



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

**Limerick City and County Council**

**Planning Department**

**Section 5 Application**

**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name: Michael & Stephanie McGrath

Applicant's Address: Mount Catherine, Pallasgreen,  
Co. Limerick, V94 P8X6

---

Telephone No. [REDACTED]

Name of Agent (if any): Catherine O'Brien Architect

Address: Longstone House, Longstone,  
Cullen, Co. Tipperary E34 XT51

Telephone No. 087 6088807

Address for Correspondence: Catherine O'Brien Architect,  
Longstone House, Longstone, Cullen, Co. Tipperary E34 XT51

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Applicants interest in - OWNER

Location of Proposed development (Please include Eircode):

Mount Catherine Lodge, Mount Catherine, Pallasgreen,  
Co. Limerick V94 T9HH

Description of Proposed development:

An extension of 23 sq meteers, all to the rear at Mount Catherine Lodge, for their daughter Karen, who currently lives in the main house with her parents. Karen needs to reside at this location as she keeps Horses at Mount Catherine.

Mount Catherine is not a recorded protected structure

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

ORDNANCE SURVEY MAP

PROPOSED FLOOR PLAN, PROPOSED ELEVATIONS, PROPOSED SITE LAYOUT PLAN

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

If Yes please provide floor areas of all existing structures: 1 No. 7 sq meter

kitchen / WC - Added circa 1962 - prior to my clients purchasing the property

- (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**

\*\*\*\*\*

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Ref. No. \_\_\_\_\_ Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_ Date Due \_\_\_\_\_

\*\*\*\*\*

Longstone House, Longstone, Cullen, Co. Tipperary E34 XT51

**The Planning Department,**  
Limerick City and County Council,  
County Buildings,  
Dooradoyle Road,  
Limerick

Date: April 30<sup>th</sup> 2025

**Limerick City & County  
Council**

**01 MAY 2025**

**Planning**

Reference: Proposed extension to Mount Catherine Lodge (23sq meters to rear)

To whom it may concern,

My client has a small gate lodge at the entrance to their home.

They wish to renovate and extend it for use as a small residence for their daughter Karen.

Karen works as an equine Physiotherapist and keeps her horses at Mount Catherine. She currently resides in her parent's house and needs her own unit.

The gate lodge will not be available to the public for rent.

Mount Catherine is not a protected structure. Notwithstanding this, we have designed the extension so as not to conflict with or falsify historic evidence.

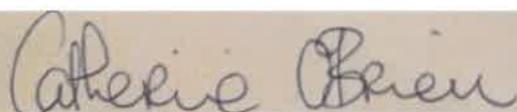
The design approach is both sympathetic and sensitive towards the old building. I understand from my client that the small 7 sq meter extension to the side of the gate lodge was added in 1960 by the previous owners.

The lodge contains no living room and so we are proposing a single bright living space to the rear or south elevation.

We just want to ensure that we do not require planning permission prior to proceeding.

As part of this application, I now include this cover letter, completed application form, all drawings, maps and €80 Fee.

Should you require any additional information please do not hesitate to contact me.



Catherine O'Brien MRAI B.Sc, B.Arch Conservation Accredited.

Catherine O'Brien Architect MRAI

Longstone House,

Longstone, Cullen,

Co. Tipperary E34 XT51

phone: 087 60 888 07

E MAIL: redchurcharchitect@gmail.com

# Planning Pack Map

11.66 A n C h i l l D u b h  
K i l d u f f

CENTRE  
COORDINATES:  
UTM 577379,645736

PUBLISHED: 04/11/2019  
ORDER NO.: 50092160\_1  
MAP SERIES: 1:2,500  
MAP SHEETS: 4933-C

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# Site Location Map



National Mapping Agency

CENTRE  
COORDINATES:  
ITM 577379,645736

PUBLISHED: 04/11/2019  
MAP SERIES: 6 Inch Raster  
MAP SHEETS: LK024  
TY050

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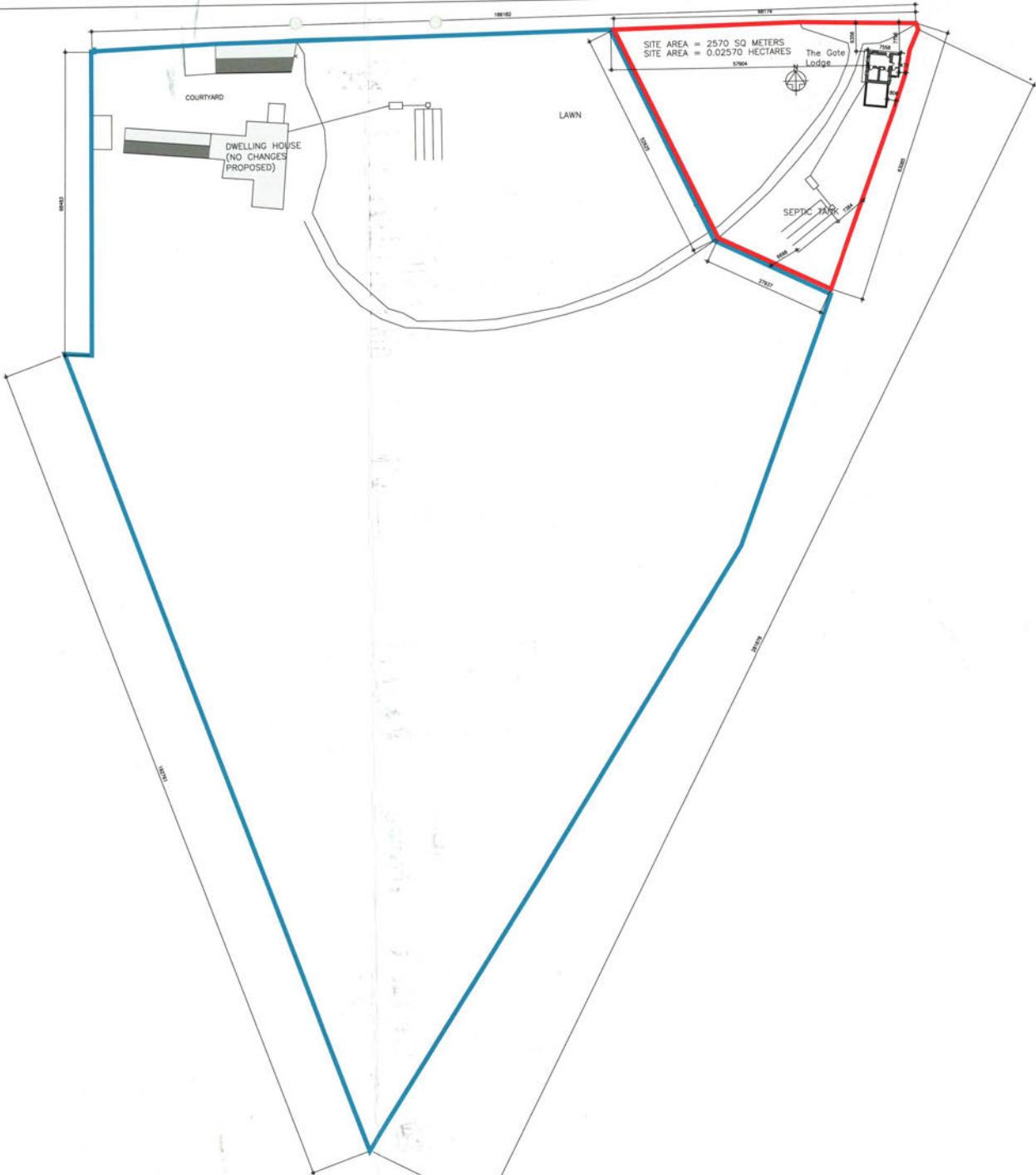
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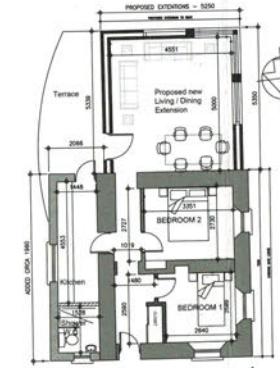
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SITE LOCATION MAP - SCALE 1/ 500 SITE AREA = 0.0257 HECTARES



Existing & Proprietary



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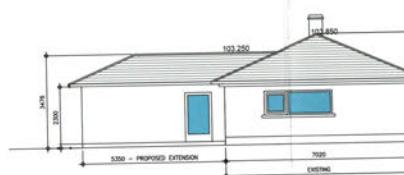
Proposed Ele



Recessed and existing front elevation B101



NEWLY PROPOSED



Received 11/10/00



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REVISION	DATE	DETAILS
DRAWING STATUS		
<b>PLANNING</b> <small>DRAWING APPROVED - FOR APPROVAL FEEDBACK DISMISSED - ONLY TO BE USED DO NOT SCALE FROM DRAWING</small>		

Catherine O'Brien archited  
RED CHURCH ARCHITECTS  
101 OCTOBER HOUSE

LONGSTONE,CULLEN  
CO. TIPPERARY E34 X75

MRS. STEPHANIE MCGOWAN  
MOUNT CATHERINE LODGE  
PROJECT TITLE  
KILDUFF, PALLASGREEN  
V94 T9H4

DRAWING TITLE

**SITE LAYOUT MAP 1/500  
PLAN ELEVATIONS & SECTION**

DRAWING TITLE  
SITE LAYOUT MAP 1/500  
PLAN ELEVATIONS & SECTION

OB/GYN COB

DATE	SCALE
061024	1/500/100

042503PL01

## ANSWER



LIMERICK CITY & COUNTY COUNCIL  
CASH OFFICE  
CIVIC OFFICES  
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01/06/2025 12:04:43

Receipt No./  
Uimhir Admhála : LA25/0/25177047  
\*\*\*\*\* **REPRINT** \*\*\*\*\*

CATHERINE O'BRIEN ARCHITECT  
LONGSTONE HOUSE  
LONGSTONE CULLEN  
CO TIPPERARY E34 XT61  
RE MOUNT CATHERINE LODGE

EXEMPTION CERTIFICATES 80.00  
GOODS 80.00  
VAT Exempt/Non-vatable

Total/Iomlán : 80.00 EUR

Tendered/fairgthe  
Credit / Debit Card 80.00  
VISA  
\*\*\*\*\*0800  
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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-105-25

**Name and Address of Applicant:** Michael and Stephanie McGrath,  
Mount Catherine Lodge,  
Mount Catherine,  
Pallasgreen,  
Co. Limerick

**Agent:** Catherine O' Brien,  
Longstoen House,  
Longstone,  
Cullen,  
Co. Tipperary.

**Location:** Mount Catherine Lodge,  
Mount Catherine,  
Pallasgreen,  
Co. Limerick

**Description of Site and Surroundings:**

The application site is located in the townland of Mount Catherine which is to the south of Pallasgreen. There is a two story dwelling on site and a gate lodge is present adjacent to the road. The N24 national road is a short distance to the east.

**Zoning:**

N/A

**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:

- Rear extension of 23m<sup>2</sup>

This Section 5 declaration includes the following:

- Application Form
- Proposed Elevations
- Proposed Floor plans
- Site layout plan
- Cover letter

**Planning History:**

19/1158 – Permission granted to Stephanie McGrath for the change of use of part of an existing outbuilding for use as a small scale rural physiotherapy practice and permission for equine physio accommodation in 3 no. existing stables for the treatment of horses as well as all associated site works on and under land

15/694 - Permission granted to Michael McGrath for new flood lights (4 no. lamp standards) to existing private sand area for schooling horses and all associated site works (this application relates to a protected structure).

97/261 – Permission granted to M McGrath for Extensions & alterations to existing house

#### **Enforcement History**

N/A

#### **Relevant An Bord Pleanála referrals**

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 a single story extension to rear of the existing dwelling constitutes ‘works’ and ‘development’.

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

The proposal is for the construction of a rear extension, the area of which is stated as 23m<sup>2</sup>. The proposal for the construction of an extension to the rear of dwelling will be assessed under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

#### **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 area of the rear extension is under 23m<sup>2</sup>.

*(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.*

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.*

Ground floor extension proposed.

*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 area of the rear extension is under 23m<sup>2</sup>.

*(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, dwelling is a single story.

*(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, dwelling is a single story.

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

Single story extension proposed.

*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.*

The rear wall does not include a gable, the proposed extension does not exceed the height of side walls.

*(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, the 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.*

Pitched roof proposed.

*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 construction of the rear extension would not reduce the area of private open space to less than 25sqm.

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

Separation distance of 1m.

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

Single story extension proposed.

*(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.*

Single story extension proposed.

*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.

Based on the foregoing, the proposal does come within Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

It is acknowledged that the adjacent dwelling is recorded on the NAIH, but the current proposal relates to the gate lodge only and does not have an impact on the house, the house is not recorded on the Record of Protected 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 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 is considered to be 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 the 1<sup>st</sup> May 2025.

It is therefore considered that the said works are development and are exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

*John Wallace*

John Wallace  
A/Executive Planner

Date 14/05/2025

*Jennifer Collins*  
Agreed

Jennifer Collins  
A/Senior Executive Planner

Date: 19/05/2025

**Appendix 1- AA Screening examination**

**AA PN01 Screening Form**

<b>STEP 1: Description of the project/proposal and local site characteristics:</b>	
<b>a. File Reference No:</b>	EC/105/25
<b>b. Brief description of the project or plan:</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• Rear extension of 23m<sup>2</sup></li> </ul>
<b>c. Brief description of site characteristics:</b>	The application site is located in the townland of Mount Catherine which is to the south of Pallasgreen. There is a two story dwelling on site and a gate lodge is present adjacent to the road. The N24 national road is a short distance to the east.
<b>d. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW</b>	N/A
<b>e. Response to consultation:</b>	N/A

European Site (code)	List of Qualifying Interest/Special Conservation Interest <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 Lower River Shannon SAC	<a href="#">Lower River Shannon SAC</a>   <a href="#">National Parks &amp; Wildlife Service (npws.ie)</a>	1.9km	None	No
004165 Sliievefelim to Silvermines Mountains SPA	<a href="#">Sliievefelim to Silvermines Mountains SPA</a>   <a href="#">National Parks &amp; Wildlife Service (npws.ie)</a>	8.4km	None	No
001432 Glenstal Wood SAC	<a href="#">Glenstal Wood SAC</a>   <a href="#">National Parks &amp; Wildlife Service (npws.ie)</a>	11.6km	None	No

001847 Philipston Marsh SAC	<a href="https://www.npws.ie/protected-sites/sac/001847">https://www.npws.ie/protected-sites/sac/001847</a>	11km	None	No
002137 Lower River Suir SAC	<a href="https://www.npws.ie/protected-sites/sac/002137">https://www.npws.ie/protected-sites/sac/002137</a>	13.6km	None	No
002257 Moanour Mountain SAC	<a href="#">Moanour Mountain SAC   National Parks &amp; Wildlife Service (npws.ie)</a>	15.7km	None	No
001430 Glen Bog SAC	<a href="https://www.npws.ie/protected-sites/sac/001430">https://www.npws.ie/protected-sites/sac/001430</a>	13.4km	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

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)
<b>Construction phase e.g.</b> <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Demolition</li> <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>	None. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.
<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> </ul>	None works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

<ul style="list-style-type: none"> <li>Potential for accidents or incidents</li> </ul>	
In-combination/Other	N/A given the level of development in the area

<p><b>b. Describe any likely changes to the European site:</b></p> <p><b>Examples of the type of changes to give consideration to include:</b></p> <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>	<p>None. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.</p>
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<p><b>c. (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</b></p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<p><b>STEP 4: Screening Determination Statement</b></p> <p><b>The assessment of significance of effects:</b></p> <p><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</b></p> <p>On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:</p> <ul style="list-style-type: none"> <li>the nature and scale of the proposed development on fully serviced lands,</li> <li>the intervening land uses and distance from European sites,</li> <li>the lack of direct connections with regard to the Source-Pathway-Receptor model,</li> </ul> <p>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.</p>
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	<p><b>Conclusion: AA Screening is not required.</b></p>									
	<table border="1"> <tr> <td></td> <td> <p><b>Tick as appropriate:</b></p> </td> <td> <p><b>Recommendation:</b></p> </td> </tr> <tr> <td> <p>i. It is clear that there is no likelihood of significant effects on a European Site</p> </td> <td> <input checked="" type="checkbox"/> </td> <td> <p><b>The proposal can be screened out: Appropriate Assessment not required.</b></p> </td> </tr> <tr> <td> <p>ii. It is uncertain whether the proposal will have a significant effect on a European Site</p> </td> <td> <input type="checkbox"/> </td> <td> <p><input type="checkbox"/> Request further information to complete screening</p> </td> </tr> </table>		<p><b>Tick as appropriate:</b></p>	<p><b>Recommendation:</b></p>	<p>i. It is clear that there is no likelihood of significant effects on a European Site</p>	<input checked="" type="checkbox"/>	<p><b>The proposal can be screened out: Appropriate Assessment not required.</b></p>	<p>ii. It is uncertain whether the proposal will have a significant effect on a European Site</p>	<input type="checkbox"/>	<p><input type="checkbox"/> Request further information to complete screening</p>
	<p><b>Tick as appropriate:</b></p>	<p><b>Recommendation:</b></p>								
<p>i. It is clear that there is no likelihood of significant effects on a European Site</p>	<input checked="" type="checkbox"/>	<p><b>The proposal can be screened out: Appropriate Assessment not required.</b></p>								
<p>ii. It is uncertain whether the proposal will have a significant effect on a European Site</p>	<input type="checkbox"/>	<p><input type="checkbox"/> Request further information to complete screening</p>								

		<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:	 John Wallace, A/Executive Planner 14/05/2025	
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 19/05/2025	

## Appendix 2 – EIA Screening

<b>Establishing if the proposal is a 'sub-threshold development':</b>		
Planning Register Reference:	EC-105-25	
Development Summary:	Extension to rear	
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 <b>Part A</b>
<b>A. Schedule 5 Part 1</b> - 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] _____		<b>EIA is mandatory</b>  No Screening required
<input checked="" type="checkbox"/> No		Proceed to <b>Part B</b>
<b>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, Part 2, 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
<input type="checkbox"/> Yes the project is of a type listed <b>but is sub-threshold</b> : [insert here] _____		Proceed to <b>Part C</b>
<b>C. If Yes</b> , has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> 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>
<b>Signature and Date of Recommending Officer:</b>		 <hr/> John Wallace, A/Executive Planner 14/05/2025

Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 19/05/2025
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**Appendix 3 – Site Inspection Photographs**







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

Pleanáil, agus Cruthú Áite  
Comhairle Cathrach agus Contae Luimnígh  
Bothar Thuar an Daill  
Tuar an Daill, Luinneach  
V94 WV78

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

## PLANNING & PLACE-MAKING

### REG POST:

**Michael and Stephanie McGrath,  
c/o Catherine O' Brien,  
Longstoen House,  
Longstone,  
Cullen,  
Co. Tipperary.**

**EC/105/25**

**26 May 2025**

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### Re: Declaration under Section 5

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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, Luinneach  
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/2025/544**

**File Ref No. EC/105/25**

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

**RE:** **A rear extension of 23m<sup>2</sup> at Mount Catherine Lodge, Mount Catherine, Pallasgreen, Co. Limerick**

**ORDER:** Whereas by Director General's Order No. DG/2024/122 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 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 John Wallace, A/Executive Planner dated 14/05/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Michael and Stephanie McGrath, c/o Catherine O'Brien, Longstone House, Longstone, Cullen, Co. Tipperary to state that the works as described above is

**Development and is Exempt Development.** ✓

Signed

  
\_\_\_\_\_  
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

26/5/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/544 dated 26/5/25, 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/105/25**

**Name and Address of Applicant:** Michael and Stephanie McGrath, Mount Catherine Lodge, Mount Catherine, Pallasgreen, Co. Limerick

**Agent:** Catherine O' Brien, Longstoer House, Longstone, Cullen, Co. Tipperary.

**Whether** the rear extension of 23m<sup>2</sup> at Mount Catherine Lodge, Mount Catherine, Pallasgreen, 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 1<sup>st</sup> of May 2025.

**AND WHEREAS** the Planning Authority has concluded that the rear extension of 23m<sup>2</sup> at Mount Catherine Lodge, Mount Catherine, Pallasgreen, Co. Limerick **DOES** come within the scope of exempted development under 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

Date: 26/05/2025

**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.