



Comhairle Cathrach Chorcaí Cork City Council

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



17/12/2025

RE: **Section 5 Declaration: R994/25 Yorkdale, 13 Yorkboro, Ballintemple, Cork.**
T12 D1K1

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 28th of October, 2025.

The Question before the Planning Authority is whether the following are development and, if so, are they exempted development:

- 1) Addition of external wall insulation
- 2) Replacement of existing windows with triple-glazed windows

Assessment

This Section 5 Declaration assessment was subject to a request for further information and as such, this report should be read in conjunction with the previous report dated 28/11/2025. The request for further information was made by the Planning Authority on 01/12/2025 and a response to this request was submitted by the applicant to the Planning Authority on 08/12/2025. The applicant has submitted an email as part of this further information response. The details of the email are noted and are available to view in the file. The details set out in the email relate to the current works that are ongoing on site. The works that are being carried out on site currently are not considered to be exempt as 1) they are not accurate and consistent with the works description set out as part of the submitted Section 5 application and 2) are not covered under any exemption as set out in the Planning and Development Act 2000 (as amended) and in the Planning and Development Regulations.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

Recommendation

From the details submitted as well as the site inspection carried out it is considered that the works being carried out on site are not exempt development.

Having regard to:

- The particulars received by the Planning Authority on 08/12/2025
- The provisions of the Planning and Development Act (as amended)
- The provisions of the Planning and Development Regulations

the Planning Authority considers that –

the current ongoing works at Yorkdale, 13 Yorkboro, Boreenmana, Cork T12 D1K1 – **IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT.**

Is mise le meas,

Anthony Angekini

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



We are Cork.

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: 021-4924709
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

André Draszik

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

Yorkdale, 13 Yorkboro, T12 D1K1 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.

Are the following on the dwelling at Yorkdale, 13 Yorkboro development and if so, are they exempted development:

- 1) addition of external wall insulation
- 2) replacement of existing windows with triple-glazed windows?

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

08 OCT 2025

DEVELOPMENT MANAGEMENT

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

N/A

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	161m ²
(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 ✓	B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question	N/A	
If you are not the legal owner, please state the name of the owner if available	N/A	

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

Signature:

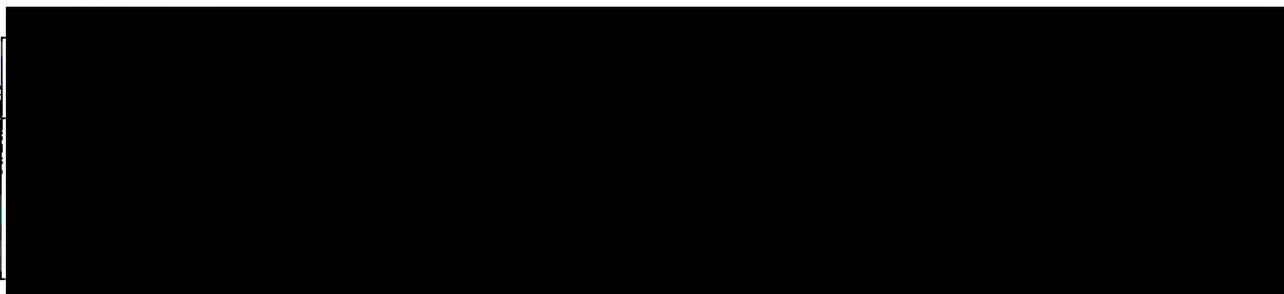


Date: 07.10.2023

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):	N/A
Address:	N/A
Telephone:	N/A
E-mail address:	N/A

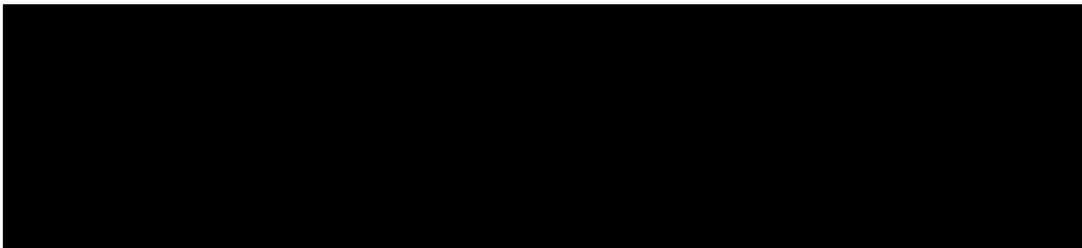
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes <input type="checkbox"/> No <input type="checkbox"/>
--	--

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

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

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.



For Office Use Only: File Ref. No. _____

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

- 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

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protection policy is available at <https://www.corkcity.ie/en/council-services/olp/info/odp/>

We request that you read these as they contain important information about how we process personal data.

28/10/2025

[REDACTED]

[REDACTED]

Regarding windows, we don't have elevation drawings. I am attaching the window company quote which details the sizes and visuals. The windows are a replacement of existing ones with regards to size and elevation. The new windows will be anthracite aluclad windows.

For the EWI, we're planning an acrylic based render for the finish, in a light to mid grey tone. See attached examples of work from insulation company.

I am attaching some photographs of the property from front, back and one side. The other side has no openings.

I hope this information is sufficient. We look forward to hearing back from you soon.

Kind Regards,
Leila and Andre

Quotation no.: 21047990	Requisition no.:	Delivery week:	Reference:	Customer no. / Your VAT no.: 0001109003/
[REDACTED]	[REDACTED]	Terms of Delivery: Small truck, crane		
Delivery Address: Yorkboro Boreenmanna Rd Cork T12 D1K1	Terms of payment: Cash		Delivery information:	
		Contact + Phone rel. to delivery: leilaandandre@gmail.com 087 8757057		

QUOTATION

Project: 40751100/Yorkboro,Boreenmanna Rd, Cork

Local Sales Office:

Telephone no.: 0214307588

CORK SHOWROOM
 1001 Gateway Business Park
 New Mallow Road
 CO Cork

In response to your recent enquiry, we have the pleasure of providing you with the following quotation.

Also attached please find our Terms and Conditions of Sale and overview of Energy calculations and CE-Mark.

Please check that all your details are correct in respect of, dimensions, glass, handings and quantities.

Should you require any further information please do not hesitate to contact us.

**INDIVIDUAL PRICES SHOWN ARE INCLUSIVE OF DISCOUNT.
 PRICE SHOWN IS BASED ON STANDARD RATIONEL/VELFAC COLOURS.**

Project Coordinator:

Aoife Power

Sales Person:

Aoife Power

E-Mail: aopa@dovista.com

E-Mail: aopa@dovista.com

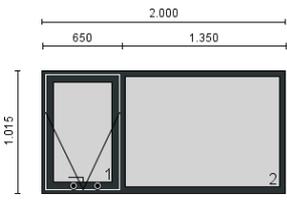
Quotation no.: 21047990	Project name: Yorkboro, Boreenmanna Rd, Cork	Page 2 / 15
-----------------------------------	--	-----------------------

Elevations shown from outside. Measurements from top left corner.

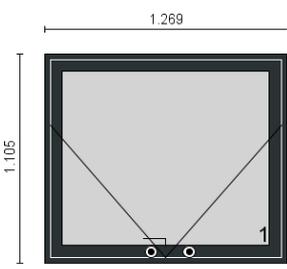
General unless otherwise stated:

System	Rationel AURAPLUS(wood/alu)
Frame depth	123 mm
Sash profile	Sash for 52mm 3-layer glazing
Alu colour, frame externally	RAL 7016 gl. 30 Anthracite
Alu colour, sash externally	RAL 7016 gl. 30 Anthracite
Wood colour, sash internally	RAL 7016 Anthracite
Wood colour, frame internally	RAL 7016 Anthracite
Operation	Handle
Glazing/panel	4-20-4-20-4 Energy Std Tgh Safe/Clear/Energy Std Tgh Safe WE GreyW/Argon U= 0,53

KITCHEN VEST

Pos 10	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 954.12	EUR	954.12
	Element size (WxH)	2000 mm X 1015 mm			
	Mullion/transom depth	68 x 123 mm			
	Sash 1				
	Opening function	Top-guided window			
	Glazing/panel (1)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53			
	Accessories	Restrictor Magnetic contact			
	Sash 2				
	Opening function	Fixed light			
	Glazing/panel (2)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53			
	Element weight	77 kg			

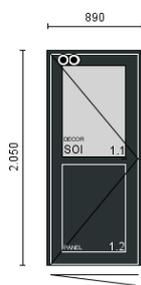
KITCHEN NORTH

Pos 20	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 737.01	EUR	737.01
	Element size (WxH)	1269 mm X 1105 mm			
	Sash 1				
	Opening function	Top-guided window			
	Glazing/panel (1)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53			
	Accessories	Restrictor Magnetic contact			
	Element weight	54 kg			
	This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.				

Quotation no.: 21047990	Project name: Yorkboro, Boreenmanna Rd, Cork	Page 3 / 15
-----------------------------------	--	-----------------------

DEN DOOR

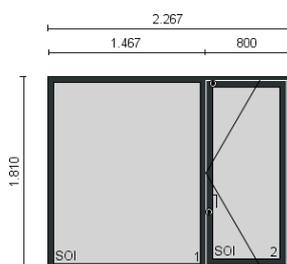
Pos 30 Rationel AURAPLUS(wood/alu) 1 PCS a EUR 1,442.37 EUR 1,442.37



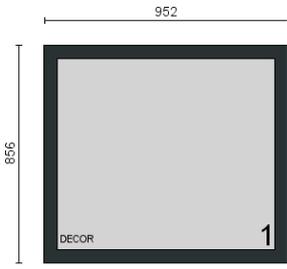
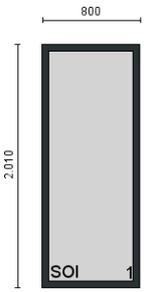
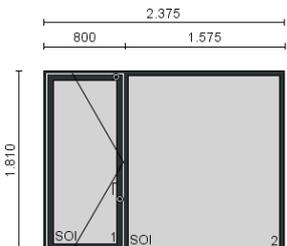
Element size (WxH)	890 mm X 2050 mm
Cill	Low threshold, composite mat.
Height Threshold	18,0 mm
Sash 1	
Opening function	Patio door outward
Opening direction	Left opening
Hinges	Standard
Glazing/panel (1.1)	4-20-4-20-4 Energy Std Tgh Safe/Flutes clear/Energy Std Tgh Safe WE GreyW/Argon U= 0,52
Glazing/panel (1.2)	52mm - ALU/HDF sandwich panel U= 0,64
Colour, panel externally	RAL 7016 gl. 30 Anthracite
Colour, panel internally	RAL 7016 Anthracite
Glazing bar	68 mm
Glazing bar height 1	1050 mm
Operation	Handle & cylinder int.
Accessories	
	Handle operated brake
	Magnetic contact
Cylinder	Internal key only, keyed alike
Element weight	65 kg
Free width, element	719 mm

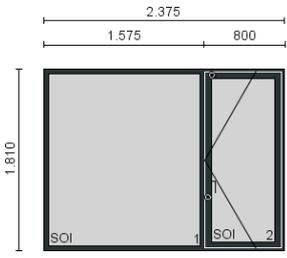
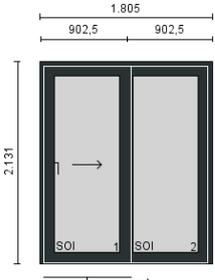
DEN EAST

Pos 40 Rationel AURAPLUS(wood/alu) 1 PCS a EUR 1,948.66 EUR 1,948.66



Element size (WxH)	2267 mm X 1810 mm
Mullion/transom depth	68 x 123 mm
Sash 1	
Opening function	Fixed light
Glazing/panel (1)	6-18-6-16-6 Energy Std Tgh Safe/Clear/Energy Std Tgh Safe WE GreyW/Argon U= 0,55
Sash 2	
Opening function	Side-guided window
Opening direction	Right opening
Accessories	
	Restrictor
	Magnetic contact
Element weight	188 kg
This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.	

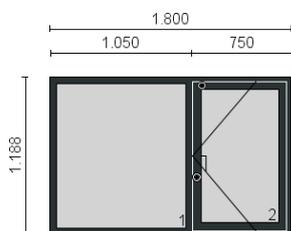
Quotation no.: 21047990		Project name: Yorkboro,Boreenmanna Rd, Cork		Page 4 / 15	
DEN NORTH					
Pos 50	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 376.57	EUR	376.57
		Element size (WxH)		952 mm X 856 mm	
		Sash 1			
		Opening function		Fixed light	
		Glazing/panel (1)		4-20-4-20-4 Energy Std/Flutes clear/Energy Std WE Grey W/Argon U= 0,51	
		Element weight		31 kg	
STAIRS					
Pos 60	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 670.42	EUR	670.42
		Element size (WxH)		800 mm X 2010 mm	
		Sash 1			
		Opening function		Fixed light	
		Element weight		59 kg	
		Free width, element		623 mm	
LIVING WEST/EAST					
Pos 70	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 2,033.54	EUR	2,033.54
		Element size (WxH)		2375 mm X 1810 mm	
		Mullion/transom depth		68 x 123 mm	
		Sash 1			
		Opening function		Side-guided window	
		Opening direction		Left opening	
		Accessories		Restrictor Magnetic contact	
		Sash 2			
		Opening function		Fixed light	
		Glazing/panel (2)		6-18-6-16-6 Energy Std Tgh Safe/Clear/Energy Std Tgh Safe WE GreyW/Argon U= 0,55	
		Element weight		196 kg	
		This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.			

Quotation no.:		Project name:		Page	
21047990		Yorkboro, Boreenmanna Rd, Cork		5 / 15	
LIVING WEST/EAST					
Pos 75	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 2,033.54	EUR	2,033.54
		<p>Element size (WxH) 2375 mm X 1810 mm</p> <p>Mullion/transom depth 68 x 123 mm</p> <p>Sash 1</p> <p>Opening function Fixed light</p> <p>Glazing/panel (1) 6-18-6-16-6 Energy Std Tgh Safe/Clear/Energy Std Tgh Safe WE GreyW/Argon U= 0,55</p> <p>Sash 2</p> <p>Opening function Side-guided window</p> <p>Opening direction Right opening</p> <p>Accessories</p> <p>Restrictor Magnetic contact</p> <p>Element weight 197 kg</p> <p>This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.</p>			
Pos 80	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 3,184.56	EUR	3,184.56
		<p>Element size (WxH) 1805 mm X 2131 mm</p> <p>Sash profile Sash for 42mm 3-layer glazing</p> <p>Cill Threshold f. sliding door SCD</p> <p>Height Threshold 24,9 mm</p> <p>Sash 1</p> <p>Opening function Sliding door</p> <p>Opening direction Towards right</p> <p>Glazing/panel (1) 6-14-4-12-6 Energy Std Tgh Safe/Clear/Energy Std Tgh Safe WE GreyW/Argon U= 0,67</p> <p>Operation Sliding d. handle int., w.cyl, Grip handle external.</p> <p>Sash 2</p> <p>Opening function Sliding door</p> <p>Opening direction Fixed right sash, sliding door</p> <p>Glazing/panel (2) 6-10-4-10-6 Energy Std Tgh Safe/Clear/Energy Std Tgh Safe WE GreyW/Argon U= 0,77</p> <p>Element weight 188 kg</p> <p>Free width, element 683 mm</p>			
Pos 82	2788.04-1 BOM-1/2 cyl internal key, same ke	1 PCS a	EUR 19.25	EUR	19.25

Quotation no.: 21047990	Project name: Yorkboro, Boreenmanna Rd, Cork	Page 6 / 15
-----------------------------------	--	-----------------------

KIDS BED

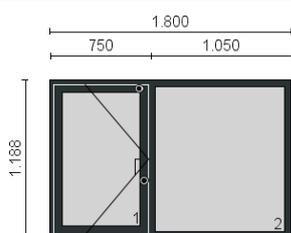
Pos 90 Rationel AURAPLUS(wood/alu) 2 PCS a EUR 985.69 EUR 1,971.37



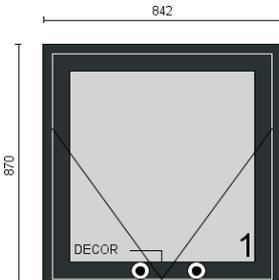
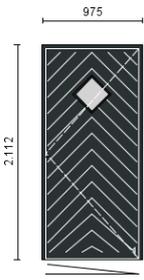
Element size (WxH)	1800 mm X 1188 mm
Mullion/transom depth	68 x 123 mm
Sash 1	
Opening function	Fixed light
Glazing/panel (1)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53
Sash 2	
Opening function	Side-guided window
Opening direction	Right opening
Glazing/panel (2)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53
Accessories	
	Restrictor Magnetic contact
Element weight	82 kg
This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.	

KIDS BED

Pos 95 Rationel AURAPLUS(wood/alu) 2 PCS a EUR 985.69 EUR 1,971.37



Element size (WxH)	1800 mm X 1188 mm
Mullion/transom depth	68 x 123 mm
Sash 1	
Opening function	Side-guided window
Opening direction	Left opening
Glazing/panel (1)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53
Accessories	
	Restrictor Magnetic contact
Sash 2	
Opening function	Fixed light
Glazing/panel (2)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53
Element weight	81 kg
This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.	

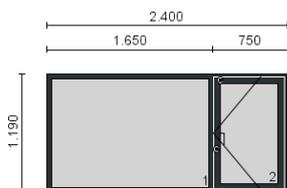
Quotation no.: 21047990		Project name: Yorkboro,Boreenmanna Rd, Cork		Page 7 / 15	
BATHROOM OBSCURE GLASS					
Pos 100	Rational AURAPLUS(wood/alu)	1 PCS a	EUR 553.93	EUR	553.93
		Element size (WxH) 842 mm X 870 mm Sash 1 Opening function Top-guided window Glazing/panel (1) 4-20-4-20-4 Energy Std/Listral D/Energy Std WE Grey W/Argon U= 0,53 Accessories Restrictor Magnetic contact Element weight 31 kg This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.			
FRONT DOOR					
Pos 110	Rational AURAPLUS(wood/alu)	1 PCS a	EUR 1,609.69	EUR	1,609.69
		Element size (WxH) 975 mm X 2112 mm Wood colour, sash externally RAL 7016 Anthracite Cill Low threshold, composite mat. Height Threshold 22,5 mm Sash 1 Opening function Flush entrance door inward Opening direction Left opening Glazing/panel (1) Veneered Door leaf, Secure U= 0,45 Flush door design Herringbone Flush door window type Diamond Window placement Centered Visible glazing dimension FD 220x220mm Glazing 4-14-4-14-4 Energy Std Tgh Safe/Clear/Energy Std Tgh Safe WE GreyW/Argon Accessories Magnetic contact Lockbox 3-point lock enhanced security Kick-plate Drip cap external Element weight 51 kg Free width, element 798 mm Note: the threshold is supplied with an aluminium tread-plate. Foam packers for handle and cylinder supplied separately			
Pos 112	620584-1 BOM-Cylinder same key, 8mm ext.	1 PCS a	EUR 18.90	EUR	18.90

Quotation no.: 21047990	Project name: Yorkboro, Boreenmanna Rd, Cork	Page 8 / 15
-----------------------------------	--	-----------------------

Pos 114	621003 BOM-Handle, rose/thumbturn - IN/O	1 PCS a	EUR 38.71	EUR	38.71
----------------	---	----------------	------------------	------------	--------------

MASTER

Pos 120	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 1,187.86	EUR	1,187.86
----------------	------------------------------------	----------------	---------------------	------------	-----------------

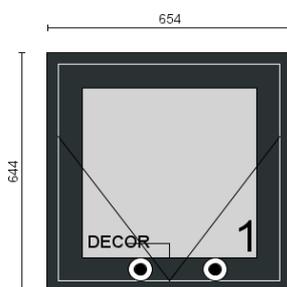


Element size (WxH)	2400 mm X 1190 mm
Mullion/transom depth	68 x 123 mm
Sash 1	
Opening function	Fixed light
Glazing/panel (1)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53
Sash 2	
Opening function	Side-guided window
Opening direction	Right opening
Glazing/panel (2)	4-20-4-20-4 Energy Std/Clear/Energy Std WE Grey W/Argon U= 0,53
Accessories	
	Restrictor
	Magnetic contact
Element weight	107 kg
This element in the open position will provide a min. unobstructed opening of 0.33m2 and min. 450mm clear aperture in both height and width.	

Pos 130	D9_005 Installation Replacement (3+ units)	17 PCS a	EUR 371.25	EUR	6,311.25
----------------	---	-----------------	-------------------	------------	-----------------

WC OBSCURE GLASS

Pos 140	Rationel AURAPLUS(wood/alu)	1 PCS a	EUR 454.53	EUR	454.53
----------------	------------------------------------	----------------	-------------------	------------	---------------



Element size (WxH)	654 mm X 644 mm
Sash 1	
Opening function	Top-guided window
Glazing/panel (1)	4-20-4-20-4 Energy Std/Listral D/Energy Std WE Grey W/Argon U= 0,53
Accessories	
	Restrictor
	Magnetic contact
Element weight	19 kg

Total product price excl. VAT:	EUR	36.690,25
Discount 25,00 %:	EUR	9.172,60
Total price excl VAT:	EUR	27.517,65
VAT amount 13,50 %:	EUR	3.714,88
Total price incl. VAT:	EUR	31.232,53

Quotation no.:	Project name:	Page
21047990	Yorkboro,Boreenmanna Rd, Cork	9 / 15

The project contains 102 linear meters of frames. Calculated from this there are 27 linear meters of windows.

Quotation no.:	Project name:	Page
21047990	Yorkboro,Boreenmanna Rd, Cork	10 / 15

GENERAL CONDITIONS

- Terms of Quotation:**
- All prices are valid for 45 days only from date of issue.
 - All prices are based on all items being delivered by standard lorry.
 - All prices are calculated on the basis of our standard profiles and ironmongery unless otherwise agreed and may differ from the specification within your enquiry.
 - Units supplied "on hinges only" are without warranty for weather tightness.
 - Vents are not included unless specifically requested but are available at an additional cost.
- Terms of Payment:**
- All orders are subject to a payment of 1/3 deposit of the value, with the balance due on delivery by means of a Bank Draft or Credit Card by prior arrangement. This is not applicable where a preapproved credit account exists.
 - All credit accounts are subject to Credit Insurance approval.
 - All orders must be accompanied with a customer sign-off confirming all details of their specific order in relation to, product, sizes, colour, glass types, ironmongery etc.
- Terms of Delivery:**
- All orders with a value of less than €4,000 are subject to a delivery charge subject to location.
- Time of Delivery:**
- To be agreed at time of order, however Dovista will not be held responsible for late deliveries and particularly when these delays are outside of its control.
- Standards:**
- Dovista products are manufactured to strict controls laid down by DVV (Danish Window Control). All timber is coniferous softwood from Northern Europe and treated for decay, fungus and insect attack. Timber is a natural living product where colour differences, knots and weeping may occur and hence these occurrences are not covered by our Warranty.
- Remedial Works:**
- Any remedial work required to opes is neither included in this quotation or covered under the warranty as Dovista take no responsibility for such works.
- Conditions of Sale:**
- Dovista ´s Conditions of Sale are attached for your reference and will apply to all quotations and orders placed by you for goods and or services.

Quotation no.:	Project name:	Page
21047990	Yorkboro,Boreenmanna Rd, Cork	11 / 15

DOVISTA IRL LIMITED - CONDITIONS OF SALE - IRELAND

1. General

- (a) No change can be made to the sizes and specifications following acceptance of the quotation.
- (b) Dovista Irl Ltd shall not be under any obligation to check or verify the accuracy of any plans and/or specifications supplied by or on behalf of the Customer. The Customer shall be liable for any loss arising directly or indirectly from any error or inaccuracy in such plans or specifications. Where Goods are manufactured based on Customers' designs and specifications, no guarantee is given or implied as to the suitability for the purpose for which they are used.
- (c) No amendment or variation of these conditions shall be valid except the same shall be in writing and signed by an authorised officer or employer of Dovista Irl Ltd.
- (d) Notwithstanding any previous correspondence, representations, warranties or other terms including those contained in any brochure, sales leaflets or otherwise between Dovista Irl Ltd and the Customer or other parties, it is agreed that these conditions of sale represent the sole and only terms and conditions of sale between the parties and all prior written or oral communications are to be regarded as superseded and not forming part of this contract.
- (e) Any offer made by Dovista Irl Ltd to the Customer by way of Quotation shall remain valid for 45 days from the date of the said offer.

2. Delivery

- (a) Time will not be of the essence in delivery.
- (b) Dovista Irl Ltd does not guarantee delivery at specific times, Delivery times being by way of estimate only and Dovista Irl Ltd shall be under no liability whatsoever for the consequences of any delay in any Delivery howsoever arising.
- (c) Dovista Irl Ltd shall be entitled to deliver Goods by instalments.
- (d) The risk in the goods passes to the Customer when the Goods are delivered to a site, warehouse or other location nominated by the customer and Dovista Irl Ltd accepts no responsibility for any damage, shortage or loss in transit thereafter. The Customer must immediately upon delivery, inspect the Goods and any defect or damage, shortage or loss in transit shall be notified to Dovista Irl Ltd in writing or email within two days to Dovista Irl Ltd.

3. Liabilities

- (a) All terms, conditions, warranties, guarantees, undertakings or representations, whatsoever whether expressed or implied by statute, common law or otherwise arising from conduct, or a prevailing course of dealings, or trade, or custom, or usage, or agreed, or offered orally, or in correspondence or otherwise howsoever are hereby excluded save as expressly provided for herein or such as are implied by Sections 12,13,14 and 15 of the Sale of Goods Act 1893, as amended by the Sale of Goods and Supply of Services Act 1980 and which Dovista Irl Ltd is thereunder precluded from excluding.

4. Warranties

- a) Subject to the conditions set out below, Dovista Irl Ltd warrants that the Goods will correspond with the specification provided for in the Quotation and will be free from defects in material or workmanship.
- b) Dovista Irl Ltd warrants in relation to Goods of its own manufacture that it will (at Dovista Irl Ltd's choice and only on the return of the Goods) either repair or supply replacements or refund the full purchase price of any Goods which:
- i. are found within a period of 12 years from date of Delivery to be materially and substantially defective in respect only of faulty materials or workmanship;
 - ii. from decay from fungal or insect attack within a period of 12 years from the date of Delivery.
 - iii. from defects resulting from the application of finishing, paints, varnishes or similar substances within a period of 12 months only from the date of Delivery.
 - iv. from defects in relation to the ironmongery for a period of 3 years (to include labour) from the date of delivery and thereafter for a further 3 years on a supply of parts only basis.
- c) Glass; Dovista Irl Ltd warrants in relation to double or triple glazed glass units that it will (at Dovista Irl Ltd's choice and after examination of the unit in place) supply replacement or refund the full price of any such unit which is found to be defective in regard to manufacture causing visual obstruction because of condensation or dust collection on either interior surfaces of an unbroken double glazed unit which was factory fitted by

Quotation no.: 21047990	Project name: Yorkboro, Boreenmanna Rd, Cork	Page 12 / 15
<p>Dovista Irl Ltd for up to 10 years. Cracks due to thermal stress, freezing or thawing are not covered by this warranty. Scratched glass will not be covered by this warranty unless notified to the company in writing within 24 hours of delivery. Any associated costs in relation to the replacing of glass are not covered by this warranty.</p> <p>d) Dovista Irl Ltd shall be under no liability under the above warranty:</p> <p>i. in respect of any defects arising from any drawing, design or specification supplied by the Customer;</p> <p>ii. in respect of any defect arising from normal wear and tear, damage, negligence, installation or erection by the Customer; and</p> <p>iii. in respect of any blemishes or defects arising from the occurrence of natural processes in the timber used in the manufacture of the Goods.</p> <p>e) Liability for defective Goods or workmanship shall be limited to the replacement value of those Goods or that workmanship. No liability shall attached to Dovista Irl Ltd for any consequential loss, whether direct or indirect.</p> <p>f) It is a condition precedent to any liability of Dovista Irl Ltd's that:</p> <p>i. all Goods are stored in a dry place, properly stacked, slightly raised from the ground and adequately protected from the weather;</p> <p>ii. all joinery is installed correctly in accordance with normal trade practices and adequately maintained in service in accordance with Dovista Irl Ltd's recommendations; and iii. paintwork or other protective surface finish is maintained in service and moisture is not allowed to penetrate into the timber.</p> <p>g) When the Goods are ordered by reference to size and colour such Order shall be subject to reasonable commercial variation and no complaints shall be made by the Customer if the Goods supplied correspond with the Order within the limits of reasonable trade practices:</p> <p>h) If the defects are not such as is or should have been noticed by inspection of the Goods the Customer shall notify Dovista Irl Ltd in writing or email of any alleged defects in the Goods within three days of same coming to the knowledge of the Customer or within 7 days of the date of delivery whichever shall be the earlier. Dovista Irl Ltd shall have no liability to the Customer in the event that no notice is given.</p> <p>i) For inward opening doors in exposed locations where the wind and water specification in our CE certification is exceeded due to extreme weather conditions.</p> <p>5. Payment and Interest</p> <p>(a) Unless agreed otherwise in writing, the due date for full payment is the date of delivery.</p> <p>(b) Failure to make payment in full by the due date may result in immediate suspension of performance without liability, and any amounts outstanding may be recovered as a debt.</p> <p>(c) Goods held in stock beyond 6 months from the date of acceptance of the quotation shall be paid for as if delivery has been made at that time.</p> <p>(d) If the Customer cancels an Order the Customer shall indemnify Dovista Irl Ltd against all losses and expenses incurred by Dovista Irl Ltd whether such losses and expenses arise directly or indirectly from the cancellation and including but not limited to all losses of profit and contribution to overheads.</p> <p>(e) Any changes or alterations to the Goods requested by the Customer which incur any cost or expense, such cost or expense shall be borne by the Customer, if the said changes or alterations are communicated to Dovista Irl Ltd after acceptance of the quotation.</p> <p>6. Retention of Title</p> <p>(a) The risk in the Goods shall pass from Dovista Irl Ltd to the Customer upon Delivery of such Goods to the Customer.</p> <p>(b) Notwithstanding delivery and the passing of risk in the Goods, title and property in the goods, including full legal and beneficial ownership, shall not pass to the Customer until Dovista Irl Ltd has received payment in full for all Goods delivered to the Customer. Payment of the full price of the Goods shall include the amount of any interest or other sum payable under the terms of this and all other contracts between Dovista Irl Ltd or and the Customer under which the Goods were delivered.</p> <p>(c) The Customer grants to Dovista Irl Ltd irrevocable authority and licence to enter up on the premises of or in the occupation of the Customer for the purpose of repossessing Goods where payment in respect thereof or in respect of any other monies due by the Customer to Dovista Irl Ltd has not been received.</p> <p>7. Force Majeure</p> <p>If the fulfilment of the Order by Dovista Irl Ltd is prevented by matters outside its reasonable control then Dovista Irl Ltd shall be at liberty to suspend deliveries or to cancel the unfulfilled part of the Order in whole or part and shall have no liability to the Customer arising from such cancellation.</p>		

Quotation no.:	Project name:	Page
21047990	Yorkboro,Boreenmanna Rd, Cork	13 / 15
<p>8. Data Protection Dovista Irl Ltd reserves the right to retain on file Customer information. This information is for the internal use of Dovista Irl Ltd only and will not be supplied to outside parties except in the enforcement of this Contract.</p> <p>9. Quotations A Quotation may be withdrawn by Dovista Irl Ltd at any time and if not withdrawn, will automatically be void 45 days from issue.</p>		

Quotation no.:	Project name:	Page
21047990	Yorkboro,Boreenmanna Rd, Cork	14 / 15

DATASHEET, ENERGY CONDITIONS AND FSC

Pos.	Alt.	Reference	Qty	A	Uw	1-Ff	Gg	LTg	System	Ew	FSC®
10		KITCHEN VEST	1	2.03	0.79	0.76	0.53	0.74	Rationel AURAPLUS(•
20		KITCHEN NORTH	1	1.40	0.81	0.71	0.53	0.74	Rationel AURAPLUS(•
30		DEN DOOR	1	1.82	0.95	0.29	0.52	0.72	Rationel AURAPLUS(•
40		DEN EAST	1	4.10	0.74	0.82	0.53	0.73	Rationel AURAPLUS(•
50		DEN NORTH	1	0.81	0.77	0.79	0.54	0.74	Rationel AURAPLUS(•
60		STAIRS	1	1.61	0.74	0.83	0.53	0.73	Rationel AURAPLUS(•
70		LIVING WEST/EAST	1	4.30	0.73	0.83	0.53	0.73	Rationel AURAPLUS(•
75		LIVING WEST/EAST	1	4.30	0.73	0.83	0.53	0.73	Rationel AURAPLUS(•
80			1	3.85	1.11	0.66	0.53	0.73	Rationel AURAPLUS(•
90		KIDS BED	2	4.28	0.79	0.76	0.53	0.74	Rationel AURAPLUS(•
95		KIDS BED	2	4.28	0.79	0.76	0.53	0.74	Rationel AURAPLUS(•
100		BATHROOM OBSCURE G	1	0.73	0.90	0.61	0.52	0.72	Rationel AURAPLUS(•
110		FRONT DOOR	1	2.06	0.64	0.02	0.53	0.73	Rationel AURAPLUS(•
120		MASTER	1	2.86	0.75	0.80	0.53	0.74	Rationel AURAPLUS(•
140		WC OBSCURE GLASS	1	0.42	0.99	0.50	0.52	0.72	Rationel AURAPLUS(•
Total / average:			17	38.85	0.80	0.71	0.53	0.73			

Empty fields can be due to values for chosen system does not exist or cannot be calculated. Window U-values calculated in accordance with EN ISO 10077-1 and EN ISO 10077-2. The given U-values are valid for elements without ventilation.

Energy Data

N/A: Values not available or cannot be calculated
Area: Area window/element
Uw: U-value of the element
1-Ff: Glazed fraction of the element. Percentage of visible glass in relation to the size of the element (0,61=61%)
gg: Share of solar energy reaching into the building
LTg: Light transmission. Share of sun light reaching into the building
System: Quoted window system
Class: N/A
EW: N/A

Variations in glass coatings between different suppliers can give marginal deviations in U-, g- and LT-values from the values detailed in the order confirmation.

U- and Uw-values for panels (excluding sandwich panels) are calculated based on insulation material $\lambda = 0.037$ (Rockwool)

FSC®

• The product is FSC® certified: FSC Mix 70%. FSC® PBN-COC-012338.

FSC® C101947.

Be aware:

The product is treated with Propiconazole prior to priming and top-coating. The surface treatment has a thickness of minimum 100 μm . Important to note that the product is not suitable for use as furniture or play structures (as per EU Regulation 2023/2596).

Quotation no.: 21047990	Project name: Yorkboro,Boreenmanna Rd, Cork	Page 15 / 15
----------------------------	--	-----------------

DATASHEET - Material consumption

System	Material	Consumption [kg]	Area [m2]
Rationel AURAPLUS(wood	Aluminum	69.8	
	Wood	446.9	
	Glass, Float	598.8	
	Glass, Toughened	417.7	
	Total area		38.84

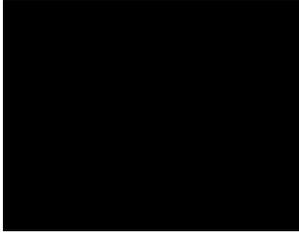
Total volume, wood [m3]	0.89
--------------------------------	-------------

The material quantities stated above are calculated on this specific quote/order.
Please notice, that the quantities might change, if changes are made to the quote/order.



Comhairle Cathrach Chorcaí Cork City Council

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



01/12/2025

RE: **Section 5 Declaration: R994/25 Yorkdale, 13 Yorkboro,
Ballintemple, Cork. T12 D1K1**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 28th of October, 2025.

The Question before the Planning Authority is whether the following are development and, if so, are they exempted development:

- 1) Addition of external wall insulation
- 2) Replacement of existing windows with triple-glazed windows

A site inspection was carried out on 27/11/2025 and it was observed that significant external works to the front elevation of the dwelling have been carried out with construction continuing works on the site. It is noted that the front porch structure has been partially demolished and removed and additional alterations to existing window openings have also been constructed. I have attached a google street view image of the dwelling that matches the photograph submitted with the application by the applicant as well as a photo taken during the site visit which shows the works that are currently being carried out on site.

Given the scale of works currently ongoing on site it is not possible at present to carry out a full assessment of the application and therefore further information is to be requested from the applicant for the following:



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

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

It is noted that a large portion of the front porch area has been demolished as well as a side gate entrance structure on the front elevation of the dwelling. It is also noted that existing window openings have been enlarged and altered on the front elevation. In order to clarify the full extent of works being carried out on site the applicant is asked to submit the following:

- Please submit accurately scaled drawings including site layout plans, floor plans and elevations to clarify exactly what development is being carried out on site.
- Please submit full details setting out the planning status of the works currently being carried out on site.

It is thus considered that **FURTHER INFORMATION** is required.

Is mise le meas,

Anthony Angekini

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



We are Cork.



[EXTERNAL EMAIL] This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Hi Anthony,

Thank you for speaking with us this morning.

As mentioned, our most urgent concern is regarding the finish on the external insulation. We had intended to go for a acrylic based render for the finish, in a light to mid grey tone similar to next door neighbour. Builders intend to complete this early January. Will this be acceptable or could there be a requirement for brick-like cladding (including brick-like colour) to match 1970s style? We want to ensure to complete this correctly.

As discussed there were temporary changes to facilitate access for building works (machinery), including:

- * dropping front windows
- * removing side gate

Windows have already been restored to previous, and a new side gate will be reinstated towards end of the works.

To facilitate installation of new windows, arched brick work around window on RHS had to be removed. Decision was then taken to remove remaining outside arched brickwork (as we did not wish to pay to reinstate arches at window that we didn't particularly like and that reduce light inside).

Decision was taken to reinstate original height of stairwell window.

This ope was existing but had been covered by porch roof. As part of this change the porch on LHS of house was removed to reveal full window and let more light into the house. Porch in front of front door is retained and squared off to align with window on RHS of it.

Having completed a planning search on this home, we noted there was no planning for this arched porch / veranda, so presumed planning would not be required to remove this and to align with the neighbouring houses as per original construction.

However perhaps this was an incorrect presumption? We would welcome advise on how best to proceed with this please.









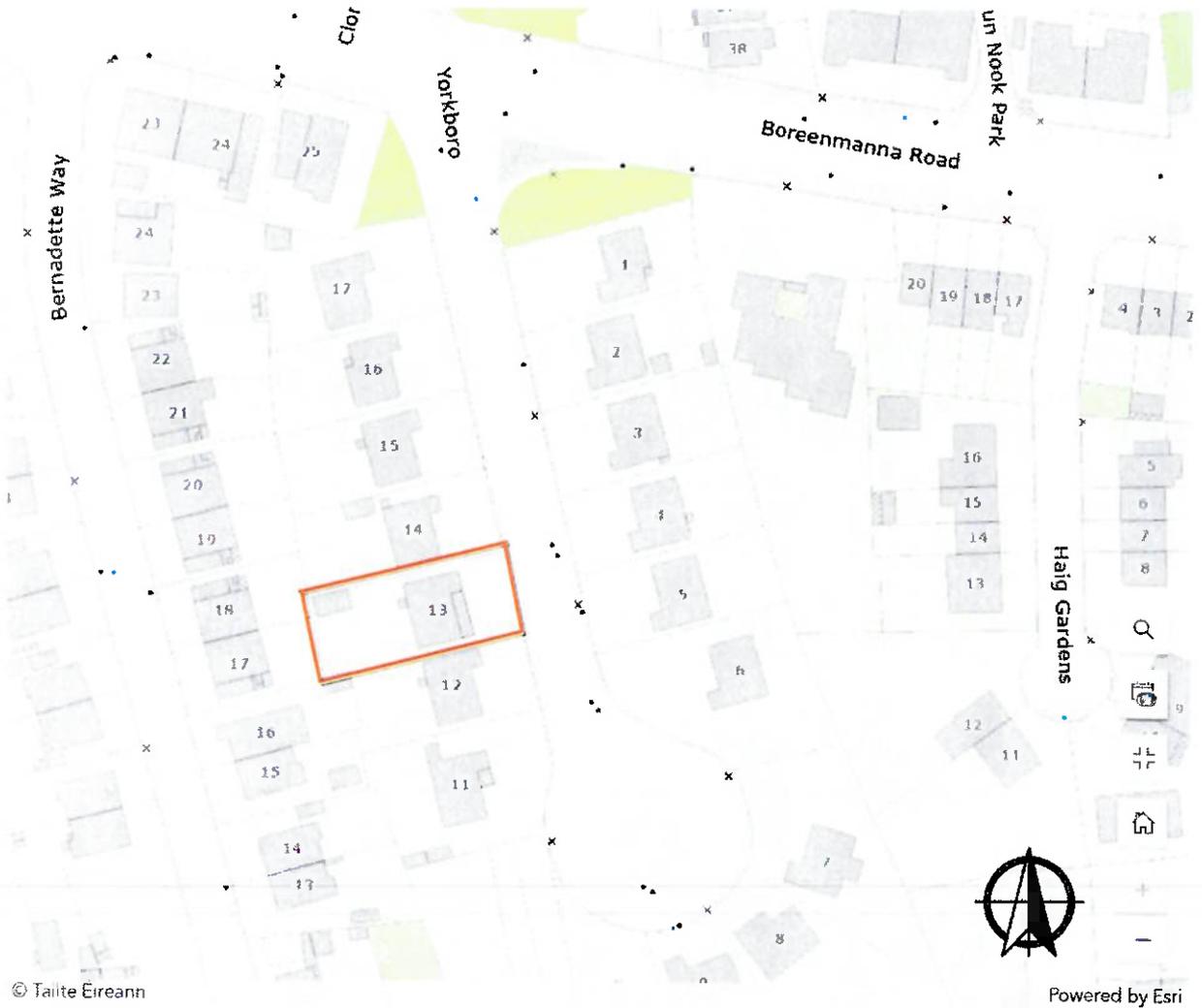








Attachment 1 to Section 5 declaration application: site map for Yorkdale, 13 Yorkboro, T12 D1K1 Cork



Attachment 1 to Section 5 declaration application: site map for Yorkdale, 13 Yorkboro, T12 D1K1 Cork

