



# Comhairle Cathrach Chorcaí Cork City Council

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

Eric & Erika O'Driscoll,  
c/o Murphy Consulting Engineers  
SIAC House,  
Ballycurreen Cross,  
Airport Road,  
Cork

16<sup>th</sup> November 2021

**RE: R676/21 – Section 5 Declaration**  
**Property: 12 Glytown Close, Glanmire**

Dear Sir/Madam,

With reference to your request for a section 5 Declaration at the above named property, I wish to advise and having regard to:

- Sections 2, 3 and 4 of the Planning and Development Act, 2000 (as amended)
- Articles 6, and 9 of the Planning and Development Regulations 2001 (as amended)
- Class 5 of the Planning and Development Regulations 2001 (as amended)
- The limitations to Class 1 and Class 7 SCHEDULE 2, ARTICLE 6, PART 1, Exempted Development General of the Planning and Development Regulations 2001 (as amended)

The Planning Authority has concluded that –

- Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that the proposed altered payout is development and is not exempted development

And therefore, the Planning Authority considers that –

- Proposed ground floor extension, the proposed first floor extension and the proposed porch **are Development** and are **Not Exempted Development**

Yours faithfully,

Áine O'Leary  
Assistant Staff Officer  
Community, Culture and Placemaking  
Cork City Council



**We are Cork.**

<b>PLANNER'S REPORT</b>		Cork City Council Culture, Community and Placemaking
<b>Ref. R696/21</b>		
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Is the proposed extension to the rear and entrance porch to the front of existing dwelling considered to be exempted development?</i>	
<b>Location</b>	12 Glyntown Close, Glanmire	
<b>Applicant</b>	Eric & Ericka O'Driscoll	
<b>Date</b>	15/11/2021	
<b>Recommendation</b>	<i>Is Development and Is Not Exempted Development</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 Q2 of the application form:

*Is the proposed extension to the rear and entrance porch to the front of existing dwelling considered to be exempted development?*

The following additional details have been provided on the application form:

*The proposed development works are as follows: a single storey flat roofed extension to the rear, along with an upper floor flat roofed extension over the existing roof to the rear of the existing dwelling house. The proposed development works will also include an entrance porch to the front of the existing dwelling. The proposed development works will meet the 'Conditions & Limitations' of the exempted development as set-out in the current Planning & Development Regulations, in particular the proposed internal floor areas on both the ground and upper floor levels, the allowable site boundary distances will also be achieved. The 'Conditions & Limitations' of the Exempted Development are proposed to be achieved in relation to the proposed front entrance porch / entrance lobby to the front of the existing dwelling house.*

### 3. Site Description

The property in question is a detached dwelling of a dormer style located in its own grounds on the southern side of Glyntown Close.

### 4. Planning History

None recent

**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 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,

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

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><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 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</p>	<p>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.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such</p>

<p>on the side of the house.</p>	<p>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 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>
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Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house.</i> CLASS 7 <i>The construction or erection of a porch outside any external door of a house.</i></p>	<p>1. Any such structure shall be situated not less than 2 metres from any road.</p> <p>2. The floor area of any such structure shall not exceed 2 square metres.</p> <p>3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.</p>

**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 proposed works constitute development.

### 6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. There are three elements to consider, the rear ground floor extension, the rear first floor extension and the porch. These will be discussed separately.

I note the exemption set out under Class 1, Schedule 2 of the *Planning and Development Regulations 2001* (as amended). The following is a review of the ground floor and first floor extension elements of the proposal, as shown on the plans provided with the application on 4/11/2021, 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 total extension is less than 40m<sup>2</sup></p> <p>(b) n/a</p> <p>(c) The first floor extension is less than 20m<sup>2</sup>.</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 planning permission has been obtained, shall not exceed 20 square metres.</p>	<p>House does not appear to have been previously extended</p>
<p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p>	<p>Extension is over 2m from party boundaries</p>
<p>4. (a) Where the rear wall of the house does not include a gable,</p>	<p>(a) The sections and elevations provided indicate that the</p>

<p>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>eaves height of the existing roof is FFL=+02.850m. The plans show a Parapet height of FFL=+03.3m above which a wall cap is indicated for the ground floor extension. The wall of the proposed ground floor extension is therefore higher than the existing wall to the rear of the house. The first floor extension also exceeds the height of the rear wall. This limitation is not met</p> <p>(b) n/a</p> <p>(c) The height of the flat roof of both the ground floor and first floor extensions exceed the height of the existing eaves. This 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>The remaining garden area is greater than 25m<sup>2</sup>.</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) All windows are over 1m from boundaries</p> <p>(b) n/a</p> <p>(c) n/a</p>
<p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>	<p>The flat roof of the ground floor does not appear to be accessible.</p>

The following is a review of the porch element of the proposal, as shown on the plans provided with the application on 4/11/2021, against the conditions / limitations set out in Class 7.

<p>1. Any such structure shall be situated not less than 2 metres from any road.</p>	<p>The porch is over 2m from the nearest road.</p>
<p>2. The floor area of any such structure shall not exceed 2 square metres.</p>	<p>The porch is less than 2m<sup>2</sup>.</p>
<p>3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.</p>	<p>The height as shown is 04.128m. This limitation is not met.</p>

The reviews above indicate that:

- the ground floor extension is not exempt, as the wall is higher than the wall of the existing structure,
- the first floor extension is not exempt, as the wall is higher than the wall of the existing structure and the height exceeds the height of the eaves / parapet, and
- the porch extension is not exempt as the height exceeds 4m.

## 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:

*Is the proposed extension to the rear and entrance porch to the front of existing dwelling considered to be exempted development?*

Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that the proposed altered layout is development and is not exempted development

## 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),
- Articles 6, and 9 of the Planning and Development Regulations 2001 (as amended), and
- The limitations to Class 1 and Class 7 SCHEDULE 2, ARTICLE 6, PART 1, *Exempted Development – General* of the Planning and Development Regulations 2001 (as amended).

It is considered that proposed ground floor extension, the proposed first floor extension and the proposed porch **are Development and are Not Exempted Development.**



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Martina Foley  
A/Senior Executive Planner

# Murphy

CONSULTING ENGINEERS

OFFICE ADDRESS:  
SIAC HOUSE  
BALLYCURREEN CROSS  
AIRPORT ROAD  
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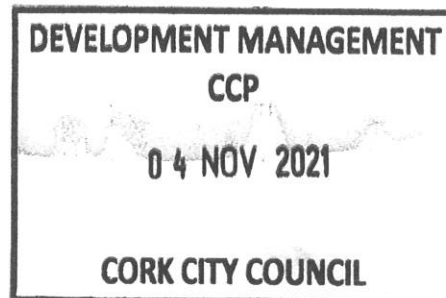
barrymurphyengineer@gmail.com

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

*3 November 2021*

*MUR211006/BM/S5D*

*Dear Sir/Madam,*



**Re: Section 5 Declaration Application**

**Proposed development Works at 12 Glyntown Close, Glanmire, Cork - T45 DY82.**

*On behalf of my Clients, Eric & Erika O'Driscoll, we attach 2 No. copies of the relevant documentation in support of the Section 5 Declaration application at the above address.*

*My 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 and an upper floor flat extension over the existing roof all to the rear of the existing dwelling house. The proposed development Works will also include a entrance porch / lobby to the front 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 areas, the heights of the proposed extensions relative to the existing dwelling, the proposed finishes to the external facades along with achieving the allowable site boundary distances.*

*We trust the above is to your satisfaction, should you have any further enquiries 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. Erika & Eric O'Driscoll*

**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

DISABILITY ACCESS CERTIFICATES  
PRE-PURCHASE DWELLING SURVEYS  
SITE SUITABILITY ASSESSMENTS & PERCOLATION TESTING  
DOMESTIC BUILDING ENERGY ASSESSORS

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DEVELOPMENT MANAGEMENT  
CCP  
9 NOV 2021  
CORK CITY COUNCIL

The Board of Development Management  
has considered the application for a  
Certificate of Planning Control (CPC) for  
the proposed development at the site  
located at [Address] in the [Area].  
The application was submitted on [Date].  
The Board has received representations  
from the [Neighbours/Community] in  
opposition to the proposed development.  
The Board has taken account of these  
representations and has concluded that  
the proposed development is in the  
public interest and should be granted.  
The Board has resolved to grant the  
CPC for the proposed development on  
the following conditions:  
1. The development shall be carried out  
in accordance with the approved plans.  
2. The development shall be completed  
within the time period specified in  
the conditions of the CPC.  
3. The applicant shall provide a  
maintenance schedule for the  
development.  
4. The applicant shall provide a  
schedule of works for the  
development.  
5. The applicant shall provide a  
schedule of works for the  
development.  
6. The applicant shall provide a  
schedule of works for the  
development.  
7. The applicant shall provide a  
schedule of works for the  
development.  
8. The applicant shall provide a  
schedule of works for the  
development.  
9. The applicant shall provide a  
schedule of works for the  
development.  
10. The applicant shall provide a  
schedule of works for the  
development.

**Murphy Consulting Engineers**  
SAC House, Bellvueen Cross - Airport Road, Co. Cork.  
Tel: 028 2822278  
mce@murphyconsultingengineers.com

**MURPHY CONSULTING ENGINEERS**  
BARRY MURPHY  
C. Egan & M. O'Donnell

*encl.*

- *Completed Section 5 Declaration Application Form (2 No. copies)*
- *Drawing List:- (2 copies of all maps and drawings)*
  - *Ordnance Survey Map 1/1000* *211006-01*
  - *Proposed Site Layout Plan 1/200* *211006-02*
  - *Existing Ground & First Floor Plans* *211006-03*
  - *Existing Elevations* *211006-04*
  - *Proposed Ground Floor Plan* *211006-05*
  - *Proposed First Floor Plan* *211006-06*
  - *Proposed Roof Plan* *211006-07*
  - *Proposed Elevations* *211006-08*
  - *Proposed Section A-A* *211006-09*
  - *Proposed Section B-B* *211006-10*
  - *Photo of Existing dwelling house.* *211006-12*



**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)  
Fón/Tel: 021-4924564/4321  
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. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT**

12 Glyntown Close, Glanmire, Co. Cork T45 DY82

**DEVELOPMENT MANAGEMENT**  
CCP  
04 NOV 2021

**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 extension to the rear & the entrance porch to the front of the existing dwelling considered to be exempted development ?

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**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, along with an upper floor flat roofed extension over the existing roof to the rear of the existing dwelling house.

The proposed development Works will also include an entrance porch to the front of the existing dwelling.

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 areas on both the ground and upper floor levels, the allowable site boundary distances will also be achieved.

The 'Conditions & Limitations' of the Exempted Development are proposed to be achieved in relation to the proposed front entrance porch / entrance lobby to the front of the existing dwelling house.

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

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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?

If so please supply details:



95/1120

### 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. 121.20 sq.mtrs / prop. 160.49 sq.mtrs
(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) <hr/>
(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)
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

### 7. APPLICANT/ CONTACT DETAILS

Name of applicant (principal, not agent):		Eric & Erika O'Driscoll	
Applicants Address		12 Glyntown Close, Glanmire, Co. Cork T45 DY82	
Person/Agent acting on behalf of the Applicant (if any):	Name:	Murphy Consulting Engineers	
	Address:	SIAC House Ballycurreen Cross Airport Road Co Cork	
	Telephone:		
	Fax:	-	
	E-mail address:		
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

4. Are you aware of any enforcement proceedings connected to this site?  
 No  
 Yes

5. Is this a protected structure or within the curtilage of a protected structure?  
 No  
 Yes

6. If yes, has a Declaration under Section 21 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?  
 No  
 Yes

7. Was there any previous relevant planning application on this site?  
 No  
 Yes

**8. APPLICATION DETAILS**

Provide the following information. Where appropriate, indicate the location of the site on the map of the town/village/parish and the county. If the site is in a town/village/parish, please indicate the location of the site on the map of the town/village/parish.

(a) Floor plan of existing structure(s) on site.  
 No  
 Yes

(b) If a domestic extension has a previous extension/structure been erected at this location after 1st January 1967 (including the site on which planning permission has been granted).

(c) If the proposed structure is a new structure, please provide details of the structure and its location on the site.  
 Proposed/Existing structure (if any) on site:  
 [Handwritten details]

**9. APPLICANT/ CONTACT DETAILS**

Name of applicant (principal, not agent): <b>Eric &amp; Erika O'Donoghue</b>	
Applicant's Address: <b>12 Glynn Road, Carrigrohane, Co. Cork T46 DYS</b>	
Name of Person/Agent acting on behalf of the Applicant (if any): <b>Murphy Consulting Engineers</b>	Address: <b>31AC House Ballyvaughan Cross Ballyvaughan Road Co. Cork</b>
Telephone:	[Redacted]
Fax:	[Redacted]
E-mail address:	[Redacted]

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.)  
 No  
 Yes

**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: Barry Murphy **Murphy Consulting Engineers**

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

Date: \_\_\_\_\_

*Mob. No. 086 867774*

**ADVISORY NOTES:** [barrymurphyengineer@gmail.com](mailto:barrymurphyengineer@gmail.com)

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

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

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

*The application should be sent to the following address:*

**The Development Management Section, Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall, Anglesea Street, Cork.**

- The Planning Authority may 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.



**APPENDIX B – EXISTING IMAGES.**



Re: Section 5 Declaration Application  
Proposed development Works

at

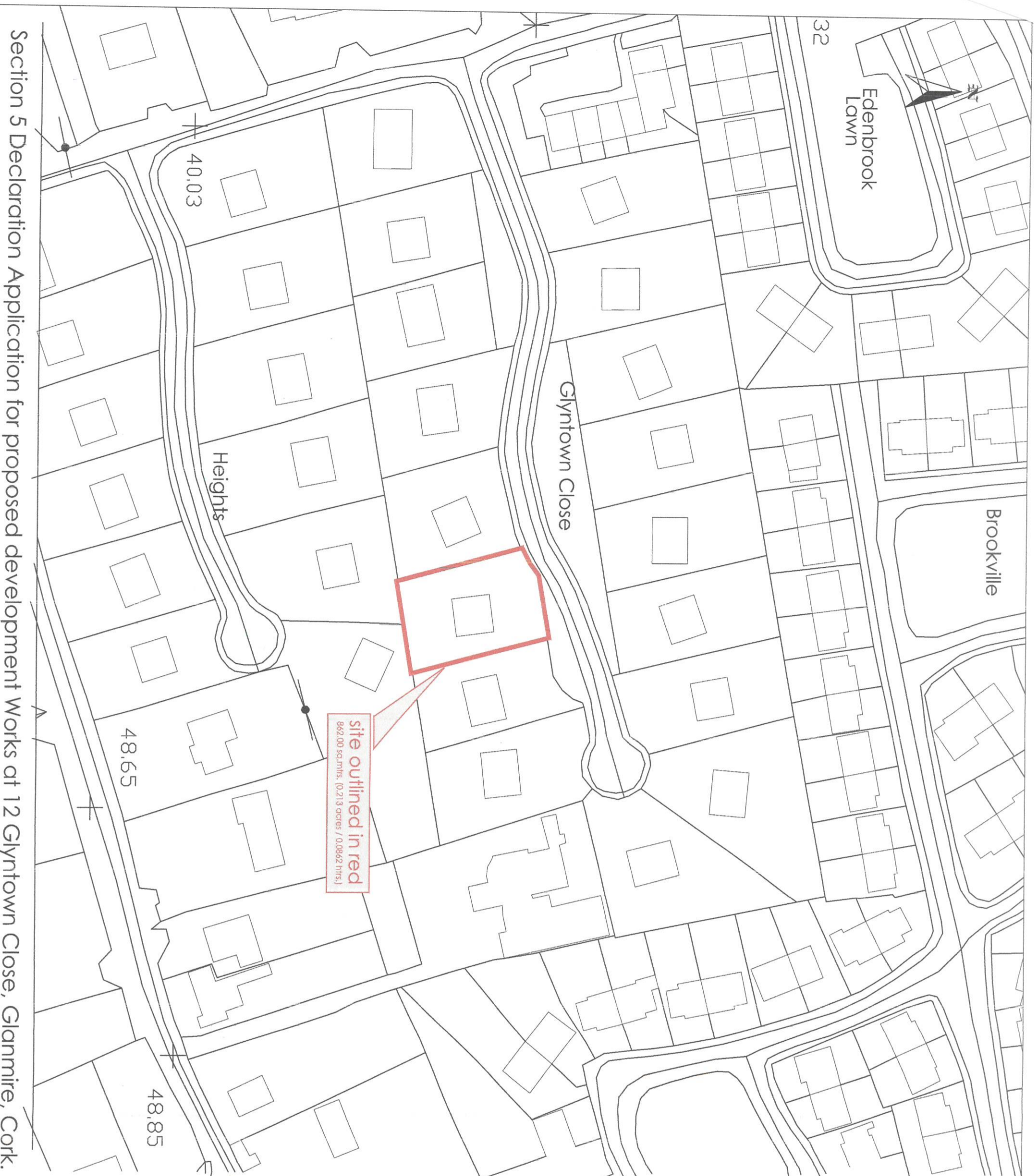
12 Glyntown Close, Glanmire, Cork -  
T45 DY82.

Client: Erika & Eric O'Driscoll  
November 2021

211006-12.

Co Cathrín Ní Caoláin  
Cork City Council  
04 NOV 2021  
Strategic Planning & Economic  
Development Directorate





site outlined in red  
862.00 sq.mths. (0.213 acres / 0.0862 hths.)

Section 5 Declaration Application for proposed development Works at 12 Glyntown Close, Glanmire, Cork.

Description:  
Digital Cartographic Model (DCM)

Publisher / Source:  
Ordnance Survey Ireland (OSi)

Clip Extent / Area of Interest (AOI):  
LL X,Y 573133.9806, 574670.3243  
LR X,Y 573442.7560, 574670.3243  
UR X,Y 573442.7560, 574944.0383  
UL X,Y 573133.9806, 574944.0383

Projection / Spatial Reference:  
Projection=IRENET95\_Lish\_Transverse\_Mercator

Centre Point Coordinates:  
X = 573270.5373 Y = 575646.4418.0

Reference Index:  
Map Series | Map Sheets  
1:2,500 | 6339-A

Source Data Release:  
DCLMS Release V1.138.111

Product Version:

License / Copyright:  
Ordnance Survey Ireland 'Terms of Use' apply.  
Please visit 'www.osi.ie/about/terms-conditions'

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Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

04 NOV 2021

**Murphy**  
CONSULTING ENGINEERS

OFFICE ADDRESS:  
5A/CLOIRE  
BALVICARREN CROSS  
AIRPORT ROAD  
CORK

TEL. NO. (086) 867774  
FAX. NO. (021) 4918977  
bmurphy@engnet.ie

PROJECT:  
Section 5 Declaration Application  
proposed development at  
12 Glyntown Close, Glanmire, Cork.

CLIENT:  
erika & eric o'driscoll

PROJECT STAGE:  
Section 5 Declaration

DRAWING TITLE:  
Ordnance Survey Map - Urban Place Map

SCALES: 1/1000 PROJECT NO: 211006

DATES: 03.11.2021 DRAWING NO:

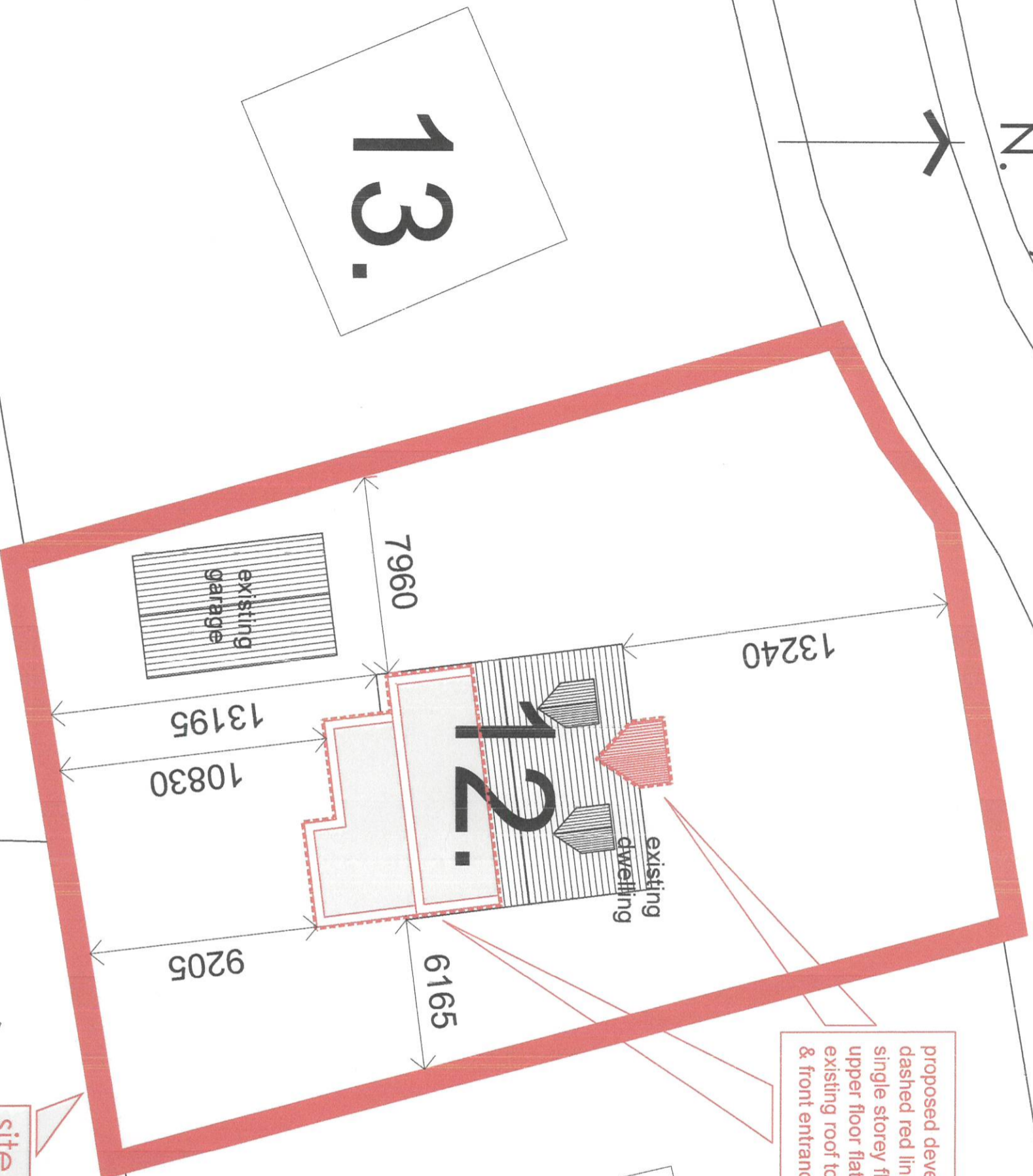
REVISION: A 211006-01

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N. Glyntown Close



proposed development indicated by dashed red line.  
single storey flat roofed extension to the rear,  
upper floor flat roofed extension over existing roof to the rear  
& front entrance porch / lobby.

site outlined in red  
862.00 sq.mtrs. (0.213 acres / 0.0862 hts.)

notes:  
this drawing is for planning purposes only

04 NOV 2021  
Strategic Planning & Economic Development Unit  
Cork City Council

**Murphy**  
CONSULTING ENGINEERS  
OFFICE ADDRESS: TEL. NO. (094) 847774  
SIAC HOUSE FAX. NO. (021) 431837  
BALYCUREN CROSS  
AIRPORT ROAD  
CORK borry@murphyengineers.com

PROJECT:  
Section 5 Declaration Application  
proposed development at  
12 Glyntown Close, Glanmire, Cork.

CLIENT:  
erika & eric o'driscoll

PROJECT STAGE:  
Section 5 Declaration

DRAWING TITLE:  
Proposed Site Layout Plan

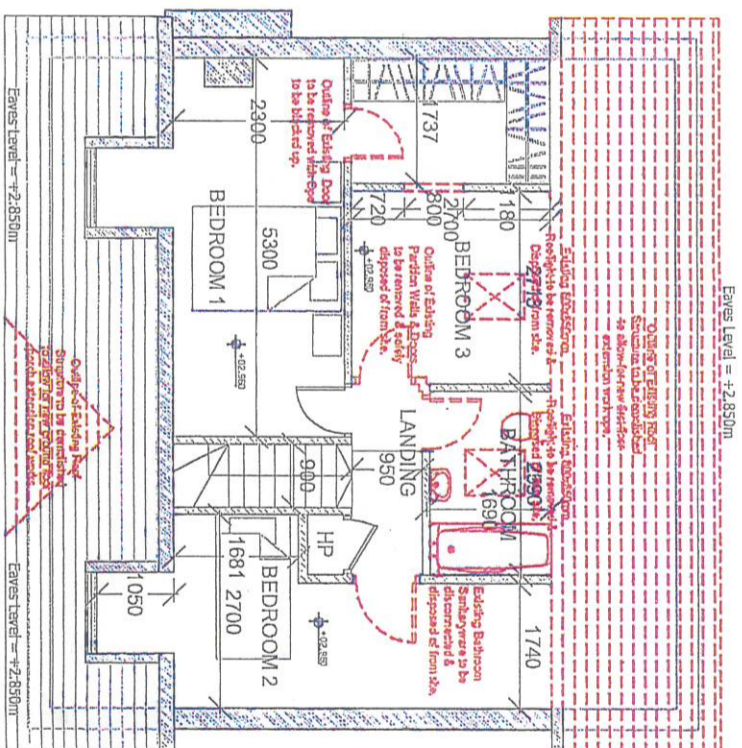
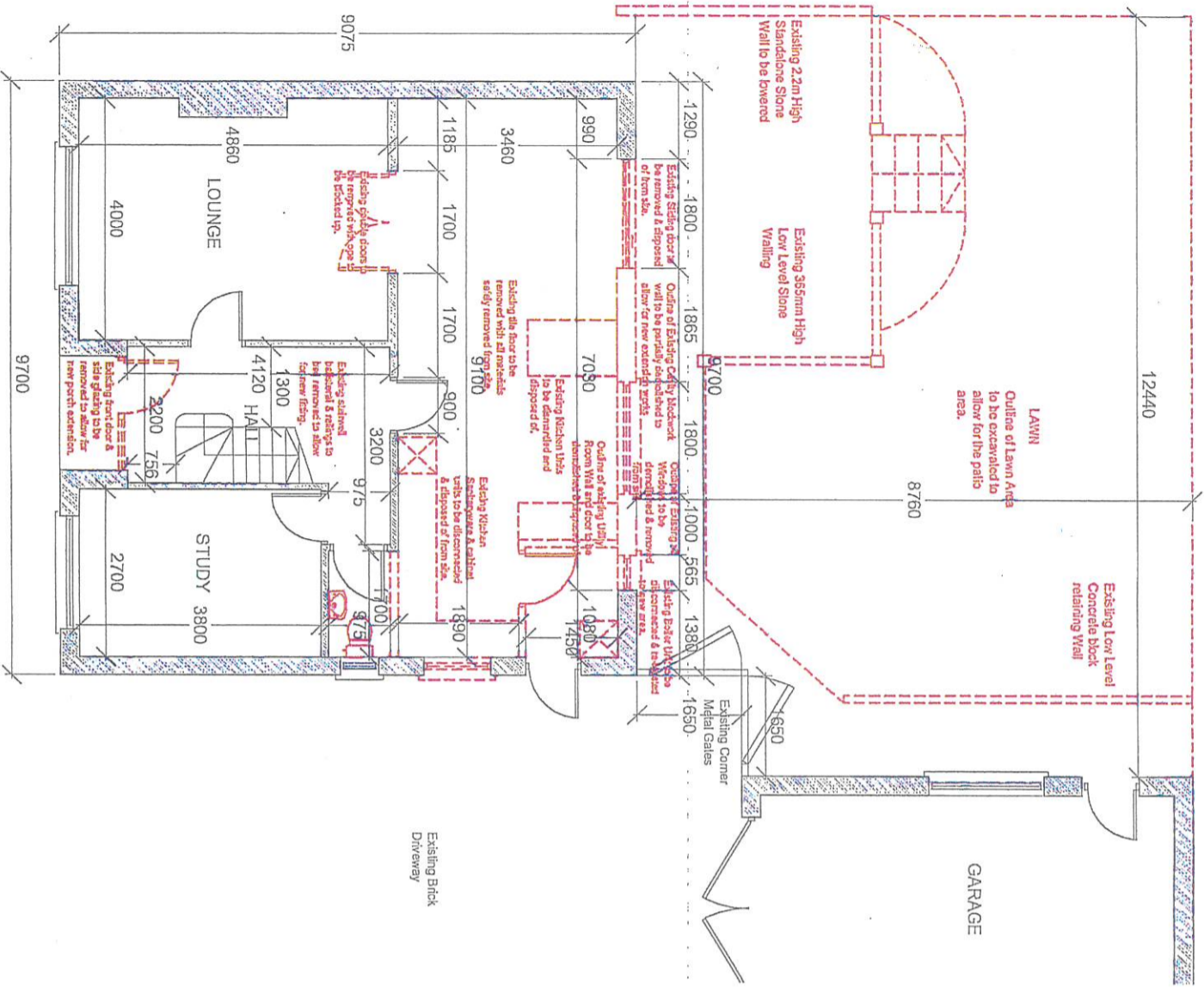
SCALES: 1/200 PROJECT NO: 211006

DATES: 03.11.2021 DRAWING NO: 211006-02

REVISION: A

Section 5 Declaration Application for proposed development Works at 12 Glyntown Close, Glanmire, Cork.





Corinnale O'Carra & Charles  
 Cork City Council  
 04 NOV 2021  
 Strategic Planning & Economic  
 Development Directorate

Re: Section 5 Declaration Application  
 Proposed development Works  
 at

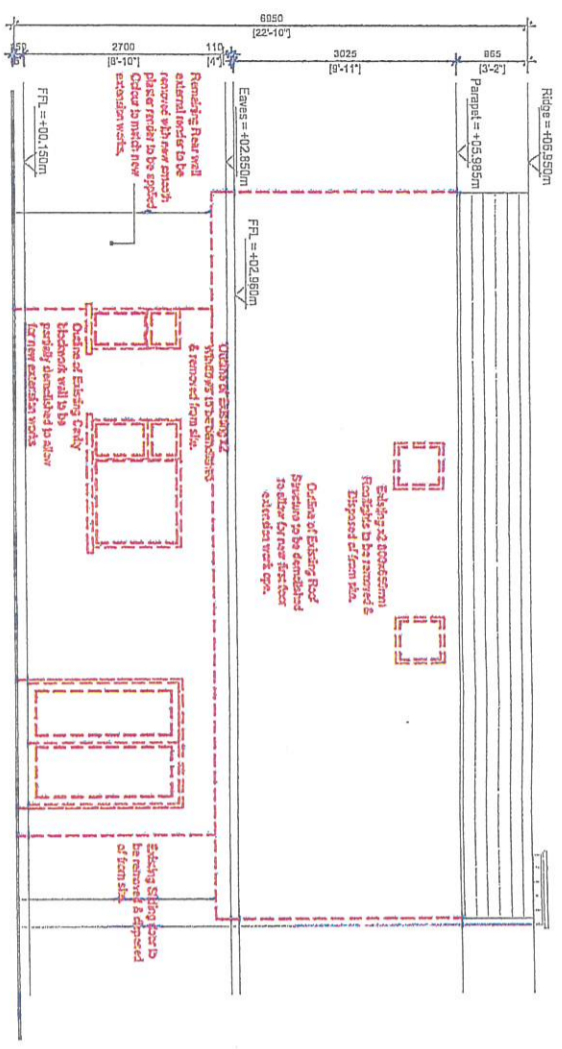
12 Glyntown Close, Glanmire, Cork –  
 T45 DY82.

Client: Erika & Eric O'Driscoll  
 November 2021

EXISTING GROUND & FIRST FLOOR PLANS  
 SCALE - 1:100

211006-03

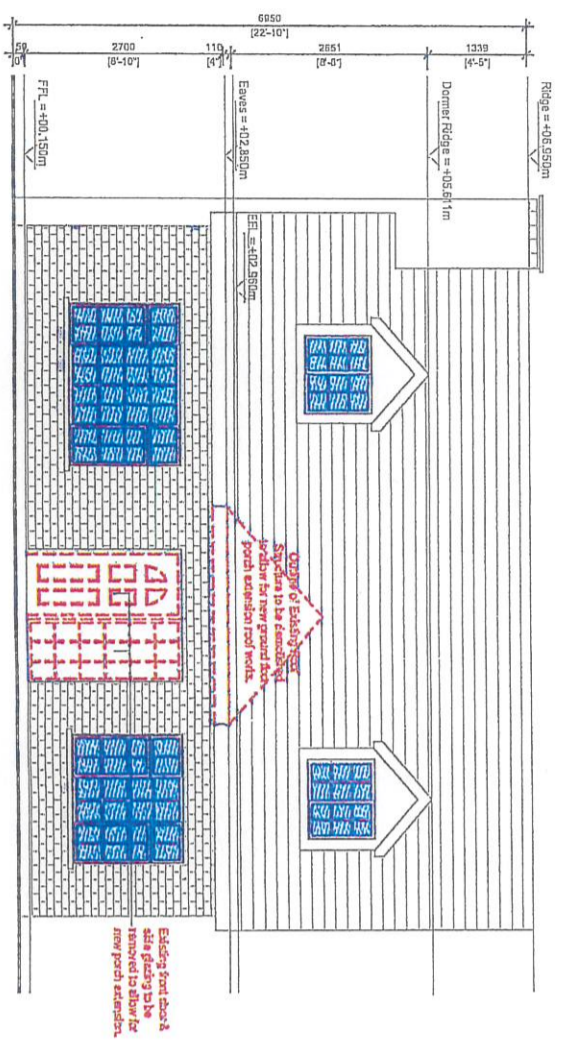




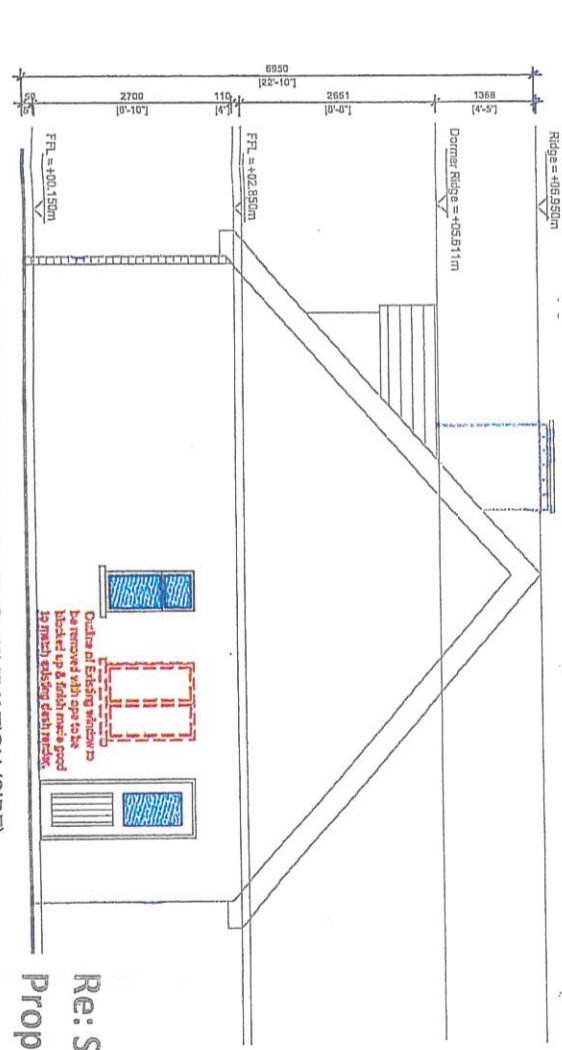
02 EXISTING DEMOLITION SOUTH ELEVATION (REAR)  
SCALE 1:100 @A3



03 EXISTING DEMOLITION EAST ELEVATION (SIDE)  
SCALE 1:100 @A3



04 EXISTING DEMOLITION NORTH ELEVATION (FRONT)  
SCALE 1:100 @A3



05 EXISTING DEMOLITION WEST ELEVATION (SIDE)  
SCALE 1:100 @A3

EXISTING ELEVATIONS - DEMOLITION LAYOUT  
SCALE -1:100

Re: Section 5 Declaration Application  
Proposed development Works  
at

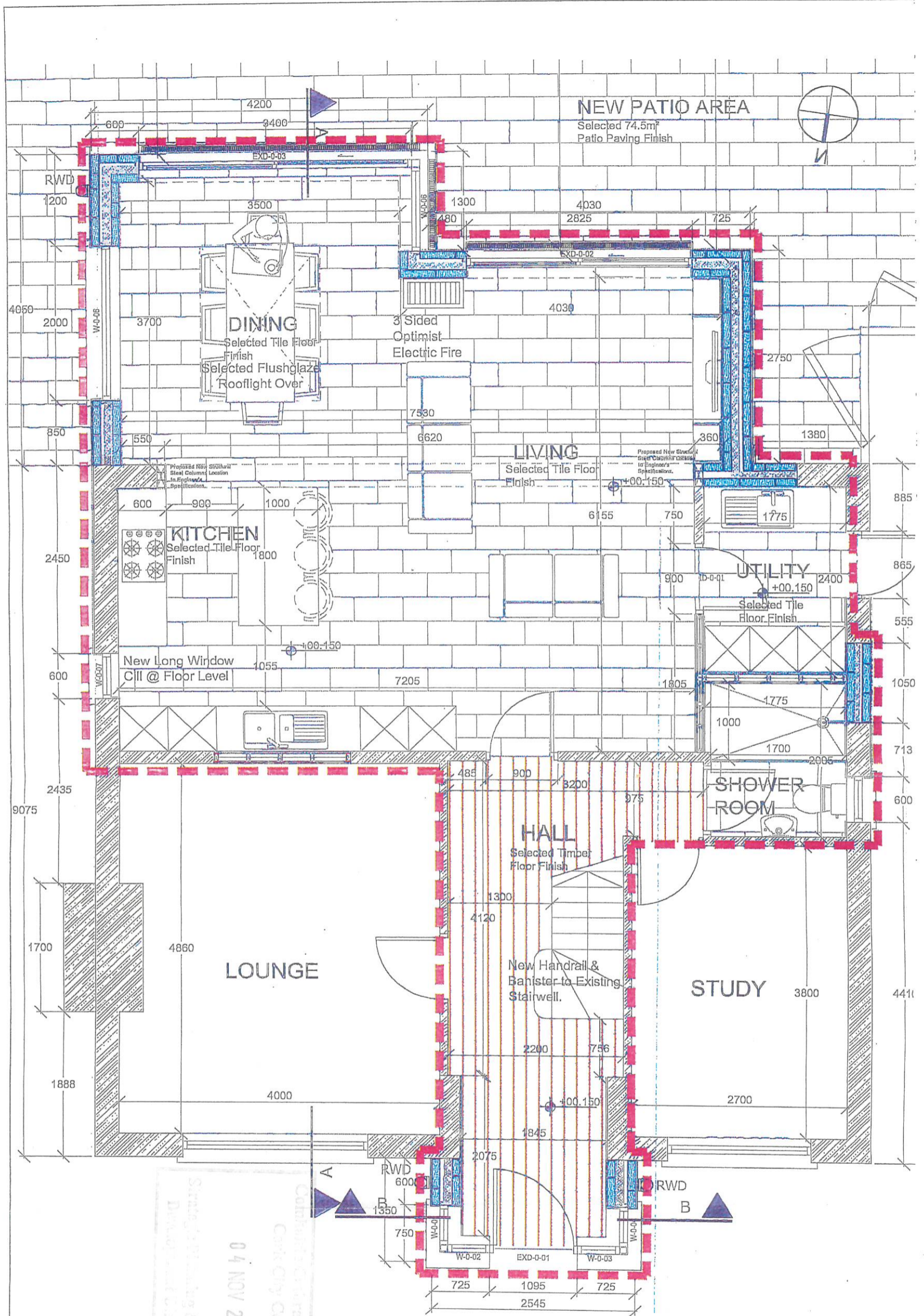
12 Glyntown Close, Glanmire, Cork –  
T45 DY82.

Client: Erika & Eric O'Driscoll  
November 2021

Councillor Cathal & Mairead  
Cork City Council  
04 NOV 2021  
Strategic Planning & Economic  
Development Committee

211006-04





**FRONT PORCH PITCHED ROOF:**  
 Selected concrete tile roof finish to match existing, 110mm headlaps, centre nailed with copper nails and copper crampion at tail to 50mm x 25mm treated battens @ 250mm crs, with high performance felt underlay Roof Rafters to Engineer's Spec, 150mm Xtratherm XT/PR rigid Roof insulation or equal approved to be laid between rafters, on 100mm x 75mm treated timber wallplate secured to block wall with galvanised holding down straps at 1000mm crs. NOTE: 50mm permanently ventilated roof void to be maintained. 42.5mm Xtratherm Dry Lining Board to underside of Ceiling Joists. PVC Fascia & Soffit with colour to detail NOTE: 25mm permanently ventilated Soffit Void to be maintained. 100mm Ø PVC rainwater goods, colour to be selected.

**FLAT ROOF:**  
 New Roof Timber Sized to Engineer's Specification. Flat roof to be formed with light chip ballast laid on Moy Materials Paralon Warm Roof system 'Paralon ARD/HS Plus' membrane laid and with joints/junctions sealed to manufacturer's instructions on 4mm 'Paralon' Elasto Polymer high performance membrane torch bonded cap sheet on 3mm 'Paralon' polyester bitumen torch bonded base sheet on 140mm Paratorch flat roof insulation or similar approved fixed on 2mm vapour control layer on 19mm wbp plywood on firring pieces to falls of 1:40 which in turn are fixed to timber roof joists as per engineers details/sizings.

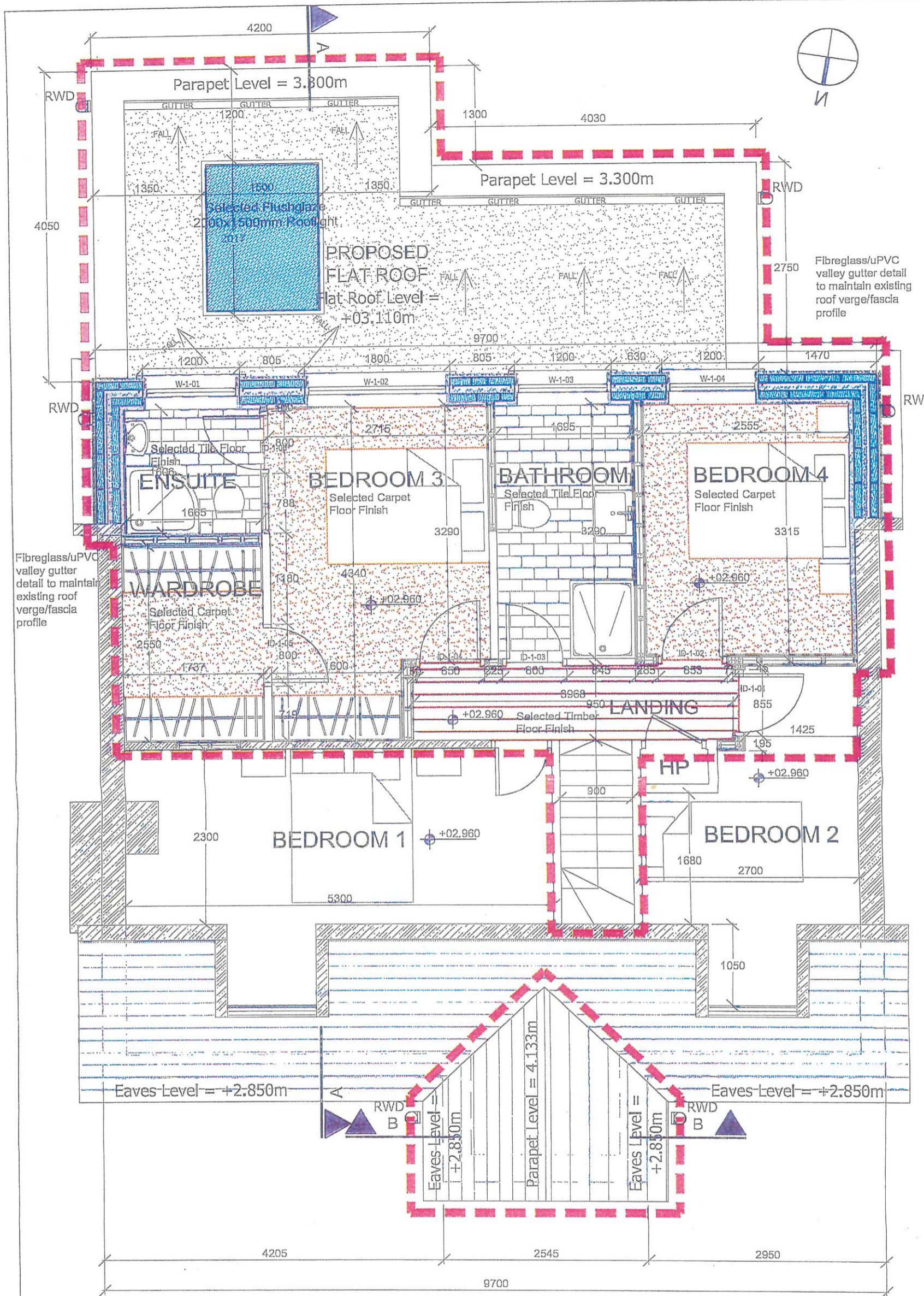
Re: Section 5 Declaration Application  
 Proposed development Works  
 at  
 12 Glyntown Close, Glanmire, Cork –  
 T45 DY82.

**PROPOSED GROUND FLOOR PLAN**  
 SCALE -1:50

Client: Erika & Eric O'Driscoll  
 November 2021

211006-05





**FRONT PORCH PITCHED ROOF:**  
 Selected concrete tile roof finish to match existing, 110mm headlaps, centre nailed with copper nails and copper crampton at tall to 50mm x 25mm treated battens @ 250mm crs, with high performance felt underlay Roof Rafters to Engineer's Spec, 150mm Xtratherm XT/PR rigid Roof Insulation or equal approved to be laid between rafters, on 100mm x 75mm treated timber wallplate secured to block wall with galvanised holding down straps at 1000mm crs. NOTE: 50mm permanently ventilated roof void to be maintained. 42.5mm Xtratherm Dry Lining Board to underside of Ceiling Jolsts. PVC Fascia & Soffit with colour to detail NOTE: 25mm permanently ventilated Soffit Void to be maintained. 100mm Ø PVC rainwater goods, colour to be selected.

**FLAT ROOF:**  
 New Roof Timber Sized to Engineer's Specification. Flat roof to be formed with light chip ballast laid on Moy Materials Paralon Warm Roof system 'Paralon ARD/HS Plus' membrane laid and with joints/junctions sealed to manufacturer's Instructions on 4mm 'Paralon' Elasto Polymer high performance membrane torch bonded cap sheet on 3mm 'Paralon' polyester bitumen torch bonded base sheet on 140mm Paratorch flat roof Insulation or similar approved product on 2mm vapour control layer on 19mm wbp plywood on firing pieces to falls of 1:40 which in turn are fixed to timber roof joists as per engineers details/sizings.

Re: Section 5 Declaration Application  
 Proposed development Works  
 at  
 12 Glyntown Close, Glanmire, Cork –  
 T45 DY82.

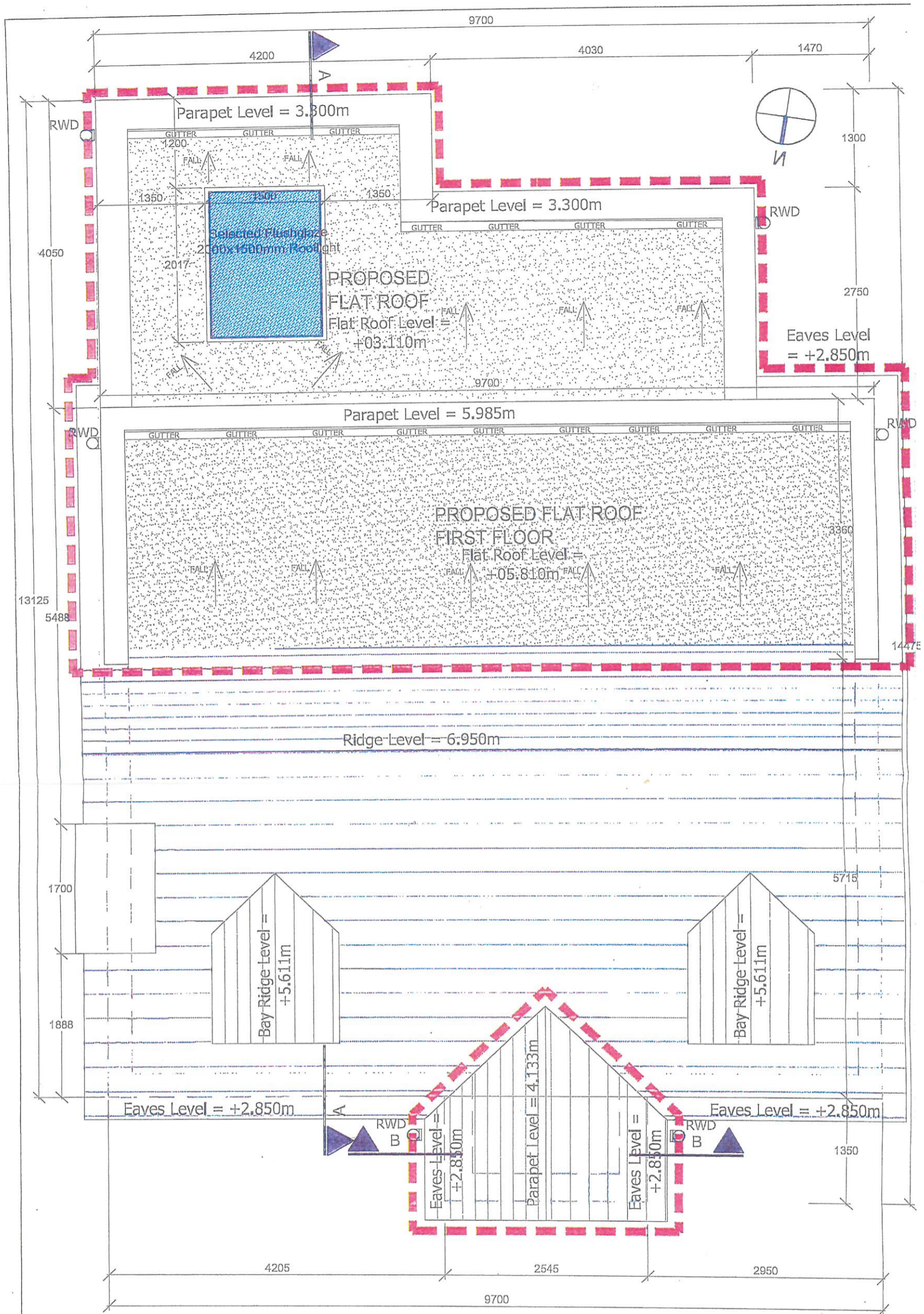
**PROPOSED FIRST FLOOR PLAN**  
 SCALE -1:50

Client: Erika & Eric O'Driscoll  
 November 2021

211006-06

Strategic Planning & Economic  
 Development Directorate  
 04 NOV 2021  
 Cork City Council  
 Committee Chamber, 11 Courthouse  
 Cross Street, Cork





**FRONT PORCH PITCHED ROOF:**

Selected concrete tile roof finish to match existing, 110mm headlaps, centre nailed with copper nails and copper crampion at tail to 50mm x 25mm treated battens @ 250mm crs, with high performance felt underlay Roof Rafters to Engineer's Spec, 150mm Xtratherm XT/PR rigid Roof Insulation or equal approved to be laid between rafters, on 100mm x 75mm treated timber wallplate; secured to block wall with galvanised holding down straps at 1000mm crs. NOTE: 50mm permanently ventilated roof void to be maintained. 42.5mm Xtratherm Dry Lining Board to underside of Ceiling Joists. PVC Fascia & Soffit with colour to detail NOTE: 25mm permanently ventilated Soffit Void to be maintained. 100mm Ø PVC rainwater goods, colour to be selected.

**FLAT ROOF:**

New Roof Timber Sized to Engineer's Specification. Flat roof to be formed with light chip ballast laid on Moy Materials Paralon Warm Roof system 'Paralon ARD/HS Plus' membrane laid and with joints/junctions sealed to manufacturer's instructions on 4mm 'Paralon' Elasto Polymer high performance membrane torch bonded cap sheet on 3mm 'Paralon' polyester bitumen torch bonded base sheet on 140mm Paratorch flat roof Insulation or similar approved fixed on 2mm vapour control layer on 19mm wbp plywood on firing pieces to falls of 1:40 which in turn are fixed to timber roof joists as per engineers details/sizings.

Re: Section 5 Declaration Application  
Proposed development Works  
at

12 Glyntown Close, Glanmire, Cork –  
T45 DY82.

Client: Erika & Eric O'Driscoll  
November 2021

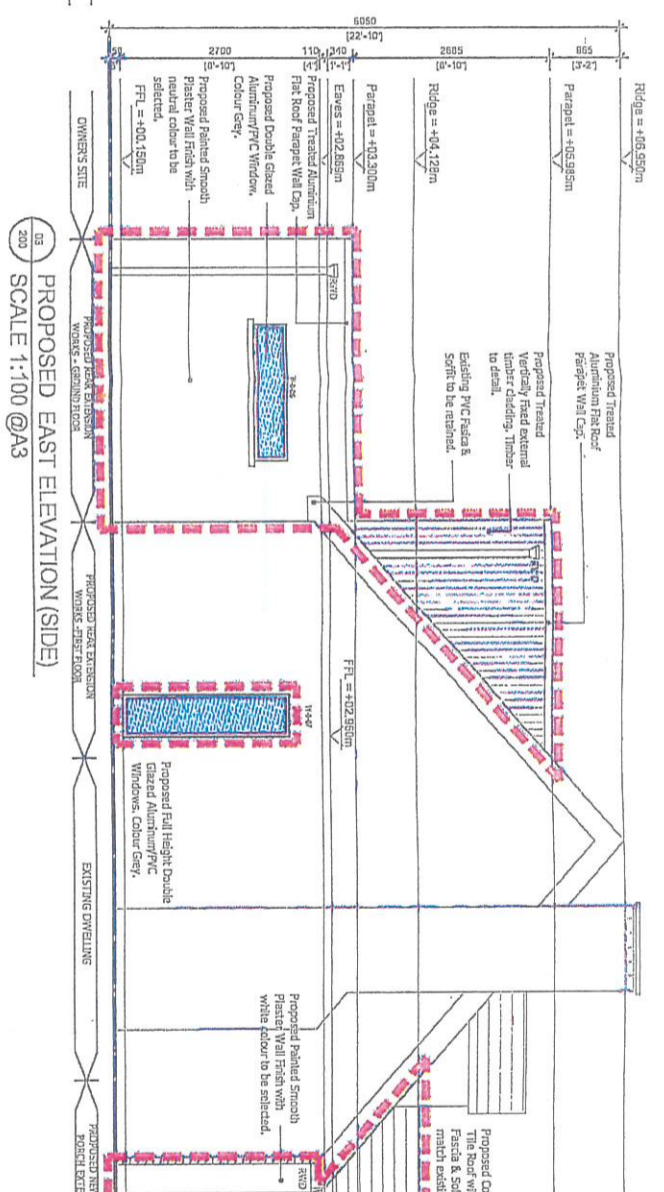
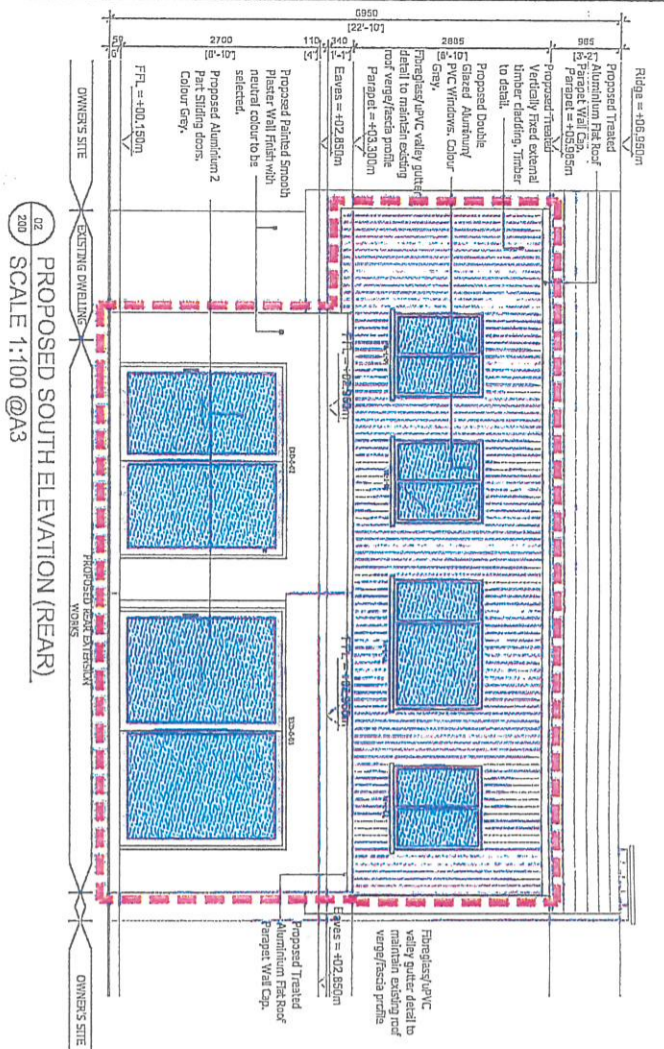
**PROPOSED ROOF PLAN**

SCALE -1:50

211006-07

Strategic Planning & Domestic  
 Development Services  
 04 NOV 2021  
 Cork City Council

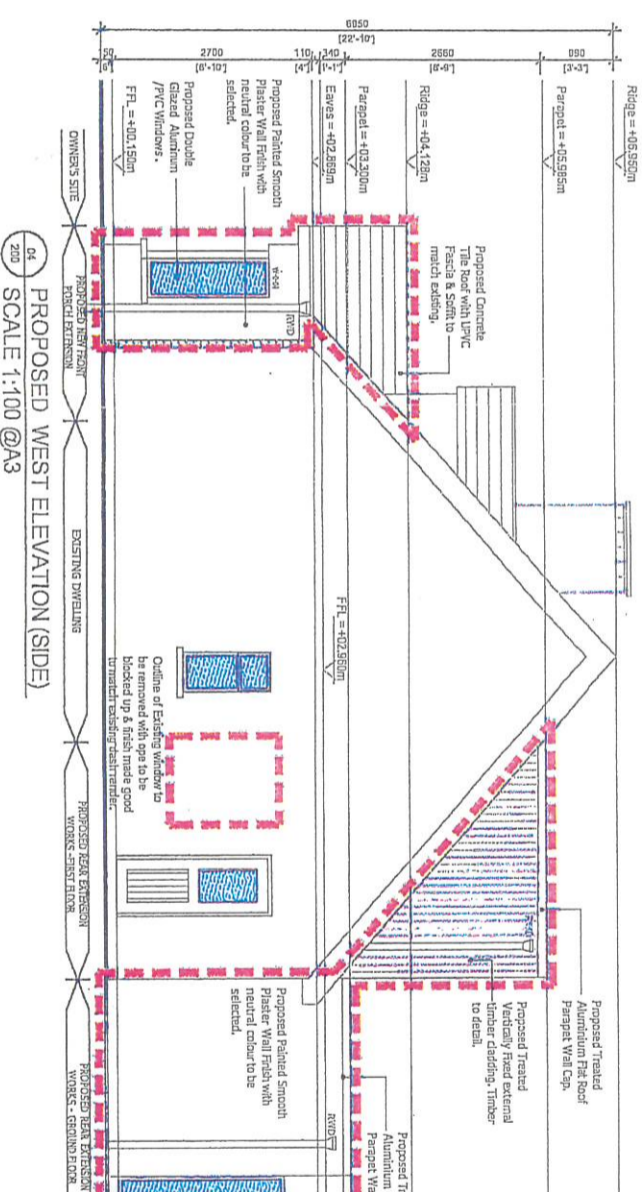
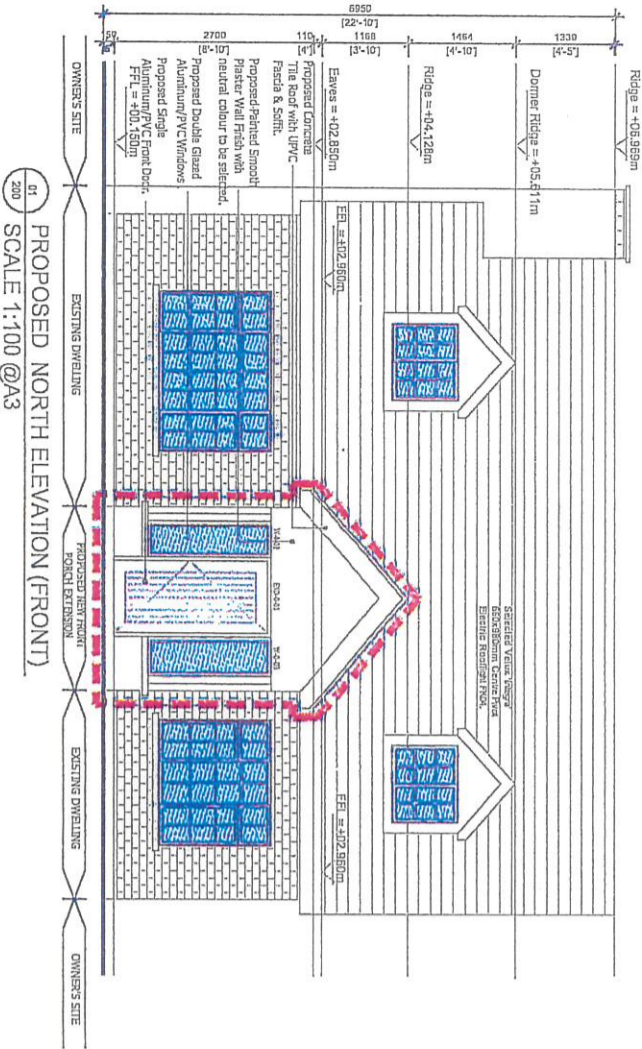




Re: Section 5 Declaration Application  
Proposed development Works  
at  
12 Glyntown Close, Glanmire, Cork -  
T45 DY82.

Client: Erika & Eric O'Driscoll  
November 2021

211006-08



04 NOV 2021  
Strategic Planning & Economic  
Development Directorate

**OUTLINE SPECIFICATION**

**FOUNDATIONS**

In-situ reinforced concrete foundations all to Engineers specification and approval.

**GROUND FLOOR CONSTRUCTION**

Ground floor to be 75mm sand/leanmort screed finish on 140mm Xtratherm XT/UF Floor insulation with 25mm min Xtratherm vertical perimeter insulation to edge on 150mm thick cast in situ concrete slab (Concrete Grade C25/30) on suitable radon barrier/DPM installed to manufacturers details and laid on 50mm min. sand blinding on 200mm min graded & compacted hardcore to engineers specifications. Selected radon sump installed below radon barrier with vent pipe brought to external walls turned up and capped. Vents to be provided for radon ventilation in external walls and in rising walls below floor level. 100mm gaps at 1800mm c/c

**EXTERNAL WALL**

**- FIRST FLOOR EXTENSION**

300mm TK Concrete Block Cavity Wall construction continued up from existing ground floor level. Inner leaf 100mm thick concrete block on edge with Selected 62.5mm Xtratherm Thin-R XT/UL Insulated plasterboard with skin coated finish to internal face. 100mm cavity with 60mm Xtratherm Xtratherm (XO/CW) cavity wall insulation board with s/s wall ties at recommended centres. 40mm Thermal Air cavity to be maintained throughout. 100mm block on edge outer leaf to external plaster to detail below. All opens to external cavity walls to be sealed using Xtratherm 'Close-R' Insulated cavity closer system suitable for a 100mm cavity. Treated Timber Cladding finished fixed vertically to 50mm x 25mm treated battens @ 250mm c/c to outer cavity blockwork.

**INTERNAL:**

New internal partitions to be constructed in 100mm @ 400mm c/c Timber stud partitions with 1 layer of 15 Gypsum Gyproc Soundbloc plasterboard with 3mm Gypsum skim to finish to both sides. Substitute for moisture resistant plasterboard in Shower Room. Include 50mm Moy Acoustic roll in stud cavities.

**FLAT ROOF:**

New Roof Timber Spred to Engineer's Specification. Flat roof to be formed with light chip ballast laid on Moy Materials Paralon Warm Roof system Paralon AD/HS Plus membrane laid and with joints/junctions sealed to manufacturer's instructions on 4mm Paralon' Elasto Polymer high performance membrane torch bonded cap sheet on 3mm Paralon' polyester bitumen torch bonded base sheet on 140mm Paratorch- flat roof insulation or similar approved fixed on 2mm vapour control layer on 19mm wip plywood on fitting pieces to falls of 1:40 which in turn are fixed to timber roof joists as per engineers details/slings.

**EXTERNAL WALL**

**- GROUND FLOOR EXTENSION**

350mm TK Concrete Block Cavity Wall construction. Inner leaf 100mm thick concrete block on edge with gypsum plasterboard to internal face. 150mm cavity with 100mm Xtratherm Xtratherm (XO/CW) cavity wall insulation board with s/s wall ties at recommended centres. 50mm Thermal Air cavity to be maintained throughout. 100mm block on edge outer leaf to external plaster to detail below. All opens to external cavity walls to be sealed using Xtratherm 'Close-R' Insulated cavity closer system suitable for a 150mm cavity. Painted render finish to external walls consisting of coat of 1:2 cement:sharp sand with 20mm render of 1:1.5 cement:lime:sand in 2 coats

**FLAT ROOF ROOFLIGHT:**

Selected "Glazing Vision Flushglaze Rooflight 2000mm x 1500mm" Flat Roof Window to be fitted or similar approved with flashings dressings as per manufacturer's specifications.

**FRONT PORCH PITCHED ROOF:**

Selected concrete tile roof finish to match existing, 110mm headlaps, centre nailed with copper nails and copper crampin at tail to 50mm x 25mm treated battens @ 250mm c/c, with high performance felt underlay Roof Rafters to Engineer's Spec. 150mm Xtratherm XT/UF rigid Roof insulation or equal approved to be laid between rafters, on 100mm x 75mm treated timber wallplate secured to block wall with galvanised holding down straps at 1000mm c/c. NOTE: 50mm permanently ventilated roof void to be maintained. 42.5mm Xtratherm Dry Lining Board to underside of Ceiling Joists. PVC Fascia & Soffit with colour to detail NOTE: 25mm permanently ventilated Soffit Void to be maintained. 100mm Ø PVC rainwater goods, colour to be selected.

**GLAZING:**

Selected Aluminium/PVC windows in selected coloured with high performance double glazing.

**PROPOSED ELEVATIONS**

SCALE -1:100





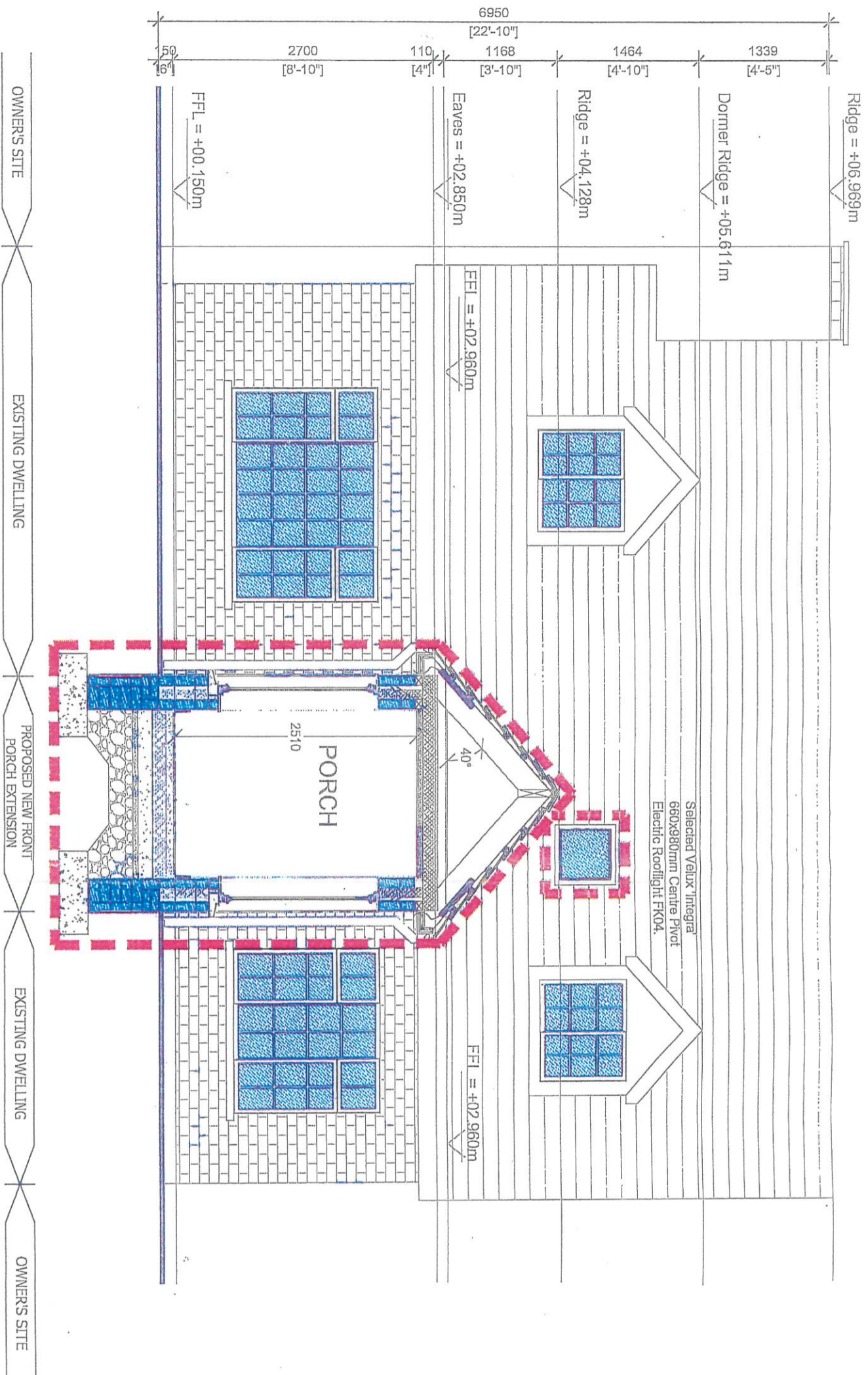


Re: Section 5 Declaration Application  
Proposed development Works  
at

12 Glyntown Close, Glanmire, Cork –  
T45 DY82.

Client: Erika & Eric O'Driscoll  
November 2021

211006-10



02 PROPOSED SECTION B-B  
SCALE 1:50 @A3

**FOUNDATIONS**

In-situ reinforced concrete foundations all to Engineers specification and approval.

**GROUND FLOOR CONSTRUCTION**

Ground floor to be 75mm sand/cement screed finish on 140mm Xtratherm XT/UF Floor insulation with 25mm min Xtratherm vertical perimeter insulation to edge on 150mm thick cast in situ concrete slab (Concrete Grade C25/30) on suitable radon barrier/PCM installed to manufacturers details and laid on 50mm min. sand blinding on 200mm min graded & compacted hardcore to engineers specifications. Selected radon sump installed below radon barrier with vent pipe brought to external walls turned up and capped. Vents to be provided for radon ventilation in external walls and in rising walls below floor level. 100mm gaps at 1800mm c/c

**EXTERNAL WALL**

**- FIRST FLOOR EXTENSION**

300mm TK Concrete Block Cavity Wall construction continued up from existing ground floor level. Inner leaf 100mm thick concrete block on edge with selected 62.5mm Xtratherm Thin-R XT/TL Insulated plasterboard with skim coated finish to internal face, 100mm cavity with 60mm Xtratherm Xtroliner (XO/CW) cavity wall insulation board with s/s wall ties at recommended centres, 40mm Thermal Air cavity to be maintained throughout, 100mm block on edge outer leaf to external plaster to detail below. All opens to external cavity walls to be sealed using Xtratherm Close-R Insulated cavity closer system suitable for a 100mm cavity. Treated Timber Cladding finished fixed vertically to 50mm x 25mm treated batens @ 250mm c/s to outer cavity blockwork.

**INTERNAL:**

**NEW INTERNAL:**  
New internal partitions to be constructed in 100mm @ 400mm c/c Timber stud partitions with 1 layer of 15 Gypsum Gyproc Soundbloc plasterboard with 3mm Gypsum skim to finish to both sides. Substitute for moisture resistant plasterboard in Shower Room. Include 50mm Moy Acoustic roll in stud cavities.

**FLAT ROOF:**

New Roof Timber Sled to Engineer's Specification. Flat roof to be formed with light chip ballast laid on Moy Materials Paralon Warm Roof system Paralon ABD/HS Plus membrane laid and with joints/junctions sealed to manufacturer's instructions on 4mm Paralon Elasto Polymer high performance membrane torch bonded cap sheet on 3mm Paralon polyester bitumen torch bonded base sheet on 140mm Paratrac flat roof insulation or similar approved fixed on 2mm vapour control layer on 19mm whp plywood on firing pieces to falls of 1:40 which in turn are fixed to timber roof joists as per engineers details/slings.

**EXTERNAL WALL**

**- GROUND FLOOR EXTENSION**

350mm TK Concrete Block Cavity Wall construction. Inner leaf 100mm thick concrete block on edge with gypsum plasterboard to internal face, 150mm cavity with 100mm Xtratherm Xtroliner (XO/CW) cavity wall insulation board with s/s wall ties at recommended centres, 50mm Thermal Air cavity to be maintained throughout, 100mm block on edge outer leaf to external plaster to detail below. All opens to external cavity walls to be sealed using Xtratherm Close-R Insulated cavity closer system suitable for a 150mm cavity. Painted render finish to external walls consisting of 1:2 cement:sand with 20mm render of 1:1:6 cement:sand in 2 coats

**FLAT ROOF ROOFLIGHTS:**

Selected "Glazing Vision Flushglaze Rooflight 2000mm x 1500mm" Flat Roof Window to be fitted or similar approved with flashings dressings as per manufacturer's specifications.

**FRONT PORCH PITCHED ROOF:**

Selected concrete tile roof finish to match existing, 110mm headlaps, centre nailed with copper nails and copper crampion at fall to 50mm x 25mm treated batens @ 250mm c/s, with high performance felt underlay. Roof rafters to Engineer's Spec, 150mm Xtratherm XT/PR rigid Roof insulation or equal approved to be laid between rafters, on 100mm x 75mm treated timber wallplate secured to block wall with galvanised holding down straps at 1000mm c/s. NOTE: 50mm permanently ventilated roof void to be maintained, 42.5mm Xtratherm Dry Lining Board to underside of Ceiling Joists. PVC Fascia & Soffit with colour to detail NOTE: 25mm permanently ventilated Soffit Void to be maintained, 100mm Ø PVC rainwater goods, colour to be selected.

**GLAZING:**

Selected Aluminium/PVC windows in selected coloured with high performance double glazing.

04 NOV 2021  
Erika & Eric O'Driscoll  
211006-10