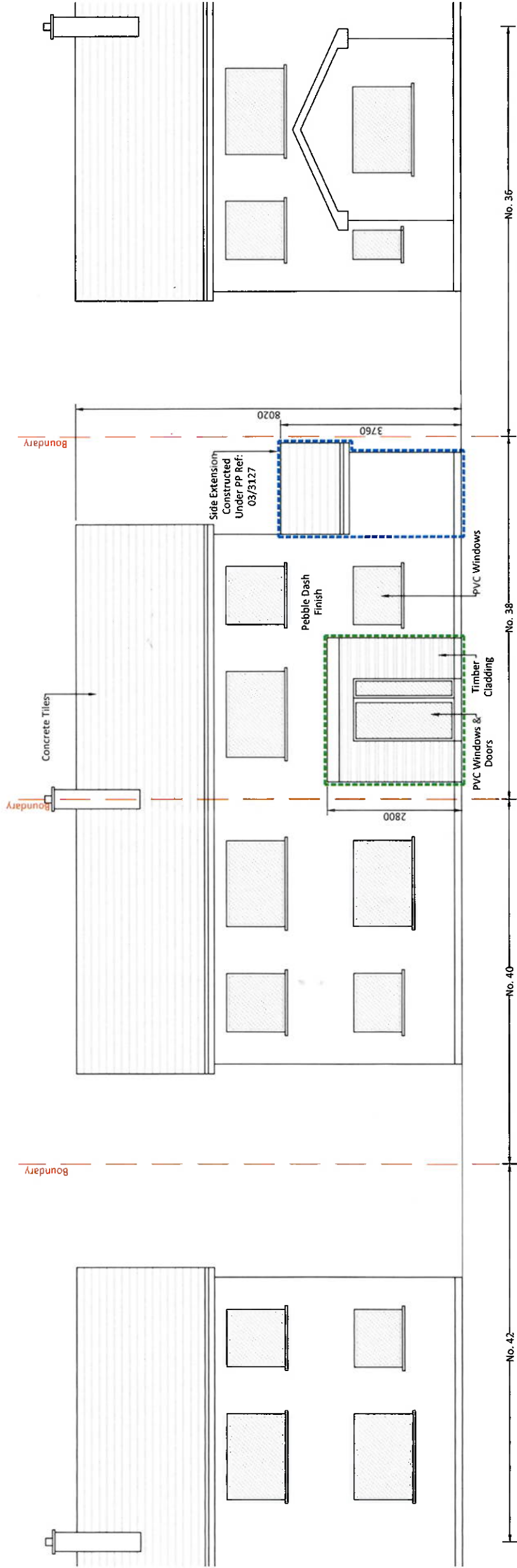
Richard Cronin
09th June 2025



Notes: 1. This drawing is for planning purposes only. - If in doubt ask. 2. Do not scale, figured dimensions only to be taken. 3. Engineer to be informed of any discrepancies before work proceeds. 4. Contractor to check all dimensions and conditions on site before commencing works. 5. Drawing to be read in conjunction with current Building Regulations. 6. All components and materials to be installed fully in accordance with manufacturers instructions.	LEGEND: PROPOSED EXTENSION PP REF: 03/ 3127	Rev Comments A Section 5 Declaration	Date 10/06/25	Project St. Judes, 38 Glenview, Grange, Cork	Drawing Title: Site Layout	
					Scale: As Shown @A3	Date 10/06/2025
					Drawing Number: PL-01	Revision A

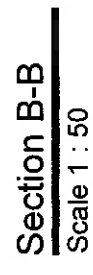
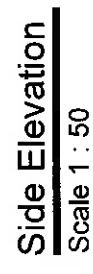
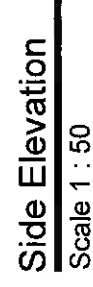
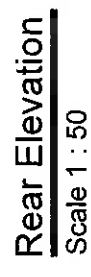
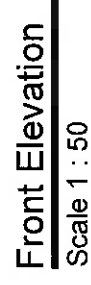


Existing Front Contiguous Elevation (West)
Scale 1 : 100



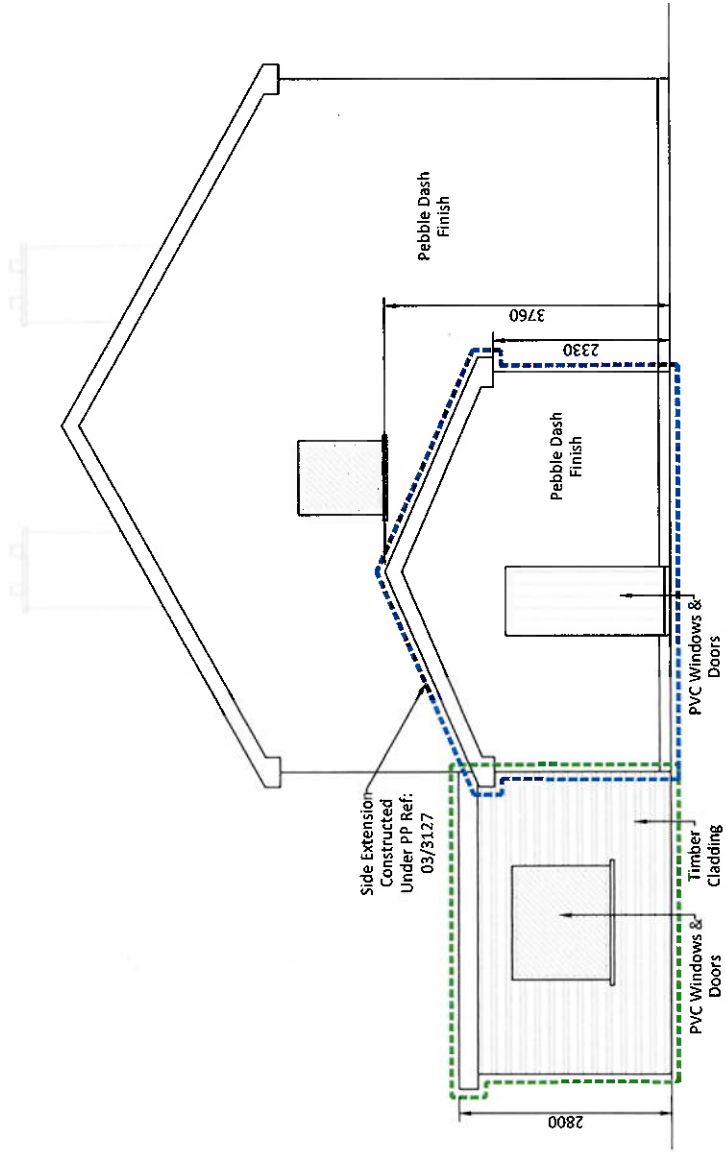
Proposed Rear Contiguous Elevation (East)
Scale 1 : 100

<div>Notes:</div> <div>1. This drawing is for planning purposes only. - If in doubt ask.</div> <div>2. Do not scale, figured dimensions only to be taken.</div> <div>3. Engineer to be informed of any discrepancies before work proceeds.</div> <div>4. Contractor to check all dimensions and conditions on site before commencing works.</div> <div>5. Drawing to be read in conjunction with current Building Regulations.</div> <div>6. All components and materials to be installed fully in accordance with manufacturers instructions.</div>	<div>LEGEND:</div> <div>PROPOSED EXTENSION</div> <div>PP REF: 03/ 3127</div>	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div>Rev</div>	Project:		Drawing Title:	
				Date		St. Judes, 38 Glenview, Grange, Cork	
				Comments		Scale	
				A Section 5 Declaration		As Shown @A3	
						Date	
						10/06/25	10/06/2025

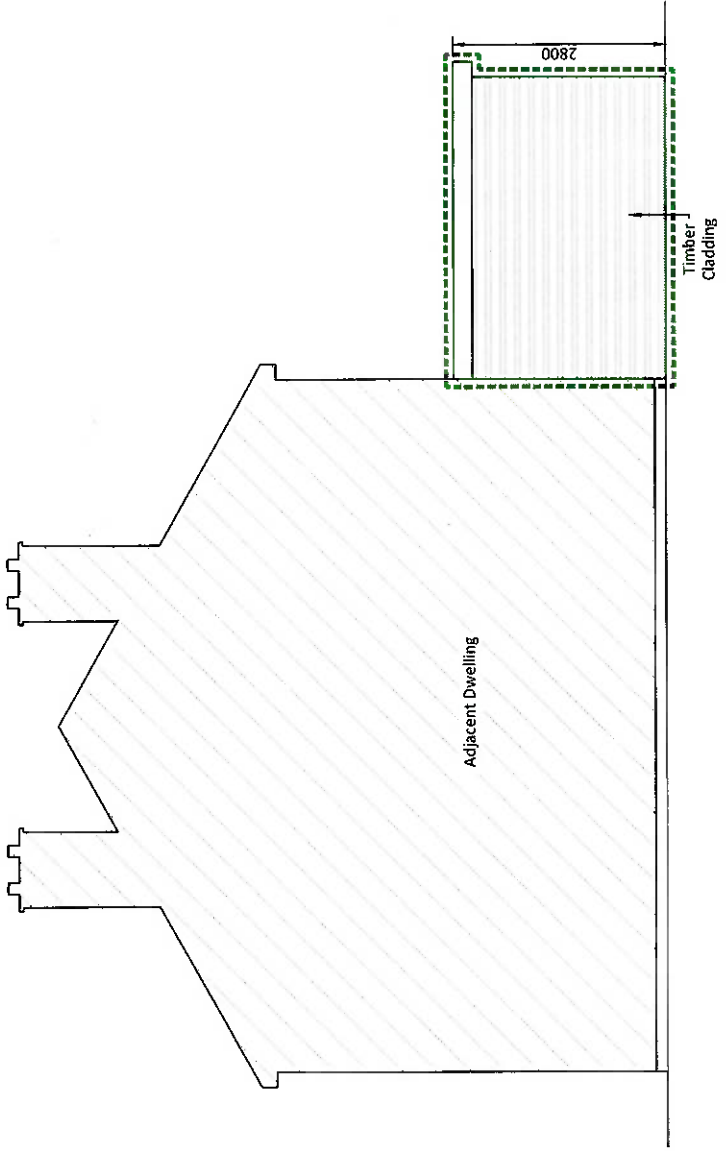


NOTES:
GARAGE AREA = 8.75 sqm

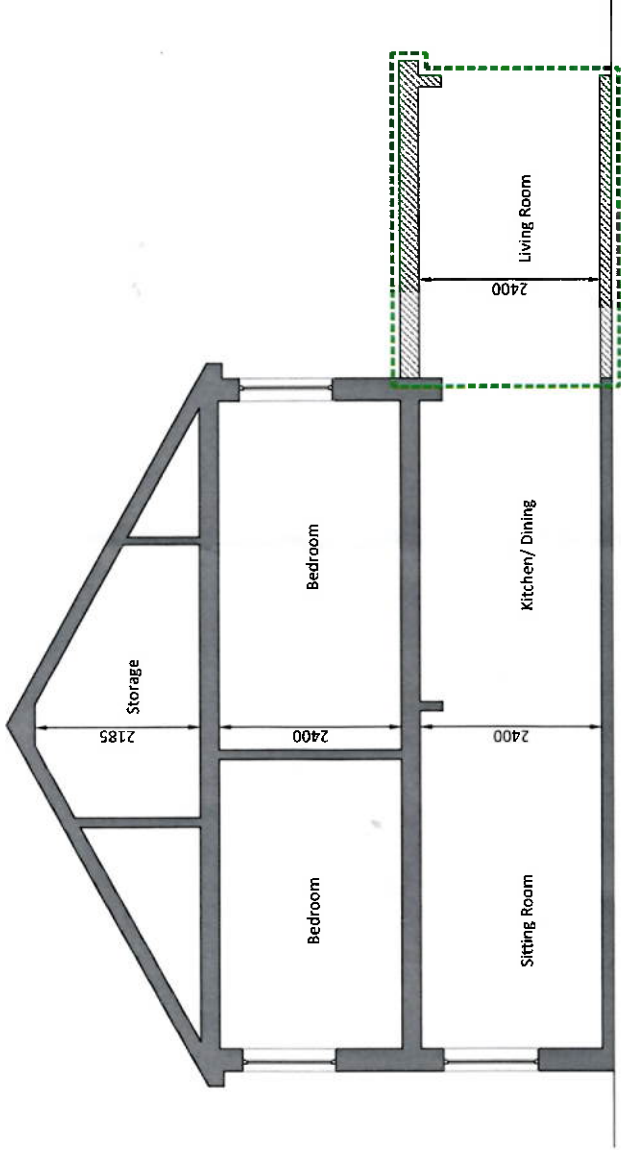
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Side Elevation (North)
Scale 1 : 100



Side Elevation (South)
Scale 1 : 100



Section A-A
Scale 1 : 100

Notes:
1. This drawing is for planning purposes only - If in doubt ask.
2. Do not scale, figured dimensions only to be taken.
3. Engineer to be informed of any discrepancies before work proceeds.
4. Contractor to check all dimensions and conditions on site before commencing works.
5. Drawing to be read in conjunction with current Building Regulations.
6. All components and materials to be installed fully in accordance with manufacturers instructions.

LEGEND:

PROPOSED EXTENSION

PP REF: 03/ 3127

Drawing Title:		Project:		Date:	
Side Elevations & Section A-A		St. Jude's, 38 Glenview, Grange, Cork		10/06/25	
Scale:		As Shown @A3		Date	
				10/06/2025	
				Revision	
				A	

Name:

Avril Healy

Date:

10/06/25

Comments:

Section 2 Deletion

Rev:

A