



Comhairle Cathrach

& Contae Luimních

Limerick City
& County Council

Pleanáil, agus Cruthú Áite

Comhairle Cathrach agus Contae Luimních

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

Nora Dineen
11 O'Connor Park
Ardagh
Co. Limerick

RE: Declaration under Section 5 – EC-023-25

Dear Sir/Madam,

I refer to the above Section 5 Application received by the Planning Department on the 21st February 2025. Please be advised this is an incomplete application as all the documents below have not been submitted:

Please find attached { (a) Site layout plan
(b) Dimensioned plans and elevations of the structure and any existing structures.

Drawings must be of an adequate standard to enable the Planning Authority to assess any application lodged, you may wish to engage the services of a suitably qualified agent in this regard.

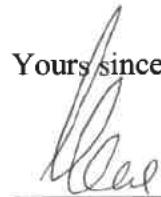
Should you wish to submit a new application, please note that the fee paid in respect of this application will be re-assigned to your new application.



Furthermore, if you do NOT intend submitting a new application a refund will be provided via bank account of the name on the receipt. The following information, in the name of the person on the receipt, should be sent to enforcements@limerick.ie in order to process the refund:

- bank statement header (showing IBIC, IBAN & Name) and
- VAT/Tax Reference Number/PPS

Yours sincerely,


Helen Keane,
Staff Officer,
Planning & Place-Making

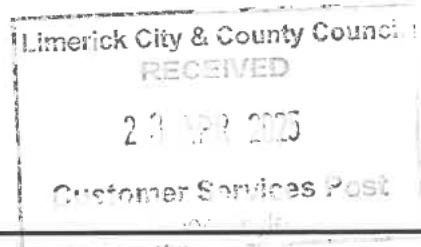


PLANNING & PLACE-MAKING

11/03/25

Nora Dineen
11 O'Connor Park
Ardagh
Co. Limerick

RE: Declaration under Section 5 – EC-040-25



Dear Sir/Madam,

I refer to the above Section 5 Application received by the Planning Department on the 5th March 2025. Please be advised this is an incomplete application as all the documents below have not been submitted:

✓(a) Site layout plan – with measurements – included version
✓(b) Dimensioned plans and elevations of the structure and any existing structures - with measurements included updated version.

Please note what was submitted is not sufficient – no dimensions on drawings. Site layout also insufficient.

Drawings must be of an adequate standard to enable the Planning Authority to assess any application lodged, you may wish to engage the services of a suitably qualified agent in this regard.

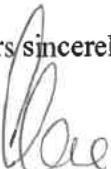
Should you wish to submit a new application, please note that the fee paid in respect of this application will be re-assigned to your new application.



Furthermore, if you do NOT intend submitting a new application a refund will be provided via bank account of the name on the receipt. The following information, in the name of the person on the receipt, should be sent to enforcements@limerick.ie in order to process the refund:

- bank statement header (showing IBIC, IBAN & Name) and
- VAT/Tax Reference Number/PPS

Yours sincerely,



Helen Keane,
Staff Officer,
Planning & Place-Making

PLACE Map

Limerick City & County
Council

05 Mar 2025

Planning

Limerick City & County
Council

21 Mar 2025

Planning

4.11

Limerick City & County
Council

05 Mar 2025

Planning

Rearrangement
of Roads
in Carrigaholt
Area

0.83



527988
638924

CENTRE
COORDINATES:
ITM 527872,638838
PUBLISHED: 18/02/2025
ORDER NO.: 5049561_1
MAP SERIES: 1:2,500
MAP SHEETS:
5100-B
1:2,500
5101-A

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
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Ireland.
D08F6E4
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does not show
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527988
638924

reg No: Clárthimhír CBL: 3267368TH
m/d: CASH OFFICE HQ
the ag: Gerald Ryan
ed By: Tailte Éireann, 2025.

ngé/Soláisail: 0.00

que: 80.00

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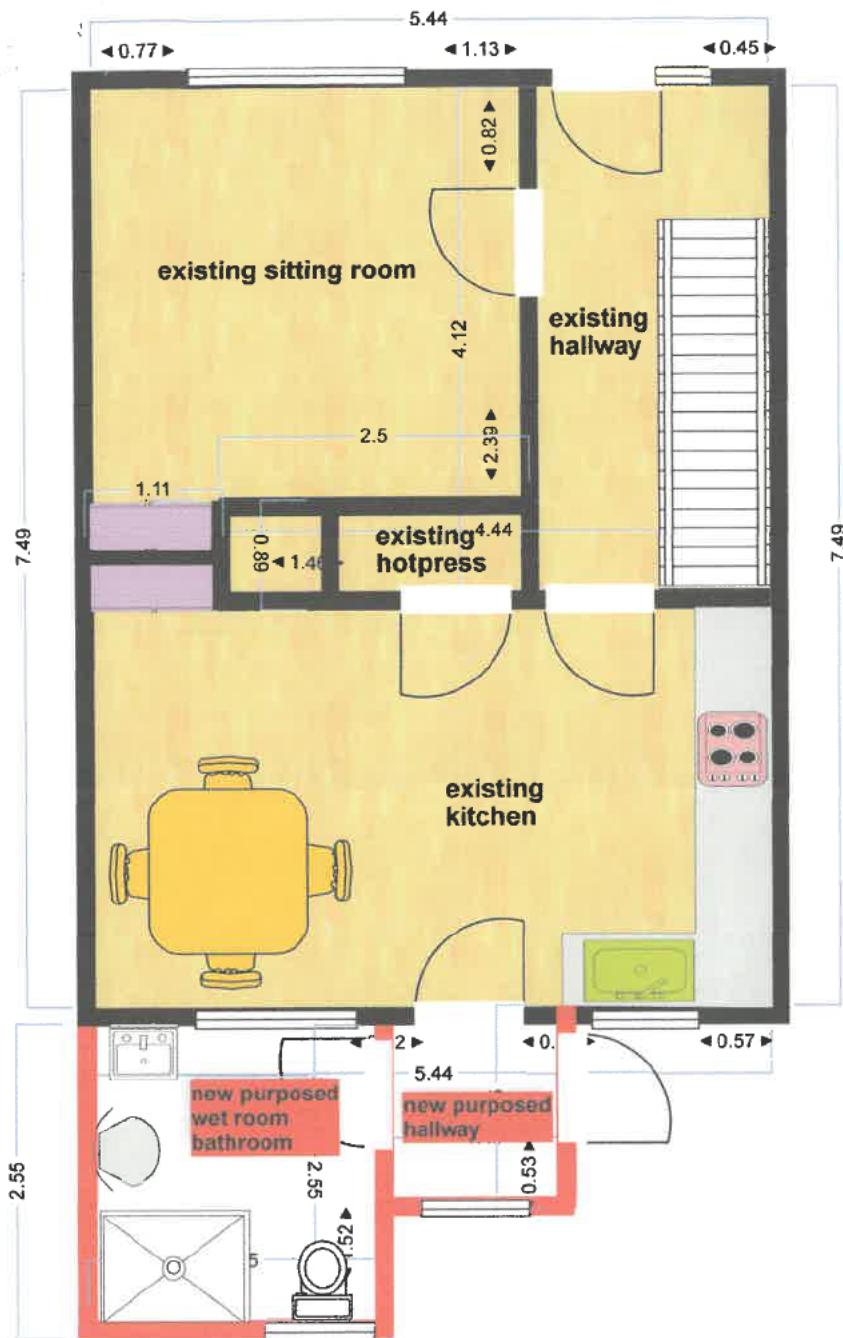
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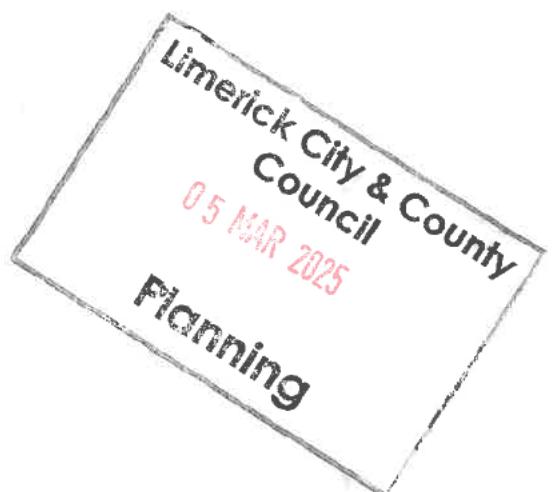
Limerick
County
Council
CATHRAIC
COMHAICHE
CATRACH & CONTAE





ground floor plan:

Nora Dineen
11 O Connor Park,
Ardagh,
Co. Limerick





LIMERICK CITY & COUNTY COUNCIL
 PLANNING AND ENVIRONMENTAL SERVICES
 SECTION 5 APPLICATION



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Nora Dineen

Applicant's Address: 11 O' CONNOR PARK
Ardagh
Co. Limerick

Telephone: [REDACTED] (daughter MARY)

Name of Agent (if any): Mary Moran. (daughter)

Address: [REDACTED]
[REDACTED]

Telephone No. [REDACTED]

Address for Correspondence:

11 · O' CONNOR PARK,
Ardagh.
Co. Limerick



Location of Proposed development:

Wet room facility @ back of house.

Description of Proposed development:

Toilet + Wet room facility on ground
Level to Aid in care of Nora.

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

NO NO

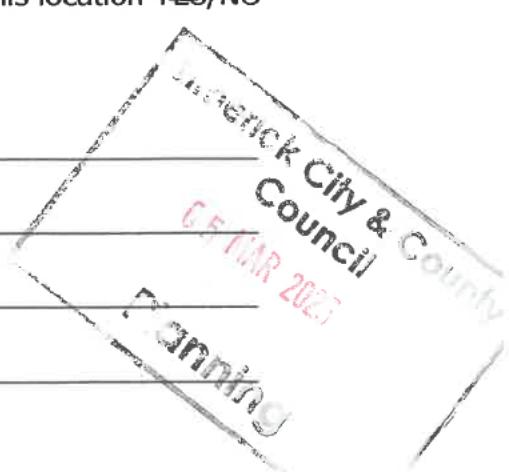
Applicant's interest in site:

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

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) Nora Dineen



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

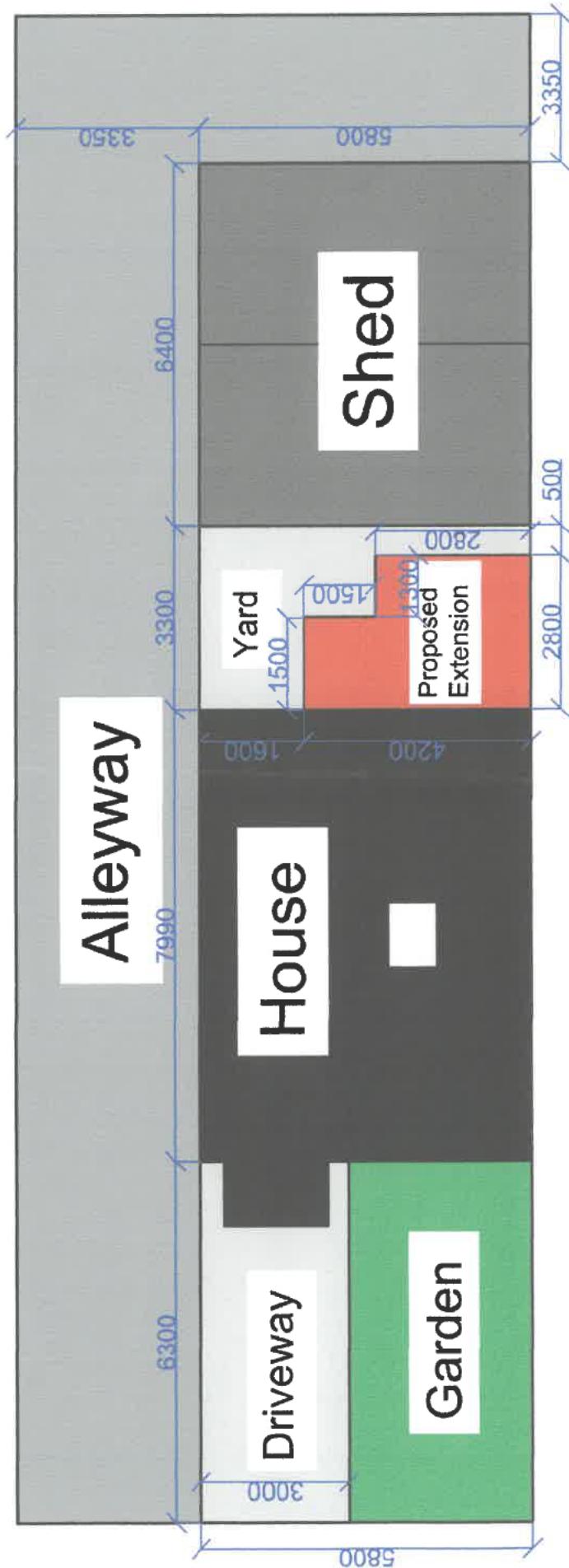
Ref. No. _____

Date Received _____

Fee Received _____

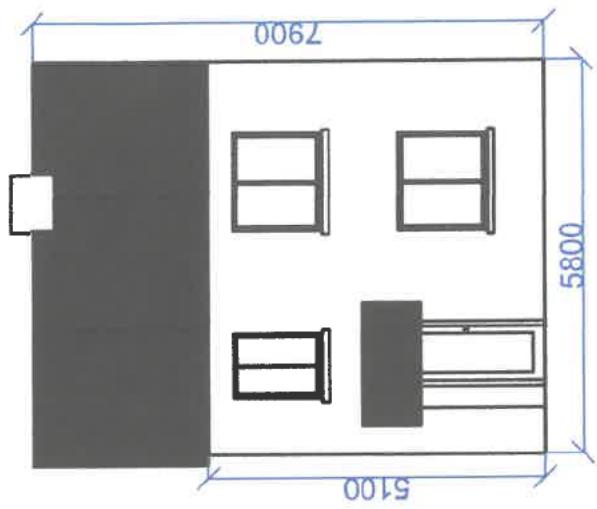
Date Due _____



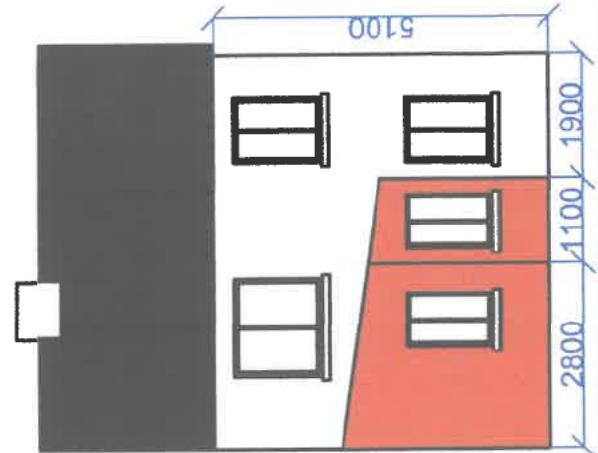


All Measurements are in mm (Millimetres)

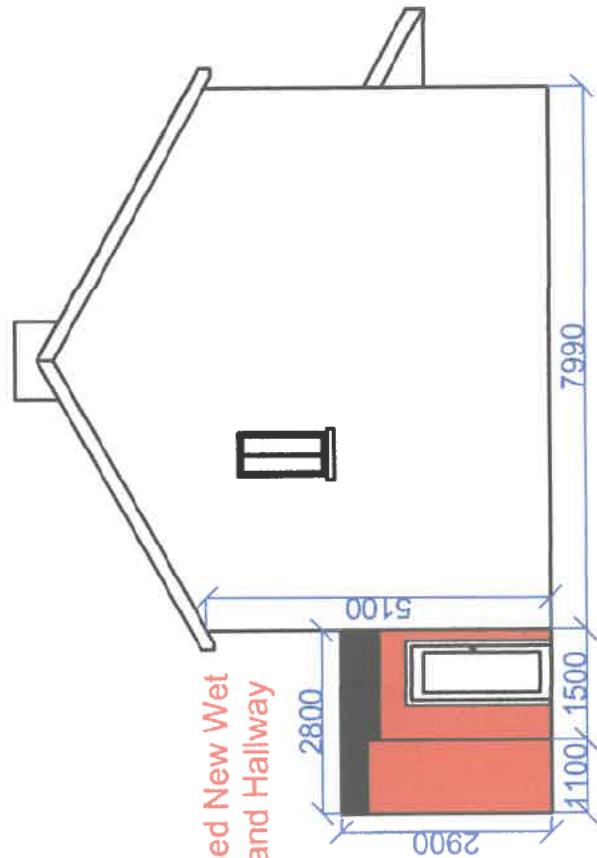
Site Layout
 Nora Dineen
 11 O Connor Park
 Ardaagh
 Co.Limerick
 V42 PH96



Front View



Back View



All Measurements are in mm (Millimetres)

Elevation Views
 Nora Dineen
 11 O Connor Park
 Ardag
 Co.Limerick
 V42 PH96



COMHAIRLE
CATHRACH & CONTAE
Luimnígh
Limerick
CITY & COUNTY
COUNCIL

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

20/02/2025 12:54:23

Receipt No./
Uimhir Admhála : LA25/0/25174733

Nora Dineen,
C/O Mary Moran,
11 O'Connor Park,
Ardagh

PLANNING APPLICA FEE	80.00
GOODS	80.00
VAT 0%	0.00

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :
Cheque 80.00
A.I.B.
500617

Change/Sóinseáil : 0.00

Issued By/
Eisithe ag : Gerard Ryan
From/Ó : 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/093/25

Name and Address of Applicant: Nora Dineen, 11 O'Connor Park, Ardagh, Co. Limerick

Agent: As above.

Location: 11 O'Connor Park, Ardagh, Co. Limerick

Description of Site and Surroundings:

The subject site is located in the O'Connor Park housing estate. There is a two-storey semi-detached dwelling on site with a large single storey shed to the rear. There is an existing public passage to the side of the dwelling.

Zoning:

N/A

Proposal:

The question being put before the planning authority is as follows:

- *Whether the construction of a single storey extension to accommodate a wet-room and toilet facility is or is not development and is or is not exempted development.*

This Section 5 declaration includes the following:

- Section 5 Declaration Application Form
- Site Location Map
- Site layout plan
- Elevations

Planning History:

No planning history on site.

Enforcement History

No Planning Enforcement on site.

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 construction of a single storey extension to accommodate a wet-room and toilet facility constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The proposal for the construction of a single storey rear extension will be assessed against 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 not been extended previously and the floor area of the proposed extension is less than 40sqm.

(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.

No development proposed above ground.

(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.

House has not been extended previously.

(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 no works proposed above ground floor.

(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.

N/A

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. Height of 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.

N/A

(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.

Height would not exceed height of eaves or parapet or 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 private garden area to the rear of the dwelling remaining following the construction of the proposed extension would be c.40sqm.

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

(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 complies with all conditions and limitations of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001.

Article 9

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

AA Screening examination has been undertaken (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 has been undertaken (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

The proposed extension, as detailed in the submitted application and plans, falls within the scope 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 23rd April 2025.

It is therefore considered that the said works are development and exempted development.

Eithne

Eithne O'Brien
Assistant Planner

Date: 12/05/2025

Agreed by: Jennifer

Jennifer Collins
A/Senior Executive Planner

Date: 15/05/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC/093/25
(b) Brief description of the project or plan:	Whether the construction of a single storey extension to accommodate a wet-room and toilet facility is or is not development and is or is not exempted development.
(c) Brief description of site characteristics:	The subject site is located in the O'Connor Park housing estate. There is a two-storey semi-detached dwelling on site with a large single storey shed to the rear. There is an existing public passage to the side of the dwelling.
(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 Interest¹	Distance from proposed development² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
004161 – Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA	Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA National Parks & Wildlife Service	1.6km	None. No direct encroachment or hydrological connection.	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)		

<p>Construction phase e.g.</p> <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 - Storage of excavated/construction materials - Access to site - Pests 	<p>None. No direct encroachment or hydrological connection.</p>
<p>Operation phase e.g.</p> <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 	<p>None. No direct encroachment or hydrological connection. area.</p>
<p>In-combination/Other</p>	<p>N/A having regard to developments nearby, primarily upgrades to existing dwelling. No likely significant in-combination effects are identified.</p>
<p>(b) Describe any likely changes to the European site:</p>	
<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 	<p>None. No direct encroachment or hydrological connection.</p>

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

Yes 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

No effects identified.

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 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 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.

	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:

Eithne

Eithne O'Brien, Assistant Planner
12/05/2025

Signature and Date of the Decision Maker:

John Hall

	Jennifer Collins, A/Senior Executive Planner 12/05/25
--	--

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC/093/25	
Development Summary:	Extension to existing dwelling house.	
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:	 Eithne O'Brien, Assistant Planner 12/05/2025
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 15/05/2025

Appendix 3: Site Inspection photos







Comhairle Cathrach
& Contae Luimníogh
Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimníogh
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:

**Nora Dineen,
11 O'Connor Park,
Ardagh,
Co. Limerick**

EC/093/25

19 May 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,

Karen Conlon
(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/2025/504

File Ref No. EC/093/25

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

RE: **The construction of a single storey extension to accommodate a wet-room and toilet facility at 11 O'Connor Park, Ardagh, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2024/122 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 Jennifer Collins, A/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, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of Eithne O'Brien, Assistant Planner dated 12/05/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Nora Dineen, 11 O'Connor Park, Ardagh, Co. Limerick to state that the works as described above is

Development and is Exempt Development. *kc*

Signed



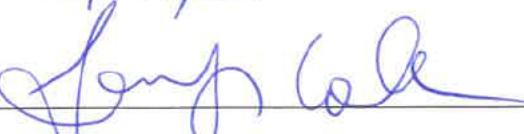
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

19/05/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/504 dated *19/05/25*, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/093/25

Name and Address of Applicant: Nora Dineen, 11 O'Connor Park, Ardagh, Co. Limerick

Agent: N/A

Whether the construction of a single storey extension to accommodate a wet-room and toilet facility at 11 O'Connor Park, Ardagh, 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 23rd of April 2025.

AND WHEREAS the Planning Authority has concluded that the construction of a single storey extension to accommodate a wet-room and toilet facility at 11 O'Connor Park, Ardagh, Co. Limerick **DOES** come within the scope of exempted development under Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended) Class 1 of Part 1 of Schedule 2 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 Exempt Development**.

Signed on behalf of the said Council

Karen Coulter
Date: 19/05/2025

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.