



Comhairle Cathrach Chorcaí

Cork City Council

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

James Hickey & Aoife Cahill,
Golden Grove,
9 Linden Avenue,
Beaumont,
Blackrock,
Cork T12 KR9X.

27/06/2023

RE: **Section 5 Declaration R785/23 Golden Grove, 9 Linden Avenue, Beaumont, Blackrock, Cork T12 KR9X.**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 15th June 2023, I wish to advise as follows:

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, 9 and 10 and Part 1 of Schedule 2 of the Planning and Development 2001 - 2018,

The Planning Authority considers that –

the proposed works to the existing dwelling house, consisting of the following:

1. *The demolition of the existing kitchen annex and sunroom to rear of dwelling;*
2. *The replacement of the existing mono-pitch garage roof to the side with a flat roof and alterations to side elevation;*
3. *The replacement of front door and removal of internal porch door and the replacement of garage door with window at the front of the dwelling;*



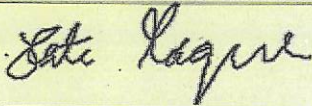
We are Cork.

4. *The provision of new internal doors to the existing garage and the installation of ground floor bathroom within existing boiler room/garage;*
5. *The construction of a single storey extension (34.78m²) plus hallway (3.44m²) to rear of dwelling house.*

at Golden Grove, 9 Linden Avenue, Beaumont, Blackrock, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued, 27th June 2023.

Is mise le meas,



Kate Magner
Development Management Section
Community, Culture and Placemaking Directorate
Cork City Council

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

Fón/Tel: 021-4924709

Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. NAME OF PERSON MAKING THE REQUEST

James Hickey & Aoife Cahill

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

Golden Grove,
9 Linden Avenue,
Beaumont,
Blackrock,
Cork
T12KR9X

DEVELOPMENT MANAGEMENT
CCP

15 JUN 2023

CORK CITY COUNCIL

3. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Is the demolition of the existing rear kitchen annex (4.17m²) and sunroom (10.4m²), the replacement of existing mono-pitch garage roof with a flat roof, the installation of toilet in existing boiler room, and the construction of a single storey extension (34.78m²) plus hallway of 3.44m², elevational changes, internal alterations and associated works at Golden Grove, 9 Linden Avenue, Beaumont, Blackrock, Cork development and if so, is it exempted development?

Note:

The original dwelling was constructed in 1960. There would be circa 307m² of garden remaining post construction.

The works proposed include:

- Demolition of existing sunroom (pre-1963 build, floor area = 11.2m²) and existing kitchen annex (1960 build, Area = 4.45m²), and construction of a new single storey extension (Area = 34.78m², kitchen/living room) with a flat roof (height incl. parapet = c.3.57m) at the rear of the dwelling.
- Replacement of front door and removal of internal porch door (within original 1960 building footprint) at the front of the dwelling.
- Provision of new internal doors to the existing garage.
- Installation of ground floor bathroom within existing boiler room/garage.

- Replacement of garage door with window.

Internal Changes under Section 4(1)(h) include new internal doorways into 'garage', change to front entrance door to include existing porch within hallway, and replacement of mono-pitch garage roof to a flat roof (increase side garage wall height by 600mm), and installation of toilet in existing boiler room.

Demolition works under Class 50B; criteria (1) the kitchen annex and sunroom to be demolished do not abut another building under separate ownership. In the interest of clarity, the existing southern wall within my property boundary will remain in place and form part of the new extension. This wall is fully within my property boundary.

This application is made for the purpose of the Vacant Property Refurbishment Grant. The grant is subject to the Section 5 declaration of exemption.

Please refer to drawings for more detail.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

4. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

N/A

5. Is this a Protected Structure or within the curtilage of a Protected Structure?

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority?

6. Was there previous relevant planning application/s on this site?

If so please supply details:

N/A

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 floor area = 135m ²
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	Proposed extension = 39.86m ²
(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) Vacant house / residential	<u>Proposed</u> /existing use (please circle) Residential

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is 'Other', please state your interest in the land/structure in question		
If you are not the legal owner, please state the name of the owner if available		

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

Signature:

James Hickney + Aoife Cahill

Date:

14.06.2023

CONFIDENTIAL CONTACT DETAILS

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.**

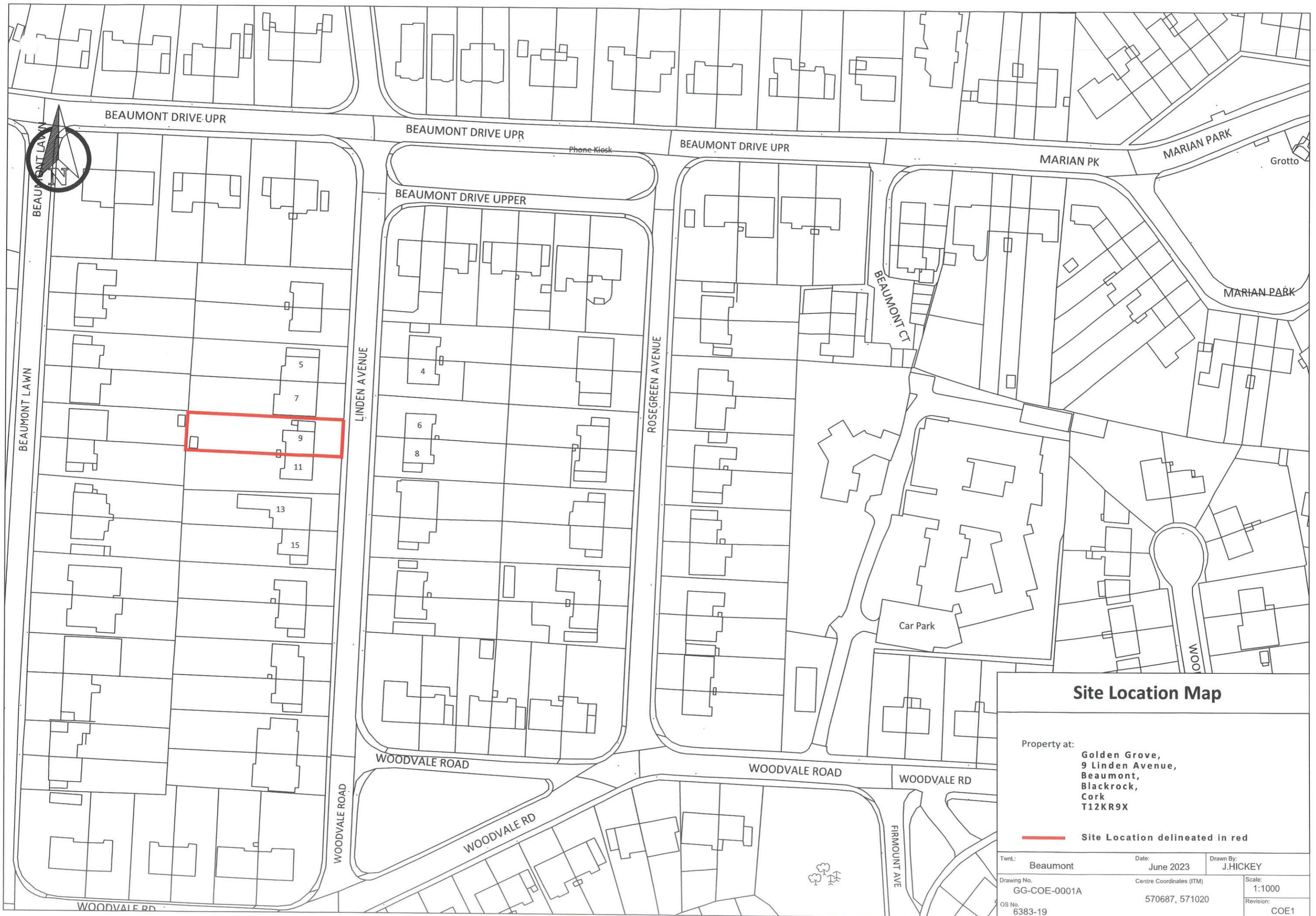
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks 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 protection 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.

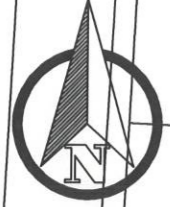


Site Location Map

Property at:
**Golden Grove,
 9 Linden Avenue,
 Beaumont,
 Blackrock,
 Cork
 T12KR9X**

Site Location delineated in red

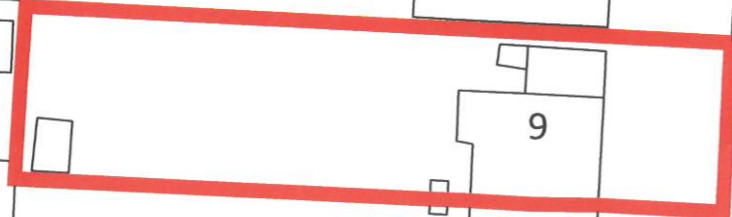
TwnL: Beaumont	Date: June 2023	Drawn By: J.HICKEY
Drawing No. GG-COE-0001A	Centre Coordinates (ITM) 570687, 571020	Scale: 1:1000
OS No. 6383-19		Revision: COE1



BEAUMONT LAWN

LINDEN AVENUE

ROSEGREEN AVENUE



5

7

9

11

13

15

4

6

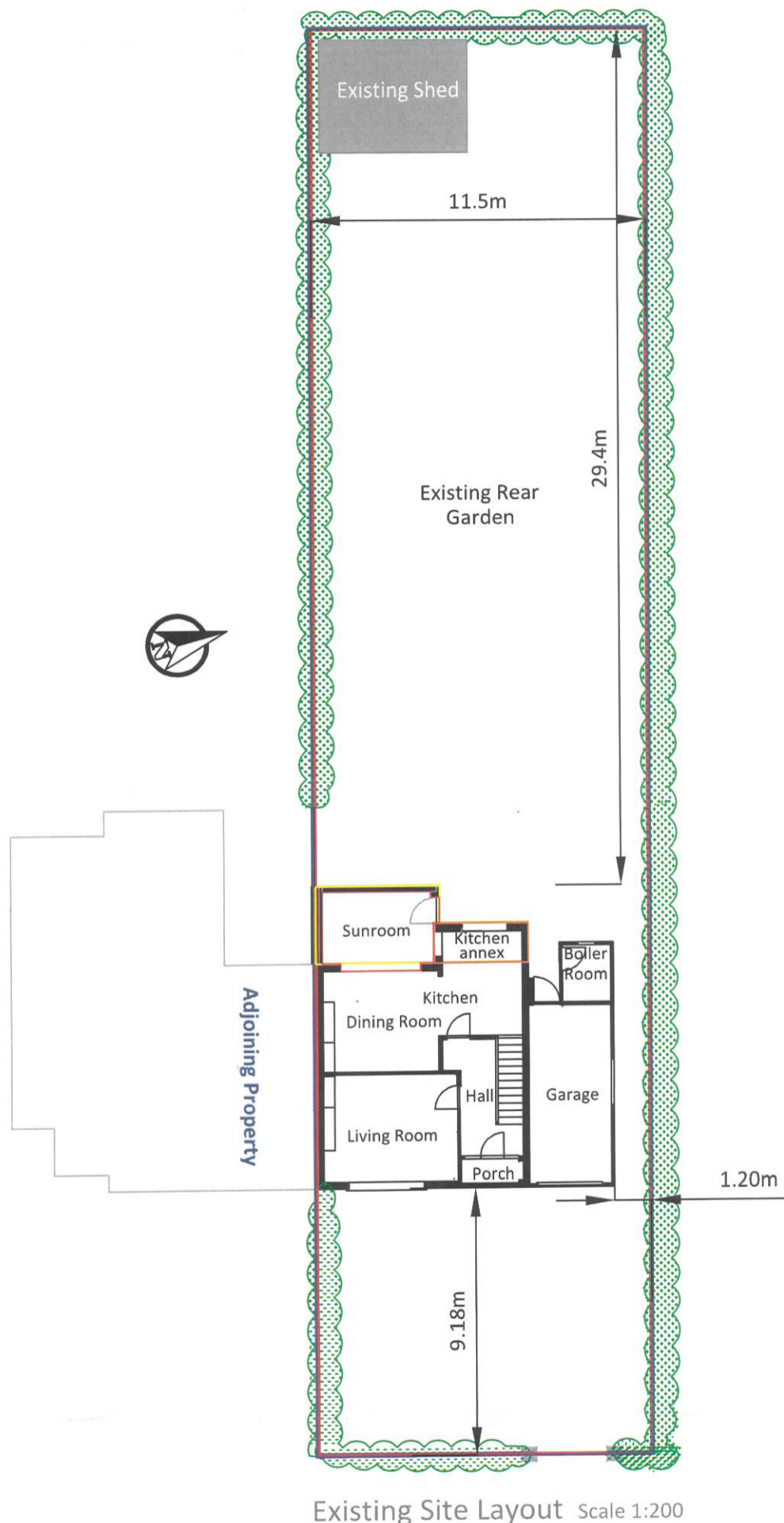
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Site Location Map

Property at:
**Golden Grove,
9 Linden Avenue,
Beaumont,
Blackrock,
Cork
T12KR9X**

 Site Location delineated in red

TwnL: Beaumont	Date: June 2023	Drawn By: J.HICKEY
Drawing No. GG-COE-0001	Centre Coordinates (ITM) 570687, 571020	Scale: 1:500
		Revision: COE1

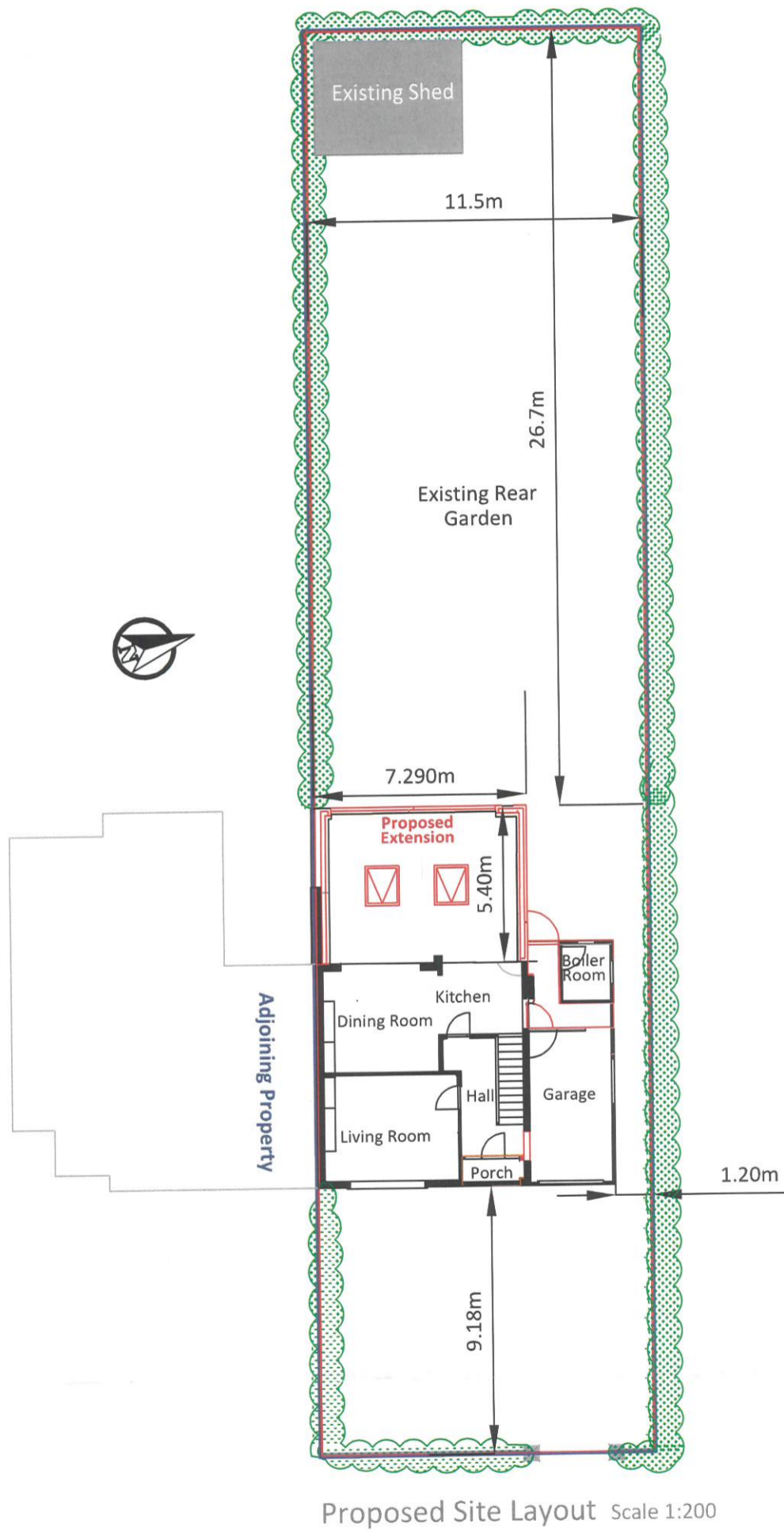


- Notes:**
- Yellow outlines existing sunroom to be demolished; Internal floor area = 11.2m²
 - Orange outlines existing kitchen annex to be demolished; Internal floor area = 4.45m²
 - Site boundary delineated in red
 - Land under ownership of applicant outlined in blue

James Hickey MEng CEng MIEI
Address: T12 KR9X

Revision Description	Date	Rev	Issued By
Section 5 Declaration - Certificate of Exemption	14.06.2023	COE01	JH

Project	Proposed Extension
Location	Golden Grove, 9 Linden Avenue, Beaumont, Cork
Drawing Title	Existing site layout
Drawing No	GG-COE-1002



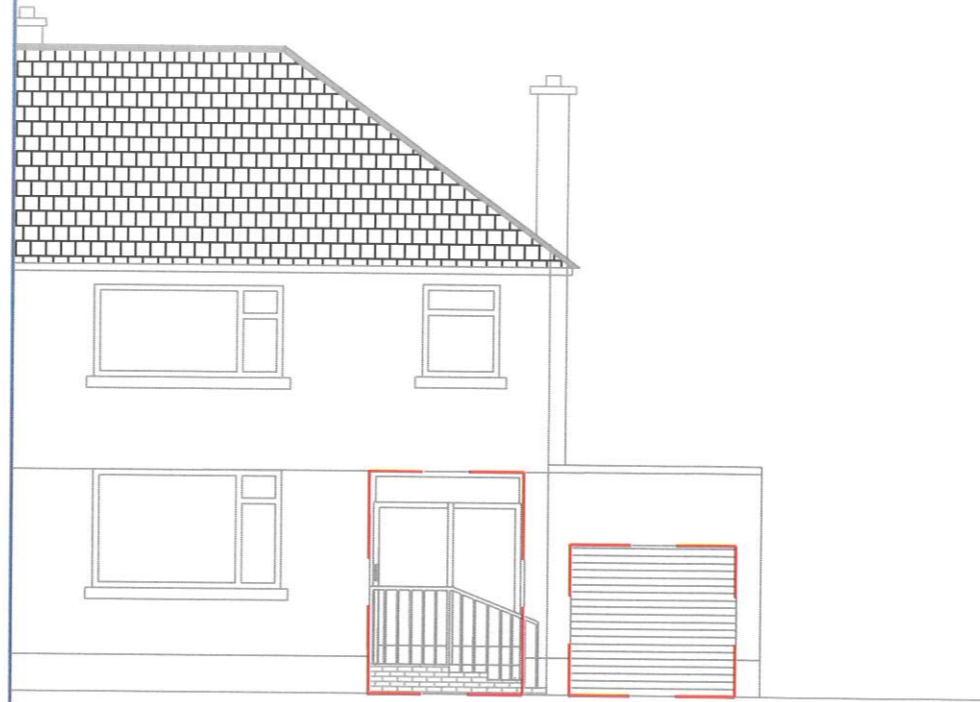
- Notes:**
- Site boundary delineated in red
 - Land under ownership of applicant delineated in blue

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Address: T12 KR9X

Revision Description	Date	Rev	Issued By
Section 5 Declaration - Certificate of Exemption	14.06.2023	COE01	JH

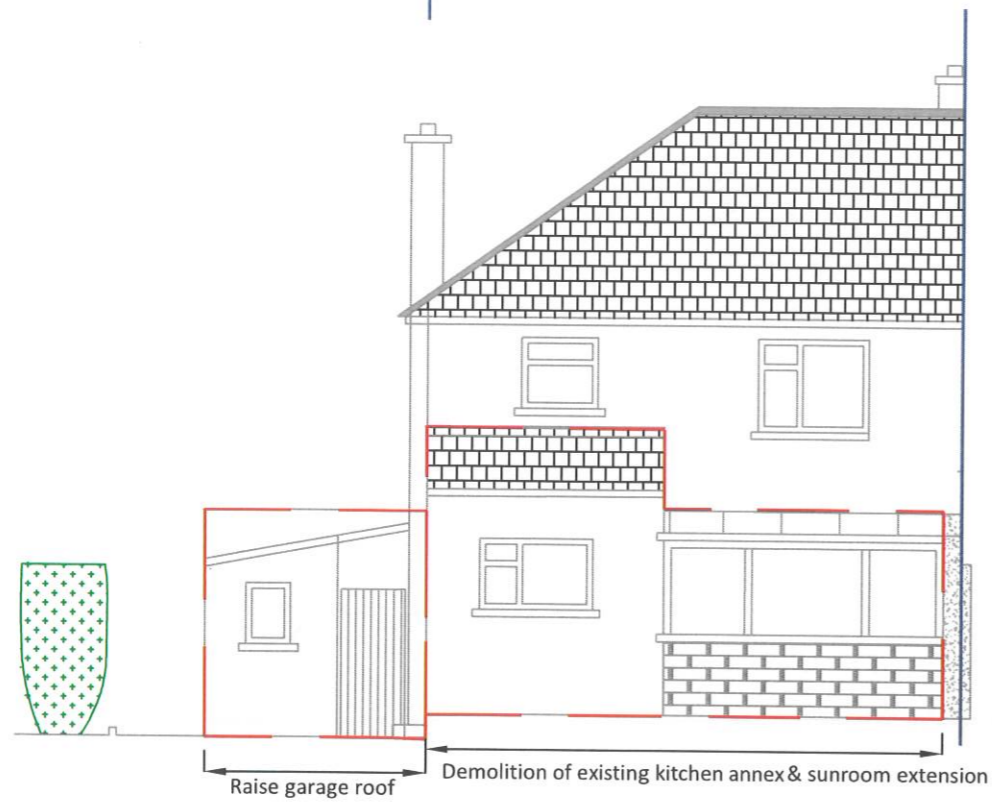
Project	Proposed Extension
Location	Golden Grove, 9 Linden Avenue, Beaumont
Drawing Title	Proposed site layout
Drawing No	GG-COE-1003

Adjoining Property

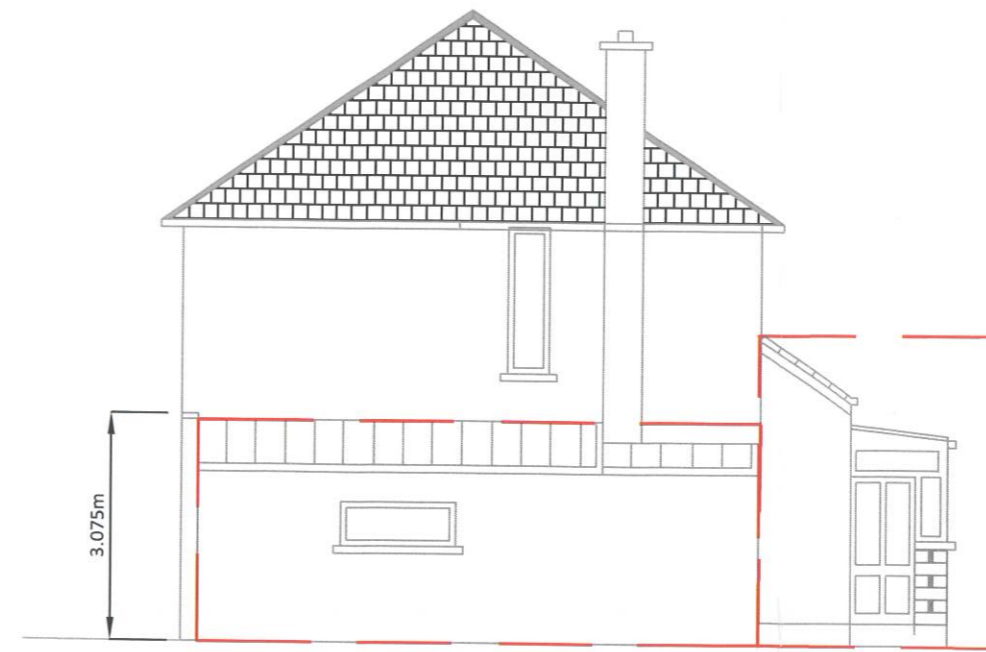


EXISTING EAST (FRONT) ELEVATION Scale 1:100

Adjoining Property



EXISTING WEST ELEVATION Scale 1:100



EXISTING NORTH ELEVATION Scale 1:100

Revision Description	Date	Rev	Issued By
Section 5 Declaration - Certificate of Exemption	14.06.2023	COE01	JH

Project	Proposed Extension
Location	Golden Grove, 9 Linden Avenue, Beaumont, Blackrock, Cork
Drawing Title	Existing Elevations
Drawing No	GG-COE-1004

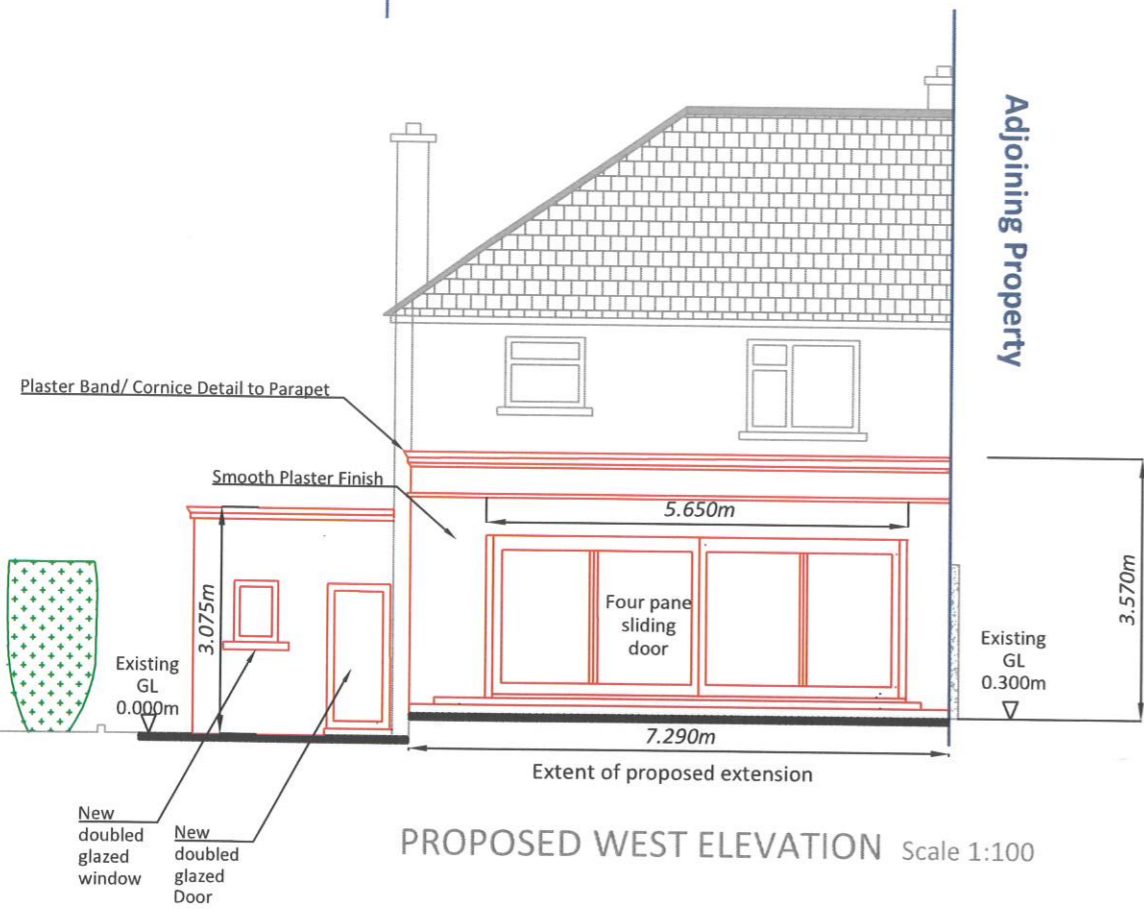
James Hickey MEng CEng MIEI
Chartered Engineer - Engineers Ireland
Address: T12 KR9X

Adjoining Property

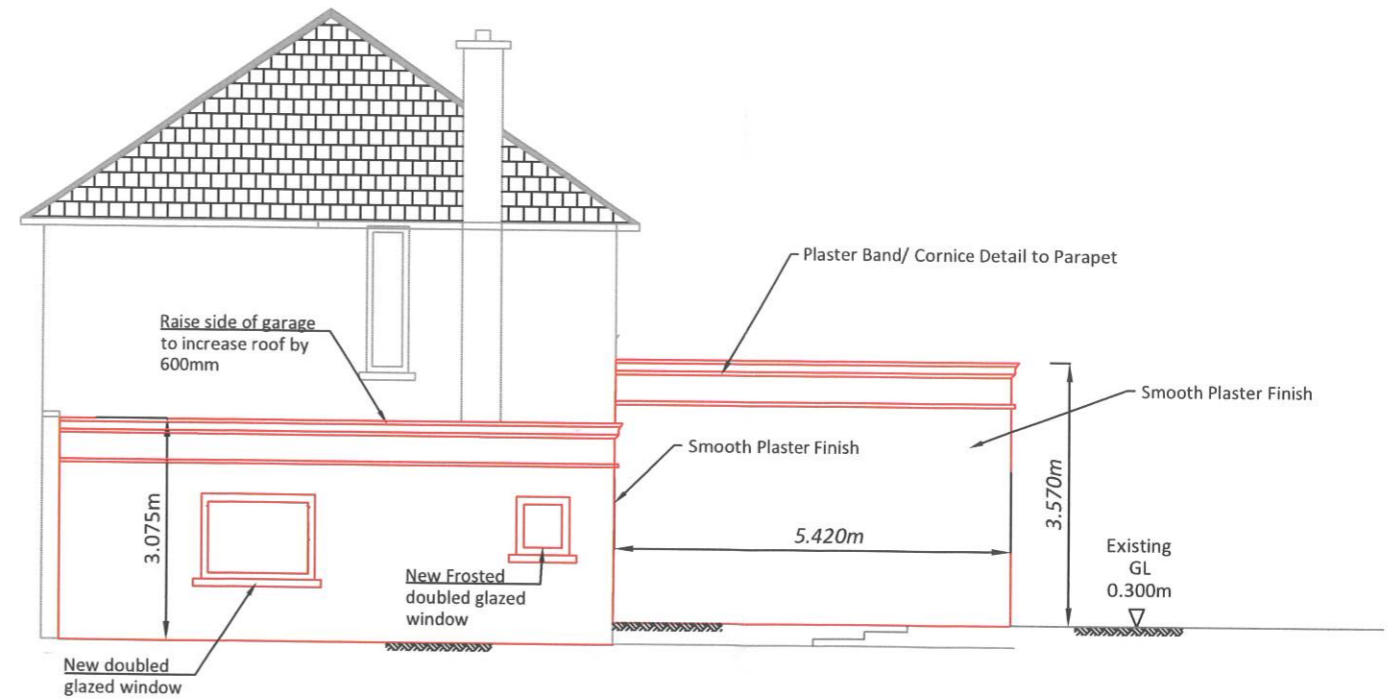


PROPOSED EAST (FRONT) ELEVATION Scale 1:100

Adjoining Property



PROPOSED WEST ELEVATION Scale 1:100



PROPOSED NORTH ELEVATION Scale 1:100

Revision Description	Date	Rev	Issued By
Section 5 Declaration - Certificate of Exemption	14.06.2023	COE01	JH

Project Proposed Extension
Location Golden Grove, 9 Linden Avenue, Beaumont, Blackrock, Cork
Drawing Title Proposed Elevations
Drawing No GG-COE-1005

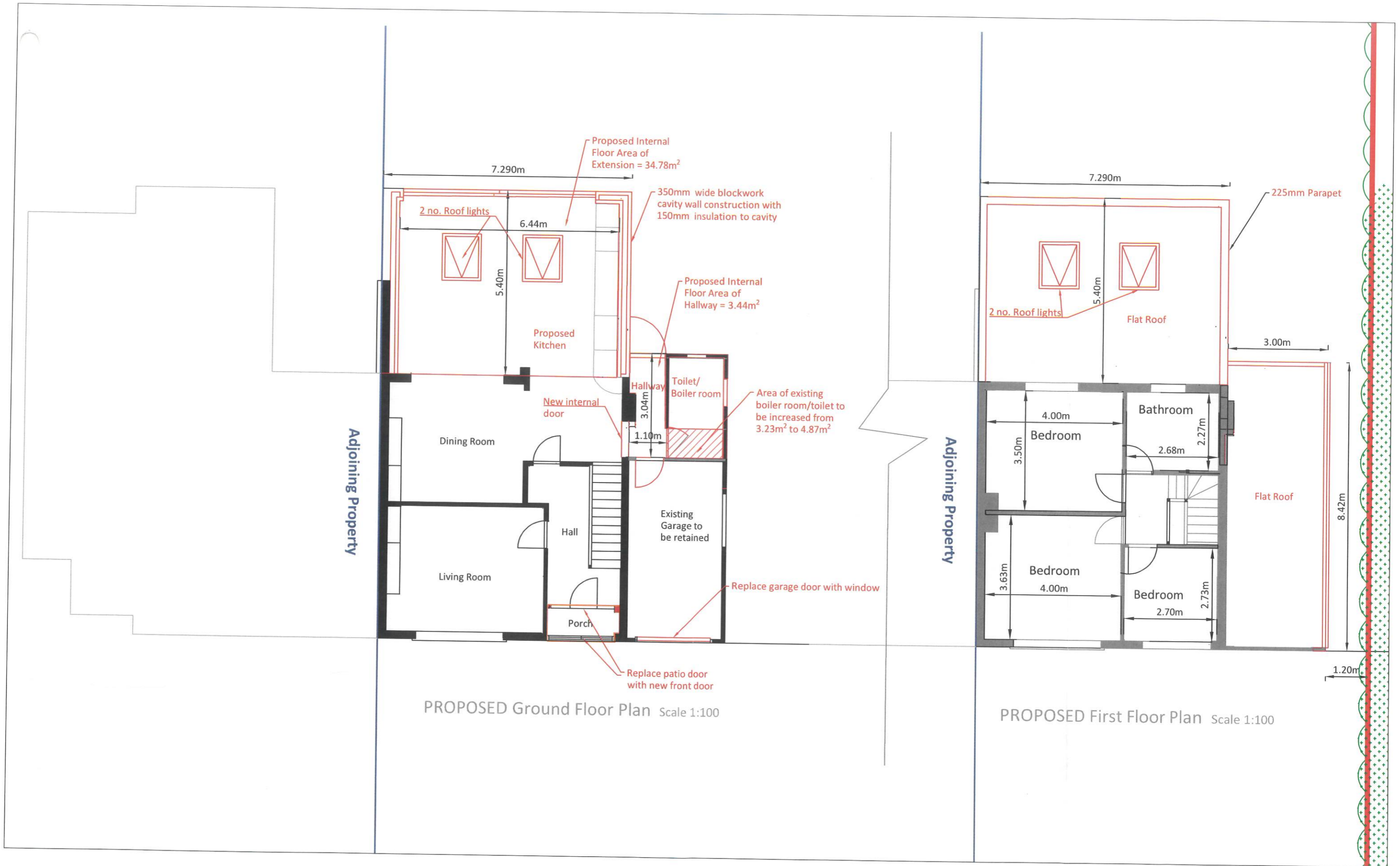
James Hickey MEng CEng MIEI
 Chartered Engineer - Engineers Ireland
 Address: T12 KR9X



Revision Description	Date	Rev	Issued By
Section 5 Declaration - Certificate of Exemption	14.06.2023	COE01	JH

Project Proposed Extension
Location Golden Grove, 9 Linden Avenue, Beaumont, Blackrock, Cork
Drawing Title Existing Floor Plans
Drawing No GG-COE-1006

James Hickey MEng CEng MIEI
 Chartered Engineer - Engineers Ireland
 Address: T12 KR9X



Revision Description	Date	Rev	Issued By
Section 5 Declaration - Certificate of Exemption	14.06.2023	COE01	JH

Project Proposed Extension
Location Golden Grove, 9 Linden Avenue, Beaumont, Blackrock, Cork
Drawing Title Proposed Floor plans
Drawing No GG-COE-1007

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 Chartered Engineer - Engineers Ireland
 Address: T12 KR9X