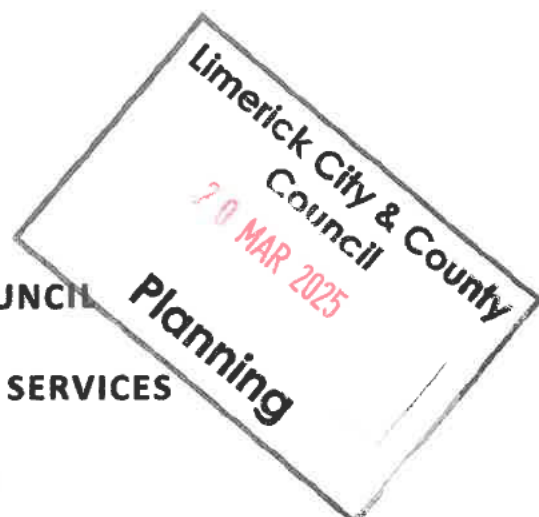




LIMERICK CITY & COUNTY COUNCIL  
PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION



**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name:

SEAN CLINTON

Applicant's Address:

17 CAREYSFORD AVENUE,  
COLLEGE COURT,  
CASTLETROY, LIMERICK

Telephone No.



Name of Agent (if any):

DOM O'RIOIRTHA <sup>ARCHITECTURAL</sup> SERVICES

Address:

26 ASCOT TERRACE,  
O'CONNELL AVENUE,  
LIMERICK.

Telephone No. 086 319 6717

Address for Correspondence:

26 ASCOT TERRACE,  
O'CONNELL AVENUE,  
LIMERICK.

Location of Proposed development:

17 CAREYSFORD AVENUE,  
COLLEGE COURT, CASTLETROY  
LIMERICK

Description of Proposed development:

CONVERSION OF THE GARAGE  
TO A HABITABLE ROOM.

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:

4807 01 FLOOR PLANS  
02 ELEVATIONS & SECTION  
03 SITE LAYOUT & ELEVATIONS  
04 SITE LOCATION MAP

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

If Yes please provide floor areas of all existing structures:

FOLLOWING THE CONVERSION OF THE  
GARAGE IN THE 1980'S AN EXTENSION  
WAS BUILT OVER THE CONVERTED  
ROOM ALL OF WHICH IS SHOWN  
ON THE DRAWINGS

Signature of Applicant (or Agent) DOM O. RYORDAN  
ARCHITECTURAL  
SERVICES

**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 \_\_\_\_\_

\*\*\*\*\*

# Planning Pack Map

1. All dimensions to be checked on site prior to work beginning.
2. Only written dimensions to be used.
3. Do not scale.
4. Any discrepancies to be reported immediately.

JOB: 17 CARYSFORD AVENUE  
COLLEGE COURT  
TITLE: SITE LOCATION MAP

DOM O'RIORDAN  
ARCHITECTURAL SERVICES  
26, ASCOT TERRACE,  
O'CONNELL AVENUE,  
LIMERICK

086-3196717

JOB: 4807

DRG. NO.: 04

DATE: MARCH 2025

SCALE: 1 : 1000

Car Park

Dr o m  
u a o e  
m r o e  
Car Park 8.22

8.22

STANFORD CLOSE

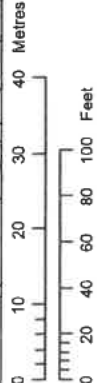
CARYSFORD AVENUE

COLLEGE COURT DRIVE

Kenny  
Business  
School

University  
of Limerick

Limerick City & County  
Council  
20 MAR 2025  
Planning



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.lal.ie](http://www.lal.ie); search 'Capture Resolution'

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

657986

560974

657986

560741



Tailte  
Éireann

## CENTRE

COORDINATES:  
ITM 560858,658082

PUBLISHED:  
20/02/2025  
ORDER NO.:  
50450093\_1

MAP SERIES:  
1:1,000  
1:2,500  
MAP SHEETS:  
4683-17  
4683-C

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

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FRONT CONTIGUOUS ELEVATION @ 1:200



1. All dimensions to be checked on site prior to work beginning.
2. Only written dimensions to be used.
3. Do not scale.
4. Any discrepancies to be reported immediately.

JOB: 17 CAREYSPORD AVENUE  
COLLEGE COURT  
TITLE: SITE LAYOUT &  
DOM O'RIORDAN CONTIGUOUS  
ARCHITECTURAL SERVICES ELEVATION  
26, ASCOT TERRACE,  
O'CONNELL AVENUE,  
LIMERICK

JOB: 4807  
DRG. NO.: 03  
DATE: MARCH 2025  
SCALE: 1:500 & 1:200

086-3196717

Limerick City & County  
Council  
20 MAR 2025

Planning



1. All dimensions to be checked on site prior to work beginning.
2. Only written dimensions to be used.
3. Do not scale.
4. Any discrepancies to be reported immediately.

JOB: 17 CAREYSPORD AVE,  
COLLEGE COURT,  
TITLE: FLOOR PLANS

DOM O'RIORDAN  
ARCHITECTURAL SERVICES  
26, ASCOT TERRACE,  
O'CONNELL AVENUE,  
LIMERICK

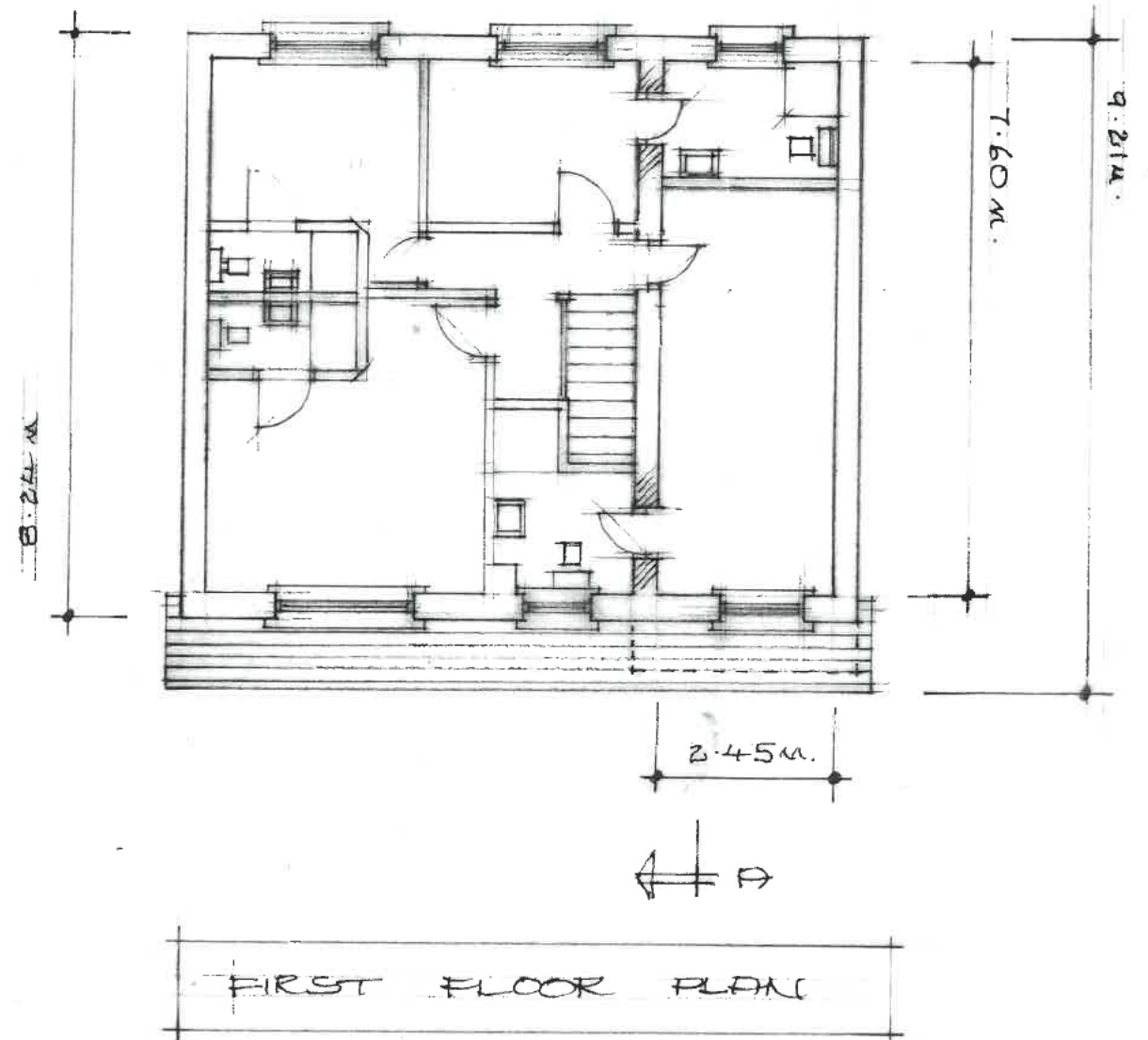
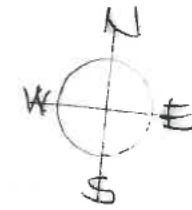
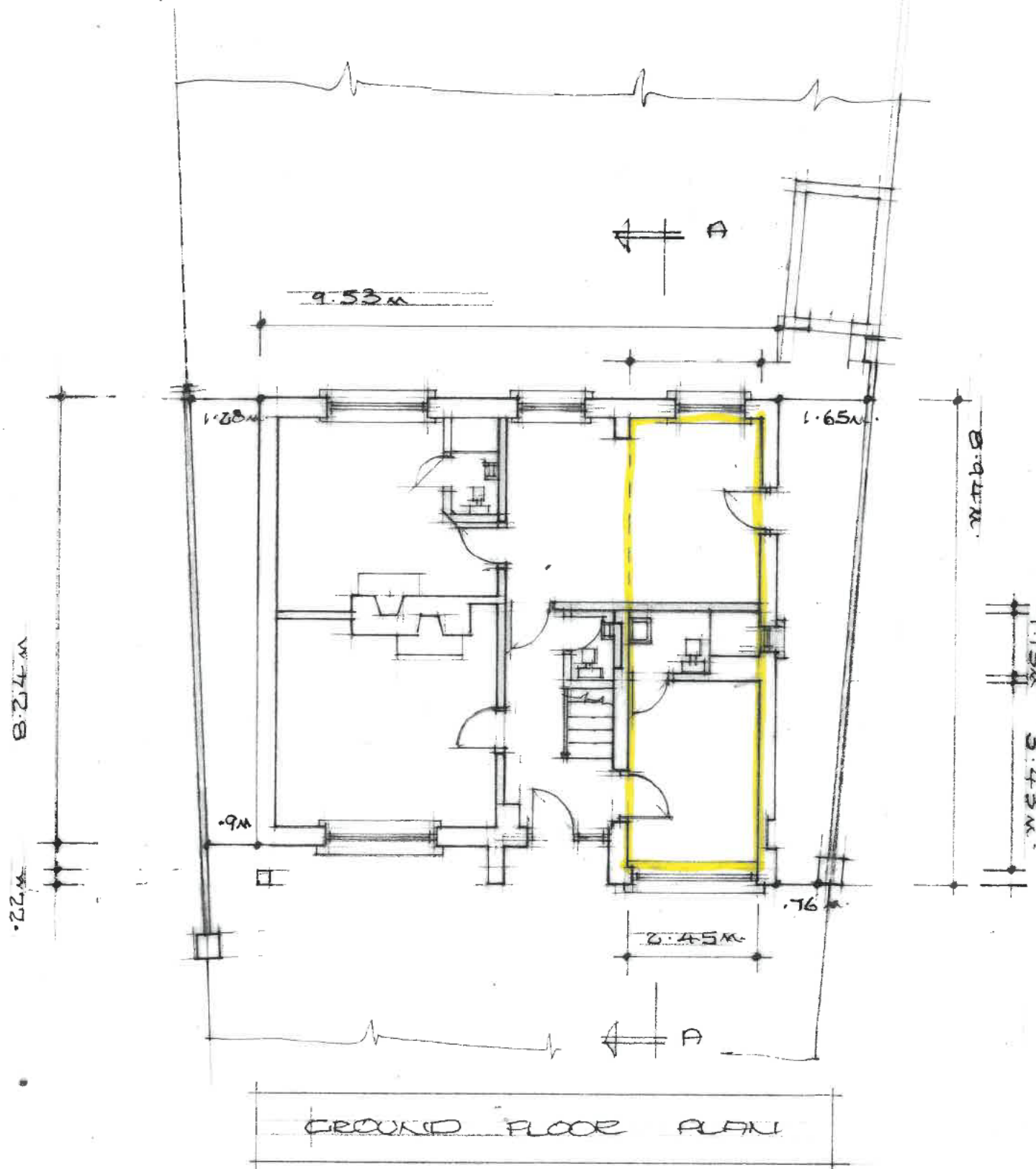
086-3196717

JOB: 4807

DRG. NO.: 01

DATE: MAR 2025

SCALE: 1:100



Limerick City & County  
Council

20 MAR 2025

Planning

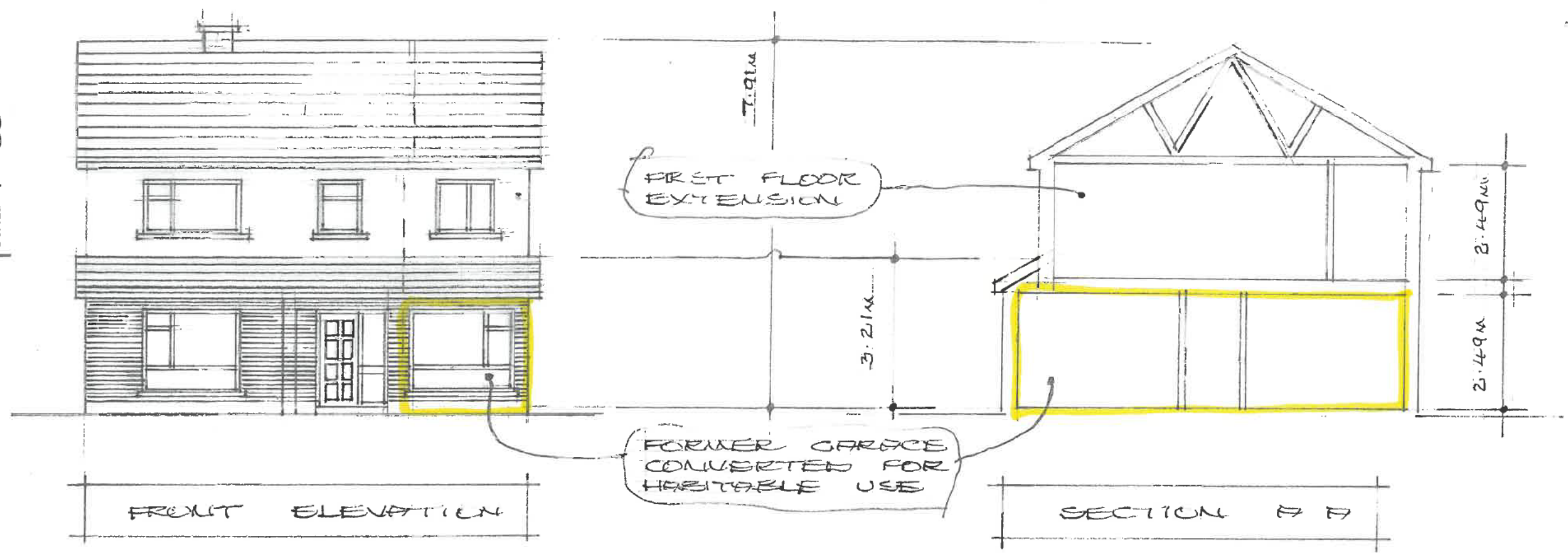
JOB: 17 CAREYSFORD AVE,  
COLLEGE COURT,  
LIMERICK

JOB: 4807  
DRG. NO.: 02.  
DATE: MARCH '25  
SCALE: 1:100

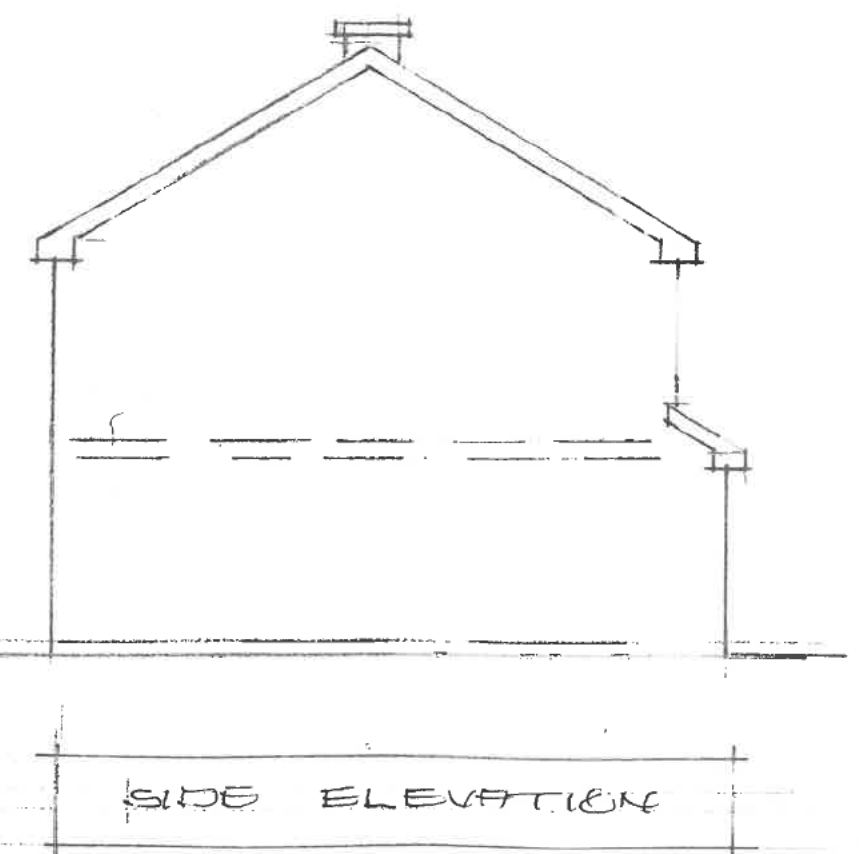
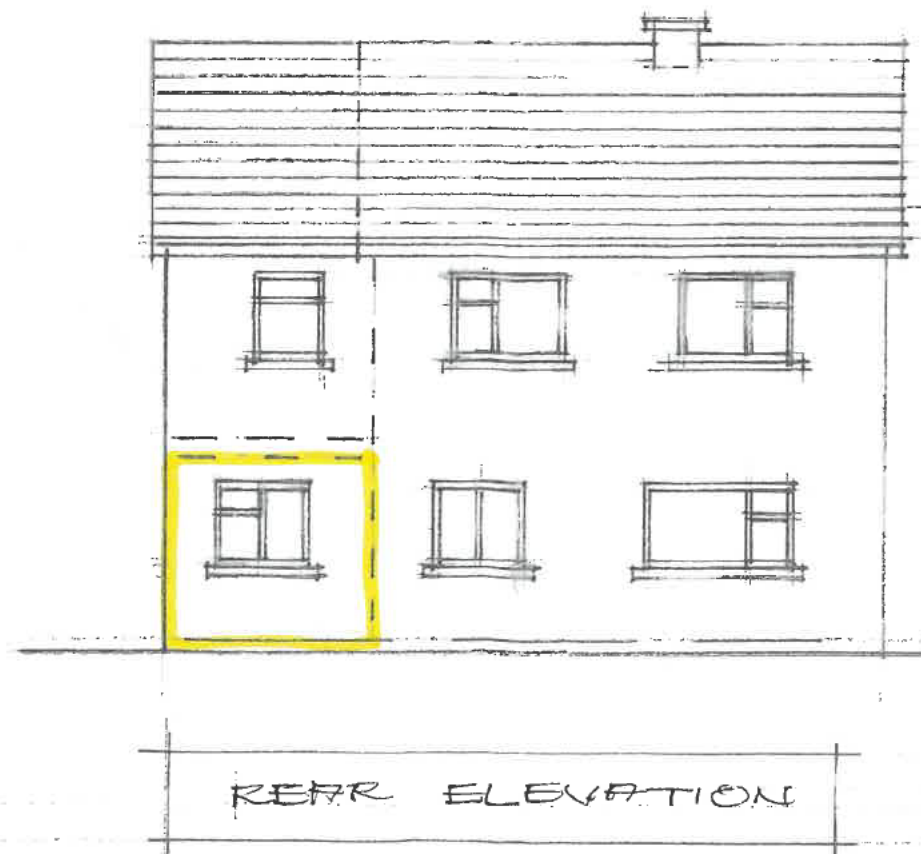
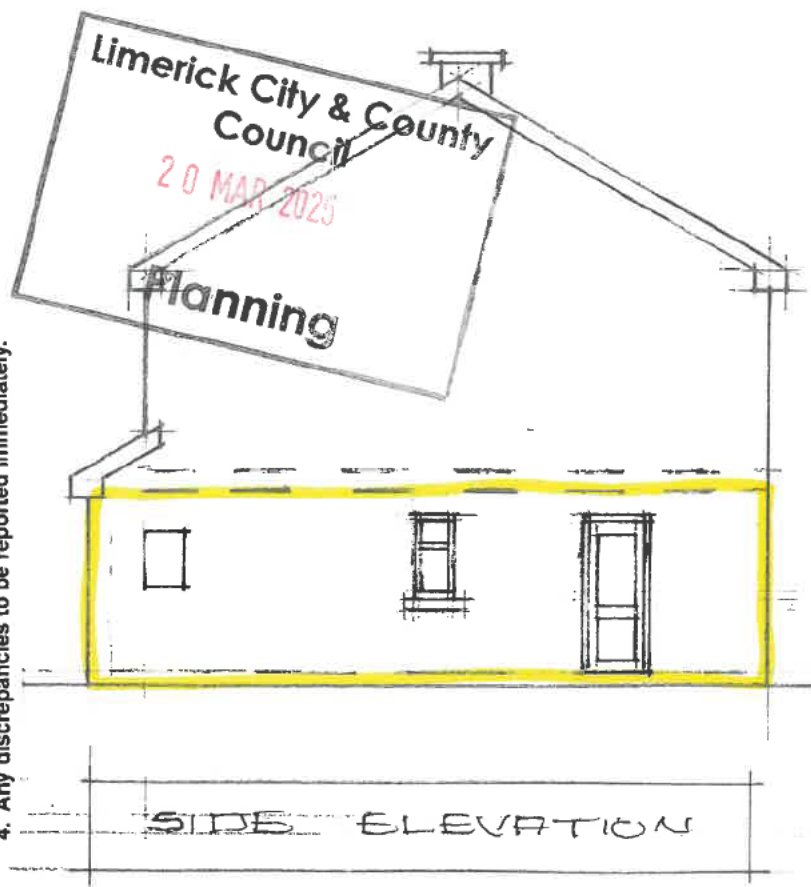
TITLE: ELEVATIONS & SECTION

DOM O'RIORDAN  
ARCHITECTURAL SERVICES  
26, ASCOT TERRACE,  
O'CONNELL AVENUE,  
LIMERICK

086-3196717



1. All dimensions to be checked on site prior to work beginning.
2. Only written dimensions to be used.
3. Do not scale.
4. Any discrepancies to be reported immediately.





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

20/03/2025 11:15:38

Receipt No./  
Uimhir Admhála : LA25/0/25175528  
\*\*\*\*\* REPRINT \*\*\*\*\*

DOMINIC O'RIORDAN ARCHITECT  
ASCOT TCE  
O'CONNELL AVE  
LIMERICK  
RE SEAN CLINTON

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :  
Credit / Debit Card 80.00  
VISA  
\*\*\*\*\*0307  
\*\*\*\*

Change/Sóinseáil : 0.00

Issued By/  
Eisithe ag : John Harold  
From/O : CASH OFFICE HQ  
Vat reg No./Cláruimhir CBL: 3267368TH



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

**Reference no.** EC-048-25

**Name and Address of Applicant:** Sean Clinton  
17 Careysford Avenue,  
College Court,  
Limerick  
V94 PA4P

**Agent:** Dominic O Riordan, Architectural Services

**Location:** 17 Careysford Avenue,  
College Court,  
Castletroy,  
Co. Limerick

**Description of Site and Surroundings:**

The site two-storey detached dwelling situated in an existing residential area in College Court, Castletroy. The building is not a protected structure or situated in an ACA.

**Zoning:**

The site is zoned existing residential under the Limerick Development Plan.

**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:

- Conversion of the garage to a habitable room

This Section 5 declaration includes the following:

- Application Form
- Site location map
- Elevations
- Floor plans

**Planning History:**

25/83: Current planning application for retention of the first floor extension at the side of the house and other associated works.

## **Enforcement History**

None

## **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 conversion of garage, including replacement of garage door with a window to a habitable room constitutes ‘works’ and is therefore considered to be ‘development’.

### **Is the proposal exempted development?**

The proposal will be assessed under Class 1 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 1**

### ***Is the development within the curtilage of a house?***

Yes, the development as proposed is within the curtilage of the house. The existing garage is attached to the side of the dwelling.

## **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. The garage has been converted and a first floor side extension was constructed over the converted area that is currently the subject of a retention application (25/83).

*(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.*

N/A - house is detached

*(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.*

The house is detached. The extension subject to this declaration is ground floor only. There is a separate planning application for retention of a more recent first floor extension.

*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.*

The house has been extended previously. The garage has been converted, and a first-floor side extension was constructed over the converted area that is currently the subject of a retention application (25/83). The area of the first-floor extension is stated as being 18.62sqm. The plans submitted with the application show an area highlighted in yellow that has a floor area of 21.93sqm. It is unclear whether this entire area was subject to the conversion. If it was the entire area, then the floorspace would be above the 40sqm condition with a total area of 40.523sqm. Based on the information provided by the applicant and the area marked in yellow on the submitted plans, the proposal would not comply with this condition/limitation.

*(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 house is not terraced or semi-detached.

*(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.*

There is a separate current planning application for more recent first floor extension.

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

N/A no works proposed above ground floor.

*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.*

N/A garage conversion

*(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.*

N/A garage conversion

*(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.*

N/A garage conversion

*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 25 square metres.

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

No windows are proposed less than 1 metre from the boundary.

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



N/A no above ground floor extension

*(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.

The proposal is not subject to any conditions or limitations set out in Column 2.

#### **4(1)(h) of the Planning and Development Act 2000 (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.*

As part of the garage conversion, the garage door has been replaced with a window and the remaining garage wall has been re-plastered to match the façade of the main dwelling. It is noted that similar alterations have been undertaken to neighbouring properties. Therefore, it is considered that the alterations to the front of the property are works 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.

#### **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 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 proposal as detailed on the application and plans submitted is not considered to be within the scope of 2(a) of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 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 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) 4(1)(h) of the Planning and Development Act 2000 (as amended)
- (d) The plans & particulars submitted with the application received on the 20<sup>th</sup> of March 2025.

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

Mary O Malley

Mary OMalley  
Executive Planner  
Date 15/04/2024

Agreed B. Henn  
Barry Henn, S.E.P

Date: 17/04/2025

## Appendix 1- AA Screening examination

### AA PN01 Screening Form

<b>STEP 1: Description of the project/proposal and local site characteristics:</b>	
<b>(e) File Reference No:</b>	EC/048/25
<b>(e) Brief description of the project or plan:</b>	Conversion of the garage to a habitable room
<b>(e) Brief description of site characteristics:</b>	Existing residential site in suburban housing development
<b>(e) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW</b>	None
<b>(e) Response to consultation:</b>	N/A

<b>STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.</b>				
<b>European Site (code)</b>	<b>List of Qualifying Interest/Special Conservation Interest <sup>1</sup></b>	<b>Distance from proposed development <sup>2</sup> (km)</b>	<b>Connections (Source-Pathway-Receptors)</b>	<b>Considered further in screening Y/N</b>
002165	Lower River Shannon SAC	450m	None	No
004077	Slieve Felim to Silvermines Mountains SPA	3.9km(East)	None	No

<sup>1</sup> Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

<sup>2</sup> if the site or part thereof is within the European site or adjacent to the European site, state here

<b>STEP 3: Assessment of Likely Significant Effects</b>	
<b>(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:</b>	
<b>Impacts:</b>	<b>Possible Significance of Impacts: (duration/Magnitude etc)</b>
<b>Construction phase e.g.</b> - Vegetation clearance - Demolition	None. No direct encroachment or hydrological connection. Works already carried out and were internal.

<ul style="list-style-type: none"> <li>- Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>- Dust, noise, vibration</li> <li>- Lighting disturbance</li> <li>- Impact on groundwater/dewatering</li> <li>- Storage of excavated/construction materials</li> <li>- Access to site</li> <li>- Pests</li> </ul>	
<b>Operation phase e.g.</b> <ul style="list-style-type: none"> <li>- Direct emission to air and water</li> <li>- Surface water runoff containing contaminant or sediment</li> <li>- Lighting disturbance</li> <li>- Noise/vibration</li> <li>- Changes to water/groundwater due to drainage or abstraction</li> <li>- Presence of people, vehicles and activities</li> <li>- Physical presence of structures (e.g collision risk)</li> <li>- Potential for accidents or incidents</li> </ul>	None. No direct encroachment or hydrological connection.
<b>In-combination/Other</b>	None, given the level of development in the area. Site is within an existing residential area.
<b>(a) Describe any likely changes to the European site:</b>	
Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> <li>- Reduction or fragmentation of habitat area</li> <li>- Disturbance to QI species</li> <li>- Habitat or species fragmentation</li> <li>- Reduction or fragmentation in species density</li> <li>- Changes in key indicators of conservation status value (water or air quality etc)</li> <li>- Changes to areas of sensitivity or threats to QI</li> <li>- Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	None. No direct encroachment or hydrological connection.
<b>(a) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>STEP 4: Screening Determination Statement</b>	
<b>The assessment of significance of effects:</b> 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	



**Conclusion:**

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the development,
- the intervening urban land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

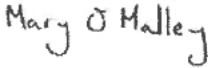

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European site or any other European site, in view of the said site conservation objectives. An appropriate assessment is not, therefore, required.

	Tick as appropriate:	Recommendation:
(ii) It is clear that there is <b>no likelihood</b> of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(iii) It is <b>uncertain</b> 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) <b>Significant effects</b> are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
<b>Signature and Date of Recommending Officer:</b>	<div>Mary O Malley</div> <hr/> <div>Mary O Malley Executive Planner 15/04/2025</div>	
<b>Signature and Date of the Decision Maker:</b>	<div>B. Henn</div> <div>Barry Henn, SEP 17/04/2025</div>	

## Appendix 2- EIA Screening examination

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC/048/25
Development Summary:	Conversion of the garage to a habitable room
Was a Screening Determination carried out under Section 176A-C?	Yes, no further actions required  <input checked="" type="checkbox"/> No, proceed to Part A
<b>A. Schedule 5 Part 1</b> - Does the development comprise a project listed in Schedule 5, <b>Part 1</b> , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
Yes specify class here:	<b>EIA is mandatory</b>  No Screening required
<input checked="" type="checkbox"/> No	<b>Proceed to Part B</b>
<b>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, <b>Part 2</b> , of the Planning and Development Regulations 2001 (as amended) <b>and</b> 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	<b>No Screening required</b>
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 <b>and</b> meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]	<b>EIA is mandatory</b>  No Screening required

Yes the project is of a type listed <b>but</b> is <i>sub-threshold</i> :	Proceed to <b>Part C</b>
<b>C. If Yes</b> , has Schedule 7A information/screening report been submitted?	
Yes, Schedule 7A information/screening report has been submitted by the applicant	<b>Screening Determination required</b>
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	<b>Preliminary Examination required</b>

Signature and Date of Recommending Officer:	 <hr/> Mary O'Malley, EP 15/04/2025
Signature and Date of the Decision Maker:	 <hr/> Barry Henn, SEP 17/04/2025

## PLANNING & PLACE-MAKING

### REG POST:

**Sean Clinton**  
**c/o Dominic O Riordan, Architectural Services**  
**26 Ascot Terrace**  
**O'Connell Avenue**  
**Limerick**

**EC/048/25**

17<sup>th</sup> 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/2025/378**

**File Ref No. EC/048/25**

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

**RE:** **The conversion of the garage to a habitable room at 17 Careysford Avenue, College Court, Castletroy, Co. Limerick**

**ORDER:** Whereas by Director General's Order No. DG/2024/123 dated 27<sup>th</sup> 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 Mary O'Malley, Executive Planner dated 15/04/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Sean Clinton, c/o Dominic O Riordan, Architectural Services, 26 Ascot Terrace, O'Connell Avenue, Limerick to state that the works as described above is

**Development and is NOT Exempt Development.** *KL*

Signed

*B. Henn*

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

*17/04/2025*

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/378 dated *17/4/25*, pursuant to Section 151(7) of the Local Government Act 2001

Signed:

*B. Henn*

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 Daili  
Tuair an Daili, 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/048/25**

**Name and Address of Applicant:** Sean Clinton, 17 Careysford Avenue, College Court, Limerick, V94 PA4P

**Agent:** Dominic O Riordan, Architectural Services, 26 Ascot Terrace, O'Connell Avenue, Limerick

**Whether** the conversion of the garage to a habitable room at 17 Careysford Avenue, College Court, Castletroy, Co. 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 20<sup>th</sup> of March 2025

**AND WHEREAS** the Planning Authority has concluded that the conversion of the garage to a habitable room at 17 Careysford Avenue, College Court, Castletroy, Co. Limerick **DOES NOT** come within the scope of exempted development under 2(a) of Class 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

Date:

17/04/2025

**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.