



# Comhairle Cathrach Chorcaí Cork City Council

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



01/12/2025

**RE: Section 5 Declaration: R998/25 39 Avondale Park, Ballintemple, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 3<sup>rd</sup> of November 2025.

The Question before the Planning Authority was whether the following is development and, if so, are they exempted development:

- The change of use of an existing domestic garage (domestic garage conversion) and replacement of its existing flat roof with a sloped roof
- The construction of a single storey extension to rear of dwelling house.



**We are Cork.**



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Having regard to:

Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and  
Articles 6, 9, 10 and Class 1 (Exempted Development) as set out in Part 1 of Schedule 2 of  
the Planning and Development Regulations (as amended)  
Section 4.(1)(h) of the Planning and Development Act 2000 as amended

The planning authority considers that the proposed works to the existing dwelling house,  
consisting of the following:

- The change of use of an existing domestic garage (domestic garage conversion) and replacement of its existing flat roof with a sloped roof
- The construction of a single storey extension to rear of dwelling house.

At 39 Avondale Park, Ballintemple, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Is mise le meas,

*Anthony Angelini*

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



**We are Cork.**

**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](mailto:planning@corkcity.ie)

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Líonra/Web: [www.corkcity.ie](http://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**

MR PACHTNA O' REILLY

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

39 AVONDALE PARK, BALLINTEMPLE, CORK

**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.

IS THE CONVERSION OF EXISTING GARAGE + CHANGE OF GARAGE ROOF FROM FLAT TO SLOPED + CONSTRUCTION OF EXTENSION TO REAR OF HOUSE AND GARAGE MEASURING 18M<sup>2</sup> AT 39 AVONDALE PARK, BALLINTEMPLE CORK, DEVELOPMENT AND IF SO, IS IT EXEMPTED DEVELOPMENT.

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

(Use additional sheets if required).

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

5. Is this a Protected Structure or within the curtilage of a Protected Structure?   
 If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?

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

**7. APPLICATION DETAILS**

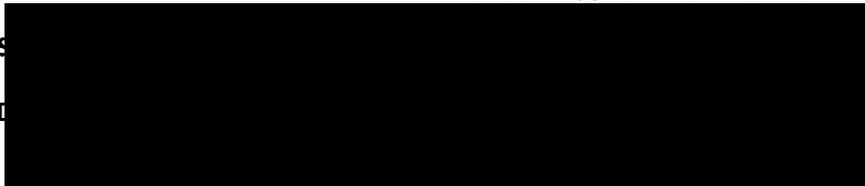
Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing <u>(proposed structure)</u>	18m <sup>2</sup>
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m)
(c) If concerning a change of use of land and / or building(s), please state the following:	
<u>Existing</u> / previous use (please circle)  GARAGE	<u>Proposed</u> / existing use (please circle)  BEDROOM

**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		

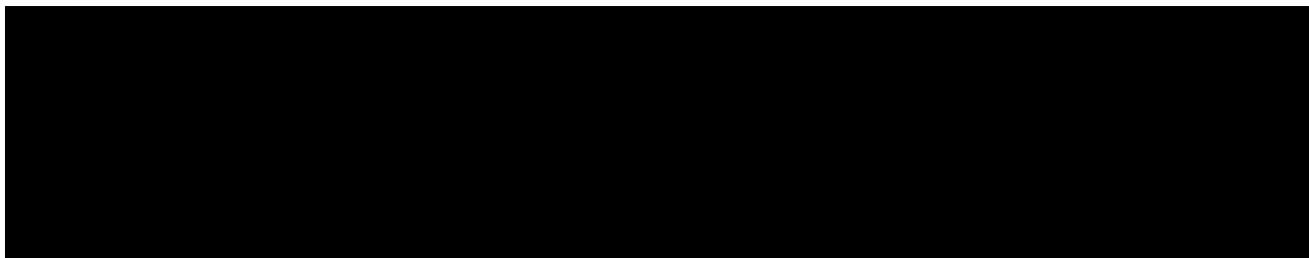
8. I / ~~We~~ confirm that the information contained in the application is true and accurate:



### 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):**

<b>Name(s):</b>	
<b>Address:</b>	
<b>Telephone:</b>	
<b>E-mail address:</b>	
<b>Should all correspondence be sent to the above address?</b> (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input type="checkbox"/> No <input type="checkbox"/>

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

<b>Name(s)</b>	
<b>Address</b>	

**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.

Tel. No. \_\_\_\_\_

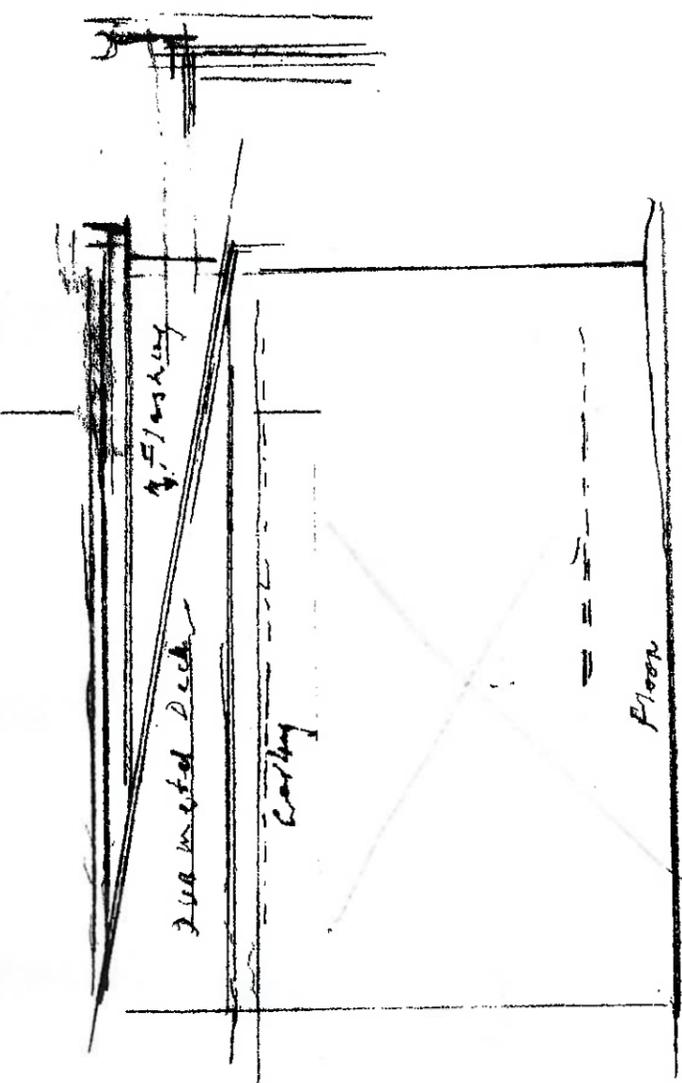
Mobile No. \_\_\_\_\_



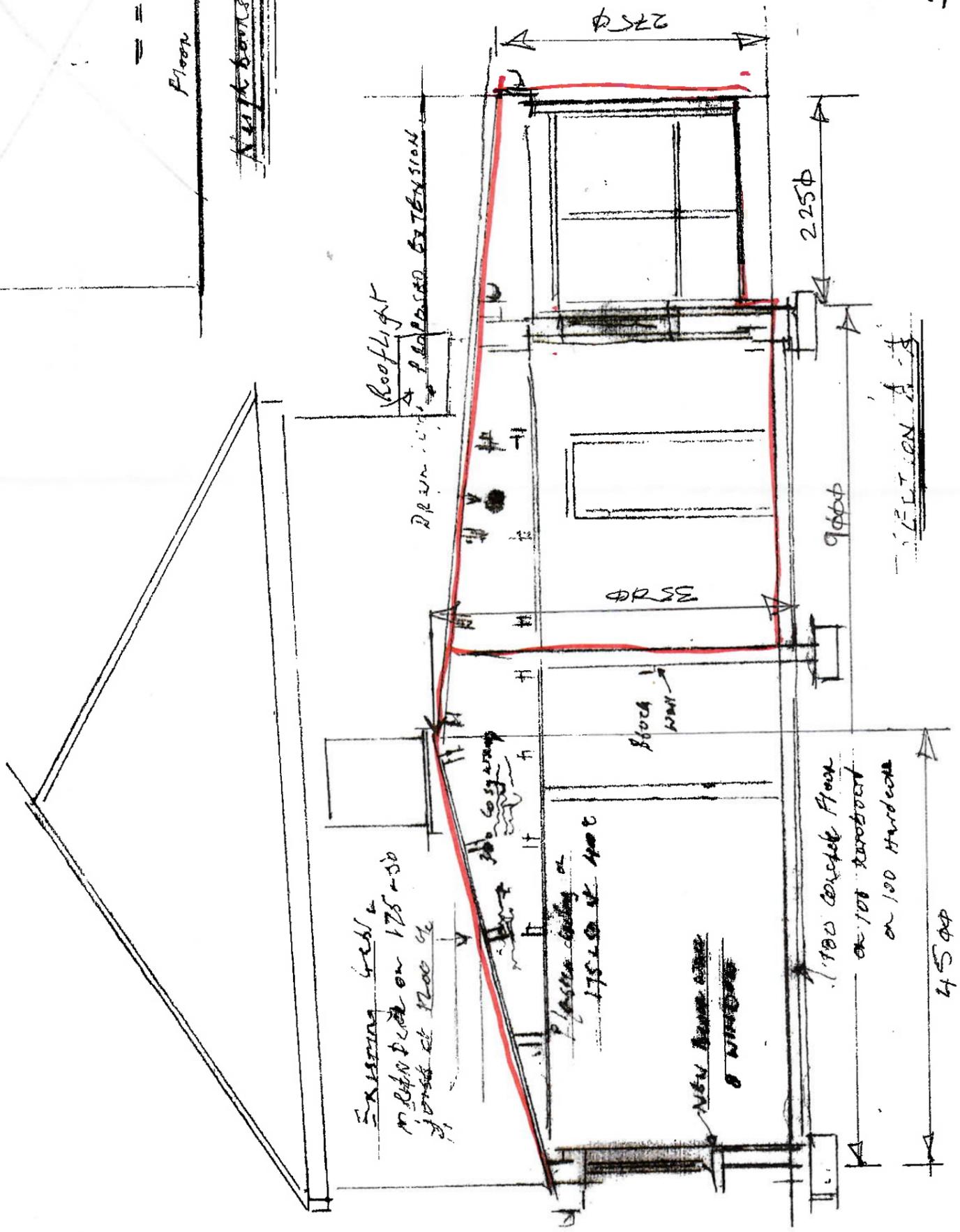
For Office Use Only:

File Ref. No. \_\_\_\_\_

1150



WATERBURY AVENUE



DRAWING NO 5

Scale 1:50

20 July 2025

M. P. REED ARCHITECTS

Surveyor

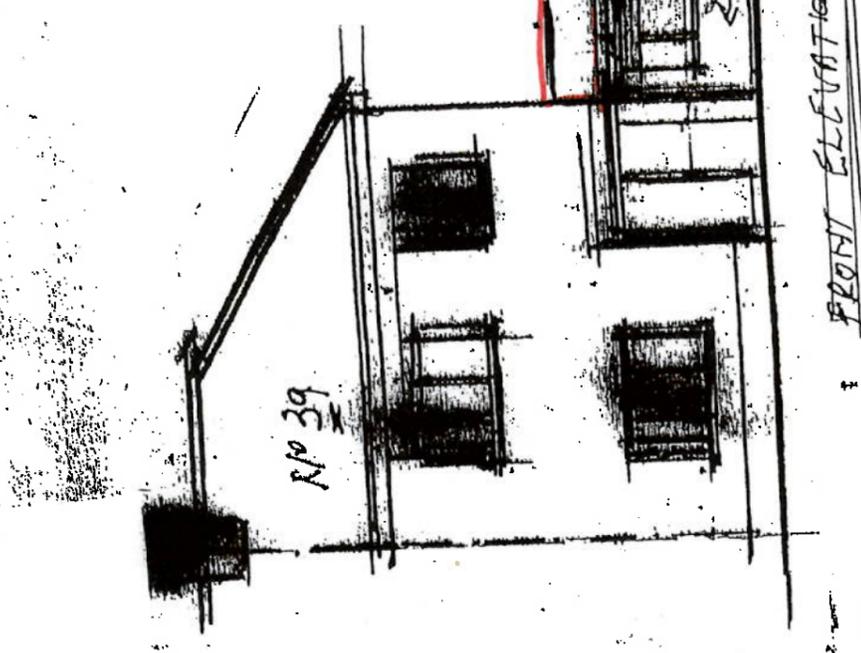
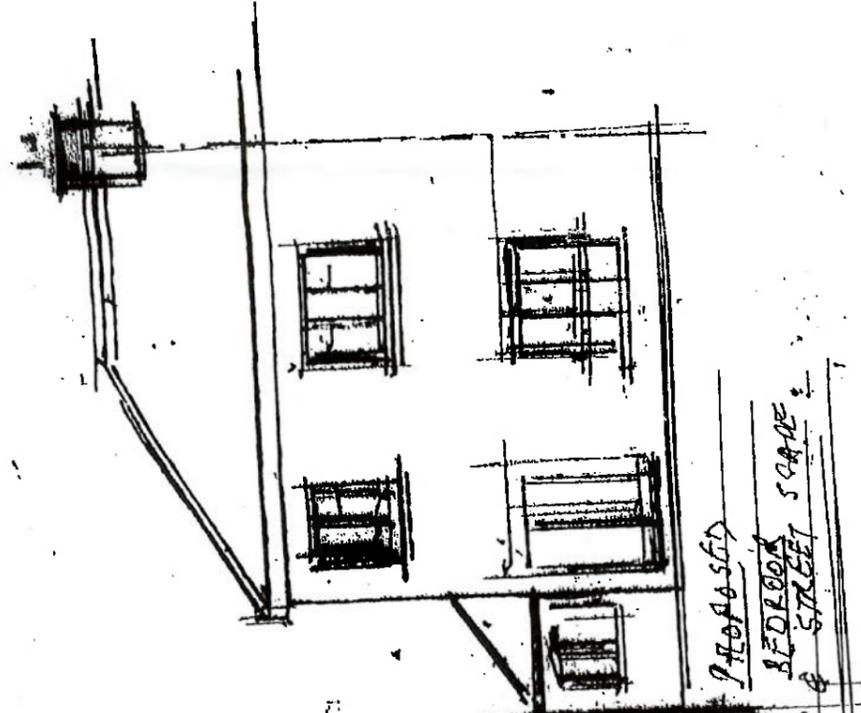
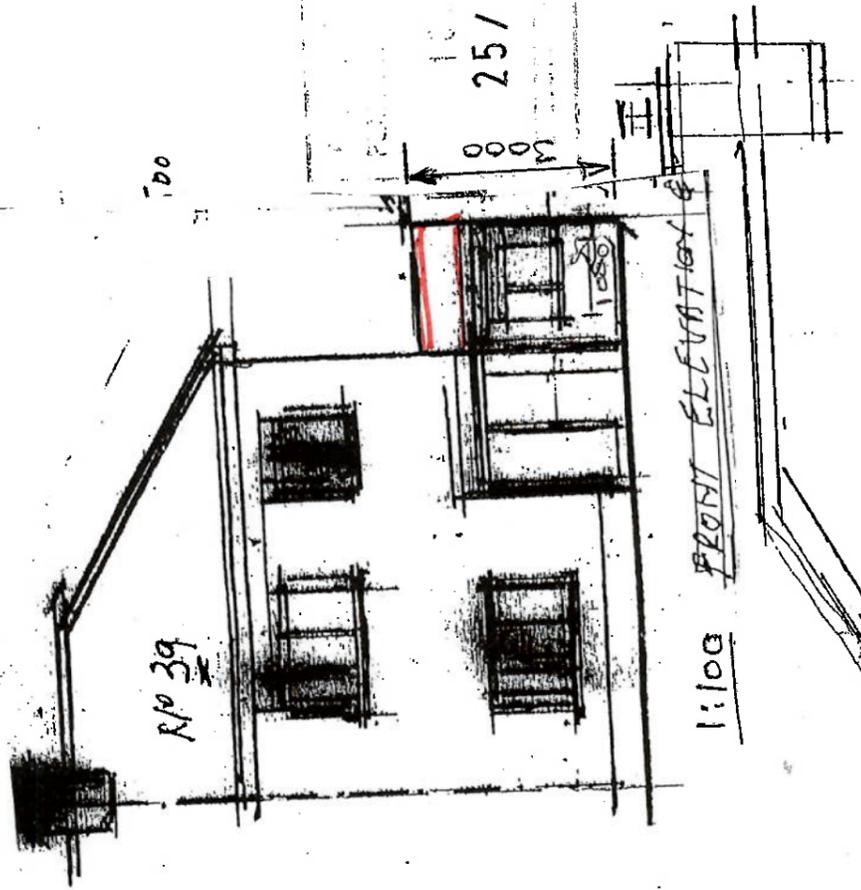
Owner

C. Conk

5

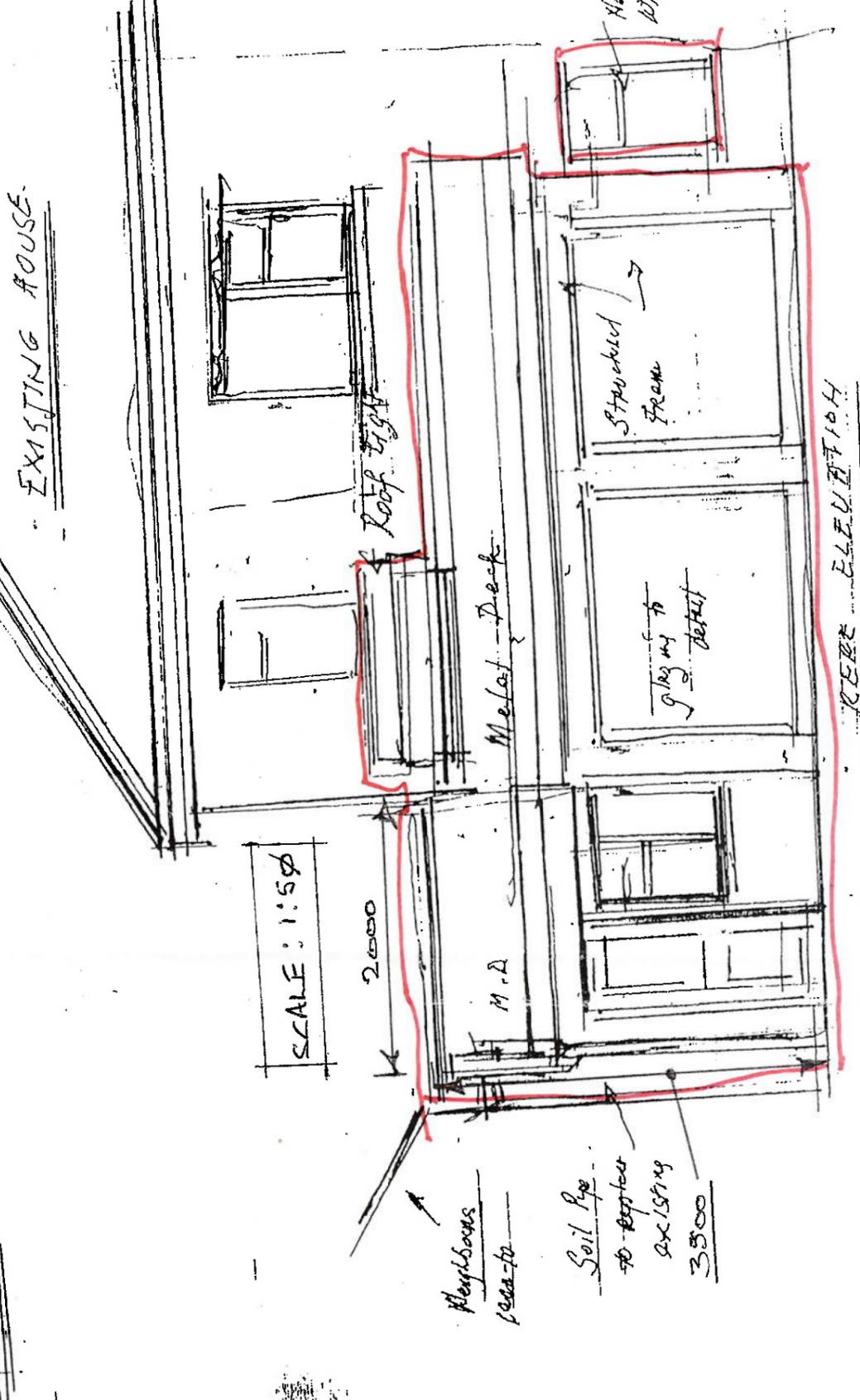
PROPOSED SINGLE-STORY EXTENSION  
PROPOSED CONVERSION OF GARAGE  
TO BEDROOM AT NO 39, AUMONDALB  
PARK, BALLINTYMPLE CORN  
MR. FRAYNIA O'NEILL





PROPOSED  
 PROPOSED SINGLE-STORY EXTENSION  
 PROPOSED CONVERSION OF GARAGE  
 TO BEDROOM AT NO. 39, AUGUSTA  
 AVE. BALLINTERRA CO. DUBLIN  
 M. FREATHA O'NEILLY

DRAWING NO. 4  
 Scale & Site plan  
 DATE: 14/11/2015  
 MURPHY & SHERIDAN  
 ARCHITECTS  
 10, CO. DUBLIN



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DRAWING NO. 4  
 Scale & Site plan  
 DATE: 14/11/2015  
 MURPHY & SHERIDAN  
 ARCHITECTS  
 10, CO. DUBLIN

The work consists the

Erection of a new boundary fence

A single story extension

and the conversion of a garage

into a bedroom of No 39

Avondale Park, Ballinacorney

Cost for MR. FACHINA O'REILLY

The existing fence will have a

new main hole and a new 100mm concrete

floor on Hardcore, Raydon Beamant

100 mm of Reinforcement will be built against

A 100mm block wall

The neighbours wall. This will have a breasted

membrane against it and will be flashed against

The neighbours wall to deter

The overhead roof will be a steel deck

on timber joist with 300mm of insulation

plate ceiling throughout.

The extension will be a steel frame

encased in timber

Windows will be opened to existing house as shown

Existing sewer drain will be retained as shown.

DRAWING SCHEDULE Scale 0.5

LOCATION & SITE MAP 1:100 6383/13 NO 1

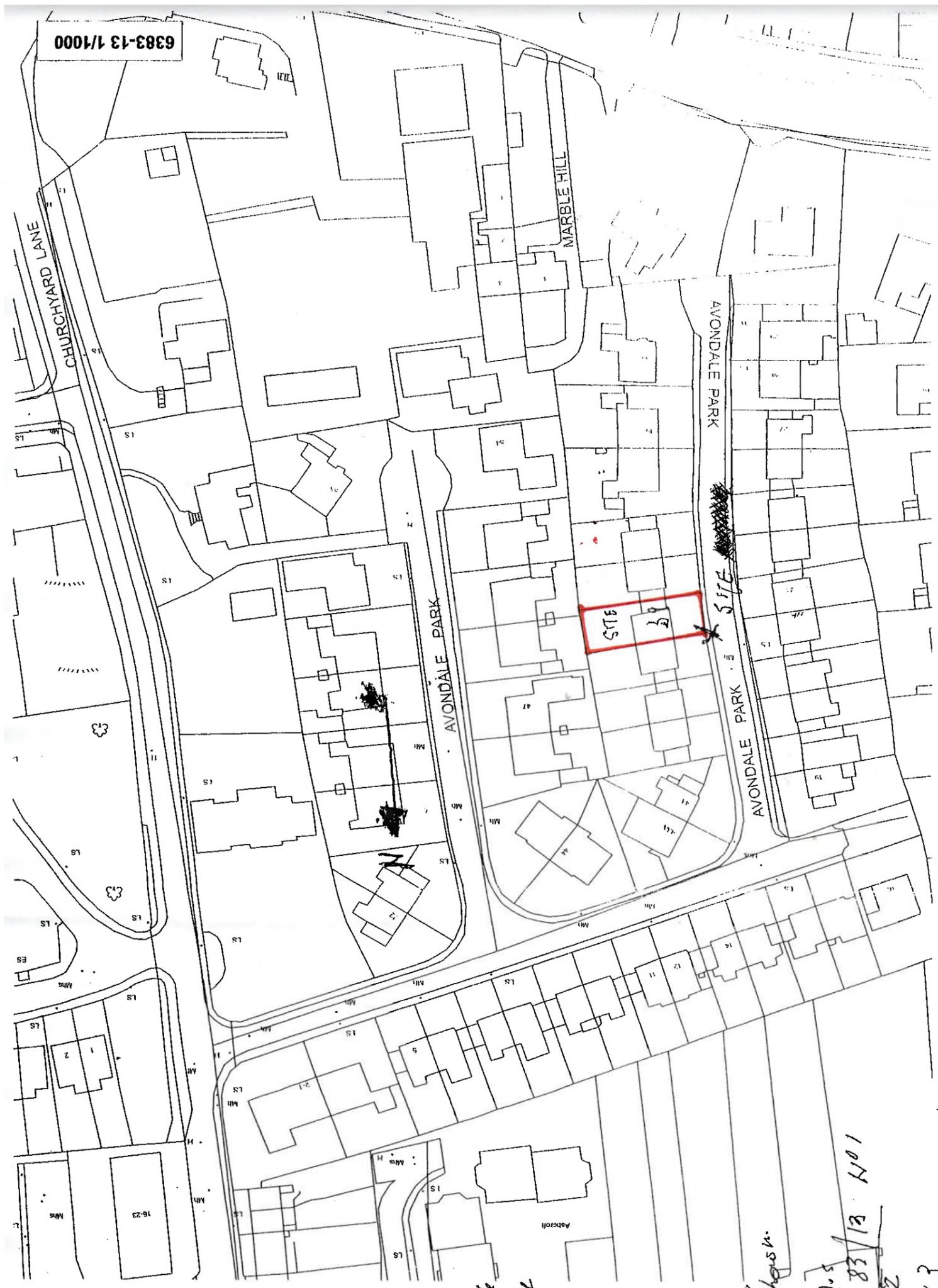
BLOCK PLAN 1/500 DRAWING NO 2

HOUSE PLAN 1/50 DRAWING NO 3

STREETSCAPE REAR ELEVATION DRG NO 4

Scale as shown

LONGITUDINAL SECTION Scale 1:100 DRAWING NO 5

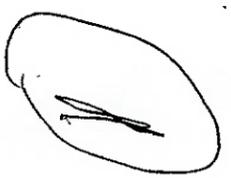


SITE AND LOCATION PLAN

Scale 1:100

DW SH NO 6383-13

DRAWING NO 1





AVONDALE PARK

AVONDALE PARK

BLOCK PLAN

Scale 1/500

2

SITE

8'-0"

15'-0"

9'-0"

39

47

43

43A

44

72

18

14

12

11

5

Ashcroft

LS

LS

Mhs H

LS

Mh

Mh

LS

Mh

Mh

LS

Mh

Mh

LS

LS

SITE

Mh

LS

LS

MHS

19

23

22A