

Comhairle Contae Chorcaí Cork County Council

Halla an Chontae,
Corcaigh T12 R2NC, Éire.
Fón: (021) 4276891 • Faics: (021) 4276321
Suíomh Gréasáin: www.corkcoco.ie
County Hall,
Cork T12 R2NC, Ireland.
Tel: (021) 4276891 • Fax: (021) 4276321
Web: www.corkcoco.ie



John & Ina Kiely,
c/o FC Design & Planning Ltd.,
Grange West,
Fermoy,
Co. Cork.

14th March 2024

REF: D/318/23
LOCATION: Main Street, Glanworth, Co. Cork P51 T1H3

**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir & Madam,

On the basis of the information submitted by you on 18th December 2023 and 29th February, 2024 the Planning Authority, having considered the question whether or not a proposed domestic two-storey extension comprising of 39.29 sqm floor space to the rear of an existing dwelling house and renovations to dwelling house at **Main Street, Glanworth, Co. Cork P51 T1H3** is or is not development and is or is not exempted development has declared that it **is development and is exempted development.**

Reason for Decision

The Planning Authority in considering this referral had particular regard to:

- the particulars received by the Planning Authority on 18/12/2023 & 29/02/2024
- Sections 3 and 4 of the Planning and Development Act 2000 (as amended)
- Schedule 2, Part 1, Class 1 of the Planning & Development Regulations 2001 (as amended) and
- Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended)

And Whereas Cork County Council has concluded that –

The proposed domestic two-storey extension to the rear of Main Street, Glanworth, Co. Cork, P51 T1H3 is **development and is exempted development.**

This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Yours faithfully,



**KEVIN O' REGAN,
SENIOR EXECUTIVE OFFICER,
PLANNING DEPARTMENT.**

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

Planners Report

Section 5 Declaration Reference D/318/23

The Question

Whether a proposed domestic two-storey extension comprising of 39.29sqm floor space to the rear of an existing dwelling house and renovations to dwelling house is / is not exempted development for the purposes of the Planning and Development Act.

Site Context

The subject site which has a stated site area of 0.0292ha, is located at Main Street, Glanworth, Co. Cork, P51 T1H3 and within the development boundary of Glanworth. The referrer has referred to the property as an existing dwelling although it appears to be a vacant commercial property with signage still remaining, as shown below in figure 2. Residential dwellings and some commercial uses are located along Main Street on both sides of the R512. The River Funshion is located c. 200m east of the site.



Fig.1 Approximate Site Location within Glanworth village. Source: EPA Maps.

Planning History

There is no planning history on record for the subject site.



Fig.2: Subject site located at P51 T1H3

Statutory Provisions

Planning and Development Act, 2000 (as amended)

Section 3 (1) states that,

“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”.

“Works includes any act or operation of construction, excavation demolition extension, alteration, repair or renewal”.

Section 4 (1)(h) states:

“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) of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted from development for the purposes of the Planning and Development Act.

Planning and Development Regulations, 2001 (as amended)

Article 6, Part 1

“Subject to article 9, development consisting of a class specified in column 1 of part 1 of schedule 2 shall be exempted for the purposes of the Act, provided that such development complied with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.”

Article 6, Part 1, Exempted Development – General

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 or to the side of the house.*

Article 9(1) sets out the criteria under which development relating to Article 6 shall not be exempted development.

Request of Further Information

The applicant was requested to submit further information on the 19/01/2024 in relation to the following:

- 1. This Section 5 application queries whether or not a proposed domestic two-storey extension comprising of 39.29sqm floor space to the rear of an existing dwelling house and renovations to dwelling house is / is not exempted development. The property subject of this section 5 appears to be a vacant commercial property and it is important to note that such an exemption would only apply to development within the curtilage of a house. The applicant shall clarify the use of the property located at P51 T1H3, details of any planning history and confirm when it was last occupied.*
- 2. It is a requirement that any above ground floor extension shall be a distance of not less than 2 meters from any party boundary. Please confirm the separation distance between the proposed first floor extension and the northern and southern boundaries.*
- 3. It is a requirement that 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. It would appear from the submitted drawings that the height of the wall of the extension extends above the rear wall of the existing structure. Please confirm this is correct.*

A response was received on 29/02/2024 which comprised a cover letter and revised drawings. The assessment is outlined below.

Assessment

The works may be scheduled as follows:

- Construction of two storey extension comprising:
- Ground floor extension (27.57sqm) for the purposes of kitchen/dining
- First floor extension (11.72sqm) for the purposes of a bathroom/linen press
- The total gross floor area of the proposed extensions is 39.29sqm

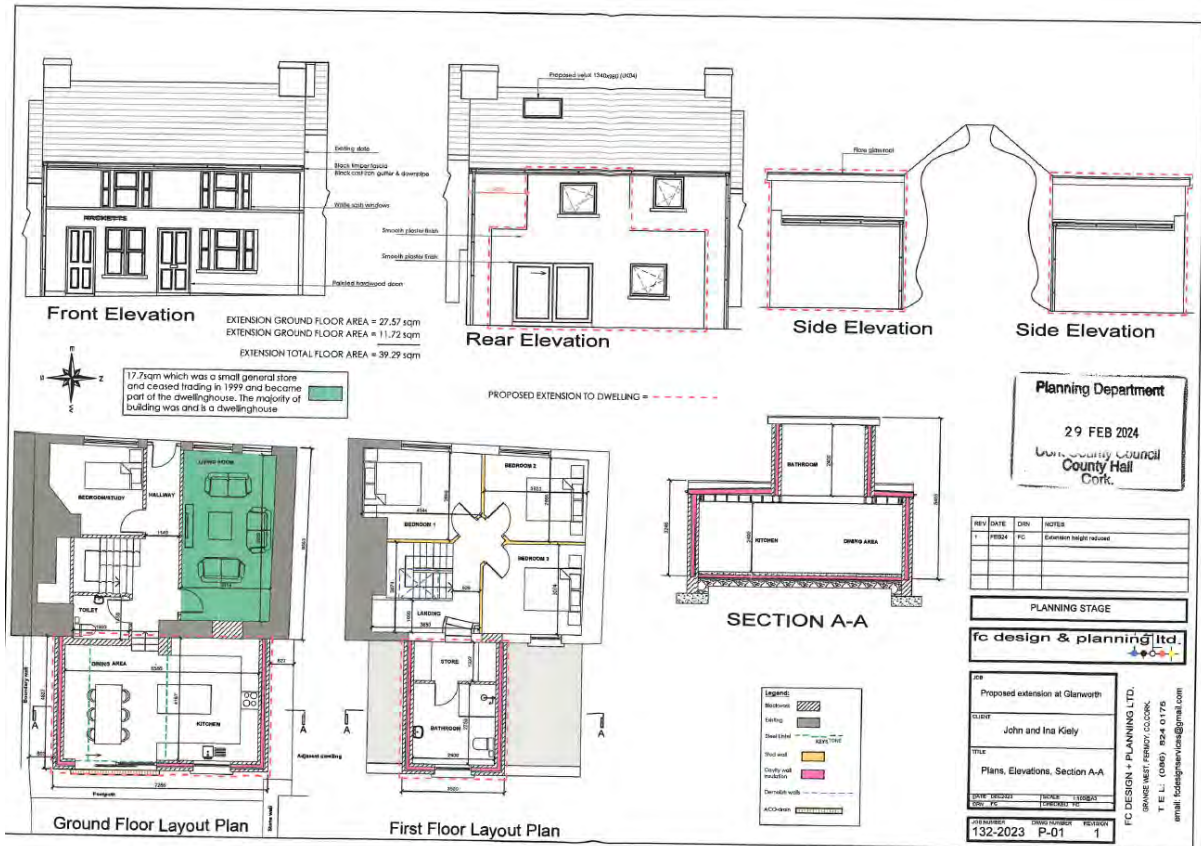


Fig. 3 Revised Proposed elevations, floor plans and section.

Having regard for the question posed to the Planning Authority, the proposal constitutes “development” as set out under Section 3 of the Planning and Development Act 2000, in that “works”, which by interpretation as set out under Section 2 of the Act, includes “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal”, are proposed to be carried out on the subject site.

The question therefore is whether or not these “works” constitute “exempted development”, for the purposes of this Act.

Class 1, of Part 1, Schedule 2 of the Regs, which pertains to development within the curtilage of a house, allows for the extension of a house, up to **40sq.m**, to the **rear** of the house. This is regarded as exempted development for the purposes of this Act, however, is subject to a number of caveats which are relevant to this section 5 application:

(1)(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(1)(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.

(3) Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

(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.

(4)(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.

(4)(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.

(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.

(6)(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(6)(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

In relation to caveat (3) the applicant has confirmed that the proposed extension at first floor level will have a separation distance of 2m from the southern boundary and a separation distance of 4m from the northern boundary, which is considered satisfactory.

The proposed development has been revised and is now in accordance with caveat 4(a) regarding wall height as the proposed first floor extension does not exceed the height of the existing rear wall.

The applicant has confirmed in the further information response that part of the shop (17.9 sq.m) as shown above in figure 3 was a small general store that ceased trading in 1999 and then became part of the dwellinghouse where the previous owner lived until 2008.

Appropriate Assessment / Environmental Impact Assessment

Section 4(4) of the PDA 2000 (as amended) de-exempts any development which requires an EIA or AA.

Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations lists the development types which may require an EIA, for the purposes of Part 10 of the Planning and Development Regulations 2001, (as amended).

Having regard to the above, it is considered that the development proposal would not require a mandatory or sub-threshold EIA. Furthermore, having regard for the nature of the development proposal and the distance to the Natura 2000 site, it is considered that the proposal would not trigger the need for an Appropriate Assessment.

Conclusion and Recommendation

Having regard to:

- *the particulars received by the Planning Authority on 18/12/2023 & 29/02/2024*
- *Sections 3 and 4 of the Planning and Development Act (2000, as amended)*
- *Schedule 2, Part 1, Class 1 of the Planning & Development Regulations 2001 (as amended)*
- *Articles 6 and 9 of the Planning and Development Regulations (2001, as amended)*

It is considered that, the proposed domestic two-storey extension to the rear of Main Street, Glanworth, Co. Cork, P51 T1H3 **“is development and is exempted development.”**



Alannah Hurley

Assistant Planner
14/03/2024

FC Design & Planning Ltd.
Grange West,
Fermoy,
Co.Cork.

Planning Department,
County Hall,
Carrigrohane Road,
Cork.

23/02/2024


RE: John and Ina Kiely: Main Street, Glanworth, Co.Cork, P51T1H3.

Dear Sir/Madam,

Please see responses below to your request for further information in your letter dated 19/01/2024.

1. Six no. copies of the drawings attached which show the highlighted area of the building which operated as a shop up until 1999. As can be seen the building was from that date and will be for domestic purposes. The previous owner Tom Walsh ran the shop up until that date and resided in the building until passed away in 2008.
2. Six copies of the revised drawings of the proposed extension with the nearest boundary to the south of the first floor shown as the minimum 2m requirement and the boundary to the north is 4m from the first floor.
3. Six copies of the revised drawings showing the walls of the proposed extension not exceeding the height of the existing rear wall of the house.

Yours Sincerely


Frank Crowley
Dip. Con.Econ., MCIQB
fc design & planning ltd.
086 8240175

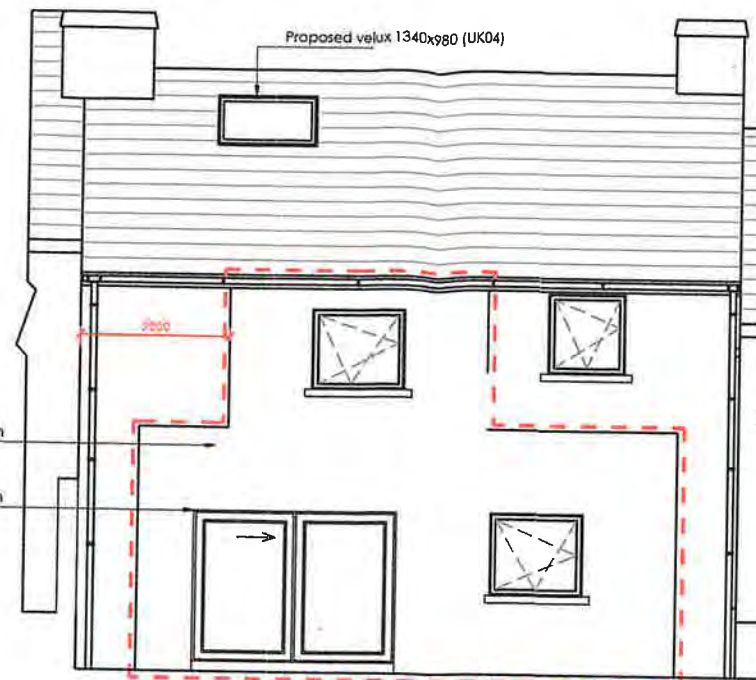




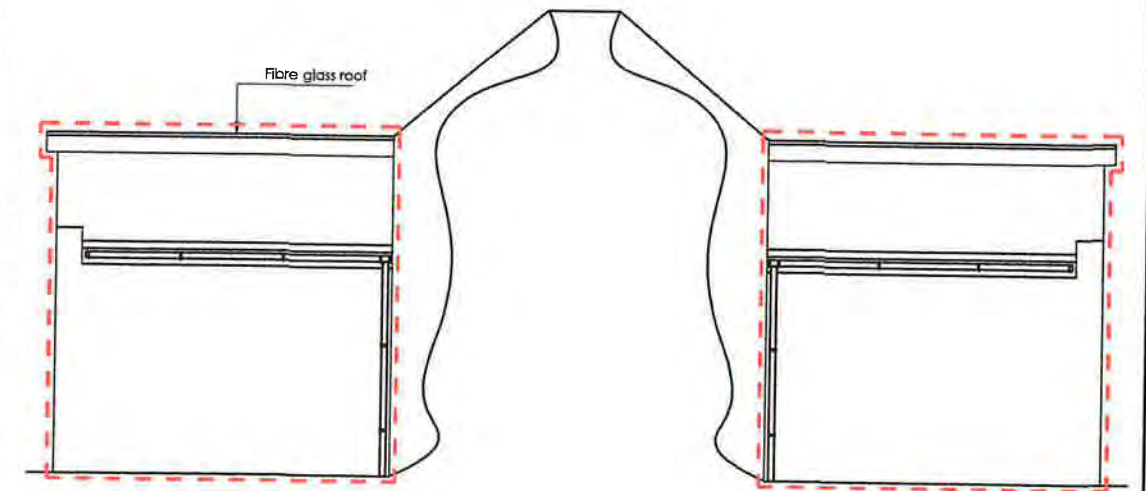
Front Elevation

EXTENSION GROUND FLOOR AREA = 27.57 sqm
 EXTENSION GROUND FLOOR AREA = 11.72 sqm
 EXTENSION TOTAL FLOOR AREA = 39.29 sqm

- Existing slate
- Black timber fascia
- Black cast iron gutter & downpipe
- White sash windows
- Smooth plaster finish
- Smooth plaster finish
- Painted hardwood doors

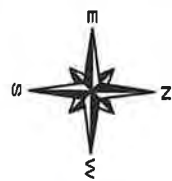


Rear Elevation



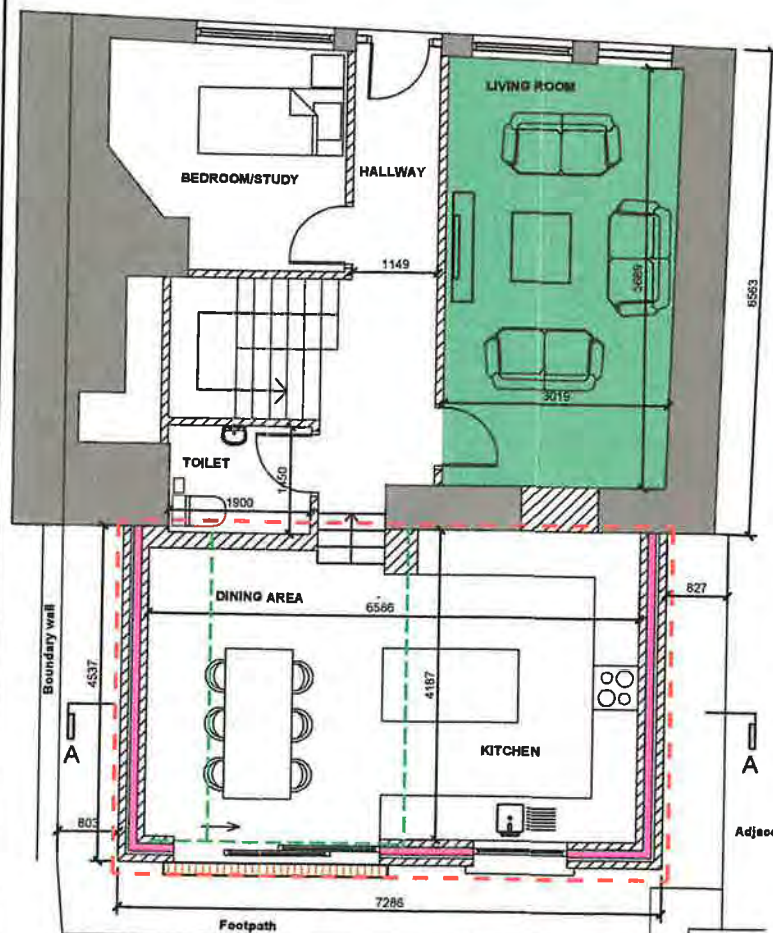
Side Elevation

Side Elevation

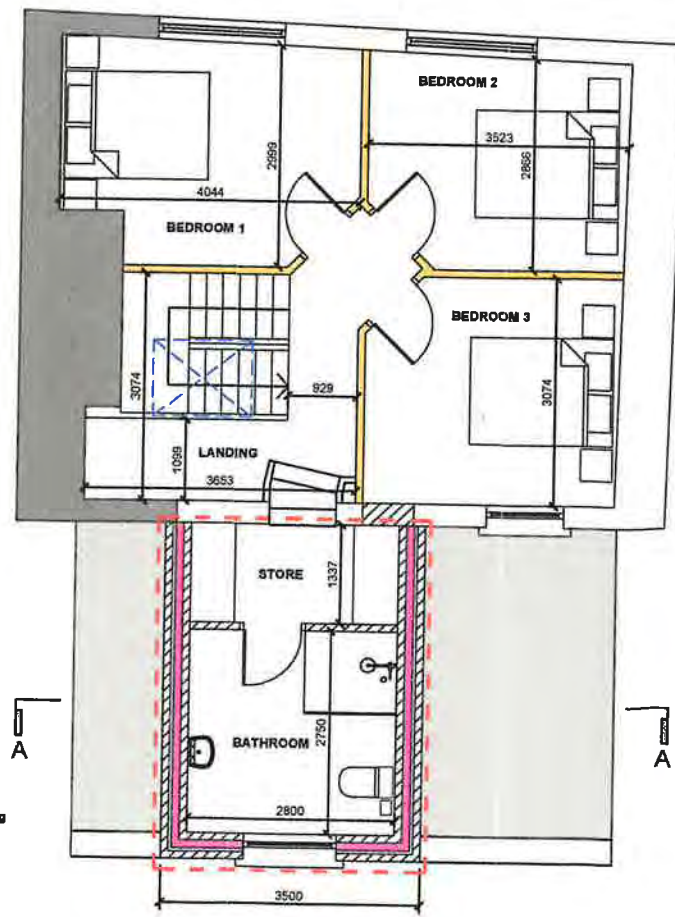


17.7sqm which was a small general store and ceased trading in 1999 and became part of the dwellinghouse. The majority of building was and is a dwellinghouse

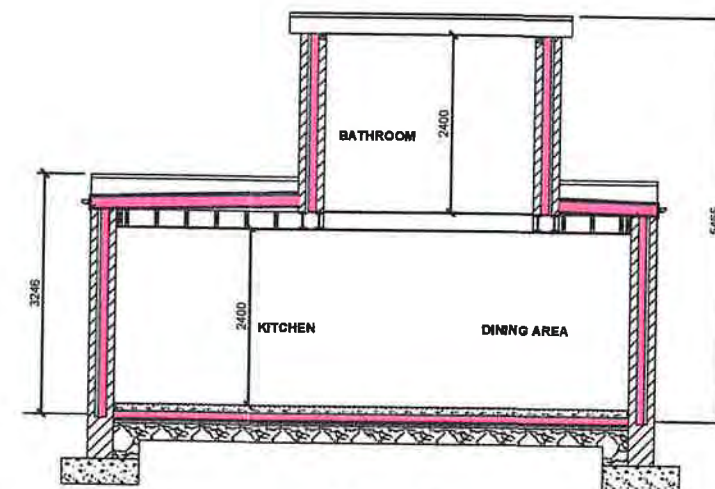
PROPOSED EXTENSION TO DWELLING = - - - - -



Ground Floor Layout Plan



First Floor Layout Plan



SECTION A-A

Legend:

- Blockwork
- Existing
- Steel Lintel
- Stud wall
- Cavity wall insulation
- Demolish walls
- ACO-drain

Planning Department
 29 FEB 2024
 County Council
 County Hall
 Cork.

REV	DATE	DRN	NOTES
1	FEB24	FC	Extension height reduced

PLANNING STAGE
fc design & planning ltd.

JOB Proposed extension at Glanworth	
CLIENT John and Ina Kiely	
TITLE Plans, Elevations, Section A-A	
DATE DEC2023	SCALE 1:100@A3
DRN FC	CHECKED FC

JOB NUMBER	DRWG NUMBER	REVISION
132-2023	P-01	1

FC DESIGN + PLANNING LTD.
 GRANGE WEST, FERMOY, CO. CORK
 T E L : (086) 824 0175
 email: fcdesignservices@gmail.com

Comhairle Contae Chorcaí Cork County Council

John & Ina Kiely,
c/o FC Design & Planning Ltd.,
Grange West,
Fermoy,
Co. Cork.

19th January 2024

Our Ref.: D/318/23

RE: Declaration of Exempted Development under Section 5 of The Planning and Development Act 2000 – 2010.

Whether a proposed domestic two-storey extension comprising of 39.29sqm floor space to the rear of an existing dwelling house and renovations to dwelling house at Main Street, Glanworth, Co. Cork, P51 T1H3 is development and is or is not exempt development.

Dear Sir & Madam,

I refer to your application for a Declaration of Exemption in relation to the above. It is considered that the Planning Authority does not have sufficient information to determine the application. You are therefore requested to submit the following further information in accordance with Section 5 (2)(b):

1. This Section 5 application queries whether or not a proposed domestic two-storey extension comprising of 39.29sqm floor space to the rear of an existing dwelling house and renovations to dwelling house is / is not exempted development. The property subject of this section 5 appears to be a vacant commercial property and it is important to note that such an exemption would only apply to development within the curtilage of a house. The applicant shall clarify the use of the property located at P51 T1H3, details of any planning history and confirm when it was last occupied.
2. It is a requirement that any above ground floor extension shall be a distance of not less than 2 meters from any party boundary. Please confirm the separation distance between the proposed first floor extension and the northern and southern boundaries.
3. It is a requirement that 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. It would appear from the submitted drawings that the height of the wall of the extension extends above the rear wall of the existing structure. Please confirm this is correct.

Yours faithfully,

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.

Fón: (021) 4276891

R-phost: planninginfo@corkcoco.ie

Suíomh Gréasáin: www.corkcoco.ie

Planning & Development,

County Hall,

Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891

Email: planninginfo@corkcoco.ie

Web: www.corkcoco.ie





Tracy O' Callaghan,
SO Planning Department.

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

Planners Report

Section 5 Declaration Reference D/318/23

The Question

Whether a proposed domestic two-storey extension comprising of 39.29sqm floor space to the rear of an existing dwelling house and renovations to dwelling house is / is not exempted development for the purposes of the Planning and Development Act.

Site Context

The subject site which has a stated site area of 0.0292ha, is located at Main Street, Glanworth, Co. Cork, P51 T1H3 and within the development boundary of Glanworth. The referrer has referred to the property as an existing dwelling although it appears to be a vacant commercial property with signage still remaining, as shown below in figure 2. Residential dwellings and some commercial uses are located along Main Street on both sides of the R512. The River Funshion is located c. 200m east of the site.



Fig.1 Approximate Site Location within Glanworth village. Source: EPA Maps.

Planning History

There is no planning history on record for the subject site.



Fig.2: Subject site located at P51 T1H3

Statutory Provisions

Planning and Development Act, 2000 (as amended)

Section 3 (1) states that,

“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”.

“Works includes any act or operation of construction, excavation demolition extension, alteration, repair or renewal”.

Section 4 (1)(h) states:

“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) of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted from development for the purposes of the Planning and Development Act.

Planning and Development Regulations, 2001 (as amended)

Article 6, Part 1

“Subject to article 9, development consisting of a class specified in column 1 of part 1 of schedule 2 shall be exempted for the purposes of the Act, provided that such development complied with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.”

Article 6, Part 1, Exempted Development – General

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 or to the side of the house.

Article 9(1) sets out the criteria under which development relating to Article 6 shall not be exempted development.

Assessment

The works may be scheduled as follows:

- Construction of two storey extension comprising:
- Ground floor extension (27.57sqm) for the purposes of kitchen/dining
- First floor extension (11.72sqm) for the purposes of a bathroom/linen press
- The total gross floor area of the proposed extensions is 39.29sqm



Fig. 3 Proposed elevations, floor plans and section.

Having regard for the question posed to the Planning Authority, the proposal constitutes “development” as set out under Section 3 of the Planning and Development Act 2000, in that “works”, which by interpretation as set out under Section 2 of the Act, includes “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal”, are proposed to be carried out on the subject site.

The question therefore is whether or not these “works” constitute “exempted development”, for the purposes of this Act.

Class 1, of Part 1, Schedule 2 of the Regs, which pertains to development within the curtilage of a house, allows for the extension of a house, up to **40sq.m**, to the **rear** of the house. This is regarded as exempted development for the purposes of this Act, however, is subject to a number of caveats which are relevant to this section 5 application:

(1)(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(1)(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.

(3) Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

(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.

(4)(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.

(4)(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.

(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.

(6)(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(6)(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

In relation caveat (3) the proposed first floor extension shall not be a distance of less than 2 meters from any party boundary. The applicant will be requested to confirm the separation distance between the proposed first floor extension and the northern and southern boundaries. The proposed development is not in accordance with caveat 4(a) regarding wall height as the proposed first floor extension exceeds the height of the existing rear wall.

I am unclear as to whether or not the subject site is an existing dwelling as it appears to be a vacant commercial property with signage still remaining and there is no planning history on record for the site. It is important to note that such an exemption would only apply to domestic use. In order to assess whether or not the proposed two storey extension is or is not exempted development, further

information will be requested in relation to the type of use of the existing structure and when it was last occupied.

Appropriate Assessment / Environmental Impact Assessment

Section 4(4) of the PDA 2000 (as amended) de-exempts any development which requires an EIA or AA.

Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations lists the development types which may require an EIA, for the purposes of Part 10 of the Planning and Development Regulations 2001, (as amended).

Having regard to the above, it is considered that the development proposal would not require a mandatory or sub-threshold EIA. Furthermore, having regard for the nature of the development proposal and the distance to the Natura 2000 site, it is considered that the proposal would not trigger the need for an Appropriate Assessment.

Recommendation

It is considered that the Planning Authority does not have sufficient information to determine this Section 5. I recommend that the applicant is requested to submit the following further information in accordance with Section 5 (2)(b):

1. This Section 5 application queries whether or not a proposed domestic two-storey extension comprising of 39.29sqm floor space to the rear of an existing dwelling house and renovations to dwelling house is / is not exempted development. The property subject of this section 5 appears to be a vacant commercial property and it is important to note that such an exemption would only apply to development within the curtilage of a house. The applicant shall clarify the use of the property located at P51 T1H3, details of any planning history and confirm when it was last occupied.
2. It is a requirement that any above ground floor extension shall be a distance of not less than 2 meters from any party boundary. Please confirm the separation distance between the proposed first floor extension and the northern and southern boundaries.
3. It is a requirement that 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. It would appear from the submitted drawings that the height of the wall of the extension extends above the rear wall of the existing structure. Please confirm this is correct.



Alannah Hurley

Assistant Planner
19/01/2024

fc design & planning ltd.



Planning Department,
County Hall,
Carrigrohane Road,
Cork.

12/12/2023

RE: John and Ina Kiely: Exemption from planning permission at P51 T1H3 Main Street, Glanworth, Co.Cork.

Dear Sir/Madam,

Please find enclosed the planning application for the above.

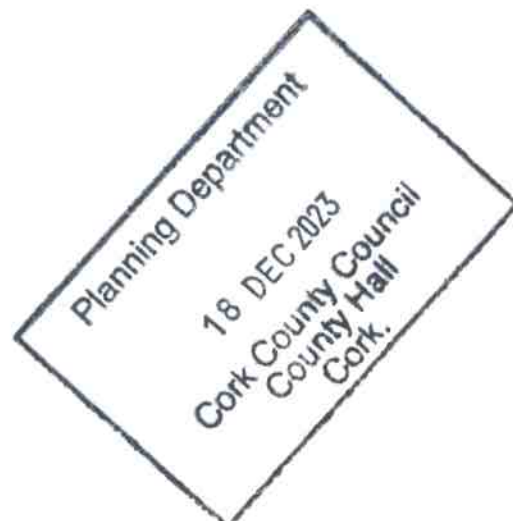
SCHEDULE OF DOCUMENTS:-

Exemption from Planning Fee €80
Four copies of Application forms
4 copies of Plan, Section and Elevations 1:100
Four copies of 1:10560 map
Four copies of 1:1000 map
Six copies of Site Layout Plan 1:200

Yours Sincerely



Frank Crowley
fc design & planning ltd.
086 8240175





CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:
- 1 No. Copy of Contact Details:
- 4 No. Copies 6" O.S. Maps:
- 4 No. Copies 25" O.S. Maps:
- 4 No. Copies of Site Layout Plan:
- 4 No. Copies Scaled Drawings of Development:
- €80 Application Fee:

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Planning Department

18 DEC 2023
Cork County Council
County Hall
Cork.

FOR OFFICE USE ONLY

Receipt No.	P12-0002321
Cash/Cheque/ Credit Card	Cheque
Date	18/12/2023
Declaration Ref. No.	D/318/23

DATE STAMP HERE

You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3rd parties to view.

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

1. NAME OF APPLICANT: (ADDRESS TO BE SUPPLIED AT QUESTION A – CONTACT DETAILS)

John and Ina Kiely

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

MAIN STREET
GLANWORTH
CO. CORK
P51 T1H3

3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought
Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

Proposed two storey extension to the rear of an existing dwellinghouse and renovations to dwellinghouse.

Planning Department
18 DEC 2023
Cork County Council
County Hall
Cork.

4. 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 metres (m²)

(a) Floor area of existing/proposed structure(s):	Existing 92.6sqm Extension 39.27sqm
(b) If a domestic extension is proposed, 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 (m ²) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use	Proposed use
N/A	N/A
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

Planning Department
 18 DEC 2016
 Cork County Council
 County Hall
 Cork.

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:

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:		
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):		

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please state relevant reference No. _____		
Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

7. APPROPRIATE ASSESSMENT:

Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

8. DATA PROTECTION DECLARATION:

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Processing of your Declaration of Exemption application by the Planning Authority

I give permission for my personal information to be processed for the purpose stated above

Signed (By Applicant Only)	John Kiely	Ira Kiely
Date	12/12/2023	

GDPR Special Categories of data / Sensitive Personal data - Explicit Consent

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, **explicit consent** to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.

Special Categories of data / Sensitive Personal data include:

- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation



In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council’s Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Sensitive personal data being submitted in support of Declaration of Exemption Application

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

Signed	John Kiely	Ira Kiely
Date	12/12/2023	

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: planninginfo@corkcoco.ie or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: westcorkplanninginfo@corkcoco.ie However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.

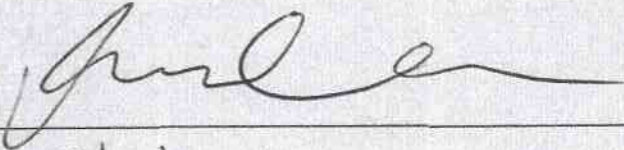
ADVISORY NOTES:

The application must be accompanied by the required fee of €80
The application must 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 Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- 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 of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption 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 of Exemption was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption 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.

9. **I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:**

Signed (Applicant or Agent as appropriate)	 (Agent)
Date	12/12/2023



Site Location Map



Tailte Éireann

CENTRE COORDINATES:
ITM 575606.603993

PUBLISHED:
15/11/2023

ORDER NO.:
5036518_1

MAP SERIES:
6 Inch Raster

MAP SHEETS:
CK027

COMPILED AND PUBLISHED BY:
National Mapping Division of
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www.tailte.ie

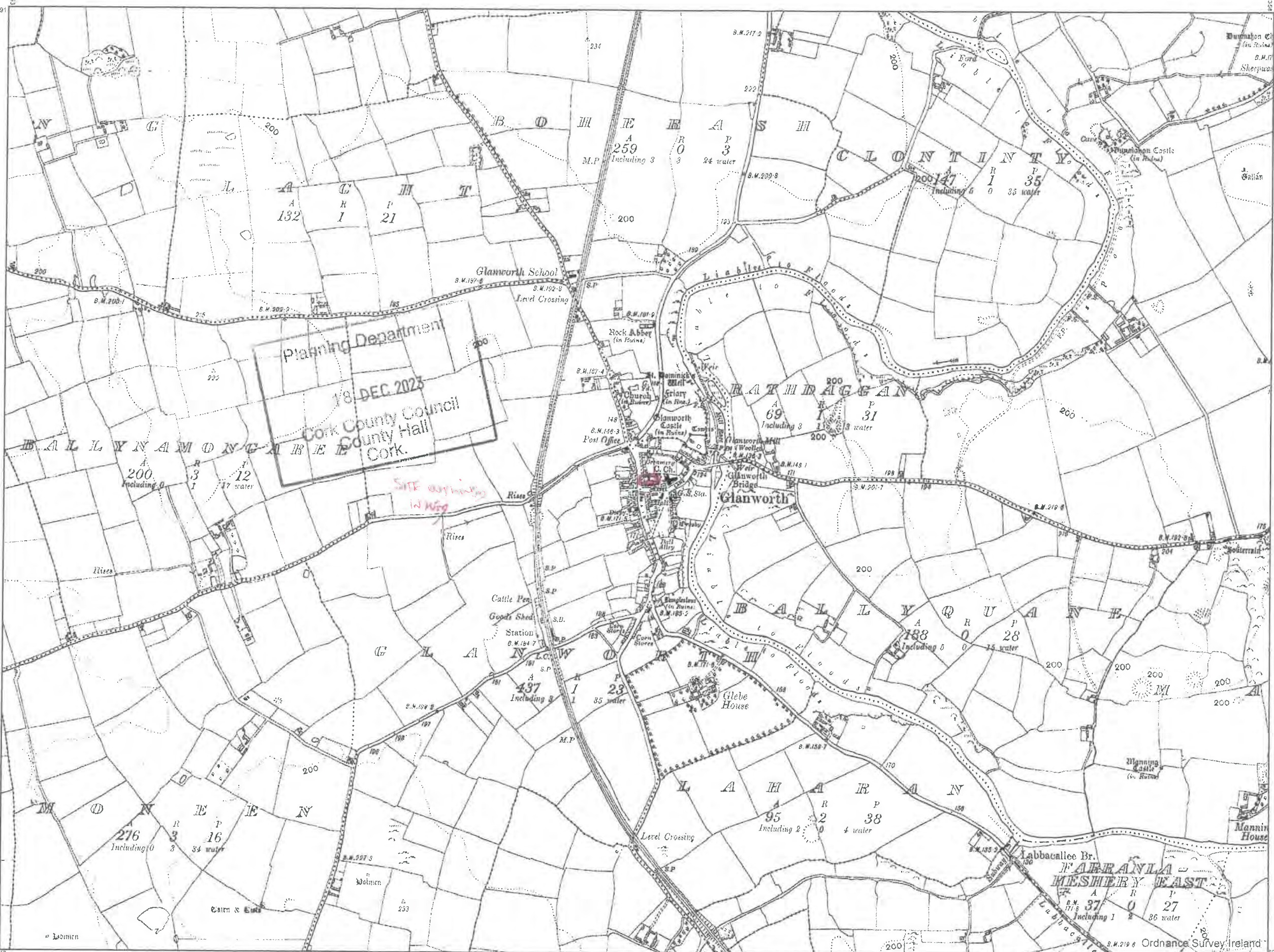
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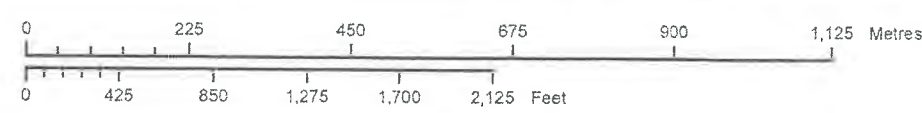
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Planning Department
18 DEC 2023
Cork County Council
County Hall
Cork.

SITE OUTLINES
IN RED



OUTPUT SCALE: 1:10,560

CAPTURE RESOLUTION:
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Output scale is not indicative of data capture
scale. Further information is available at:
www.osi.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit
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Planning Pack Map



Tailte Éireann



CENTRE COORDINATES:
ITM 575606,603993

PUBLISHED:
15/11/2023

ORDER NO.:
50368518_1

MAP SERIES:
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MAP SHEETS:
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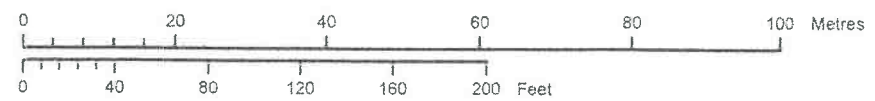
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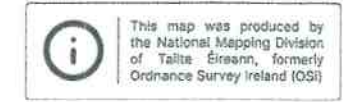
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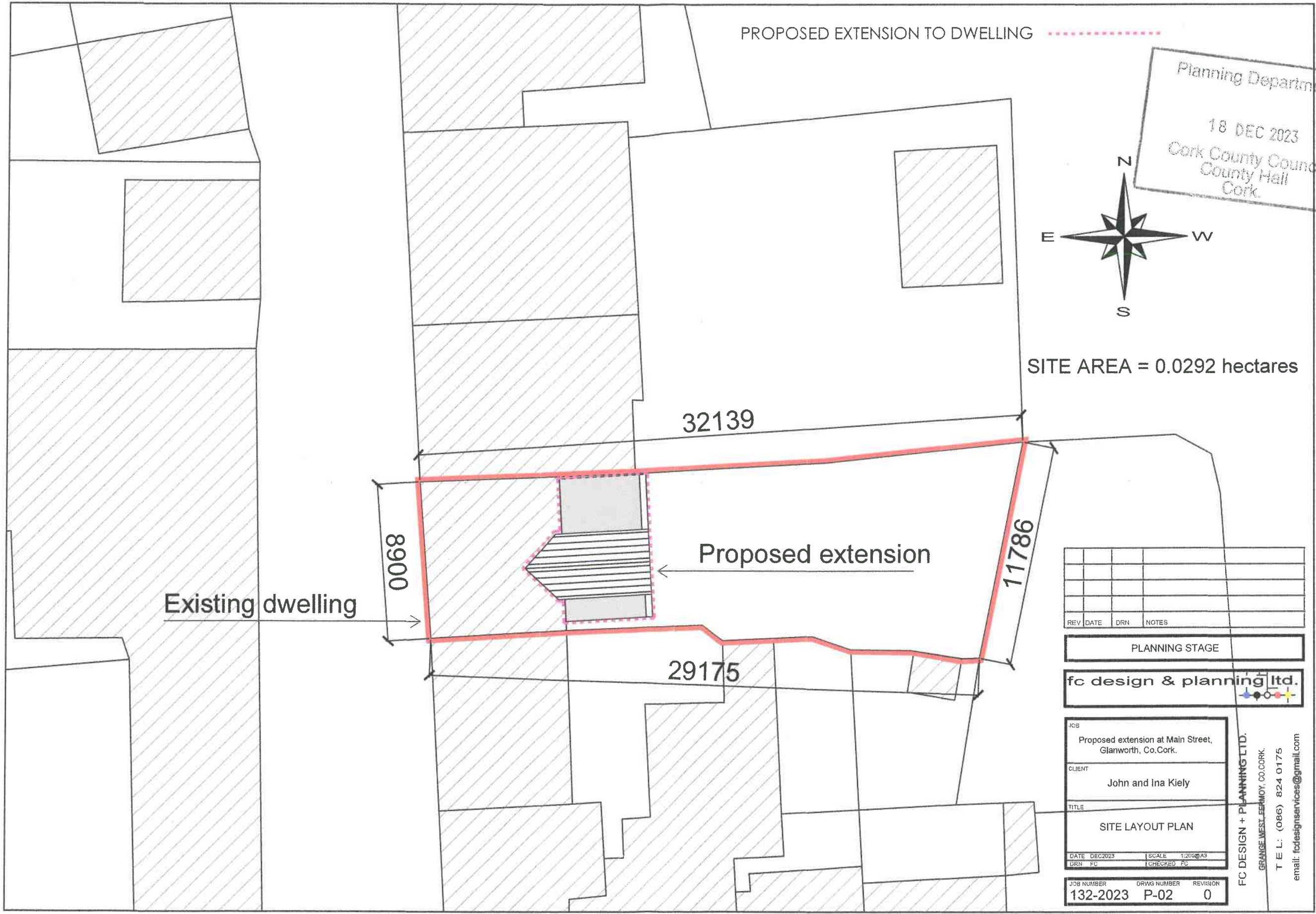


OUTPUT SCALE: 1:1,000

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: www.osi.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.osi.ie and search for 'Large Scale Legend'





REV	DATE	DRN	NOTES

PLANNING STAGE

fc design & planning ltd.

JOB
Proposed extension at Main Street,
Glanworth, Co. Cork.

CLIENT
John and Ina Kiely

TITLE
SITE LAYOUT PLAN

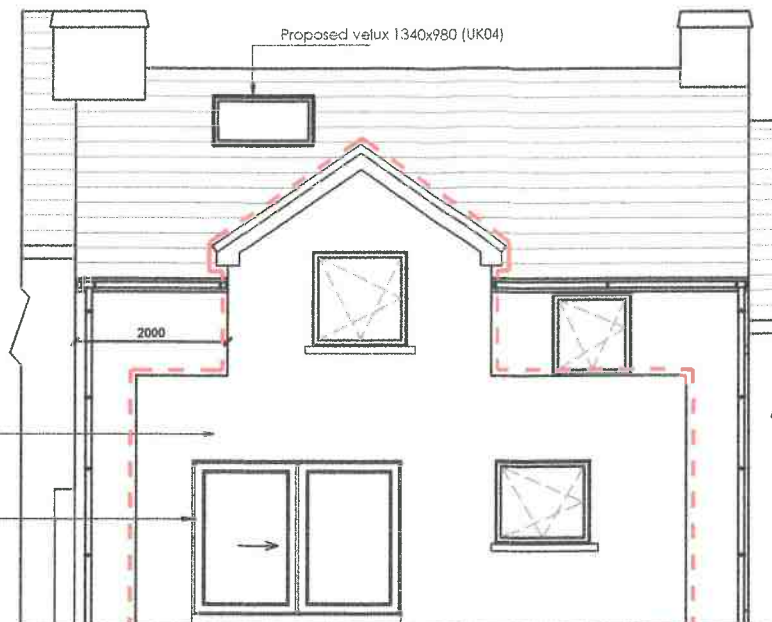
DATE DEC2023 SCALE 1:200@A3
DRN FC TCHECKED FC

JOB NUMBER 132-2023
DRWG NUMBER P-02
REVISION 0

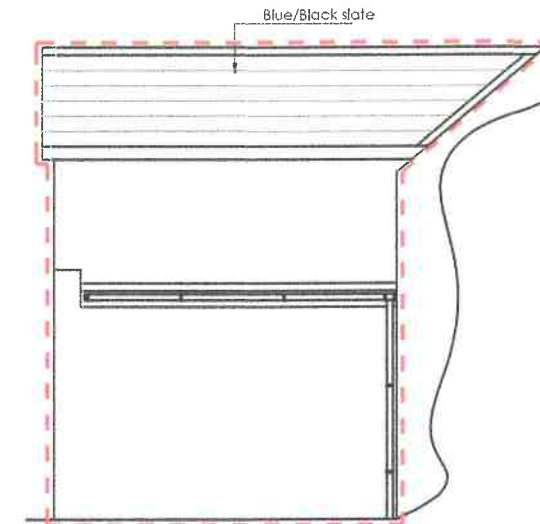
FC DESIGN + PLANNING LTD.
GRANGE WEST, FERRYMOY, CO. CORK.
T E L: (086) 824 0175
email: fcdesignservices@gmail.com



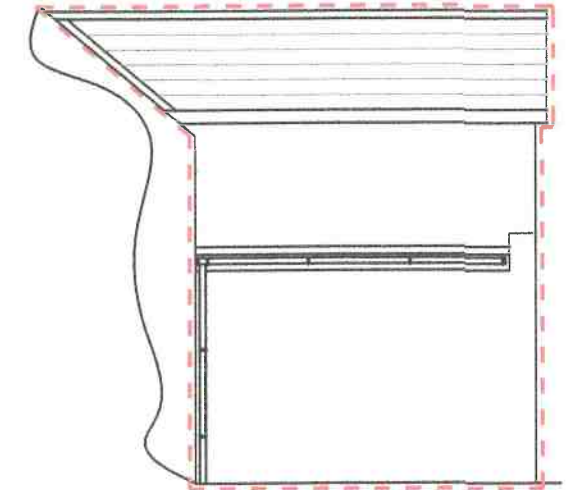
Front Elevation



Rear Elevation



Side Elevation

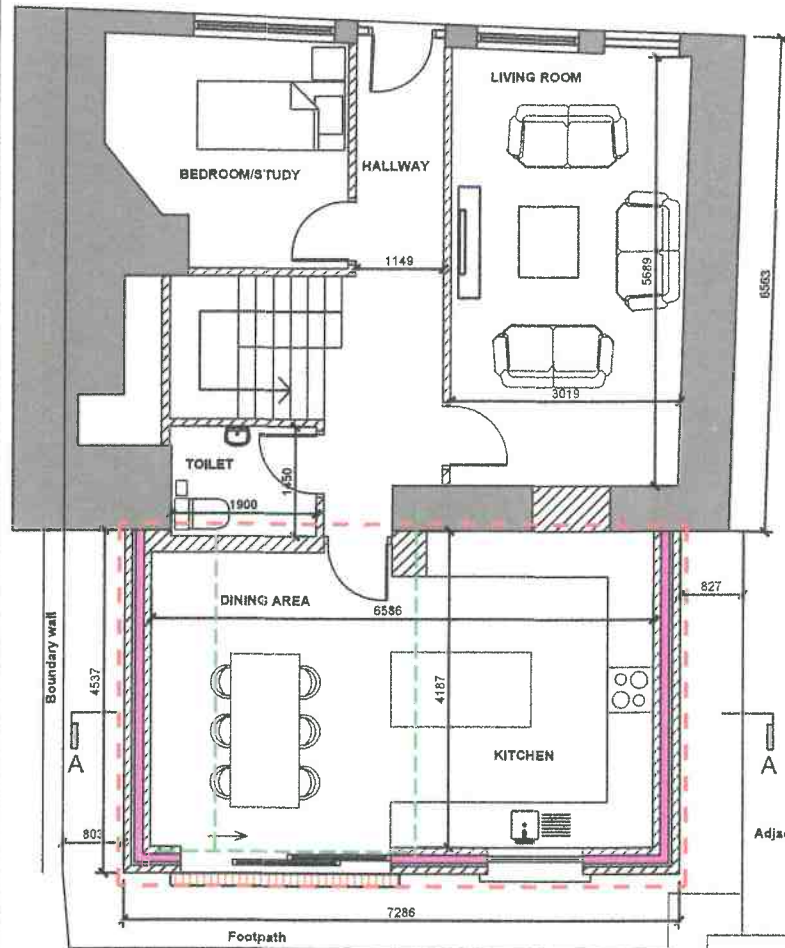


Side Elevation

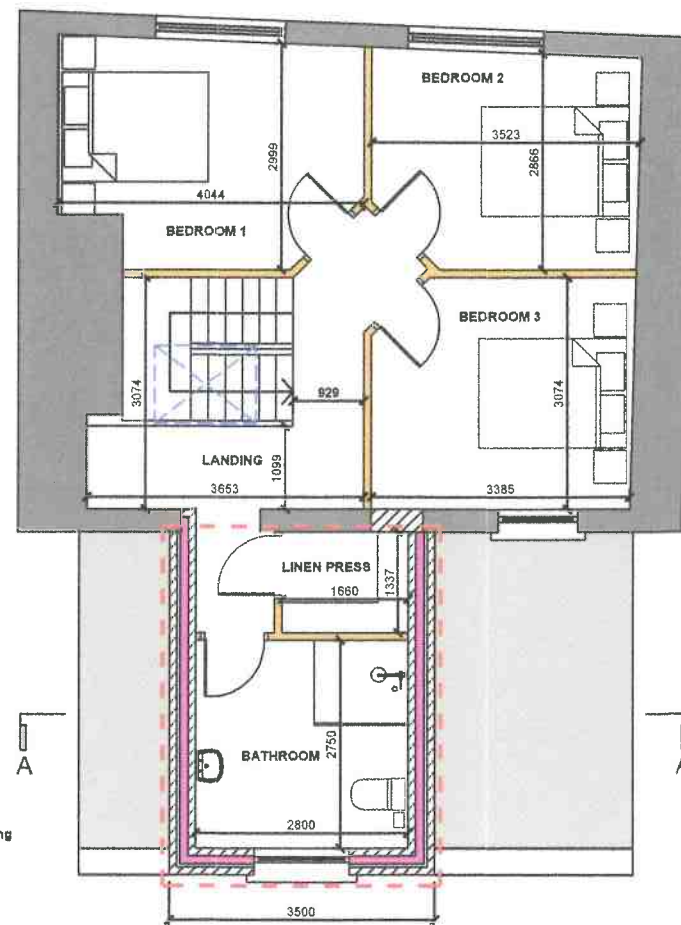


EXTENSION GROUND FLOOR AREA = 27.57 sqm
 EXTENSION GROUND FLOOR AREA = 11.72 sqm
 EXTENSION TOTAL FLOOR AREA = 39.29 sqm

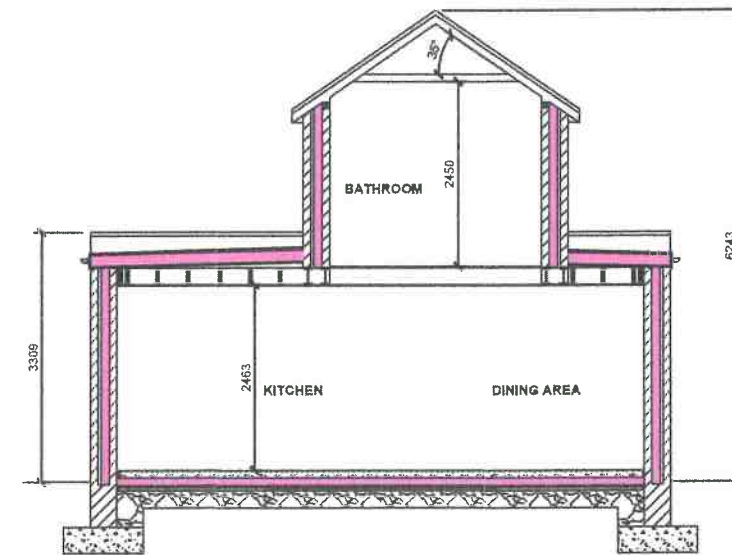
PROPOSED EXTENSION TO DWELLING = - - - - -



Ground Floor Layout Plan



First Floor Layout Plan



SECTION A-A

Legend:

- Blockwork
- Existing
- Steel Lintel
- Stud wall
- Cavity wall insulation
- Demolish walls
- ACO-drain

Planning Department
 18 DEC 2023
 Cork County Council
 County Hall
 Cork.

REV	DATE	DRN	NOTES

PLANNING STAGE

fc design & planning ltd.

JOB	Proposed extension at Glanworth		
CLIENT	John and Ina Kiely		
TITLE	Plans, Elevations, Section A-A		
DATE	DEC2023	SCALE	1:100@A3
DRN	FC	CHECKED	FC
JOB NUMBER	DRWG NUMBER	REVISION	
132-2023	P-01	0	

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 T E L : (086) 824 0175
 email: fcdesignservices@gmail.com