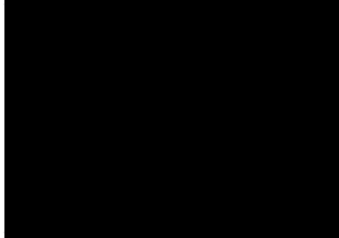


# Comhairle Cathrach Chorcaí Cork City Council

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

Sineád Maloney



22/04/2026

RE: Section 5 Declaration: R1028/26 Ardmore, 19 St Anne's Drive,  
Montenotte, Cork. T23 W21C.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 9<sup>th</sup> of March 2026.

The Question before the Planning Authority was whether the addition of 100mm external insulation on the front and side of 19 St Anne's Drive is development and, if so, is it exempted development?

Having regard to —

- Sections 2, 3 and 4(1)(h) of the Planning and Development Act 2000 (as amended)

The Planning Authority considers that the proposed addition of 100mm external insulation on the front and side of 19 St Anne's Drive **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**.

Is mise le meas,

*Anthony Angelini*

**Anthony Angelini**  
Assistant Staff Officer  
Planning & Integrated Development  
Cork City Council



**We are Cork.**

<b>PLANNER'S REPORT</b> <b>Ref. R 1028/26</b>		Cork City Council Culture, Community and Placemaking
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Whether the addition of 100 mm external insulation on the front and side of 19 St Anne's Drive development and, if so, is it exempted development?</i>	
<b>Location</b>	19 St Anne's Drive, Cork. T23 W21C	
<b>Applicant</b>	Sinéad Maloney	
<b>Date</b>	22/04/2026	
<b>Recommendation</b>	<i>is development and, is exempted development</i>	

### 1. Further Information Request

This report should be read in conjunction with the previous Planner's Report on file dated 01/04/2026. The report established that *the addition of 100 mm external insulation on the front and side of the dwelling is development.*

That report recommended that the following further information be sought to determine whether or not the matter at hand is exempted development:

In order to determine the application in accordance with 4(1)(h) of the Planning and Development Act 2000, as amended, (PDA) which remains the applicable legislation the following is required.

***"The applicant is requested to submit scaled drawings for the existing dwelling showing the impact of the proposed works.***

- a) A vertical section of the front and gable walls are required detailing the proposed external insulation relative to the existing depth of window reveals, eave overhang, impact on window cills etc.***
- b) A horizontal section through the front wall is also required detailing the impact on the bay window, cills, rainwater goods and depths of the finished insulation including plaster etc. relative to the adjoining semi detached property***

***as these impacts are material to considerations of the Planning Authority"***

### 2. Legislative Provision, Section 4(1)(h), Planning and Development Act 2000 (as amended)

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

(h) 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;

### 3. Assessment of Further Information Received

A response including an elevational drawing, vertical section and a horizontal section was received on the 07/04/2026.

Generally the addition of the insulation inclusive of plaster is stated to add 110mm to the existing walls on the front elevation and gable.

### Typical Windows

The *typical window section (External Wrap – nts)* shows the windows relocation to match the original reveals. This does not materially affect the external appearance of the structure and the windows remains consistent with the character of the structure.

### Bay Window & Window Sills

The *bay window typical vertical section (external wrap - nts)* and *curve bay window area typical horizontal section* details an existing cill of 70mm at a curved length of 3.2m. The curved cill is to be set outside the external wrap of 110mm and maintain the bay window areas curve.

The drawings and NSAI document for the window cill show the Alsecco external insulation system that uses a pressed metal oversill that sits on the insulation and the original window sill.

The existing 20mm reveals would increase to 130mm reveals. The curved window would not be materially affected by the works and maintains the external appearance of the structure and the character of the structure and neighbouring structure.

### Eaves and Rainwater Goods

The existing eaves have a 300mm overhang. The insulation works will reduce the eaves overhang to 190mm. The remaining overhang is significant and does not impact the character of the dwelling and neighbouring dwelling.

The downpipe at the corner of the front and side elevations from the mansard roof will be moved forward with the insulation. The insulation will stop prior to the downpipe at the boundary with the neighbouring dwelling. These works do not materially affect the external appearance of the dwelling and they maintain consistency with the character of the dwelling and the neighbouring dwelling.

### Plinth, banding and door detailing

The existing banding of a 500mm height and 40mm thickness will be matched through the insulation works. The insulation works will replicate the existing and will not materially affect the external appearance of the dwelling so as to render the appearance inconsistent with the character of the dwelling and neighbouring dwelling.

## **4. Conclusion**

Each of the elements for the proposed insulation works are in line with Section 4(1)(h) of the Planning and Development Act 2000, as amended. The works to be undertaken will not have a material affect the external appearance of the structure or render the appearance inconsistent with the character of the dwelling or the semi-detached pair.

The question has been asked:

*Whether the addition of 100 mm external insulation on the front and side of 19 St Anne's Drive development and, if so, is it exempted development?*

Having considered the particulars submitted with the application, the further information, and the relevant legislation as set out above, it is considered that the proposal is development and is exempted development.

## 5. Recommendation


In view of the above and having regard to —

- Sections 2, 3 and 4(1)(h) of the Planning and Development Act 2000 (as amended)

The Planning Authority considers that the proposed addition of 100mm external insulation on the front and side of 19 St Anne's Drive **Is Development** and **Is Exempted Development**.



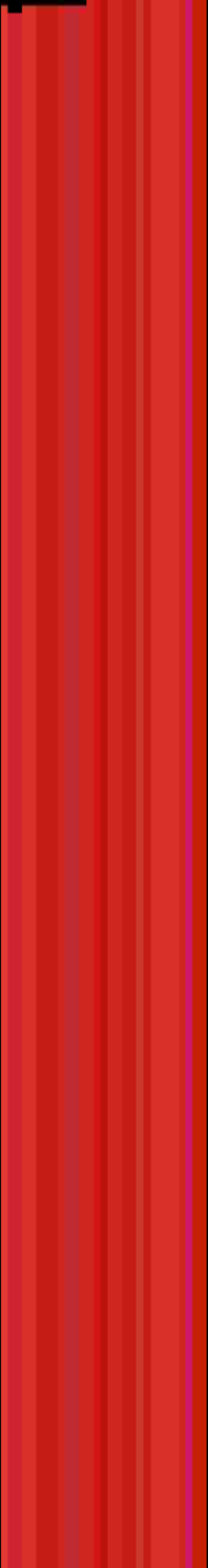
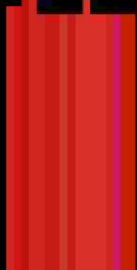
Gordon O'Meara  
Graduate Planner



Aidan Walsh  
Senior Executive Planner

22/04/2026





<b>PLANNER'S REPORT</b> <b>Ref. R 1028/26</b>		Cork City Council Culture, Community and Placemaking
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Whether the addition of 100 mm external insulation on the front and side of 19 St Anne's Drive development and, if so, is it exempted development? requires planning permissions</i>	
<b>Location</b>	19 St Anne's Drive, Cork. T23 W21C	
<b>Applicant</b>	Sinéad Maloney	
<b>Date</b>	08/05/2026	
<b>Recommendation</b>	<i>Further Information Requested</i>	

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

### 1. Requirements for a Section 5 Declaration

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.*

The requirements for making a section 5 declaration are set out in the Act.

### 2. The Question before the Planning Authority

In framing the question to the planning authority, the applicant states in Q3 of the application form:

- Is the addition of 100mm external insulation on the front and side of 19 St Anne's Drive development and, if so, is it exempted development?

### 3. Site Description

The property in question is a two storey semi-detached dwelling with single storey element to the rear in an established residential area of semi-detached dwellings.

### 4. Planning History

There is no recent relevant planning history on site.

### 5. Legislative Provisions

#### 5.1 The Act

Section 2(1),

*"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

*Section 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’*

*Section 4(1)(h),*

*The following shall be exempted developments for the purposes of this Act-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),*

*Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001-2013.*

*Section 5(1),*

*(See section 1 of this report)*

*Section 177U (9) (screening for appropriate assessment)*

*In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.*

**5.2 The Regulations**

*Article 6 (1)*

*Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column.*

*Article 9 (1)*

*Development to which article 6 relates shall not be exempted development for the purposes of the Act*

–

- (a) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (a) (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,*

**6. ASSESSMENT**

It should be stated at the outset that the purpose of this report is not to determine the acceptability or otherwise of the proposal at this location in respect to the proper planning and sustainable development of the area, but rather whether or not the matter in question constitutes development, and if so falls within the scope of exempted development.

**6.1 Development**

The first issue for consideration is whether or not the matter at hand is ‘development’.

‘Development’ as defined in the Act (3)(1) comprises two possible chief components: ‘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’. In order to ascertain whether or not the subject use is considered to be development as so

defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

‘Works’ is defined in section 2(1) of the Act as *‘the carrying out of any works on, in, over, or under land’* including *‘any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal, and in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.’*

I consider that the proposed external insulation to the front and swconstitutes development as it comprises of works which includes alteration and renewal.

### **6.2 Exempted development**

The next issue for consideration is whether or not the matter at hand is exempted development. The proposed works are not listed within Schedule 2 Part 1 of the Planning and Development regulations 2001 (as amended) which lists Exempted Development. Article 6 therefore does not provide for this type of development.

Section 4(1)(h),

*The following shall be exempted developments for the purposes of this Act-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;*

Drawings have not been provided and as such, it has not been possible to properly assess the impact of the proposed development against the provisions of Section 4(1)(h) of the Planning and Development Act 2000 as amended.

The applicant should be requested to submit scaled drawings for the existing dwelling showing the impact of the proposed works. A vertical section of the front and gable walls are required detailing the proposed external insulation relative to the existing depth of window reveals, eave overhang, impact on window cills etc. A horizontal section through the front wall is also required detailing the impact on the bay window, cills, rainwater goods and depths of the finished insulation including plaster etc. relative to the adjoining semi detached property as these impacts are material to considerations of the Planning Authority.

## **7. ENVIRONMENTAL ASSESSMENT**

### **7.1 Screening for Environmental Impact Assessment**

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that an environmental impact statement is not required to be submitted.

### **7.2 Screening for Appropriate Assessment**

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed

development would not affect the integrity of the European sites referred to above. Accordingly it is considered that appropriate assessment is not required.

### **8. Conclusion**

The question has been asked whether the addition of 100mm external insulation on the front and side of 19 St Anne’s Drive development and, if so, is it exempted development.

Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that that the proposed addition of 100mm external insulation on the front and side of 19 St Anne’s Drive Is Development and Further Information should be requested to determine whether same is or is not exempted development.

### **9. RECOMMENDATION**

This report recommends that the following further information be requested:

In order to determine the application in accordance with 4(1)(h) of the Planning and Development Act 2000, as amended, which remains the applicable legislation the following is required.

- The applicant is requested to submit scaled drawings for the existing dwelling showing the impact of the proposed works.
  - a) A vertical section of the front and gable walls are required detailing the proposed external insulation relative to the existing depth of window reveals, eave overhang, impact on window cills etc.
  - b) A horizontal section through the front wall is also required detailing the impact on the bay window, cills, rainwater goods and depths of the finished insulation including plaster etc. relative to the adjoining semi detached property

as these impacts are material to considerations of the Planning Authority



Gordon O’Meara  
Graduate Planner

01/04/2026

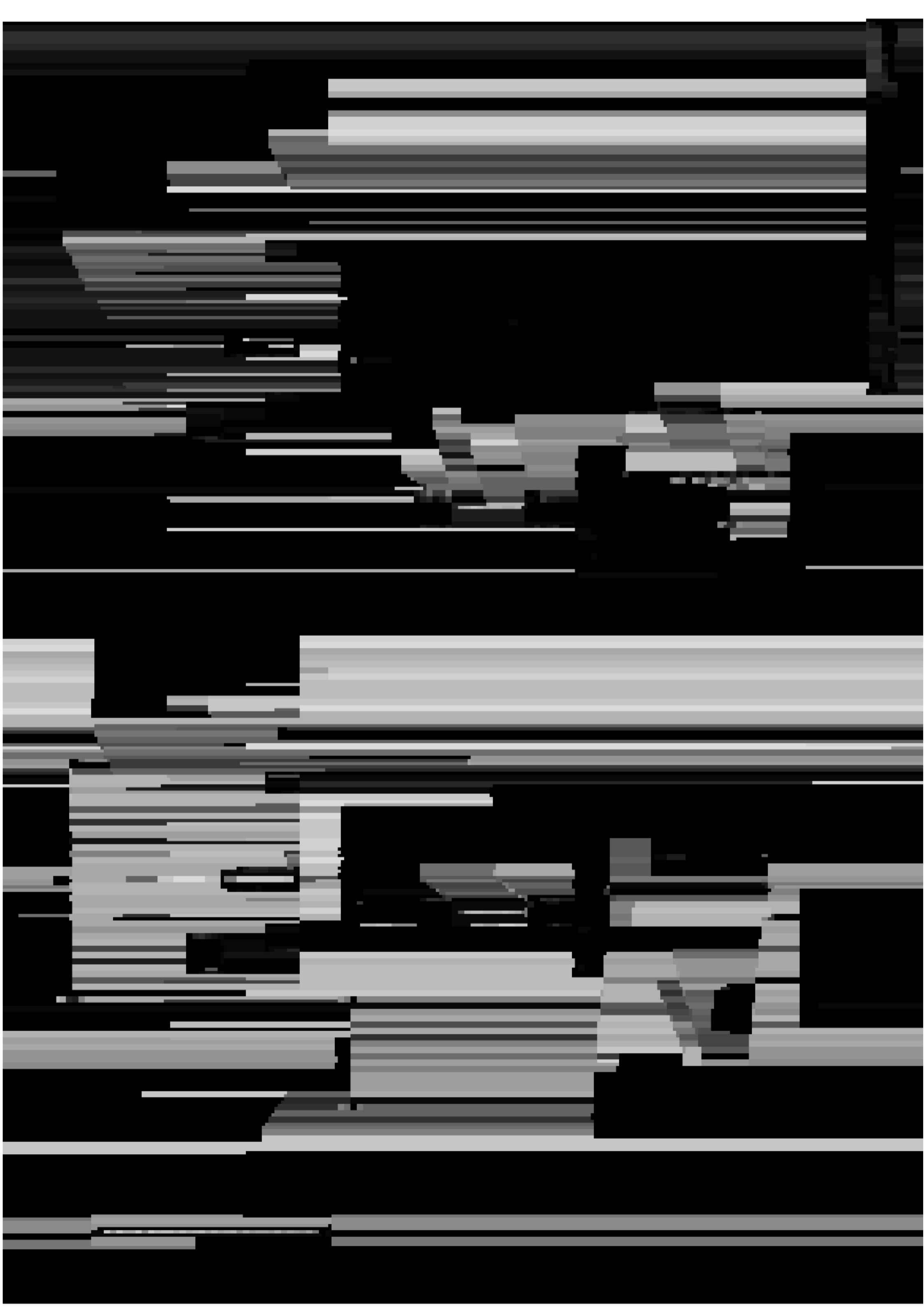


Aidan Walsh  
Senior Executive Planner

01/04/2026





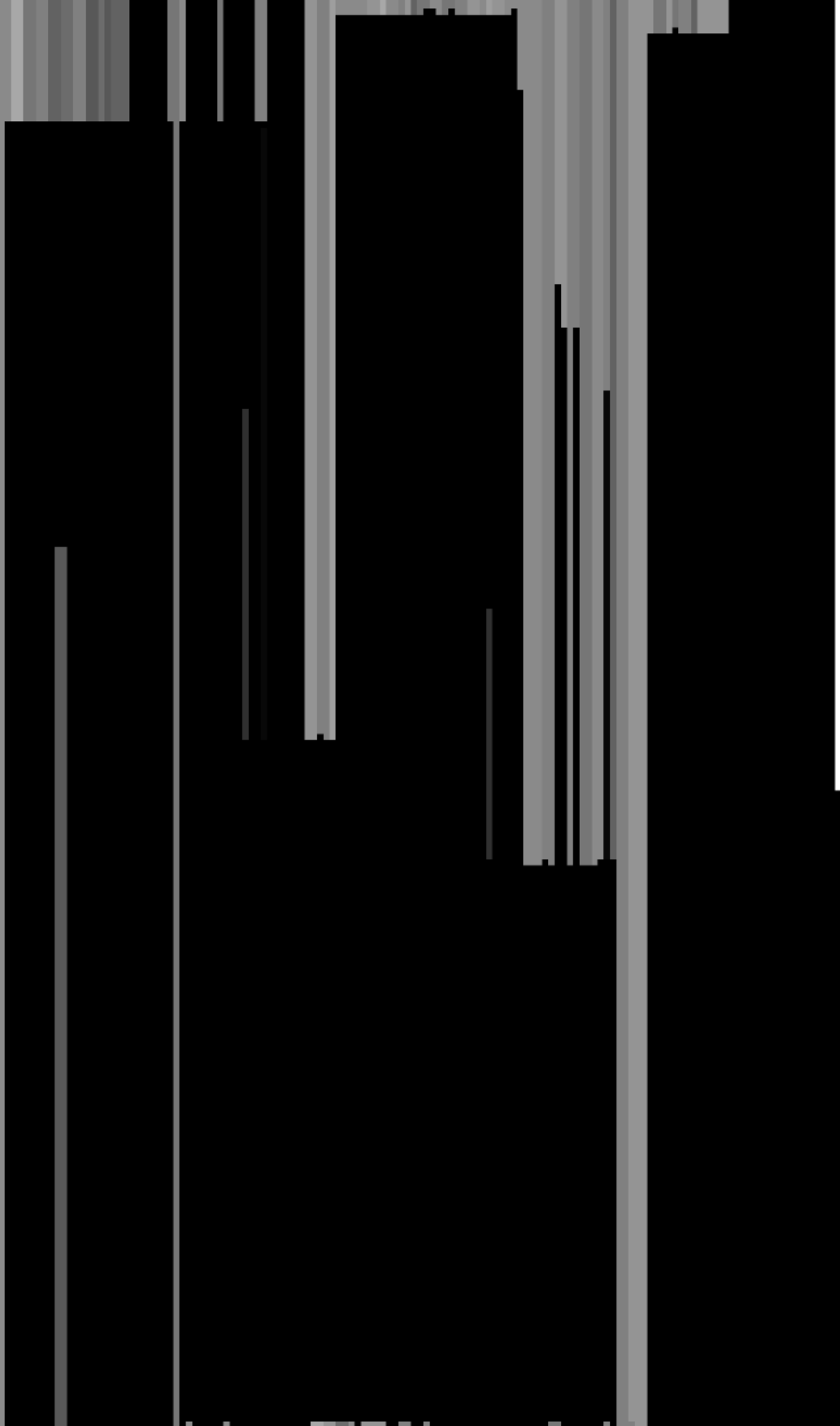


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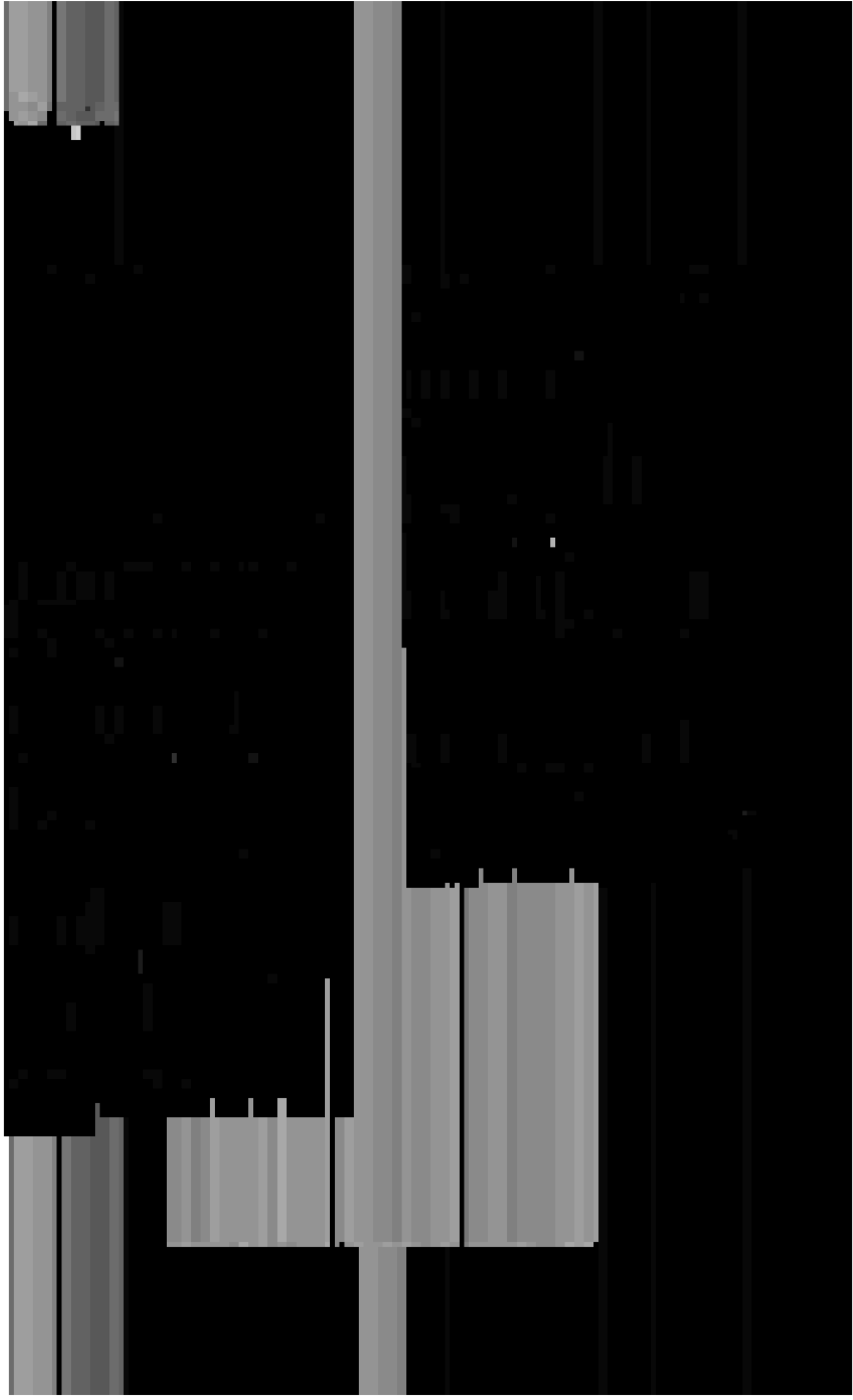
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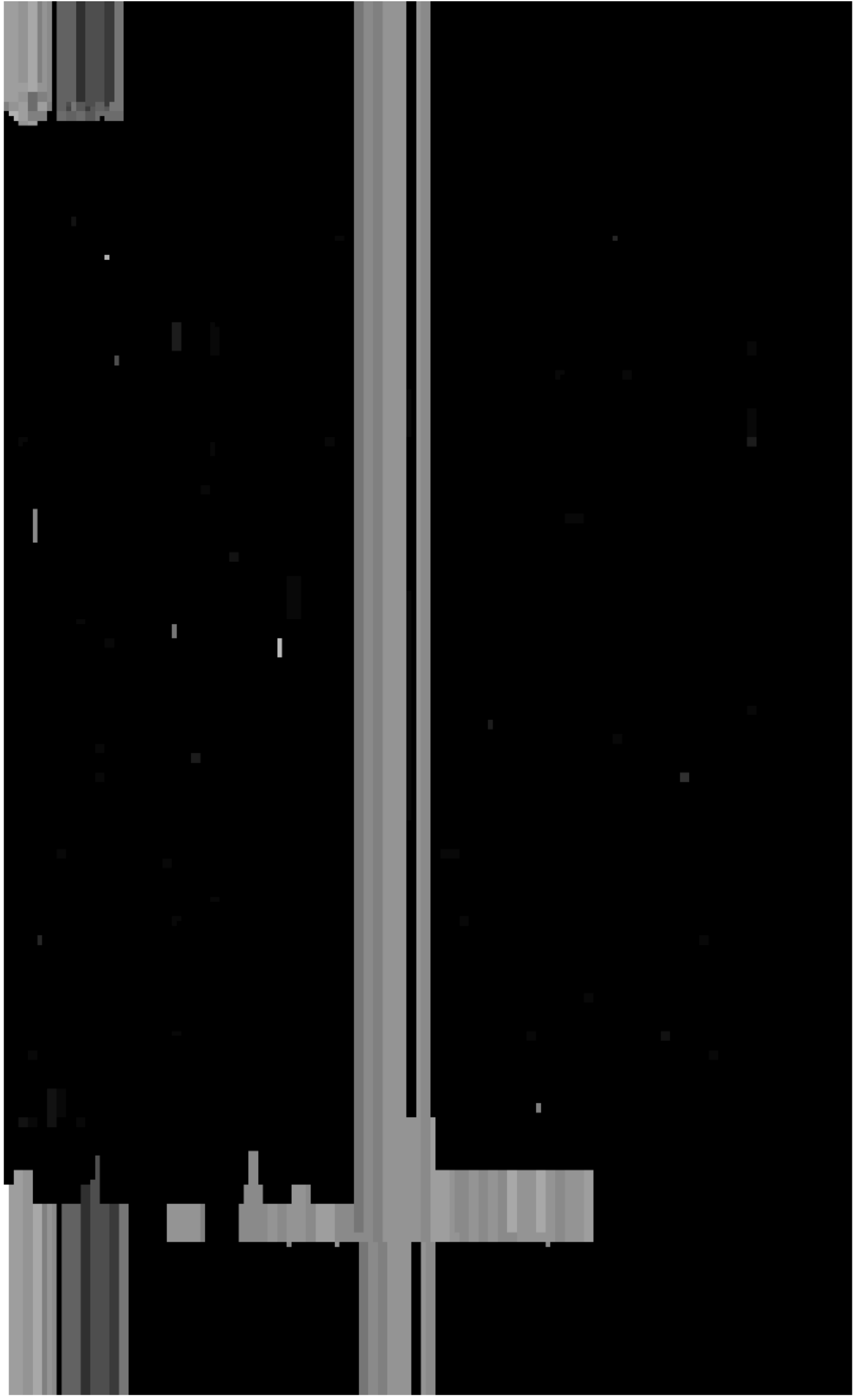
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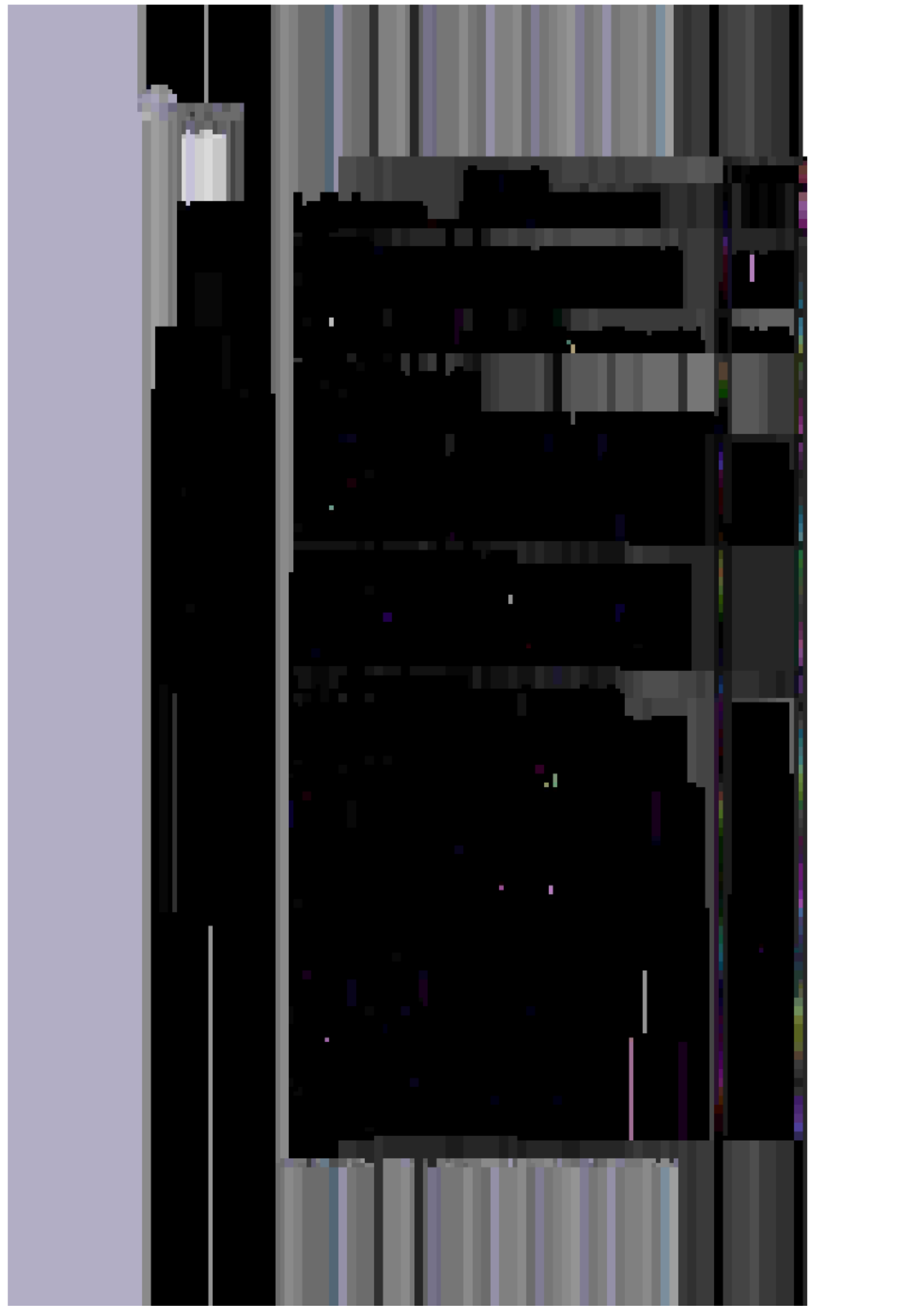
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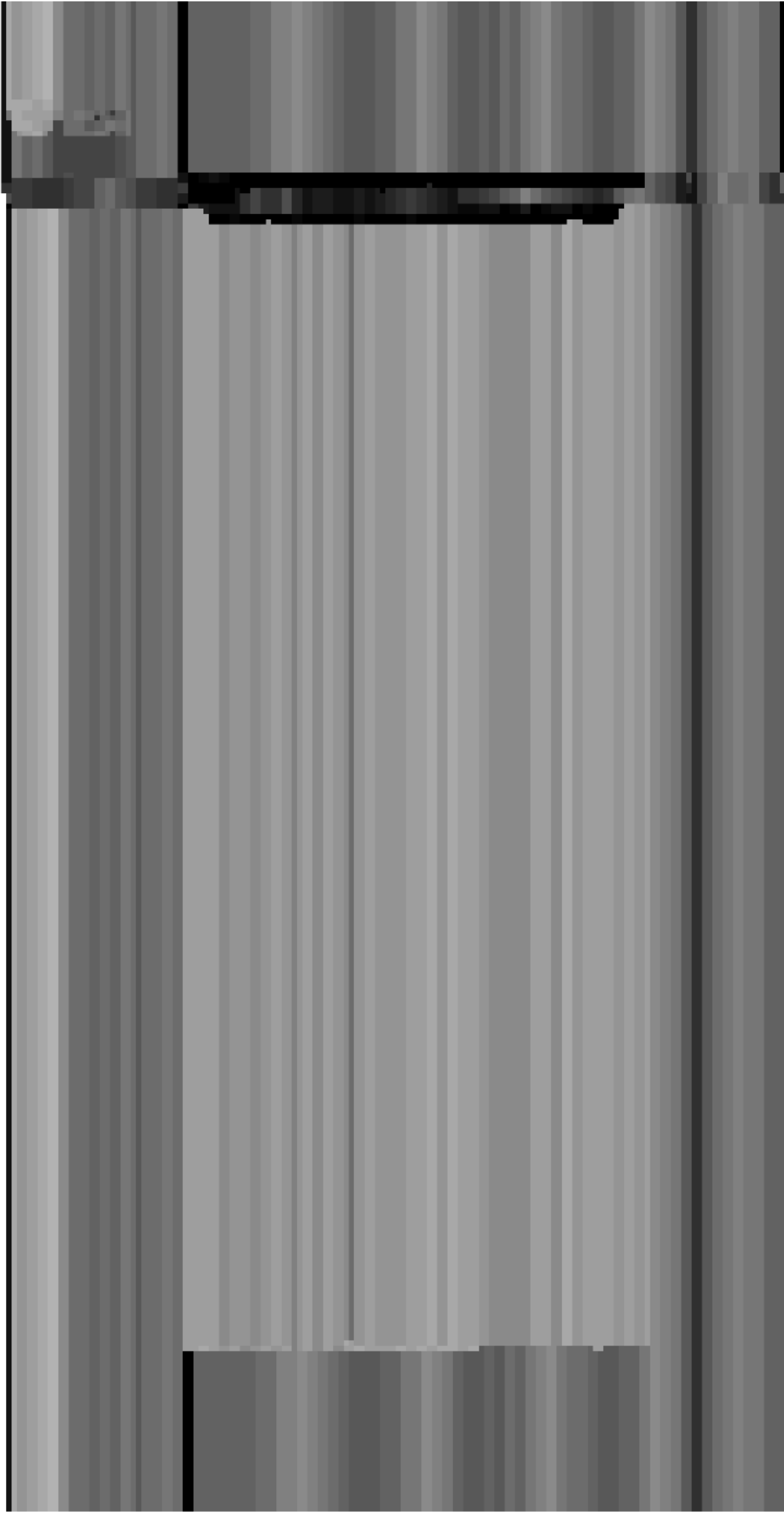
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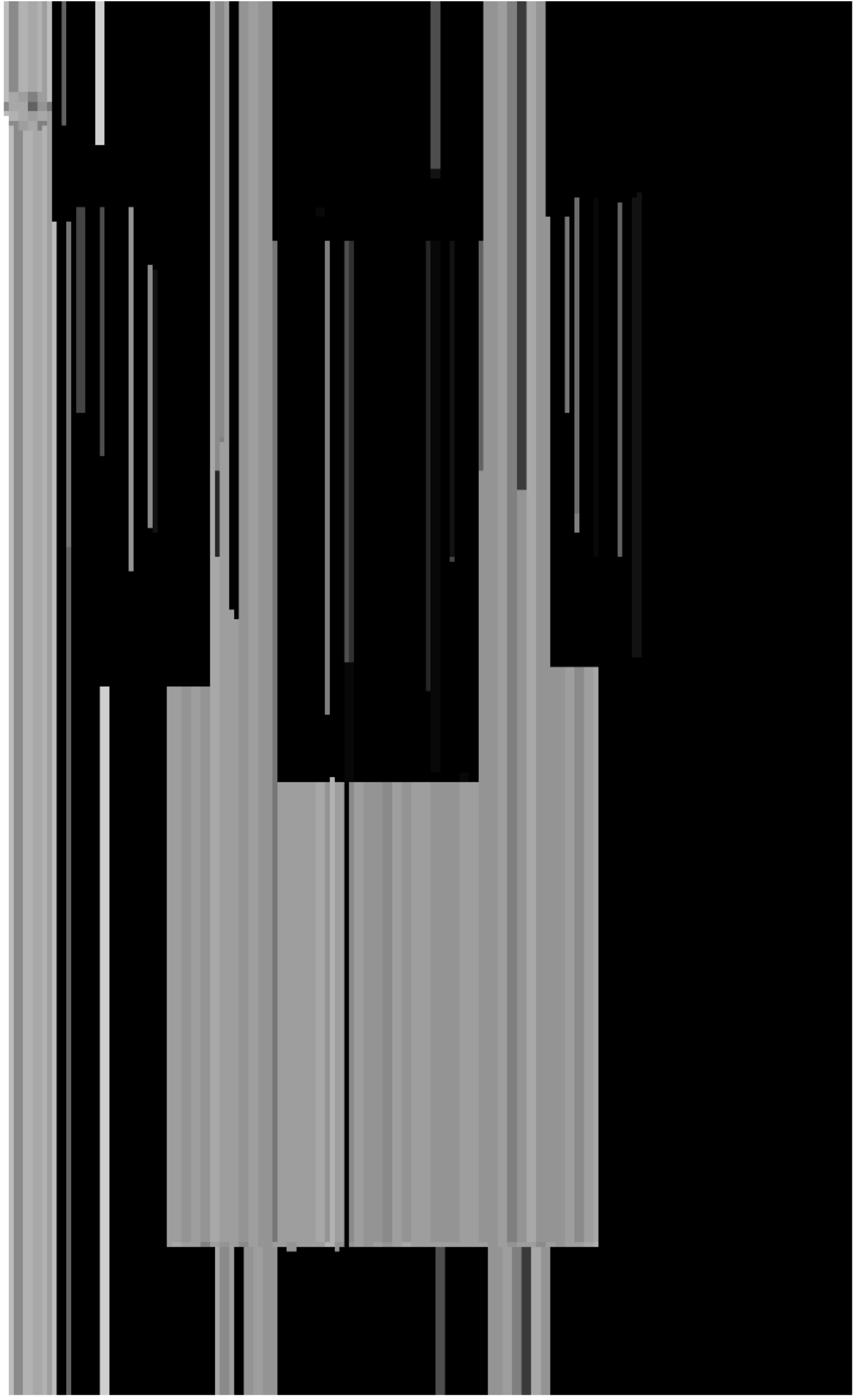
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1. The first part of the document discusses the importance of maintaining accurate records.

2. It then outlines the various methods used to collect and analyze data.

3. The results of the study are presented in the following section.

4. Finally, the document concludes with a summary of the findings and their implications.

5. The authors hope that this research will contribute to the understanding of the subject.

6. Further research is needed to explore the underlying mechanisms.

7. The study was supported by the National Science Foundation.

8. The authors would like to thank the reviewers for their helpful comments.

9. This document is a preliminary report and should not be used for policy-making.

10. The data were collected over a period of six months.

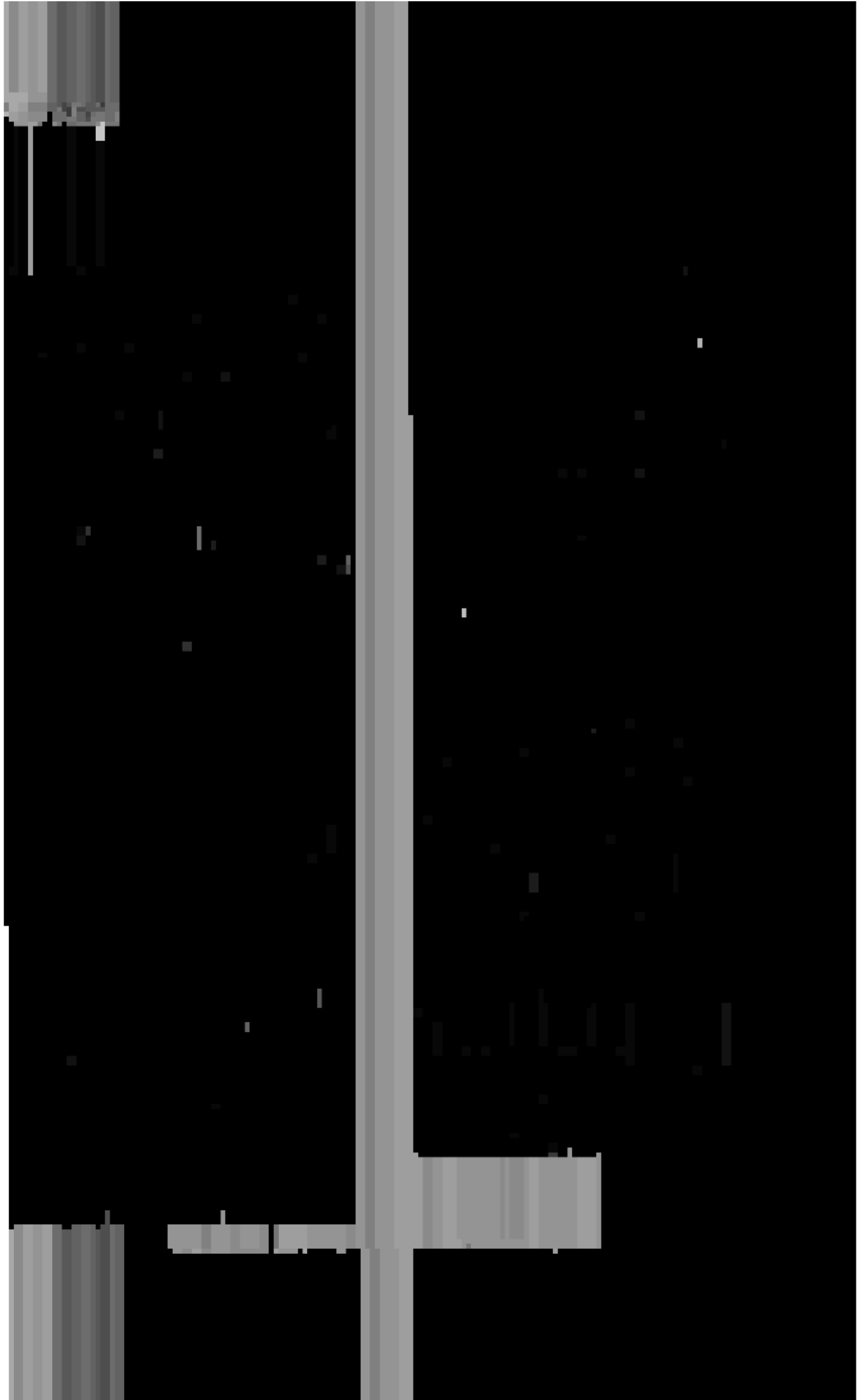
11. The sample size was determined based on statistical requirements.

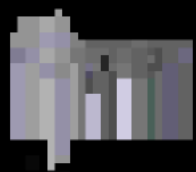
12. The results are consistent with previous research in the field.

13. The study has several limitations that should be noted.

14. The authors are currently working on a more comprehensive study.

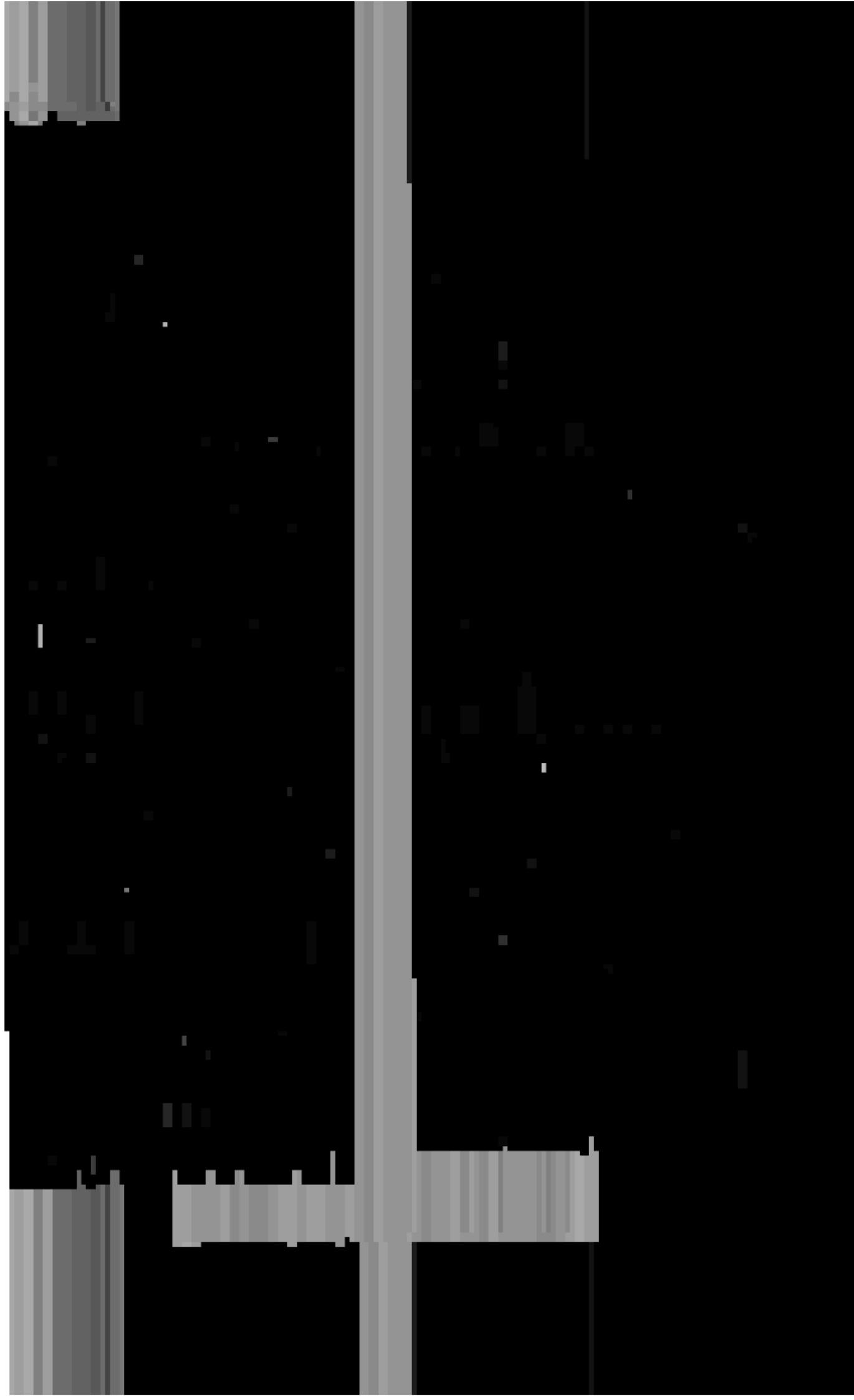
15. The document is available for review upon request.

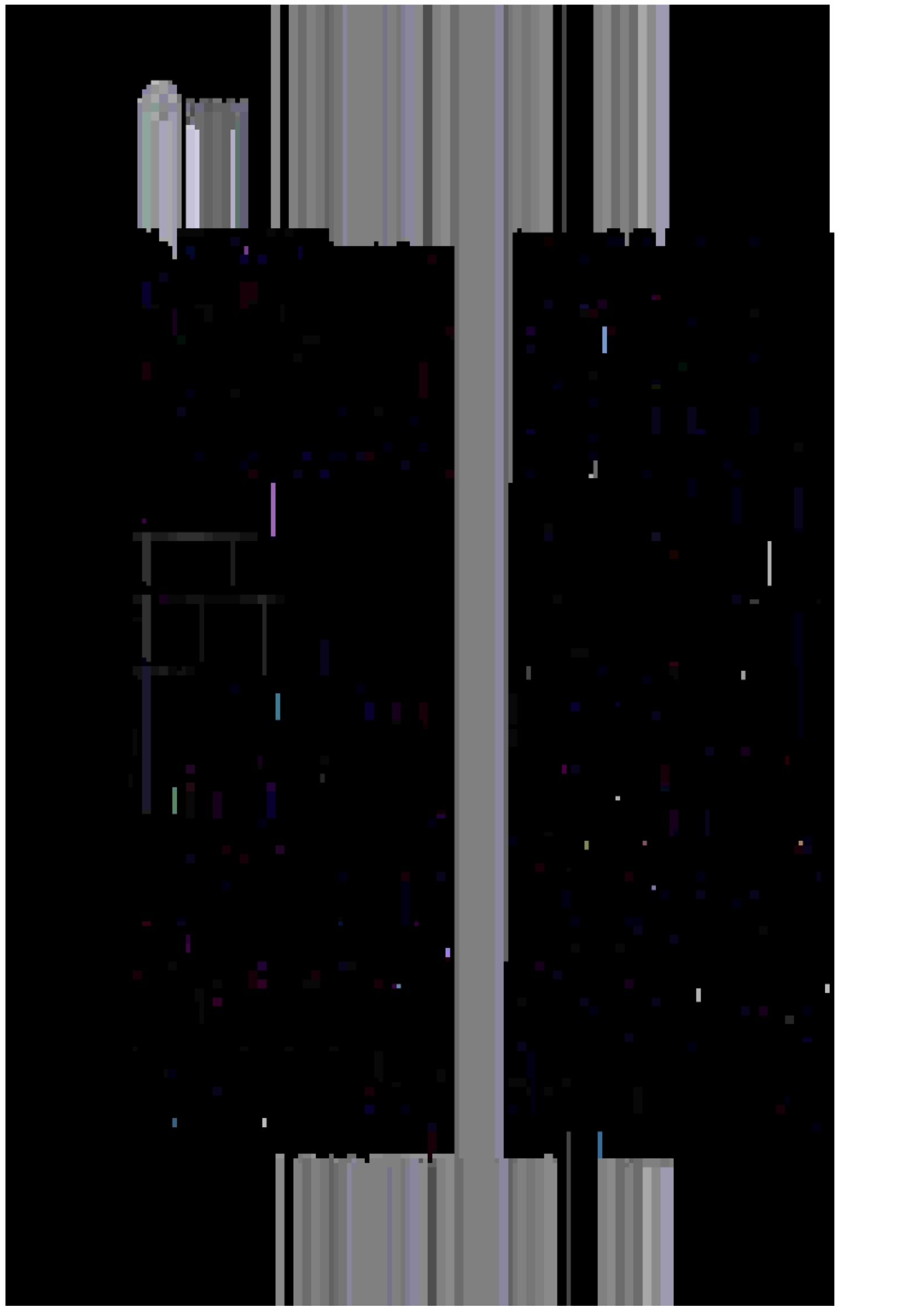


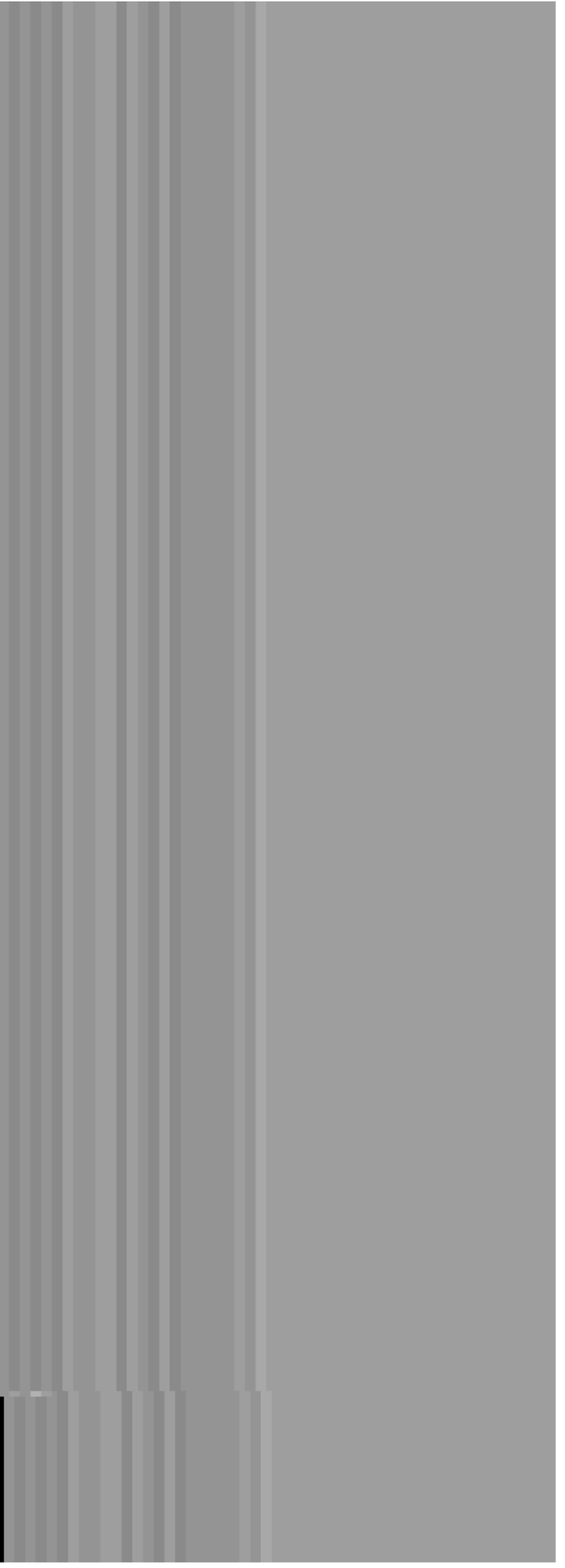
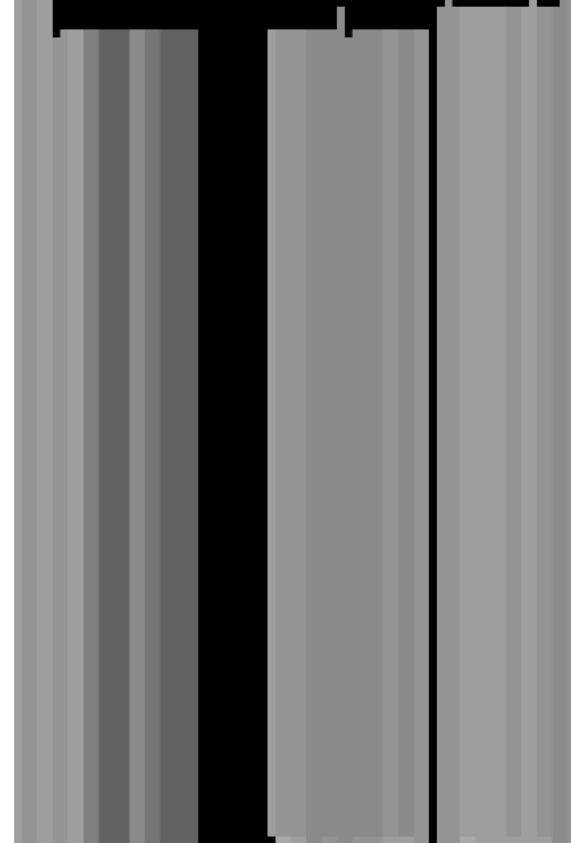


The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The document then provides a detailed breakdown of the accounting process, starting with the identification of the transaction, followed by the recording of the entry in the appropriate ledger. It also covers the process of reconciling the accounts and preparing financial statements. The final section of the document discusses the importance of regular audits and the role of the auditor in ensuring the accuracy of the financial records.

The second part of the document focuses on the practical aspects of accounting, such as the use of double-entry bookkeeping and the preparation of the balance sheet and income statement. It provides a step-by-step guide to these processes, including the calculation of debits and credits and the verification of the accounting equation. The document also discusses the importance of maintaining a clear and organized system of records and the role of the accountant in providing accurate and timely financial information to management and other stakeholders. The final section of the document discusses the importance of ethical considerations in accounting and the role of the accountant in ensuring the integrity of the financial data.









1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the tools used for data collection.

3. The third part of the document presents the results of the study, including a comparison of the different methods and techniques used. It discusses the strengths and weaknesses of each method and provides a summary of the findings.

4. The fourth part of the document discusses the implications of the study and provides recommendations for future research. It highlights the need for further investigation into the effectiveness of the different methods and techniques used.

5. The fifth part of the document provides a conclusion and a summary of the key findings. It reiterates the importance of maintaining accurate records and the need for transparency and accountability in financial reporting.

6. The sixth part of the document includes a list of references and a list of figures. The references list the sources used in the study, and the figures provide a visual representation of the data collected.

7. The seventh part of the document includes a list of tables and a list of appendices. The tables provide a detailed breakdown of the data collected, and the appendices provide additional information and data related to the study.

8. The eighth part of the document includes a list of footnotes and a list of acknowledgments. The footnotes provide additional information and references, and the acknowledgments thank the individuals and organizations that supported the study.

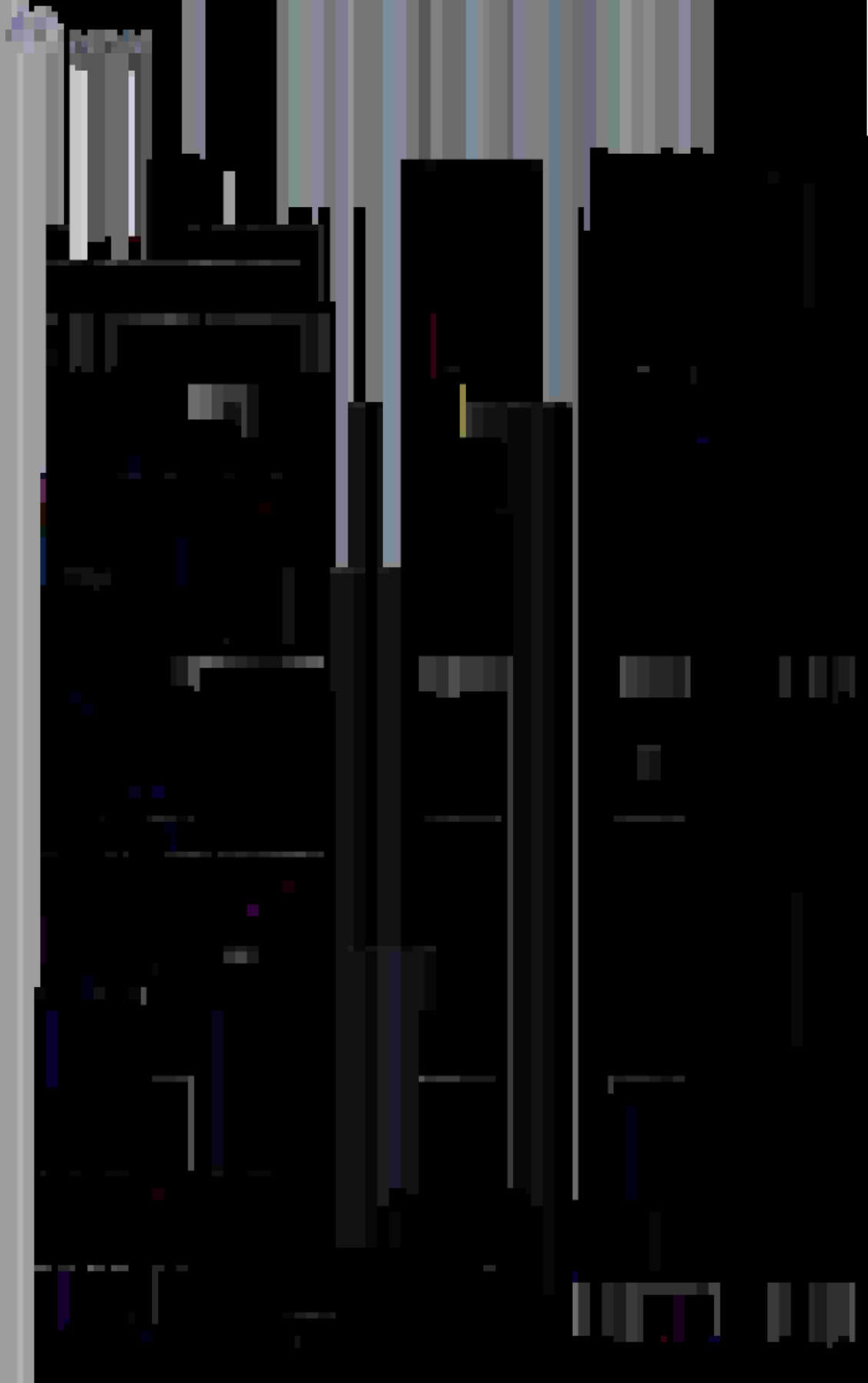


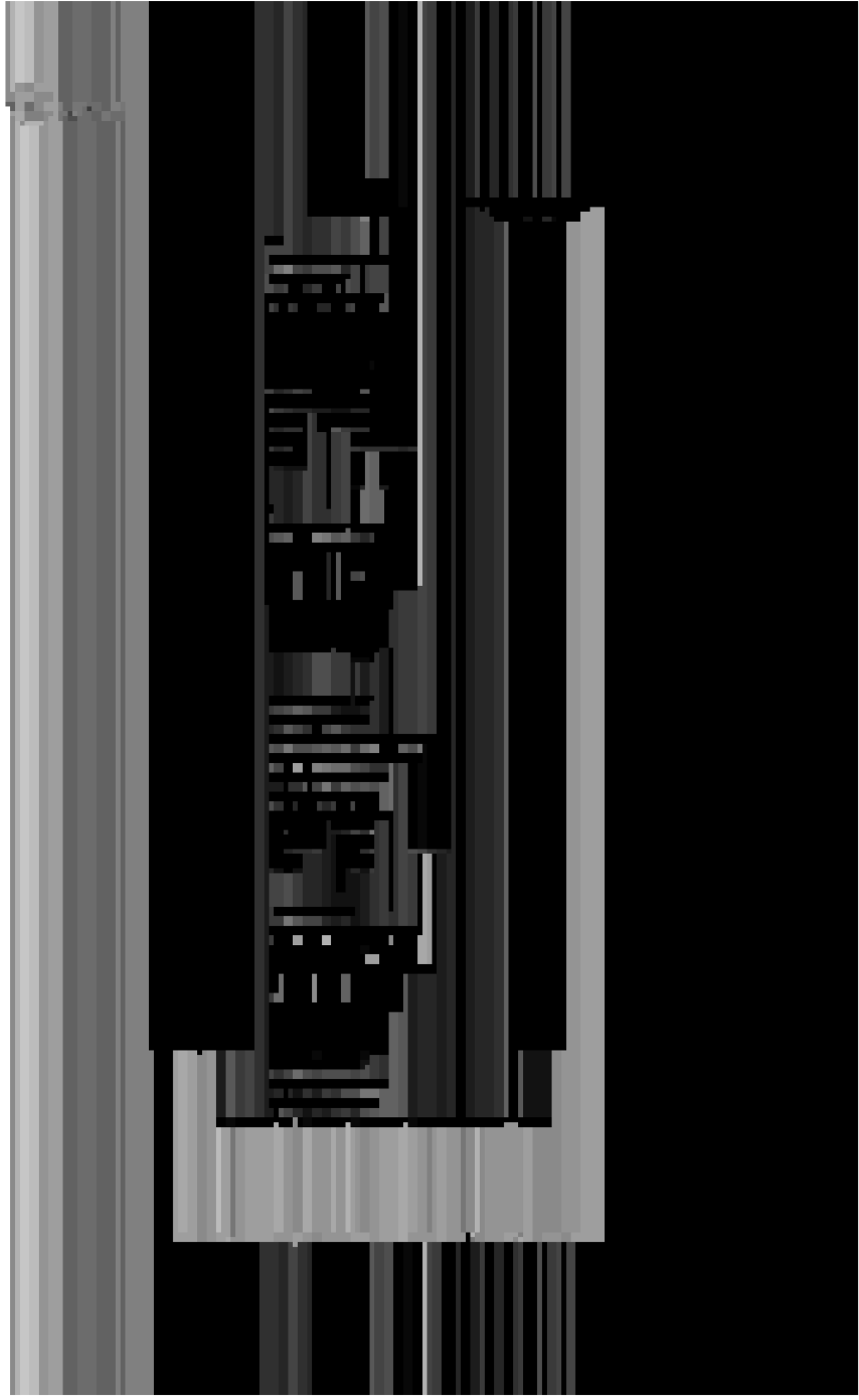
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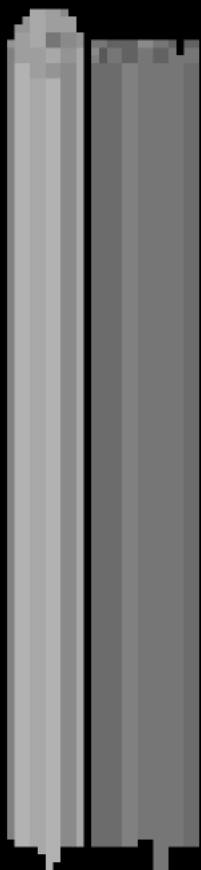
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**CONFIDENTIAL CONTACT DETAILS**

These details will not be made available to the public.

**9. Applicant:**



**10. Person/Agent acting on behalf of the Applicant (if any):**

<b>Name(s):</b>	
<b>Address:</b>	
<b>Telephone:</b>	
<b>E-mail address:</b>	
<b>Should all correspondence be sent to the above address?</b> (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input type="checkbox"/> No <input type="checkbox"/>

**11. Owner Details (if the applicant above is not the legal owner):**

<b>Name(s)</b>	
<b>Address</b>	

**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.



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