

Comhairle Contae Chorcaí Cork County Council

Phyllis Dunne,
c/o Frank Crowley,
Grange West,
Fermoy,
Co. Cork.

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



12th December 2023

REF: D/303/23
LOCATION: 5 Cushing Place, Glanworth, Co. Cork, P51 AOY3

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

Dear Madam,

On the basis of the information submitted by you on 15th November 2023 the Planning Authority, having considered the question whether or not the construction of a single-storey extension comprising of 27.05 sq.m floor space, to the rear of an existing dwellinghouse at **5 Cushing Place, Glanworth, Co. Cork** is or is not exempted development for the purposes of the Planning and Development Act 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 15th November, 2023,
- Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended),
- Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and
- Articles 6 and 9 the Planning and Development Regulations 2001 (as amended)

And Whereas Cork County Council has concluded that –

The proposed single-storey extension of 27.05sq.m, to the rear of **5 Cushing Place, Glanworth, Co. Cork, P51 AOY3, 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>

Dated 24/11/23.

Planners Report

Section 5 Declaration Reference D/303/23

The Question

Whether the construction of a single-storey extension comprising of 27.05sq.m floor space, to the rear of an existing dwellinghouse is / is not exempted development for the purposes of the Planning and Development Act.

Site Context

The subject site is located at 5 Cushing Place, Glanworth, Co. Cork, P51 A0Y3 and within the development boundary of Glanworth. The property forms part of terraced housing along Main Street or the R512. The surrounding land uses are predominantly residential in nature with some commercial uses also being located within the village. The River Funshion is located c. 130m east of the site.



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

Planning History

There is no planning history on the subject site.

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

Assessment



Fig. 2 Proposed Extension

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.

Upon review of the conditions and limitations set out under Column 2, pertaining to Class 1 of the exempted development provisions, it is considered that none of these are applicable to the development proposed.

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

Having regard to:

- a) The particulars received by the Planning Authority on 15/11/2023;
- b) Sections 2, 3, 4 and 5 of the Planning and Development Act 2000, (as amended),
- c) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001, (as amended),
- d) Articles 6 and 9 the Planning and Development Regulations 2001, (as amended),

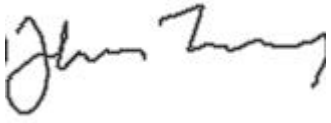
The Planning Authority has concluded that the proposed single-storey extension of 27.05sq.m, to the rear of 5 Cushing Place, Glanworth, Co. Cork, P51 A0Y3, “**is development and is exempted development**”.



Alannah Hurley

Assistant Planner
24/11/2023

Report and recommendation endorsed.

A handwritten signature in black ink, appearing to read "John Tierney". The signature is written in a cursive, flowing style.

John Tierney
A/Senior Executive Planner
12/12/2023



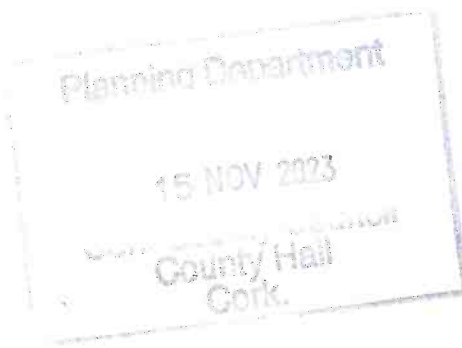
CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

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:

✓
✓
✓
✓
✓
✓



FOR OFFICE USE ONLY

Receipt No.	BT F000 1447
Cash/Cheque/ Credit Card	EFT
Date	15/11/23
Declaration Ref. No.	D/303/23

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)

PHYLLIS DUNNE

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

S VISITING PLACE,
Glanworth,
Co. Cork.
PS1 A043

PLANNING DEPARTMENT
15 NOV 2023
CORK COUNTY COUNCIL
County Hall, Cork

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

Proposing single storey extension to
the rear of an existing dwelling house

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 71.7sqm ^{Proposed} Extension 27.05sqm
(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 _____	
(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):

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)	P. Dunne
Date	13-11-2023

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

PLANNING DEPARTMENT
15 NOV 2023
CORK COUNTY COUNCIL
County Hall, Cork

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	P. Dunne
Date	13-11-2023

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.

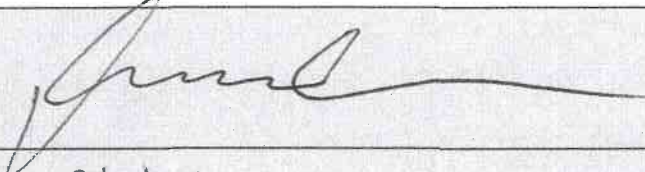
ADVISORY NOTES:

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	9/11/23

PLANNING DEPARTMENT

15 NOV 2023

CORK COUNTY COUNCIL
County Hall, Cork

Site Location Map



Tailte Éireann



CENTRE COORDINATES:
ITM 575617,603685

PUBLISHED:
26/10/2023

ORDER NO.:
50364900_1

MAP SERIES:
6 Inch Raster

MAP SHEETS:
CK027

PLANNING DEPARTMENT

15 NOV 2023
CORK COUNTY COUNCIL
County Hall, Cork

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D08F6E4
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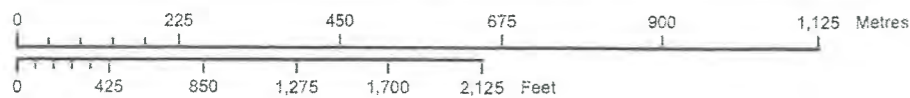
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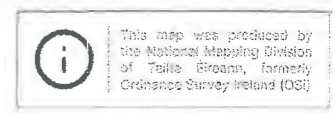
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Planning Pack Map



Tailte Éireann

CENTRE COORDINATES:
ITM 575617,603685

PUBLISHED:
26/10/2023

ORDER NO.:
50364900_1

MAP SERIES:
1:2,500

MAP SHEETS:
5028 D

Baile Uí Chuáin
Ballyquane

River Funshion
Abhainn Ait Trí Uí Chórrain

Gleannúir
Glanworth

SITE OUTLINE RfG

PLANNING DEPARTMENT
15 NOV 2023
CORK COUNTY COUNCIL
County Hall, Cork

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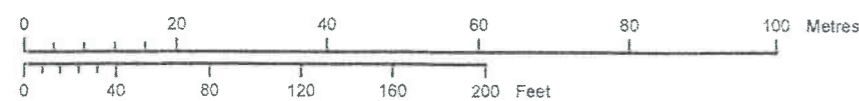
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LEGEND:
To view the legend visit
www.osi.ie and search for
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SITE AREA = 0.0141 hectares



PLANNING DEPARTMENT

15 NOV 2023

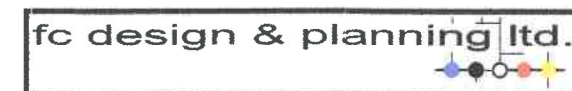
CORK COUNTY COUNCIL
County Hall, Cork



PROPOSED EXTENSION TO DWELLING

REV	DATE	DRN	NOTES

PLANNING STAGE



JOB	Proposed extension at 5 Cushing Place, Glanworth, Co.Cork.		
CLIENT	Phyllis Dunne		
TITLE	SITE LAYOUT PLAN		
DATE	NOV2023	SCALE	1:200@A3
DRN	FC	CHECKED	FC

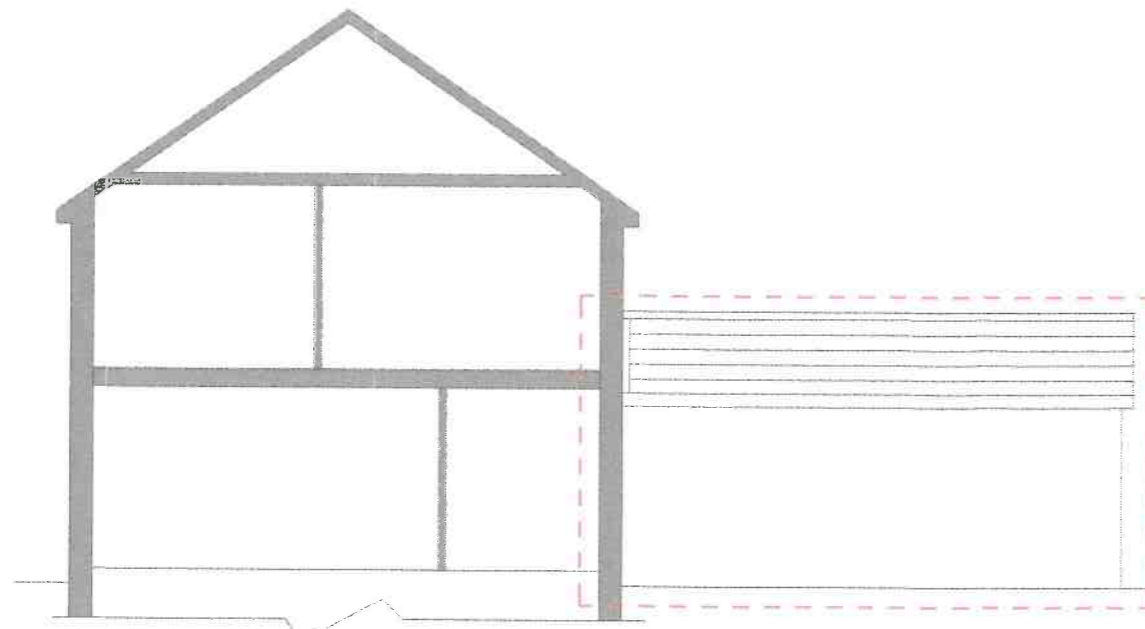
FC DESIGN + PLANNING LTD.
GRANGE WEST, FERMOY, CO.CORK.
T E L: (086) 824 0175
email: fcdesignservices@gmail.com

JOB NUMBER	DRWG NUMBER	REVISION
131-2023	P-02	0

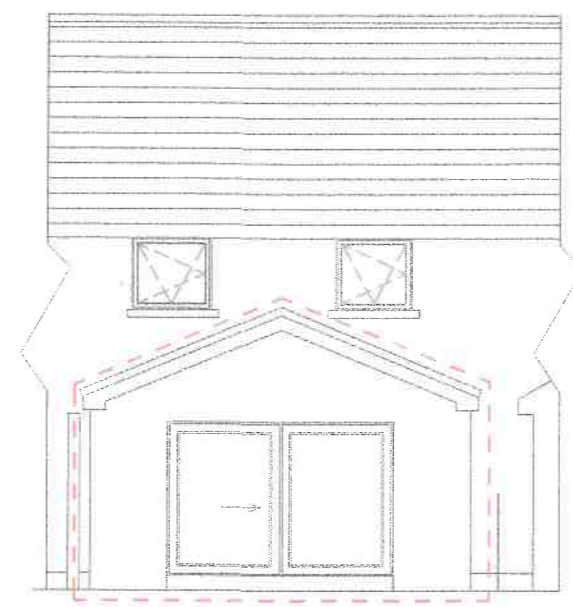
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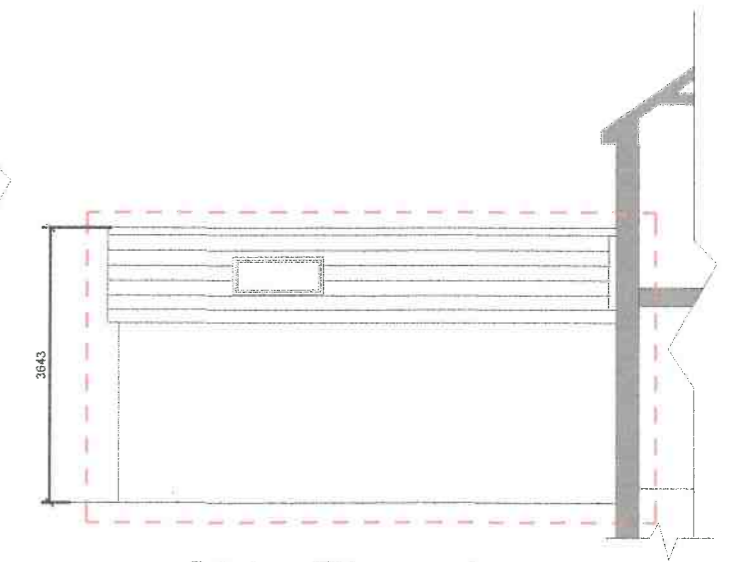
Front Elevation



Side Elevation



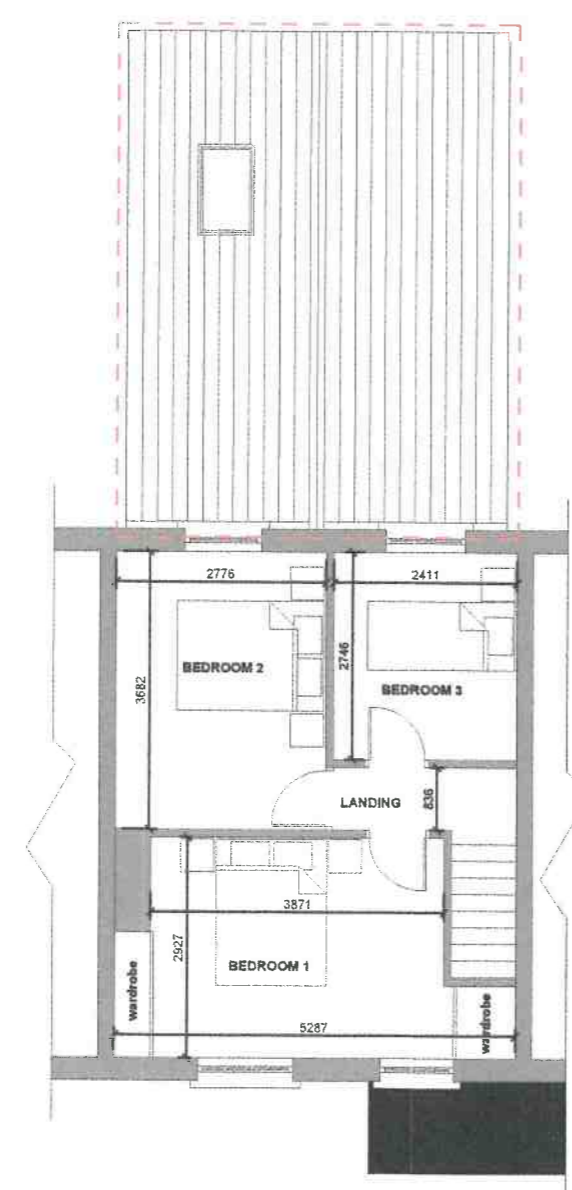
Rear Elevation



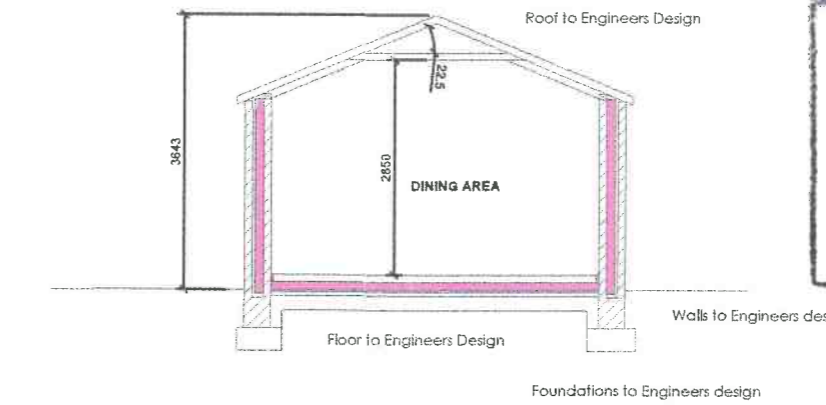
Side Elevation



Ground Floor Layout Plan



First Floor Layout Plan

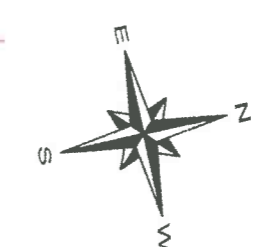


SECTION A-A

PLANNING DEPARTMENT
15 NOV 2023
CORK COUNTY COUNCIL
County Hall, Cork

PROPOSED EXTENSION TO DWELLING

EXISTING FLOOR AREA = 71.70 sqm
EXTENSION FLOOR AREA = 27.05 sqm



Legend:

- Blockwork: [Hatched pattern]
- Existing: [Solid grey]
- Steel Lintel: [Dashed line with KEystone label]
- Stud wall: [Yellow box]
- Cavity wall insulation: [Pink box]
- Demolish walls: [Dashed line]
- ACO-drain: [Patterned box]

REV	DATE	DRN	NOTES

PLANNING STAGE
fc design & planning ltd.

JOB
Proposed extension at 5 Cushing Place,
Glanworth, Co.Cork.
CLIENT
Phyllis Dunne
TITLE
Plans, Elevations, Section A-A
DATE SEPT2023 SCALE 1:100@A3
DRN FC CHECKED FC

JOB NUMBER	DRWS NUMBER	REVISION
131-2023	P-01	0

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GRANGE WEST, FERMOY, CO.CORK.
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email: fcdesignservices@gmail.com