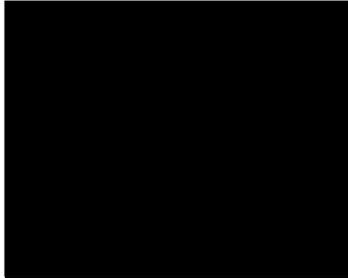




Comhairle Cathrach Chorcaí

Cork City Council

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



27/01/2026

RE: Section 5 Declaration: R1003-25. 159 Beechpark, Ballincollig, Cork.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 19th of November 2025.

Having regard to —

- Sections 2, 3, and specifically 4(1)(h) of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and Part 1 of Schedule 2 of the Planning and Development Regulations 2001 to 2018
- Further information received 05.01.2026

the Planning Authority considers that —

the proposed works to be carried out to the existing dwelling house, consisting of

- the installation of external insulation on the brick feature at 159 Beechpark Ballincollig, Cork **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.

Section 5 Declaration – Planner’s Report – FI Response

File Reference:	R1003-25
Description:	Whether the installation of external insulation on the brick feature is or is not development and is or is not exempted development.
Applicant:	James Nolan
Location:	159 Beechpark, Ballincollig.
Site inspection:	25/11/2025
Further Information received	05.01.2026

Purpose of Report

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the 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.

Site Description

The site was inspected on the 25/11/2025.

The site is located in Beechpark, an established residential estate in Ballincollig. Access to the estate is from Station Road to the west and turns into Aisling Lawn to the east.

The property is a semi-detached dwelling with an attached garage to the west/side. The dwelling faces south and backs onto a green area not connected with the site, with convenience stores in the distance.

The front façade is finished in white painted render to the first floor and brown, grey and yellow-ish stone cladding to the ground floor front elevation on either side of the main sitting room window. The windows are a dark brown frame. The front elevation at the adjoining neighbour, number 158, is also finished in the same material and colouring, bar the window frames are white.

The garage roof design on the host site is a pitched roof akin to the main roof with concrete tiles that stretches over the front porch matching the adjoining neighbour to the west, number 160

It is considered that the houses on the street are of similar design and finishes but there are features that are notably distinct and varying. The garage roofs, for example, are flat on some properties and pitched on others. The porch design has a sloping roof to the front on the site itself and a pitched gable on some of the surrounding properties. Additionally, the front elevations are finished with painted render with stone cladding or pebble dash. There is also a variety of differing coloured window frames as previously mentioned.

“The houses are semi-detached, though the garage to the side does appear to read as a terrace.

There are no built heritage designations applicable to the house or immediate area and the site falls within Zoning Objective 01 - Sustainable Residential Neighbourhoods, and within Landscape Character Type – Broad Fertile Lowland Valleys by means of the Cork City Development Plan 2022-2028.

Planning History

Application site:

No recent planning history on site.

Nearby sites:

0711114 – 167 Beechpark,

Demolish single storey extension to side of existing two-storey dwelling, construct new single storey extension to rear, and porch to front of dwelling. Construct new two-storey dwelling to side of existing dwelling and all associated site works to include widening of existing entrance to accommodate two dwellings.

Grant conditional

2039468 – 168 Beechpark

Permission for retention of an opening in a side wall leading to the rear garden of their property and permission to erect a personnel gate.

Grant conditional

047582 – 169 Beechpark

Extension to front of dwellinghouse.

Grant conditional

136200– 67 Beechpark,

Demolition of existing single storey side annexe and construction of new two-storey side extension, combined with front and rear single storey extensions to existing semi-detached dwelling.

Grant conditional

Legislative provisions

The Planning and Development 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, except where the context otherwise requires, "development" means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

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 above)

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.

The Planning and Development 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 1.

Article 9(1)

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

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

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

...

(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,

Assessment

The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development.

Matters pertaining to the acceptability of the proposal in respect of the proper planning and sustainable development of the area is not a consideration under Section 5.

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.'

The addition of external insulation on the front wall of the house due to the removal of the stone cladding and the introduction of a replacement material, falls within the definition of 'works' as it is an alteration to the front facade. Therefore, the proposal constitutes development within the meaning of the Act.

Conclusion: The works are considered development.

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) of the Act provides that 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.**

External insulation is considered to come under maintenance and/or alteration in Section 4(1)(h) of the Act, and its acknowledged it will be an improvement to the energy efficiency of the house. The addition of external insulation to this dwelling will alter the external appearance of the house, however. The test is whether it would materially affect the external appearance of the building so as to render the appearance consistent with the character of the dwelling or of neighbouring or surrounding dwellings.

In terms of whether the works would render the appearance inconsistent with the character of the dwelling, I would refer to case law (Cairnduff v. O'Connell, 1986), in which the matter of the character of the structure was discussed. The key elements of character to which the Supreme Court had regard included shape, colour, design, ornamental features and layout.

In terms of the character of the house and the neighbouring houses, the application site is a semi-detached dwelling with a single storey flat roof garage to the side in an established residential area. The house is part of a long a row of houses some of which are facing an open communal green area. The external finish of the front elevation of the property is a yellowish, brown but mostly grey stone cladding on the lower front elevation, with a white painted render at first floor level.

It is considered that all the houses on the street would have had matching finishes and a strong sense of uniformity and consistency upon construction. Currently, the adjoining dwellings have this stone clad finish, however there are a few properties at the entrance to the row that have changed their front elevation material to pebble dash or painted render. In addition, there are a few other minor differences to the adjoining properties that don't match in uniformity. For example, the roof shape on the porch and garage of the host dwelling is different to the neighbouring dwelling to the north, number 158.

Some houses have extensions to the side, porches to the front, alterations to the front boundaries wall, painted brick finish, different window types, different glazing bars in the windows, differing gates and solar panels. It is recognised that some of these changes would not have required planning permission.

It is also noted that some houses in this row have external insulation applied according to the application. There is no record of a planning permission or a Section 5 application for these and therefore doesn't form part of the decision making for this application. A smooth painted rendered and a white pebble and some black pebble dash finish has been applied to some of the properties at the entrance to Beech Park.

Cumulatively all these adjustments result in a row of houses with alterations. While there are some remaining elements of uniformity and consistency in the houses form and ridge height, and some compatibility in terms of their overall character and elevational treatment, there are some variances to the houses, and some erosion of the original individual and group character and uniformity. **It is therefore considered that the change from cladded stone to 'a smooth acrylic finish' to allow for the external insulation on the front elevation will 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;**

Therefore, the proposal is considered in this case to be exempted development.

Conclusion: Is exempted development.

Environmental Assessment

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.

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 an Appropriate Assessment is not required.

It is not considered that the response to the F.I. gives rise to a significant change or modification to the proposed development so that it would now have a significant impact on a European Site, or that it would require environmental impact assessment. Consequently, it is considered that appropriate assessment and environment impact assessment are not required.

Recommendation

It is recommended that a request for Section 5 is issued as the **proposal IS DEVELOPMENT and IS EXEMPTED DEVELOPMENT.**

Sarah Carroll - Graduate Planner
Cork City Council

I concur with the above assessment and note recent similar determinations in the city including in Pinecroft Grange (Ref. 1006/25). I note also Further information received 05.01.1026.

In view of the above and having regard to —

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

- Articles 6, 9 and Part 1 of Schedule 2 of the Planning and Development Regulations 2001 to 2018
- Further information received 05.01.2026

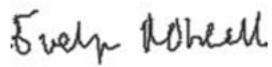
the Planning Authority considers that —

the proposed works to be carried out to the existing dwelling house, consisting of

- the installation of external insulation on the brick feature

at 159 Beechpark Ballincollig, Cork

IS DEVELOPMENT and IS EXEMPTED DEVELOPMENT.



Evelyn Mitchell
Senior Executive Planner
26.01.2026

**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

Fón/Tel: 021-4924029

Líonra/Web: www.corkcity.ie

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

1. NAME OF PERSON MAKING THE REQUEST

JAMES NOLAN

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

159 Beechpark
BALLINCOLLIG CORK

3. 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.

HAVING HOUSE WRAPPED UNDER SEAI.
Small section has a FACADE
Seai Requested I get a
SECTION 5 EXEMPTION

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

I live in a park and some houses
have had this done + no problems

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

20 NOV 2025

DEVELOPMENT MANAGEMENT

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

If so please supply details:

NO

5. Is this a Protected Structure or within the curtilage of a Protected Structure?

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?

6. Was there previous relevant planning application/s on this site?

If so please supply details:

7. 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	
(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 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)	Proposed/existing use (please circle)

7. 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 of the owner if available		

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

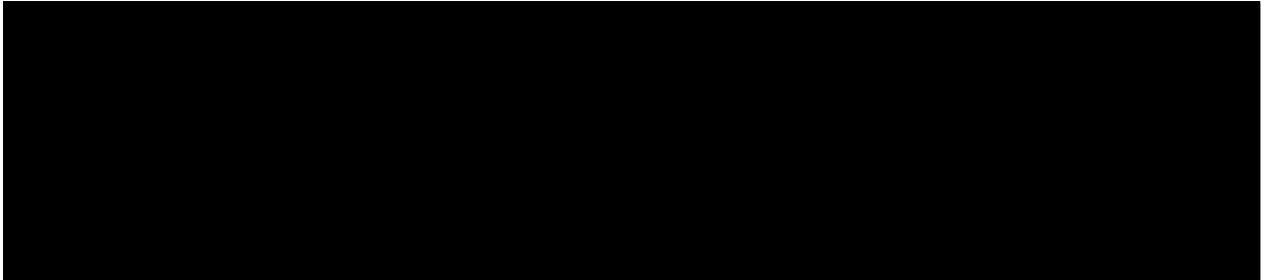
Signature

Date:

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):

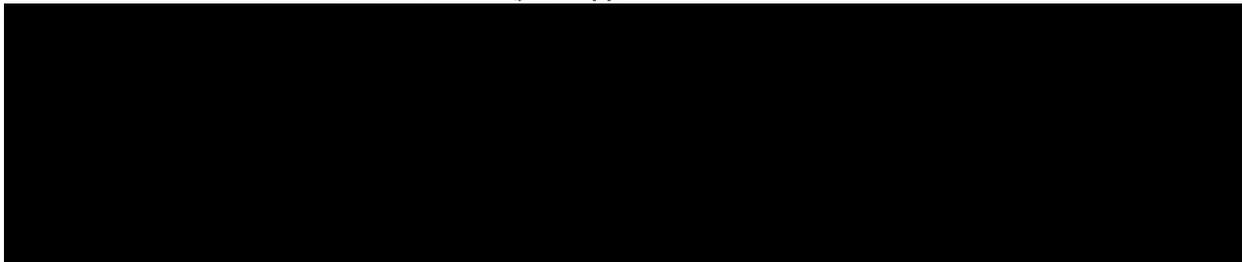
Name(s):	A large black rectangular redaction box covering the entire section for person/agent details.	
Address:		
Telephone:		
E-mail address:		
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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

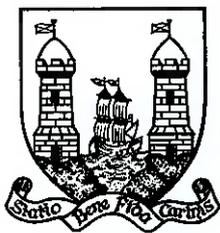
Name(s)	A large black rectangular redaction box covering the entire section for owner details.
Address	

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.



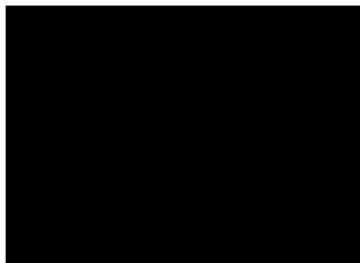
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Comhairle Cathrach Chorcaí

Cork City Council

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



16/12/2025

RE: **Section 5 Declaration: R1003-25. 159 Beechpark, Ballincollig**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 19th of November 2025.

The Planning Authority requires further information in order to determine if the proposed external insulation is or is not exempted development.

1. The applicant is requested to clarify if the external insulation is to be applied to all parts of the external walls, and whether the single storey garage to the side will have external insulation applied.
2. The proposal submitted by the applicant relates to the front elevation where there is a distinct 'stone cladding' feature to the front of the house. There is no information submitted on the external insulation and the type of finish that will be applied to the house. The applicant is requested to submit detailed information on the proposed external finish of the house, particularly for the front elevation to clarify whether a similar finish to that which currently exists will be incorporated to the new finish. The response should include brochures from the company supplying the external finish.
3. Please submit details (section) on the depth of the external insulation.

Is mise le meas,

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



We are Cork.

Section 5 Declaration – Planner’s Report

File Reference:	R1003-25
Description:	Whether the installation of external insulation on the brick feature is or is not development and is or is not exempted development.
Applicant:	James Nolan
Location:	159 Beechpark, Ballincollig.
Site inspection:	25/11/2025

Purpose of Report

Under Section 5 of the Planning and Development Act, 2000 (as amended), if any question arises as to what, in any particular case, is or is not development and is or is not exempted development within the meaning of the 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.

Site Description

The site was inspected on the 25/11/2025.

The site is located in Beechpark, an established residential estate in Ballincollig. Access to the estate is from Station Road to the west and turns into Aisling Lawn to the east.

The property is a semi-detached dwelling with an attached garage to the west/side. The dwelling faces south and backs onto a green area not connected with the site, with convenience stores in the distance.

The front façade is finished in white painted render to the first floor and brown, grey and yellow stone cladding to the ground floor. The windows are a dark brown frame. The front elevation at the adjoining neighbour, number 158, is also finished in the same material and colouring, except the window frames are white.

The garage roof design on the host site is a pitched roof akin to the main roof with concrete tiles that stretches over the front porch matching the adjoining neighbour to the west, number 160

It is considered that the houses on the street are of similar design and finishes but there are features that are notably distinct and varying. The garage roofs, for example, are flat on some properties and pitched on others. The porch design has a sloping roof to the front on the site itself and a pitched gable on some of the surrounding properties. Additionally, the front elevations are finished with painted render with stone cladding or pebble dash. There is also a variety of differing coloured window frames.

The houses are semi-detached, though the garage to the side does appear to read as a terrace.

There are no built heritage designations applicable to the house or immediate area and the site falls within Zoning Objective 01 - Sustainable Residential Neighbourhoods, and within Landscape Character Type – Broad Fertile Lowland Valleys by means of the Cork City Development Plan 2022-2028.

Planning History

Application site:

No recent planning history on site.

Nearby sites:

0711114 – 167 Beechpark,

Demolish single storey extension to side of existing two-storey dwelling, construct new single storey extension to rear, and porch to front of dwelling. Construct new two-storey dwelling to side of existing dwelling and all associated site works to include widening of existing entrance to accommodate two dwellings.

Grant conditional

2039468 – 168 Beechpark

Permission for retention of an opening in a side wall leading to the rear garden of their property and permission to erect a personnel gate.

Grant conditional

047582 – 169 Beechpark

Extension to front of dwellinghouse.

Grant conditional

136200– 67 Beechpark,

Demolition of existing single storey side annexe and construction of new two-storey side extension, combined with front and rear single storey extensions to existing semi-detached dwelling.

Grant conditional

Legislative provisions

The Planning and Development 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, except where the context otherwise requires, "development" means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

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 above)

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.

The Planning and Development 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 1.

Article 9(1)

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

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

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

...

(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,

Assessment

The purpose of this report is to assess whether or not the matter in question constitutes development and whether it falls within the scope of exempted development.

Matters pertaining to the acceptability of the proposal in respect of the proper planning and sustainable development of the area is not a consideration under Section 5.

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.'

The addition of external insulation on the front wall of the house falls within the definition of 'works'. Therefore, the proposal constitutes development within the meaning of the Act.

Conclusion: The works are considered development.

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) of the Act provides that 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.

External insulation is considered to come under maintenance, and it is acknowledged it will be an improvement to the energy efficiency of the house. The addition of external insulation to this dwelling will alter the external appearance of the house, however. The test is whether it would materially affect the external appearance of the building so as to render the appearance consistent with the character of the dwelling or of neighbouring or surrounding dwellings.

In terms of whether the works would render the appearance inconsistent with the character of the dwelling, I would refer to case law (*Cairnduff v. O'Connell*, 1986), in which the matter of the character of the structure was discussed. The key elements of character to which the Supreme Court had regard included shape, colour, design, ornamental features and layout.

It is normally the case that external insulation is applied to all external walls of the house. This will need to be clarified, as will the resulting finish. It is critical to the determination of the Section 5 certificate whether a material impact has occurred or not. Anything impacting the existing character of the façade will result in a material change to the character of the property, and therefore render it development and as a result, liable for planning permission.

In terms of the character of the house and the neighbouring houses, the application site is a semi-detached dwelling with a single storey flat roof garage to the side in an established residential area. The house is part of a long row of houses some of which are facing an open communal green area. The external finish of the front elevation of the property is a yellowish, brown but, mostly grey stone cladding on the lower front elevation, with a white painted render at first floor level.

It is considered that all the houses on the street would have had the same finishes and a strong sense of uniformity and consistency upon construction. Currently, the adjoining dwellings have this stone clad finish, however there are a few properties at the entrance to the row that have changed their front elevation material to pebble dash or painted render.

The elevational treatment forms part of the defining character of the houses and in this case the character of this building is further characterised by the neighbouring properties having matching stone cladding and painted render. It is therefore considered that a deviation from this material is a significant change and therefore falls into the definition of development.

Some houses have extensions to the side, porches to the front, alterations to the front boundaries wall, painted brick finish, different window types, different glazing bars in the windows, differing gates and solar panels. It is recognised that some of these changes would not have required planning permission.

It is also noted that some houses in this row have external insulation applied according to the application. There is no record of a planning permission or a Section 5 application for these and therefore doesn't form part of the decision making for this application. A smooth painted rendered and a white pebble and some black pebble dash finish has been applied to some of the properties at the entrance to Beech Park. These could be described as 'standing out' on the streetscape due to the type of finish applied colour of the finish and the freshness of the finish.

Cumulatively all these results in a row of houses with interventions. While there are some remaining elements of uniformity and consistency in the house form and ridge height and some compatibility in terms of their overall character and elevational treatment, there are some variances to the houses, and some erosion of the original character and uniformity.

Of note is that the house on the subject site maintains strong elements of the original character of the house and that there have been limited changes and both it and the attached property share this finish.

The application is lacking in detail on the visual appearance of the external finish and the precise depth of the external insulation. Details will be required in order to determine if the finish will render the appearance inconsistent with the character of the structure or of neighbouring structures.

Conclusion: There is insufficient information in the application to determine if the works is or is not exempted development.

Environmental Assessment

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.

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 an Appropriate Assessment is not required.

Recommendation

It is recommended that a request for further information issues.

FI Request

The Planning Authority requires further information in order to determine if the proposed external insulation is or is not exempted development.

1. The applicant is requested to clarify if the external insulation is to be applied to all parts of the external walls, and whether the single storey garage to the side will have external insulation applied.
2. The proposal submitted by the applicant relates to the front elevation where there is a distinct 'stone cladding' feature to the front of the house. There is no information submitted on the external insulation and the type of finish that will be applied to the house. The applicant is requested to submit detailed information on the proposed external finish of the house, particularly for the front elevation to clarify whether a similar finish to that which currently exists will be incorporated to the new finish. The response should include brochures from the company supplying the external finish.
3. Please submit details (section) on the depth of the external insulation.

Sarah Carroll
Graduate Planner
15.12.2025

Evelyn Mitchell

Evelyn Mitchell
Senior Executive Planner
15.12.2025

R1003/25 FI Response

Mon 05/01/2026 14:13

Hi Anthony.

Hope you had a good Christmas and a happy New Year to you.
Here are the extra details you requested.

The Porch and front outer wall will be wrapped. It will be a smooth Acrylic finish.
The dept of the insulation is 100 mm Atlas system.
The single storey garage will be insulated on the inside not the outside.

I hope this information is ok

Kind regards

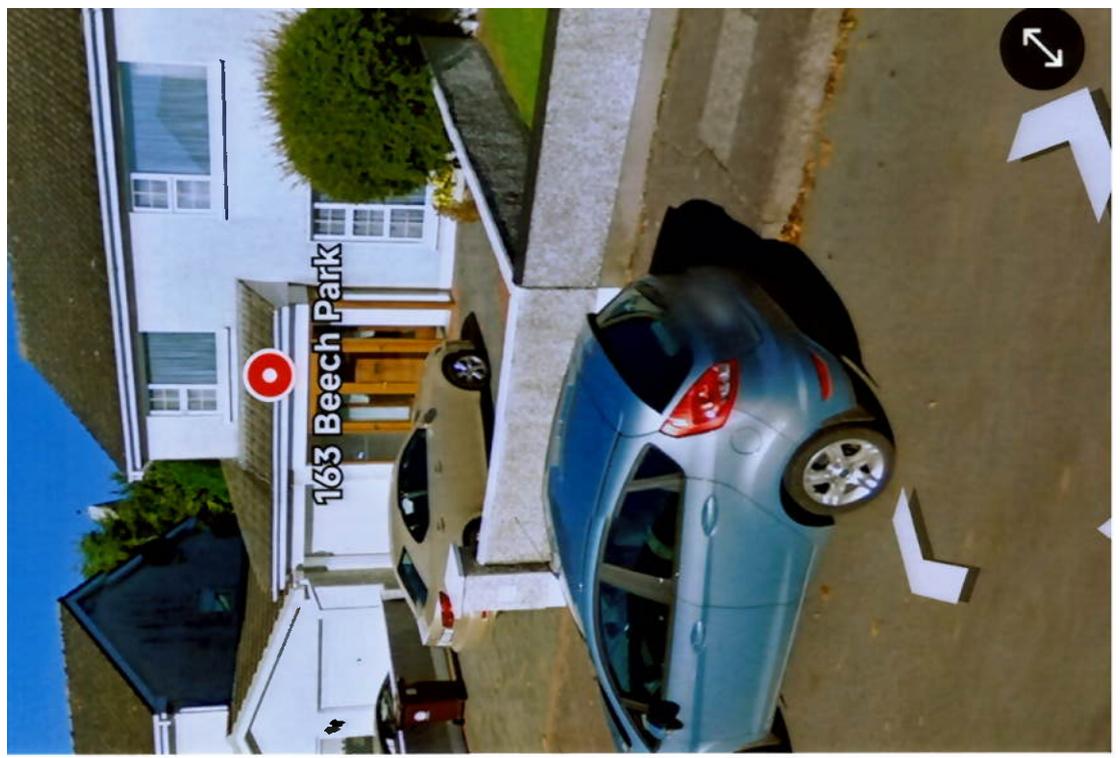
James











163 Beech Park

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Beech Park

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