

# Comhairle Cathrach Chorcaí Cork City Council

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

Brian Mulcahy,  
28 Hazelwood Way,  
Glanmire,  
Cork,  
T45 CX94.

25/06/2024

RE: Section 5 Declaration R853/24 28 Hazelwood Way, Glanmire,  
Cork.

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 29/05/2024, I wish to advise as follows:

The Planning Authority in view of the above and having regard to –

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, and 9 of the Planning and Development Regulations 2001 (as amended),

It is considered that proposed knocking of a front garden wall and increase of existing lowered curb at 28 Hazelwood Way, Glanmire. **Is Development** and is **Not Exempted Development**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued.

Is mise le meas,

*David O'Regan*

---

David O'Regan,  
Assistant Staff Officer,  
Community, Culture &  
Placemaking Directorate



We are Cork.

<b>PLANNER'S REPORT</b> <b>Ref. R853 /24</b>		Cork City Council Culture, Community and Placemaking
<b>Application type</b>	Section 5 Declaration	
<b>Description</b>	<i>Is the knocking of a front garden wall that is under 1.2m that is not part of the original development an exempted development?</i> <i>Is planning permission required to increase the existing lowered curb to facilitate additional all street parking?</i>	
<b>Location</b>	28 Hazelwood Way, Glanmire, T45 CX94	
<b>Applicant</b>	Brian Mulcahy	
<b>Date</b>	24/06/2024	
<b>Recommendation</b>	<i>Is Development and Is Not Exempted Development</i>	

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

### 1. Requirements for a Section 5 Declaration

Section 5(1) of the Planning and Development Act 2000 as amended states,

*5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.*

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

### 2. The Question before the Planning Authority

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

1. *The property has only one car park space as outlined in the AIB valuation report attached. See page 2 highlight it. Photograph of the property is on the rear of the AIB valuation report.*
2. *The existing access and egress through the housing estate is challenging due to the volume of curbside parking. This has resulted in cars parked in the footpath and resulted in difficulties for pedestrians it is also difficult to access my driveway due to the parked cars restricting access to the property.*

### 3. Site Description

The property in question is a two storey semi-detached dwelling with single storey elements in an established residential area. Most dwellings in immediate vicinity of the dwelling appear to have short front and side walls delineating the front gardens. Other dwellings, within the same estate, to the east have type front gardens, with no front walls.

### 4. Planning History

There is no recent planning history associated with the subject site. The estate was constructed under various permissions dating from the late 1970's and early 1980's.

**5. Legislative Provisions**

**5.1 The Act**

Section 2(1),

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

Section 3(1),

*In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or ‘the making of any material change in the use of any structures or other land’*

Section 4(1)(h),

*The following shall be exempted developments for the purposes of this Act-development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

Section 4(2),

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

Section 5(1),

*(See section 1 of this report)*

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

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

**5.2 The Regulations**

Article 6 (1)

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

**SCHEDULE 2, ARTICLE 6, PART 1, Exempted Development — General**

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 5 The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.</p>	<ol style="list-style-type: none"> <li>1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres.</li> <li>2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.</li> <li>3. No such structure shall be a metal palisade or other security fence.</li> </ol>

<p><b>CLASS 6</b></p> <p>(a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.</p> <p>(b) Any works within the curtilage of a house for –</p> <p>(i) the provision to the rear of the House of a hard surface for the youth for any purpose incidental to the enjoyment of the house as such, or,</p> <p>(ii) The provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for the purposes incidental to the enjoyment of the house as such.</p>	<p>The level of the ground should not be altered by more than 1 metre above or below the level of the adjoining ground</p> <p>Provided is that the area of the heart surface is less than 25 square meters or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is smaller,</p> <p>or</p> <p>if the area of the hard surface is 2/5 square meters or greater are comprises more than 50% of the area of the going forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, That's the case may be, it shall be constructed using permeable materials are otherwise allowed for rainwater to soak into the ground.</p>
--	--

#### Article 9 (1)

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

- 
- (a) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users, ...
- (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

## 6. ASSESSMENT

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

### 6.1 Development

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

'Development' as defined in the Act (3)(1) comprises two possible chief components: 'the carrying out of any works on, in, over or under land', or 'the making of any material change in the use of any structures or other land'. In order to ascertain whether or not the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

'Works' is defined in section 2(1) of the Act as 'the carrying out of any works on, in, over, or under land' including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal, and in relation to a protected structure or proposed protected structure, includes any act or

*operation involving the application or removal of plaster, paint wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure. ’.*

I consider that the proposed alterations constitutes development as it comprises of works which includes both knocking of a front garden wall and increase in existing lowered kerb to facilitate off street parking.

### **6.2 Exempted development**

The next issue for consideration is whether or not the matter at hand is exempted development.

At the outset it should be noted that the applicant is proposing works, specifically an increase in the existing lowered kerb, outside of the site on a public road. Works in the public road can only be undertaken by the relevant authorities. Further information regarding who would be undertaking the works would be required to assess this aspect. However, as will be set out below, given that the other works / development proposed is not considered exempted development, I do not recommend that this information is sought.

For the purposes of this assessment I consider that the proposed development should be described, to better aid assessment under the relevant provisions, as the demolition of front wall to garden and widening of access to increase the number of car parking spaces from 1 to 2. Though no details are provided it is likely that the development will also include increasing the hardstanding or paving.

There is no specific exemption set out to facilitate this particular proposed development. The closest types of exempted development are Classes 5, which does not expressly include demolition of walls, and Class 6, relating to the provision of hard surfaces to the front of homes. These are set out in Schedule 2, Article 6, Part 1 as empowered by Article 6 of the *Planning and Development Regulations 2001* (as amended).

Both are Class 5 & 6 are subject to limitations and conditions set out in Column 2. It is not possible to state, based on the information provided, whether the proposal accords with the limitations set out for Class 6. This would normally be the subject of a request for further information however both classes are further restricted by the overarching provision set out in Article 9. Part (a) (ii) states that development shall not be exempted development if it would *consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width.*

Hazelwood Way, in the vicinity of the subject site is over 5m in width. This Article 9 overarching limitation makes further discussion mute as collectively the works will materially widen the means of access to a public road that exceeds 4 metres in width.

To conclude the proposed work are development and are not exempted development.

## **7. ENVIRONMENTAL ASSESSMENT**

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

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

## 7.2 Screening for Appropriate Assessment

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of the European sites referred to above. Accordingly it is considered that appropriate assessment is not required.

## 8. Conclusion

The question has been asked

*Is the knocking of a front garden wall that is under 1.2m that is not part of the original development an exempted development?*

*Is planning permission required to increase the existing lowered curb to facilitate additional all street parking?*

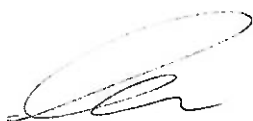
Having considered the particulars submitted with the application and the relevant legislation as set out above, it is considered that the proposed altered layout is development and is not exempted development

## 9. RECOMMENDATION

In view of the above and having regard to —

- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended), and
- Articles 6, and 9 of the Planning and Development Regulations 2001 (as amended),

It is considered that proposed knocking of a front garden wall and increase of existing lowered curb at 28 Hazelwood Way, Glanmire **Is Development** and is **Not Exempted Development**.



---

Martina Foley  
Executive Planner

**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](mailto:planning@corkcity.ie)

Fón/Tel: 021-4924709

Líonra/Web: [www.corkcity.ie](http://www.corkcity.ie)

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

29 MAY 2024

CORK CITY COUNCIL

**1. NAME OF PERSON MAKING THE REQUEST**

BRIAN MULCAHY

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

28 HAZELWOOD WAY, GLANMIRE, CORK  
T45 CX94

**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.

Is the knocking of a front garden wall that is under 1.2m that is not part of the original development an exempted development?

Is planning permission required to increase the existing lowered kerb to facilitate additional offstreet parking?

**ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:**

(Use additional sheets if required).

1. The property has only one car park space as outlined in the AIB valuation report attached. See page 2 highlighted. Photograph of the property is on the rear of the AIB valuation report.
2. The existing access and ingress to the housing estate is challenging due to the volume of kerb side parking. This has resulted in cars parked on the footpaths and resulted in difficulties for pedestrians. It is also difficult to access my driveway due to parked cars restricting access to the property.

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

If so please supply details: NONE

5. Is this a Protected Structure or within the curtilage of a Protected Structure?  No

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?  No

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	NA
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 <sup>st</sup> October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" 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
Where legal interest is 'Other', please state your interest in the land/structure in question	NA	
If you are not the legal owner, please state the name of the owner if available	NA	

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

Signature: Brian M. Mc...

Date: 22/5/2024



### **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/public-info/gdpr>.**

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

# VALUATION REPORT



Full Valuation  Final Valuation  Subsequent Valuation

If a final valuation or subsequent valuation, please complete sections 1, 4, 10, 13, 14, 15, 16 & 17 only. If value differs from original full valuation, please specify the reasons for the increase/decrease in value. (Please specify in section 18)

Instruction Number

Reference Number

## 1. INSTRUCTIONS

Please ensure that a photograph of the property accompanies this report.

### Lenders

### Instructed by

The valuation has been requested for the purposes of loan application, renewal or contractual adjustments.

### Applicant Name(s)

### Address of property or site to be inspected (Full legal address)

Address 1

Address 2

Town/City

County/Postal code

Eircode or GPS

Coordinates

If Eircode or GPS coordinates not available please enter 'Unknown'

We declare that this firm does not have direct or indirect interest in the property or the applicant(s) named.

## 2. PROPERTY DESCRIPTION

Property Location Urban  Suburban  Rural\*

\* Please include an OS map for rural properties indicating the extent of the property, outlined in red.

Proximity to nearest town  km Approximate age (Years)\*

\*Please ensure you select 'business survey necessary' at Section 9 if this property is over 100 years old and in poor repair

Location Prime  Secondary  Tertiary

Additional commentary on location of the property and local market conditions:

### Type of property

House  Townhouse  Bungalow

Dormer  Purpose built apartment  Converted apartment

If a one bedroom property, is it a studio  or bedsit  or neither

Number of storeys  Apartment floor level (if applicable)

### Type of building

Detached  Semi-detached  Terraced

End-terrace  Duplex  Mews

Front garden? Yes  No

Back garden? Yes  No

Other garden? Yes  No

Any unique characteristics or additional information of note (i.e. garden orientation):

## 3. PROPERTY MEASUREMENTS

Internal floor area of property (excluding garage) (GIA)

Total site area (Sq.m. or acre size)\*  Sq.m. or  acres

Area of detached garage and outbuildings  Sq.m.

\* Where total site area exceeds 1 acre (c.4,050 sq.m.), please indicate in section 18, if the land in excess of 1 acre has any impact on the market values noted in section 15 and if its purpose is for commercial use.

## 4. NEW PROPERTIES/SELF BUILD

Name of Developer/Main Contractor

Roof completed? Yes  No

Fully built? Yes  No

### Stage of completion

Foundation level  Rising Wall level  Eaves level

Roof level  First fix stage  Second fix stage

Complete

Estimated date of completion or completed date:

Full grant of planning permission ref for one off properties:

Homebond Cert Yes  No

Premier guarantee Yes  No

CRL guarantee Yes  No

Re-inspection necessary Yes  No

Are there any incentives/discounts being offered by the developer? Yes  No

If 'Yes', please give details:



**5. ALL PROPERTIES LOCATED WITHIN DEVELOPMENTS/ HOUSING ESTATES (NEW & SECOND HAND)**

Is this property part of a development? Yes  No

What is the size of the development if known:

<50 Units  >250 Units <= 500 Units

>50 Units <= 100 Units  >500 Units

>100 Units <= 250 Units

If size of development is known please complete the following four questions

Roads, completed and taken over? Yes  No  Unknown

Paths, completed and taken over? Yes  No  Unknown

Is there a Management Company in place? Yes  No  Unknown

Is the development complete? Yes  No  Unknown

If 'Yes' - what is the approximate percentage level of occupancy in completed units?

<25%  >50%<=75%

>25%<=50%  >75%<=100%

If the development is not complete, please give details:


**6. ACCOMMODATION**

Give number of

Reception rooms  Bedrooms  Bathrooms

W/Cs  Kitchens  Utility/Laundry rooms

Garages  Converted Attic  Out buildings\*

\*Describe Out buildings if any and note any additional accommodation:


Garage(s) attached? Yes  No

Garage(s) detached? Yes  No

Does the property have parking? Yes  No

If 'Yes', how many spaces? 1  or 2  or more than 2

Is parking space(s) included in the value? Yes  No

What is the stand alone value of the car parking space?

<input type="text" value="0"/>
--------------------------------

**Parking**

Surface  Basement  On Street

Off Street  Resident  Permit

Designated  Communal

**7. SERVICES**

Water  Gas  Electricity

Sewage mains  Oil  Fibre Broadband

Other

If 'Other' - please give details:


**Septic Tank / Biocycle Unit**

Yes  No  Onsite: Yes  No

**Central heating type**

Radiators  Under Floor

Electric Storage Heating  Other

**Central heating fuel**

Gas  Oil  Solid Fuel  Electric  Other

Air to water / geothermal heat pump  Solar Panels

If 'Other' - please give details:


BER Rating

BER number:

BER expiry date:

CO2 emission (Kg CO2/m2/yr):

Building Energy Rating (in KWH/m2/yr):

Where the above BER information is not completed, please detail the reason for omission:


**8. CONSTRUCTION**

Is the property of standard construction? Yes  No

Walls Brick  Concrete  Timber Frame  Other

If 'Other', eg. 100% Timber - please give details:






Roof Tile  Slate  Asbestos   
 Flat Asphalt  Flat Felt  Other

If 'Other' - please give details:


Floor Concrete  Wood

**9. TYPE OF USE (TENURE)**

Freehold  Leasehold

If 'Leasehold', how many years remaining?

Are there any existing tenancies: Yes  No

If 'Yes' - please provide details:


One family occupation Yes  No

House in multiple occupation Yes  No

Investment/Residential Let Yes  No

**10. CONDITION OF PROPERTY**

General condition\* Very Good  Good  Fair  Poor

Outside walls Very Good  Good  Fair  Poor

Windows Very Good  Good  Fair  Poor

Roof Very Good  Good  Fair  Poor

Decoration external Very Good  Good  Fair  Poor

Decoration internal Very Good  Good  Fair  Poor

Is there any obvious evidence of rising damp, rot and/or insect infestation? Yes  No

\*Is a building survey or specialised report required for condition of property or for environmental or general reasons? Yes  No

Are any essential repairs/proposed works required? Yes  No

If 'Yes' - please specify:


Is the building fire compliant? Yes  No  Unknown

Is the property in a flood prone area? Yes  No  Unknown

Is the property free from any visual signs of a pyrite reaction problem at the date of inspection? Yes  No  Unknown

Has pyrite been identified in the past? Yes  No  Unknown

**11. BOUNDARIES**

Is the property landlocked? Yes  No

Boundary type

Boundary Information

Independent access provided to property? Yes  No

Folio No. if known

**12. PLANNING/LOCAL AUTHORITY APPROVAL**

Name of Local Authority in which property is located

Are there any material works/additions and/or structural alterations which require the grant of full planning permission and/or the provision of an opinion on compliance with building regulations?

Yes  No  Unknown

If 'Yes' - please give details of works/additions and costs if known:


**13. ENVIRONMENTAL MATTERS AND DELETERIOUS MATERIALS**

If known, are there any factors which may effect the saleability of the property?

Please tick as appropriate.

Subsidence/Landslip  Heave/Settlement

Flooding  Building Defects

Pyrite damage  Radon Gas

Fire Safety Risks  Pylon/CT Masts

Other

Please give details as applicable:



#### 14. APPROACHES, METHODOLOGY, KEY PARAMETERS AND ASSUMPTIONS THAT HAVE BEEN USED TO ASSESS THE VALUE

Is Valuer applying the comparable method of valuation? Yes  No

Please list and provide a description of at least 2 local comparisons supporting the valuation. State the source of the comp. and the date of sale. In addition, if a new / self build please also provide at least 1 comp. to support the current Market Value.

1. Location:   
 Description:   
 Sale price:   
 Date:

2. Location:   
 Description:   
 Sale price:   
 Date:

3. Location:   
 Description:   
 Sale price:   
 Date:

Please provide additional methodology & rationale to support your opinion of Market Value if required.

Is the property subject to a Block Insurance Policy? Yes  No

Could the property be readily disposed of at your valuation? Yes  No

If 'no':

What is the estimated time required to effect sale?

#### 15. VALUATION

Is the property recommended for a mortgage? Yes  No

CURRENT MARKET VALUE (MANDATORY) €

Market Value on completion (Subject to final valuation) €

Reinstatement cost for insurance (to include demolition, site clearance, rebuilding costs, professional fees and VAT) €

Approximate rental income per month €

Letting demand Good  Fair  Poor

Letting supply Over supplied  Under supplied

If a Final Valuation: I certify that the work is  is not  fully complete in accordance with the original full valuation report, plans and specifications.

Date of original Full Valuation report

#### 16. ANY KNOWN CIRCUMSTANCES THAT MAY AFFECT THE VALUE IN THE SHORT TERM, INCLUDING DRAWING ATTENTION TO AND COMMENTING ON ANY ISSUES AFFECTING THE DEGREE OF CERTAINTY OR UNCERTAINTY.

#### 17. DECLARATION

I hereby declare and confirm:

That I have inspected the interior and exterior of the property, that I have relevant knowledge and experience in that geographic area and that statements of fact contained in this report are true and correct at the time of inspection. The information in this report is limited because it is based on a superficial inspection only and cannot take account of woodwork or other parts of the structure which are covered, unexposed or inaccessible. No conclusion respecting the presence of dry rot, wet rot or beetle infestation was reached. This report does not guarantee the performance standards of structural elements. Service installations were not tested. The applicant(s) are recommended to obtain their own building condition survey for their own protection. The valuation is a fair indication of the current market value for mortgage purposes and mortgage purposes only. This firm holds professional indemnity insurance and does not have direct or indirect interest in the property or the applicant(s) named. This report may be relied upon by AIB Mortgage Bank u.c./Allied Irish Banks, p.l.c. and any provider of mortgage indemnity guarantee insurance.

Company name:

Address:

Tel No:

Email:

Valuation Date:

Inspection Date:

Printed name of valuer:   
 (Valuer who inspected and completed valuation of the property)

Valuer Membership: IPAV plus TEGoVA TRV or REV  or SCSI / RICS plus RICS Registered Valuer

Professional Body Membership Number i.e. IPAV or SCSI / RICS:

Is Valuer's TEGoVA or RICS RV accreditation in date: Yes  No

Signature:   
 (Valuer who inspected and completed valuation of the property)

Report Date:



**18. GENERAL NOTES/OBSERVATIONS**

**NOTICE TO APPLICANT(S):**

The Current Market Value stated in this Report is a statement of the Valuer's professional estimate of the property on the valuation date, assuming that the Property has a title commensurate with prudent standards.

The Report is based on a superficial inspection. There may be defects in the property, whether structural, inherent or otherwise which can only be revealed by a detailed survey. It must not be assumed that repairs (if any) mentioned in this report are the only repairs that are necessary. **IF YOU REQUIRE AN IN-DEPTH BUILDING CONDITION SURVEY** you should engage a suitably qualified competent professional before committing yourself to purchasing the property and/or availing of mortgage finance if sanctioned by the Lender on the security of a mortgage/charge of the property.

That this valuation is accepted or relied upon by the Lender does not imply or warrant, either directly or indirectly, any responsibility on the part of the Lender that the property is free from defect whether structural, inherent, or otherwise or, that its actual market worth corresponds with the value expressed or, that the contents of the report are accurate or valid in any respect.

It will be necessary to complete this Valuation Report before commencement of a 'Self Build' property, advising cost of site and estimated value on completion of build. Confirmation from an Architect/Building Surveyor/Engineer will be sought in relation to 'tranche payments' confirming the stage of construction, the value of the work completed and that the property is being constructed in substantial compliance with planning permission and building regulations. Prior to the final drawdown, a further Valuation Report will be required from the Valuer stating that the property has been completed and its current market value.

- All mortgage related correspondence and documents received by the Lender are scanned and retained in electronic form in accordance with the Lender's document retention policies.
- By providing documents to the Lender you consent to those documents being retained in this manner.





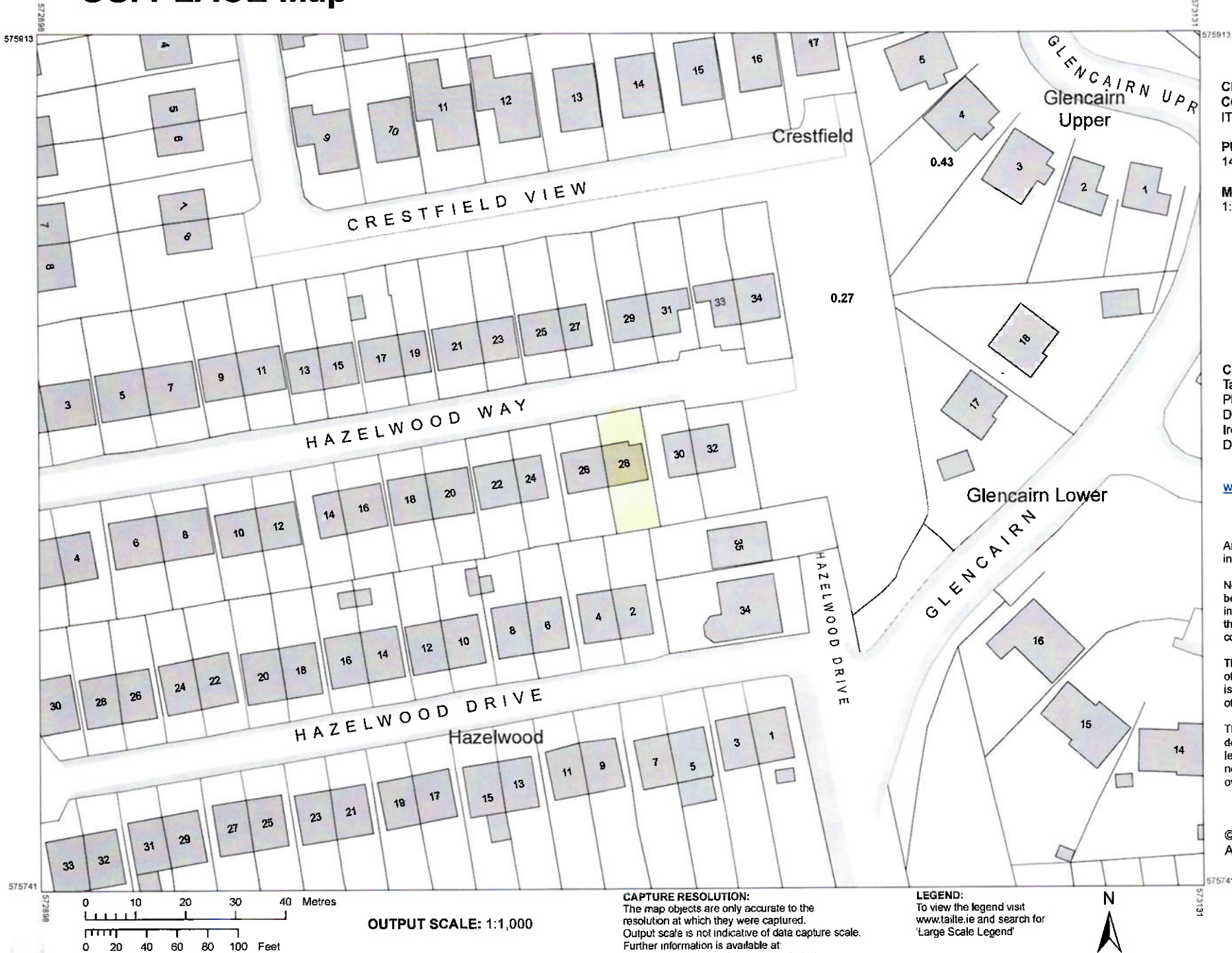




# OSi PLACE Map



Tailte  
Éireann



**CENTRE COORDINATES:**  
ITM 573015,575827

**PUBLISHED:** 14/03/2024  
**ORDER NO.:** 50389004\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 6339-A

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland,  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

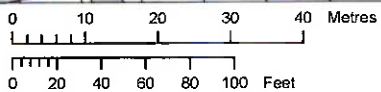
Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2024.  
All rights reserved.



**OUTPUT SCALE:** 1:1,000

**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: [www.tailte.ie](http://www.tailte.ie), search 'Capture Resolution'

**LEGEND:**  
To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

