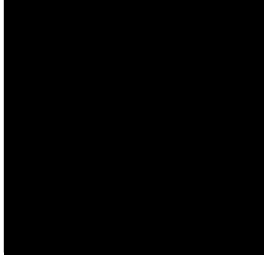


Comhairle Cathrach Chorcaí Cork City Council

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

Paul and Hannah Villanueva,



29/05/2025

RE: Section 5 Request:
R950/25. 34 Farm Green, Manor Farm, Lehenaghbeg.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 28th of April 2025.

The Question before the Planning Authority: "Is the proposed single storey flat roofed extension to the rear of the existing dwelling at 34 Farm Green, Manor Farm, Lehenaghbeg, Cork considered to be exempted development?"

Having regard to:

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

The Planning Authority considers that the proposed rear extension with approximate floor area of 20sqm to rear of house at 34 Farm Green, Manor Farm, Lehenaghbeg, T12 W2WK, Cork **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. R950/25	Cork City Council, Planning and Integrated Development
Application type	Section 5 Declaration
Description	Is the proposed single storey flat roofed extension to the rear of the existing dwelling at 34 Farm Green, Manor Farm, Lehenaghbeg, T12 W2WK considered to be exempted development?
Location	34 Farm Green, Manor Farm, Lehenaghbeg
Applicant	Paul and Hannah Villanueva
Date received	28 April 2025
Date of report	26 May 2025
Recommendation	Is Development and Is 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;

"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 Q2 of the application form:

'Is the proposed single storey flat roofed extension to the rear of the existing dwelling at 34 Farm Green, Manor Farm, Lehenaghbeg, Cork considered to be exempted development?'

Additional details regarding question/ works / development

The proposed development works are as follows:

- A single flat roofed extension to the rear of the existing dwelling house.
- The proposed development works will meet with the 'conditions & limitations' of the Exempted Development as set out in the current Planning and Development Regulations,
- In particular, the proposed internal floor area, the height of the proposed extension relative to the existing dwelling-house, along with maintaining allowable site boundary

distances and will not reduce the private open space area to the rear of the property to less than 25 sqm.

- The proposed development works are detailed on the attached proposed floor plans and elevations.

3. Site description

The site is located at 34 Farm Green, Manor Farm, Lehenaghbeg, Cork, T12 W2WK and accessed via Pouladuff Road / Lehenaghmore Road. The site comprises of a two-storey semi-detached dwelling. The rear extension commenced in March 2025. There is an existing steel framed garden shed 5.2sqm in the northeastern corner of the garden. There is a shared access path to the side of the house with no. 35 adjacent. The Ballycurreen river (running south to north) and associated flood zone is approximately 55m due east of site. The site does not fall within the flood zone.

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.

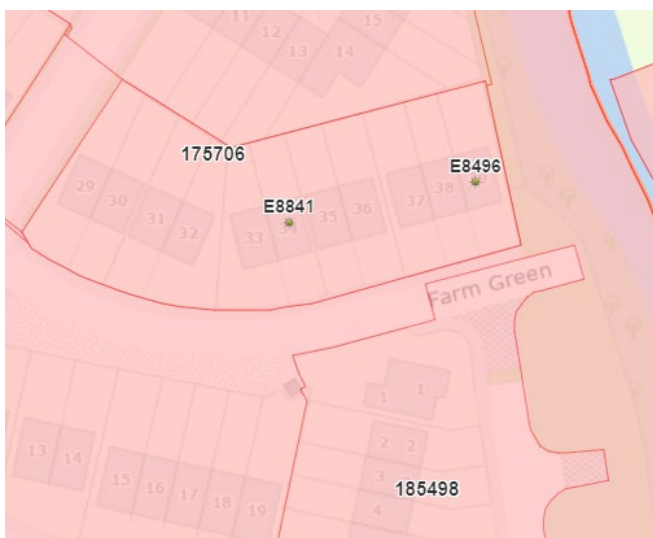
Section 5(1)

(See Section 1 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.

3.1 Planning history



On site planning history

E8841 Unauthorised rear extension @ No. 34 Farm Green, Manor Farm, Lehenaghbeg, T12 W2WK, Cork. **Enforcement case ongoing (Subject to this Section 5)**

Estate

175706 Construction of 16 no. dwelling houses (change of house type and layout to part of the permitted residential development as granted under 04/7674, extended under 10/5240 and 13/5025) and associated site works @ 24-39 Farm Green, Manor Farm, Lehenaghbeg. **Grant**

135025 Extension of Duration application for Completion of 554 no. residential units comprising of 53 no. detached dwellings, 170 no. semi-detached, 300 terraced and 31 no. apartments, 1 no. creche, 1 no. shop, car parking, 3 no. electricity sub stations, new vehicular and pedestrian entrance on north western frontage, vehicular and pedestrian access on western frontage, bin storage, plant, landscaping and associated site development work - Extension of duration of permission granted under Planning Reg. No. 04/7674 as extended by 10/5240 @ Lehenagh Beg, Lehenaghmore, Pouladuff. **Grant**

105240 Extension of Duration application for completion of 554no. residential units comprising of 53no. detached, 170no. semi-detached, 300 no. terraced, & 31no. apartments, 1no. creche, 1no.shop, car parking, 3no. electrical substations, new vehicular & pedestrian entrance on north western frontage, new vehicular & pedestrian access on western frontage, bin storage, plant, landscaping, & associated site development works, as granted under planning ref.no. 04/7674(New permission to expire on 09/06/2013) @ Lehenagh Beg, Pouladuff, Togher, Cork. **Grant**

04/7674 554 no. residential units comprising of 53 no. detached dwellings, 170 no. semi-detached, 300 terraced and 31 no. apartments, 1 no. creche, 1 no. shop, car parking, 3 no. electricity sub stations, new vehicular and pedestrian entrance on north western frontage, vehicular and pedestrian access on western frontage, bin storage, plant, landscaping and associated site development works @ Lehenagh Beg, Lehenagh More, Pouladuff. **Grant**

ABP 317200 Point of detail in relation to condition 81 of ABP-212515 (Reg. Ref. 04/7674) @ Lehenagh Beg, Lehenagh More, Pouladuff, Togher, Cork. **Case Resolved** regarding payment of developer contributions required.

ABP 307091 Point of detail regarding Conditions no. 52 & 81 of 04/7674@ Lehenagh Beg and Lehenagh More, Pouladuff, Togher, Co. Cork. **Case Resolved** regarding extent of developer contributions required.

4. 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 sets out restrictions on exemptions specified under article 6.

Article 9 (1)

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

- (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,

(Article 6) Schedule 2, Part 1, Class 1

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.”

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. (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.

Column 1 Description of Development	Column 2 Conditions and Limitations
	<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> <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>

5. 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.

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 a rear extension 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 rear extension of approximately 20sqm externally (internal floor area of 18.51sqm) 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

I consider that **Article 6 and Class 1** applies, as the proposal relates to the construction of a rear extension to rear of house of approximately 20sqm. I am satisfied that the extension can therefore be assessed against the exemption criteria of Article 6 of Schedule 2, Part 1, Class 1.

Having assessed the proposed 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.
- (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.

Assessment

The house has not been extended previously (beyond the current proposal), and so; this limitation does apply. The 20 sqm rear extension does not exceed the 40sqm. 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.
- (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.

Assessment

The house has not been extended previously, and so, 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 side extension is single storey only. This proposal 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.
- (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.

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 will reduce the rear garden space, however the private amenity space shall continue to have 25+sqm of private open space (34.7sqm will remain). This proposal does not conflict with this limitation.

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.
- (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.

Assessment

This proposal does not conflict with this limitation as there are no windows proposed on the gable elevation adjacent to western boundary.

Condition / Limitation 7

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

Assessment

There is no indication from plans submitted that this proposal would include a roof garden. The proposal should not conflict with this limitation and the flat roof shall solely be used for maintenance purposes.

Conclusion: The works are exempted development as the proposed single storey flat roof rear extension remain below the 40sqm limitation.

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

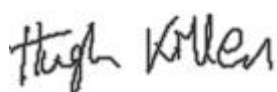
Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the Habitats Directive, the Appropriate Assessment Guidelines for Planning Authorities 2009 (revised 2010) and the Act are noted. The relevant European 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 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 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

The Planning Authority considers that the proposed rear extension with approximate floor area of 20sqm to rear of house at 34 Farm Green, Manor Farm, Lehenaghbeg, T12 W2WK, Cork is **Development** and is **Exempted Development**.



Hugh Killen
Executive Planner

28 May 2025

Evelyn Mitchell
Senior Executive Planner
28 May 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: 021-4924564/4321

Líonra/Web: www.corkcity.ie

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

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

34 Farm Green, Manor Farm, Lehenaghbeg, Cork T12 W2WK

2. QUESTION/ DECLARATION DETAILS

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

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

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

Is the proposed single storey flat roofed extension to the rear of the existing dwelling at

34 Farm Green, Manor Farm, Lehenaghbeg, Cork considered to be exempted development ?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

The proposed development Works are as follows:

a single storey flat roofed extension to the rear of the existing dwelling house.

The proposed development Works will meet with the 'Conditions & Limitations' of the Exempted Development as set out in the current Planning & Development Regulations,

in particular the proposed internal floor area (), the height of the proposed extension relative to the existing dwelling-house, along with maintaining allowable site boundary distances and will not reduce the private open space area to the rear of the property to less than 25 sq. mtrs.

The proposed development Works are detailed on the attached proposed floor plans and elevations.

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

28 APR 2025

DEVELOPMENT MANAGEMENT

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

If so please supply details:

NO

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

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

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

If so please supply details:

6. APPLICATION DETAILS

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

(a) Floor area of existing/proposed structure/s	extg. 90.00 sq.mtrs / prop. 18.51 sq.mtrs
(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) <div></div>
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle) <div></div>	Proposed/existing use (please circle) <div></div>

7. APPLICANT/ CONTACT DETAILS

Name of applicant (principal, not agent):		Paul & Hannah Villanueva	
Applicants Address	<div></div>		
Person/Agent acting on behalf of the Applicant (if any):	Name:	Murphy Consulting Engineers	
	Address:	<div></div>	
	Telephone:	<div></div>	
	Fax:	-	
	E-mail address:	<div></div>	
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 type="checkbox"/>	No <input checked="" type="checkbox"/>

5. LEGAL INTEREST

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

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

Signature: [Redacted]

Date: 28 April 2025

Murphy Consulting Engineers

SIAC House - Ballycurraheen Cross - Airport Road - Co Cork.

ADVISORY NOTES:

The application must be accompanied by the required fee of €80	Mob. No. 085 8677774
harrymurphyengineer@gmail.com	
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 require further information to be submitted to enable the authority to issue the declaration.
- 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/privacy>

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

Murphy

CONSULTING ENGINEERS

OFFICE ADDRESS:
SIAC HOUSE
BALLYCURREEN CROSS
AIRPORT ROAD
CORK

MOR. NO. 086867774
TEL. NO. (021) 4318377
FAX. NO. (021) 4318377
barrymurphyengineer@gmail.com

**The Development Management Section,
Strategic Planning & Economic Development Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork**

28 April 2025

MUR2504026/BM/S5D

Dear Sir / Madam,

**CORK CITY COUNCIL
PLANNING & DEVELOPMENT
28 APR 2025
DEVELOPMENT MANAGEMENT**

Re: Section 5 Declaration Application

Proposed development Works at 34 Manor Farm, Manor Farm, Lehenaghbeg, Cork.

On behalf of our Clients, Paul & Hannah Villanueva we attach 2 No. copies of the relevant documentation in support of the Section 5 Declaration application at the above address.

Our Clients specific question is whether the proposed development Works detailed in the attached proposed plans and elevations is considered 'Exempted Development'.

The proposed development Works are as follows:-

A single storey flat roofed extension to the rear of the existing dwelling house.

The proposed development Works will meet with the 'Conditions & Limitations' as set out in the current Planning & Development Regulations in particular the proposed internal floor area, the height of the proposed extension relative to the existing dwelling, along with maintaining allowable site boundary distances and will not reduce the private open space to the rear of the property to less than 25 sq. mtrs.

We trust the above is to your satisfaction, should you have any further queries please contact the undersigned.

We enclose the required fee of €80.00, payable to the Cork City Council.

Yours Sincerely,

**BARRY MURPHY
MURPHY CONSULTING ENGINEERS**

cc. Paul & Hannah Villanueva

Murphy Consulting Engineers

SIAC House - Ballycurreen Cross - Airport Road - Co. Cork.

Mob. No. 086 8677774

barrymurphyengineer@gmail.com

PROJECT MANAGERS
CIVIL ENGINEERS
PLANNING CONSULTANTS
FIRE SAFETY CERTIFICATES

OFFICE ADDRESS: SIAC HOUSE, BALLYCURREEN CROSS, AIRPORT ROAD, CORK

e-mail: barrymurphyengineer@gmail.com

ph. no. (021) 4318377 / mob. no. (086) 8677774

DISABILITY ACCESS CERTIFICATES
PRE PURCHASE DWELLING SURVEYS
SITE SUITABILITY ASSESSMENTS & POLLUTION TESTING
DOMESTIC BUILDING ENTRY ASSESSORS

encl.

- o Completed Section 5 Declaration Application Form (2 No. copies)
- o Drawing List:- (2 copies of all maps and drawings)
 - o Ordnance Survey Map 1:1000 250-402-01
 - o Proposed Ground Floor Plan - 1:100 250-402-02
 - o Proposed Rear Elevation - 1:50 250-402-03
 - o Proposed Side Elevation - 1:50 250-402-04
 - o Proposed Roof Plan - 1:100 250-402-05
 - o Prop Section thru' Extension - 1:50 250-402-06
 - o Photos of Elevations to Existing dwelling house. 250-402-07

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

28 APR 2025

DEVELOPMENT MANAGEMENT

notes:
this drawing is for Section 5 purposes only



photo 1: existing front elevation



photo 2: existing rear elevation

CORK CITY COUNCIL
PLANNING & DEVELOPMENT
28 APR 2025
DEVELOPMENT MANAGEMENT

Murphy CONSULTING ENGINEERS	
OFFICE ADDRESS SIAC HOUSE BALLYCURREEN CROSS AIRPORT ROAD CORK	TEL. NO. (066) 8677774 FAX. NO. (021) 4318377 barmurphyengineer@gmail.com
PROJECT: proposed extension to existing dwelling house at 34 farm green, manor farm, lehenaghbeg, cork	
CLIENT: paul & hannah villanueva.	
PROJECT STAGE: Section 5 Declaration.	
DRAWING TITLE: photographs of existing dwelling elevations	
SCALES: -	PROJECT NO: 250402
DATES: 22.04.2025	DRAWING NO: 250402-07
REVISION: A	
© COPYRIGHT: THIS DRAWING CANNOT BE REPRODUCED OR TRANSMITTED WITHOUT WRITTEN CONSENT FROM MURPHY CONSULTING ENGINEERS	

section 5 declaration - proposed development at 34 farm green, manor farm, lehenaghbeg, cork

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DRAWING NOT TO BE SCALED

notes:
this drawing is for Section 5 purposes only

DOTTED GREEN LINE INDICATES
EXISTING DWELLING

DOTTED RED LINE
INDICATES AREA OF
PROPOSED WORKS/
CHANGES

CORK CITY COUNCIL
PLANNING & DEVELOPMENT
28 APR 2025
DEVELOPMENT MANAGEMENT

Murphy
CONSULTING ENGINEERS

OFFICE ADDRESS:
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BALLYCURREEN CROSS
AIRPORT ROAD
CORK

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FAX. NO.: (021) 4318377

barmurphyengineer@gmail.com

PROJECT:

proposed extension to existing dwelling house
at 34 farm green, manor farm, lehenaghbeg, cork

CLIENT: paul & hannah villanueva.

PROJECT STAGE:
Section 5 Declaration.

DRAWING TITLE:
proposed side elevation

SCALE: 1/50 PROJECT NO: 250402

DATES: 22.04.2025 DRAWING NO:

REVISION: A 250402-04

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extg ridge level

extg eaves level

proposed parapet level

proposed smooth plastered finish

extg. timber panelled boundary fencing

proposed upvc framed sliding doors
(colour to match existing)

proposed side elevation

proposed internal ground floor area to rear extension: 18.51 sq.mtrs. / 199.24 sq.ft.

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DRAWING NOT TO BE SCALED

existing dwelling house

neighbouring dwelling house

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DOTTED GREEN LINE INDICATES
EXISTING DWELLING

DOTTED RED LINE
INDICATES AREA OF
PROPOSED WORKS/
CHANGES

extg ridge level

existing concrete tiled roof

extg eaves level

proposed parapet level

existing pebble dashed finish

proposed smooth plastered finish

proposed upvc framed window
(colour to match existing)

proposed rear elevation

proposed internal ground floor area to rear extension: 18.51 sq.mtrs. / 199.24 sq.ft.

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28 APR 2025

DEVELOPMENT MANAGEMENT

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CLIENT: paul & hannah villanueva.

PROJECT STAGE:
Section 5 Declaration.

DRAWING TITLE:
proposed rear elevation

SCALES: 1/50

PROJECT NO: 250402

DATES:
22.04.2025

DRAWING NO:

REVISION: A

250402-03

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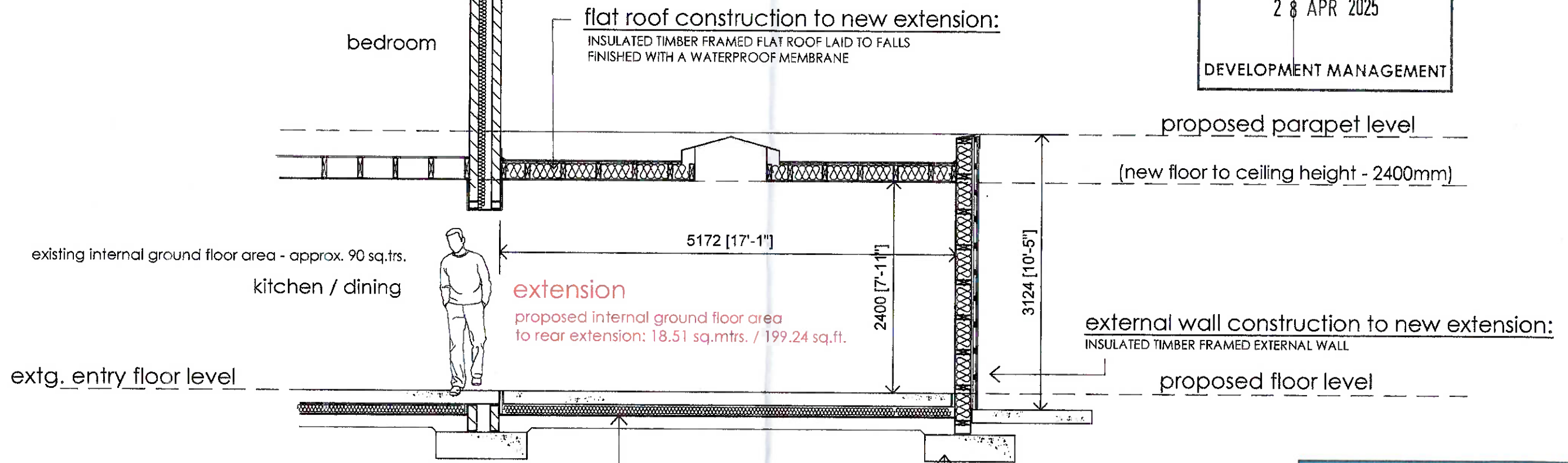
section 5 declaration - proposed development at 34 farm green, manor farm, lehenaghbeg, cork

notes:
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CORK CITY COUNCIL
PLANNING & DEVELOPMENT

28 APR 2025

DEVELOPMENT MANAGEMENT



section thru' proposed extension to dwelling-house

section 5 declaration - proposed development at 34 farm green, manor farm, lehenaghbeg, cork

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PROJECT:
proposed extension to existing dwelling house
at 34 farm green, manor farm, lehenaghbeg, cork

CLIENT:
paul & hannah villanueva.

PROJECT STAGE:
Section 5 Declaration.

DRAWING TITLE:
section thru' proposed extension

SCALES: 1/50 PROJECT NO: 250402

DATES: 22.04.2025 DRAWING NO:

REVISION: A 250402-06



notes:
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DOTTED GREEN LINE INDICATES
EXISTING DWELLING

DOTTED RED LINE
INDICATES AREA OF
PROPOSED WORKS/
CHANGES

28 APR 2025

DEVELOPMENT MANAGEMENT

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PROJECT:

proposed extension to existing dwelling house
at 34 farm green, maror farm, lehenaghbeg, cork

CLIENT: paul & hannah villanueva.

PROJECT STAGE:
Section 5 Declaration.

DRAWING TITLE:
proposed ground floor plan

SCALES:	1/100	PROJECT NO:	250402
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DATES: 22.04.2025	DRAWING NO:
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REVISION: A 250402-02

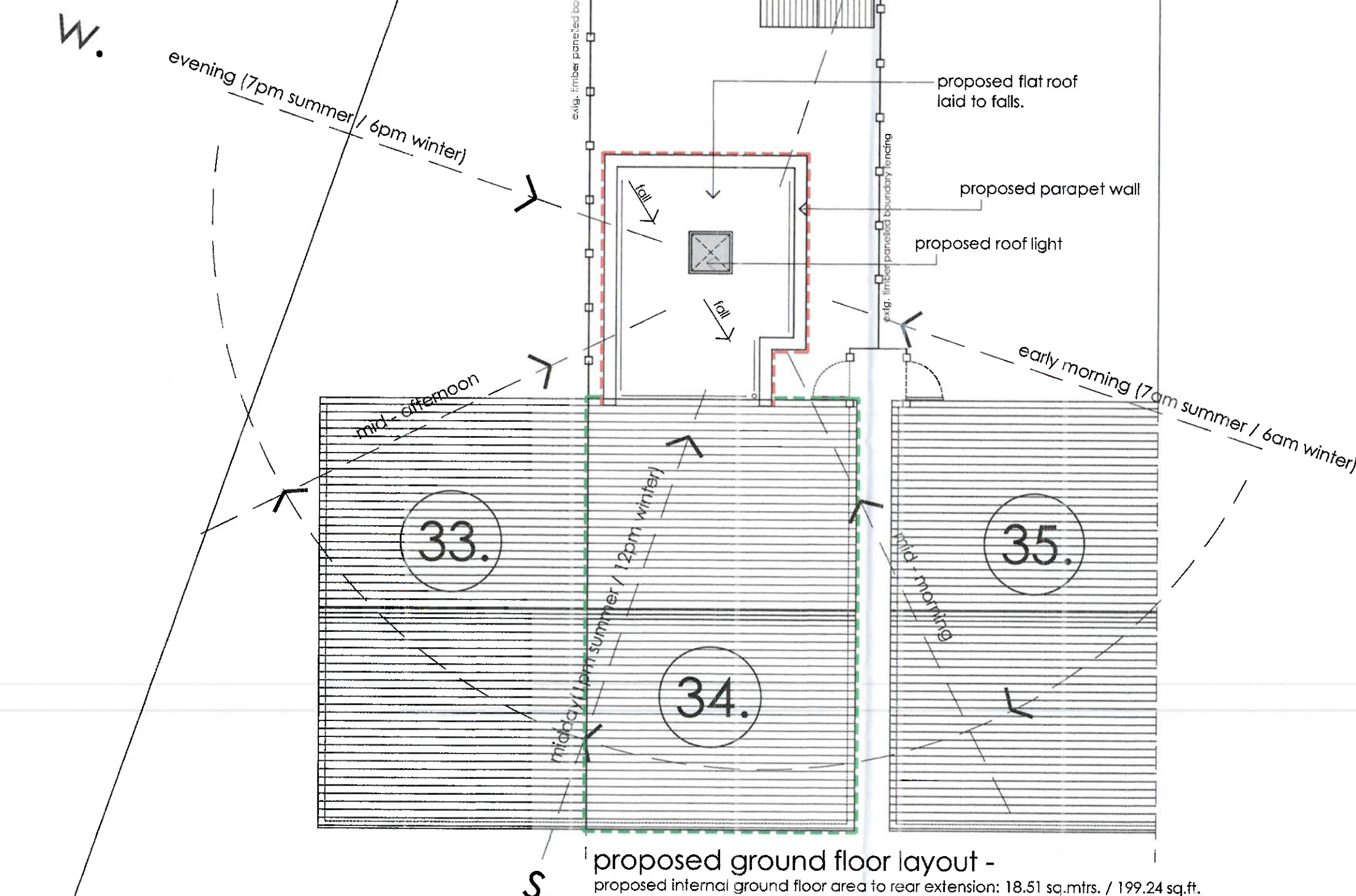
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notes:
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EXTENDED WALLS TO ORIGINAL DWELLING-HOUSE

DOTTED GREEN LINE INDICATES EXISTING DWELLING

DOTTED RED LINE INDICATES AREA OF PROPOSED WORKS/ CHANGES



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PROJECT:

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CLIENT: paul & hannah villanueva.

PROJECT STAGE:
Section 5 Declaration.

DRAWING TITLE:
proposed roof plan

SCALE: 1/100 PROJECT NO: 250402

DATES: 22.04.2025 DRAWING NO:

REVISION: A 250402-05

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Planning Pack Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 566606,568691

PUBLISHED: 01/04/2025
ORDER NO.: 50457891_1

MAP SERIES: 1:2500
MAP SHEETS: 6427-B

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

28 APR 2025

DEVELOPMENT MANAGEMENT

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Drg. No. 250402-01

site outlined in red
166 sq.mtrs. (0.041 acres / 0.016 hrs.)

Corcaigh

early morning
7am Sun / 6am Win

evening
7pm Sun / 6pm Win

Manor Farm

FARM GREEN

BROOK GLEN

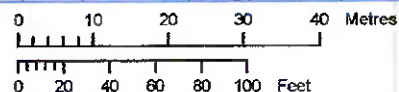
MANOR ROAD

SECTION 5 Declaration:

34 Farm Green, Manor Farm, Lehenaghbeg, Cork T12 W2WK.
Area edged in Red and marked 'A': (0.04 acres or thereabouts)

Murphy Consulting Engineers

SIAC House Ballycurreen Cross Airport Road Co Cork



OUTPUT SCALE: 1:1,000

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'

LEGEND:

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

