



Comhairle Cathrach Chorcaí Cork City Council

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

Helen Creedon,
53 Castle Avenue,
Muskerry Estate,
Ballincollig,
Cork.
P31 E938

24/02/2026

**RE: Section 5 Declaration: R1007/25, 53 Castle Avenue, Muskerry Estate,
Ballincollig, Cork. P31 E938**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on the 8th of December 2025.

The Question before the Planning Authority is whether external wall insulation is development, or is it exempted development?

In considering this referral the Planning Authority had regard to:

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, (as amended);
- (c) Section 4(1)(h) of the Planning and Development Act 2000 (as amended);
- (d) Further Information received on 03.02.2026 and
- (e) The existing character of the dwellinghouses in the area.



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The Planning Authority has concluded that –

- (a) the works constitute development which come within the scope of Section 3(1) of the Planning and Development Act 2000 (as amended);
- (b) the installation of external insulation on the brick feature constitutes '*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*' as per Section 4(1)(h) of the Planning and Development Act 2000 (as amended)

Therefore, the Planning Authority decides that –

- (a) the installation of external insulation on the brick feature **IS DEVELOPMENT** and **IS EXEMPTED DEVELOPMENT**

at 53 Castle Avenue, Muskerry Estate, Ballincollig, Cork.

Is mise le meas,

Anthony Angelini

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



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