



Comhairle Cathrach Chorcaí Cork City Council

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

Presentation Secondary School
c/o Stephan Dawson
Dawsons Architects
Office No. 4 (2nd Floor), Owenabue Mall,
Main Street, Carrigaline
Cork

25/04/2020

**RE: Section 5 Declaration R571/20 Presentation Secondary School,
Joe Murphy Road, Ballyphehane, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above named property, I wish to advise as follows:

Having regard to the nature of the works and to Section 2(1), 3(1), and Section 4(1)(h) of the Planning and Development Act 2000 (as amended) I consider that the work 'is development' and 'is exempted development'.

Is misa le meas,

Kerry Bergin
Community, Culture and Placemaking Directorate
Cork City Council



We are Cork.

SECTION 5 DECLARATION – PLANNER’S REPORT

File Reference: R 571/20

Description: Is the replacement of existing single glazed first-generation curtain walling system with integrated top hung casement windows to the west, east, south and north elevations of the 19 60’s part of the existing school with new double glazed aluminium curtain walling system units of an improved U-value development exempted development?

Applicant: Presentation Secondary School

Location: Joe Murphy Road
Ballyphehane
Cork
T12 YH04

PURPOSE OF REPORT

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the 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.

SITE LOCATION

The location of the proposed development is located within the school grounds of the Presentation Secondary School in the Ballyphehane area of Cork City. It is located on the junction of Joe Murphy Road and Lower Friar’s Walk. The school grounds consist of a number of interconnected buildings, a surface car park and outdoor ancillary space. The site does not contain any protected structures and is not located within a designated Architectural Conservation area of the City Development Plan.

Subject Development

The replacement of windows on the east, west, north and south elevations of a 4-storey block located on the western portion of the school grounds.

RELEVANT LEGISLATION

Planning and Development Act 2000 (as amended)

Section 2(1),

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

“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 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.

Sub-threshold EIS

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No3) 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 EIS is not required to be submitted.

Appropriate Assessment

The relevant European sites are the Cork Harbour SPA (Site Code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to its nature, scale and location it is considered that the proposed development would not affect the integrity of the sites referred to. Accordingly it is considered that a Natura impact statement for the purposes of Article 6 of the Habitats Directive is not required to be submitted.

Assessment & Recommendation

- The applicant states that the purpose of the proposed development is to upgrade the existing windows which are at the end of their serviceable life and are to be replacement by modern window of improved thermal performance.
- The applicant has submitted drawings of the existing elevations of the school and proposed elevations with the replacement windows. I note that the replacement windows not do materially alter the elevations of this building.

Having regard to the nature of the works and to Section 2(1), 3(1), and Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as outlined above I consider that the work 'is development' and 'is exempted development'.

Gwen Jordan McGee,
Senior Executive Planner
20/04/2020

DAWSON - ARCHITECTS

ARCHITECTURE & DESIGN CONSULTANCY

OFFICE No. 4 (2ND FLOOR), OWENABUE MALL, MAIN STREET, CARRIGALINE, COUNTY CORK, IRELAND.

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TELEPHONE: +353 21 4373438
E-MAIL: INFO@DAWSONARCHITECTS.IE
WEB: WWW.DAWSONARCHITECTS.IE



Ref No. 1929

Friday, 27 March 2020

Development Management Section,
Community, Culture & Placemaking Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork,
T12 T997

**Re: Declaration of Exemption Certificate Application:
Department of Education Summer Works Scheme 2019: Window Replacement Project
at Presentation Secondary School, Presentation, Joe Murphy Road, Ballyphehane, Cork.
Roll No. 62693K**

A Dhaoine Uaisle,

In reference to the above proposed Department of Education Summer Works Scheme, a Section 5 Declaration of Exemption is being sought herewith on behalf of the Board of Management, Presentation Secondary School, Ballyphehane for proposed Window Replacement at Presentation Secondary School, Joe Murphy Road, Ballyphehane, Cork, T12 YH04.

Accordingly, we enclose-herewith the application documentation as follows:

- a) 4 No. Copies of completed Application Form & Contact Details dated Thursday, 26th March 2020.
- b) 4 No. Copies of Relevant Drawings in respect of the application as per attached schedule including Ordinance Survey - Site Location Map at appropriate scale.
- c) 1 No. Cheque No. 500064, Planning Application Fee in the amount of €80.00 – Section 5 Declaration of Exemption.



Cont.

DAWSON Architects is the Registered Business Name of Dawson Architecture & Design Consultancy Limited incorporated in Dublin, Ireland under the Companies Act 2014. Company Registration No. 571924 / VAT Registration No. IE3393865PH

DAWSON Architects is a member of the Royal Institute of the Architects of Ireland. Practice Registration No. 16001

Directors:
STEPHEN P. DAWSON B Arch (Hons), Pg Dip Arch, Prof Dip Arch, MRIAI.
JOANNA DAWSON BBA, MBM, Pg Dip EU Studies


**Re: Declaration of Exemption Certificate Application:
Department of Education and Skills, Summer Works
Scheme 2019: Window Replacement Project**

**Presentation Secondary School, Ballyphehane,
Roll No. 62693K**

We should be obliged if you would kindly acknowledge receipt of this application and advise us if any additional information or further clarifications pertaining to the enclosed documentation is required.

Thanking you in advance.

Is mise, le meas,



Stephen P. Dawson MRIAI
Director / Architect

For and on behalf of
DAWSON Architects

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

Presentation Secondary School – Roll No. 62693K
Joe Murphy Road,
Ballyphehane,
Cork,
T12 YH04

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 replacement of the existing Single Glazed First-Generation Curtain Walling System with integrated Top Hung Casement Windows to the West, East, South & North Elevations of the 1960s part of the Existing School with new Double-Glazed Aluminum Curtain Walling System Units of an improved U-Value development and if so, is it exempted development?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

The existing windows are fabricated using powder coated aluminum frames with Single Glazing generally housed in a first-generation curtain walling system which is not thermally broken. The windows are at the end of their serviceable life and are subject to further deterioration. It is proposed that the original fenestration break-up will remain unchanged with the positions of the opening sections / spandrel panels etc. being retained as originally designed. Please refer to the attached Architectural Drawings accompanying this application and Photographic Survey for ease of reference which illustrate the extent of the proposed window replacement works. The system proposed is an AMS thermally broken aluminum curtain wall screen, double glazed and painted to RAL colour 7006 'Beige Grey' – Matt Finish.

4. Are you aware of any enforcement proceedings connected to this site? **No.**
 If so, please supply details: **Not Applicable**

5. Is this a Protected Structure or within the curtilage of a Protected Structure? **No.**

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority? **Not Applicable.**

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

File No. 0225878: Erection of a Performing Arts Theatre on the School Premises

File No. 0428262: Construction of an External Lift Shaft, New Entrance and Canopy all within existing school boundaries

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)

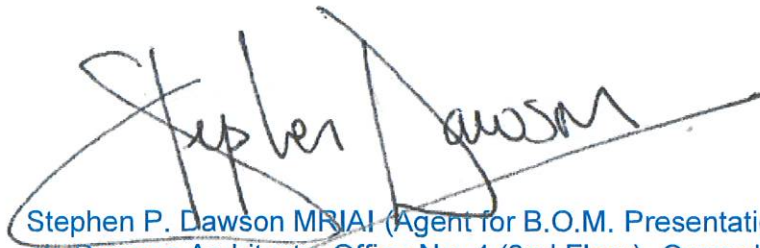
(a) Floor area of existing/proposed structure/s	Existing c. 1948.5 m ² Proposed: Not Applicable
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m) Not Applicable.
(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)
Not Applicable.	Not Applicable.

8. 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	Not Applicable.	
If you are not the legal owner, please state the name and address of the owner if available	Not Applicable.	

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

Signature:

A handwritten signature in black ink that reads "Stephen Dawson". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen P. Dawson MRIAI (Agent for B.O.M. Presentation Secondary School)
c/o Dawson Architects, Office No. 4 (2nd Floor), Owenabue Mall,
Main Street, Carrigaline, County Cork – Tel: 021 4373438

Date:

Thursday, 26th March 2020

CONTACT DETAILS

10. Applicant:

Name(s)	Board of Management Presentation Secondary School c/o Ms. Nicola Barrett - Principal
Address	Presentation Secondary School – Roll No. 62693K Joe Murphy Road, Ballyphehane, Cork, T12 YH04

11. Person/Agent acting on behalf of the Applicant (if any):

Name(s):	Stephen P. Dawson MRIA for and on behalf of Dawson Architects	
Address:	Office No. 4 (2nd Floor), Owenabue Mall, Main Street, Carrigaline, County Cork	
Telephone:	021 4373438 / 087 9975822	
E-mail address:	info@dawsonarchitects.ie	
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"/>

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.

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, Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.**

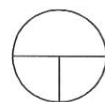
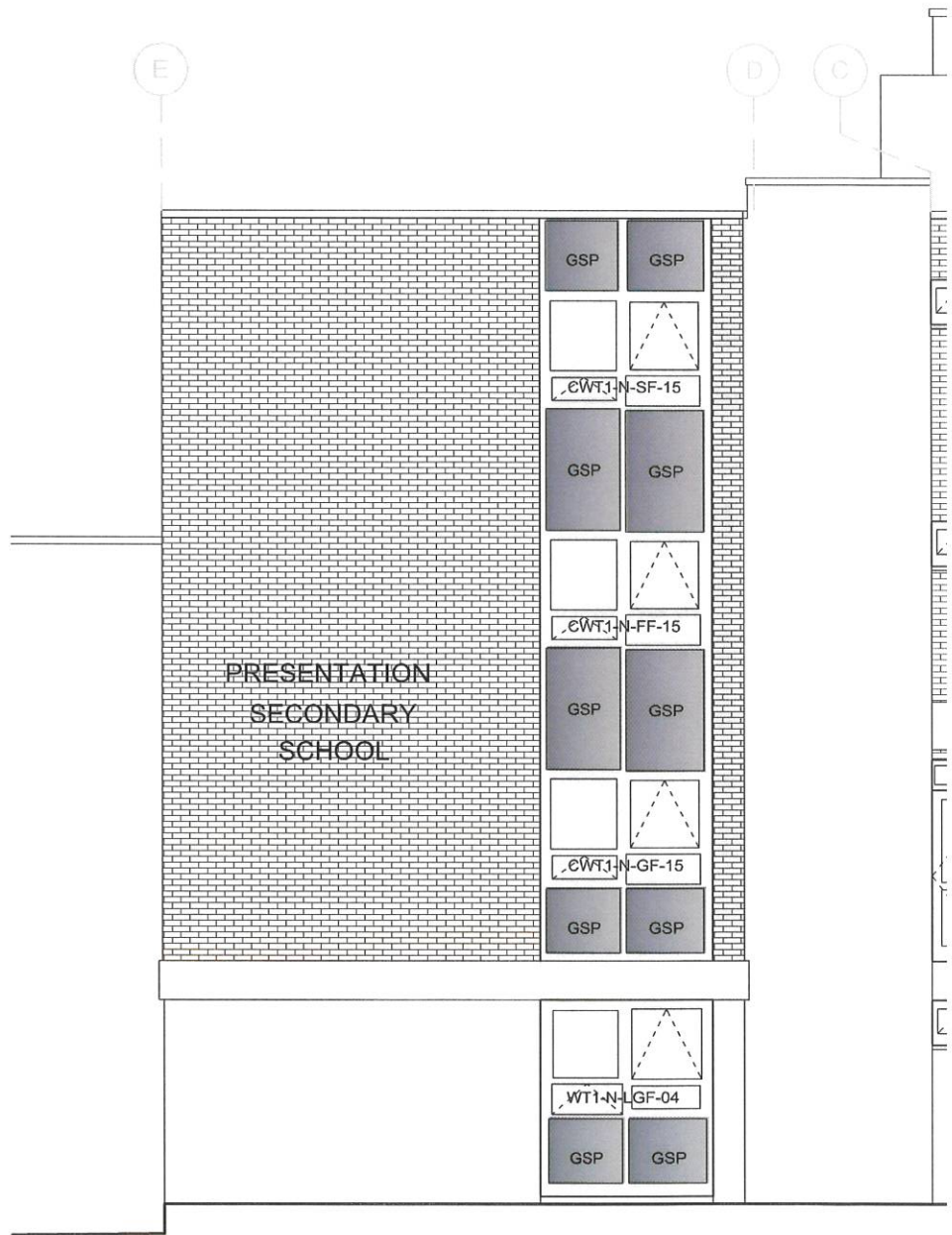
- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

DATA PROTECTION

“Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>.

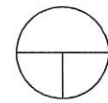
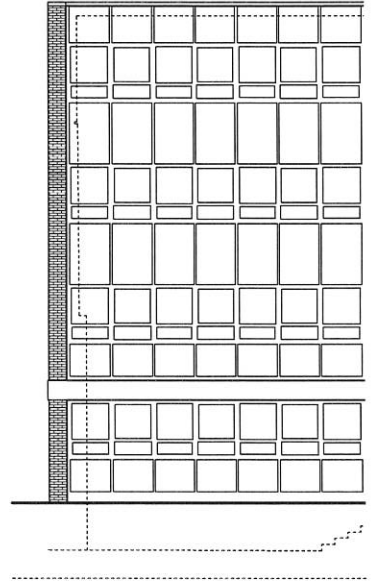
We request that you read these as they contain important information about how we process personal data.



NORTH ELEVATION - 01

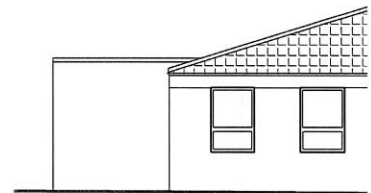
Scale 1:100 @ A1

Works Area



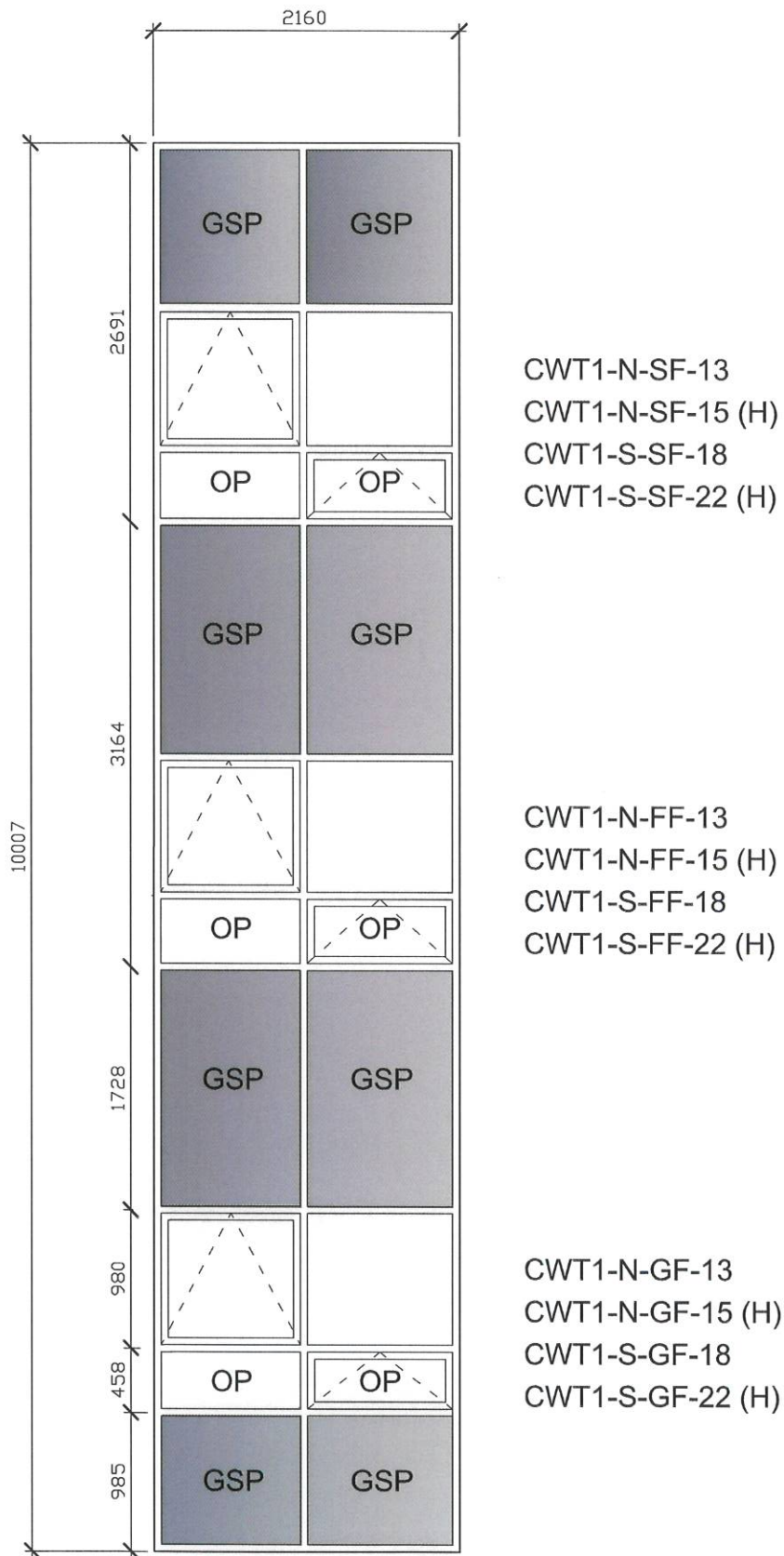
EAST ELEVATIO

Scale 1:200 @ A1



NORTH ELEVATI

Scale 1:200 @ A1



4 No. CURTAIN WALL TYPE 1

DAWSON ARCHITECTS

DOCUMENT ISSUE SHEET

Project	Presentation Secondary School, Joe Murphy Road, Ballyphehane, Cork Summer Works Scheme 2019: Windows Replacment Project
Ref:	1929
Sheet no.	1

We enclose copies of the documents listed below

ISSUED TO										
Local Authority										
Client										
Architect File										
Tendering Contractors										
STATUS: (P = Preliminary, I=Information, F= For Comment T=Tender, C = Construction)										
Key: (E=Email, W=Web/Extranet, H=Hard Copy)										
ISSUED BY								SPD	SPD	

NUMBER	DRAWING / DOCUMENT TITLE	SCALE	SHEET SIZE	STATUS	REVISION				26/03/'20	31/05/'19					
Planning Application or Similar															
Document	Cover Letter	*							✓						
Document	Document Issue Register	*							✓						
Document	Planning Application Form	*							✓						
Document	Application Fee	*							✓						
AR05 Site Location Maps															
AR10-01	Site Location Plan - OS Map	1:500	A1	I	B				✓						
AR11 Site Layout Plans - Existing															
AR11-201	Site Layout Plan, 1:200, (Existing)	1:200	A1	I	B				✓	✓					
AR21 Building Plans - As Existing															
AR21-101	Existing G.A. Floor Plan Layouts	1:100	A1	I	B				✓	✓					
AR41 Elevations - As Existing															
AR41-201	Existng Building Elevations - Sheet 01	1:200	A1	I	B				✓	✓					
AR41-101	Existng Building Elevations - Sheet 01	1:100	A1	I	B				✓	✓					
AR101 Window Schedules and Details															
AR101-01	Window Schedule - Sheet 01	1:50	A1	I	B				✓	✓					

DAWSON ARCHITECTS

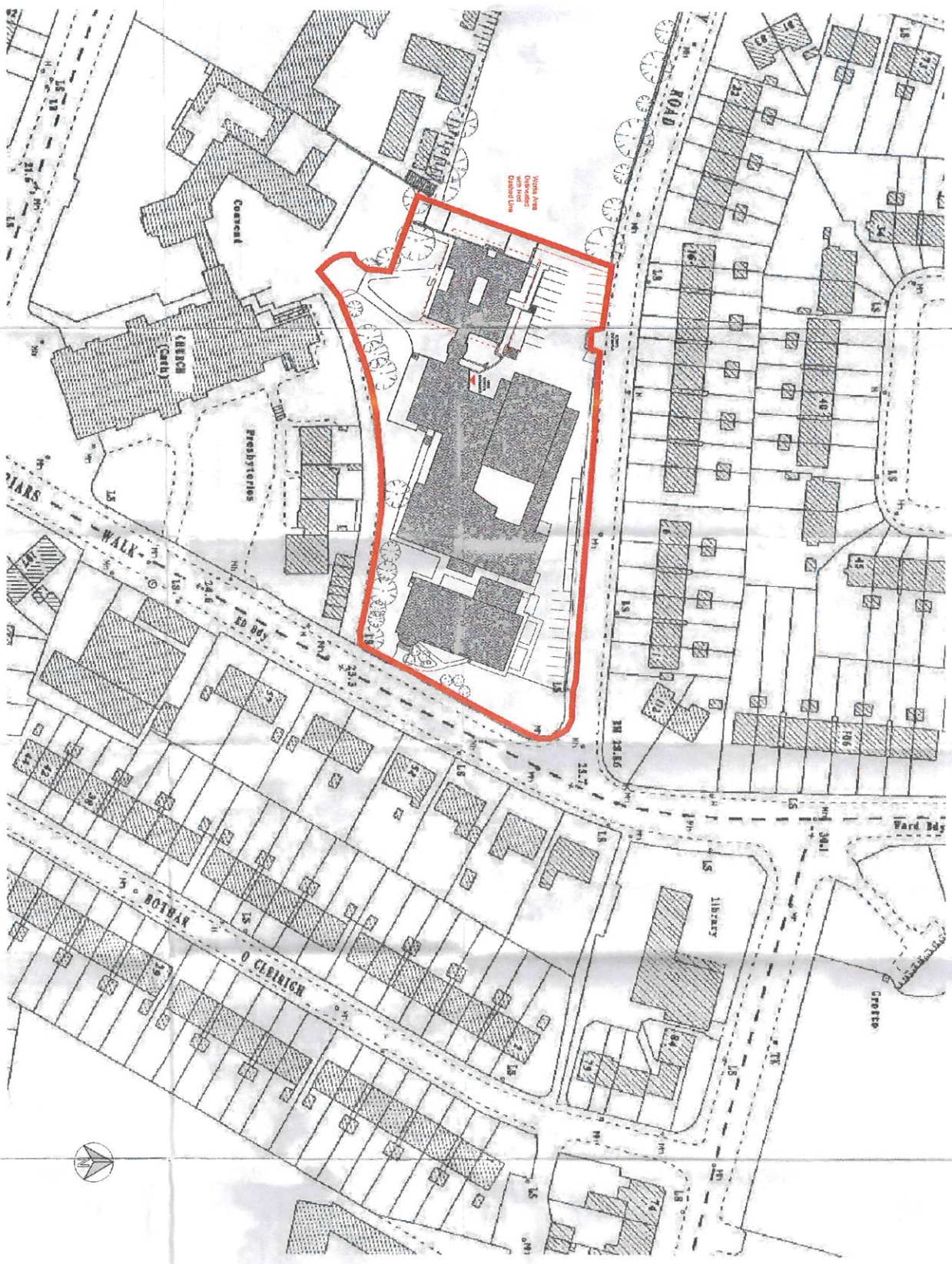
OFFICE No. 4 (2ND FLOOR), OWENABUE MALL, MAIN STREET, CARRIGALINE, COUNTY CORK, IRELAND.

MOBILE: +353 87 9975822

TELEPHONE: +353 21 4373438

E-MAIL: INFO@DAWSONARCHITECTS.IE

WEB: WWW.DAWSONARCHITECTS.IE



SITE LOCATION PLAN
Scale 1:500 @ A1

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REV	DESCRIPTION	DATE
A	NOT ISSUED	
B	ISSUE FOR DECONTAMINATION	26.03.2023

FOR PLANNING

DATE: 26.03.2023
PROJECT: B.O.M. PRESBYTERIAN SECONDARY SCHOOL
PLA: FOR INFORMATION
STATUS: RESPONSE TO USE
ISSUE FOR EXEMPTION CERT.



DAWSON ARCHITECTS
Christine A. and Brian, Directors
Christine: 01274 421111
Brian: 01274 421112
Email: info@dawsonarchitects.co.uk
Web: www.dawsonarchitects.co.uk

CLIENT: B.O.M. PRESBYTERIAN SECONDARY SCHOOL
PROJECT: DEPARTMENT OF EDUCATION & SKILLS
SUMMER WORKS SCHEME 2018
WINDOW REPLACEMENT PROJECT
DATE AND TITLE: PRESBYTERIAN SECONDARY SCHOOL,
JOE ALBERTSON ROAD, DALRYMPHANE,
CO. DK, T12 1YH4
NAME OF THE DRAWING: SITE LAYOUT PLAN - SHEET 1
SCALE: 1:500
DATE: 26.03.2023
PROJECT NUMBER: 1829
ISSUE FOR DECONTAMINATION: B
1829-AR-05-01

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REV.	DESCRIPTION	DATE
A	ISSUE FOR TENDER	31-05-2019
B	ISSUE FOR DECLARATION	26-03-2020

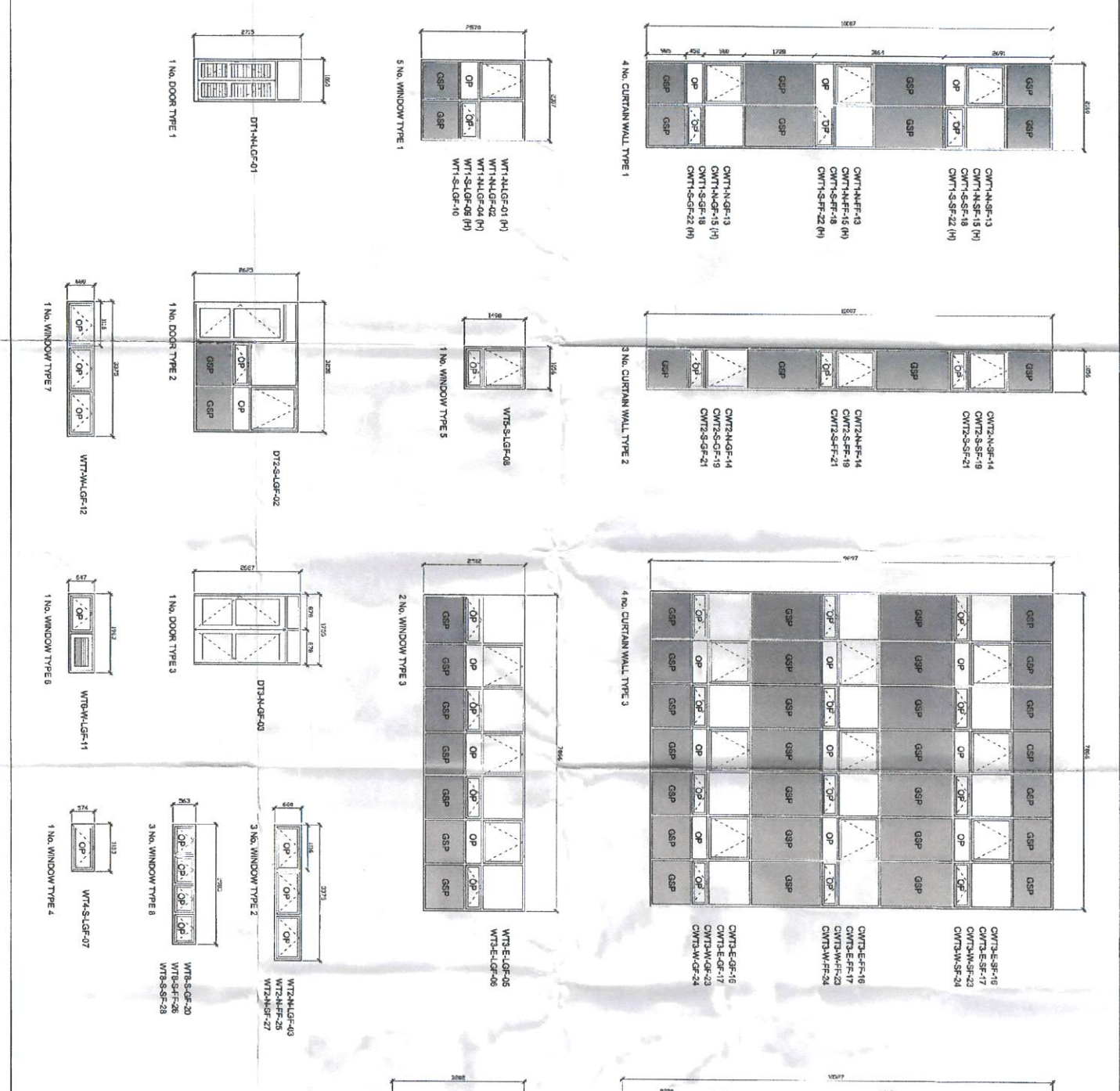
NO.	DESCRIPTION	DATE
1	ISSUE FOR TENDER	31-05-2019
2	ISSUE FOR DECLARATION	26-03-2020

FOR PLANNING

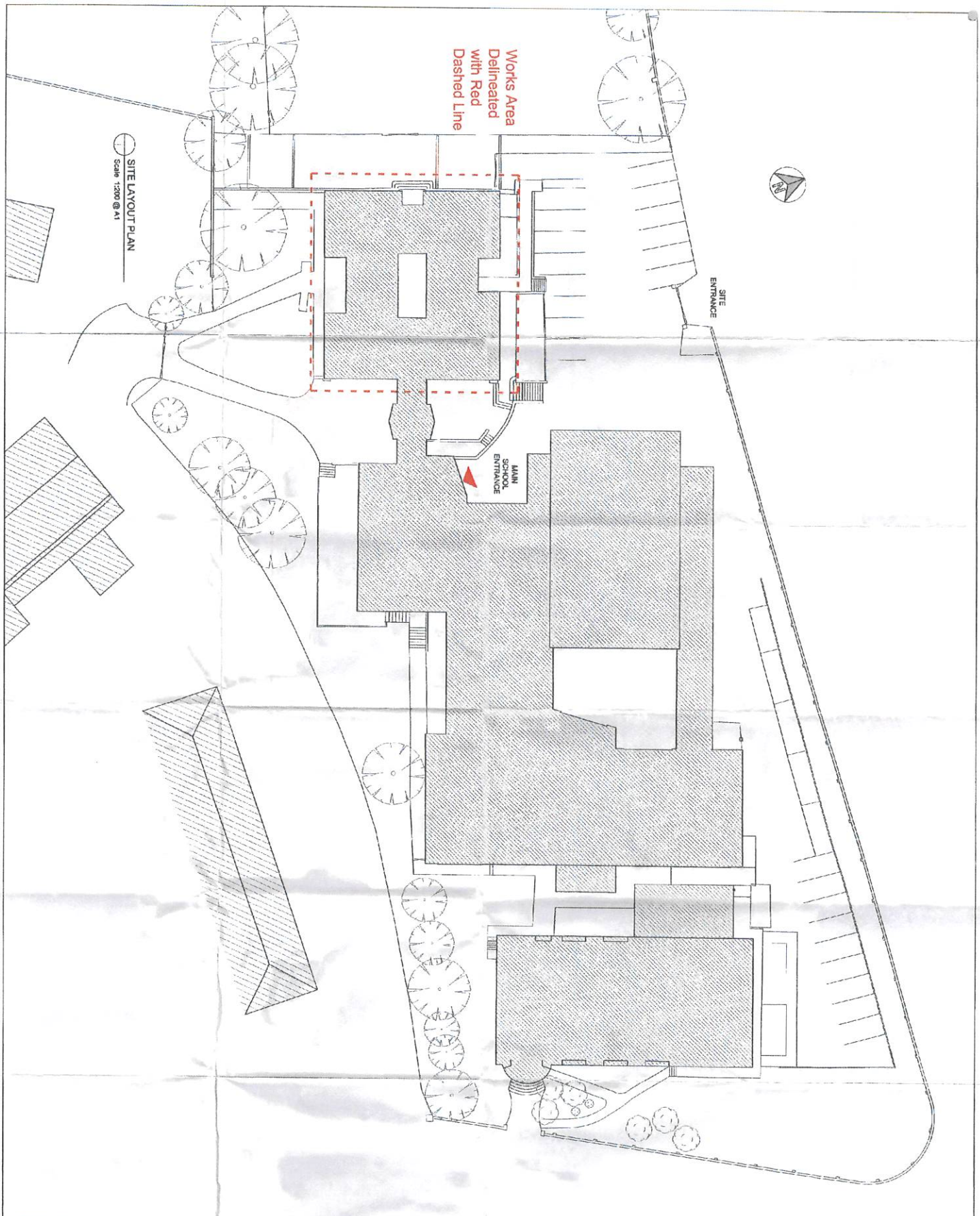
PROJECT: B.O.M. PRESENTATION SECONDARY SCHOOL
CLIENT: B.O.M. PRESENTATION SECONDARY SCHOOL
DATE: 31-05-2019
NO.: SD
SCALE: 1:100
PROJECT NO.: 1829
PROJECT NAME: B
PROJECT NO.: 1829-48-01-01



LEGEND:
 OP OPENING CLASS
 GSP GLAZED SPANDREL BACK PAINTED
 (H) OPENING SECTIONS HANDED



AWSON ARCHITECTS
 25/26 The Arcade, 100 Market Street, Melbourne, VIC 3000
 Tel: +61 (0)3 921 437 3/4/5
 Fax: +61 (0)3 921 437 3/4/5
 Email: info@awsonarchitects.com.au
 Website: www.awsonarchitects.com.au



SITE LAYOUT PLAN
Scale 1:200 @ A1

Works Area
Delineated
with Red
Dashed Line

SITE
ENTRANCE

MAIN
SCHOOL
ENTRANCE

FOR PLANNING

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REV	REVISION	DATE
A <td>ISSUE FOR TENDER</td> <td>31-05-2010</td>	ISSUE FOR TENDER	31-05-2010
B <td>ISSUE FOR DETAILED DESIGN</td> <td>26-02-2010</td>	ISSUE FOR DETAILED DESIGN	26-02-2010

DATE: 31-05-2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: B.O.M. PRESENTATION SECONDARY SCHOOL
 SHEET: SITE LAYOUT PLAN - SHEET 1
 SCALE: 1:200

DAWSON ARCHITECTS
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 Christchurch Central City, New Zealand
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 Fax: +62 91 427 3439
 Email: info@dawsonarchitects.co.nz
 Web: www.dawsonarchitects.co.nz

CLIENT
 B.O.M. PRESENTATION SECONDARY SCHOOL
 DEPARTMENT OF EDUCATION & SILLS
 SUMMER WORKS SCHEME 2010;
 WINDOW REPLACEMENT PROJECT

SITE ADDRESS
 PRESENTATION SECONDARY SCHOOL,
 100/101 SOUTH MAIN STREET,
 CHRISTCHURCH CENTRAL CITY, NEW ZEALAND

NO.	DATE	SCALE
MD	31-05-2010	1:200
1929	1:200	
1929-AR-11-201		B



CORK CITY COUNCIL
CITY HALL
CORK

16/04/2020 14:14:27

Receipt No. : PLAN3/0/7820553
***** REPRINT *****

R 571 20
Dawson Architects

APPLICATION FEES 56000	80.00
GOODS 80.00	
VAT Exempt/Non-vatable	
R 571 20 Dawson Architects	

Total : 80.00 EUR

Tendered :
Cheque 80.00
500064

Change : 0.00

Issued By : Eoghan Fahy
From : Planning Dept. 3
Vat reg No.0005426M