



Comhairle Cathrach Chorcaí Cork City Council

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

Ian White
DMA Consulting
Unit 14 South Bank
Crosses Green
Cork

03/04/18

RE: Section 5 R506/19 50 Ashleigh Gardens, Skehard Road, Cork

Dear Sir/Madam,

With reference to your request for a section 5 Declaration at the above named property:

having regard to —

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

the planning authority considers that —

the change of use from a garage to residential use, replacement of garage door with window, 4m² single storey rear extension and the installation of 3 No. velux roof lights to rear at 50 Ashleigh Gardens, Skehard Road, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Yours Faithfully,

Paul Hartnett
Assistant Staff Officer
Strategic Planning & Economic
Development
Cork City Council



We are Cork.

PLANNER'S REPORT
Ref. R 506/19

Cork City Council
Development Management
Strategic Planning and
Economic Development

Application type	SECTION 5 DECLARATION
Question	<i>Whether the change of use from a garage to residential use, replacement of garage door with window, 4m² single storey rear extension and the installation of 3 No. velux roof lights to rear is exempted development.</i>
Location	50 Ashleigh Gardens, Skehard Road, Cork
Applicant	Allan & Ciara Russell (owners) c/o Ian White of DMA Consulting Engineers (agent)
Date	22/03/2019
Recommendation	Is development and is exempted development

INTERPRETATION

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 APPLICATION

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

The question to the planning authority is not framed using the phrasing of section 5. The applicant states in the request, "change of use from garage to residential use (kitchen/dining room) with the removal of the roller shutter garage door to be replaced with a window of similar style and finish to that of the existing ground floor windows of the property. Increase the floor area to the rear of the garage by 4m² to a max allowed 40m². Installation of 3 no.velux roof lights to the rear roof".

In my opinion the intention of the request is clear, and that it is entirely reasonable to consider the question before the planning authority as being:

Whether the change of use from a garage to residential use, replacement of garage door with window, 4m² single storey rear extension and the installation of 3 No. velux roof lights to rear is development or is exempted development.

3. SITE DESCRIPTION

The subject property is a two storey detached dwelling in the Residential, Local Services and Institutional Uses zoning area. The area is predominantly residential in nature.

4. DESCRIPTION OF THE DEVELOPMENT

The proposed development proposes the change of use from a garage to residential use, replacement of garage door with window, 4m² single storey rear extension and the installation of 3 No. velux roof lights to rear .

5. RELEVANT PLANNING HISTORY

TP 76/7978 Permission GRANTED for garage to side of dwelling at 50 Ashleigh Gardens, Skehard Road, Cork

6. LEGISLATIVE PROVISIONS

6.1 Planning and Development Act, 2000 as amended

Section 2(1)

“exempted development” has the meaning specified in section 4.

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

- (a) where the context so admits, includes the land on, in or under which the structure is situate, and*
- (b) in relation to a protected structure or proposed protected structure, includes—*
 - (i) the interior of the structure,*
 - (ii) the land lying within the curtilage of the structure,*
 - (iii) any other structures lying within that curtilage and their interiors, and*
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).*

“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)

4.(1) The following shall be exempted developments for the purposes of this Act—

...

(h) 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, as amended.

Section 4(3)

A reference in this Act to exempted development shall be construed as a reference to development which is—

- (a) any of the developments specified in subsection (1), or
- (b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

Section 5(1)

See section 1 of this report.

6.2 Planning and Development Regulations 2001 to 2018 as amended

Article 5(2)

In Schedule 2, unless the context otherwise requires, any reference to the height of a structure, plant or machinery shall be construed as a reference to its height when measured from ground level, and for that purpose “ground level” means the level of the ground immediately adjacent to the structure, plant or machinery or, where the level of the ground where it is situated or is to be situated is not uniform, the level of the lowest part of the ground adjacent to it.

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

Article 9 sets out restrictions on exemptions specified under article 6.

(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

<i>Column 1 Description of Development</i>	<i>Column 2 Conditions and Limitations</i>
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p><i>The extension of a house, by the construction or erection of an</i></p>	<p>1. (a) <i>Where the house has not been extended previously, the floor area of any such extension</i></p>

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>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.</i></p>	<p><i>shall not exceed 40 square metres.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>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.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p> <p><i>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.</i></p> <p><i>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</i></p> <p><i>(c) The height of the highest part of the roof of any</i></p>

Column 1 <i>Description of Development</i>	Column 2 <i>Conditions and Limitations</i>
	<p><i>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.</i></p> <p>5. <i>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.</i></p> <p>6. (a) <i>Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i></p> <p>(b) <i>Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i></p> <p>(c) <i>Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</i></p> <p>7. <i>The roof of any extension shall not be used as a balcony or roof garden.</i></p>

7. ASSESSMENT

7.1 Development

The first issue for consideration is whether or not the matter at hand is ‘development’, which is defined in the Act as comprising two chief components: ‘works’ and / or ‘any material change in the use of any structures or other land’.

In relation to change of use, the existing use is as a domestic garage, and the proposed use is to be as part of the main dwelling house as habitable accommodation. ‘Works’ is defined in section 3(1) of the Act as including ‘any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal’. I consider that the proposed element constitutes development as it comprises alteration and change of use of the garage into residential accommodation associated with, and, an extension of, the main dwelling house. In relation to proposed extension to the rear of the existing garage, it is clear that an extension to a dwelling house comprises ‘works’. As the proposal comprises ‘works’, it is clearly therefore ‘development’ within the meaning of the Act.

CONCLUSION
Is development

7.2 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 elements of the proposal come within **both subsections (1) and (2) of section 4.**

Section 4(1)

In my opinion a minor component of this proposal comes within the scope of section 4(1), being the minor works proposed to the existing front garage door to replace it with a window of similar style and finish to that of the existing ground floor windows and the installation of 3 no. velux roof lights to the rear. I consider that this would come under the scope of section 4(1)(h) when carried out in conjunction with a proposed extension, however this is a minor component of the proposal.

Section 4(2)

It is therefore necessary to consider whether the proposed change of use and rear extension 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).

I consider that article 6 and **Class 1** applies, as it is an extension of a house by the conversion of an existing garage to residential use and construction of an extension to the rear of the house.

Having assessed the proposed extension against Class 1 and its conditions and limitations I find as follows:

Condition / Limitation 1

The house has been previously extended (TP76/7978 – garage to side of dwelling).

Condition / Limitation 2

The floor area of the garage to which the change of use is being considered, and also the newly constructed element to same to provide for an extension to the main dwelling consisting of a kitchen/dining area, has a total combined floor area of 40m². Therefore part (a) of this condition and limitation are satisfied (parts (b) and (c) do not apply).

Condition / Limitation 3

The proposed works are ground floor only therefore this condition/limitation does not apply.

Condition / Limitation 4

The height of the proposed extension does not exceed the height of the side walls of the house.

Condition / Limitation 5

More than 25m² of open space will remain to the rear of the dwelling.

Condition / Limitation 6

Ground floor windows proposed are more than 1 metre from the boundaries they face.

Condition / Limitation 7

It does not appear that the roof is proposed to be used as a balcony or roof terrace.

Restrictions on exemption

I do not consider that any apply in this instance.

CONCLUSION

Is exempted development

8. ENVIRONMENTAL ASSESSMENT

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state,

Section 4(4),

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 4(4A)

Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

- (a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and*
- (b) as respects which an environmental impact assessment or an appropriate assessment is required,*

to be exempted development.

Section 177U(9)

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.

8.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 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 **environmental impact assessment is not required.**

8.2 Screening for Appropriate Assessment

The applicant has not submitted an appropriate assessment screening report. 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 these European sites. Accordingly it is considered that **appropriate assessment is not required.**

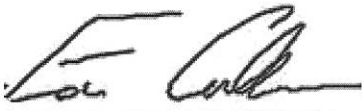
9. RECOMMENDATION

In view of the above and having regard to —


- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

the planning authority considers that —

the change of use from a garage to residential use, replacement of garage door with window, 4m² single storey rear extension and the installation of 3 No. velux roof lights to rear at 50 Ashleigh Gardens, Skehard Road, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.



Eoin Cullinane
Assistant Planner
22/03/2019


SEVP.
25/3/2019

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Strategic Planning & Economic Development 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

50 ASHLEIGH GARDENS,
SKEHARD ROAD,
CORK

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.

Change of use from garage to residential use (kitchen/dinning room) with the removal of the roller shutter garage door to be replaced with a window of similar style and finish to that of the existing ground floor windows of the property. Increase the floor area to the rear of the garage by 4m2 to a max allowed 40m2 . Installation of 3no. velux roof lights to the rear roof.

Existing floor area c. 35.5m2

Proposed floor area 40m2

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

Garage extension granted planning under 7978/76

3. 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	40 square metres
(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) _____
(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)
Domestic Garage	Kitchen/Dining Room - Residential
_____	_____
_____	_____

4. APPLICANT/ CONTACT DETAILS

Name of applicant (principal, not agent):	Allan & Ciara Russell	
Applicants Address	50 ASHLEIGH GARDENS, SKEHARD ROAD, CORK	
Person/Agent acting on behalf of the Applicant (if any):	Name:	DMA Consulting Engineers
	Address:	14 South Bank, Crosse's Green, Cork T12 YWK4
	Telephone:	_____
	Fax:	_____
	E-mail address:	_____
Should all correspondence be sent to the above address? <small>(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)</small>	Yes <input checked="" type="checkbox"/>	No <input 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: *Mr. L. White* (AGENT)

Date: 14/3/2019

.....

ADVISORY NOTES:

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

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

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

The application should be sent to the following address:

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

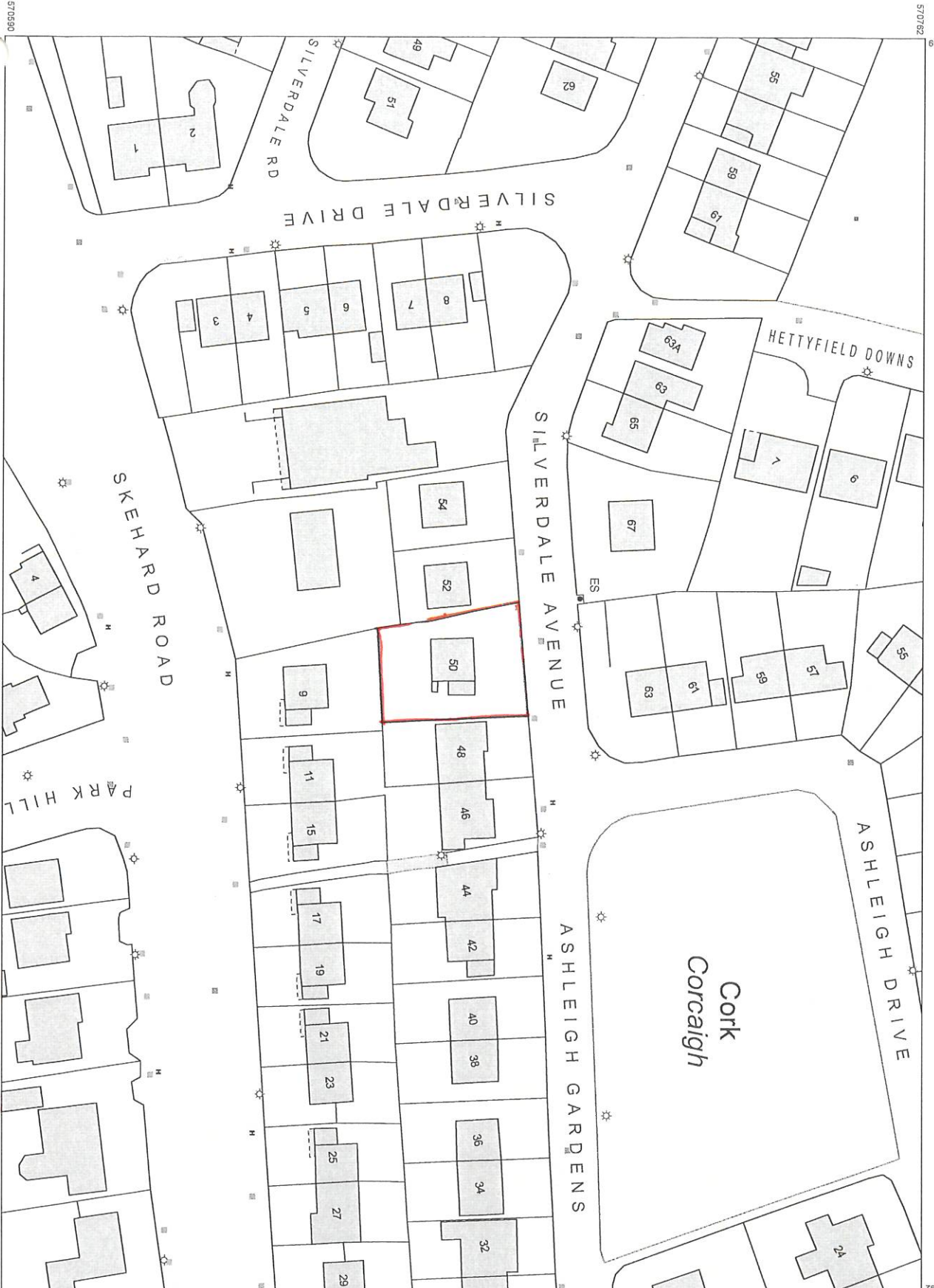
- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any 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

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution

Planning Pack Map



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:
[http://www.osi.ie/search 'Capture Resolution'](http://www.osi.ie/search/Capture%20Resolution)



CENTRE COORDINATES:
 ITM 570576,570676

PUBLISHED: ORDER NO.: 1203/2019 50051772_1

MAP SERIES: 1:1,000 6383-19
 1:1,000 6383-24

Site Bound in Red

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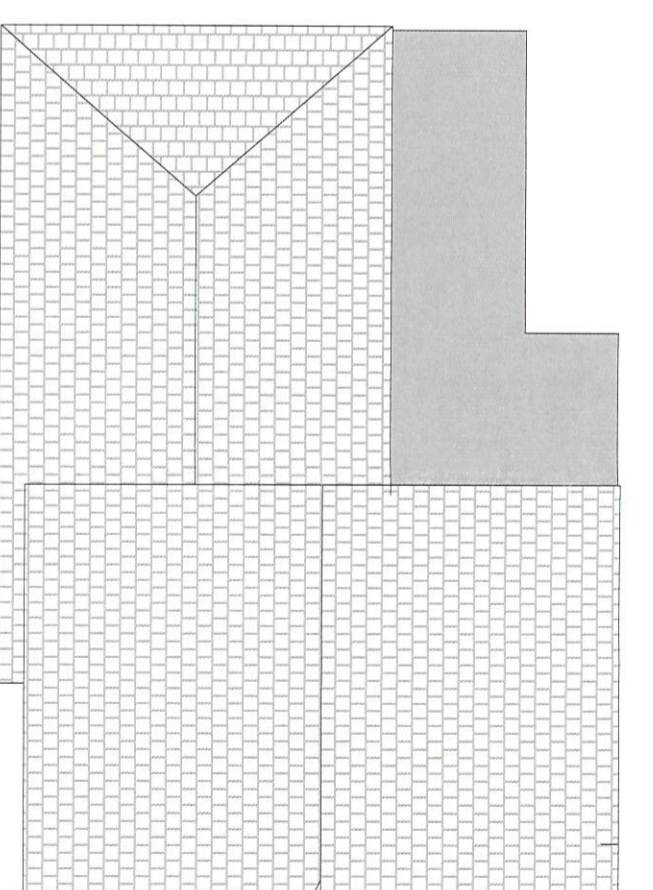
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LEGEND:
<http://www.osi.ie/search 'Large Scale Legend'>



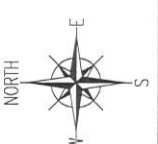
Existing Ground Floor Plan

SCALE 1:50 @ A3



Existing Roof

SCALE 1:100 @ A3



NOTES

1. Do not Scale Drawings
- 2.
- 3.
- 4.

FOR DISCUSSION

NOT FOR CONSTRUCTION

P1	IW	Issued For Information	DM	19/01/19
Rev	By	Description	Chk	Date

ISSUED FOR INFORMATION

DMA

CONSULTING ENGINEERS

Unit 14 South Bank
Crosse's Green, Cork
Tel: 00 353 21 4296023
email: info@dmaitd.com



Client
Allan Russell

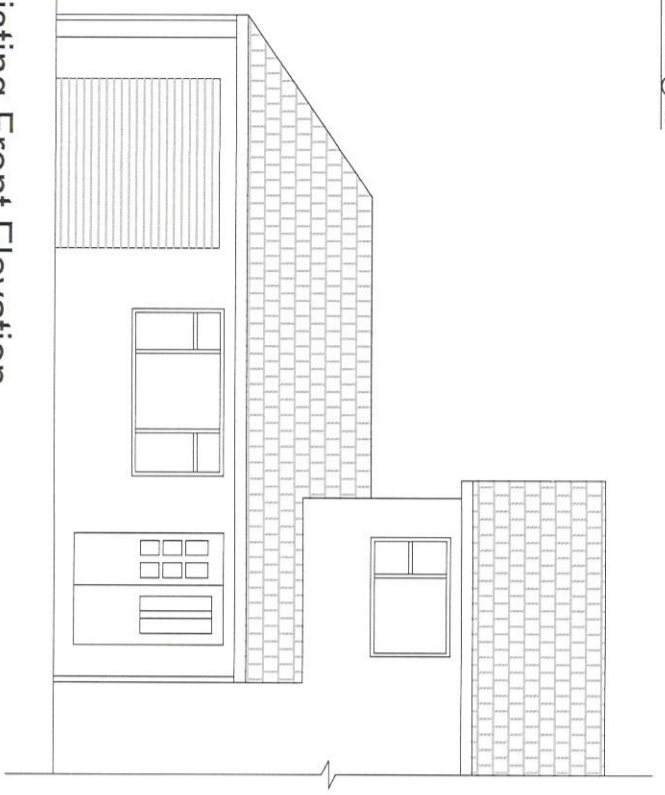
Job Title
Proposed Internal Alterations

Drawing Title
Existing Ground Floor Plan and Elevations

Drawn	I. White	Checked	I. White
Date	19/01/19	Scale	AS NOTED
Job no.	19005	Drawing no.	A001
		Rev	1

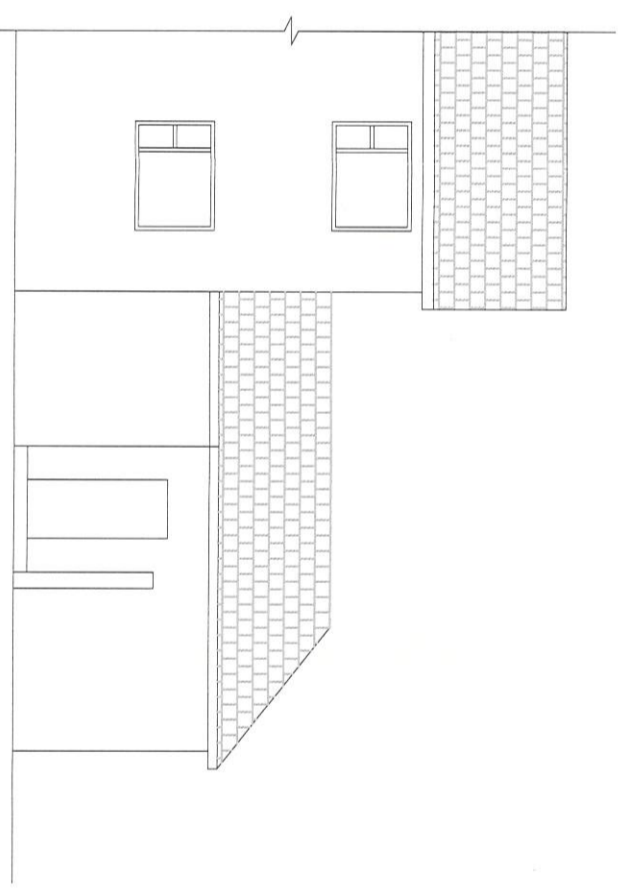
Existing Front Elevation

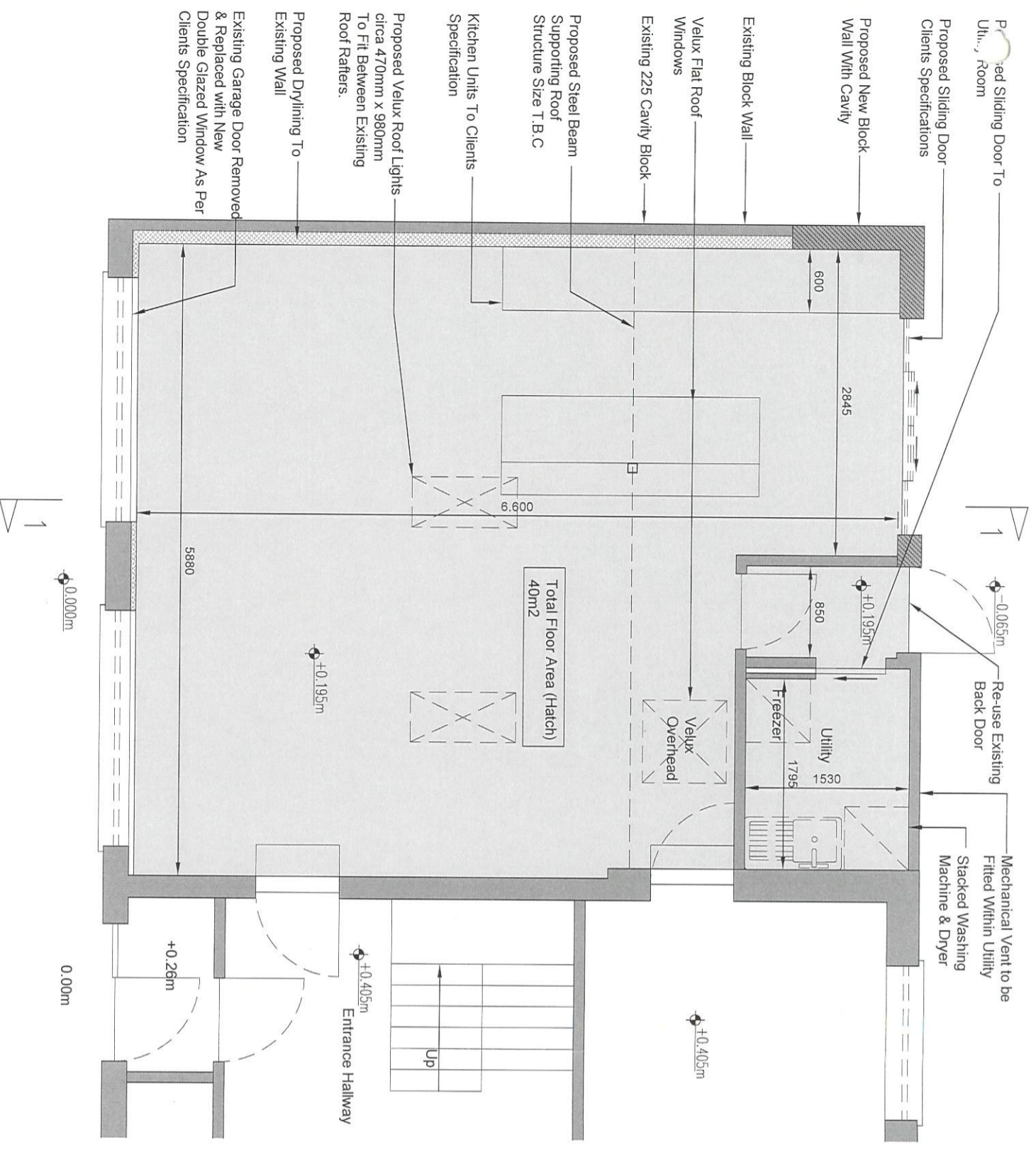
SCALE 1:100 @ A3



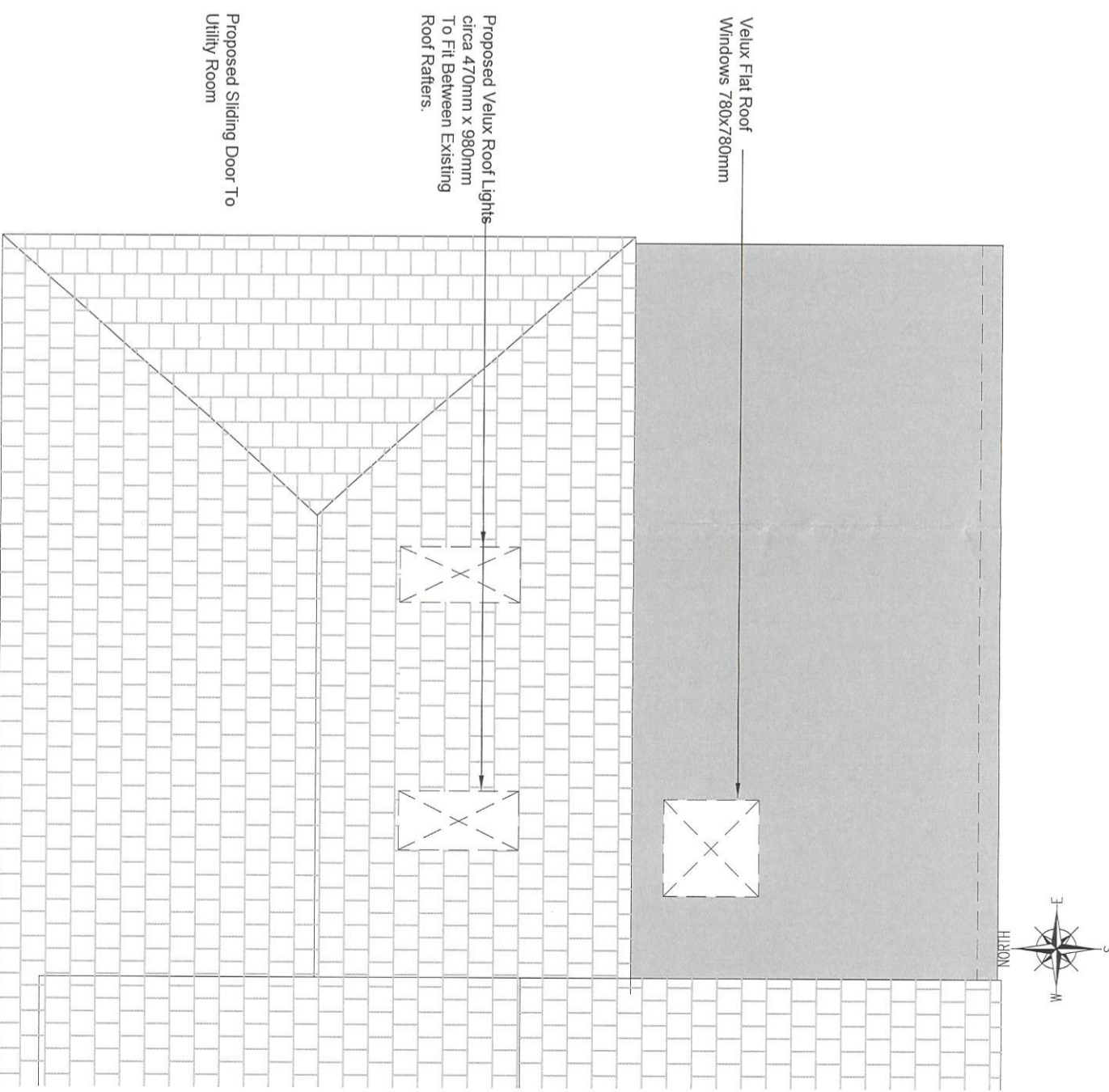
Existing Rear Elevation

SCALE 1:100 @ A3





Proposed Ground Floor Plan
SCALE 1:50 @ A3



Proposed Roof Plan
SCALE 1:50 @ A3

FOR DISCUSSION

NOT FOR CONSTRUCTION

NOTES

1. Do not scale from drawing
2. All works to fully comply with the Building Regulations
3. Acceptable construction details in respect to TGD Part L should be offered with
4. All dimensions to be checked on site prior to commencing works on site. Any discrepancies to be highlighted to the Engineer as soon as possible
5. Builder is responsible for identifying all services both external and internal prior to commencing works on site. Any clashes with the new structure to be identified as soon as possible
6. Builder is responsible of ensuring the site is secure at all times and monitoring hoarding etc., for the duration of the works

Rev#	Issued For Information	DM1	19/01/19
P1	IW	DM1	19/01/19
Drawing Status ISSUED FOR INFORMATION			
DMA CONSULTING ENGINEERS			
Unit 14 South Bank, Crescent Green, Cork Tel: 00 353 21 428023 Email: info@dma.ie			
Client: Allan Russell			
Job Title: Proposed Internal Alterations			
Drawing Title: Proposed Ground Floor & Roof Plan			
Drawn	L. White	Checked	L. White
Date	19/01/19	Scale	AS NOTED
Job no.	19005	Drawing no.	A002
			Rev# P1

- NOTES
1. Do not scale from drawing
 2. All works to fully comply with the Building Regulations
 3. Acceptable construction details in respect to TD Part L should be adhered with
 4. All dimensions to be checked on site prior to commencing works on site. Any discrepancies to be highlighted to the Engineer as soon as possible
 5. Builder is responsible for identifying all services both external and internal prior to commencing works on site. Any clashes with the new structure to be identified as soon as possible
 6. Builder is responsible of ensuring the site is secure at all times and maintaining hoarding etc., for the duration of the works



Proposed Front Elevation

SCALE 1:50 @ A3

Proposed Rear Elevation

SCALE 1:50 @ A3

FOR DISCUSSION
NOT FOR CONSTRUCTION

P1	IW	Issued For Information	DM	19/07/19
Rev	By	Description	Chk	Date
Drawing Status				
ISSUED FOR INFORMATION				

DMA
CONSULTING ENGINEERS

Unit 14 South Bank,
Crosser's Green, Cork
Tel: 00 353 21 4296023
email: info@dmald.com



Client
Allian Russell

Job Title
Proposed Internal Alterations

Drawing Title
Proposed Elevations

Drawn	I. White	Checked	I. White
Date	19/01/19	Scale	AS NOTED
Job no.	19005	Drawing no.	A010
		Rev	P1

DMA Ref: 190314-19005
Your Ref:

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

Date: 14th March 2019

**Re: SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000(AS AMENDED)
50 ASHLEIGH GARDENS, SKEHARD ROAD, CORK**

Dear Sir/Madam,

Please find enclosed drawings in support for a Section 5 Exemption Application for a change of use from a domestic garage to a residential use (kitchen), the removal of the existing roller shutter door in favour of a window which matches the existing and an increase in floor area to the rear to a maximum of 40 square meters. The fee of €80 made payable to Cork City Council also accompanies this application.

All documentation in duplicate format.

Schedule of Documents:
19005-A001 – Existing plans and elevations
19005-A002 – Proposed plans
19005-A010- Proposed Elevations

Please do hesitate to contact me if you require any further clarification or further information.

Yours sincerely



Ian White BEng(Hons) MIEI
For & on behalf of DMA Consulting Engineers

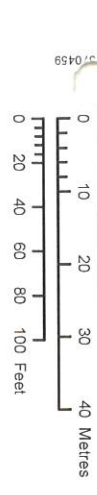
Comhairle Cathrach Chorcaí
Cork City Council

14 MAR 2019

**Strategic Planning & Economic
Development Directorate**



Planning Pack Map



OUTPUT SCALE: 1:1,000

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National Mapping Agency

CENTRE COORDINATES:
ITM 570576,570676

PUBLISHED: 12/03/2019
ORDER NO.: 50051772_1

MAP SERIES: 1:1,000
MAP SHEETS: 6383-19, 6383-24

Site Review in Red

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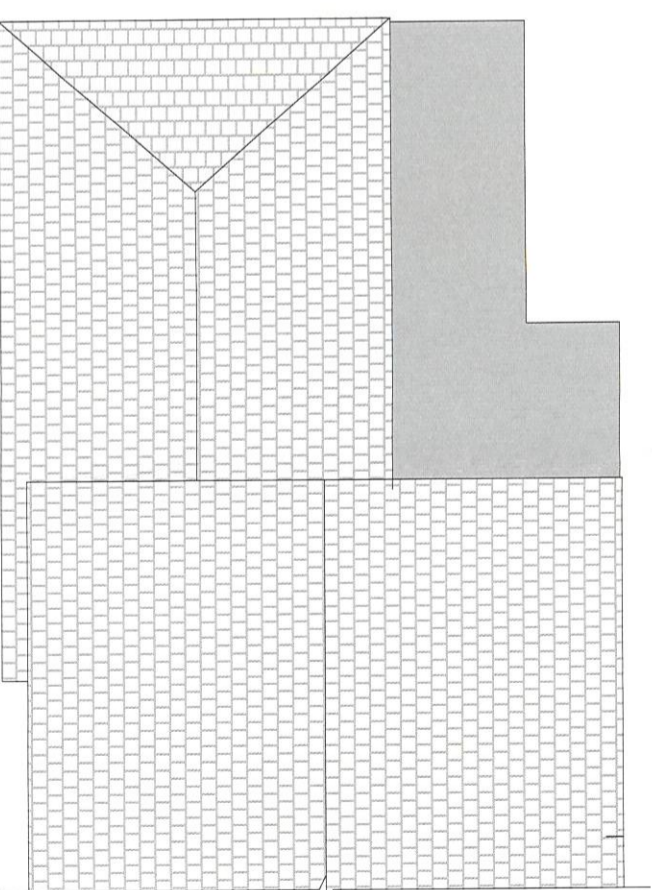
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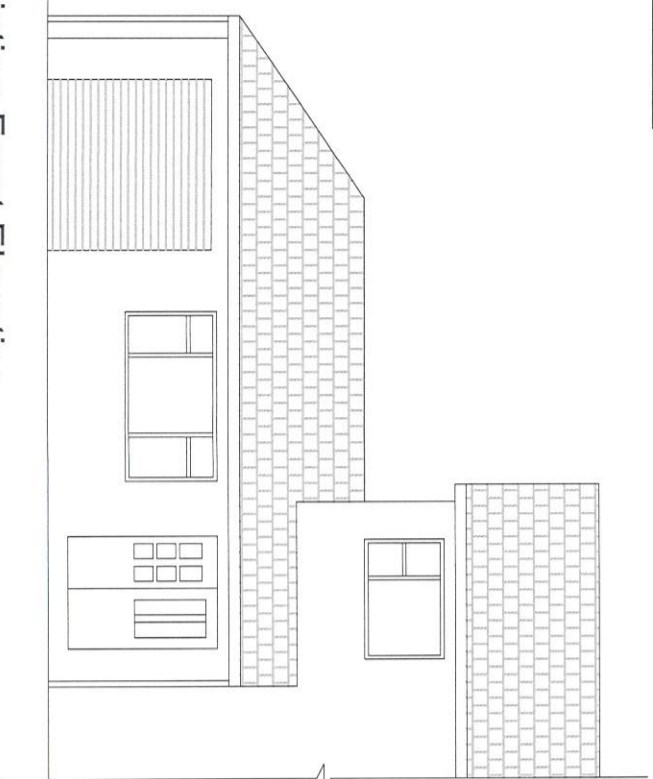
Existing Ground Floor Plan

SCALE 1:50 @ A3



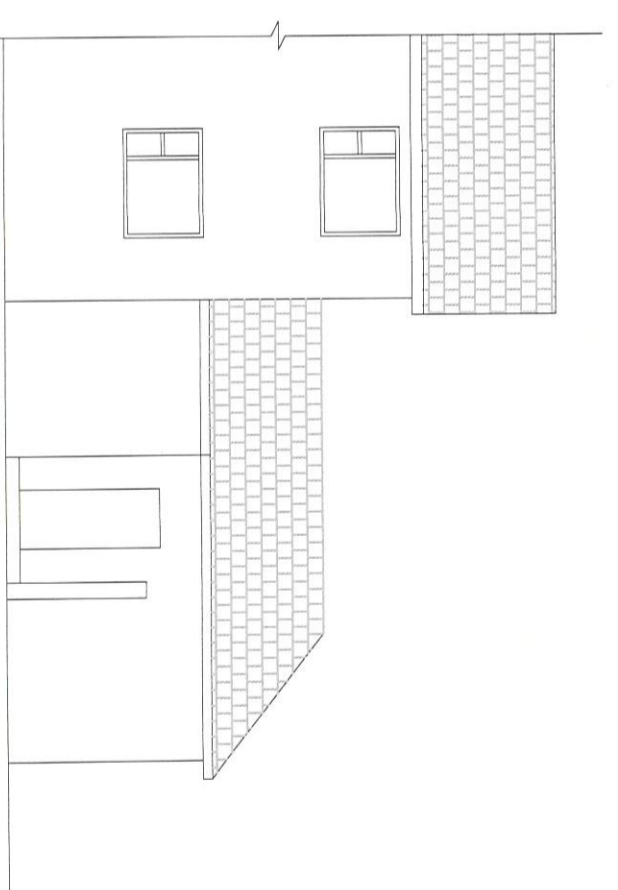
Existing Roof

SCALE 1:100 @ A3



Existing Front Elevation

SCALE 1:100 @ A3



Existing Rear Elevation

SCALE 1:100 @ A3

- NOTES
1. Do not Scale Drawings
 - 2.
 - 3.
 - 4.



FOR DISCUSSION

NOT FOR CONSTRUCTION

Rev	By	Description	DM	19/01/19
P1	IW	Issued For Information	DM	19/01/19

Drawing Status: ISSUED FOR INFORMATION

DMA
CONSULTING ENGINEERS

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Crescent Green, South
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Email: info@dmahd.com

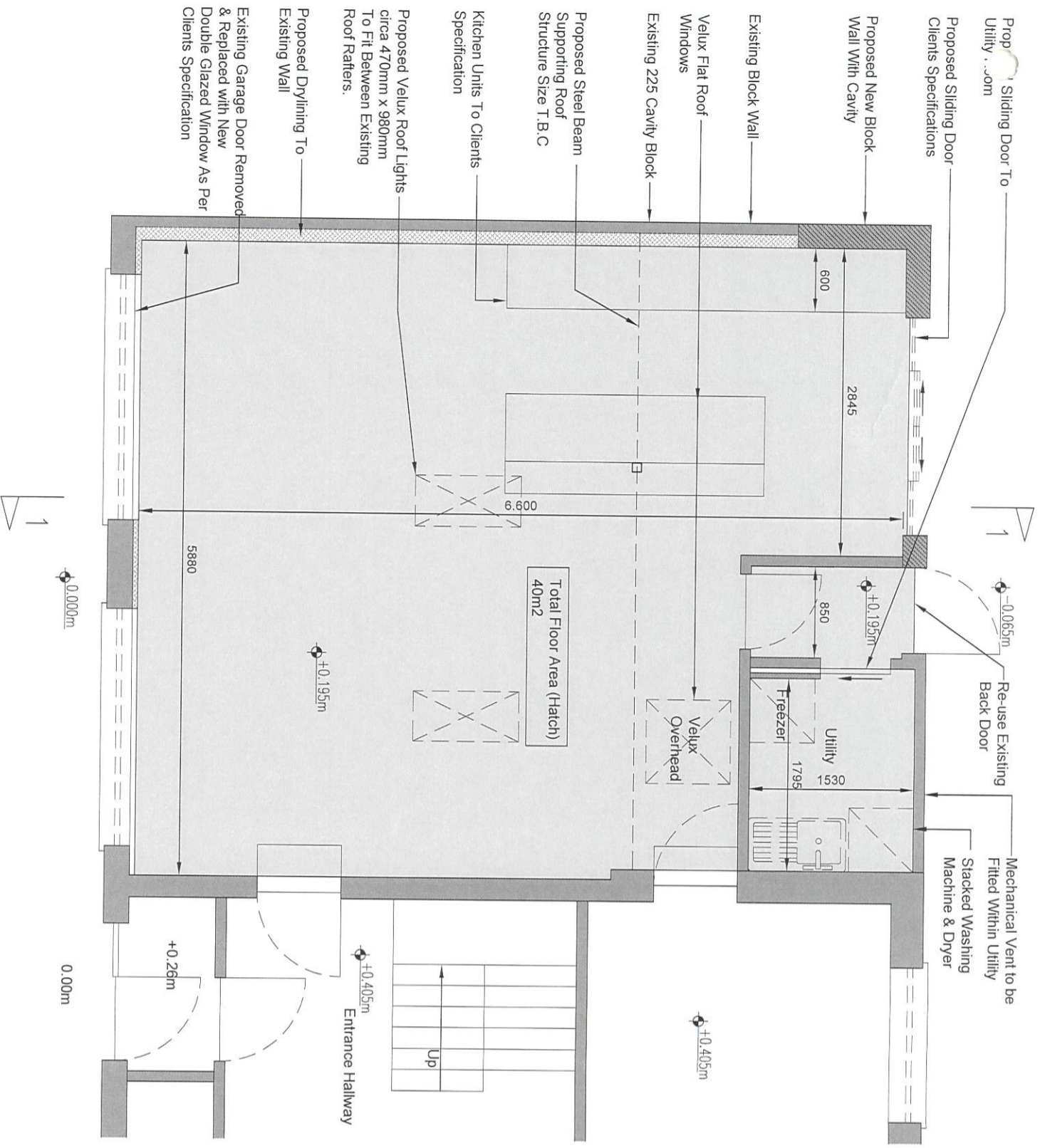


Client: Allan Russell

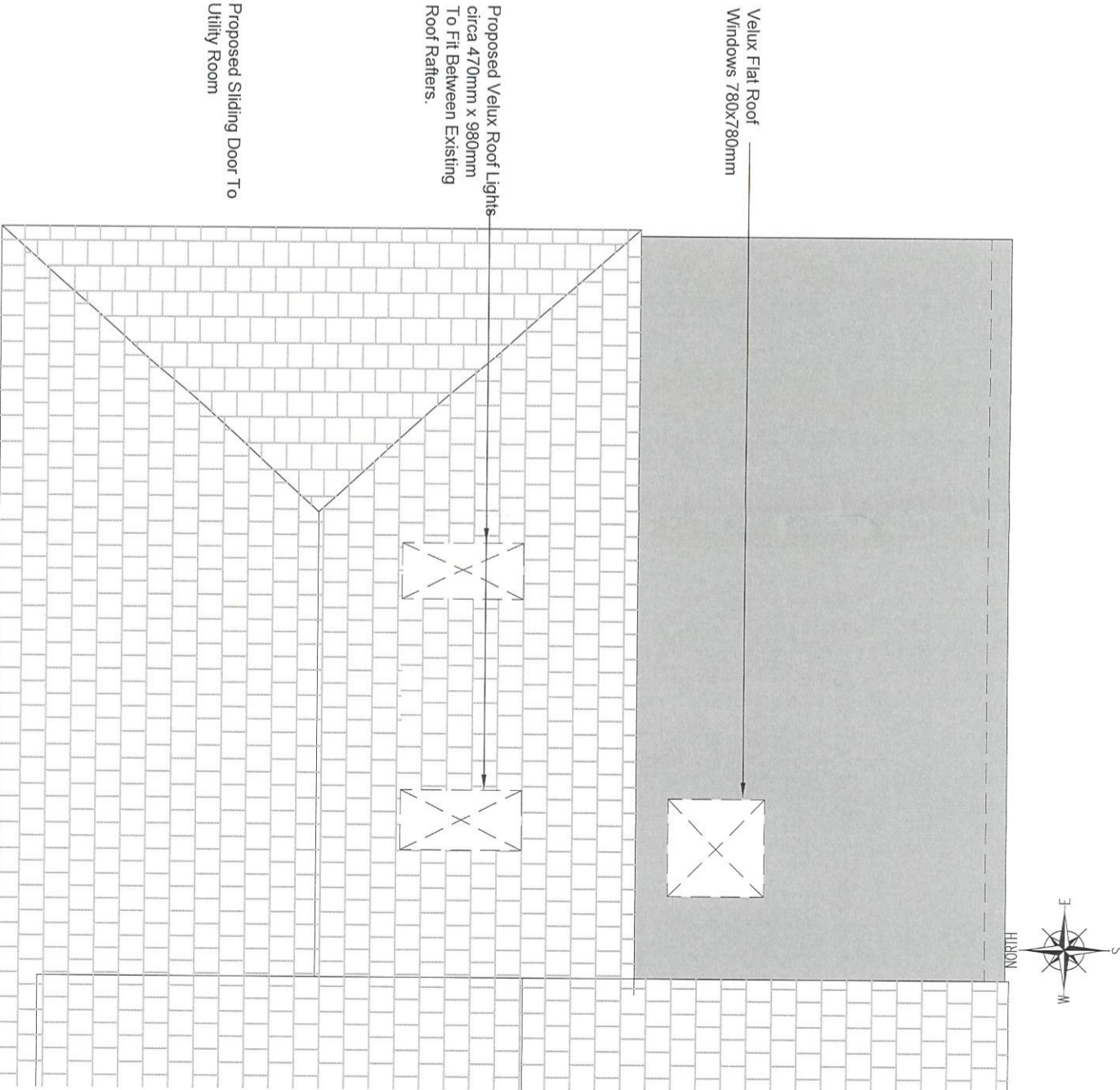
Job Title: Proposed Internal Alterations

Drawing Title: Existing Ground Floor Plan and Elevations

Drawn	Checked	Scale	AS NOTED
I. White	I. White	AS NOTED	
Date	19/01/19	Drawing no.	A001
Job no.	19005	Rev	P1



Proposed Ground Floor Plan
SCALE 1:50 @ A3



Proposed Roof Plan
SCALE 1:50 @ A3

FOR DISCUSSION
NOT FOR CONSTRUCTION

NOTES

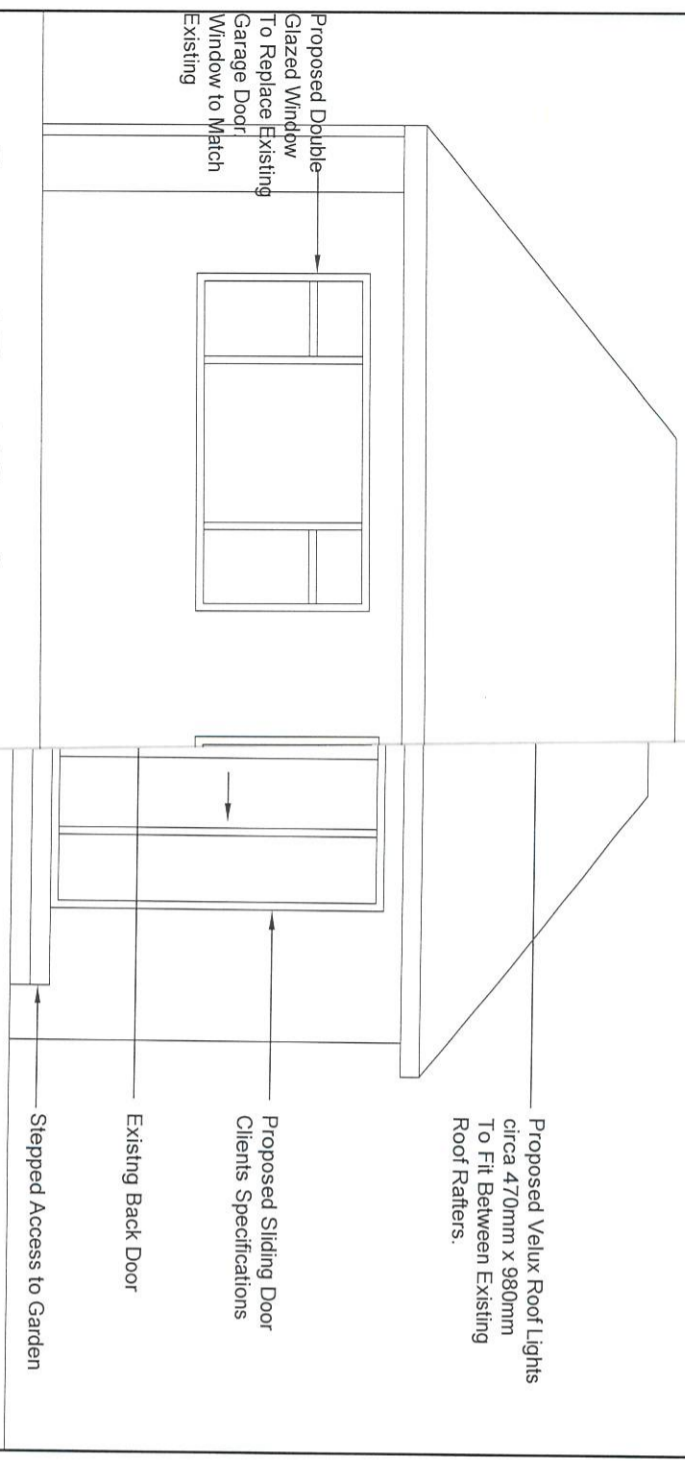
1. Do not scale from drawing
2. All works to fully comply with the Building Regulations
3. Acceptable construction details in respect to TD Part L should be adhered with
4. All dimensions to be checked on site prior to commencing works on site. Any discrepancies to be highlighted to the Engineer as soon as possible
5. Builder is responsible for identifying all services both external and internal prior to commencing works on site. Any clashes with the new structure to be identified as soon as possible
6. Builder is responsible of ensuring the site is secure at all times and maintaining hoarding etc., for the duration of the works

Job Title	Proposed Internal Alterations		
Drawing Title	Proposed Ground Floor & Roof Plan		
Drawn	I. White	Checked	I. White
Date	19/01/19	Scale	AS NOTED
Job no.	19005	Drawing no.	A002
Rev	1	Rev	1

Rev	1	Issued For Information	DK1	19/01/19
By		Description	CHK	Date
ISSUED FOR INFORMATION				

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CONSULTING ENGINEERS	
Unit 14 South Bank, Crosses Green, Cork Tel: 00 353 21 4298023 email: info@dmadna.com	
Client	Allan Russell

- NOTES
1. Do not scale from drawing
 2. All works to fully comply with the Building Regulations
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Proposed Front Elevation

SCALE 1:50 @ A3

PI	IW	Issued For Information	DM	19/01/19
Rev	By	Description	CHK	Date

Drawing Status
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DMA
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Client
Allan Russell

Job Title
Proposed Internal Alterations

Drawing Title
Proposed Elevations

Drawn	Checked	Scale	AS NOTED
19/01/19	19/01/19	1:50	AS NOTED

Job no. 19005 Drawing no. A010 Rev P-1



NOTES

1. Do not scale from drawing
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Proposed Front Elevation

SCALE 1:50 @ A3

Proposed Rear Elevation

SCALE 1:50 @ A3

FOR DISCUSSION

NOT FOR CONSTRUCTION

P1	IW	Issued For Information	DM	19/01/19
Rev	By	Description	Chk	Date
Drawing Status				
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CONSULTING ENGINEERS				
Unit 14 South Bank, Crosses's Green, Cork Tel: 00 353 21 4296023 email: info@dmahd.com				
Client Allan Russell				
Job Title Proposed Internal Alterations				
Drawing Title Proposed Elevations				
Drawn	I. White	Checked	I. White	
Date	19/01/19	Scale	AS NOTED	
Job no.	19005	Drawing no.	A010	Rev
				P1