

42 Dawson Stret.
Dublin 2.
Phone: 086 021 6820
Email: shane@modulegroup.ie



Limerick City & County Council,
Planning and Environmental Services,
City & County Council Offices,
Limerick.

Project Number: 24189
Date: 04/03/2025

Re: Request for a Section 5 Declaration seeking confirmation that the temporary change of use from office use to accommodate or support displaced persons or persons seeking international protection (S.I. No. 376 /2023 Class 20F) at River House, Charlottes Quay, Prior's-Land, Limerick.

Dear Sir/Madame,

We act on behalf of Tony O'Neill, Peppard Investments Limited, in relation to River House, Charlottes Quay, Prior's Land, Limerick. Our client requests a declaration in accordance with Section 5 of the Planning and Development Act 2000 (as amended), S.I. No. 376 /2023., seeking confirmation that the change of use from office building to accommodate or support displaced persons or persons seeking international protection (Class 20F) at River House, Charlottes Quay, Prior's Land, Limerick, is exempted development on the basis that:

The change of use from office building to accommodate or support displaced persons or persons seeking international protection at River House, Charlottes Quay, Prior's-Land, Limerick, is exempted development as per the provisions of Class 20F, of Part 1, of Schedule 2 of the Planning and Development Act, 2000 (as amended).

The associated works to facilitate the proposed use will affect only the interior of the structure and therefore come within the exempted development provisions of section is exempted development as per the provisions of 4(1)(h) of the Planning and Development Act, 2000 (as amended).

In accordance with the council's requirements for Section 5 declaration, this cover letter is accompanied by:

- Section 5 application form.
- Site location map.
- Site plan.
- Drawings of existing use.
- Drawings of proposed works and proposed use.
- The appropriate referral fee of €80.00.

If you should have any comments or queries, please do not hesitate to contact me.

Yours sincerely,

Shane Hynes MSCSI MRICS

Director
Chartered Building Surveyor
For and on behalf of Module Surveying and Design Limited T/A Module Group



LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: ***Tony O'Neill (Peppard Investments Limited)***

Applicant's Address: ***Doughcloyne Industrial Estate,
Sarsfield Rd,
Wilton,
Cork,
T12 Y752***

Telephone No. _____

Name of Agent (if any): ***Shane Hynes (Module Group)***

Address: ***42 Dawson Street,
Dublin 2***

Telephone No. ***086 012 6820*** _____

Address for Correspondence:

***Doughcloyne Industrial Estate,
Sarsfield Rd,
Wilton,
Cork,
T12 Y752***

***42 Dawson Street,
Dublin 2***

Location of Proposed development:

The project is located at River House, Charlotte's Quay, Prior's-Land, Limerick.

Description of Proposed development:

The proposed works comprises internal strip out and fit out works for the creation of an emergency accomodation centre to accommodate or support displaced persons or persons seeking international protection (S.I. No. 376 /2023 Class 20F). The works include:

- ***Strip out of existing internal fit out.***
- ***New internal partitions.***
- ***New ceilings.***
- ***New floor finishes.***
- ***New fixtures & Fittings.***
- ***Upgrading of mechanical and electrical services.***

Is this a Protected Structure or within the curtilage of a Protected Structure. **NO**

Applicant's interest in site: Owner

List of plans, drawings, etc. submitted with this application:

- Existing Drawings

1 Charlotte's Quay, Limerick-3D (1)
1 Charlotte's Quay, Limerick-3D (2)
1 Charlotte's Quay, Limerick-4FL
1 Charlotte's Quay, Limerick-5FL
1 Charlotte's Quay, Limerick-EAST
1 Charlotte's Quay, Limerick-FFL
1 Charlotte's Quay, Limerick-GFL
1 Charlotte's Quay, Limerick-NORTH

1 Charlotte's Quay, Limerick-ROOF
1 Charlotte's Quay, Limerick-SEC A-A'
1 Charlotte's Quay, Limerick-SEC B-B'
1 Charlotte's Quay, Limerick-SFL
1 Charlotte's Quay, Limerick-SOUTH
1 Charlotte's Quay, Limerick-TFL
1 Charlotte's Quay, Limerick-WEST

- General Layout Plans for Each Floor

- Site Location and Site Map

Have any previous extensions/structures been erected at this location **NO**

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent) 

NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

Limerick City & County Council,
Planning and Environmental Services,
City & County Council Offices,
Dooradoyle Road,
Limerick.

OFFICE USE ONLY

Ref. No. _____ Date Received _____

Fee Received _____ Date Due _____

LIMERICK CITY & COUNTY COUNCIL

CASH OFFICE

CIVIC OFFICES

DOORADOYLE

CO LIMERICK

07/03/2025 09:34:27

Receipt No./

Uimhir Admhála : LA25/0/25175165

SHANE HYNES

RIVER HOUSE

CHARLOTTE QUAY

LIMERICK

EXEMPTION CERTIFICATES 80.00

GOODS 80.00

VAT Exempt/Non-vatable

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :

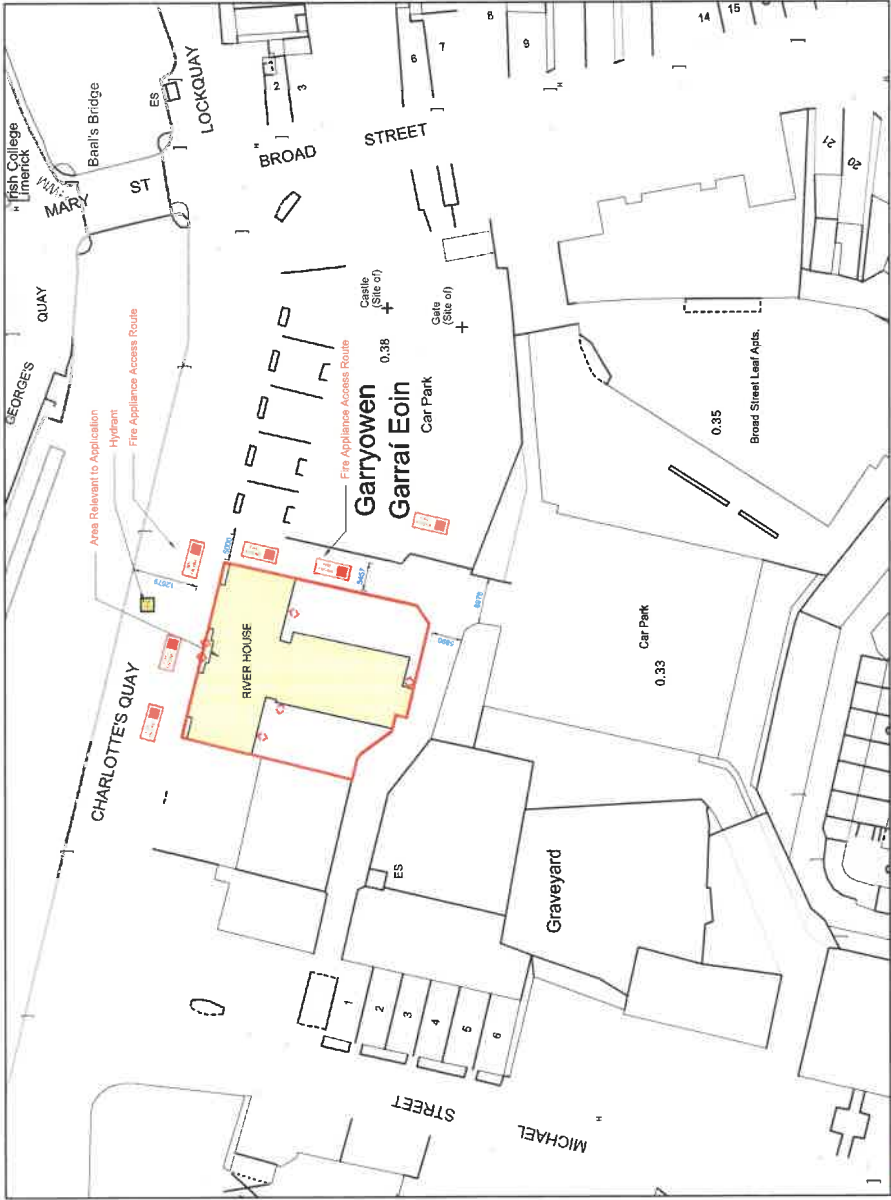
Credit / Debit Card 80.00

VISA

****6027

Change/Sóinseáil : 0.00

Issued For



SITE LOCATION MAP
Scale 1:1000 @A3

Area Not Relevant
To The Application
Area Relevant To
The Application

REVISION	DATE	STAGE	BY
0	02/05/2024	FSDA	HC

**ProFire**
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The Complete Fire
Engineering Solution

Head Office: 25-27, The Old Mill, Mill Lane, Carrigrohane, Co. Kerry, Ireland. T: 066 772 8888 F: 066 772 8889 E: info@profire.ie
Dublin Office: 25-27, The Old Mill, Mill Lane, Carrigrohane, Co. Kerry, Ireland. T: 01 454 1565 F: 01 454 1566 E: info@profire.ie

PROJECT: RIVER HOUSE CHARLOTTE'S QUAY, LIMERICK	
TITLE: SITE LOCATION MAP	
STATUS: FSDA	FILE REF: 24086
DWG/AA SCALE:	DWG No:
ENG: HC	DATE: MAY '24
CHK: HC	AS STATED MAY '24

	RELEVANT SITE BOUNDARY
	FIRE HYDRANT
	BUILDING ENTRY POINT



CHARLOTTE'S QUAY

MURGE'S QUAY

Area Relevant to Application
Hydrant

Fire Appliance Access Route

RIVER HOUSE

Garryowen
Garraí Eoin

Fire Appliance Access Route

Castle
(Site of)

0.38

Car Park

Gate
(Site of)

Car Park

0.33

Graveyard

ES

- 1
- 2
- 3
- 4
- 5

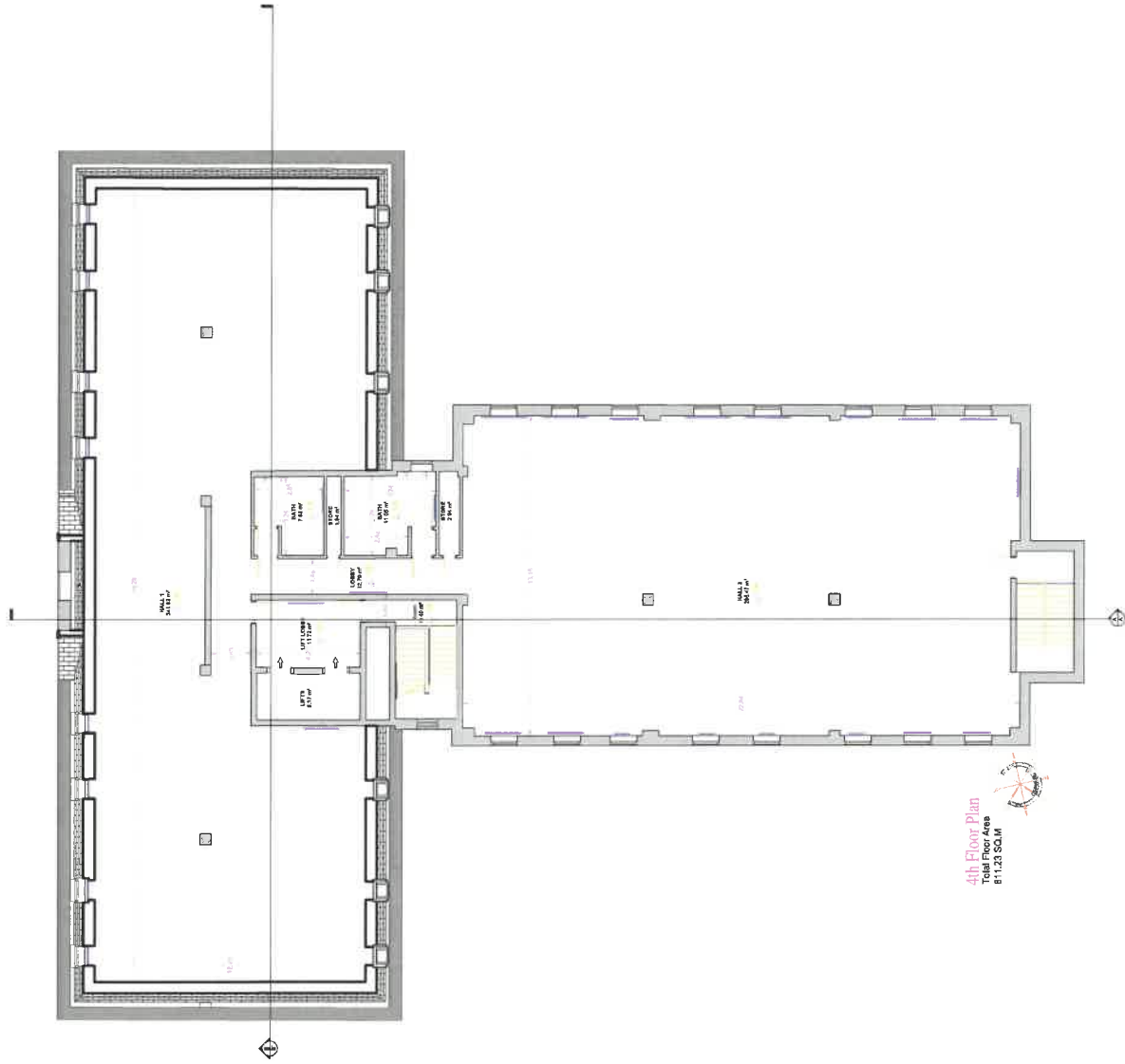
☐ Area Not Relevant To The Application
☐ Area Relevant To The Application

REVISION	DATE	STAGE	BY
0	02/05/2024	FSCA	HC

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The Complete Fire Engineering Solution

Dublin Office: 01 454 4000
 Cork Office: 021 490 0000
 Galway Office: 091 762 0000
 Limerick Office: 061 490 0000
 Wick Office: 0403 330000
 Waterford Office: 051 866 0000
 Kerry Office: 066 250 0000
 Clare Office: 090 640 0000
 Donegal Office: 096 860 0000
 Mayo Office: 091 860 0000
 Sligo Office: 091 860 0000
 Roscommon Office: 091 860 0000
 Longford Office: 091 860 0000
 Carlow Office: 051 860 0000
 Wexford Office: 051 860 0000
 Wick Office: 0403 330000
 Dublin Office: 01 454 4000

PROJECT: RIVER HOUSE CHARLOTTE'S QUAY, LIMERICK	
TITLE: SITE PLAN	
STATUS: FSCA	FILE REF: 24086
DWG No: 24086-PFD-SI-XX-DR-F-002	DATE: MAY '24
ENGR: HC	AS DATED



Office 07

KETC
Kells Business Park
Co. Meath

- 3D Laser Scanning
- Point Cloud Processing
- Topographic Surveys
- Measured Building Surveys
- Utility Surveys (GPR)
- Setting Out
- Land Registry Mapping

Phone: +353 46 90 7356
Email: info@rda.ie

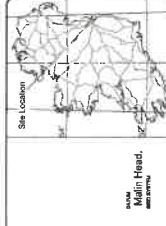


LEGEND

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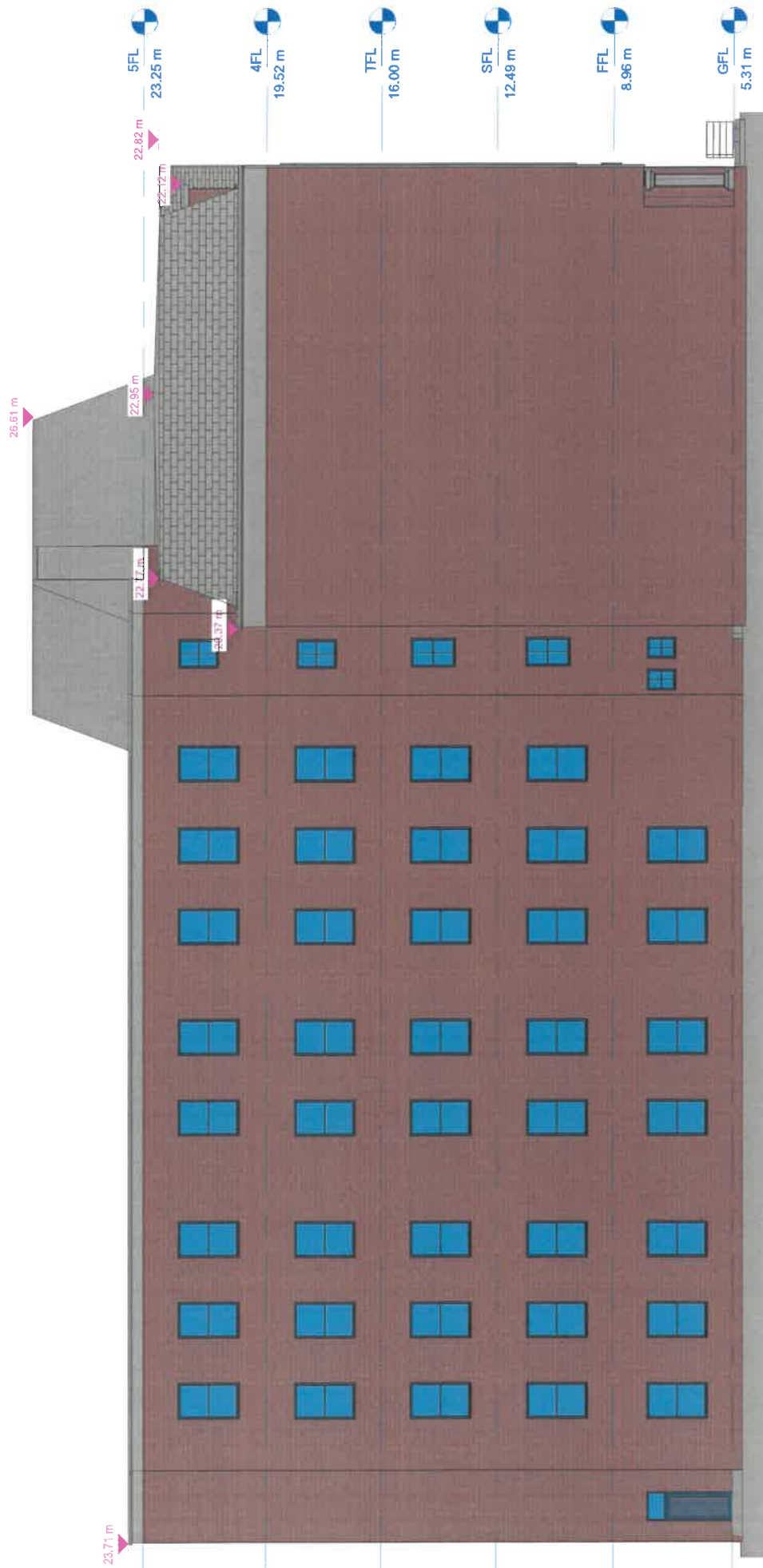
LEGEND

- 3D Laser Scanning
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Copyright: 2022 RDA Consulting Ltd	
Created by: C.T.	Date: 15-05-2024
Checked by: G.T.	Date: 15-05-2024
Drawn by: G.T.	Date: 15-05-2024
Scale: 1:200 @A3	

Client:	FKM Fit Out
Project:	1 Charlotte's Quay, Limerick
Date:	15-05-2024
Description:	4th Floor Plan
Drawing Number:	RDA_2024_CW_005-Rev A



EAST (SIDE) ELEVATION:

Office 07

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Phone: +353 48 907285
Email: info@rdasurveys.ie

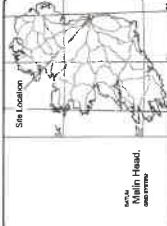


LEGEND

- 3D Laser Scanning
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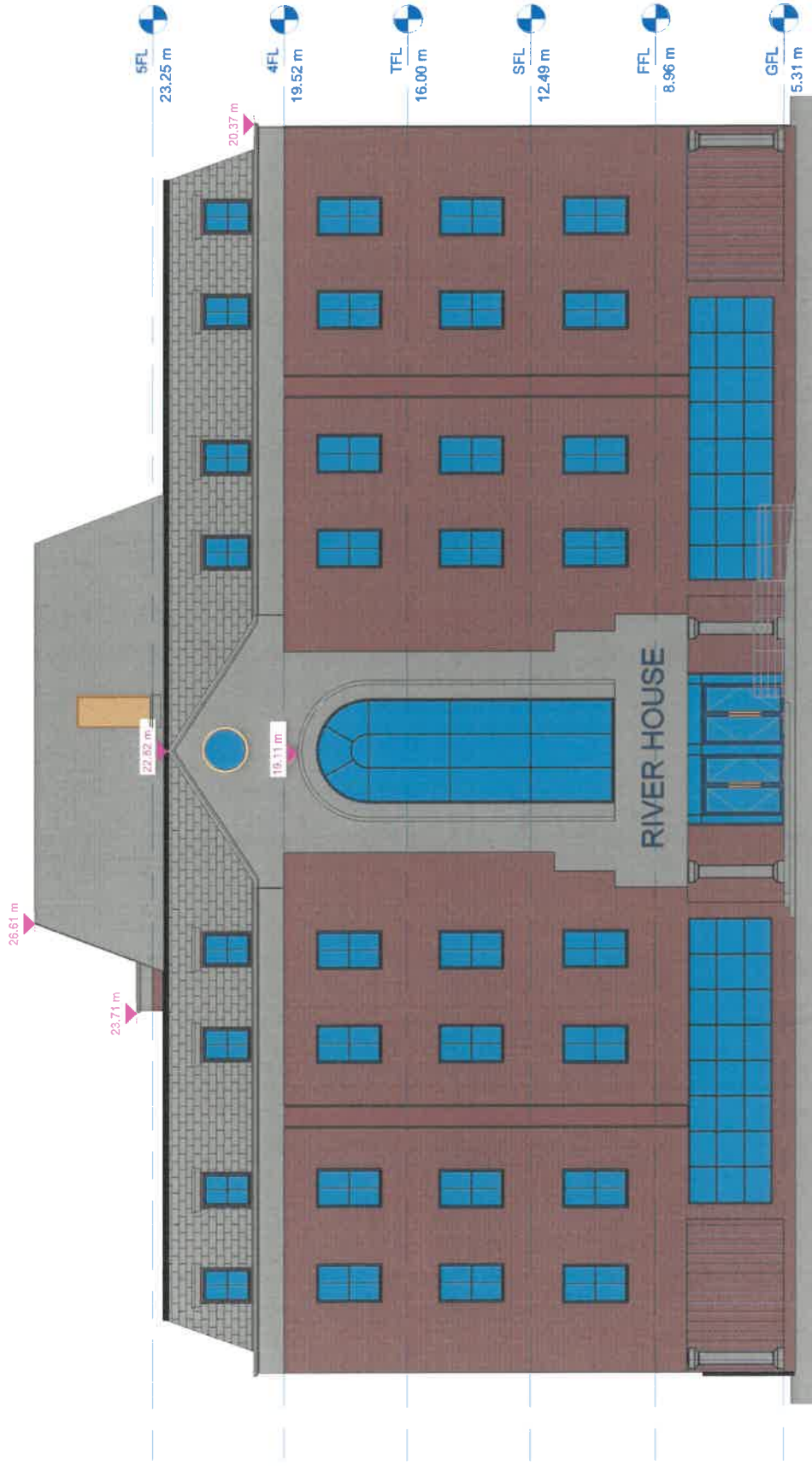
- 3D Laser Scanning
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- 3D Laser Scanning
- Point Cloud Processing
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- Land Registry Mapping



Date	Description
15-05-2024	Final Drawing

Client:	FKM Fit Out
Project:	1 Charlotte's Quay, Limerick
Date:	15-05-2024
Description:	EAST ELEVATION
Drawing Number:	RDA_2024_CW_010-RvA



NORTH (FRONT) ELEVATION:



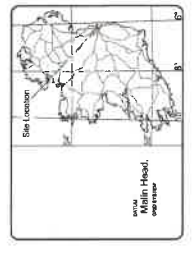
Office 07
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Co. Meath
Phone: +353 48 9072959
Email: info@rdasurvey.co.uk

- 3D Laser Scanning
- Point Cloud Processing
- Topographic Surveys
- Measured Building Surveys
- Utility Surveys (GPR)
- Selling Out
- Land Registry Mapping

LEGEND

	Boundary of Slope		Road Edge		Tree Apparent		Fenced Area
	Boundary of Slope		Road Edge		Tree Apparent		Fenced Area
	Boundary of Slope		Road Edge		Tree Apparent		Fenced Area
	Boundary of Slope		Road Edge		Tree Apparent		Fenced Area
	Boundary of Slope		Road Edge		Tree Apparent		Fenced Area

	Fenced Area		Road Edge		Tree Apparent		Fenced Area
	Fenced Area		Road Edge		Tree Apparent		Fenced Area
	Fenced Area		Road Edge		Tree Apparent		Fenced Area
	Fenced Area		Road Edge		Tree Apparent		Fenced Area
	Fenced Area		Road Edge		Tree Apparent		Fenced Area



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Company	UK	Date	12.05.2024
Country	UK	Date	12.05.2024
City	London	Date	12.05.2024
Ref	15.05.2024	Date	12.05.2024

Client: FKM Fit Out

Project: 1 Charlotte's Quay, Limerick

Date: 15-05-2024 Scale: 1:125 @A3

Description: NORTH ELEVATION

Drawing Number: RDA_2024_CW_008-Rev A



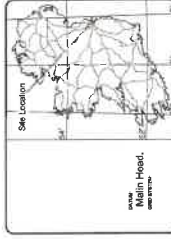
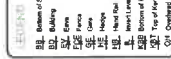
SECTION A-A

Office 07

KETC
Kells Business Park
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Co. Meath

- 3D Laser Scanning
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- Utility Surveys (GPR)
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- Land Registry Mapping

Phone: +353 46 9072656
Email: info@rdsurveys.ie



Drawn By	Checked By	Date
A. 15.05.24	A. 15.05.24	15.05.2024
Description	Revision	Remarks

Client :	FKM Fit Out
Project :	1 Charlotte's Quay, Limerick
Date :	15-05-2024
Scale :	1:125 @A3
Description :	SECTION A-A
Drawing Number :	RDA_2024_CW_012-Rev A



SECTION B-B'

Office 07
KETS
Kells Business Park
Co. Meath
Phone: +353 46 9972855
Email: info@rdasurveys.ie

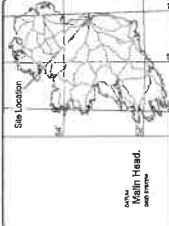


- 3D Laser Scanning
- Point Cloud Processing
- Topographic Surveys
- Measured Building Surveys
- Utility Surveys (GPR)
- Selling Out
- Land Registry Mapping

LEGEND

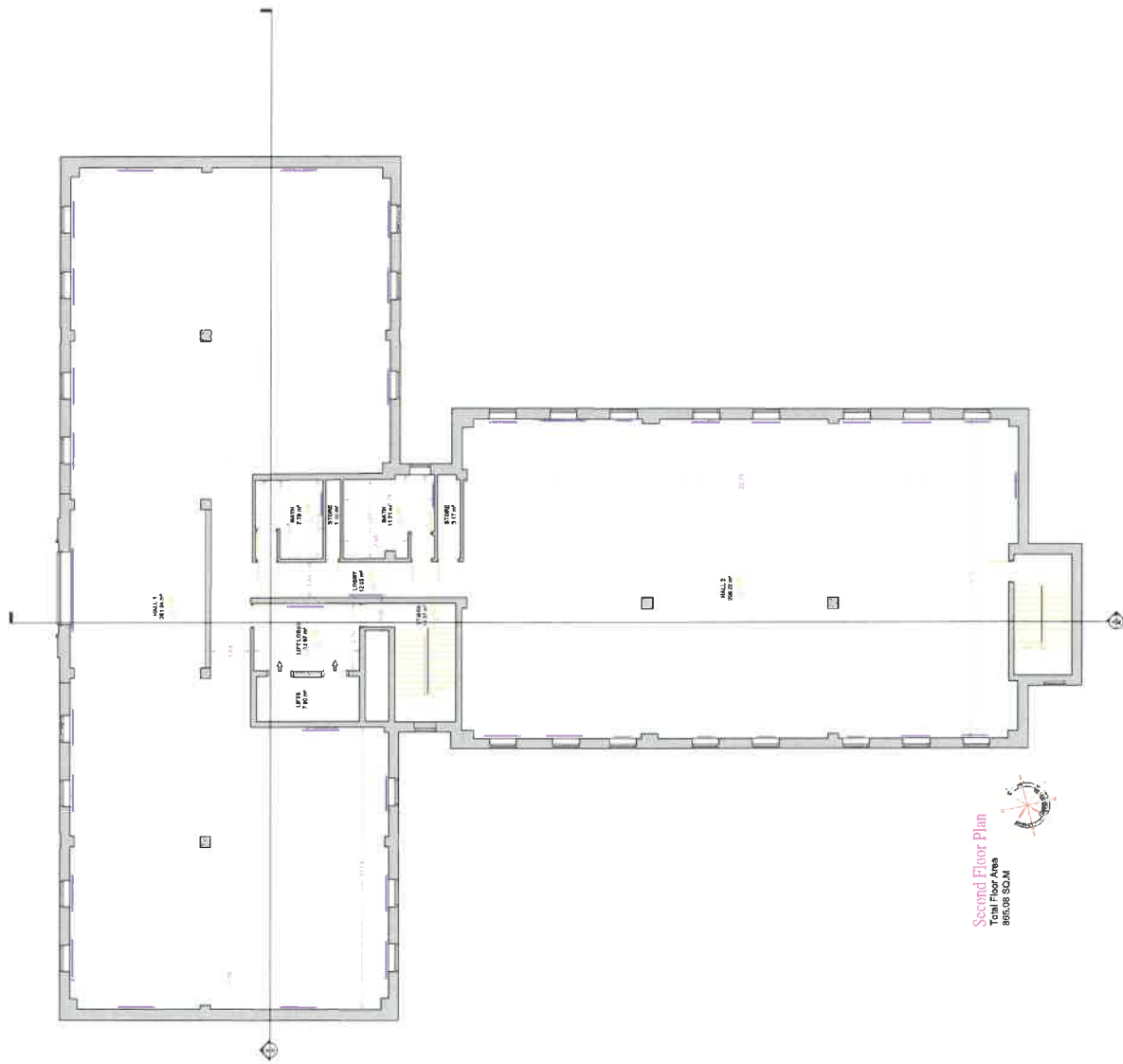
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 BB: Building
 SFL: Storey Floor Level
 TFL: Terrace Floor Level
 FFL: Finished Floor Level
 GFL: Ground Floor Level
 BFL: Basement Floor Level
 SFL: Section of Slope
 BB: Building
 SFL: Storey Floor Level
 TFL: Terrace Floor Level
 FFL: Finished Floor Level
 GFL: Ground Floor Level
 BFL: Basement Floor Level

SE: Section of Slope
 BB: Building
 SFL: Storey Floor Level
 TFL: Terrace Floor Level
 FFL: Finished Floor Level
 GFL: Ground Floor Level
 BFL: Basement Floor Level
 SFL: Section of Slope
 BB: Building
 SFL: Storey Floor Level
 TFL: Terrace Floor Level
 FFL: Finished Floor Level
 GFL: Ground Floor Level
 BFL: Basement Floor Level



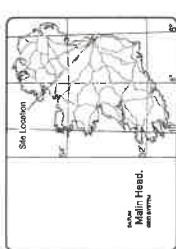
Site Location
 Date: 15-05-2024
 Drawn By: JH
 Checked By: JH
 Scale: 1:125 @ A3
 Description: SECTION B-B'
 Drawing Number: RDA_2024_CW_013-Rev A

Client:
 Project:
 Date:
 Description:
 Drawing Number:



© IRII	
Project :	FKM Fit Out
Date :	15-05-2024
Description :	Second Floor Plan
Drawing Number :	RDA_2024_CW_003-Rev A

© Copyright 2022 RDA Geomatics Ltd	
Created by :	UT
Checked by :	GT
Drawn by :	GT
Scale :	1:200 @A3
Date :	15-05-2024
Description :	Second Floor Plan
Drawing Number :	RDA_2024_CW_003-Rev A



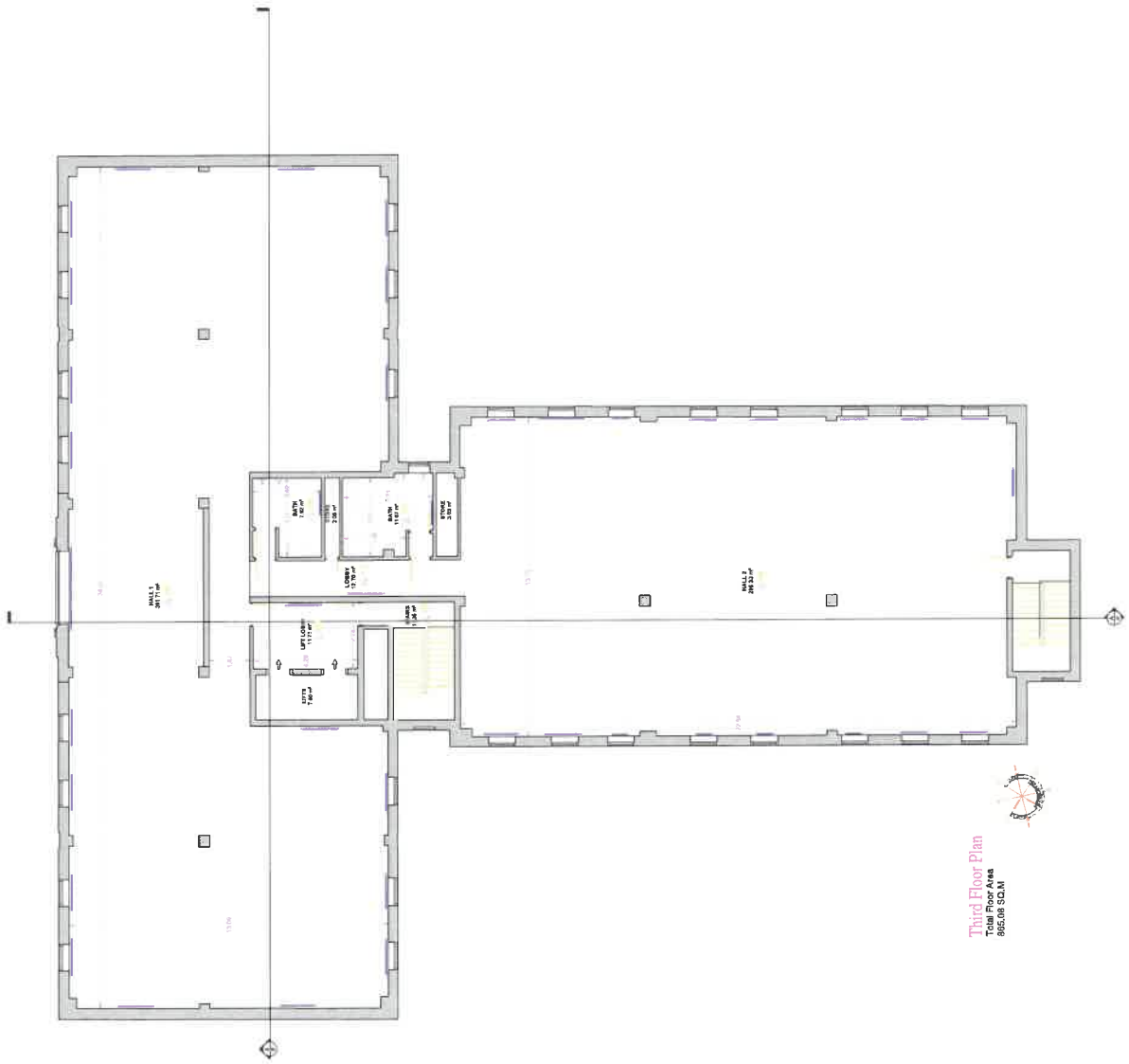
LEGEND	Room 1	Room 2	Room 3	Room 4	Room 5	Room 6	Room 7	Room 8	Room 9	Room 10	Room 11	Room 12	Room 13	Room 14	Room 15	Room 16	Room 17	Room 18	Room 19	Room 20	Room 21	Room 22	Room 23	Room 24	Room 25	Room 26	Room 27	Room 28	Room 29	Room 30	Room 31	Room 32	Room 33	Room 34	Room 35	Room 36	Room 37	Room 38	Room 39	Room 40	Room 41	Room 42	Room 43	Room 44	Room 45	Room 46	Room 47	Room 48	Room 49	Room 50	Room 51	Room 52	Room 53	Room 54	Room 55	Room 56	Room 57	Room 58	Room 59	Room 60	Room 61	Room 62	Room 63	Room 64	Room 65	Room 66	Room 67	Room 68	Room 69	Room 70	Room 71	Room 72	Room 73	Room 74	Room 75	Room 76	Room 77	Room 78	Room 79	Room 80	Room 81	Room 82	Room 83	Room 84	Room 85	Room 86	Room 87	Room 88	Room 89	Room 90	Room 91	Room 92	Room 93	Room 94	Room 95	Room 96	Room 97	Room 98	Room 99	Room 100
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rda
Geomatics Ltd

Office 07
KETC
Kells Business Park
Kells
Co. Meath

Phone: +353 46 9072956
Email: info@rda-surveys.ie

- 3D Laser Scanning
- Point Cloud Processing
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Email: info@casurveys.ie

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LEGEND

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3D Laser Scanning

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Site Location

Main Head

Copyright: 2022 RDA Contracts Ltd

Drawn by: CK

Checked by: CK

Approved by: CK

Date: 10.08.2024

Date: 11.08.2024

Date: 12.08.2024

Client:

Project: 1 Charlotte's Quay, Limerick

Date: 15-05-2024

Description: Third Floor Plan

Drawing Number: RDA_2024_CW_004-Rev A

26.61 m

22.82 m 22.77 m

23.71 m

5FL
23.25 m

4FL
19.52 m

TFL
16.00 m

SFL
12.49 m

FFL
8.96 m

GFL
5.31 m

WEST (SIDE) ELEVATION:

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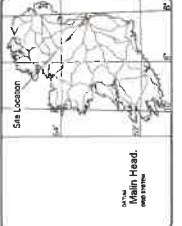
Phone: +353 46 4072856
Email: info@rdasurveys.ie



LEGEND

- 3D Laser Scanning
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- Land Registry Mapping

- 3D Laser Scanning
- Point Cloud Processing
- Topographic Surveys
- Measured Building Surveys
- Utility Surveys (GPR)
- Setting Out
- Land Registry Mapping



Surveyed by: CK	Date: 15-05-2024
Drawn by: CK	Date: 15-05-2024
Checked by: CK	Date: 15-05-2024
Approved by: CK	Date: 15-05-2024
Project Name: 1 Charlotte's Quay, Limerick	
Project No: 2024_011	
Scale: 1:125 @ A3	
Revision: 1	
Drawn: 15-05-2024	
Checked: 15-05-2024	
Approved: 15-05-2024	

Client:	FKM Fit Out
Project:	1 Charlotte's Quay, Limerick
Date:	15-05-2024
Scale:	1:125 @ A3
Description:	WEST ELEVATION
Drawing Number:	RDA_2024_CW_011-Rev A



LEVEL 04 (01,02,03)

LEGEND

- 600x600mm MODULAR LED LUMINAIRE
- 600x600mm MODULAR LED LUMINAIRE
- EMERGENCY COMBINED
- 2D LUMINAIRE - EMERGENCY COMBINED
- 2D LUMINAIRE - EMERGENCY & PR COMBINED
- BATTERY TYPE LUMINAIRE
- EMERGENCY COMBINED
- EMERGENCY EXIT SIGN
- PASSIVE INFRARED SENSOR
- ONE GANG LIGHTING SWITCH
- TWO GANG LIGHTING SWITCH
- THREE GANG LIGHTING SWITCH

NOTES

Rev	Description	Date
B	For Comment	10/11/2024
A	For Comment	10/12/2024
1	Issued	10/12/2024

FOR COMMENT



Block G, Unit 5, Heywood Business Campus, Heywood, Co. Limerick,
T: 01703 70000
E: info@manningandbuckley.ie

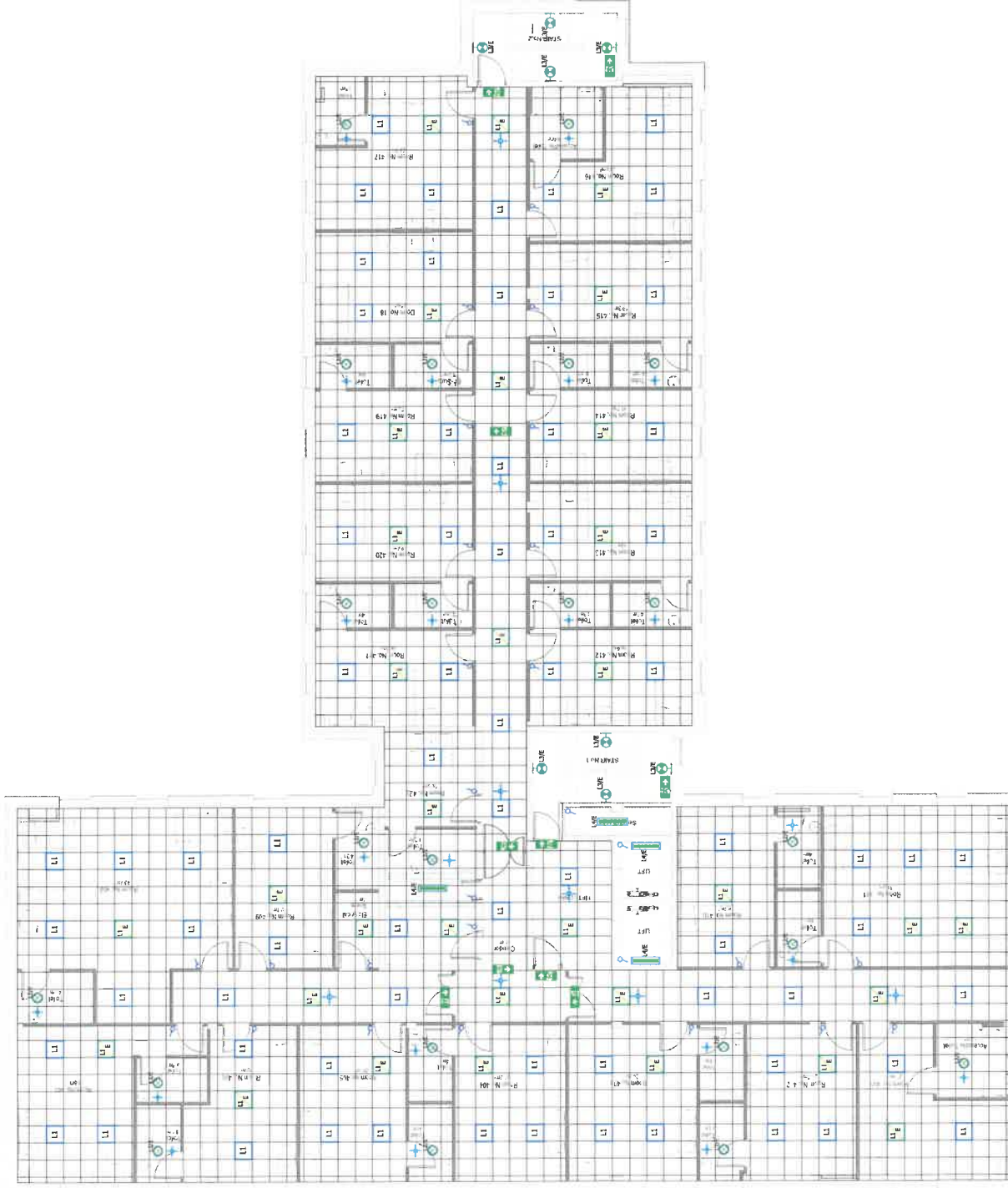


LIMERICK RIVERSIDE HOUSE

LEVEL 01-04

Scale	Author	Checked
1:500	AL	05/05/2024
1:500	AL	05/05/2024
1:500	AL	05/05/2024

24-LMKRH-1_4-L B



LEVEL 04 (01,02,03)

LEGEND

- FIRE ALARM PANEL
- FIRE ALARM BREAK GLASS UNIT
- OPTICAL TYPE SMOKE DETECTOR
- OPTICAL TYPE SMOKE DETECTOR
- C/W SOUNDER BASE
- OPTICAL TYPE SMOKE DETECTOR
- C/W SOUNDER / STROBE
- RATE OF RISE HEAT DETECTOR
- RATE OF RISE HEAT DETECTOR
- C/W SOUNDER BASE
- FIRE ALARM SOUNDER - INTERNAL
- FIRE ALARM SOUNDER / STROBE - INTERNAL
- FIRE ALARM SOUNDER / STROBE - EXTERNAL
- FIRE ALARM INPUT/OUTPUT UNIT
- DISABLED REFUGEE ALARM PULL CORD
- DISABLED REFUGEE ALARM RESET UNIT
- DISABLED REFUGEE ALARM OVERDOOR INDICATOR
- DISABLED REFUGEE CALL POINT

NOTES

REV	DESCRIPTION	DATE
B	For Comment	15/05/2024
A	For Comment	15/05/2024
REV	DESCRIPTION	DATE
REV	DESCRIPTION	DATE

FOR COMMENT



1000 G. Lane 8, Maynooth Business Centre, Maynooth, Co. Dublin,
17-18/19/2024 01-01-04



PRE: LIMERICK RIVERSIDE HOUSE

TITLE: FIRE ALARM SERVICES

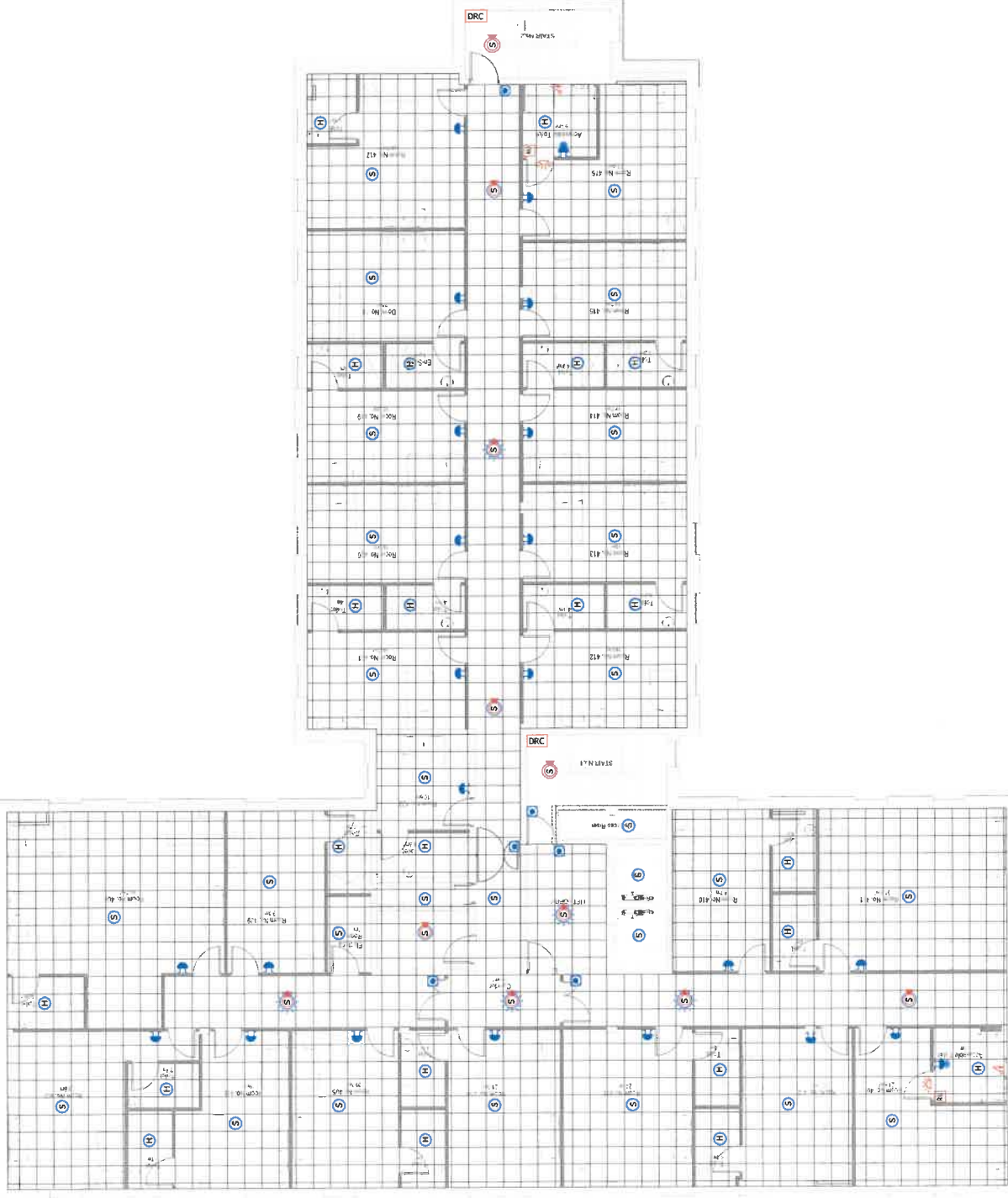
LEVEL: 01-04

DATE: 15/05/2024

DESIGNER: J.G.B.

PROJECT NO: 24-LMK8H-1_4-FA

B



LEVEL 04 (01,02,03)



LEVEL 04 (01,02,03)



225mm LV CABLE TRAY
HIGH LEVEL MOUNTED

150mm ELV CABLE TRAY
HIGH LEVEL MOUNTED

50mm FIRE ALARM CABLE
HIGH LEVEL MOUNTED

NOTES

REV	DESCRIPTION	DATE
B	For Comment	15/05/2024
A	For Comment	22/04/2024

FOR COMMENT

STATUS



Block G, Unit 9, Maynooth Business Campus, Maynooth, Co. Kildare.
T: 01-611 9682 Web: www.mab.ie



LIMERICK RIVERSIDE HOUSE

CONTAINING

LEVEL 01

11/11/2011

1:75 @ Al

74-1 MKPH

24-61867-1

LEVEL 04 (01,02,03)

LEGEND

- 60mmx60mm MODULAR LED LUMINAIRE
- 600mmx600mm MODULAR LED LUMINAIRE
- EMERGENCY COMBINED
- 20 LUMINAIRE - EMERGENCY COMBINED
- 20 LUMINAIRE - EMERGENCY & PIR COMBINED
- BATTERY TYPE LUMINAIRE
- EMERGENCY COMBINED
- EMERGENCY EXIT SIGN
- PASSIVE INFRARED SENSOR
- ONE GANG LIGHTING SWITCH
- TWO GANG LIGHTING SWITCH
- THREE GANG LIGHTING SWITCH

NOTES

B	For Comment	10	15/01/2024
A	For Comment	10	22/01/2024
REV	DESCRIPTION	BY	DATE

FOR COMMENT



11 P O R T C A I
 11 P O R T C A I
 11 P O R T C A I

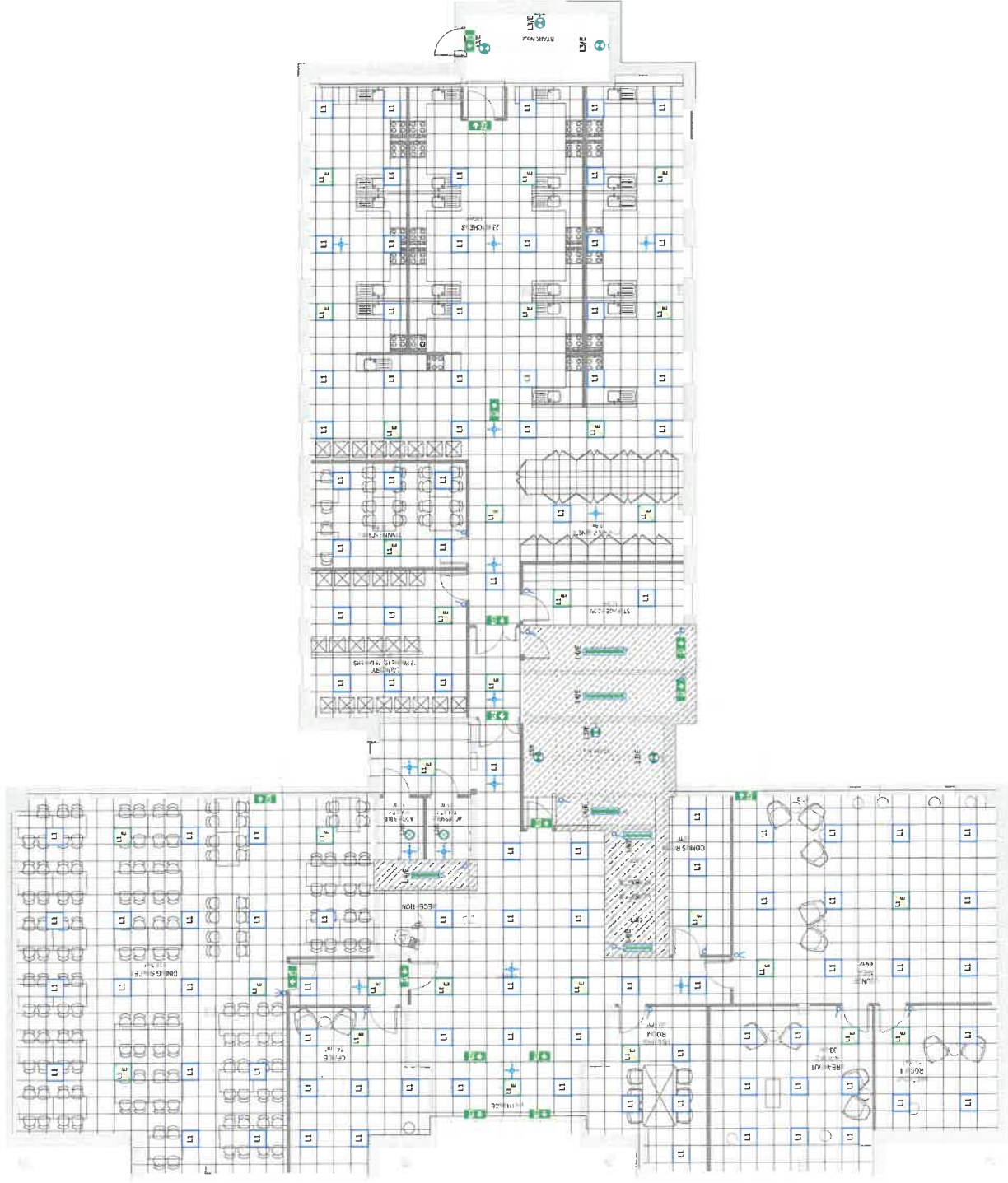


11 P O R T C A I

11 P O R T C A I
















SCALE	DATE	CREATED
1:100	15/01/2024	15/01/2024
1:100	22/01/2024	22/01/2024
1:100	22/01/2024	22/01/2024

24-LMKRH 24-LMKRH-00-L B



GROUND FLOOR

LEGEND

-  FIRE ALARM PANEL
-  FIRE ALARM BREAK GLASS UNIT
-  OPTICAL TYPE SMOKE DETECTOR
-  OPTICAL TYPE SMOKE DETECTOR
-  C/W SOUNDER BASE
-  OPTICAL TYPE SMOKE DETECTOR
-  C/W SOUNDER / STROBE
-  RATE OF RISE HEAT DETECTOR
-  RATE OF RISE HEAT DETECTOR
-  C/W SOUNDER BASE
-  FIRE ALARM SOUNDER - INTERNAL
-  FIRE ALARM SOUNDER / STROBE - INTERNAL
-  FIRE ALARM SOUNDER / STROBE - EXTERNAL
-  FIRE ALARM INPUT/OUTPUT UNIT
-  DISABLED REFUGE ALARM PULL COHD
-  DISABLED REFUGE ALARM RESET UNIT
-  DISABLED REFUGE ALARM OVERDOOR INDICATOR
-  DISABLED REFUGE CALL POINT

NOTES

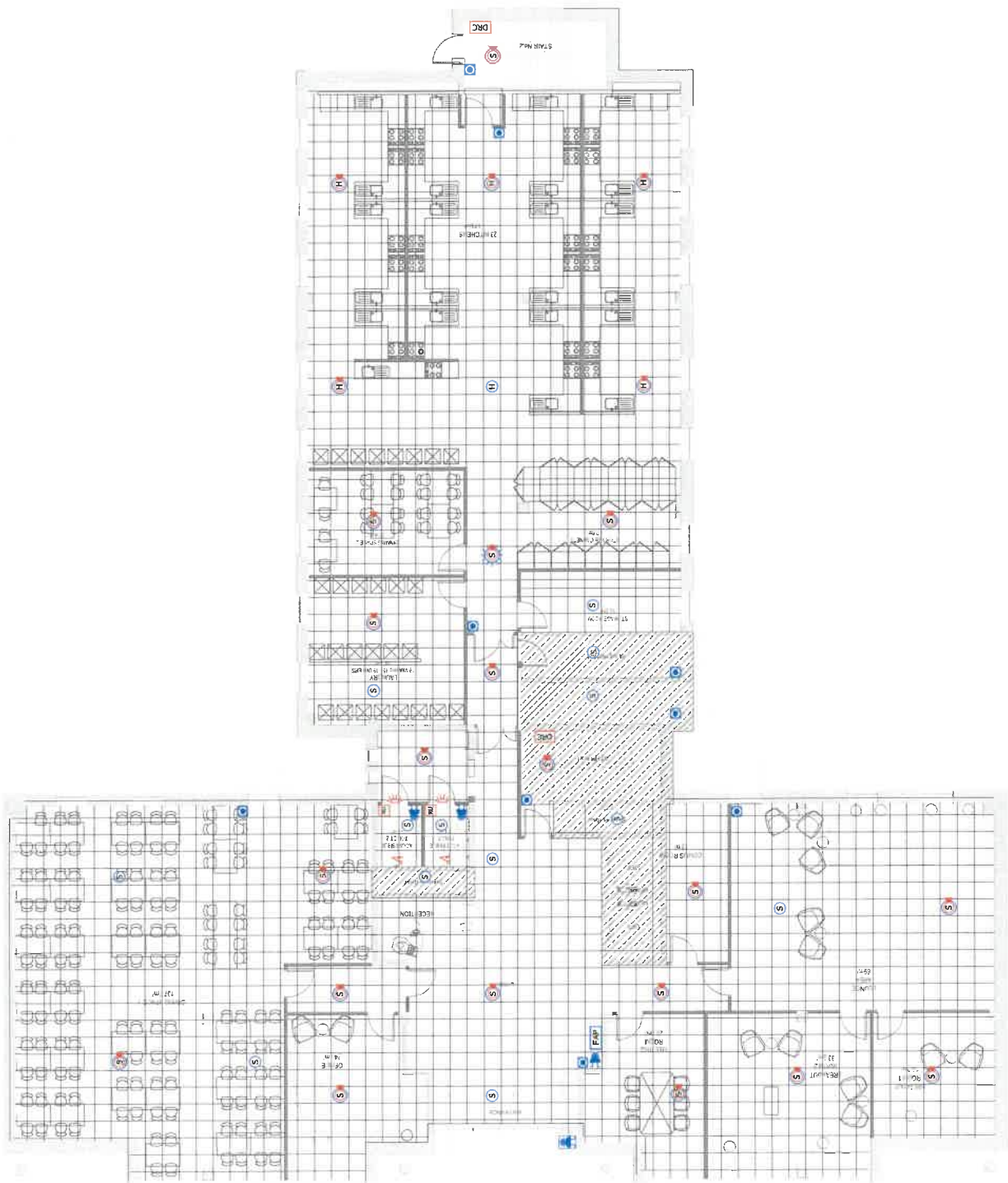
FOR COMMENT	
B	For Comment
A	For Comment
NO	NO
DATE	DATE

MANNING & BUCKLEY
S E R V I C E S

Black & Veatch, Reynolds, Business Campus, Harrogate, Co. Durham.
T: 0141 862 4000 Fax: 0141 862 4001



SITE		LIMERICK RIVERSIDE HOUSE	
TITLE		FIRE ALARM SERVICES	
		GROUND FLOOR	
SCALE	DATE	DESIGNED BY	CHECKED BY
1:100	24/06/2024	AL	AL
DRAWN BY	DATE	PROJECT NO.	REVISED
24-LMKRH	24-LMKRH-00-FA		B



GROUND FLOOR



- 1P ACCESS CONTROL KEYPAD
- 06 ACCESS CONTROL DOOR RELEASE BUTTON
- B ACCESS CONTROL GREEN BREAK GLASS UNIT
- M OVERDOOR MAGNETIC UNIT
- 04 CCTV CAMERA

NOTES

[illegible]

Block G, Unit 9, Maynooth Business Campus, Maynooth, Co. Kildare.
T : 01-611 9682 Web : www.mab.ie



LIMERICK RIVERSIDE HOUSE

SECURITY SERVICES
GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
1:75 @ A1	15/05/2024	I.G.	D.B.
PROJECT (1/43)	DRAWING NO	REVISION	
24-LMKRH	24-LMKRH-00-SS	B	

LEGEND

- 225mm LV CABLE TRAY
HIGH LEVEL MOUNTED
- 150mm ELV CABLE TRAY
HIGH LEVEL MOUNTED
- 50mm FIRE ALARM CABLE TRAY
HIGH LEVEL MOUNTED

NOTES

REV	DESCRIPTION	DATE
B	For Comment	15/06/2024
A	For Comment	26/05/2024
REV	DESCRIPTION	DATE
FOR COMMENT		



Manning Buckley Electrical
 100-1000
 100-1000
 100-1000



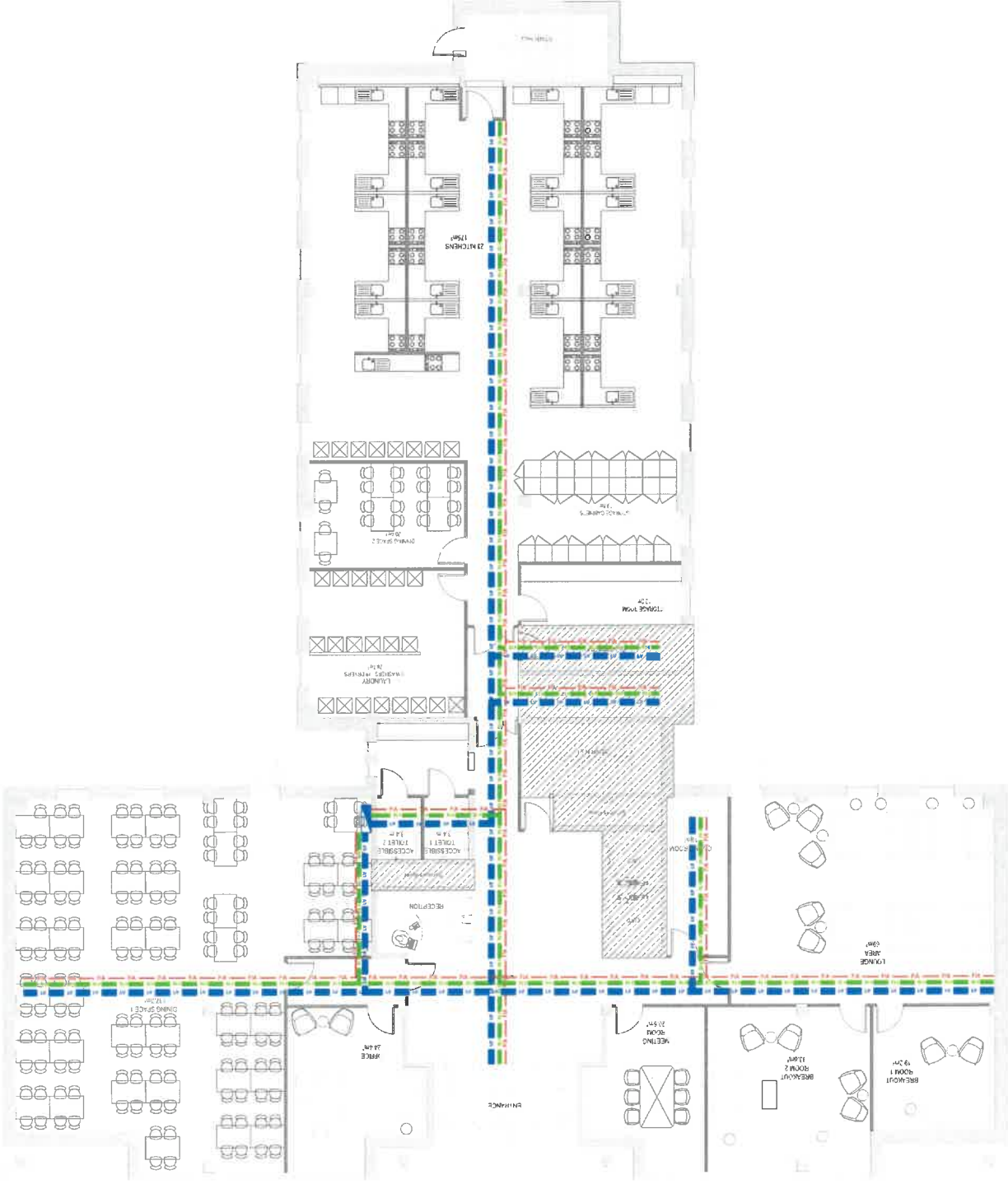
UMERICK RIVERSIDE HOUSE

CONTAINMENT SERVICES

GROUND FLOOR

24-LMKRH 24-LMKRH-00-C

B



GROUND FLOOR

Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

Reference no. EC/044/25

Name and Address of Applicant: Tony O'Neill (Peppard Investments Limited),
Doughcloyne industrial Estate, Sarsfield Road,
Wilton, Cork, T12 Y752

Agent: Shane Hynes (Module Group), 42 Dawson Street,
Dublin 2.

Location: **River House, Charlotte's Quay, Prior's Land,
Limerick**

Description of Site and Surroundings:

The site is located in Limerick City Centre on Charlotte's Quay and is occupied by a 5 storey building which was previously used as an office building.

Zoning:

City Centre

Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development:

- The change of use from office building to accommodate or support displaced persons or persons seeking international protection at River house, Charlotte's Quay, Prior's Land, Limerick

This Section 5 declaration includes the following:

- Application form
- Site location map
- Site Layout Plan
- Floor plans of existing building
- Floor plans of proposed works and use

Planning History:

- EC/005/25 – previous section 5 application on whether the proposed works *internal strip out and fit out works for the creation of an emergency accommodation centre (circular letter PL02/2022) including strip out of existing internal fit out, new internal partitions, new ceilings, new floor finishes, new fixtures and fittings and upgrading of mechanical and electrical services*, is or is not exempted development. It was concluded that the works were considered development and not exempted development.

Enforcement History

None

An Bord Pleanála Case files

N/A

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

‘**structure**’ as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines ‘**development**’ as ‘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’.

The proposed development on site comprising the retrofitting of an existing office building to accommodation to support displaced persons or persons seeking international protection constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The proposal will be assessed against Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

CLASS 20F

Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.

This application is for the conversion of an existing office block, accommodation to support displaced persons or persons seeking international protection.

As stated under Class 20F, the temporary change of use is to be proposed ‘by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth’. Supporting documentation verifying a contract with the Department of Children, Equality, Disability, Integration and Youth (DCEDIY) has not been submitted, therefore, it is not confirmed if the application is being made by or on behalf of the DCEDIY.

1. *The temporary use shall only be for the purposes of accommodating persons seeking international protection.*

The submitted application outlines the applicant’s interest in the site is ‘for temporary accommodation to support displaced persons or persons seeking international protection’. It is noted that the stated use of the existing building is office space which is included in the list of specified structures under Class 20F, however, no supporting information has been provided confirming its most recent use.

2. *The use shall be discontinued not later than 31 December 2028 (The new Planning and Development (Exempted Development)(No. 4) Regulations 2023 (S.I. 376/2023) which are the subject of this Circular extend the exemption provided by S.I. 605 of 2022, from 31 December 2024 to 31 December 2028).*

The applicant has not stated in their application if the use will be discontinued no later than 31 December 2028.

3. *The relevant local authority shall be notified of locations where change of use is taking place prior the commencement of that change.*

This Section 5 Declaration application can be considered as formal notification of locations where change of use is taking place prior to the commencement of that change.

4. *'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).*

It is noted that limited information has been submitted in support of this Section 5 application. Class 20F states that a temporary change of use of a building to support those seeking international protection should be made *by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth*. The applicant has not submitted any evidence showing that the application has been submitted on behalf of the DCEDIY. Class 20F outlines a list of 'structures', which are considered appropriate as accommodation or support persons seeking international protection. While the proposal for a change of use of an office building is considered acceptable in principle, no supporting information has been provided in relation to the current use of the building. Furthermore, the applicant has not stated if the use will be discontinued no later than 31 December 2028 as per S.I. 376/2023. It is considered that further information is required to determine whether or not the proposal is development and or Exempted Development.

Section 4(1)(h)

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;

The works to be undertaken include the following:

- Strip out of existing internal fit out
- New internal partitions
- New ceilings
- New floor finishes
- New fixtures and fittings
- Upgrading of mechanical and electrical services.
- No works is proposed to the exterior of the building.
- retrofitting the existing building for the provision of 6 no. 2 bed self-catering apartments across the ground floor. The applicant has not submitted the proposed external elevations.

Article 9 Restrictions

The proposed development is not restricted by any of the restrictions in Article 9 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment

An AA Screening examination was carried out by Limerick City & County Council (see appendix 1). Overall, it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not required in this instance.

Environmental Impact Assessment

An EIA Screening examination was carried out by Limerick City & County Council (see appendix 2). Overall, it is considered that there is no real likelihood of significant effects on the environment. Therefore, an Environmental Impact Assessment is not required.

Recommendation

It is recommended that further information is requested as follows:

1. No supporting documentation verifying a contract with the DCEDIY has been submitted with the application. The applicant is requested to provide evidence that the application is being made by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth.
2. The stated use, office building, is listed under Class 20F as suitable for temporary use as accommodation for persons seeking international protection. However, no supporting information has been provided in relation to the current use of the building. The applicant is requested to provide evidence of the current use as an office building.
3. The applicant is requested to state if the proposed use as accommodation for international protection applicants will be discontinued no later than 31st December 2028.



Áine Leland

Date: 28/03/2025



Barry Henn, SEP

Date: 02/04/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:

(a) File Reference No:	EC/044/25
(b) Brief description of the project or plan:	The change of use from office building to accommodate or support displaced persons or persons seeking international protection at River house, Charlotte's Quay, Prior's Land, Limerick
(c) Brief description of site characteristics:	The subject site is located on Charlottes Quay, Limerick City and is occupied by a five storey building
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 - Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	Immediately adjacent	None	N
004077 - River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	960m	None	N

STEP 3: Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g <ul style="list-style-type: none"> - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering 	None. Given the nature of the works proposed which consists of internal modifications only it is not considered that the conversion works would impact on the objectives of the European Sites outlined above

<ul style="list-style-type: none"> - Storage of excavated/construction materials - Access to site - Pests 	
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	None. Given the nature of the works proposed which consists of internal modifications only it is not considered that the conversion works would impact on the objectives of the European Sites outlined above
In-combination/Other	N/A given the development proposed and the distance from European sites.



(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site 	None. Given the nature of the works proposed which consists of internal modifications only it is not considered that the conversion works would impact on the objectives of the European Sites outlined above

(c) (Are ‘mitigation’ measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

STEP 4: Screening Determination Statement
<p>The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives</p> <p>On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to the types of work proposed which involve internal retrofitting only it is concluded that the proposed development, individually or in-combination with other plans</p>

or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.



Conclusion: An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 Aine Leland, Executive Planner 28/03/2025	
Signature and Date of the Decision Maker:	 Barry Henn, SEP 02/04/2025	

Appendix 2 – EIA Screening

Establishing if the proposal is a ' <i>sub-threshold development</i> ':		
Planning Register Reference:	EC/044/25	
Development Summary:	Section 5 Declaration on whether the change of use from office building to accommodate or support displaced persons or persons seeking international protection is or is not exempted development.	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes. specify class: [insert here]____ _		EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2		No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): __[specify class & threshold here]__		EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here]____ _		Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required

Signature and Date of Recommending Officer:	
--	--

	 <hr/> Áine Leland, Executive Planner 28/03/2025
Signature and Date of the Decision Maker:	 <hr/> Barry Henn, SEP 02/04/2025



Comhairle Cathrach
& Contae **Luimnigh**
Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Dail
Tuar an Dail, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

PLANNING & PLACE-MAKING

REG POST:

EC/044/25

2nd April 2025

**Tony O'Neill (Peppard Investments Limited),
c/o Shane Hynes
Doughcloyne industrial Estate,
Sarsfield Road,
Wilton,
Cork
T12 Y752**

RE: Declaration under Section 5

Dear Sir/Madam,

I refer to the above Section 5 Application you are hereby requested to submit following further information:

1. No supporting documentation verifying a contract with the DCEDIY has been submitted with the application. The applicant is requested to provide evidence that the application is being made by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth.
2. The stated use, office building, is listed under Class 20F as suitable for temporary use as accommodation for persons seeking international protection. However, no supporting information has been provided in relation to the current use of the building. The applicant is requested to provide evidence of the current use as an office building.

3. The applicant is requested to state if the proposed use as accommodation for international protection applicants will be discontinued no later than 31st December 2028.

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted.

I hereby give you notice that the statutory period of three weeks during which the Planning Authority is required to give a decision will date from the receipt of a satisfactory response to the notice seeking further information.

Please quote your planning reference number on all correspondence EC/044/25.

Yours sincerely,

M. O'Brien.

**(for) Senior Planner,
Development Management**



MODULE
GROUP

Section 5 - RFI Response Letter

LCC SUBMISSION NO. EC/044/25

River House,
Charlottes Quay,
Priors Land,
Limerick

Version:

Ref: SH/BMcC/24189

Date: 10th April 2024

42 Dawson Street, Dublin 2

hello@modulegroup.ie

www.modulegroup.ie

Planning and Place Making,
Limerick City and County Council,
Dooradoyle Road,
Dooradoyle, Limerick,
V94 WV78

Project Number: 24189
Date: 10/04/2025

For the Attention of M. O'Brien, Senior Planner, Development Management of Limerick City Council.

Dear Sir/ Madame,

River House, Charlottes Quay, Priors Land, Limerick. - FURTHER INFORMATION REQUEST – SUBMISSION NO. EC/044/25

Following your correspondence and request for further information, please see below clarifications on each of the points made in your letter.

1. **'No supporting documentation verifying a contract with the DCEDIY has been submitted with the application. The applicant is requested to provide evidence that the application is being made by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth.'**

Please see attached cover page of the contract attached below (Appendix A) showing the agreement between Minister for Children, Equality, Disability, Integration and Youth and our client.

2. **'The stated use, office building, is listed under Class 20F as suitable temporary use as accommodation for persons seeking international protection. However, no supporting information has been provided in relation to the current use of the building. The applicant is requested to provide evidence of the current use as an office building.'**

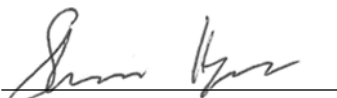
The building previously was used as an office space occupied by the Tax Revenue Office. Please see appended supporting documentation (Appendix B) including Certificates of Compliance for Planning (ref P89/201 dated 28th September 1989), Building Regulations and Structural Design for the original construction of an 'Office development'. Furthermore, see attached photographic schedule of the office space as it was following the vacation of the space by the previous tenant/owner.

3. **'The applicant is requested to state if the proposed use as accommodation for international protection applicants will be discontinued no later than 31st of December 2028.'**

The proposed use as accommodation for International Protection Applicants will be discontinued no later than the 31st of December 2028, as per the date stated on the contract cover page attached (Appendix A).

If you should have any comments or queries, please do not hesitate to contact me.

Yours sincerely,



Shane Hynes MSCSI MRICS

Director
Chartered Building Surveyor
For and on behalf of Module Surveying and Design Limited T/A Module Group

Appendix A



**AGREEMENT
BETWEEN**

**The Minister for the Department of Children,
Equality, Disability, Integration and Youth.**

AND

**Ravenglass Ltd, CRO number 752151
FOR EMERGENCY ACCOMMODATION FOR PERSONS
SEEKING INTERNATIONAL PROTECTION
AT
River House
Charlotte Quay, Limerick City, V94 X4D6**

FOR THE PERIOD

30th October 2024 to 31 December 2028

Appendix B

O'Reilly Design & Planning Services

ARCHITECTS • PLANNING CONSULTANTS •
QUANTITY SURVEYORS

40 Elgin Road • Ballsbridge • Dublin 4 • Ireland.
Telephone 681288

Fax No. 681865

CERTIFICATE OF COMPLIANCE

I, Paul E. Gilmore, Architect in the firm of O'Reilly Design and Planning Services CERTIFY THAT:-

1. (a) I am the Architect retained by Cooneen Limited ("the Developer") to design and make periodic inspections during the course of construction of the office development situate at Charlotte's Quay, the City of Limerick, the location of which is shown on the map annexed hereto and outlined with a red verge line, hereinafter referred to as "the Premises".
- (b) The Plans and other particulars on foot of which the Planning Permission and Bye-Law Approval mentioned in paragraphs 1(c) and 1(d) hereunder were granted, were prepared by the firm of O'Reilly Design and Planning Services.
- (c) Notification of Grant of Permission and Building Bye-Law Approvals Ref. No: P89/201 dated 28th September 1989.
- (d) Notification of Grant of Permission and Building Bye-Law Approval Ref No: P91/055 dated 17th May 1991.

2. I further certify that I made periodic inspections of the Premises during the course of its construction and that in my opinion the Premises has been erected in substantial compliance with the Notifications of Grant of Permission and Building Bye-Law Approvals mentioned at paragraphs 1(c) and 1(d) and no other Planning Permissions or Bye-Law Approvals are relevant to the Premises.
3. I hereby certify that the Premises are not affected by the Building Regulations and Building Control Regulations by reason of the fact that the premises were substantially completed at the Date of Commencement of the said Regulations and further that I took account of the Draft Building Regulations in the design of the Premises.
4. I further certify that I consulted with the Acting Fire Officer for the Development and ascertained his requirements in relation to the Premises and in my opinion the said requirements have been substantially complied with in the erection thereof.
5. I further certify that the Premises have been erected in substantial compliance with the general conditions of the Planning Permissions and Building Bye-Law Approvals referred to at paragraphs 1(c) and 1(c) relating to the Premises.
6. I am of the opinion that if the Building and the site works have not been built and/or laid out exactly in accordance with the said Planning Permissions and Building Bye-Law Approvals, the differences are unlikely to affect the Planning and Development of the area as envisaged by the Planning Authority and expressed through the above Planning Permissions and Building Bye-Law Approvals.

7. Take note that this certificate is issued in the matter of conveyancing in respect of title and that it is not a report on the condition of the premises and that it may not be relied upon as making any such representation.
8. This Certificate is issued on 21st August 1992 for use in a single transfer between Cooneen Ltd and Baba Exports Ltd.

Dated this 21st day of August 1992

SIGNED: Paul E. Gilmore.
Paul E. Gilmore Dip. Arch M.R.I.A.I.

78/902

O'Reilly Design & Planning Services

ARCHITECTS • PLANNING CONSULTANTS •
QUANTITY SURVEYORS

40 Elgin Road • Ballsbridge • Dublin 4 • Ireland.
Telephone 681288

Fax No. 681865

CERTIFICATE

We hereby certify that the building outlined in red on the map attached hereto is not affected by the Building Regulations and Building Control Regulations by reason of the fact that the said building was substantially completed at the date of commencement of the said Regulations.

Yours faithfully,

Pat Keogh.

Pat Keogh
for and on behalf of O'Reilly Design &
Planning Services

michael punch & partners

Consulting Engineers
6 Pery Square
Limerick
Ireland

Limerick Corporation
Planning Department
Chief Planning Officer

Our Ref: 89-191/TC/NON Your Ref: Date: 10 June 1992

Ref: 89/201 4/5 Storey Office Development at Charlotte Quay
Limerick for Cooneen Ltd

Dear Sir

In accordance with condition 7 of the above planning permission we confirm that

- (a) We are the Consultant retained in respect of the structural aspects of the design of the above development.
- (b) The structural design complies substantially with Part E "Structural Strength and Stability" of the Proposed Building Regulations October 1983 (as amended)
- (c) That in general relevant British or Irish Standards formed the basis for the design of the various structural elements specifically:

Concrete Frame	BS 8110
Masonry(where applicable)	BS 5628
Steel	BS 449

Yours faithfully



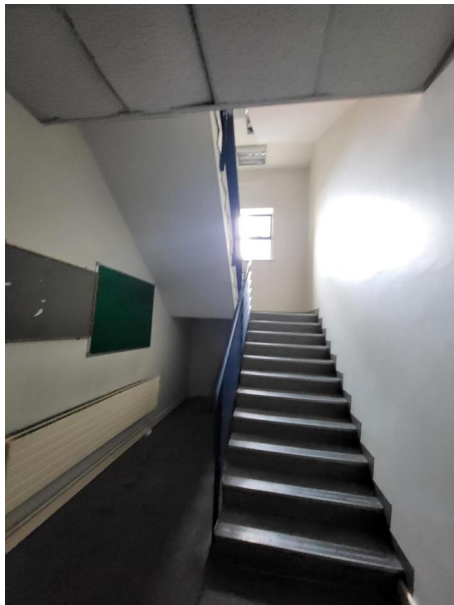
Tom Cosgrove
Michael Punch & Partners



001



002



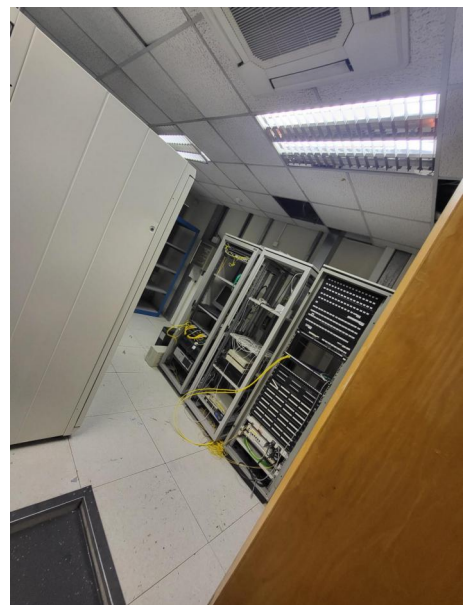
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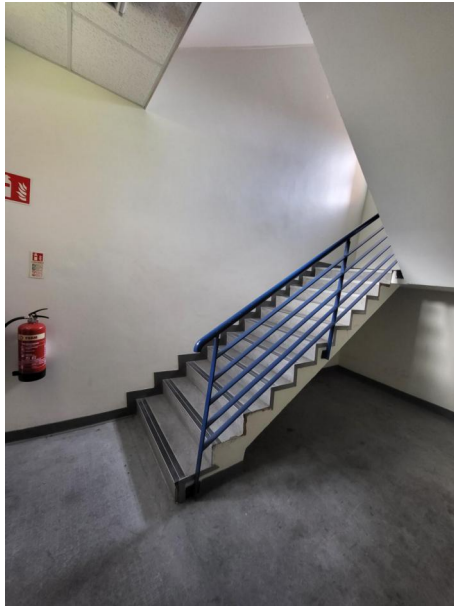
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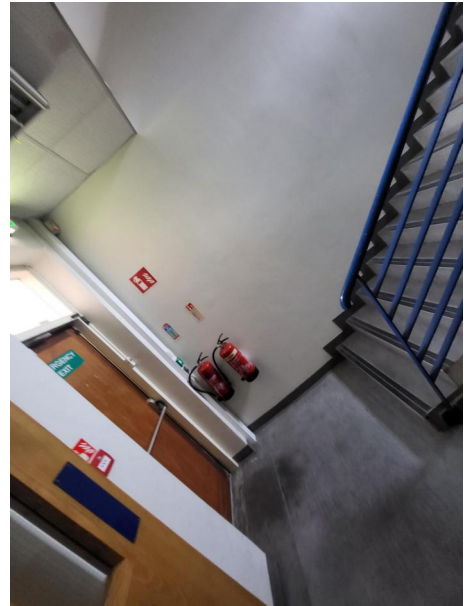
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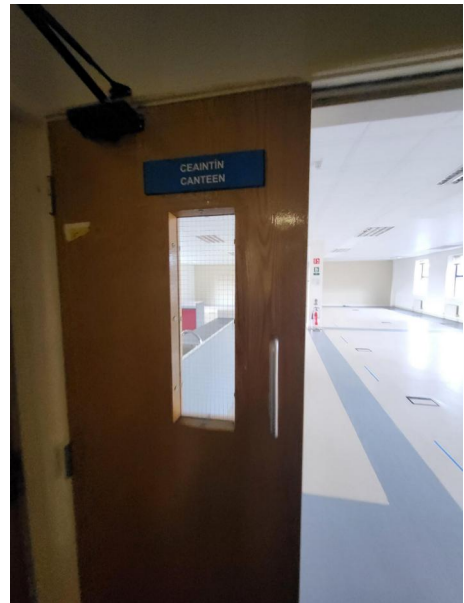
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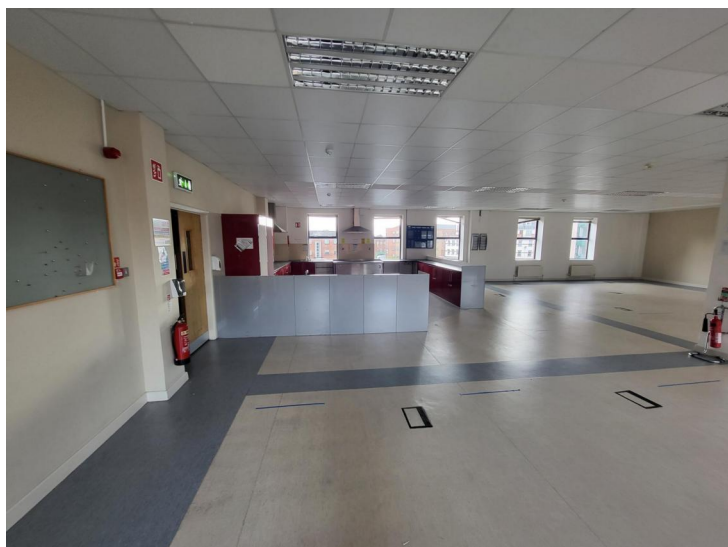
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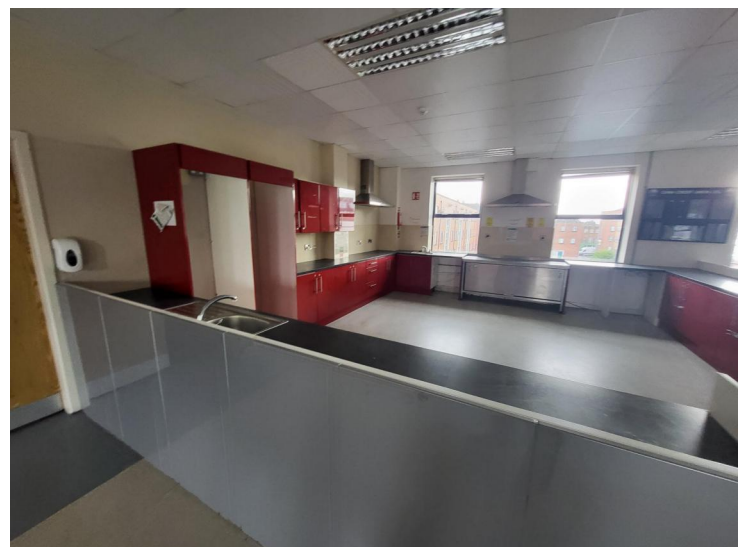
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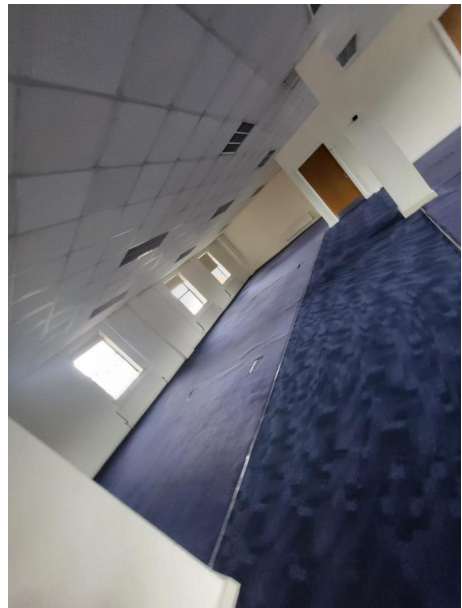
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Contact

Andrew Ramsey
087 125 9386
andrew@modulegroup.ie

Shane Hynes
086 012 6820
shane@modulegroup.ie

42 Dawson Street, Dublin 2
www.modulegroup.ie



Report on application under Section 5 of the Planning and Development Act 2000 (as amended)

Reference no. EC/044/25

Name and Address of Applicant: Tony O'Neill (Peppard Investments Limited),
Doughcloyne industrial Estate, Sarsfield Road,
Wilton, Cork, T12 Y752

Agent: Shane Hynes (Module Group), 42 Dawson Street,
Dublin 2.

Location: **River House, Charlotte's Quay, Prior's Land,
Limerick**

Description of Site and Surroundings:

The site is located in Limerick City Centre on Charlotte's Quay and is occupied by a 5 storey building which was previously used as an office building.

Zoning:

City Centre

Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development:

- The change of use from office building to accommodate or support displaced persons or persons seeking international protection at River house, Charlotte's Quay, Prior's Land, Limerick

This Section 5 declaration includes the following:

- Application form
- Site location map
- Site Layout Plan
- Floor plans of existing building
- Floor plans of proposed works and use

Planning History:

- EC/005/25 – previous section 5 application on whether the proposed works *internal strip out and fit out works for the creation of an emergency accommodation centre (circular letter PL02/2022) including strip out of existing internal fit out, new internal partitions, new ceilings, new floor finishes, new fixtures and fittings and upgrading of mechanical and electrical services*, is or is not exempted development. It was concluded that the works were considered development and not exempted development.

Enforcement History

None

An Bord Pleanála Case files

N/A

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

‘structure’ as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines ‘development’ as ‘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’.

The proposed development on site comprising the retrofitting of an existing office building to accommodation to support displaced persons or persons seeking international protection constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The proposal will be assessed against Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

CLASS 20F

Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.

This application is for the conversion of an existing office block, accommodation to support displaced persons or persons seeking international protection.

As stated under Class 20F, the temporary change of use is to be proposed ‘by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth’. Supporting documentation verifying a contract with the Department of Children, Equality, Disability, Integration and Youth (DCEDIY). In response to the further information request the applicant has submitted the cover page of the contract showing the agreement between the Minister for Children, Equality, Disability, Integration and Youth and the applicant. This is considered acceptable.

1. *The temporary use shall only be for the purposes of accommodating persons seeking international protection.*

The submitted application outlines the applicant’s interest in the site is ‘for temporary accommodation to support displaced persons or persons seeking international protection’. It is noted that the stated use of the existing building is office space which is included in the list of specified structures under Class 20F. In response to the further information request the applicant confirms that the building was previous occupied by the Tax Revenue Office and includes certificates of compliance for planning reference

89/201, Building Regulations and Structural Design for the original construction. Furthermore, the applicant has submitted photographic evidence of the office space. Response considered acceptable.

2. *The use shall be discontinued not later than 31 December 2028 (The new Planning and Development (Exempted Development)(No. 4) Regulations 2023 (S.I. 376/2023) which are the subject of this Circular extend the exemption provided by S.I. 605 of 2022, from 31 December 2024 to 31 December 2028).*

In response to the further information request the applicant has confirmed that the accommodation will be discontinued no later than the 31st December 2028. Response considered acceptable.

3. *The relevant local authority shall be notified of locations where change of use is taking place prior the commencement of that change.*

This Section 5 Declaration application can be considered as formal notification of locations where change of use is taking place prior to the commencement of that change.

4. *'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).*

Based on the submitted documentation it is considered that the applicant complies with Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Section 4(1)(h)

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;

The works to be undertaken include the following:

- Strip out of existing internal fit out
- New internal partitions
- New ceilings
- New floor finishes
- New fixtures and fittings
- Upgrading of mechanical and electrical services.
- No works is proposed to the exterior of the building.
- retrofitting the existing building for the provision of 6 no. 2 bed self-catering apartments across the ground floor. The applicant has not submitted the proposed external elevations.

Based on the submitted documentation it is considered that the applicant complies with Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Article 9 Restrictions

The proposed development is not restricted by any of the restrictions in Article 9 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment

An AA Screening examination was carried out by Limerick City & County Council (see appendix 1). Overall, it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not required in this instance.

Environmental Impact Assessment

An EIA Screening examination was carried out by Limerick City & County Council (see appendix 2). Overall, it is considered that there is no real likelihood of significant effects on the environment. Therefore, an Environmental Impact Assessment is not required.

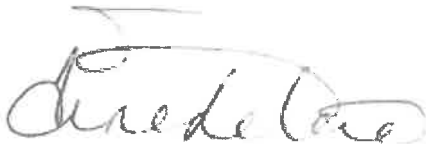
Conclusion/Recommendation

The proposal detailed on the application and plans submitted is considered to be within the scope of Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and Section 4(1)(h) of the Planning and Development Act 2000, as amended.

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000, as amended.
- (b) Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (c) Sections 4(1)(h) of the Planning and Development Act 2000, as amended.
- (d) The plans & particulars submitted with the application received on the 7th March 2025 and the further information received on the 11th April 2025.

It is therefore considered that the said works are development and exempted development under Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and Section 4(1)(h) of the Planning and Development Act 2000, as amended.



Áine Leland

Date: 22/04/2025



Barry Henn, SEP

Date: 22/04/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:

(a) File Reference No:	EC/044/25
(b) Brief description of the project or plan:	The change of use from office building to accommodate or support displaced persons or persons seeking international protection at River house, Charlotte's Quay, Prior's Land, Limerick
(c) Brief description of site characteristics:	The subject site is located on Charlottes Quay, Limerick City and is occupied by a five storey building
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 - Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	Immediately adjacent	None	N
004077 - River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	960m	None	N

STEP 3: Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g <ul style="list-style-type: none"> - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering 	None. Given the nature of the works proposed which consists of internal modifications only it is not considered that the conversion works would impact on the objectives of the European Sites outlined above

<ul style="list-style-type: none"> - Storage of excavated/construction materials - Access to site - Pests 	
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	None. Given the nature of the works proposed which consists of internal modifications only it is not considered that the conversion works would impact on the objectives of the European Sites outlined above
In-combination/Other	N/A given the development proposed and the distance from European sites.

(b) Describe any likely changes to the European site:

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site 	None. Given the nature of the works proposed which consists of internal modifications only it is not considered that the conversion works would impact on the objectives of the European Sites outlined above
--	---

(c) (Are ‘mitigation’ measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

STEP 4: Screening Determination Statement



The assessment of significance of effects:

Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives

On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to the types of work proposed which involve internal retrofitting only it is concluded that the proposed development, individually or in-combination with other plans

or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.



Conclusion: An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 Aine Leland, Executive Planner 22/04/2025	
Signature and Date of the Decision Maker:	 Barry Henn, SEP 22/04/2025 29	

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC/044/25	
Development Summary:	Section 5 Declaration on whether the change of use from office building to accommodate or support displaced persons or persons seeking international protection is or is not exempted development.	
Was a Screening Determination carried out under Section 176A-C?	<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> <input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to Part A </div> </div>	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes. specify class: [insert here]____ _		EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2		No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_		EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here]____ _		Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required

Signature and Date of Recommending Officer:	
--	--

	 Áine Leland, Executive Planner 22/04/2025
Signature and Date of the Decision Maker:	 Barry Henn, SEP 22 /04/2025 2A



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daill
Tuar an Daill, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

PLANNING & PLACE-MAKING

REG POST:

**Tony O'Neill (Peppard Investments Limited),
c/o Shane Hynes
Doughcloyne Industrial Estate,
Sarsfield Road,
Wilton,
Cork,
T12 Y752**

EC/044/25

30 April 2025

Re: Declaration under Section 5

Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,

**(for) Senior Planner,
Development Management**

Tuar an Daill, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
@LimerickCouncil
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/427

File Ref No. EC/044/25

SUBJECT: Declaration under Section 5.
Planning and Development Act 2000 as amended
Planning and Development Regulations 2001 as amended

RE: **The change of use from office building to accommodate or support displaced persons or persons seeking international protection at River house, Charlotte's Quay, Prior's Land, Limerick.**

ORDER: Whereas by Director General's Order No. DG/2024/123 dated 27th November 2024, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Barry Henn, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Barry Henn, Senior Executive Planner, having considered the report and recommendation of Aine Leland, Executive Planner dated 22/04/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Tony O'Neill (Peppard Investments Limited), c/o Shane Hynes, 42 Dawson Street, Dublin 2 to state that the works as described above is

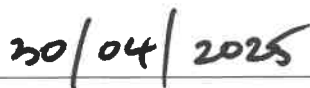
Development and is Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date



Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/427 dated 30/04/2025, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/044/25

Name and Address of Applicant: Tony O'Neill (Peppard Investments Limited), Doughcloyne industrial Estate, Sarsfield Road, Wilton, Cork, T12 Y752

Agent: Shane Hynes (Module Group), 42 Dawson Street, Dublin 2.

Whether the change of use from office building to accommodate or support displaced persons or persons seeking international protection at River house, Charlotte's Quay, Prior's Land, Limerick is or is not Exempted Development. The works as described on the plans submitted with the application on the 07th of March 2025 and the Further Information received on the 11th April 2025.

AND WHEREAS the Planning Authority has concluded that the change of use from office building to accommodate or support displaced persons or persons seeking international protection at River house, Charlotte's Quay, Prior's Land, Limerick **DOES** come within the scope of exempted development as defined under Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, and Section 4(1)(h) of the Planning and Development Act 2000, as amended. See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempt Development**.

Signed on behalf of the said Council M. O'Brien

Date: 30.4.25

NOTE: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Bord Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.