



# Comhairle Cathrach Chorcaí Cork City Council

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

Tim Blanchard & Catherine White  
21 Richmond Estate  
Blackrock Road  
Cork  
T12H6P7

03<sup>rd</sup> May, 2020

**RE: R573/20 – Section 5 Declaration**  
**Property: 21 Richmond Estate, Blackrock Road, Cork**

Dear Sir/Madam,

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

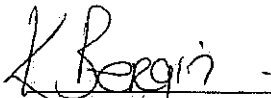
Having regard to —

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 and Part 1 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

the planning authority considers that —

the construction of a separate garden room to the rear of the dwelling at 21 Richmond Estate, Blackrock Road, Cork **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Yours faithfully,

  
Assistant Staff Officer  
Community, Culture and Placemaking  
Cork City Council



We are Cork.



21 Richmond Estate, Blackrock Road.

CORK CITY COUNCIL  
CITY HALL  
CORK

16/04/2020 14:13:15

Receipt No. : PLAN3/0/7820552  
\*\*\*\*\* REPRINT \*\*\*\*\*

R 573 20  
T Blanchard & C White

APPLICATION FEES 56000	80.00
GOODS 80.00	
VAT Exempt/Non-vatable	
T Blanchard & C White	

Total : 80.00 EUR

Tendered :  
Cheque 80.00  
000118

Change : 0.00

Issued By : Eoghan Fahy  
From : Planning Dept. 3  
Vat reg No.0005426M

**COMHAIRLE CATHRACH CHORCAÍ  
CORK CITY COUNCIL**

Community, Culture & Placemaking Directorate,  
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail [planning@corkcity.ie](mailto:planning@corkcity.ie)

Fón/Tel: 021-4924762

Líonra/Web: [www.corkcity.ie](http://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**

21 Richmond Estate, Blackrock Road, Cork T12 H6 P7

**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.*

We are considering constructing an Isolation Studio in the rear garden of our home at the above address. The proposed structure would be a timber frame building with an external footprint of 6.0m x 3.5m. It would feature a mono-pitch roof with a maximum height of 2.9m.

The proposed building would be timber clad to match the finishes of the adjacent house.

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

*(Use additional sheets if required).*

The previously approved Planning Application Ref. 10-34526 granted approval for the demolition of an existing Car port and Garden Store. The total area of this demolition work was 29.70m<sup>2</sup>.

During construction slight changes were made due to budget restrictions. The internal layout was revised, a roof window re-located and side window deleted. These changes were addressed under and Retention Application Ref. 12-35280. The footprint of the works remained unchanged.

The single storey extension approved under the above applications was constructed on the ground formerly occupied by the Car Port and Garden Store. The total area of this approved structure is 27.38m<sup>2</sup>.

This approved application did not increase the floor area of the existing property, but in fact reduced it by 2,32m<sup>2</sup>.

Please advise if our proposal for an Isolation Studio in our garden may be considered exempt from planning as it is under the stipulated exempt area of 25m<sup>2</sup>.

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

During construction of approved planning 10-34526 a non-compliance warning letter was received. This was addressed immediately - Retention Application No 12-35280. No Enforcement Notice was served on the property owners, but CCC registered one on file, Ref E7321. Case Resolved and Closed - 12/9/2012

**4. Is this a Protected Structure or within the curtilage of a Protected Structure?**  No

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?

**5. Was there previous relevant planning application/s on this site?**  Yes

If so please supply details:

Planning Application Ref. 10-34526 and Retention Application Ref. 12-35280

**6. APPLICATION DETAILS**

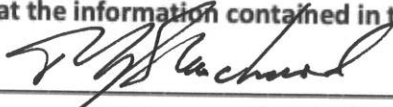
Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	Ex'g = 143.48m <sup>2</sup> & Prop. = 15.0m <sup>2</sup>
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas. (sq m) Demolition = 29.70m <sup>2</sup> Extension = 27.38m <sup>2</sup> Reduced Area = 2.32m <sup>2</sup>
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)
_____	_____
_____	_____
_____	_____

**8. 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
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		

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

Signature: 

Date: 31st March 2020

## CONTACT DETAILS

### 10. Applicant:

<b>Name(s)</b>	Tim. Blanchard and Catherine White
<b>Address</b>	21 Richmond Estate Blackrock Road Cork T12 H6P7

### 11. Person/Agent acting on behalf of the Applicant (if any):

<b>Name(s):</b>	
<b>Address:</b>	<hr style="border-top: 1px dashed black;"/> <hr style="border-top: 1px dashed black;"/> <hr style="border-top: 1px dashed black;"/>
<b>Telephone:</b>	
<b>E-mail address:</b>	
<b>Should all correspondence be sent to the above address?</b> <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"/> <b>Yes</b> No <input type="checkbox"/>

### 12. ADDITIONAL CONTACT DETAILS

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

#### **ADVISORY NOTES:**

<p>The application must be accompanied by the required fee of €80</p> <p>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.</p> <p>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.</p> <p><i>The application should be sent to the following address:</i></p> <p style="text-align: center;"><b>The Development Management Section, Community, Culture &amp; Placemaking Directorate, Cork City Council, City Hall, Anglesea Street, Cork.</b></p>
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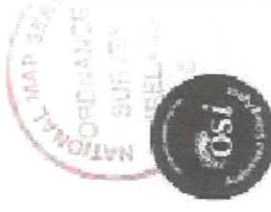
- The Planning Authority may require further information to be submitted to enable the authority to issue the declaration.
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any 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.*

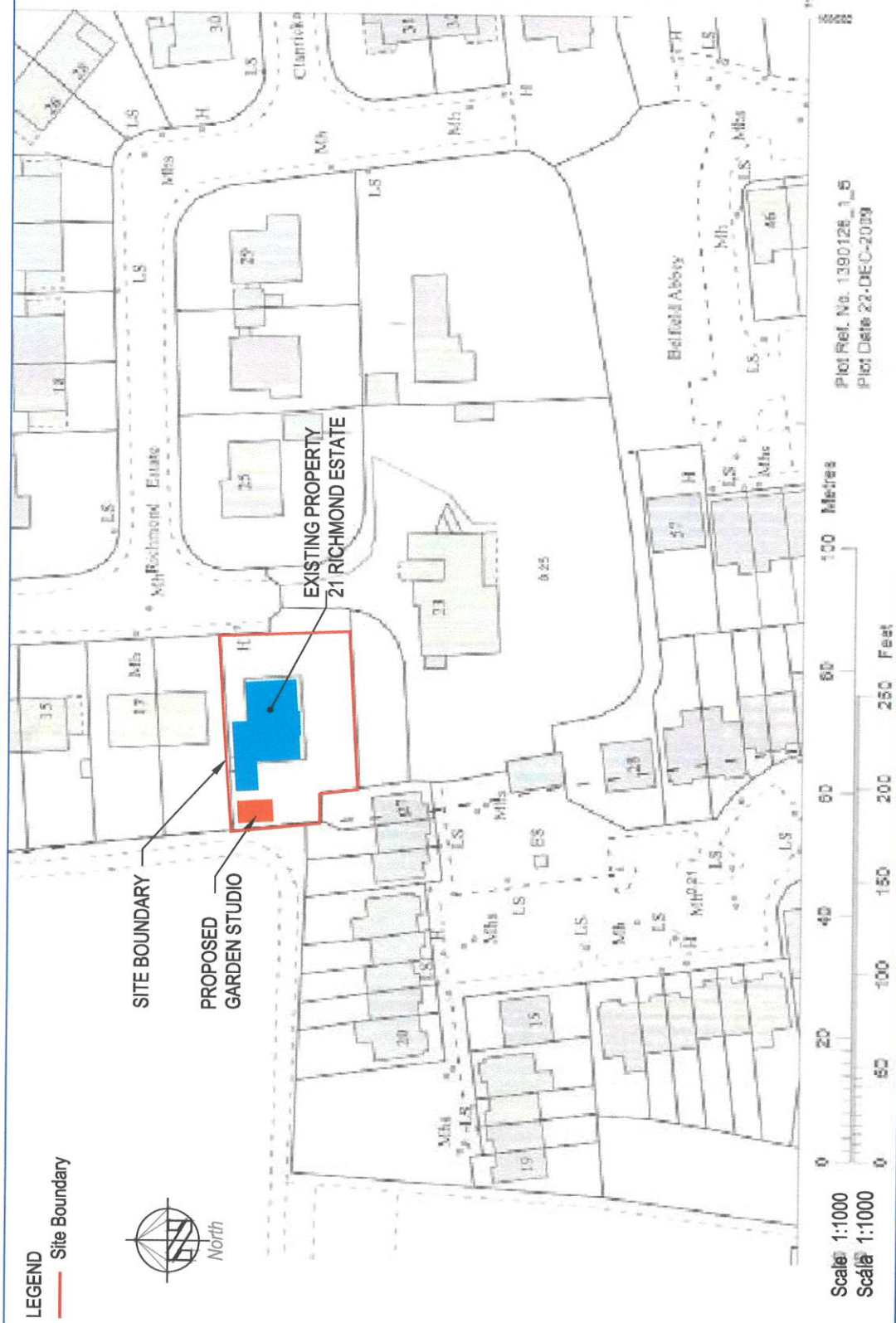
**DATA PROTECTION:** The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Act 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

MAP SHEETS

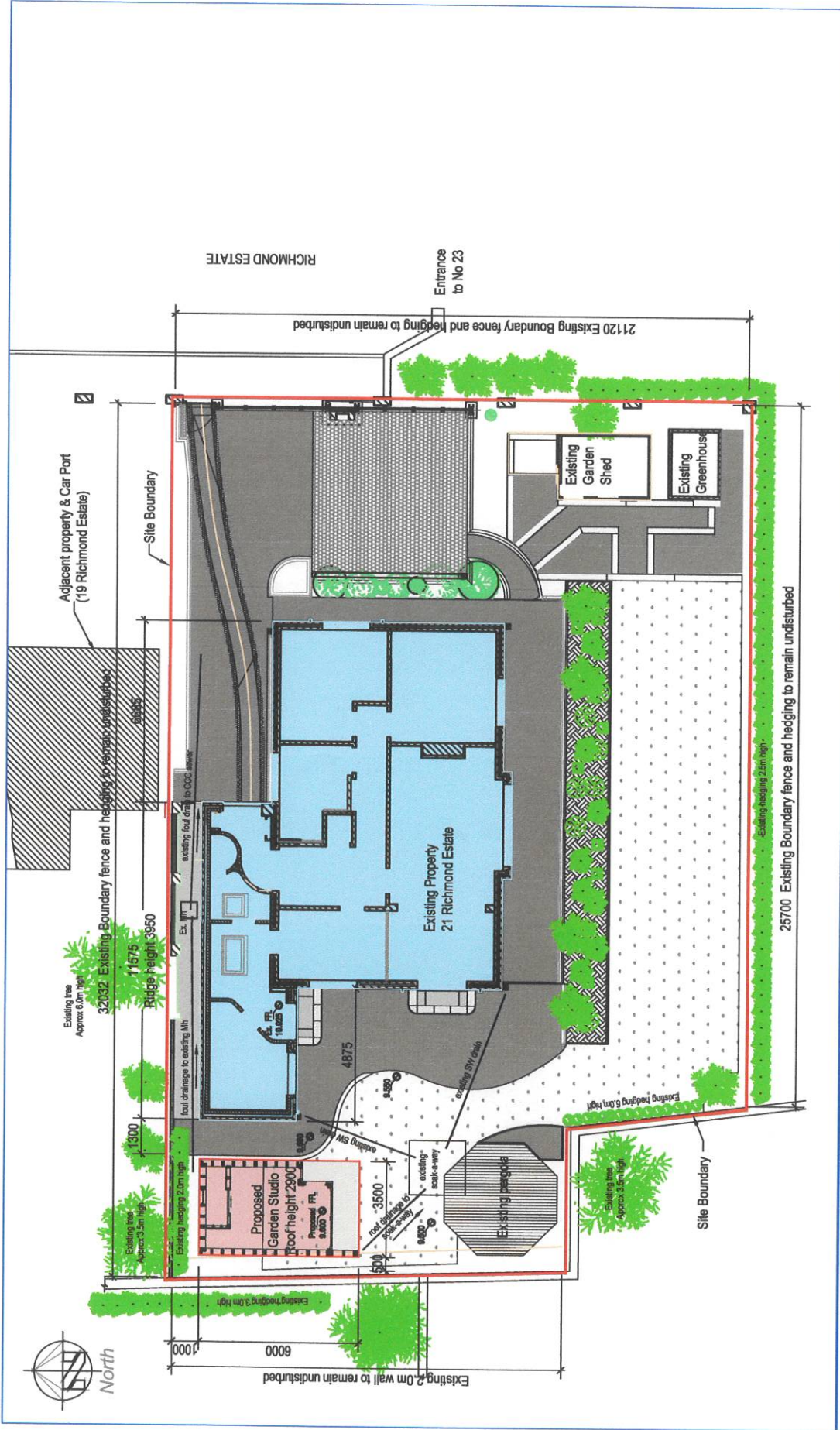
1:1000  
6383-12 6383-17



Produced by Ordnance Survey Services,  
1st Fl., South Bay Business Park,  
Parsippany, NJ,  
07054,  
U.S.A.  
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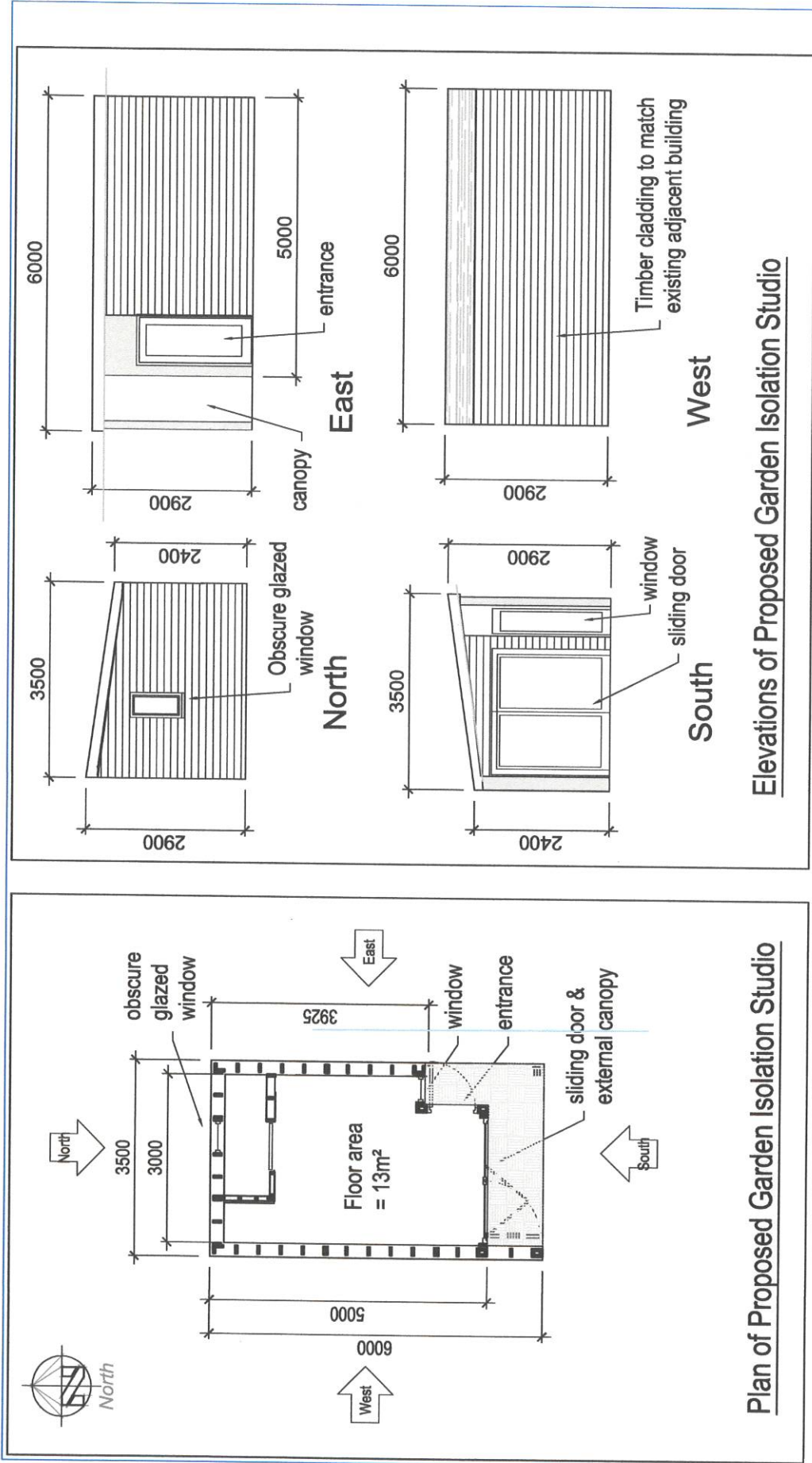


Drawing Status:— PLANNING		Project Title		Drawing Title	
2020 CAD Vision		Proposed Garden Isolation Studio		SITE LOCATON PLAN O.S. URBAN PLACE MAP	
21 Richmond Estate, Blackrock, Cork		at: 21 Richmond Estate, Blackrock, Cork		Revision	
31.03.20	A	Issued for Planning Exemption	Tim.B	Scale	Designer
DATE	REV.	DESCRIPTION	BY	1:100	Blanchard
				at:	
				Date	
				Mar. 2020	
				A3	
				210 - SP - 001	
				Drawing No.	P1



Drawing Status:— PLANNING		Project Title		Drawing Title	
2020 CAD Vision		Proposed Garden Isolation Studio		SITE LAYOUT PLAN	
21 Richmond Estate, Blackrock, Cork		at:		21 Richmond Estate, Blackrock, Cork	
31.03.20	A	Issued for Planning Exemption	Tim.B	Scale	at:
DATE	REV.	DESCRIPTION	BY	1:100	A3
				Date	Designer
				Mar. 2020	Blanchard
				Drawing No.	Revision
				210 - SP - 002	P1





Drawing Status:-- PLANNING		Project Title		Drawing Title	
2020 CAD Vision		Proposed Garden Isolation Studio		PROPOSED ELEVATIONS	
21 Richmond Estate, Blackrock, Cork		at: 21 Richmond Estate, Blackrock, Cork		Drawing No. 210 - SP - 003	
31.03.20	A	Issued for Planning Exemption	Tim.B	Date	Designer
DATE	REV.	DESCRIPTION	BY	Mar. 2020	Blanchard
				Scale at: A4	Revision P1
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				Mar. 2020	
				210 - SP - 003	
				Blanchard	
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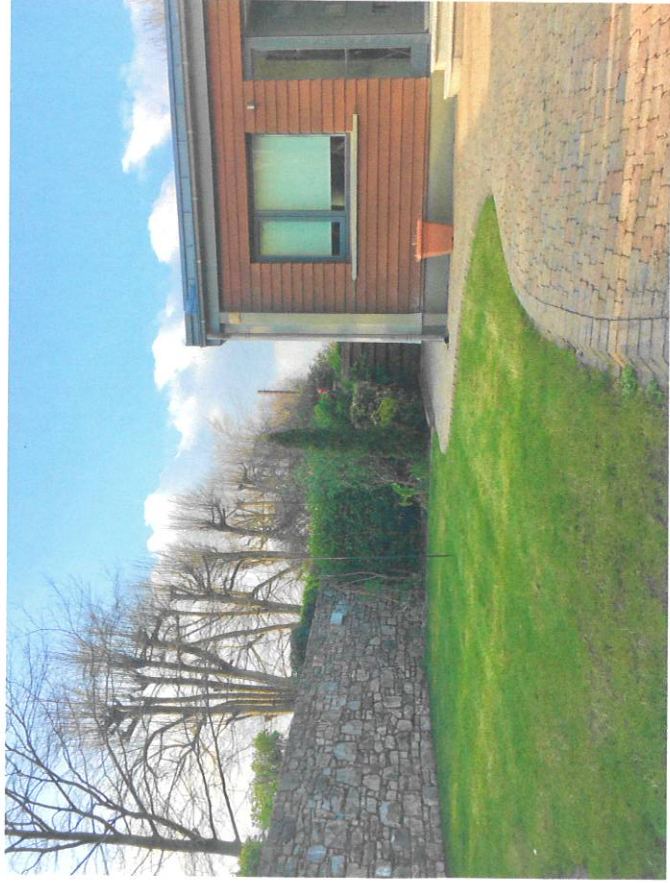
**Proposed Garden Isolation Room at: 21 Richmond Estate, Blackrock, Cork**



3D image of Existing Garden Area - Looking North-East



3D image of Proposed Garden Isolation Room - Looking North-East



3D image of Existing Garden Area - Looking North-West



3D image of Proposed Garden Isolation Room - Looking North-West