



Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Sarah Brennan

Applicant's Address: 50 Colbert Avenue, Janesboro, Limerick

Telephone No.



Name of Agent (if any): _____

Address: _____

Telephone No. _____

Address for Correspondence:

50 Colbert Avenue, Janesboro, Limerick

Location of Proposed development (Please include **EIRCODE**):

50 Colbert Avenue, Janesboro, Limerick

V94 W0XR

Description of Proposed development:

1st floor extension over existing kitchen/dining extension comprising

1 no. bedroom 12m², reconfiguration of 1st floor and all associated

site works

Section of Exempted Development Regulations and/or section of the Act under which exemption is claimed:

12m² 1st floor extension, total extensions less than 40m²

Is this a Protected Structure or within the curtilage of a Protected Structure.

YES/NO

Applicant's interest in site: Owner

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

site location map

Sk-01, Site Plan & Contiguous Elevations

Sk-02, Survey Existing

Sk-03, Proposedd GA drawings

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

If Yes please provide floor areas of all existing structures:

Kitchen/Dining Ground floor extension to rear, 24m²

Signature of Applicant (or Agent)

Sarah D. D. D.

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:

**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

**Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie**

Planning Pack Map



Tailte
Éireann

CENTRE
COORDINATES:
ITM 557930,655694

PUBLISHED: 04/06/2024
ORDER NO.: 50404286_1

MAP SERIES: 1:1,000
MAP SHEETS: 4743-13

LEGEND

— Site Boundary

COMPILED AND PUBLISHED BY:

Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F-6E4

www.tailte.ie

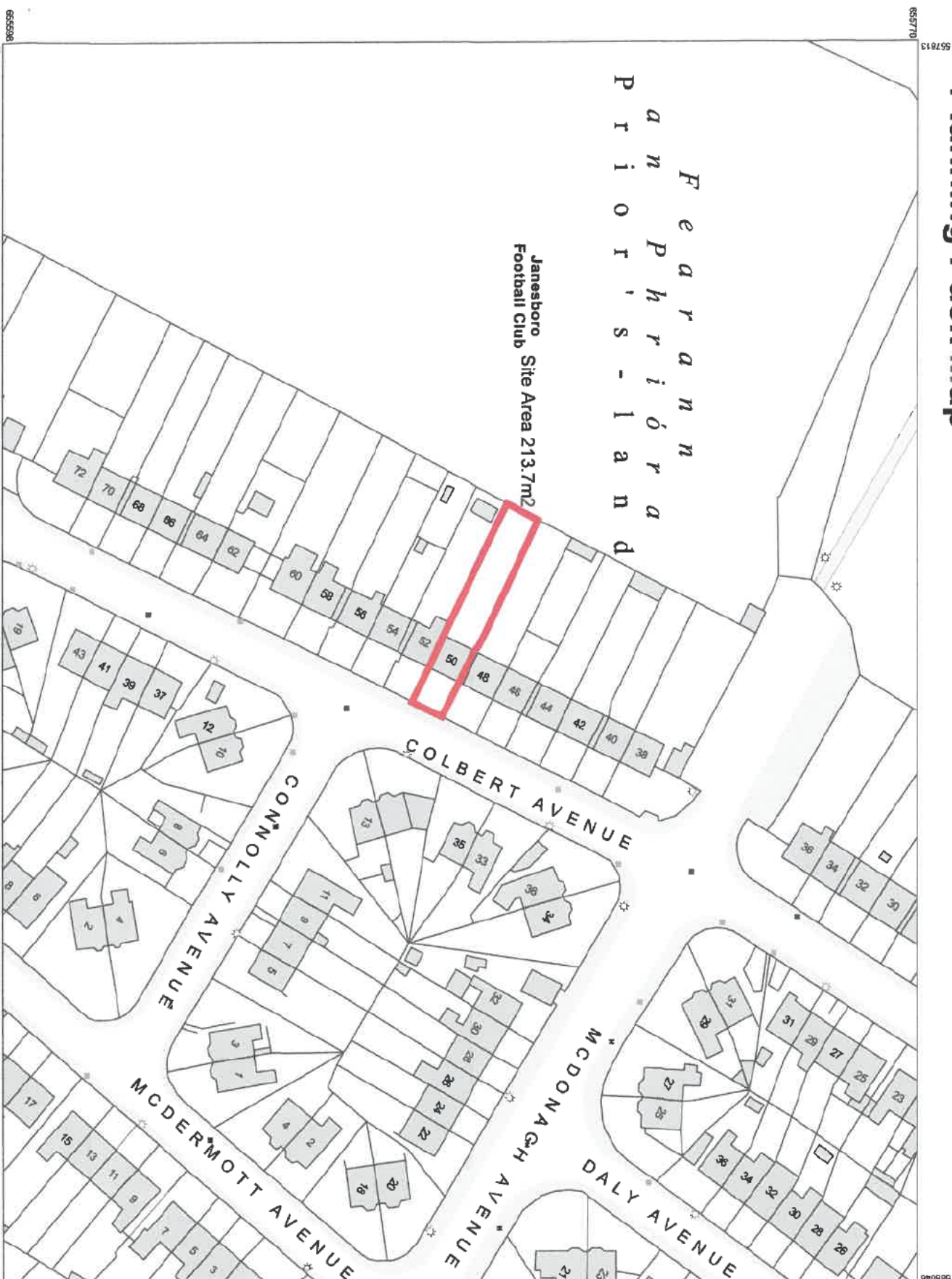
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Feara n
P h r i ó r a
P r i o r ' s - l a n d

Janesboro Site Area 213.7m2
Football Club

COLBERT AVENUE

CONNOLLY AVENUE

MCDERMOTT AVENUE

MCDONAGH AVENUE

DALY AVENUE

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, search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'



Site Area 213.7m²

01 Site Plan
1 : 500

LEGEND

- xx.xx Levels
- Site Boundary
- Proposed Extension



03 Contiguous Elevation to Rear
1 : 100



02 Contiguous Elevation to Street
1 : 100

PROJECT: Extensionn to 50 Colbert Avenue, Limerick

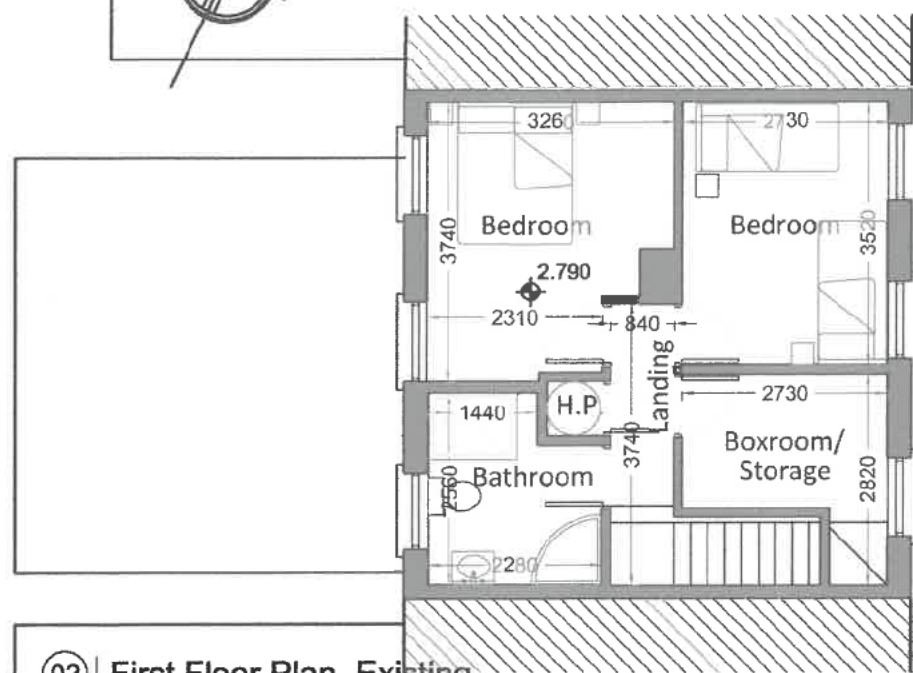
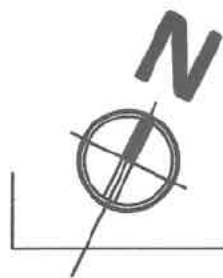
CLIENT: Sarah Brennan

DRAWING TITLE: Site Plan & Contiguous Elevation

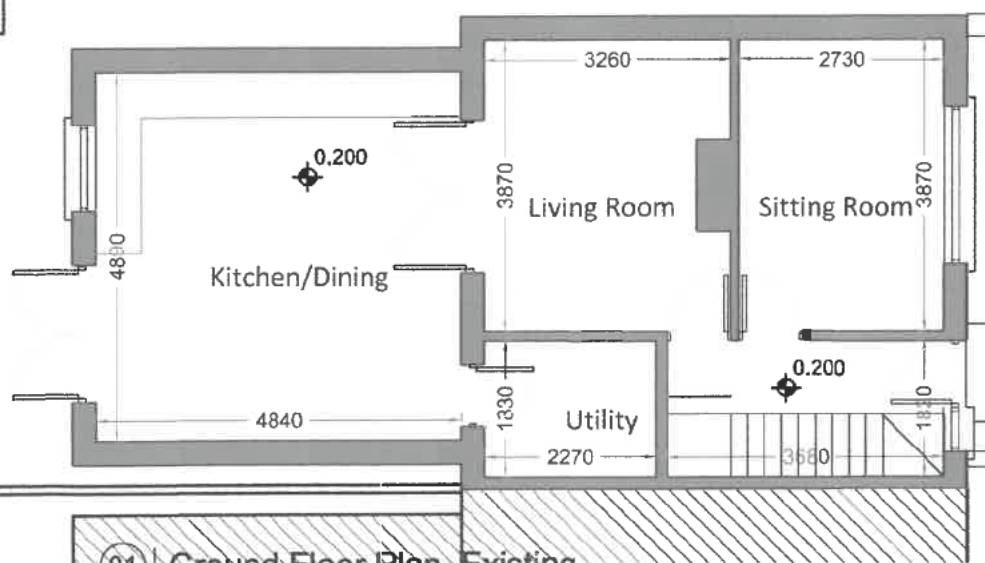
JOB REF: 23-10 DRAWN: CM DRAWING NO:

STAGE: Section 5 APPROVED: CM **Sk-01**

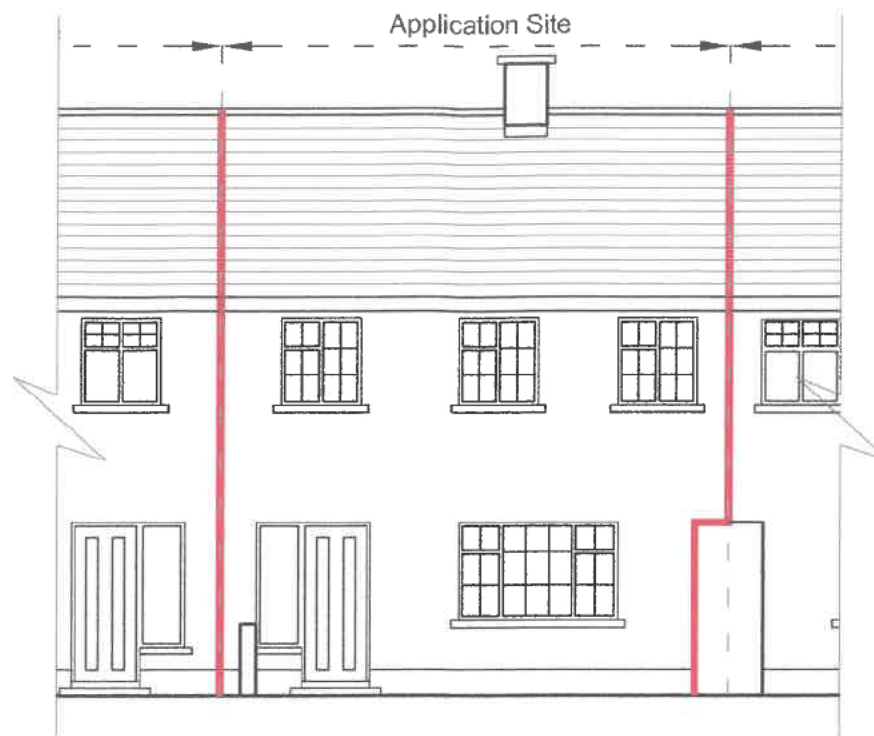
DATE: 14/03/2025 SCALE: @ A3 REV: -



02 First Floor Plan, Existing
1 : 100



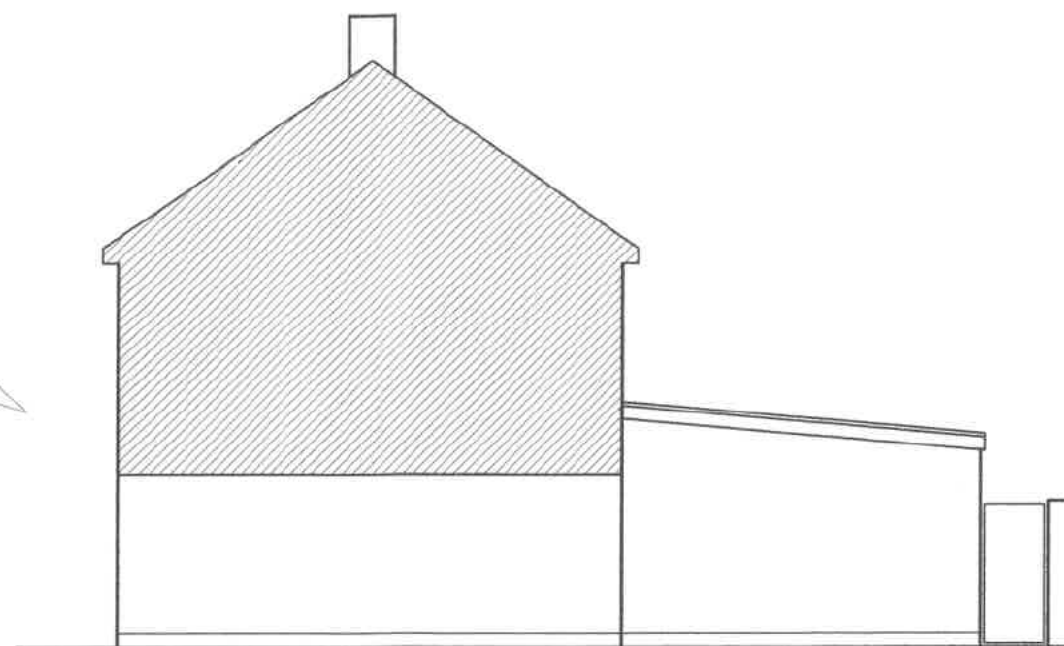
01 Ground Floor Plan, Existing
1 : 100



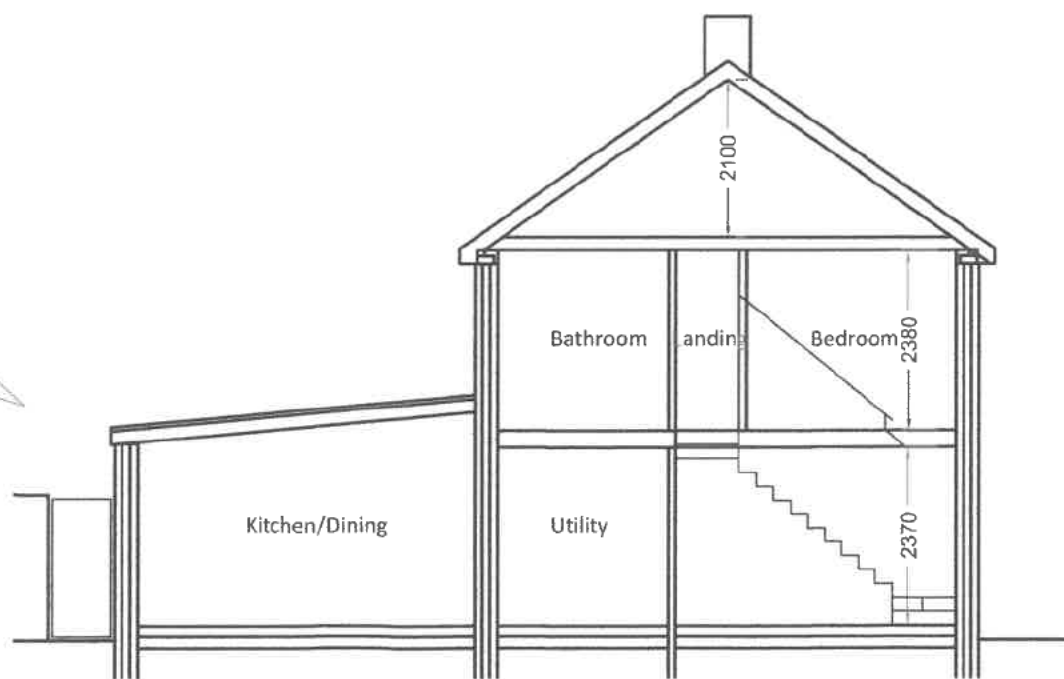
03 East Elevation, Existing
1 : 100



05 West Elevation, Existing
1 : 100



04 North Elevation, Existing
1 : 100



06 Typical Section, Existing
1 : 100

LEGEND

- xx.xx Levels, TBM @ 00.00
- X Site Notice Location
- Original House

NOTES

For Section 5 Purposes Only.

NOTES

For Section 5 Purposes Only. All structural elements to be designed by a suitably qualified person.
All works to be carried out in accordance with the requirements of Fire Safety – Volume 2 – Dwelling Houses of the Technical Guidance Document B, Building Regulations 2017

Area:

Ground Floor Area:	60.4m ²
(Existing extension:	23.6m ²)
First Floor Area:	39.1m ²
Total Area:	99.5m ²

PROJECT: Extension to 50 Colbert Avenue, Limerick

CLIENT: Sarah Brennan

DRAWING TITLE: Survey, Existing

JOB REF: 23-10

DRAWN: CM

DRAWING NO:

STAGE: Section 5

APPROVED: CM

Sk-02

DATE: 14/03/2025

SCALE: @ A3

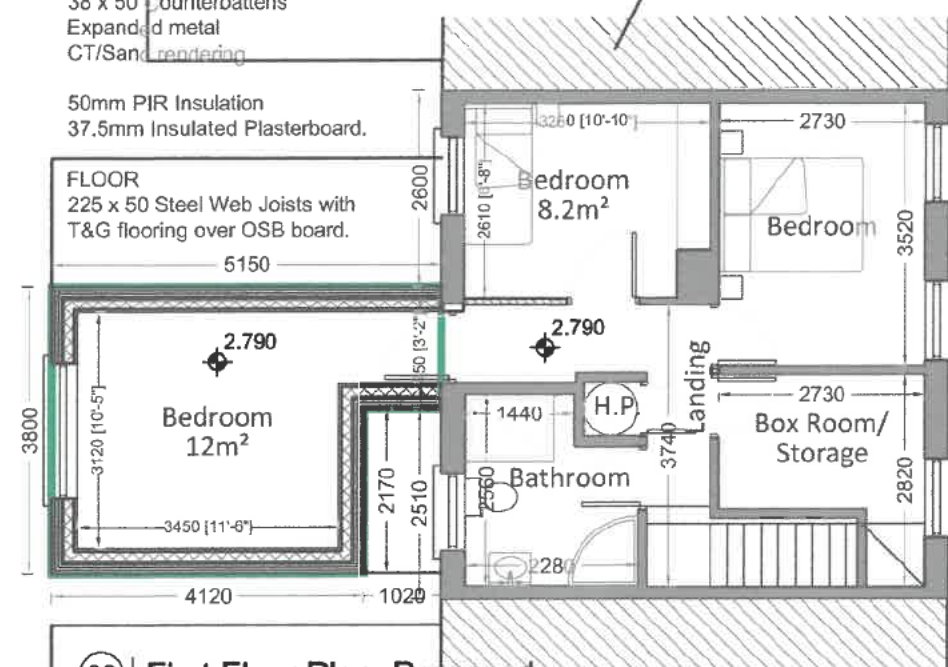
REV: -

ROOF
175 x 50 C16 Rafters
400mm Mineral Wool between joists

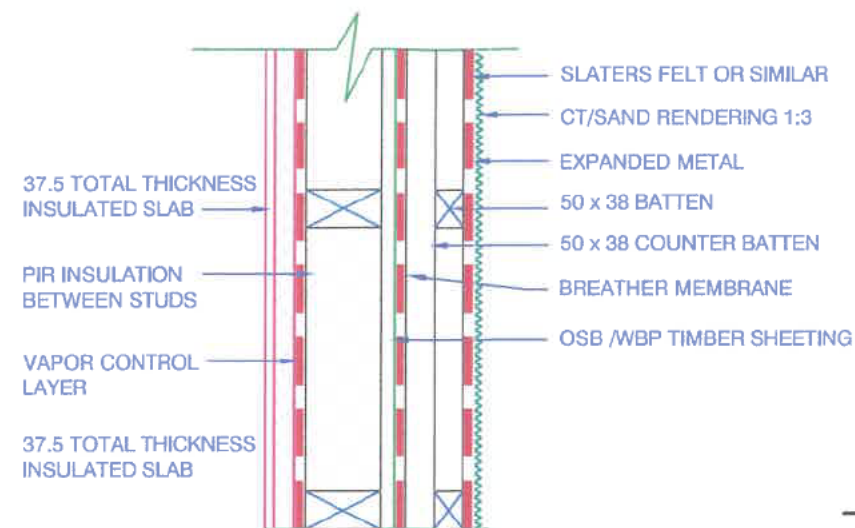
WALLS
150 x 50mm Stud with
18mm OSB
38 x 50 Battens
38 x 50 Counterbattens
Expanded metal
CT/Sand rendering

50mm PIR Insulation
37.5mm Insulated Plasterboard.

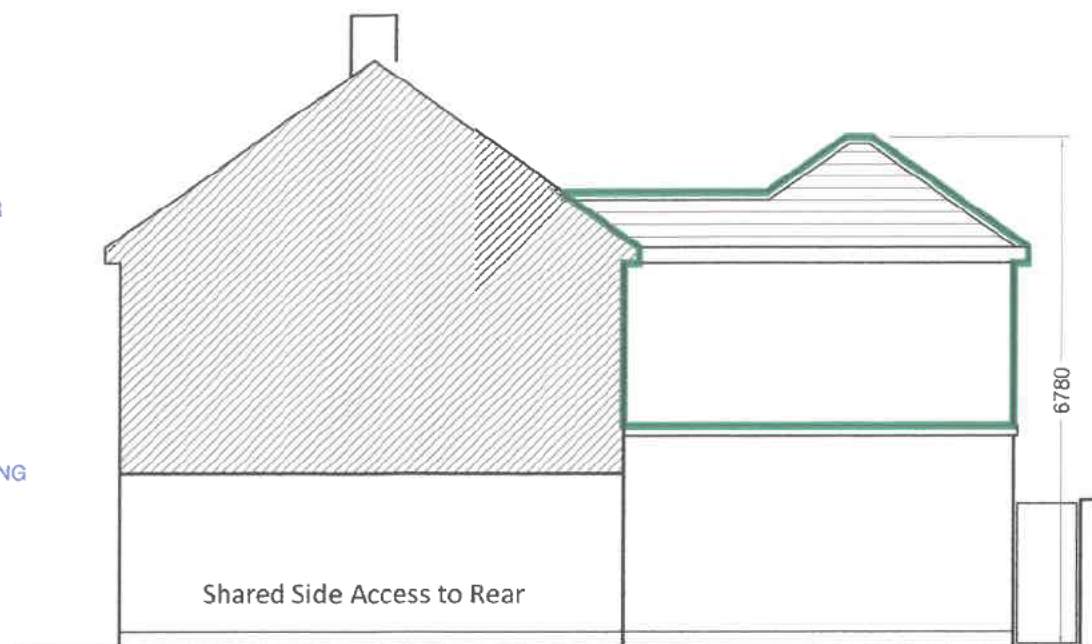
FLOOR
225 x 50 Steel Web Joists with
T&G flooring over OSB board.



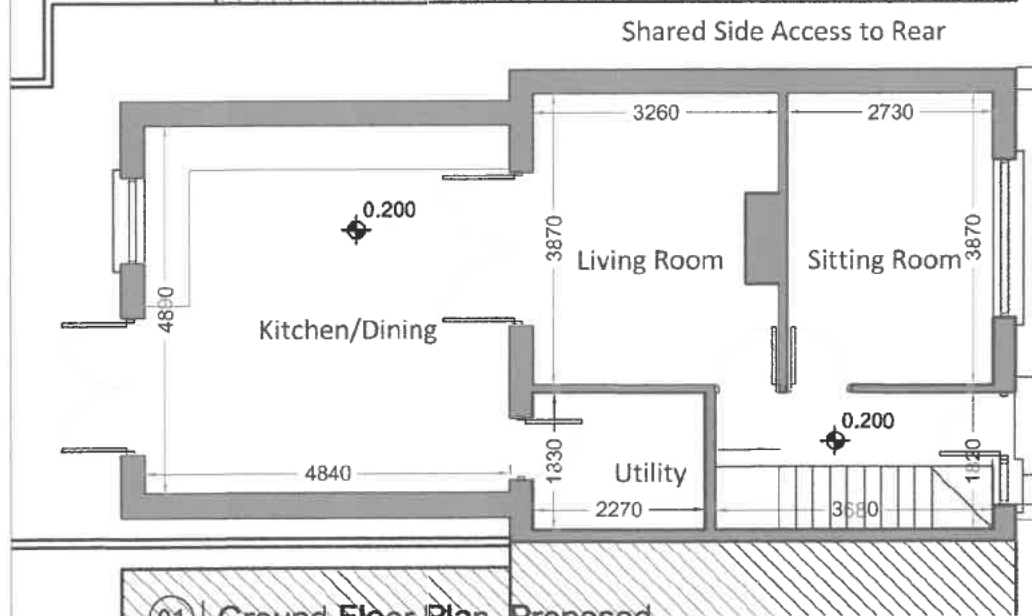
02 First Floor Plan, Proposed
1 : 100



06 First Floor Wall Build-up
1 : 10



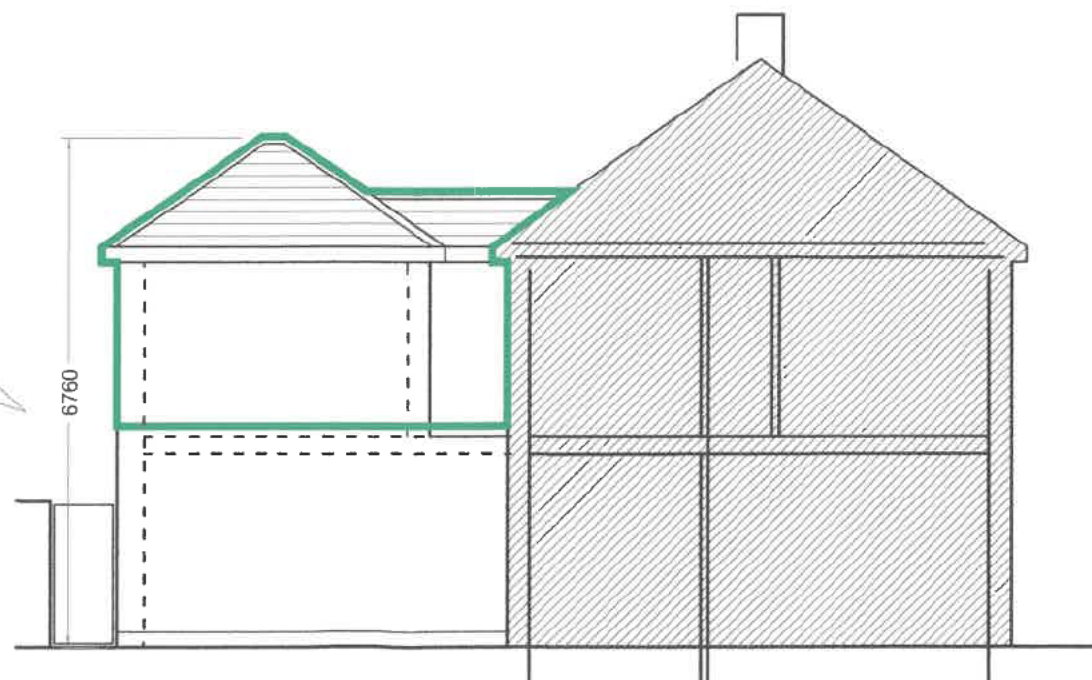
05 North Elevation, Proposed
1 : 100



01 Ground Floor Plan, Proposed
1 : 100



03 West Elevation, Proposed
1 : 100



04 South Elevation, Proposed
1 : 100

LEGEND

- xx.xx Levels, TBM @ 00.00
- Site Boundary
- Proposed Extension
- Original House (Cavity Wall)
- New Construction

NOTES

For Section 5 Purposes Only. All structural elements to be designed by a suitably qualified person.
All works to be carried out in accordance with the requirements of Fire Safety – Volume 2 – Dwelling Houses of the Technical Guidance Document B, Building Regulations 2017

Area:

Ground Floor Area:	60.4m²
(Existing extension:	23.6m²)
First Floor Area:	39.1m²
Proposed Extension:	12.0m²
Total Area:	111.5m²

PROJECT: Extension to 50 Colbert Avenue, Limerick

CLIENT: Sarah Brennan

DRAWING TITLE: Proposed plans, elevations & section

JOB REF: 23-10 DRAWN: CM DRAWING NO:

STAGE: Section 5 APPROVED: CM **Sk-03**

DATE: 14/03/2025 SCALE: @ A3 REV: -



Limerick City and County C

Planning Department

Section 5 Application

LIMERICK CITY & COUNTY COUNCIL
CASH OFFICE
CIVIC OFFICES
DOORADOYLE
CO LIMERICK

DECLARATION ON DEVELOPMENT AND EXI

18/03/2025 11:37:52

Applicant's Name: Sarah Brennan

Receipt No./
Uimhir Admhála : LA25/0/25175449
***** REPRINT *****

Applicant's Address: 50 Colbert Avenue, Jan

SARAH BRENNAN

Telephone No. 085 1246361

Name of Agent (if any): _____

EXEMPTION CERTIFICATES 80.00
GOODS 80.00
VAT Exempt/Non-vatable

Address: _____

Total/Iomlán : 80.00 EUR

Telephone No. _____

Tendered/Tairgthe :
Credit / Debit Card 80.00
VISA
****1781

Change/Sóinseáil : 0.00

Address for Correspondence: _____

Issued By/
Eisithe ag : Gerard Ryan
From/Ó : CASH OFFICE HQ
Vat reg No./Cláruimhir CBL: 3267368TH

50 Colbert Avenue, Janesboro, Limerick

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

Reference no. EC-047-25

Name and Address of Applicant: Sarah Brennan,
50 Colbert Avenue,
Janesboro
Limerick

Agent: N/A

Description of Site and Surroundings:

The site is an existing terraced dwelling located at 50 Colbert Avenue, Janesboro, Limerick.

Zoning:

Zoned for Existing Residential Use in the Limerick Development Plan 2022-2028

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:

- 1st floor extension over existing kitchen/dining extension comprising 1 no. Bedroom 12sqm, reconfiguration of 1st floor and all associated site works.

This Section 5 declaration includes the following:

- Application Form
- Site location
- Site Plan and Contiguous Elevations
- Survey of Existing
- Proposed drawings
- Existing floor plans

Planning History:

2460565 – Permission granted to Sarah Brennan for the conversion of the attic to a playroom, new flat roof dormer to rear of the dwelling house and all ancillary site works – 19.6sqm

EC-056-24 – Flat Roof dormer to rear of attic deemed development and **not** exempt development

Enforcement History

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 1st floor extension over existing kitchen/dining extension comprising 1 no. Bedroom 12sqm, reconfiguration of 1st floor and all associated site works constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The first-floor rear extension will be assessed under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Is the development within the curtilage of a house?

Yes, the extension is to the rear of the house and within the curtilage.

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house is considered Exempted Development, subject to the following Conditions and Limitations:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

The house has been extended previously at ground floor level with a floor area of 23.6sqm.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

Dwelling is a terraced unit and the proposal is for a first floor extension with a proposed floor area of 12sqm.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

N/A

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

There is a ground floor extension with an identified floor area of 23.6sqm at the rear of this dwelling. Permission has been granted on site for the conversion of the attic with a floor area of 19.1sqm. In line with the above, the dwelling has been previously extended(23.6sqm) and further works are permitted at attic level (19.1sqm). However, the attic conversion has not been detailed on the plans and does not appear to have been implemented. As these works relate to the conversion of an existing space they will not be required to be “constructed or erected” per 2(a) and will not in this instance be included in the 40sqm cap set out above. The proposed extension of the first floor of this terraced dwelling by 12sqm taken in conjunction with the 23.6sqm at ground floor level will provide a cumulative floor area of 35.6sqm which falls below the 40sqm threshold.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

N/A

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

N/A

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

From the proposed drawings the above ground floor extension would be located 0.3m from the party boundary to the south and therefore does not meet this condition/limitation.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

Rear wall does not include a gable and the height of the extension would not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

Rear wall does not include a gable.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

The extension would consist of a pitched roof and the height would not exceed the height of highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

The proposed extension would not reduce the area of private open space to less than 25m².

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

N/A.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

Rear window proposed at first floor level is not less than 11m from the boundary it faces with a distance of 22.3m annotated on the plans.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

N/A

7. The roof of any extension shall not be used as a balcony or roof garden.

The submitted plans do not show a balcony or roof garden.

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 necessary (See appendix 1 for AA Screening Form).

Environmental Impact Assessment

An EIA Screening examination was carried out by Limerick City and County Council (see Appendix 2). Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

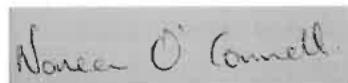
Conclusion/Recommendation

The extension detailed on the application and plans submitted does not comply with condition/limitation 3 of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Regard has been had to –


- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) The plans & particulars submitted with the application received on the 18th March 2025.

It is therefore considered that the said works are development and are **not** exempted development under Class 1 (3) of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).



Noreen O'Connell, EP

Date: 27/03/25

Agreed 
Barry Henn, SEP

Date: 09/04/2025

AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC-047-25
(b) Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether a rear domestic extension is or is not exempted development.
(c) Brief description of site characteristics:	There is an existing dwelling on site.
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

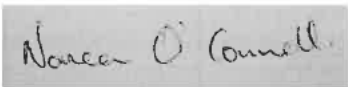

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165	Lower River Shannon SAC https://www.npws.ie/protected-sites/sac/002165	Circa 1.4km(north west)	None	None
004077	River Shannon and River Fergus Estuaries SPA https://www.npws.ie/protected-sites/spa/004077	Circa 1.4km(north west)	None	None

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 	None. Works are minimal and will involve temporary construction works, therefore, no likely significant impact on the conservation objectives of the above named sites.

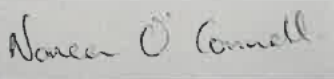
<ul style="list-style-type: none"> - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests 	
Operation phase e.g. <ul 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 works are minimal and will involve temporary construction works, therefore, no likely significant impact on the conservation objectives of the above named sites.
In-combination/Other	N/A given the level of development in the area

(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. Works are minimal and will involve temporary construction works, therefore, no likely significant impact on the conservation objectives of the above named sites.

(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: On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to: <ul style="list-style-type: none"> the nature and scale of the proposed development on fully serviced lands, the intervening land uses and distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, 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. An appropriate assessment is not, therefore, required. 		
Conclusion: AA Screening 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:	<div style="text-align: center;">  Noreen O'Connell Executive Planner 28/03/25 </div>	
Signature and Date of the Decision Maker:	<div style="text-align: center;">  Barry Henn, Senior Executive Planner 09 / 04 / 2025 </div>	

APPENDIX 2 EIA SCREENING

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-047-25
Development Summary:	Dwelling Extension
Was a Screening Determination carried out under Section 176A-C?	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)	
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
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
Yes the project is of a type listed but is <i>sub-threshold</i> :	Proceed to Part C
c. If Yes , has Schedule 7A information/screening report been submitted?	
Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
Signature and Date of Recommending Officer:	 Noreen O' Connell, Executive Planner 27/03/25

Signature and Date of the Decision Maker:	<i>B. Henn</i> <i>09/04/25</i>
	Barry Henn, Senior Executive Planner

APPENDIX 3: Photographs



PLANNING & PLACE-MAKING

REG POST:

**Sarah Brennan,
50 Colbert Avenue,
Janesboro
Limerick**

EC/047/25

10 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**

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/352

File Ref No. EC/047/25

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

RE: **1st floor extension over existing kitchen/dining extension comprising 1 no. Bedroom 12sqm, reconfiguration of 1st floor and all associated site works at 50 Colbert Avenue, Janesboro, 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 Noreen O'Connell, Executive Planner dated 27/03/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Sarah Brennan, 50 Colbert Avenue, Janesboro, Limerick to state that the works as described above is

Development and is NOT Exempt Development. *ll*

Signed



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

10/04/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/352 dated 10/04/2025, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



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

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/047/25

Name and Address of Applicant: Sarah Brennan, 50 Colbert Avenue, Janesboro, Limerick

Agent: N/A

Whether the 1st floor extension over existing kitchen/dining extension comprising 1 no. Bedroom 12sqm, reconfiguration of 1st floor and all associated site works at 50 Colbert Avenue, Janesboro, Limerick is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 18th of March 2025.

AND WHEREAS the Planning Authority has concluded that the 1st floor extension over existing kitchen/dining extension comprising 1 no. Bedroom 12sqm, reconfiguration of 1st floor and all associated site works at 50 Colbert Avenue, Janesboro, Limerick **DOES NOT** come within the scope of exempted development under Class 1 (3) of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (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 NOT Exempt Development.**

Signed on behalf of the said Council

Karen Conlan

Date:

10/04/2025

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.