

An  
Coimisiún  
Pleanála

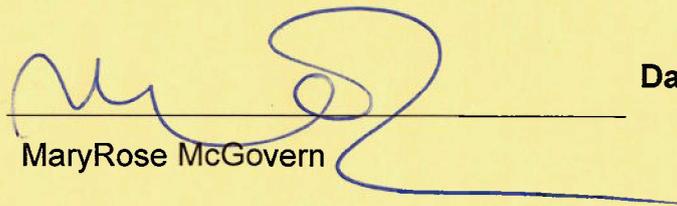
**Direction**  
**CD-021595-25**  
**ACP-322897-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 16/12/2025.

The Commission decided, as set out in the following Order, that alterations proposed to upgrade the thermal efficiency of a dwelling at Knockanare, Buttevant, P51D2Y6 is development and is not exempted development.

**Planning**

**Commissioner:**



MaryRose McGovern

**Date:** 18/12/2025

**DRAFT WORDING FOR ORDER**

WHEREAS a question has arisen as to whether alterations proposed to upgrade the thermal efficiency of the dwelling with an external wall insulation wrap with white finish, replacement of front door, replacement of windows, replacement of back door and twelve solar panels to roof on the south side of property, is or is not exempted development: AND

WHEREAS Laura Little requested a declaration on this question from Cork County Council and the Council issued a declaration on the 3rd day of June 2025 stating that the matter was development and was not exempted development: AND

WHEREAS Laura Little referred this declaration for review to An Coimisiún Pleanála on the 18th day of June 2025: AND

WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to:

Section 2(1) of the Planning and Development Act, 2000, as amended,

Section 3 of the Planning and Development Act, 2000 as amended,

Section 4 of the Planning and Development Act, 2000 as amended

Article 6 of the Planning and Development Regulations, 2001, as amended,

Article 9(1) (a) (i) and (viii) of the Planning and Development Regulations, 2001, as amended,

Part 1 Class 2(c) of Schedule 2 to the Planning and Development Regulations, 2001, as amended,

the planning history of the site,

the existing building on the site, and

the pattern of development in the area:

AND WHEREAS An Coimisiún Pleanála has concluded that:

(a) alterations proposed to upgrade the thermal efficiency of the dwelling with an external wall insulation wrap with white finish, replacement of front door, replacement of windows, replacement of back door and twelve solar panels to roof on the south side of the dwelling constitutes development as defined under section 3(1) of the Planning and Development Act 2000 (as amended).

(b) in the absence of adequate drawings and details, the Commission cannot be satisfied that that the existing structure in respect of which the question has arisen, is the structure which was permitted by planning permission number 70/176.

(c) as the referrer has failed to demonstrate that the existing structure is fully compliant with planning permission number 70/1767, the Commission cannot be satisfied that the existing structure in respect of which the question has arisen, can benefit from the exemptions set out in Article 6 of the Planning and Development Regulations, 2001, as amended, or that any such potential exemption has not been de-exempted by Article 9(1) (a) (i) or (viii) of the Planning and Development Regulations, 2001, as amended.

(d) In the absence of details of the location of the twelve solar panels to the roof on the south side of the dwelling, relative to the plane of the roof and the edge of the roof, or details to prevent hazardous glint and glare, the Commission cannot be satisfied that the existing structure in respect of which the question has arisen, can benefit from the exemption set out at Part 1 Class 2(c) of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act (as amended), hereby decides that alterations proposed to upgrade the thermal efficiency of the dwelling with an external wall insulation wrap with white finish, replacement of front door, replacement of windows, replacement of back door and twelve solar panels to roof on the south side of property, is development and is not exempted development.

In deciding not to accept the Inspector's recommendation the Commission noted the Inspector's photographs of the structure on site, and the variations from the drawings of the structure permitted by planning permission number 70/176, including the footprint of the structure. The Commission could not be satisfied therefore that the structure in respect of which the question has arisen, could benefit from the exemptions set out in Article 6 of the Planning and Development Regulations, 2001, as amended, or that any such potential exemption was not de-exempted by Article 9(1) (a) (i) or (viii) of the Planning and Development Regulations, 2001, as amended.