

Comhairle Cathrach Chorcaí Cork City Council

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

Donal Heffernan
c/o John McCormack Consulting Engineers
25 Slieve Mish park
Kinsale Rd
Cork

23/07/19

**RE Section 5 Declaration 1 Ard na Ri Avenue,
Pouladuff Rd, Cork**

Dear Sir/Madam,

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

Having regard to:

- (a) Section 3(1) of the Planning and Development Act, 1963;
- (b) Section 4(1)(g) of the Planning and Development Act, 1963; and

The proposed development is considered to be **Development** and is **Exempted Development**.

Yours Faithfully,

Paul Hartnett

Staff Officer

Development Management Section

Community, Culture and Placemaking Directorate

Cork City Council



We are Cork.

PLANNER'S REPORT
Ref. R 519/19

Cork City
Council

Development
Management

Culture,
Community
and
Placemaking

Application type	Section 5 Declaration
Description	a) The proposed flat roof was constructed as a pitched roof to match the existing dwelling. b) A single velux window was provided to the hip end of this new roof.
Location	Ard Na Rí Avenue, Pouladuff Road
Applicant	Donal Heffernan

1.0 REQUIREMENTS FOR A SECTION 5 DECLARATION APPLICATION

Section 5(1) of the Planning and Development Act 2000 as amended states,

5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.¹

2.0 THE QUESTION BEFORE THE PLANNING AUTHORITY

The applicant has raised the following question for which a declaration is sought:

Are the works as described below considered exempt development?

The extension works for which planning permission was obtained under application 6675/77 has not been completed as originally proposed with the alterations as set out below.

- (a) The proposed flat roof was constructed as a pitched roof to match the existing dwelling.
- (b) A single velux window was provided in the hip end of this new roof.

¹ In this report 'the Act' refers to the Planning and Development Act 2000 (as amended) and 'the Regulations' refers to the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

3.0 SITE LOCATION AND DESCRIPTION

The subject site comprises an existing two storey detached dwelling on a corner site in an established residential cul-de-sac of semi-detached two-store dwellings, off the Pouladuff Road.

4.0 RELEVANT LEGISLATION AND PLANNING POLICY

Section 5 applications should be assessed in the context of the governing legislation and regulations set out at the time of the works being undertaken.

The further information response received by Cork City Council on the 12th of July 2019 has indicated that the works to which the Section 5 questions relate were undertaken in April 1978, as such relevant legislation and regulations which were active at that time are considered in respect to this development.

Planning and Development Act, 1963:

Development

3.—(1) "Development" in this Act means, save where the context otherwise requires, the carrying out of any works on, in, or under land or the making of any material change in the use of any structures or other land.

Exempted Development

4.—(1) The following shall be exempted developments for the purposes of this Act:

(g) 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 such appearance inconsistent with the character of the structure or of neighbouring structures;

Planning and Development Regulations, 1977:

Part III of the Planning and Development Regulations 1977 outlines 'Exempted Development'.

Exempted Development

10.(1) Subject to article 11, development of each class specified in column 1 of Part I of the Third Schedule shall be exempted development for the purposes of the Acts, provided such development complies with the limitations specified in the said column 1 in relation to that class and with the conditions specified in column 2 of the said Part I opposite the mention of that class in the said column 1.

(2) Subject to article 11, development consisting of the use of a structure or other land for the exhibition of advertisements of a class specified in column 1 of Part II of the Third Schedule shall be exempted development for the purposes of the Acts provided that—

(a) such development complies with the limitations specified in the said column 1 in relation to that class and with the conditions specified in column 2 of Part II of the said Schedule opposite the mention of that class in the said column 1, and

11.(1) Development to which article 10 relates shall not be exempted development for the purposes of the Acts—

(a) if the carrying out of such development would—

(i) contravene a condition attached to a permission under the Acts or be inconsistent with any use specified in a permission under the Acts,

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the metalled part of which is more than 4 metres in width,

5.0 PLANNING HISTORY

77/6675 - Planning permission was granted for an extension.

Planning permission was subject to one condition as follows:

The proposed car port must not be erected

This part of the development would be forward of the building lines in the estate and would unduly restrict traffic sightlines at the junction.

6.0 PLANNING ASSESSMENT

Is or is not development

There are a number of issues which require to be taken into consideration in assessing this Section 5 application, and in determining whether or not the following constitutes development -

1. The proposed flat roof was constructed as a pitched roof to match the existing dwelling.
2. A single Velux window was provided in the hip end of this new roof.

Having regard to Section 3 of the Planning and Development Act 1963, it is considered that both item 1 and item 2 listed above fall within the definition of 'development'.

3.—(1) *In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.*

With specific regard to the definition of 'works' within Section 2 (1) of the Act defines 'works' as including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal'. It is considered that the provision of the extension to the dwelling house under the 1977 permission would fall within the definition in this regard, including the provision of a pitched roof and associated velux window in place of the permitted flat roof.

Is or is not exempted development

Development can be exempted from the requirement for planning permission by either the Planning and Development Act or Planning and Development Regulations which are relevant at that time.

Further information was submitted in full, received by Cork City Council on 12.07.2019.

The applicant has stated in the further information response that the pitched roof and velux window were constructed as part of the original construction of the two-storey extension in April 1978.

Section 4(1)(g) of the 1963 Act states that:

4.—(1) *The following shall be exempted developments for the purposes of this Act:*

(g) 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

such appearance inconsistent with the character of the structure or of neighbouring structures;

Having regard to this provision I consider the questions that arise in relation to this proposal are whether:

1. The provision of a pitched roof in place of a permitted flat roof and associated velux window would materially affect the external appearance of the house so as to render the appearance inconsistent with the character of the house, and/or;
2. The provision of a pitched roof in place of a permitted flat roof and associated velux window would materially affect the house so as to render the appearance inconsistent with the character of neighbouring houses.

The existing house in 1978, and the current house defined by its eastern extent had and has a pitched roof. Whilst the alteration to the permitted plans involved increasing the overall height of the two storey extension to bring it in line with the eaves and roofline of the original house, I consider the provision of a pitched roof to the side extension to be consistent with the character of the house.

The site is located in a housing estate/cul de sac and the adjoining houses are of similar design and construction. Houses within the estate are characterised by pitched roofs. I therefore consider that the provision of the pitched roof and associated velux, having regard to the site location, does not render the appearance inconsistent with the character of the neighbouring structures.

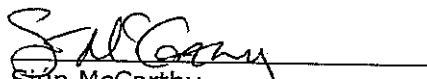
In summary I consider that the provisions of Section 4(1)(g) of the Planning and Development Act, 1963, now known as Section 4(1)(h) as set out in the Planning and Development Act 2000 (as amended) applies.


RECOMMENDATION

Having regard to:

- (a) Section 3(1) of the Planning and Development Act, 1963;
- (b) Section 4(1)(g) of the Planning and Development Act, 1963; and

The proposed development is considered to be development and is exempted development.


Siun McCarthy
Assistant Planner
19.07.2019


SEP.
19/7/2019.

**COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL**

Strategic Planning & Economic Development Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie

Fón/Tel: 021-4924564/4321

Líonra/Web: www.corkcity.ie

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

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

1 Ard Na Ri Ave, Pouladuff road, Cork.

2. QUESTION/ DECLARATION DETAILS

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

Sample Question: *Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?*

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

Are the works as described below considered exempt development?

The extension works for which planning was obtained under application 6675/77 has not been completed as originally proposed with the alterations as set out below.

- a) The proposed flat roof was constructed as a pitched roof to match the existing dwelling.
- b) A single Velux window was provided in the hip end of this new roof.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

Documents Attached:

2 copies of site location map

2 Copies of original grant of planning, conditions and planning drawings as obtained from Cork City Council Planning Department

2 copies of photographic record of external elevations of property as constructed.

It is understood that the roof construction was carried out under the informal suggestion of the planner of the day as it would be in keeping with the character of the building and the surrounding dwellings.

Comhairle Cathrach Chorcaí
Cork City Council

28 MAY 2019

Strategic Planning & Economic
Development Directorate

3. 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	The alterations relate to a change of elevation, the increased attic space is suitable for storage purposes only
(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) NA _____ _____ _____	Proposed/existing use (please circle) NA _____ _____ _____

4. APPLICANT/ CONTACT DETAILS

Name of applicant (principal, not agent):		Donal Heffernan
Applicants Address	1 Ard Na Ri Ave., Pouladuff Road, Cork	
Person/Agent acting on behalf of the Applicant (if any):	Name:	John McCormick
	Address:	McCormick Consulting Engineers 25 Slieve Mish Park, Kinsale road, Cork
	Telephone:	
	Fax:	
E-mail address:		
Should all correspondence be sent to the above address? <small>(Please note that if the answer is 'No' all correspondence will be sent to the Applicant's address)</small>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. 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 and address of the owner if available		

6.1 / We confirm that the information contained in the application is true and accurate:

Signature:  (Agent)
Date: 20/5/19

.....

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, Strategic Planning & Economic Development
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.

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

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

DATA PROTECTION

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution

Planning Pack Map



CENTRE COORDINATES:
ITM 566769.570799

PUBLISHED: 27/05/2019
ORDER NO.: 50064747_1

MAP SERIES: 1:1,000
MAP SHEETS: 6382-19

Site outlined in Red

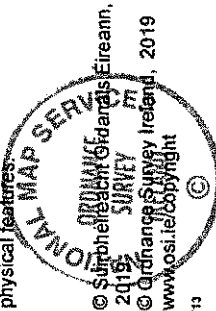
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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



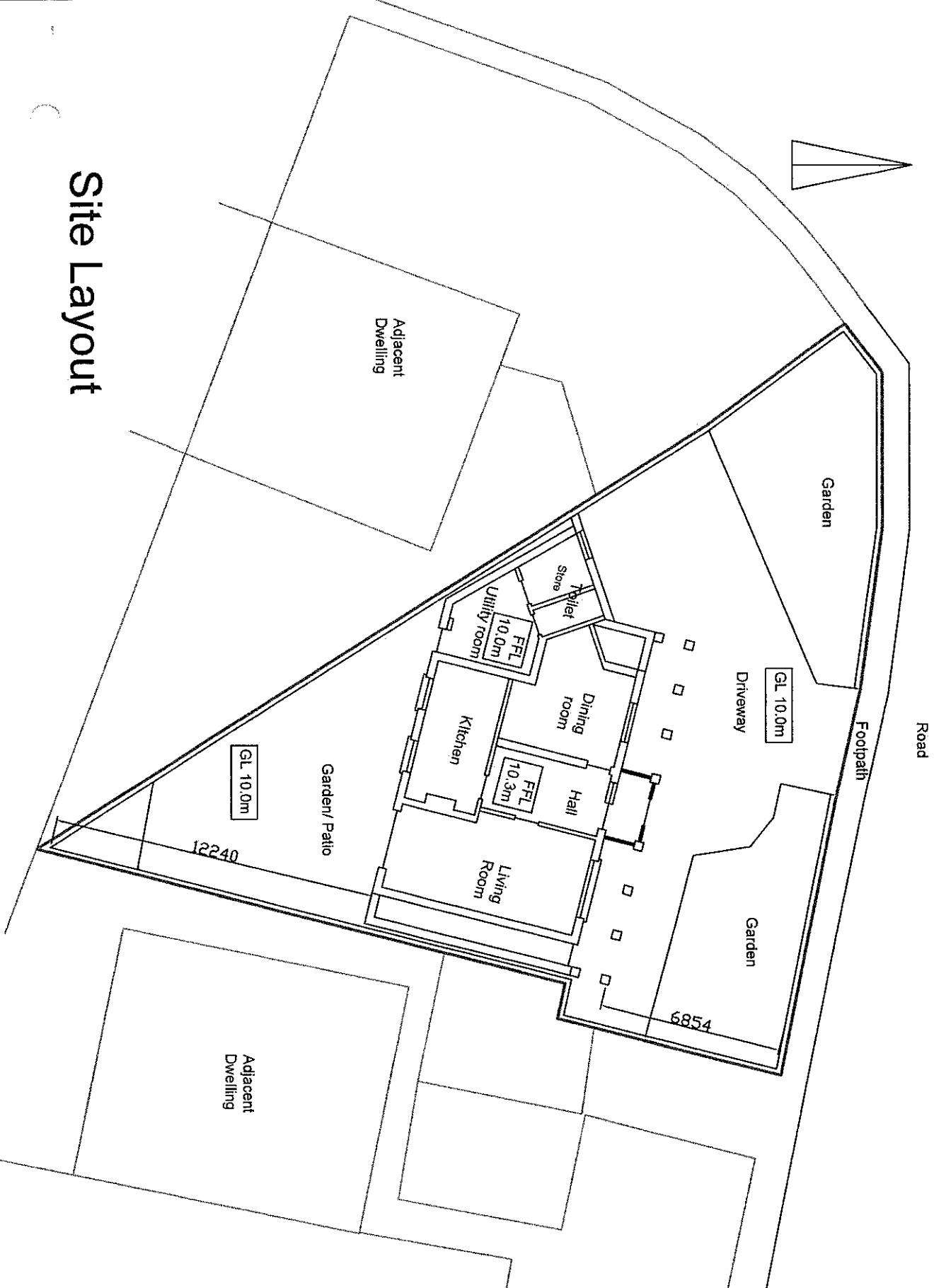
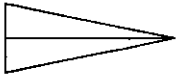
LEGEND:
<http://www.osi.ie>
search: 'Large Scale Legend'



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: 'Capture Resolution'

OUTPUT SCALE: 1:1,000

N



Site Layout

NOTES

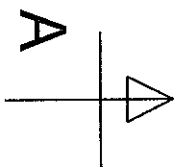
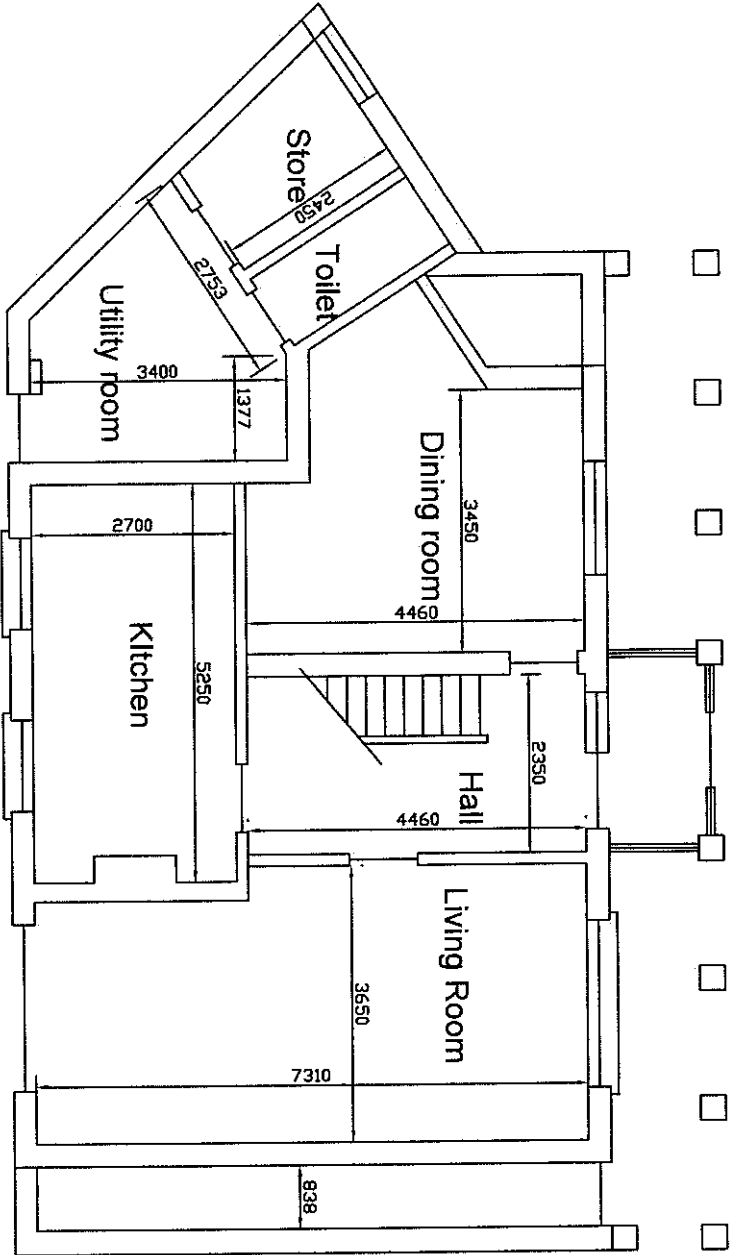
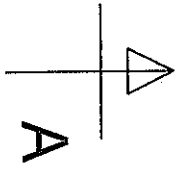
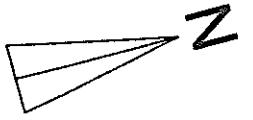
Layout and dimensions are for guidance purposed only. All dimension are to be checked on site prior to any works and all discrepancies are to be reported to the Engineer.

Site Outlined in Red

GL = Ground Level
FFL = Finished Floor Level
All levels taken Temporary Bench Mark

McCormick CONSULTING ENGINEERS REGISTERED OFFICE ADDRESS: 25 SILVER LAKE PARK, NISAVALE ROAD, COBK Email: john@mccormick.ie		TEL: 01 207 202794 25 SILVER LAKE PARK, NISAVALE ROAD, COBK
PROJECT:	1 Ard Na Ri	
CLIENT:	Donal & Sheila Heffernan	
PROJECT STAGE:	Existing Layout	
DRAWING TITLE:	Site Layout	
SCALE:	1:100	PROJECT NO.: MC180821
DATE:	July 19	DRAWING NO.:
REVISION:	A	EX - 01

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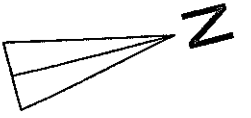


Existing Ground Floor Layout

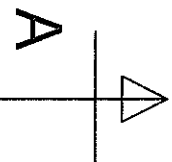
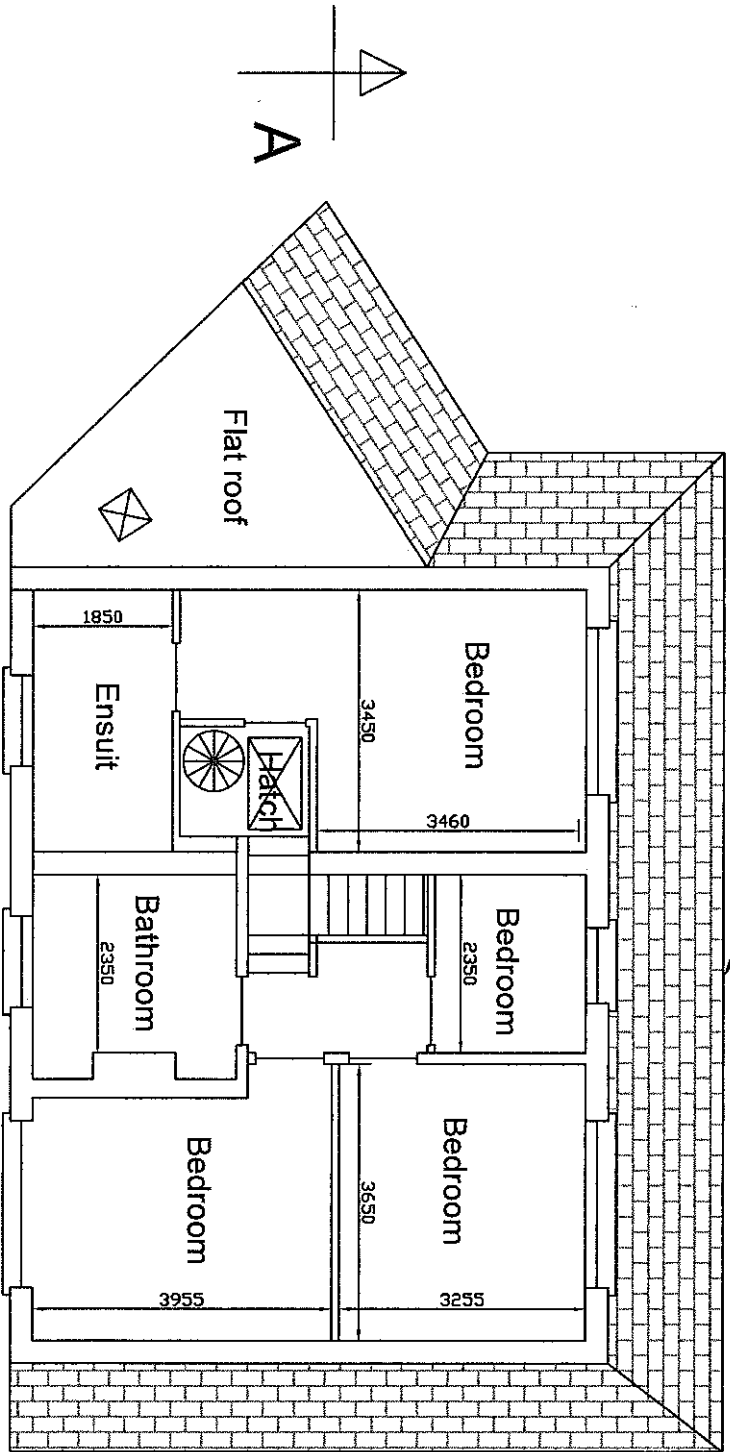
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PROJECT:	1 Ard Na Ri	
CLIENT:	Donal & Sheila Heffernan	
PROJECT STAGE:	Existing Layout	
DRAWING TITLE:	Ground Floor Plan	
SCALE:	1:100	PROJECT NO: MC180621
DATE:	July 19	DRAWING NO:
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Single storey
wrap-around roof
with a clay tile finish

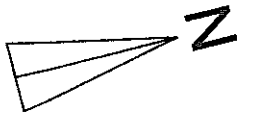


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Existing First Floor Layout

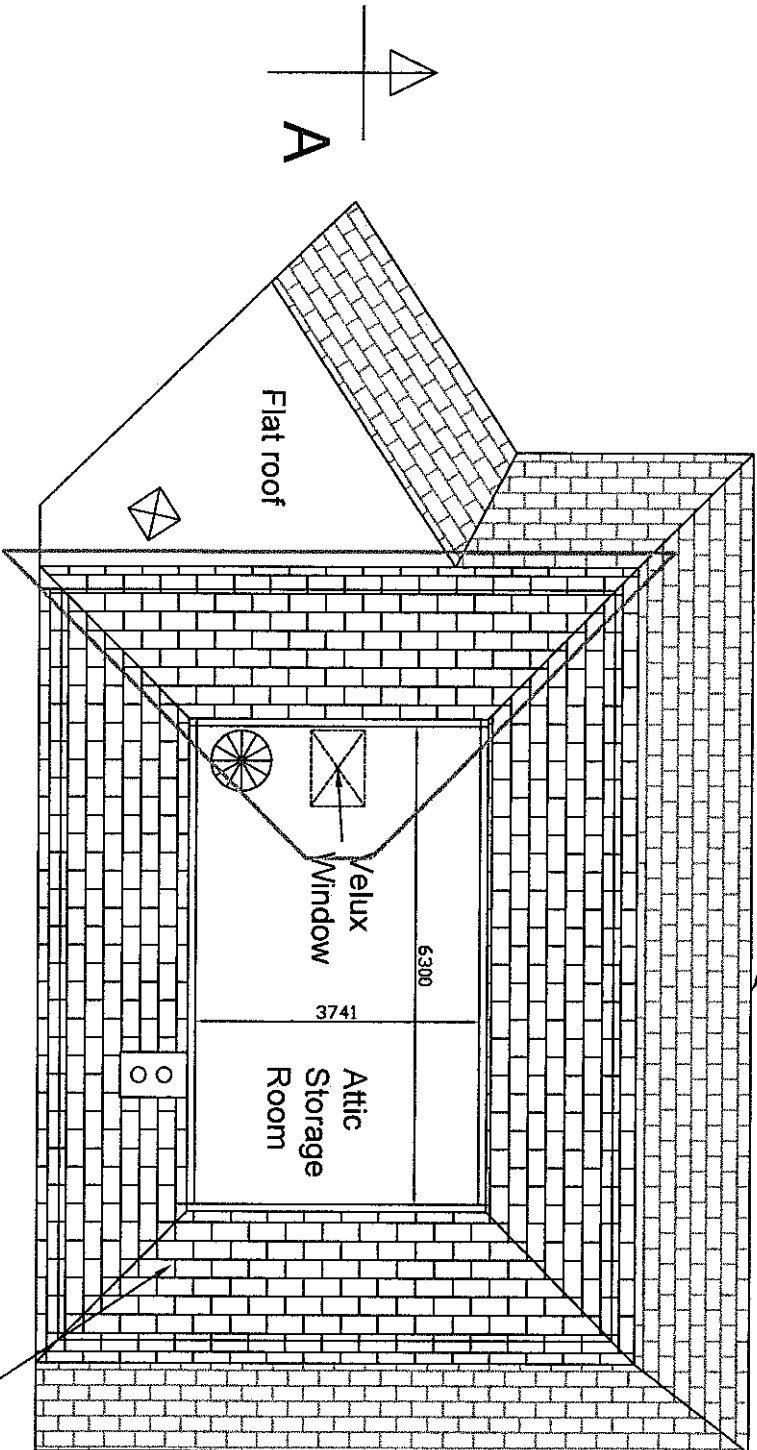
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CLIENT:	Donal & Sheila Heffernan
PROJECT STAGE:	Existing Layout
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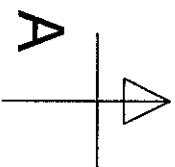


Single storey wrap-around roof with a clay tile finish

Area of existing Roof to which Section 5 Declaration Enquiry applies has been Outlined in Green



2nd storey hipped roof with a clay tile finish



NOTES
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Existing Attic Floor Layout

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CLIENT:	Donal & Sheila Heffernan
PROJECT STAGE:	Existing Layout
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PROJECT NO.:	MC180621
DATE:	July 19
DRAWING NO.:	Ex - 04
REVISION:	A

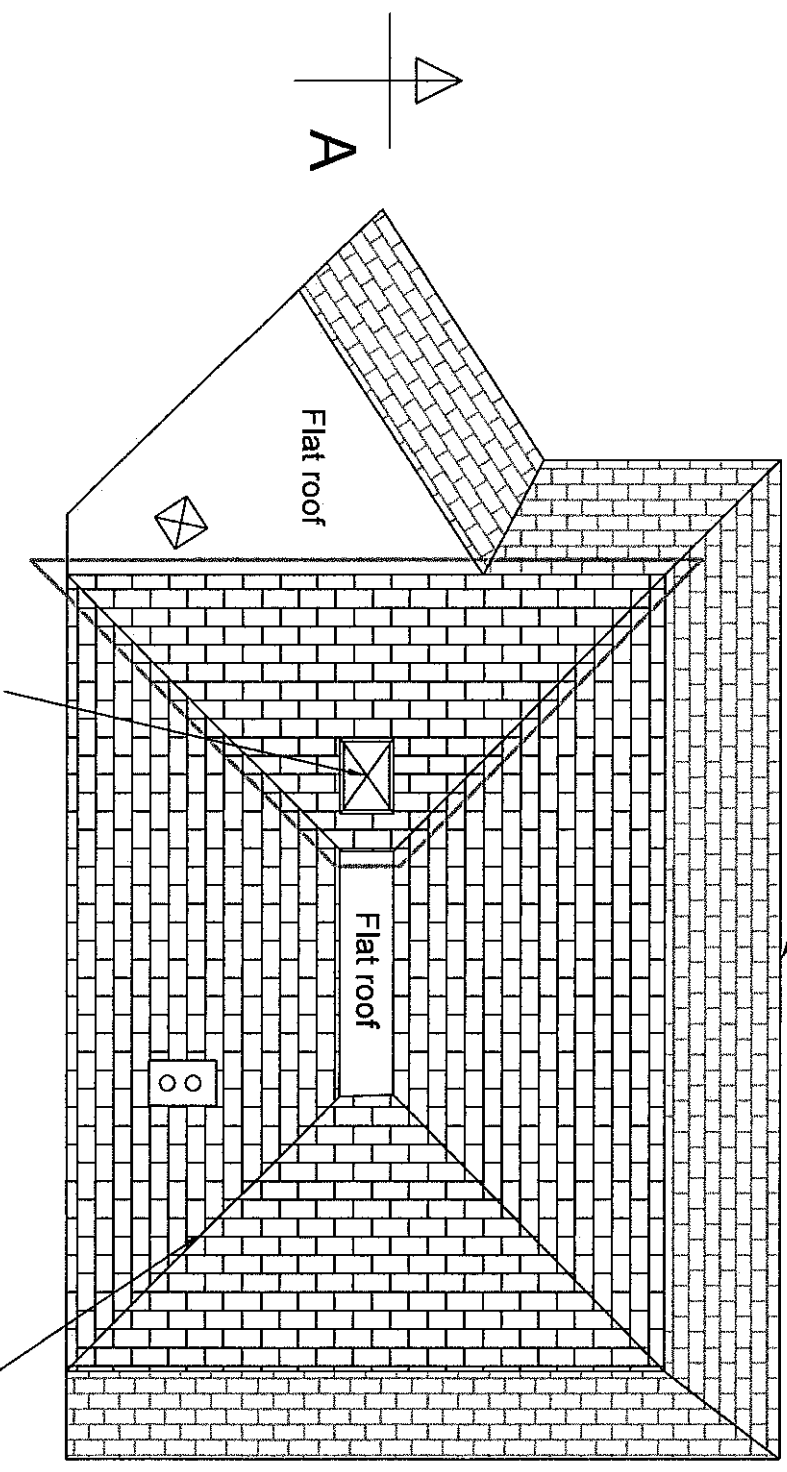
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Single storey wrap-around roof with a clay tile finish

Area of existing Roof to which Section 5 Declaration Enquiry applies has been Outlined in Green

NOTES
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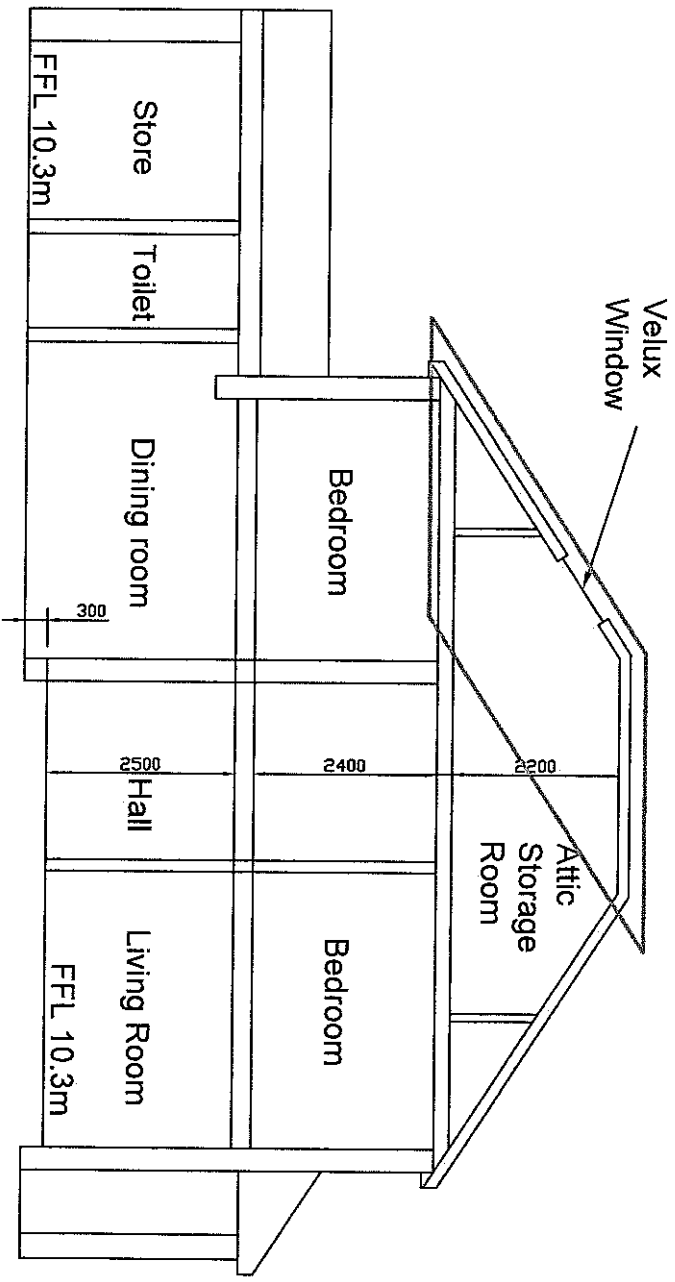


Existing Roof Layout

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PROJECT:	1 Ard Na Ri	
CLIENT:	Donal & Sheila Heffernan	
PROJECT STAGE:	Existing Layout	
DRAWING TITLE:	Roof Plan	
SCALES:	1:100	PROJECT NO: MC180621
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Area of existing Roof to which
Section 5 Declaration Enquiry
applies has been Outlined in Green



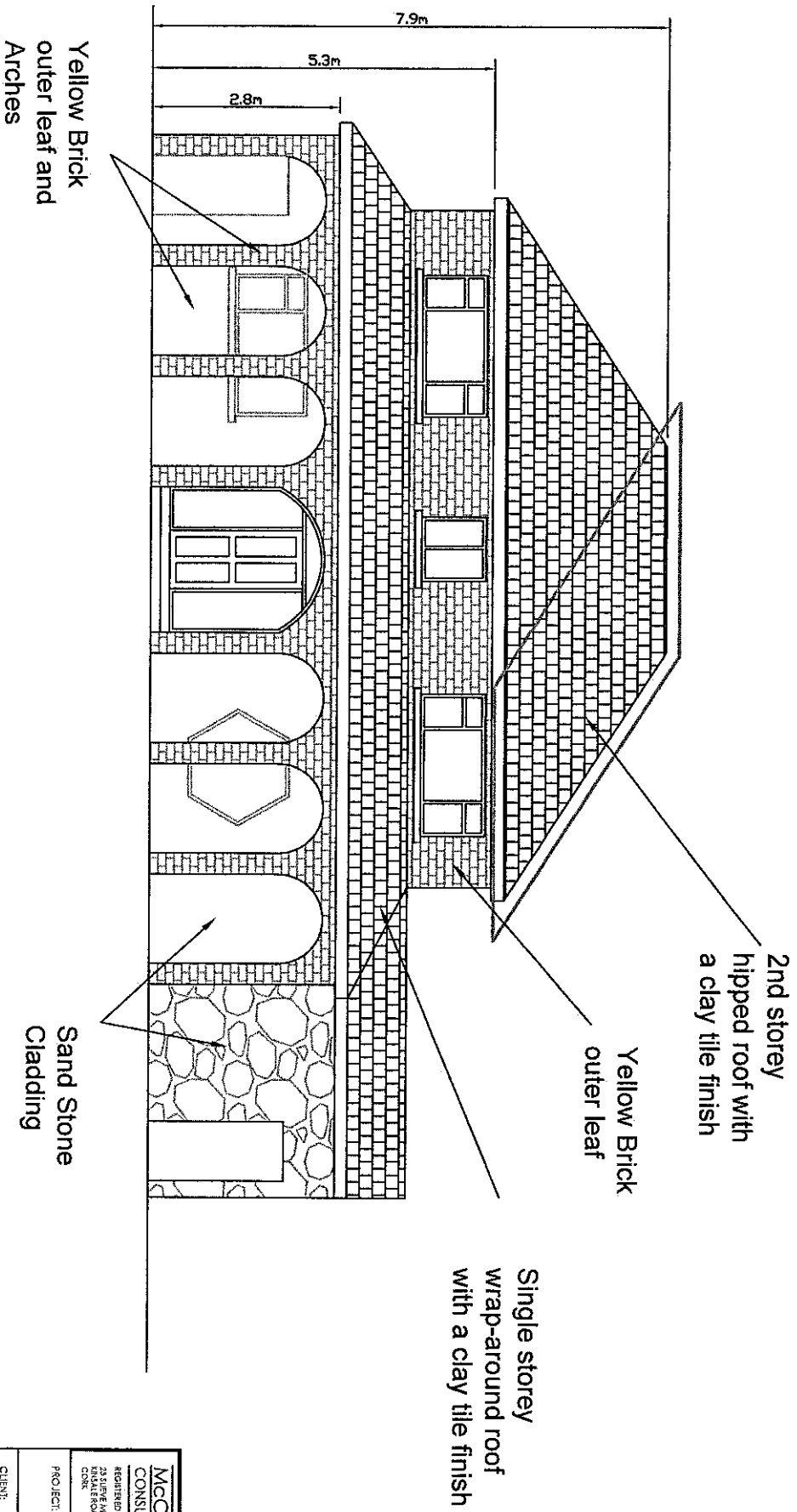
Section A - A

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PROJECT:	1 Ard Na Ri	
CLIENT:	Donal & Sheila Heffernan	
PROJECT STAGE:	Existing Layout	
DRAWING TITLE:	Section A A	
SCALE:	1:100	PROJECT NO: MC180621
DATE:	July 19	DRAWING NO:
REVISION:	A	EX - 10

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Area of existing Roof to which
Section 5 Declaration Enquiry
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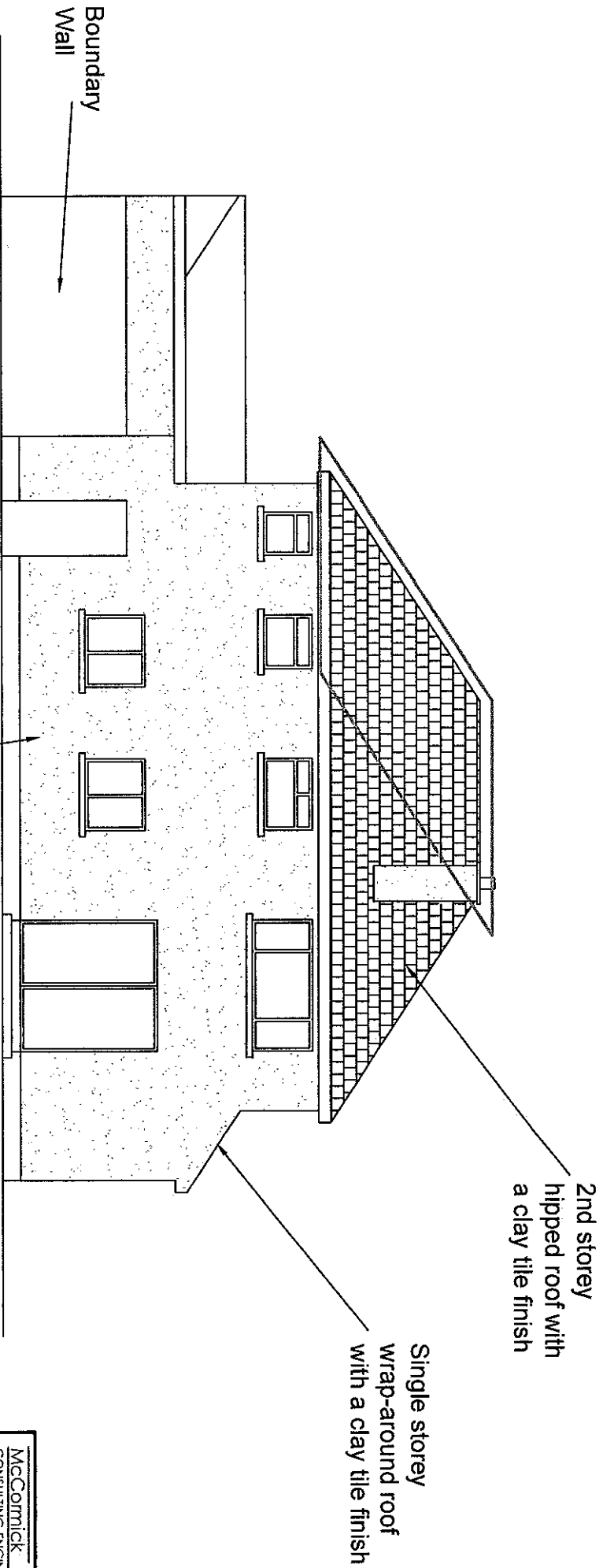
Front Elevation

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CLIENT:	Donal & Sheila Heffernan
PROJECT STAGE:	Existing Layout
DRAWING TITLE:	Front Elevation
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Area of existing Roof to which
Section 5 Declaration Enquiry
applies has been Outlined in Green



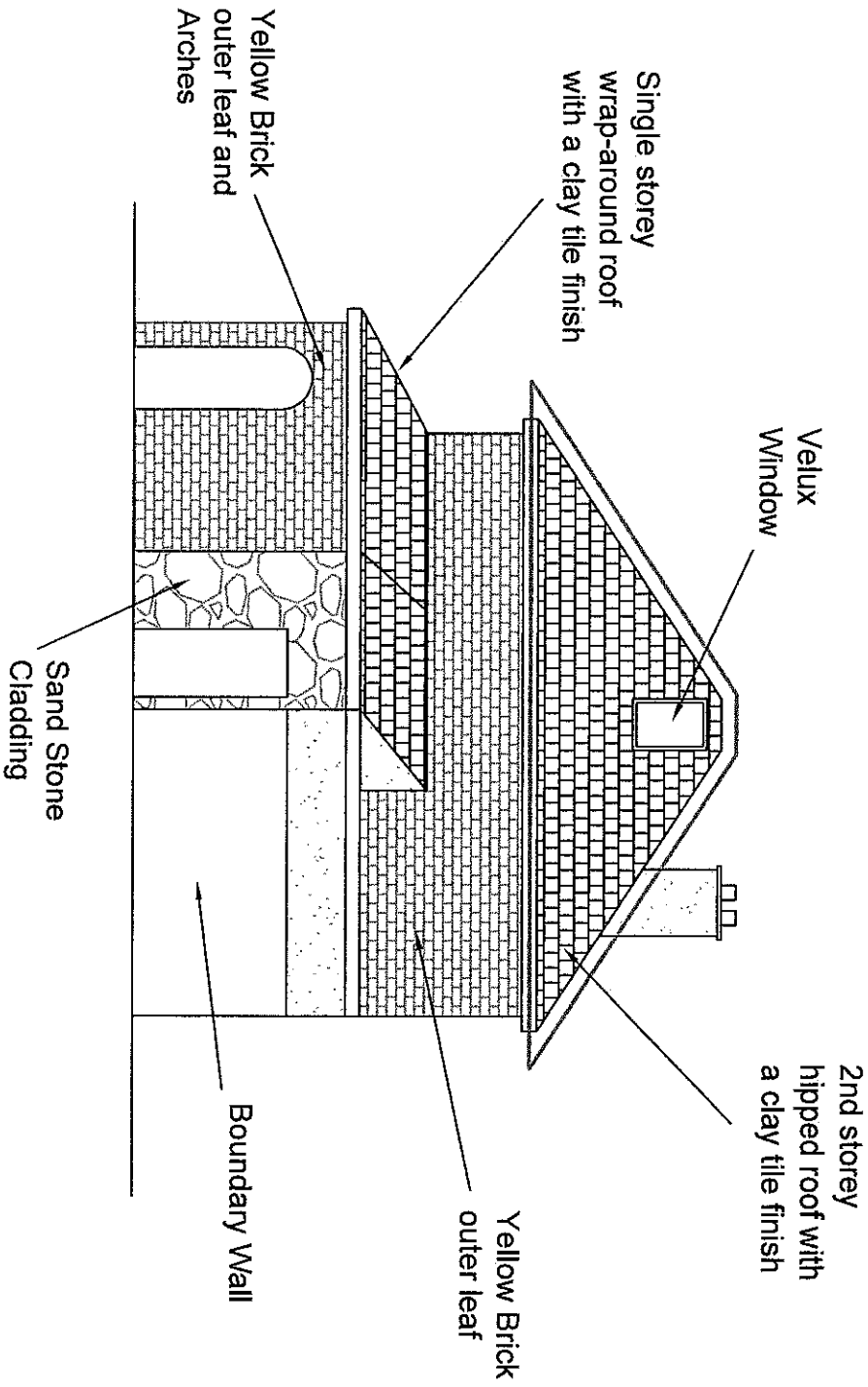
Rear Elevation

NOTES
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PROJECT:	1 Ard Na Ri
CLIENT:	Donal & Sheila Heffernan
PROJECT STAGE:	Existing Layout
DRAWING TITLE:	Rear Elevation
SCALE:	1:100
DATE:	July 19
REVISION:	A
PROJECT NO.:	MC180621
DRAWING NO.:	Ex - 07

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**West Side
Elevation**

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PROJECT:	1 Ard Na Ri
CLIENT:	Donal & Sheila Heffernan
PROJECT STAGE:	Existing Layout
DRAWING TITLE:	Side Elevation
SCALE:	1:100
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Planning Department,
Cork City Council,
City Hall,
Cork.

11th July 2019

Dear Sirs

Ref: Section 5 Declaration, 1 Ard Na Ri Ave., Pouladuff Rd, Cork

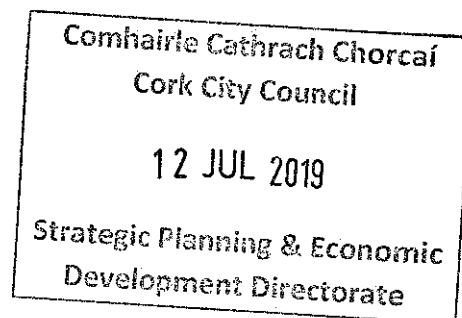
In response to your letter dated the 25th of June 2019 and following on from the previously submitted information, we wish to respond as follows:

- Item 1) The applicant has confirmed in the attached letter that both the pitched roof and the Velux window were constructed as part of the original construction of the two-storey extension in April 1978.
- Item 2) Please find attached two copies of the following drawings
EX01 Site Layout
EX02 Ground Floor Plan
EX03 First Floor Plan
EX04 Attic Plan
EX05 Roof Plan
EX06 Front Elevation
EX07 Rear Elevation
EX08 Side Elevation
EX09 Side Elevation
EX10 Section A A

Yours faithfully



John McCormick CEng MIEI
McCormick Consulting Engineers
087 2202794



Low City Council

Halle do. Potbush.

City Hall Cork

Consider Here No I

Had No R' Ave

Parliament Rd

Cork

1/7/19

Dear J. / Madras.

I wish to confirm both roof and
the velus windows were constructed as part
of the original work in April 1978; all
works were completed by Sept 1978.

Yours Faithfully

Donal / Sheila Heffernan.

Cork City Council

Halls de Potbrach.

City Hall Cork

Compte Home No 5

Had Au R' Ave

Parladoff Rd

Ck

1/7/19

CORK CITY COUNCIL
 PLANNING DIRECTORATE
 05 JUL 2019
 Ref. No.

Dear Sir/Madame.

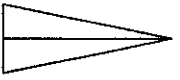
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 the velux windows were constructed as part
 of the original work in April 1978; all
 works were completed by Sept 1978.

Yours faithfully

Donal / Sheila Heffernan

Ref. No.
 05 JUL 2019
 CORK CITY COUNCIL
 PLANNING DIRECTORATE

N



Road

Footpath

Garden

GL 10.0m

Driveway

Garden

6854

GL = Ground Level
FFL = Finished Floor Level
All levels taken Temporary
Bench Mark

NOTES
Layout and dimensions are for guidance purposed only. All dimension are to be checked on site prior to any works and all discrepancies are to be reported to the Engineer.

Adjacent Dwelling

Garden/Patio

GL 10.0m

12240

Adjacent Dwelling

Living Room

Hall

Dining room

Kitchen

Utility room

Store

W.C.

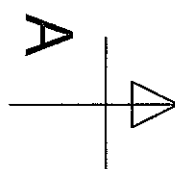
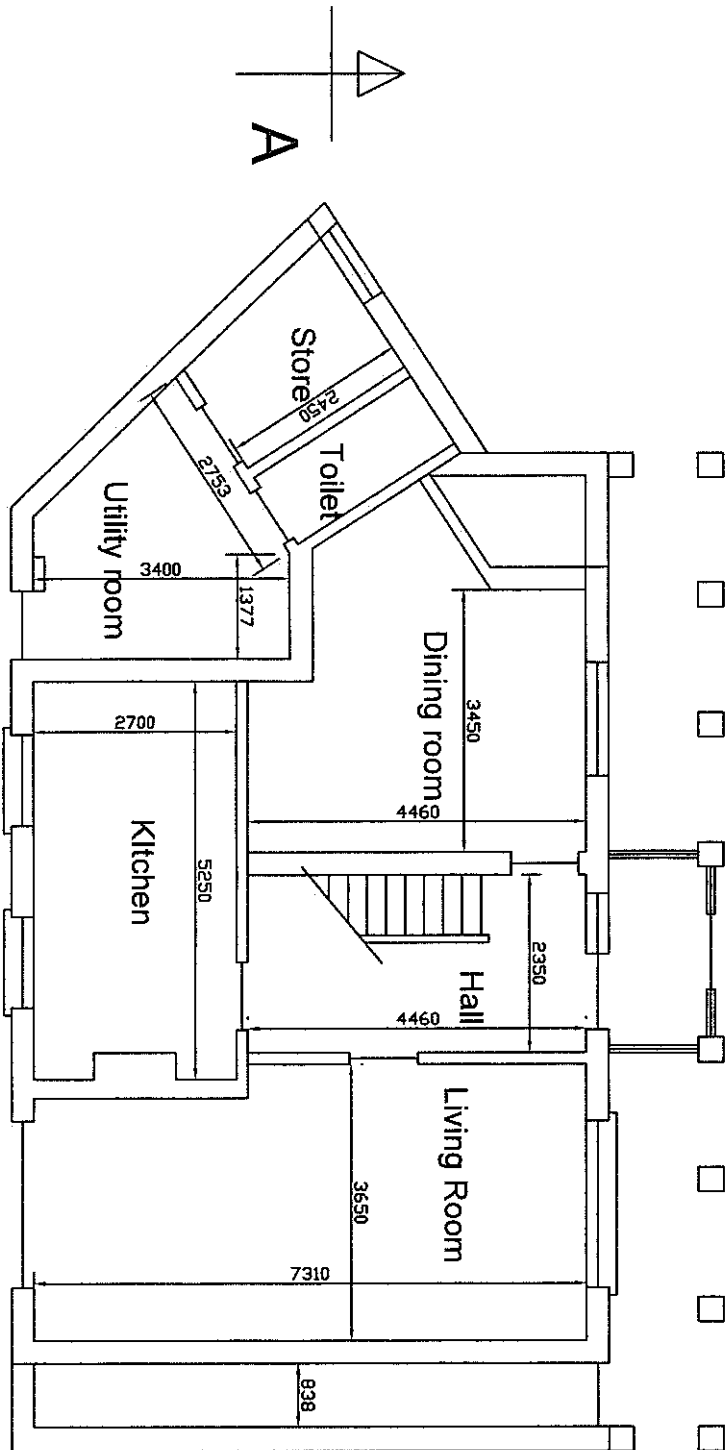
FFL 10.0m

FFL 10.3m

Site Layout

McCormick CONSULTING ENGINEERS REGISTERED OFFICE ADDRESS: 25 SLIVE ABER PARK, KINVALE ROAD, CO. KD Email: john@mccormick.ie TEL. NO. 087 200794	
PROJECT:	1 Ard Na Ri
CLIENT:	Donal & Sheila Heffernan
PROJECT STAGE:	Existing Layout
DRAWING TITLE:	Site Layout
SCALE:	1:100
PROJECT NO.:	MC180821
DATE:	July 19
DRAWING NO.:	Ex - 01
REVISION:	A

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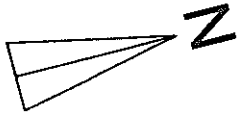


NOTES
 Layout and dimensions are for guidance purposes only. All dimensions are to be checked on site prior to any works and all discrepancies are to be reported to the Engineer.

Existing Ground Floor Layout

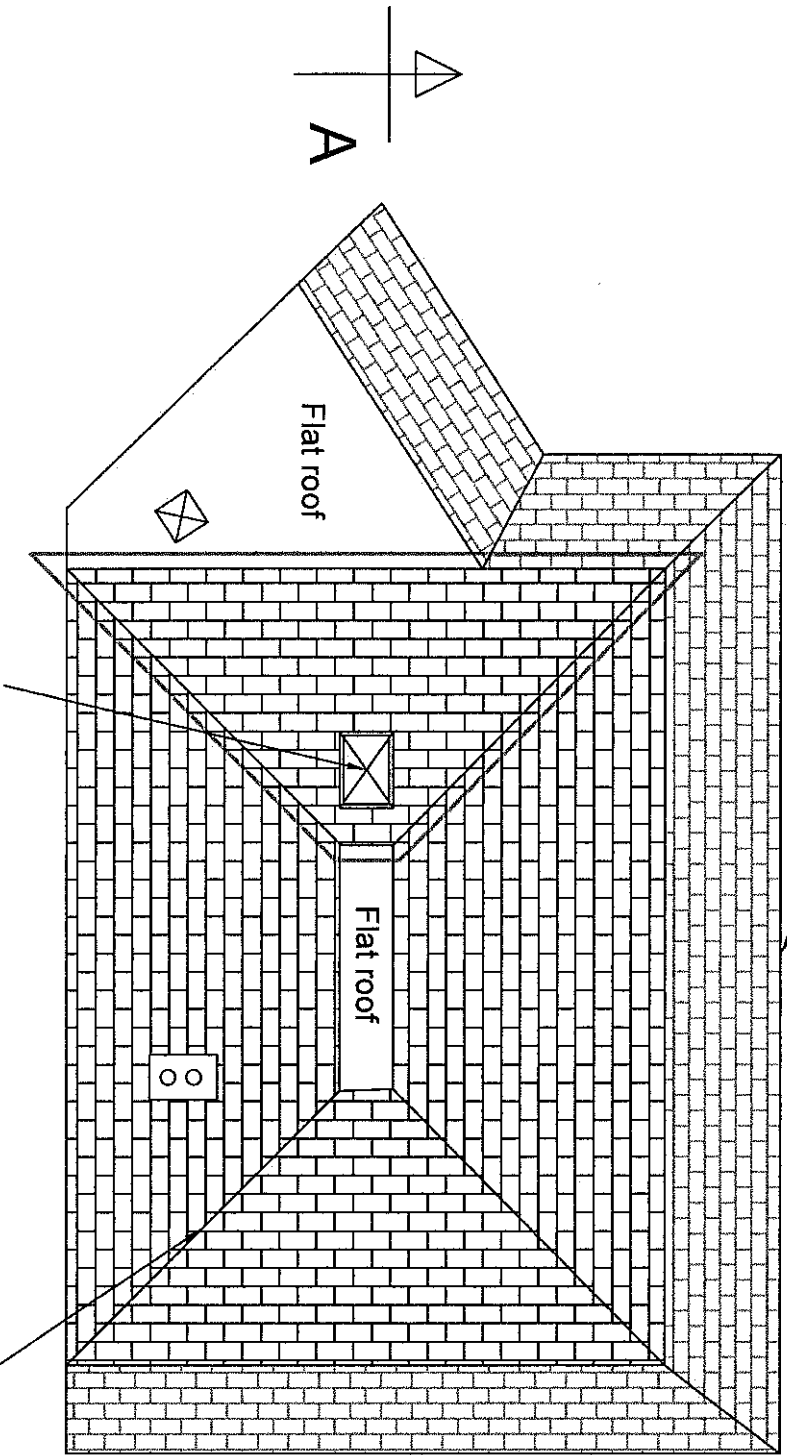
McCormick CONSULTING ENGINEERS REGISTERED OFFICE ADDRESS: 25 SLIWE KNOI PARK, KINALEE ROAD, CO. K. Email: john@mccormick.ie		TEL. NO. 087 200794
PROJECT: 1 Ard Na Ri	CLIENT: Donal & Sheila Heffernan	
PROJECT STAGE: Existing Layout	DRAWING TITLE: Ground Floor Plan	
SCALE(S): 1:100	PROJECT NO.: MC180821	
DATE(S): July 19	DRAWING NO.: EX - 02	
REVISION: A		

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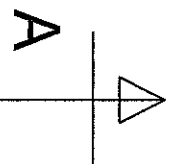


Single storey wrap-around roof with a clay tile finish

Area of existing Roof to which Section 5 Declaration Enquiry applies has been Outlined in Green



Velux Window



2nd storey hipped roof with a clay tile finish

Existing Roof Layout

NOTES

Layout and dimensions are for guidance purposes only. All dimensions are to be checked on site prior to any works and all discrepancies are to be reported to the Engineer.

McCormick CONSULTING ENGINEERS REGISTERED OFFICE ADDRESS: TEL: NO. 087 262074 18A-20A, GARDEN PARK, MALDEN ROAD, CO. DUBLIN Email: john@mccormick.ie	
PROJECT:	1 Ard Na Ri
CLIENT:	Donal & Sheila Heffernan
PROJECT STAGE:	Existing Layout
DRAWING TITLE:	Roof Plan
SCALE:	1:100
PROJECT NO.:	MC180821
DATE:	July 19
DRAWING NO.:	Ex - 05
REVISION:	A

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Donal Heffernan
c/o John McCormack Consulting Engineers
25 Slieve Mish park
Kinsale Rd
Cork

25/06/2019

RE Section 5 Declaration 1 Ard na Ri Avenue,
Pouladuff Rd, Cork

Dear Sir/Madam,

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

It is considered that **Further Information** under Section 5(2)(c) of the Act is required in order for the Planning Authority to assess the proposal further:

1. The applicant is requested to submit the following details:
 - a) Provide details on when (including month and year) the pitched roof was constructed and completed;
 - b) Provide details on when (including month and year) the velux window was provided to the above reference roof.
2. The applicant is requested to submit the following plans and particulars to enable the authority to issue the declaration on the questions raised:
 - A site layout plan at a scale not less than 1:500 should be provided;
 - Floor Plans at a scale not less than 1:200
 - Elevation plans at a scale not less than 1:200

Please ensure that any information you submit is received by the planning authority as expeditiously as possible.

Yours Faithfully,



Paul Hartnett

Staff Officer

Development Management Section

Community, Culture and Placemaking Directorate

Cork City Council

McCormick
Consulting Engineers

John McCormick CEng MIEI
087 2202794

25 Slieve Mish Park,
Kinsale Road,
Cork.

john@mccormick.ie

**1 Ard Na Ri Ave.,
Pouladuff Road,
Cork.**

**External
Photographs**

Client: Mr Donal Heffernan

Comhairle Cathrach Chorcaí
Cork City Council

28 MAY 2019

Strategic Planning & Economic
Development Directorate

John McCormick CEng. BEng. MIEI
Email : john@mccormick.ie
Mob.: 087 2202794

Project Management
Civil and Structural Engineering
Planning Applications
Prepurchase Surveys

Introduction

During the sale of the property 1 Ard Na Ri Ave, it has been highlighted that the extension works for which planning had been obtained under planning application 6675/77 had not been constructed exactly in accordance with the said planning permission.

The planning in part related to the construction of a first-floor extension above the existing garage with this extension to have a flat roof. As part of the development works the pitched roof to the existing dwelling was extended across the new extension as opposed to providing a flat roof as per the planning permission. A Velux window has also been provided within the hip end of the extended roof.

It had been reported that the pitched roof was provided at the informal suggestion of the planner of the day as it would be in keeping with the character of the property and surrounding dwellings.

It is considered that the works do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures and for clarification an opinion has been sought from the Area Planner under a section 5 declaration as to whether these alterations would be considered an exempt development.

1. PHOTO OF FRONT ELEVATION



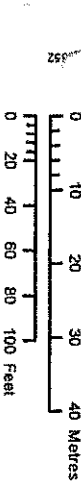
2. PHOTO OF SIDE ELEVATION



3. PHOTO OF REAR ELEVATION



Planning Pack Map



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'



CENTRE COORDINATES:
 ITM 566769,570799

PUBLISHED: 27/05/2019
ORDER NO.: 50064747_1

MAP SERIES: 1:1,000
MAP SHEETS: 6382-19

Site outlined in Red

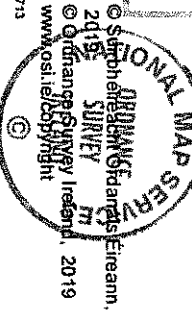
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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



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

~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

under Section 26 of the Act.

To: Mr. Donal Heffernan,
o/o M.P. Kiely,
Currabeg,
Ovens, Co. Cork.

Reg. No. T.P. 6675
Application
Received: 25th January, 1977

APPLICATION BY Mr. Donal Heffernan, o/o M.P. Kiely,
OF Currabeg, Ovens, Co. Cork
FOR:—

~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

FOR Extension
AT 1, Ard Na Ri Avenue, Pouladuff Road, Cork

Further to notification of decision to grant dated 23/3/1977

the Cork Corporation hereby conveys a grant of

~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

for the development/retention described subject to the conditions (if any) set out in the said notification.

The permission/approval is also subject to further approval being obtained in accordance with article 5 of the Local Government (Planning and Development) Act, 1963, (Permission) Regulations, 1964, prior to the

commencement of

the development
any part of the development other than

Comhairle Cathrach Chorcaí
Cork City Council
28 MAY 2019
Strategic Planning & Economic
Development Directorate

Signed on behalf of the Corporation of Cork

Date: 20.6.77

Staff Officer, Planning Office.

The proposed car port must not be erected.

This part of the development would be forward of the building lines in the estate and would unduly restrict traffic sightlines at the junction.

NOTE 1: Any appeal against a decision of a planning authority under section 26 of the Act of 1963 may be made to the Minister for Local Government.

The applicant for permission may appeal within one month beginning on the day of receipt by him of the decision. Any other person may appeal to the Minister within three weeks beginning on the date of the decision.

Appeals should be addressed to the Secretary, Department of Local Government (Planning Appeals Section), Custom House, Dublin 1. An appeal by the applicant for permission should be accompanied by this form. In the case of an appeal by any other person the name of the applicant, particulars of the proposed development and the date of the decision of the planning authority should be stated.

NOTE 2: Grant of Permission under the Local Government (Planning and Development) Act, 1963 is not to be taken as a waiver of the provisions of any Building Bye-Law, Local Act, Order, Regulation or other Statutory Provision in force in the Cork County Borough. Approval under the Corporation's Building Bye-Laws should also be obtained in addition to the Planning Permission.

CORPORATION OF CORK
 LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963
REGISTER
 (PART 1)

FOLIO
 6675 / 77

PLAN NUMBER
 1

Erection of car port and extension at 1, Ard Na Rí Avenue, Pouladuff Road, Cork
 Date
 25th January, 1977

Permission Type
 Address

Name
 M.F. Kieley, Owens, Co. Cork.

Mr. Donal Hefferman

- 1 PROPOSAL Subject of Application
- 2 APPLICATION Type and Date
- 3 SUBMITTED BY Name and Address
- 4 APPLICANT'S NAME
- 5 APPLICANT'S ADDRESS
- 6 DECISION 491 / 77
- 7 GRANT
- 8 APPEAL
- 9 S.26 (3) APPLICATION
- 10 COMPENSATION
- 11 ENFORCEMENT
- 12 PURCHASE NOTICE
- 13 REVOCATION OR AMENDMENT
- 14

O.C.M. & Date	Notified	Effect	S.26 (2) (e)	S.26 (2) (g)	S.26 (2) (h)
23-3-77	28-3-77	Per with con			
Date of Grant	Sent				
19-5-77	20-5-77				

Date of Application	Date of Minister's Decision	Effect of Decision of Minister
		Effect of Decision of Minister
Claim		Ref. in Part II. (Compensation Register)
Section		Ref. in Part III. (Enforcement Register)

~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

under Section 26 of the Act.

To : Mr. Donal Heffernan,

o/o M.P. Kiely,

Gurragh,

Ovens, Co. Cork,

Reg. No. T.P. 6675

Application Received : 25th January, 1977

APPLICATION BY Mr. Donal Heffernan, o/o M.P. Kiely,

OF Gurragh, Ovens, Co. Cork

FOR :—

~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

FOR Extension

AT 1, Ard Na Ri Avenue, Pouladuff Road, Cork

Further to notification of decision to grant dated 23/3/1977

the Cork Corporation hereby conveys a grant of

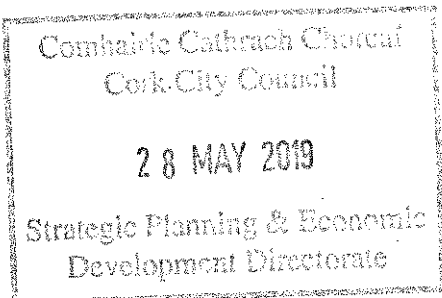
~~OUTLINE PERMISSION~~ / PERMISSION / ~~APPROVAL~~

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any part of the development other than



Signed on behalf of the Corporation of Cork

Date: 20.6.77

Staff Officer, Planning Office.

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PLAN NUMBER

1

CORPORATION OF CORK

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

REGISTER

(PART I)

FOLIO

6675 / 77

1 PROPOSAL
Subject of Application

Erection of car port and extension at 1, Ard Na Rí Avenue, Pouladuff Road, Cork

2 APPLICATION
Type and Date

Permission
Type

Date
25th January, 1977

3 SUBMITTED BY
Name and Address

M. F. Kiely, Owens, Co. Cork.

Address

4 APPLICANT'S
NAME

Mr. Donal Heffernan

5 APPLICANT'S
ADDRESS

6 DECISION

491 / 77

O.C.M. & Date

23-3-77

Notified

28-3-77

Effect

S.26 (2) (e)

S.26 (2) (g)

S.26 (2) (h)

7 GRANT

Date of Grant

19-5-77

Sent

20-5-77

Per with con

8 APPEAL

Notification to Corporation

Date of Minister's Decision

9 S.26 (3)
APPLICATION

Date of Application

Date of Minister's Decision

Effect of Decision of Minister

10 COMPENSATION

Claim

Ref. in Part II. (Compensation Register)

11 ENFORCEMENT

Section

Ref. in Part III. (Enforcement Register)

12 PURCHASE
NOTICE

13 REVOCATION
OR AMENDMENT

14

15

16