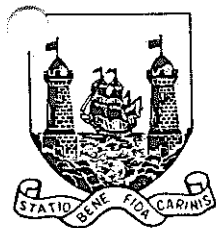


# Comhairle Cathrach Chorcaí Cork City Council



Halla na Cathrach  
Corcaigh  
T12 T997

City Hall  
Cork  
T12 T997

Christy Crowley  
Reenrour West,  
Bantry  
Co Cork

27/06/18

**RE: Section 5 Declaration 4 St Josephs Terrace, Gould St, Cork**

Dear Sir/Madam,

I am asked by Mr. Patrick Ledwidge, Director of Services, Strategic Planning & Economic Development to refer to your request for a section 5 Declaration at the  
Having regard to:

- the particulars received by the Planning Authority on 24/05/2018
- *Class 1 of Schedule 2 Part 1 Exempted Development- General*, of the Planning and Development Regulations 2001 (as amended), specifically Condition and Limitation 3, which states that any above ground floor extension shall be a distance of not less than 2 metres from any party boundary,

it is considered that, the proposal is development and that the development is **Not Exempted Development**.

Yours Faithfully,

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

## SECTION 5 DECLARATION – PLANNER'S REPORT

**File Reference:** R 479/18  
**Description:** Extension to rear of dwelling  
**Applicant:** Christy Crowley  
**Location:** 4 St. Joseph's Terrace, Gould Street, Cork  
**Date:** 19/06/2018

### SUMMARY OF RECOMMENDATION

Constitutes development, is not exempted development

### 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.

### Assessment

- The question relates to an existing, first floor extension to the rear of a dwelling which was constructed in 2005 and measures 10.9m<sup>2</sup>.
- There is no existing, recent planning history for the site.
- In the drawings submitted with the application, there is a first floor extension shown overhead what was previously a single storey extension and adjacent to a two-storey extension, which may have been constructed at the same time as the dwelling or in any case appears to have been in place a number of years
- Under Class 1 of Schedule 2 Part 1 of the Planning and Development Regulations 2001 (as amended), *any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.* The extension in question is located directly adjacent to the eastern party boundary, therefore does not meet the criteria set out in the regulations, with regard to distance.
- It therefore constitutes development and is not exempted development.

### Recommendation

Having regard to:

- the particulars received by the Planning Authority on 24/05/2018
- *Class 1 of Schedule 2 Part 1 Exempted Development- General*, of the Planning and Development Regulations 2001 (as amended), specifically Condition and Limitation 3, which states that any above ground floor extension shall be a distance of not less than 2 metres from any party boundary,

it is considered that, the proposal is development and that the development is **Not Exempted Development.**

  
**Brigh Ryan**  
Acting Executive Planner

Agreed E. Mikhlin (SEP)  
20.06.2018.

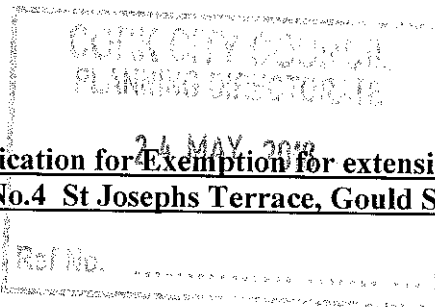
**Christy Crowley B.Sc.Arch.C.Build Eng MCABE.MCIOB.MCIAT**  
Chartered Architectural Technologist  
Chartered Construction Manager  
Chartered Building Engineer  
Registered Building Surveyor -B0292  
Cove Road, Reenrour West, Bantry, Co.Cork.  
Tel/Fax 027- 51098  
Mob. 087 - 9227960  
e-mail: crowleycrowley@eircom.net



**Christy Crowley**  
B.Sc.Arch.C.Build Eng MCABE MCIQB MCIAT.  
ARCHITECTURAL & PLANNING CONSULTANT / BUILDING SURVAYOR  
COVE ROAD, REENROUR WEST, BANTRY, CO. CORK, IRLEAND.  
Tel/Fax:027 51098 Mobile: 0879227960 Email:crowleycrowley@eircom.net

Planning Dept.  
Cork City Council,  
City Hall,  
Anglesea Street,  
Cork.

Christy Crowley,  
Reenrour West,  
Bantry.  
Co. Cork.  
Date: 23<sup>rd</sup>/May/2018



**RE: Proposed Application for Exemption for extension to dwelling house for Gerard Lordan at No.4 St Josephs Terrace, Gould Street, Cork.**

A Chara,


In relation to the above applicant, I wish to apply to Cork City Council for an Exemption Certificate under the Planning & Development Act for the construction of an extension to the rear of the above dwelling. The existing/ the subject first floor extension was build in 2005 and is only 10.9 sq/m. This size is within the exempt development requirements for this type of structure.

To assist you in making your decision on same I enclose 2No. copies of the documents listed below:-

1. Drawings to scale 1/50 to include relevant floor plans, elevational sketches etc.
2. Site location maps (scales 1/1,000 & 1/10,560)
3. Pictures of the location where the extension is at the rear of the dwelling.
4. Application Fee - Cheque in the sum of 80.00 euro.

Trusting that all the enclosed is satisfactory to assists you in making your decision and if you require any further information do not hesitate to contact me.

Yours sincerely

  
Christy Crowley B.Sc.Arch.C.Build Eng MCABE MCIQB MCIAT.  
Chartered Architectural Technologist/Chartered Construction Manager/  
Chartered Building Engineer/Registered Building Surveyor - B0292

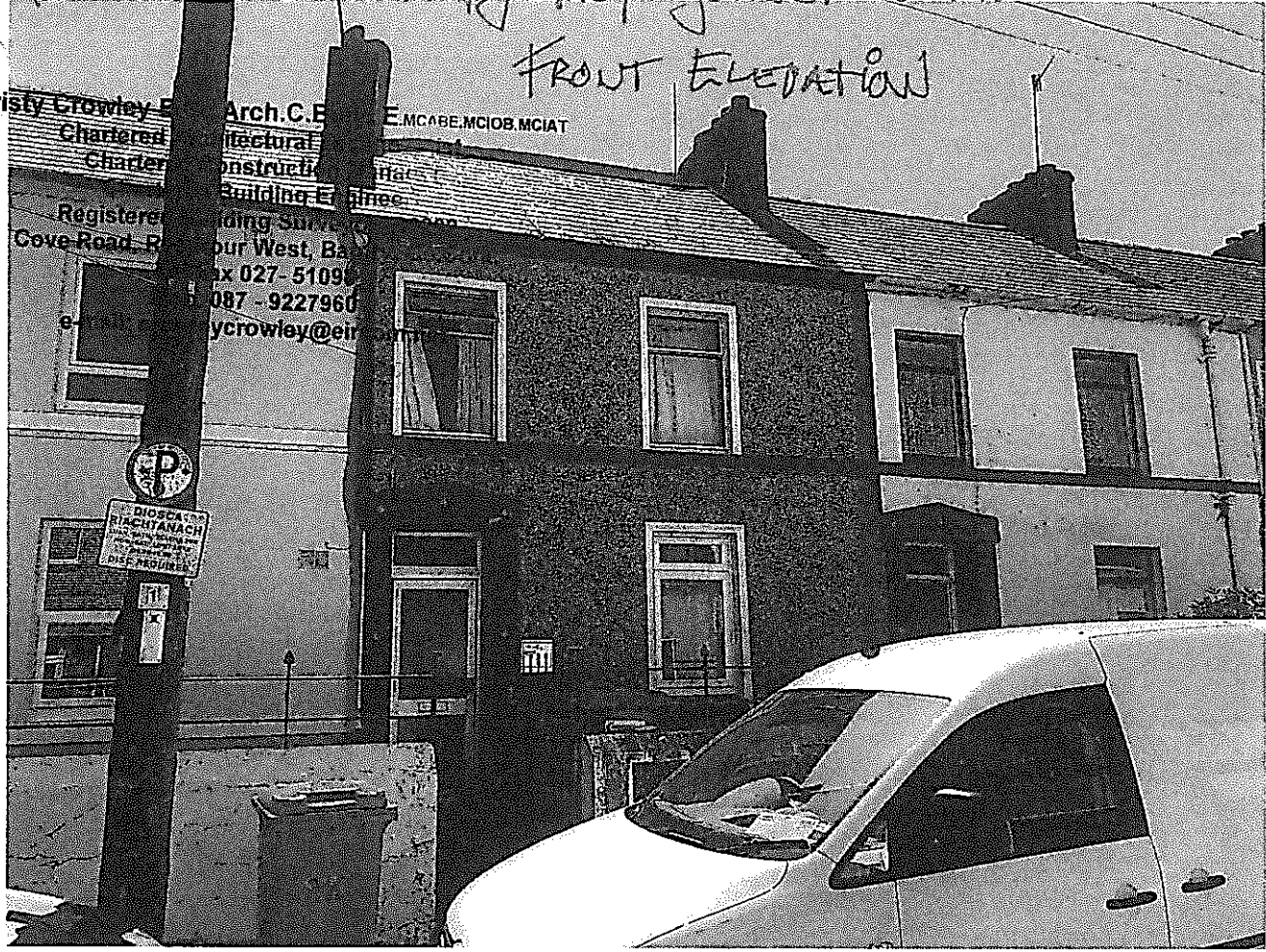
P.S.

CONTACT DETAILS FOR GERARD LORDAN — 086-198 5222

GERARD LORIAN, No. 4, St. JOSEPH'S TER., JOUEN ST. CORR.

FRONT ELEVATION

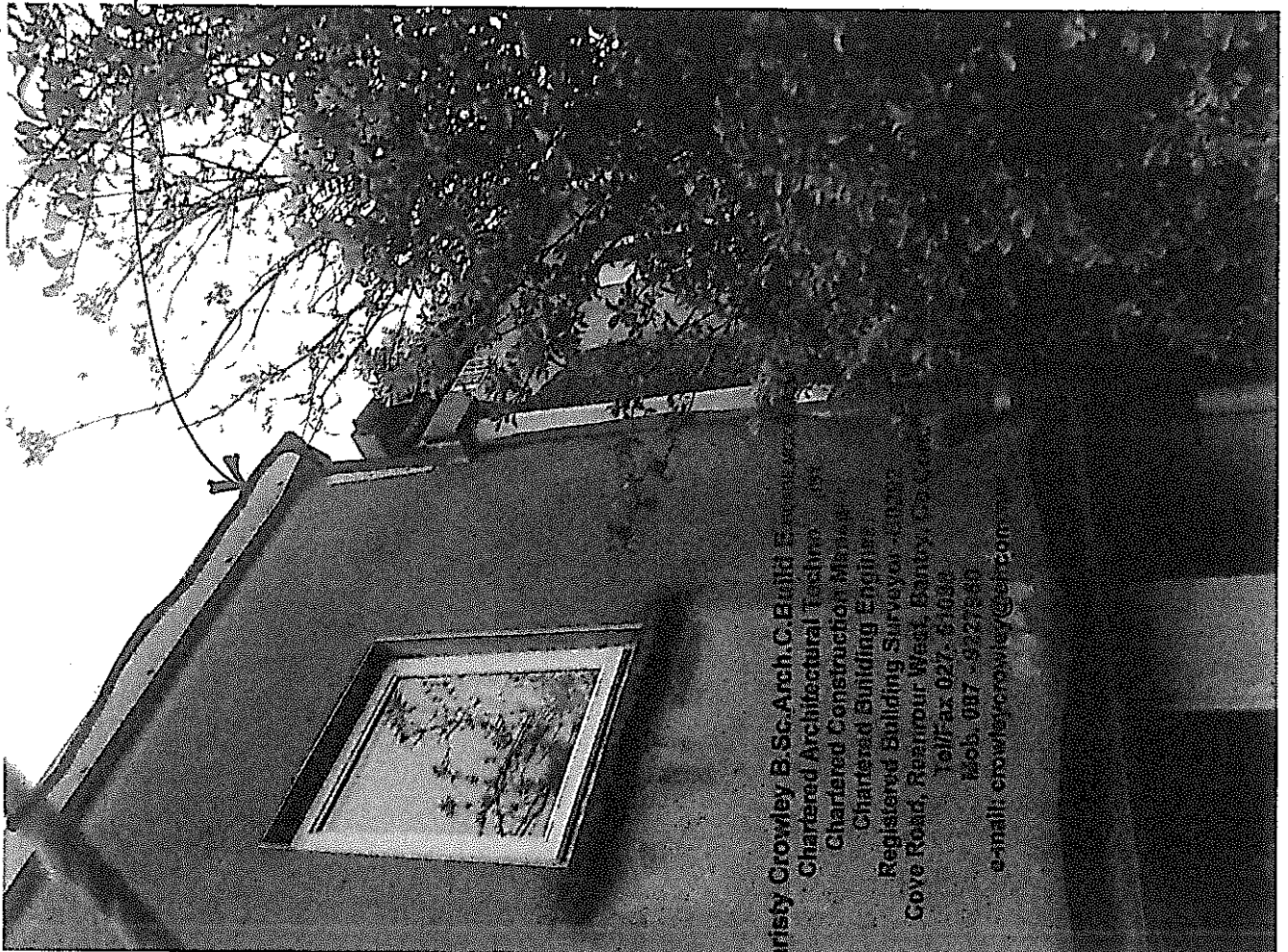
Christy Crowley P. Arch. C.E. E.MCARE, MCIQB, MCIAT  
Chartered Architectural  
Chartered Construction  
Registered Building Engineer  
Cove Road, B...  
...our West, Ba...  
...x 027- 51098...  
...087- 9227960...  
...ycrowley@eir...



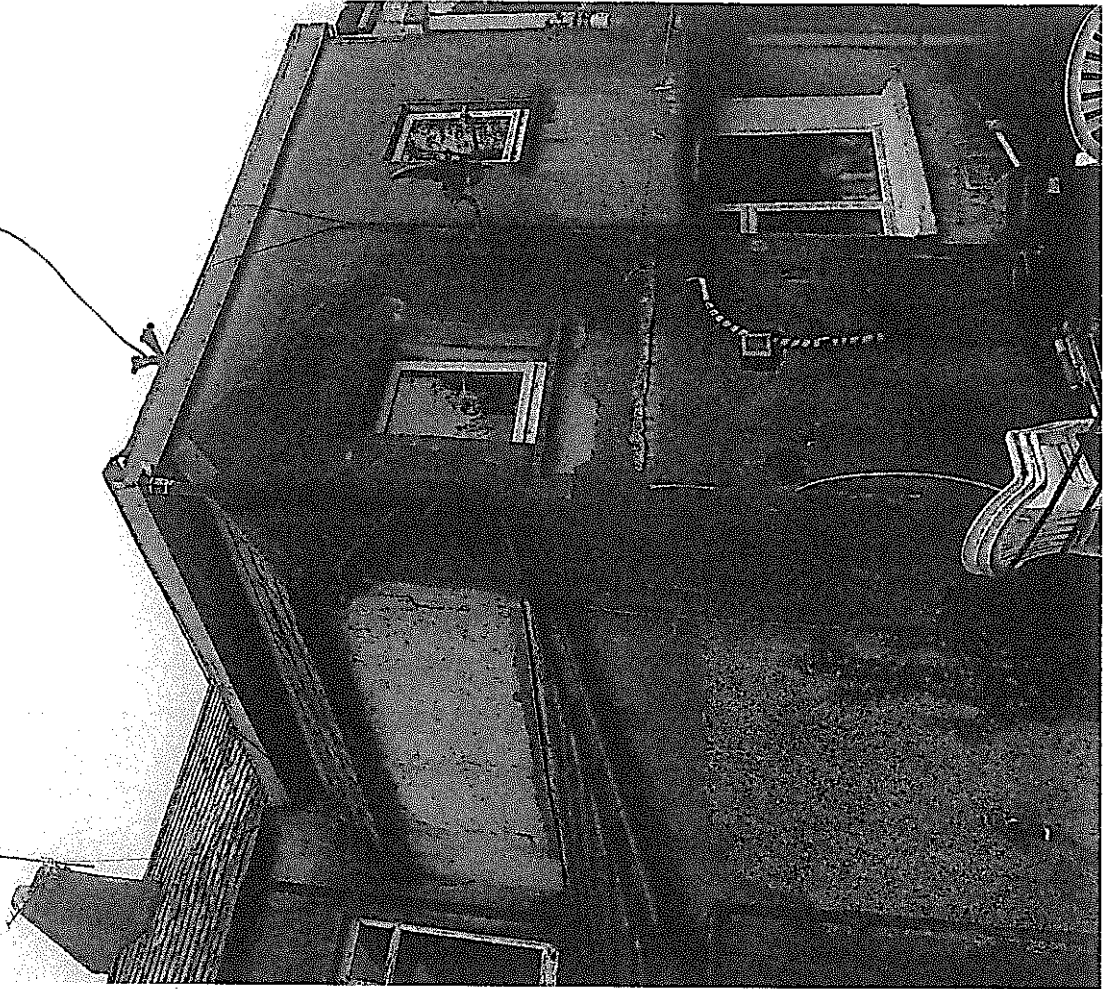
STREET VIEW FROM COUEN STREET.

GERARD HORDAN, 4 ST JOSEPHS TEE. JOURNAL ST.

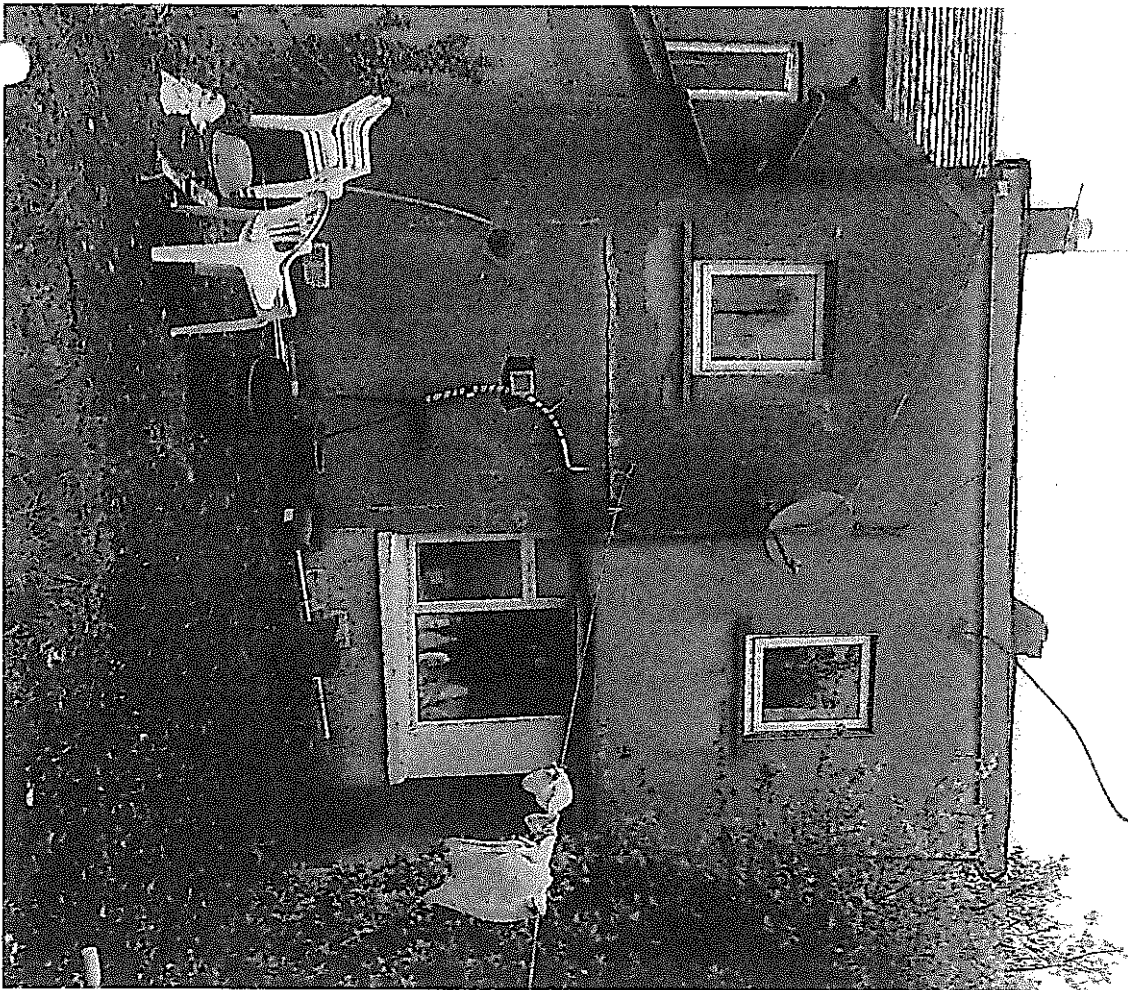
LOCATION WHERE EXEMPTION IS SOUGHT  
FOR OUTLINED IN RED



Christy Crowley B.Sc. Arch. C. Build. Eng. (Hons)  
Chartered Architectural Technologist  
Chartered Construction Manager  
Chartered Building Engineer  
Registered Building Surveyor (0200)  
Cove Road, Reamur West, Bantock, Co. Wick  
Tel/Fax 027 53055  
Mob 087 9227586  
e-mail crowley@cran.com



REAR ELEVATION  
SECTION IS QUESTION DOTTED IN PEN



LEARNED LORRAN, No. 4 St JOSEPHS TERRACE,  
GOUND STREET.

CORK.

Christy Crowley B.Sc. Arch. C. Build E<sup>MCABE</sup> MCIOB MCIAJ  
Chartered Architectural Techno<sup>1</sup> Jist  
Chartered Construction Manager  
Chartered Building Engineer  
Registered Building Surveyor - B0292  
Cove Road, Reenour West, Bantry, Co. Cork.  
Tel/Fax 027 - 51098  
Mob. 087 - 9227960  
e-mail: crowleycrowley@eircom.net

First floor extension only.

**Planning Pack Map** *J. Lohan, No. 4, St Josephs Tce, Louisa St. Cork.*

566722

571097



National Mapping Agency

**CENTRE COORDINATES:**  
ITM 566839, 571011

**PUBLISHED:** 18/05/2018  
**ORDER NO.:** 50008143\_1

**MAP SERIES:** M.A.S. 1:1,000  
**MAP SHEETS:** M.A.S. 1:1,000



**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

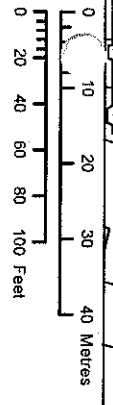
All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

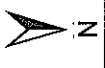
© Suirbhreacht Ordánais Éireann, 2018  
© Ordnance Survey Ireland, 2018  
[www.osi.ie/copyright](http://www.osi.ie/copyright)

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



**OUTPUT SCALE: 1:1,000**

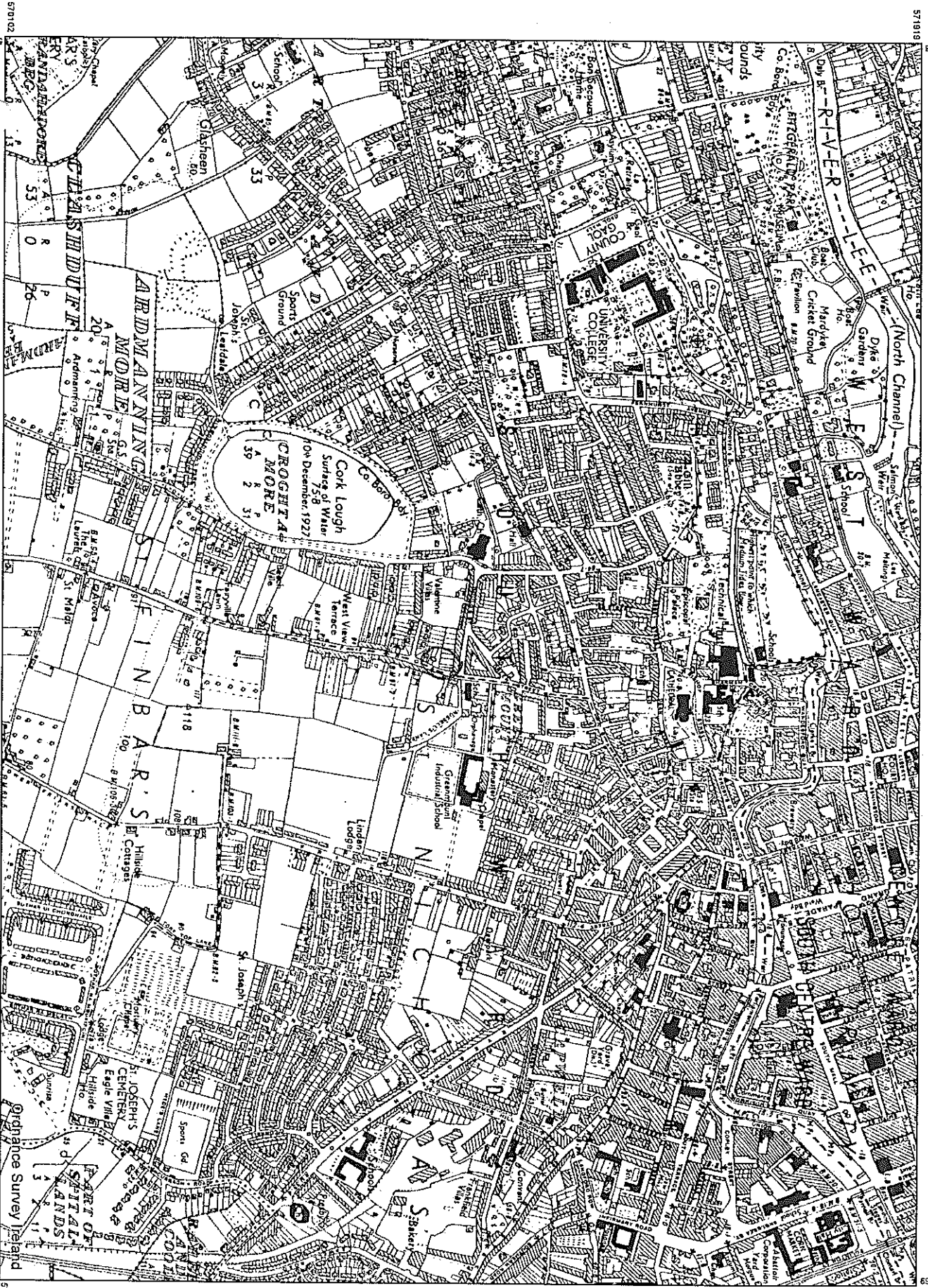
**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>; search 'Capture Resolution'



570925

570925

# Site Location Map & Location, #4. ST. JOSEPH. Fec. JOURNAL ST. COLK.

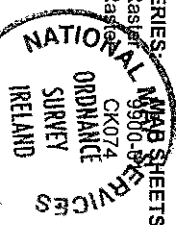


**Ordnance Survey**  
Ireland  
National Mapping Agency

**CENTRE COORDINATES:**  
ITM 568839 571011

**PUBLISHED:** 18/05/2018  
**ORDER NO.:** 50008143\_1

**MAP SERIES:** MAB SHEETS:  
6 Inch Raster: M500-08  
6 Inch Raster: CK074



**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

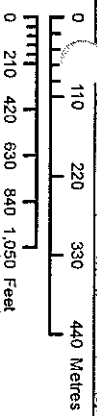
Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéireacht Ordánáis Éireann, 2018  
© Ordnance Survey Ireland, 2018  
[www.osi.ie/copyright](http://www.osi.ie/copyright)

**LEGEND:**

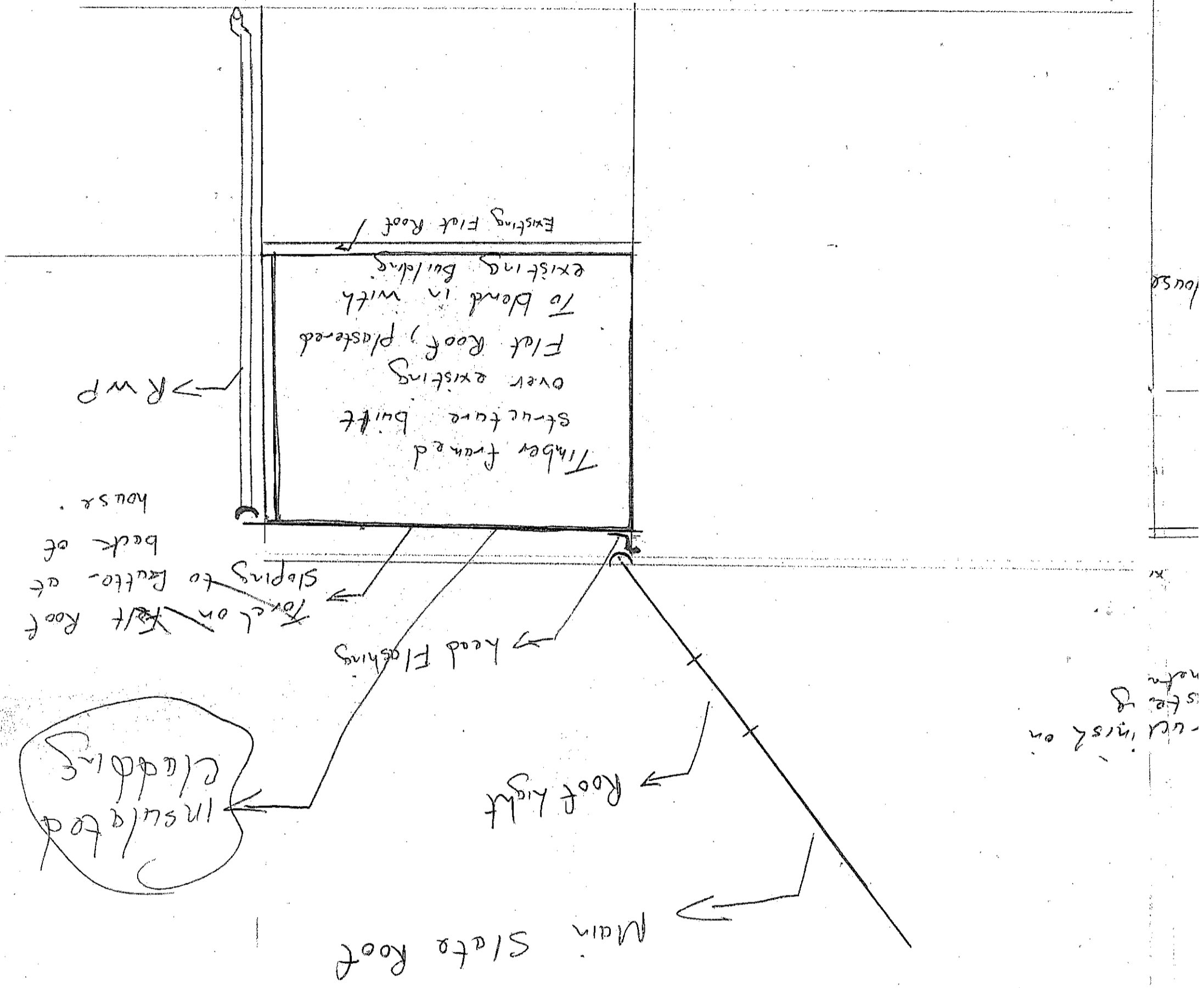
**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie/search/CaptureResolution/>

**OUTPUT SCALE: 1:10,560**





Section AA  
Side Elevation Through House



Note: - Application for exemption of structural (first floor) to Part of Building

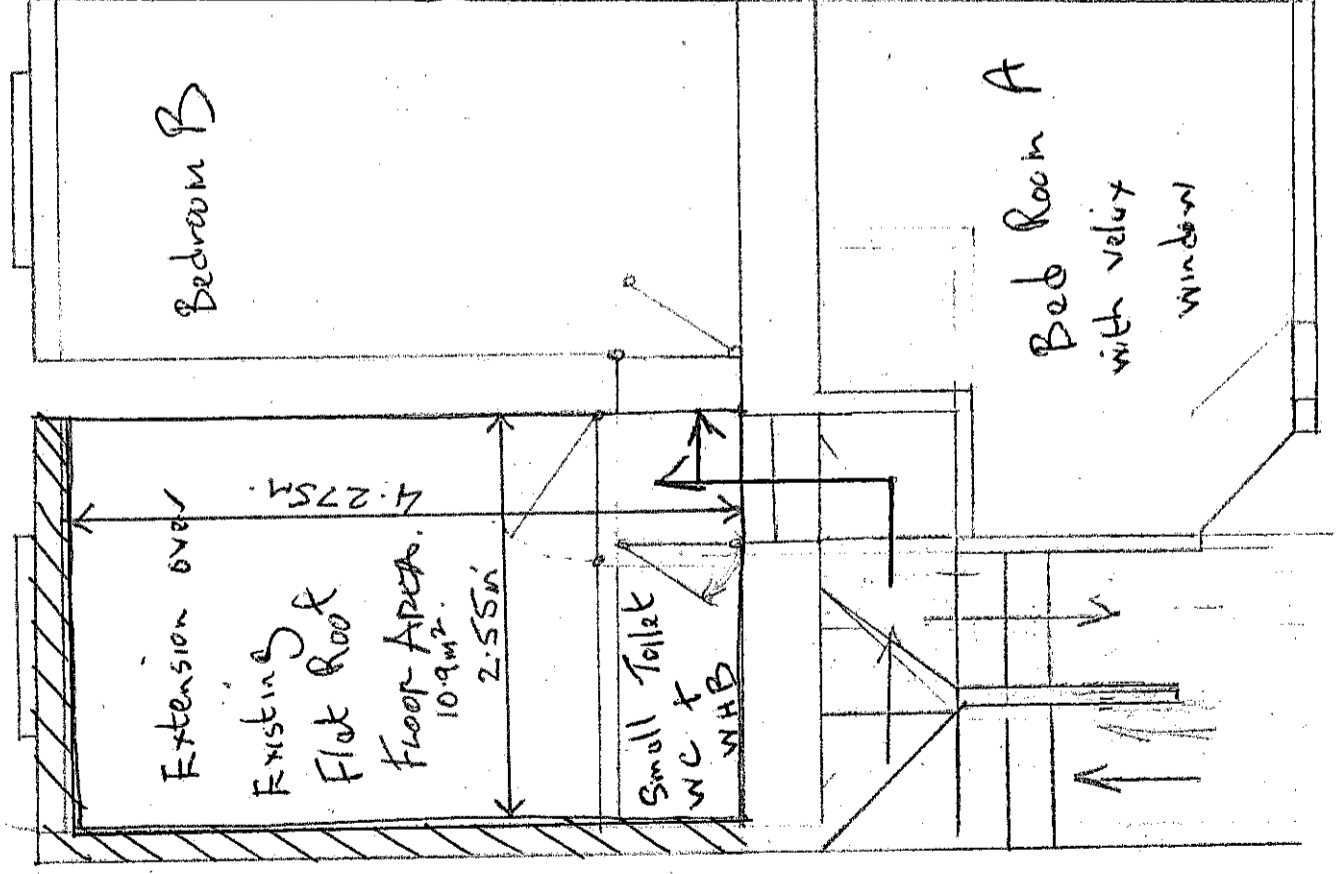
For: - Gerard Keenan, Date: May/2016

Scale: 1/50. Drawings prepared by: J. Keenan.

Christy Crowley B.Sc. Arch. C. Build E. MCABE/MCIB/MCAI  
 Chartered Architectural Technologist  
 Chartered Construction Manager  
 Chartered Building Engineer  
 Registered Building Surveyor - B0292  
 Cove Road, Reenour West, Bantry, Co. Cork.  
 Tel/Fax 027-51098  
 Mob. 087-9227960  
 e-mail: crowleycrowley@eircom.net

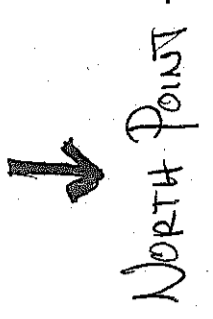
# Plan of New Upstairs layout

Christy Crowley B.Sc.Arch.C.Build E.MCABEMCI08.MCIAT  
 Chartered Architectural Technologist  
 Chartered Construction Manager  
 Chartered Building Engineer  
 Registered Building Surveyor - B0292  
 Cove Road, Reenour West, Bantry, Co.Cork.  
 Tel/Fax 027- 51098  
 Mob. 087 - 9227960  
 e-mail: crowleycrowley@eircom.net



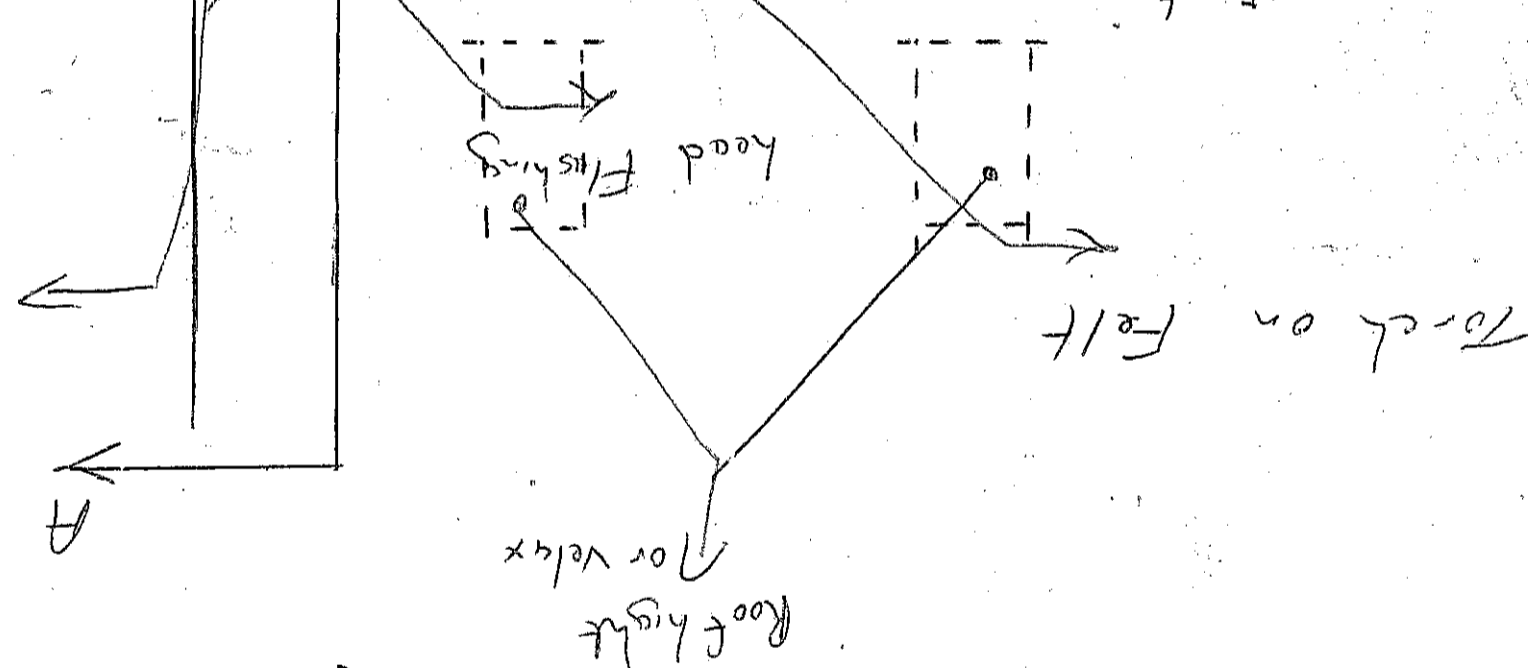
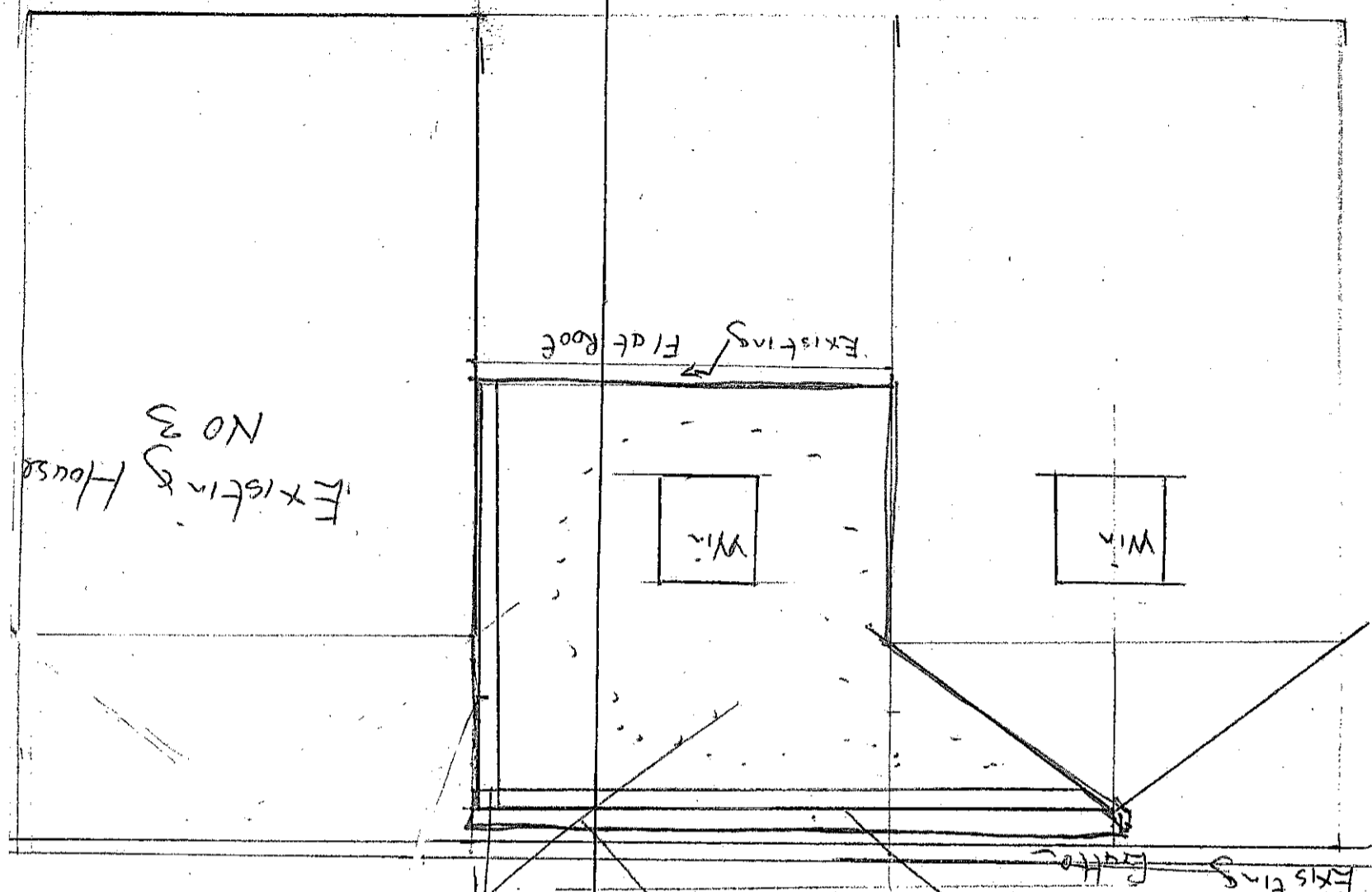
Title:- Application for first floor extension  
 to dwelling. "EXEMPTION CERTIFICATE"  
 AT:- No. 4 ST JOSEPHS TERRACE, GROUND STREET, CORK.  
 FOR:- Gerard Moran, DATE: 23rd May 2018.  
 SCALE 1/50. BY:- JENNIFER MORAN (DRAWINGS PREPARED BY)

FIRST FLOOR layout SCALE 1/50.  
 SUBJECT OF EXEMPTION



S  
S1

Relevation from Rear of House same 1/50.



Timber Strussing on expanded mesh with plaster &

Note: - Application for Exemption of 1st floor.  
 Extension to Rear of Dwelling.  
 For: - James Lohan, Date: - May 2018  
 Scale: - 1/50. DRAWN BY - J. Lohan.  
 At: - No 4. St Josephs Tec. Jouv. St. Cork.

Christy Crowley B.Sc. Arch. C. Build E. MCABE. MCIOB. MCIAI  
 Chartered Architectural Technologist  
 Chartered Construction Manager  
 Chartered Building Engineer  
 Registered Building Surveyor - B0292  
 Cove Road, Reenour West, Bantry, Co. Cork.  
 Tel/Fax 027-51098  
 Mob. 087-9227960  
 e-mail: crowleycrowley@eircom.net