



Limerick City and County Council

Planning Department

Section 5 Application

**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name: KIERAN BURKE & REBECCA MCMAHON

Applicant's Address: 13 GALLERY LANE  
CHURCHILL MEADOWS  
RANGEN, LIMERICK

Telephone No. [REDACTED]

Name of Agent (if any): MAURICE NESKELL

Address: NESKELL CONSULTING ENGINEERS  
COOLCAPPAN, ARDAGH CO LIMERICK

Telephone No. 087 964 1862

Address for Correspondence:

13 GALLERY LANE  
CHURCHILL MEADOWS  
RANGEN, CO LIMERICK



Location of Proposed development (Please include EIRCODE):

DUNMOYLEY, SHANAGOLDEN  
Co LINCOLL V94 NY6E

Description of Proposed development:

REFURBISHMENT & ROOF REPLACEMENT OF  
EXISTING COTTAGE  
SINGLE STOREY EXTENSION TO REAR OF  
COTTAGE & ASSOCIATED SITE WORKS

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

Is this a Protected Structure or within the curtilage of a Protected Structure.  
~~YES~~/NO NO

Applicant's interest in site: OWNER

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

SITE PLAN  
GROUND FLOOR PLAN  
GROUND FLOOR ENABLING WORKS PLAN  
SOUTH EAST & NORTH WEST ELEVATION  
NORTH EAST & SOUTH WEST ELEVATION  
ELECTRICAL LAYOUT  
SECTION  
SPECIFICATION

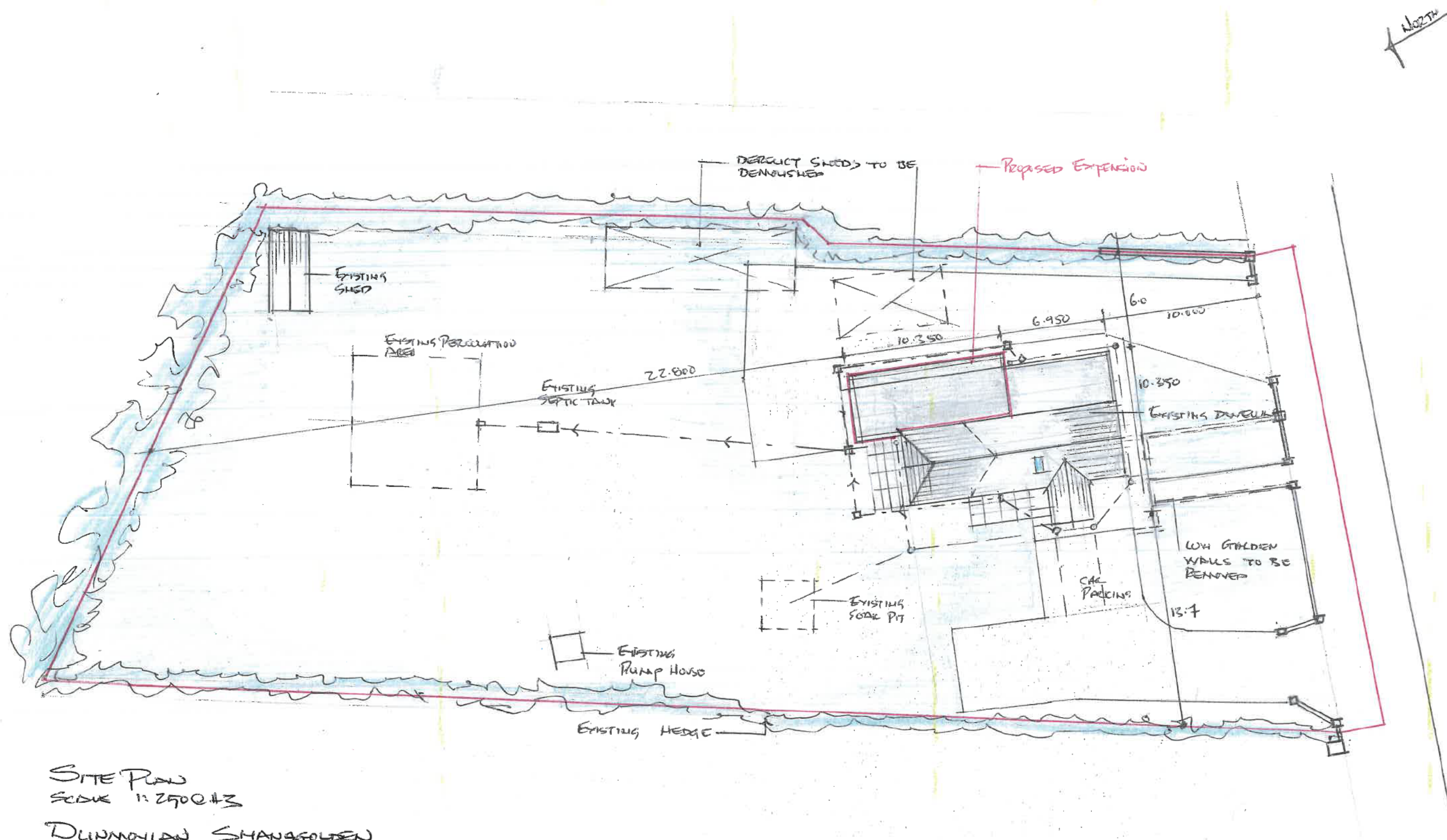
Have any previous extensions/structures been erected at this location YES/~~NO~~  
PL 91/SHB - WITHDRAWN : 10563 - GRANTED WITH CONDITIONS

If Yes please provide floor areas of all existing structures:

EXISTING AREA = 81.83 sqm  
EXTENSION AREA - 38.6 sqm

Signature of Applicant (or Agent) Rebecca MacMaha 18/05/2025  
Kieran Burke





SITE PLAN  
SCALE 1:2500 #3

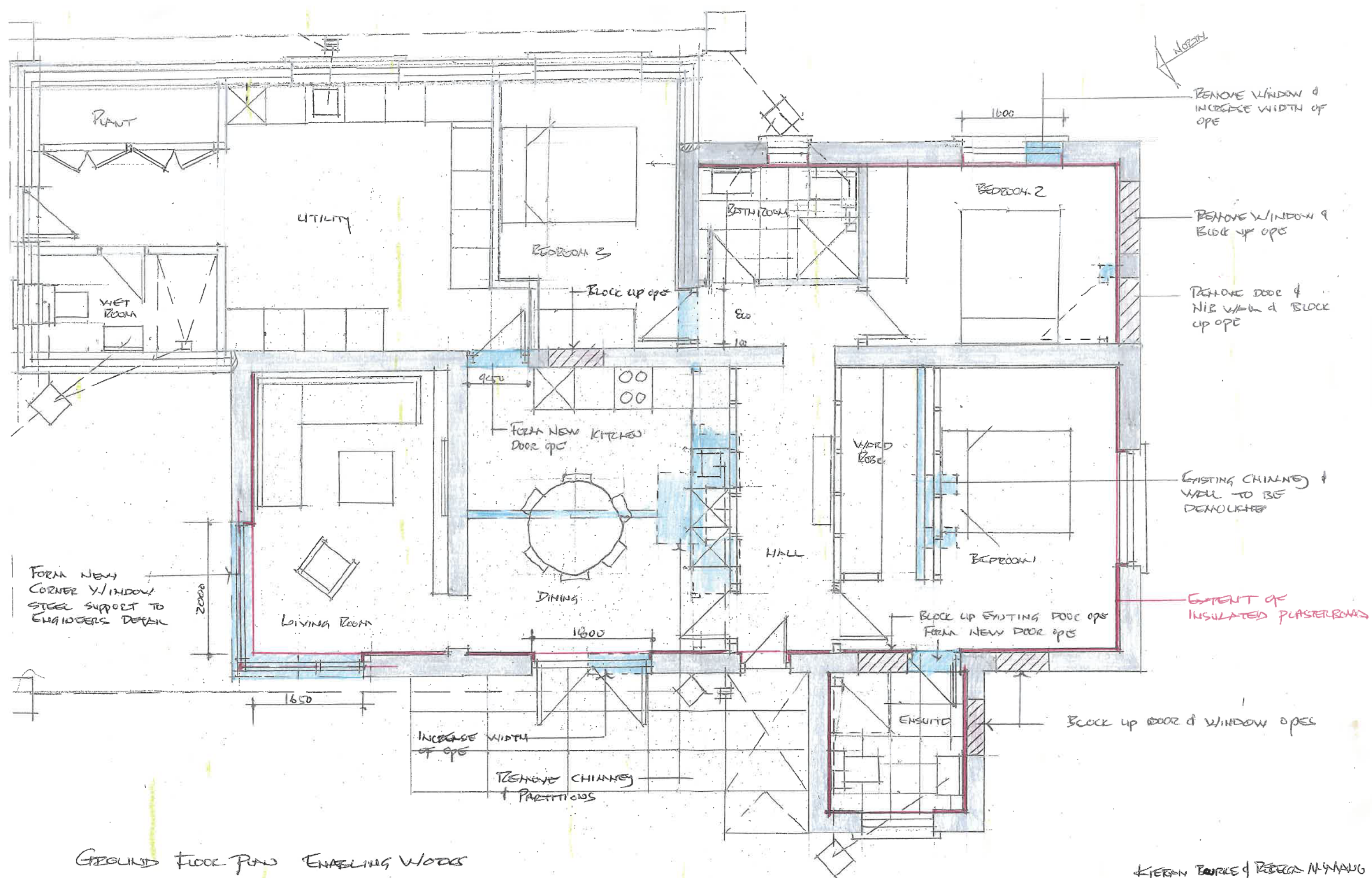
DUNMOLLY SMANAGOLDEN  
Co. LINCOLN V94 NY6E

SITE AREA: 0.21 Ha.

DEAN BOWEN & REBECCA McMANUS  
Proposed House Refurbishment

MORGAN McDONAGH  
THE BOY RD, KENDRICK, Co. LINCOLN





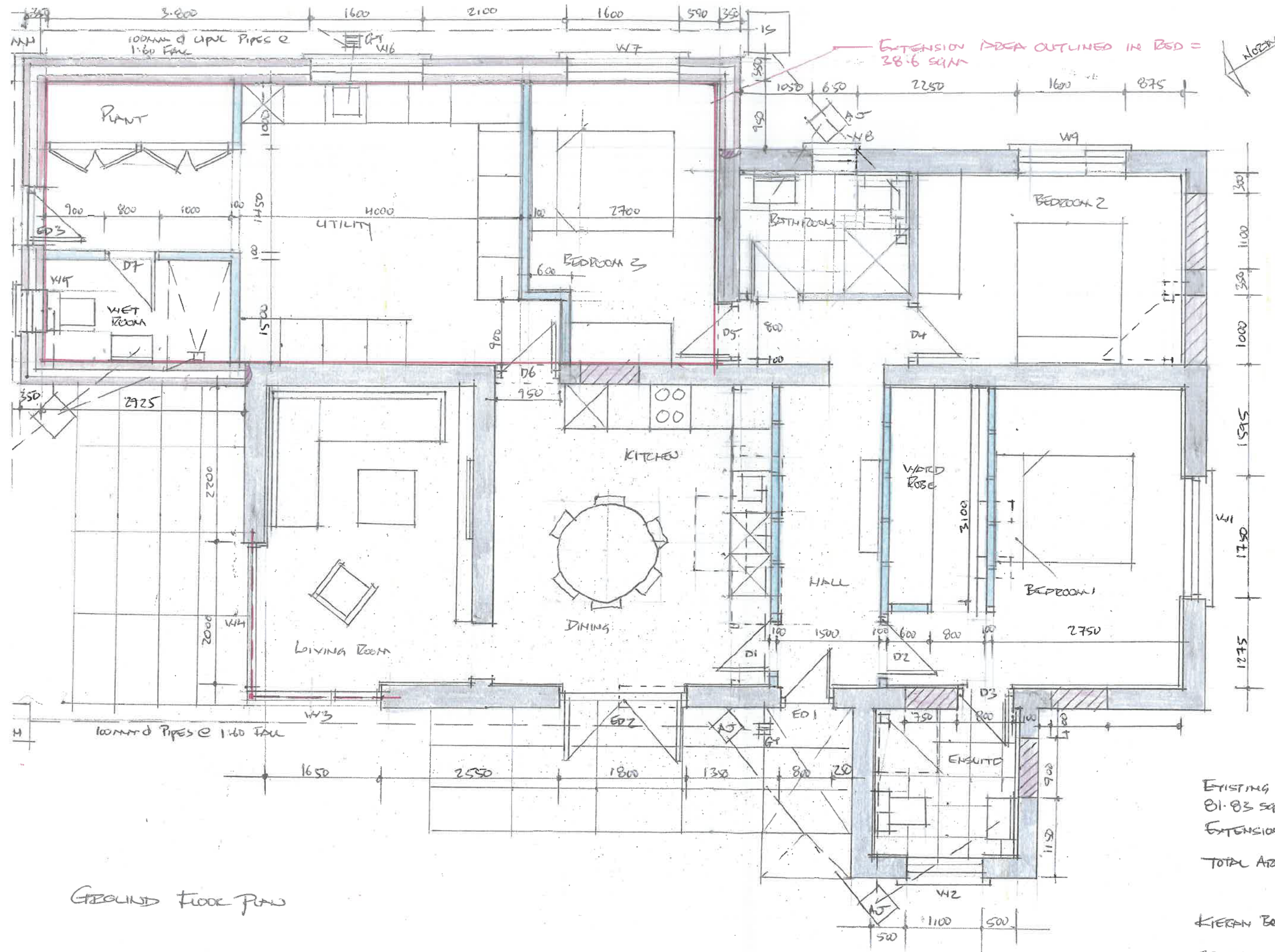
GROUND FLOOR PLAN ENABLING WORKS

KIERAN BURKE & REBEKA MANNING

SCALE : 1/20 @ A3

KNOX & MC DONAGH  
THE BOY'S KID AND  
CO LIMERICK





GROUND FLOOR PLAN

EXISTING FLOOR AREA =  
81.83 sqm  
EXTENSION AREA = 38.6 sqm  
TOTAL AREA = 120.43 sqm

KIERAN BOURKE & REBECCA M. MANNING

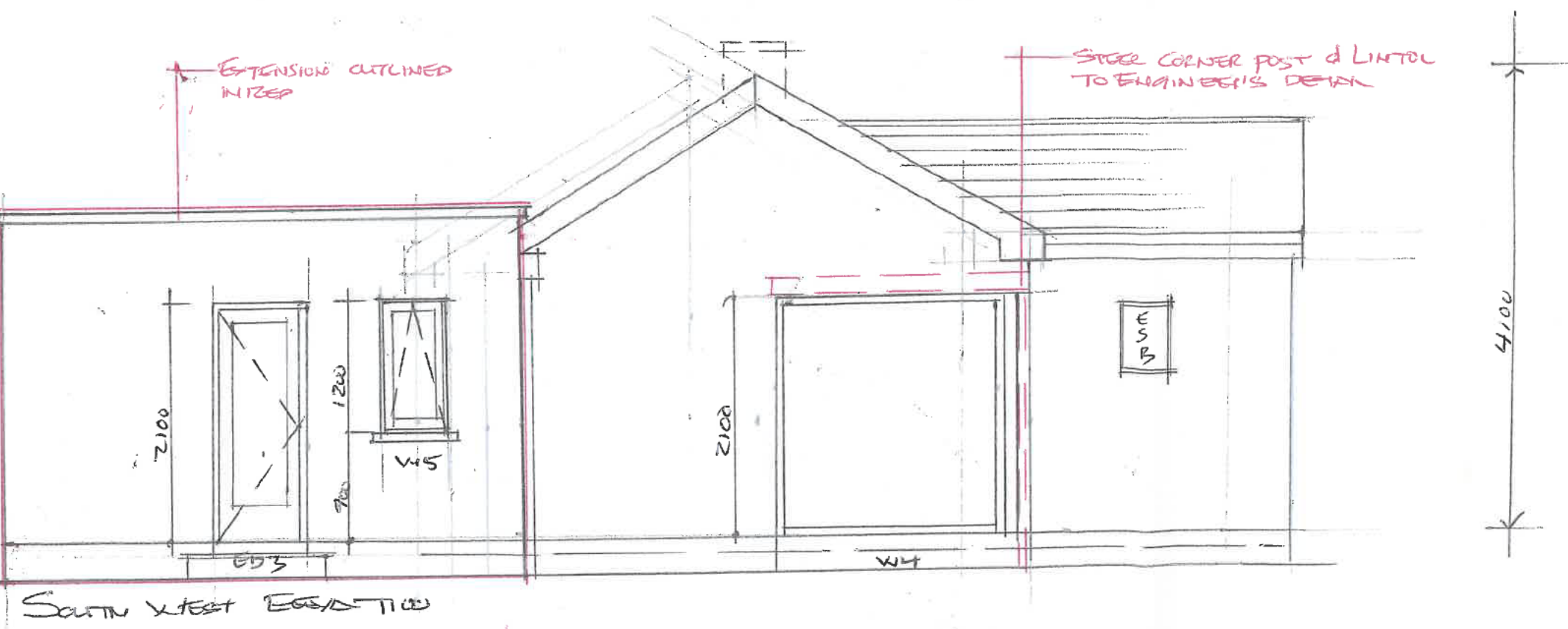
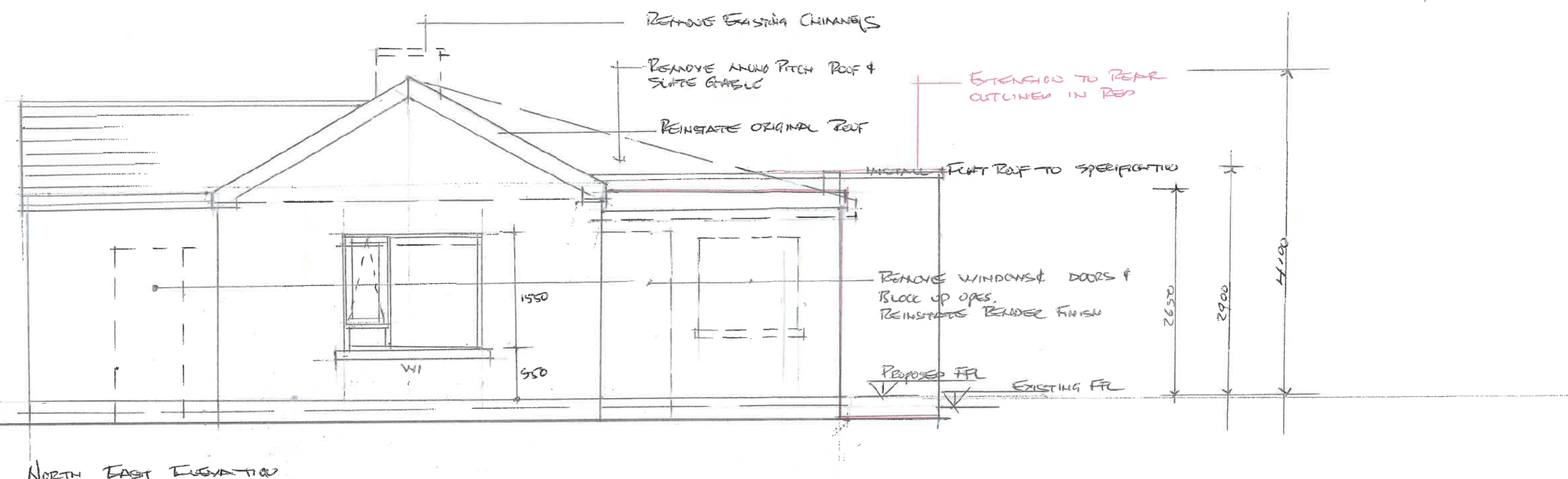
SCALE: 1:75 @ A3

MORTGAGE & FINANCE  
THE B&B KID W&O  
CO LIMERICK



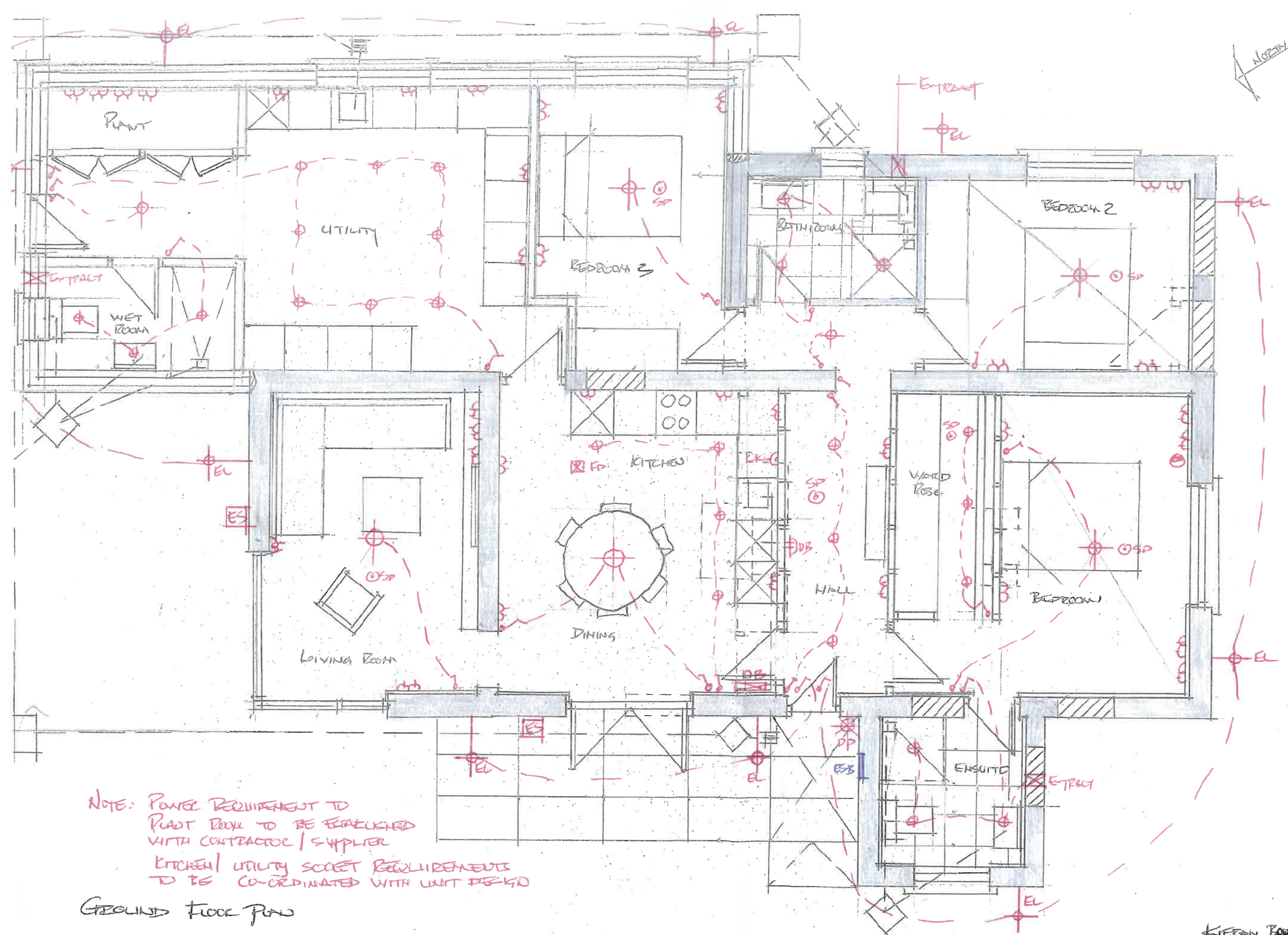






KIERAN ~~EDWARDS~~ & REBECCA McMANUS  
 SCALE 1:75 @ A3  
 MORGAN McIDONNELL  
 1155 BOY RD, KILBARRIE  
 CO LINCOLN





NOTE: POWER REQUIREMENT TO  
PLANT ROOM TO BE FULFILLED  
WITH CONTRACTOR / SUPPLIER  
KITCHEN / UTILITY SOCKET REQUIREMENTS  
TO BE CO-ORDINATED WITH UNIT DESKID

GROUND FLOOR PLAN

ELECTRICAL LAYOUT

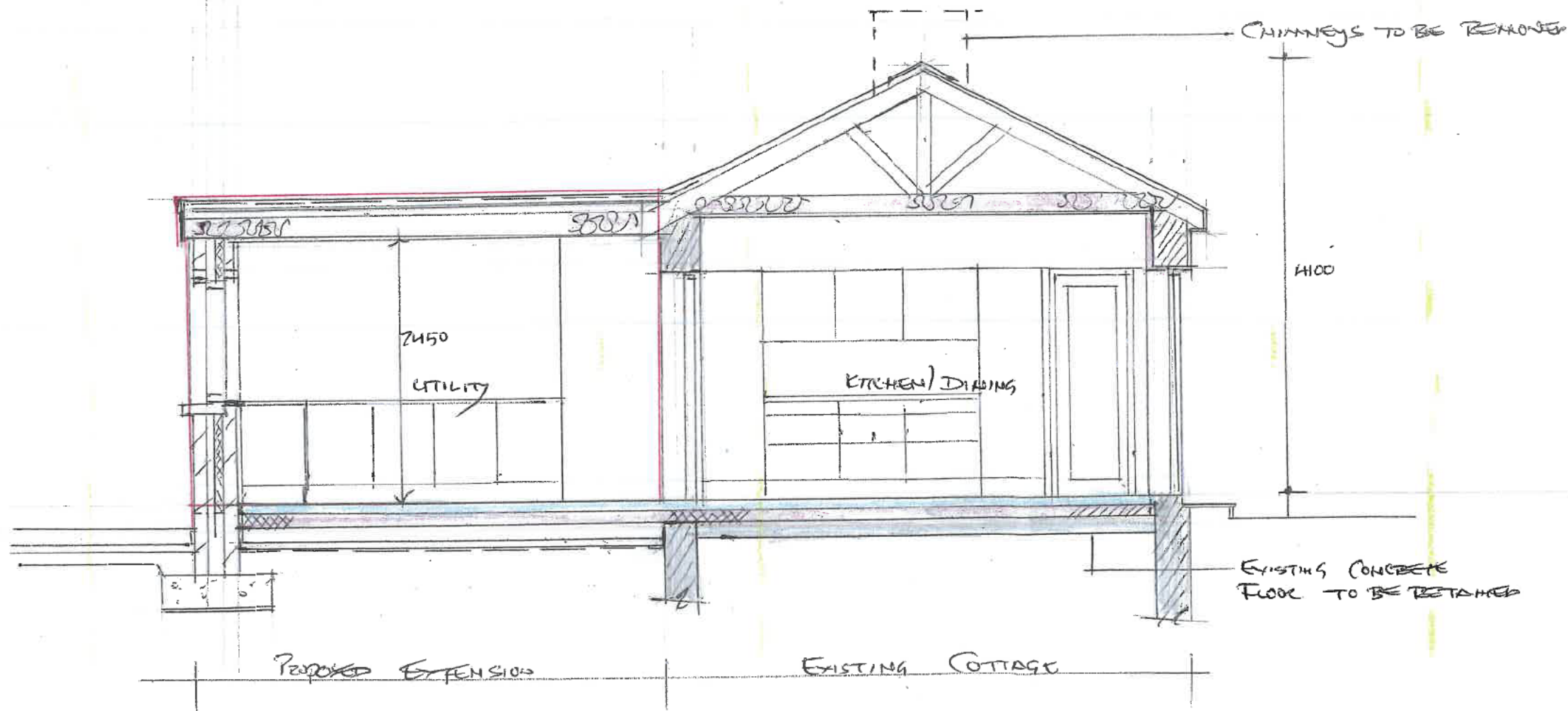
KIERAN 'BOURCE' & REBECCA M'NAMARA

SCALE: 1:75 @ A3

KNOXING MC DONAGH  
THE BOY'S KID AND  
CO LIMERICK



Refer to specification  
for materials



Proposed Section  
Scale 1:50 @ A3

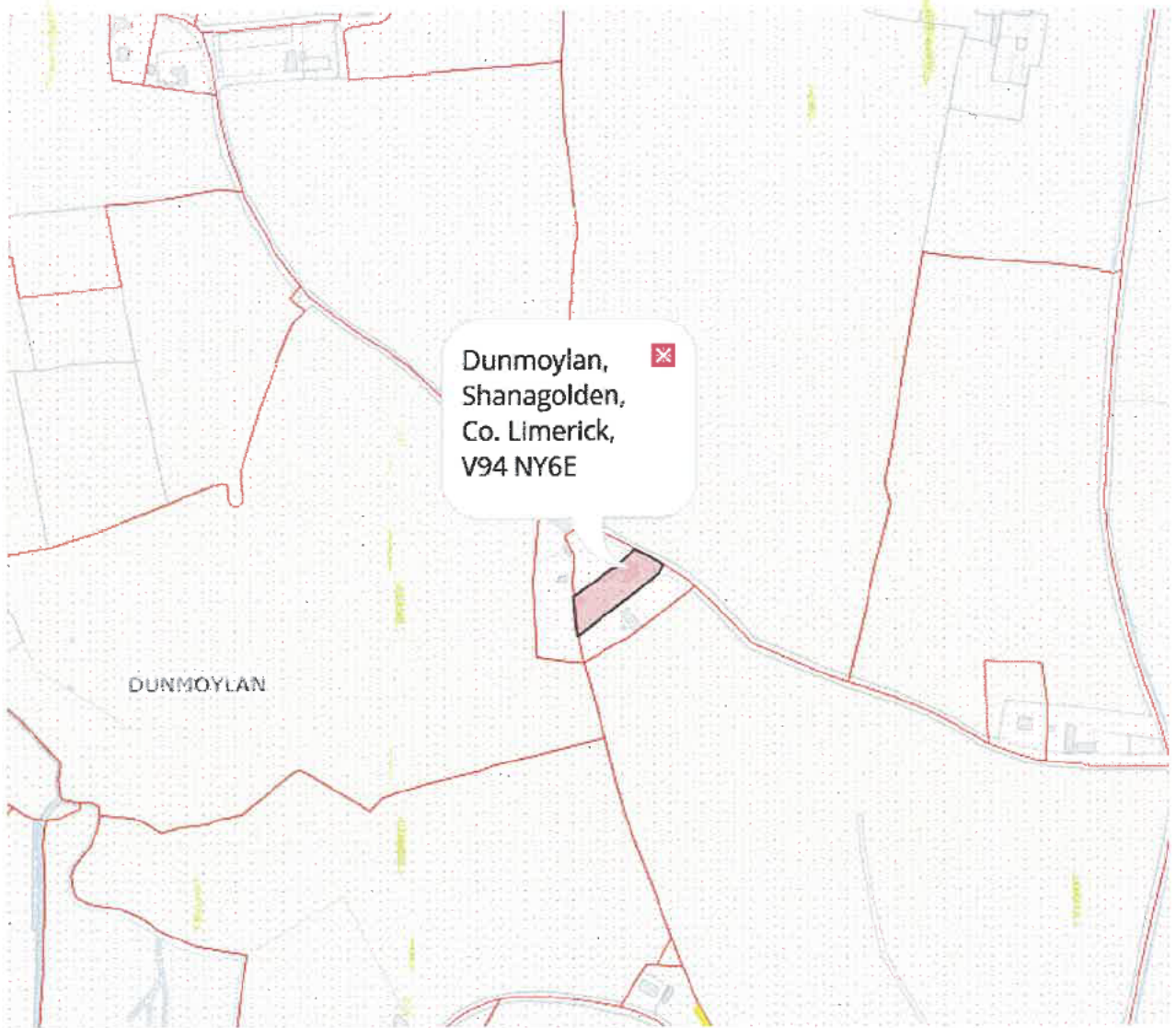
Dunmoylad Shamrock Road 194 N16E

Kieran Bourke & Rebecca McManus

Morgan Mc Donagh  
The Bog Road, Kildare Co. Unassisted



## Site Location Map







Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see [www.tailte.ie](http://www.tailte.ie).

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

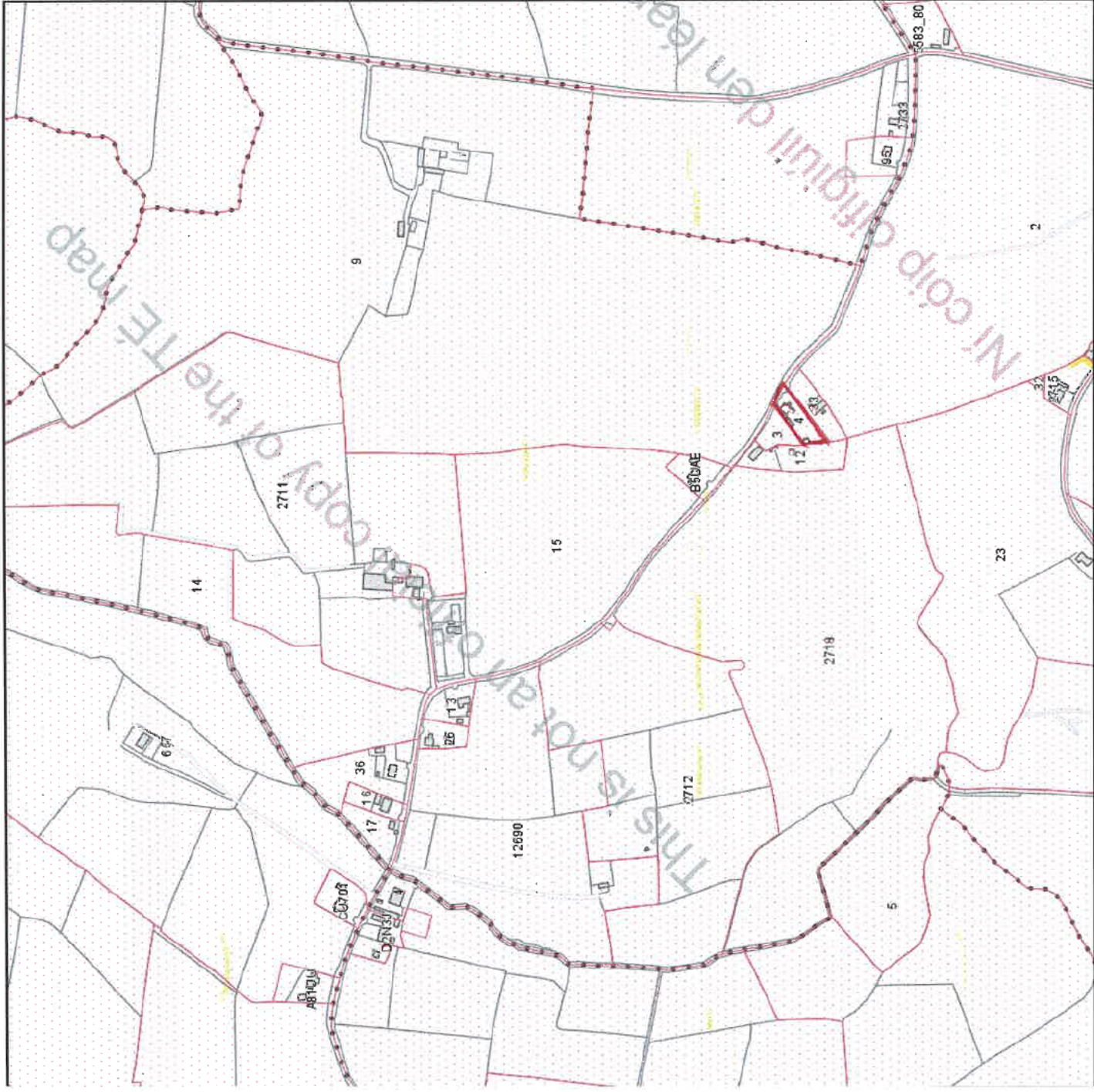
Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at [www.landdirect.ie](http://www.landdirect.ie)

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.





# **SPECIFICATION**

Issue No. 1

Date: 09.05.2025

Proposed Refurbishment and extension of Existing  
Cottage at Dunmoylan, Shanagolden Co. Limerick  
for Kieran Bourke and Rebecca McMahon



## **SPECIFICATION OF WORKS**

### **Scope of Works:**

The work to consist of the Refurbishment of Existing Cottage to conform with the accompanying Drawings in a satisfactory manner and to the true meaning of the drawings. The whole of the works shall be carried out in conjunction with and shall conform with "The Building Regulations" and all relevant amendment to the Technical Guidance Documents. All relevant planning conditions or direction from the Local Authority are to be adhered to. The client shall not be compelled to accept the lowest tender, for the execution of the works.

### **Materials:**

All materials used in the construction of the dwelling house are to conform to Part D of the first schedule of the building regulations and includes materials which:

- (a). Bear a C.E. mark in accordance with the provisions of the Construction Products Directive (89/106/EEC); or
- (b). Comply with an appropriate harmonised standard, European Technical Approval or National Technical Specification as defined in Article 4 (2) of the Construction Products Directive (89/106/EEC); or
- (c). Comply with an appropriate Irish Standard or Irish Agreement Board Certificate or with an alternative National Technical Specification of any member state of the European Community, which provides in use an equivalent level of safety and suitability. The materials used are subject to inspection by the Employer and to such tests as may be deemed necessary.

Ensure adequate protection of materials with protective measures used fully compatible with and not prejudicial to the products/materials.

### **Construction Details:**

Thermal Bridging Details are to conform to all the Department of the Environment construction details titled:- "Limiting Thermal Bridging and Air Infiltration – Acceptable Construction Details". All site works are to comply with The Department of the



Environment "Site development works for Housing Estates". See typical details enclosed.

**Workmanship Variations:** A variation shall be deemed to be an alternative arising from the Advisors instructions to the extent or quality as expressed or reasonably implied in the contract documents. The Contractor is to be familiar with the provisions of the Building Regulations 1997, the Building Control Regulations 1997 and the Technical Guidance documents published under Article 5 of the Building Regulations in respect of each part of the First schedule to the Building Regulations, and subsequent amendments as applicable. No variations will be considered arising from complying with the aforementioned Regulations. For matters not explicitly stated in these documents or indicated on the drawings reference is to be made to the current edition of the 'Homebond' House Building Manual.

**Time for Completion:** Possession of the site will be given to the Contractor on an agreed date after the contract is signed. The works must be carried out with due diligence and expedition, and the whole works, including all extra and additional works ordered by the Advisor must be completed to the satisfaction of the Advisor within the period given in the Agreement. The Advisor shall be at liberty, however, to extend the time for completion of the works if in his/her opinion completion shall be delayed by circumstances outside the control of the Contractor, provided a written request is received from the Contractor.

The Contractor should specify and agree with the Advisor, a completion date prior to signing the contract.

**Mode of Erection:** The Contractor shall supply all supervision, labour, approved materials etc., necessary for the proper execution of the works, which are to be carried out in conjunction with "The Building Regulations 1997" including all amendments thereafter and to the true intent and meaning of the drawings, Specification of Works. Nothing is to be omitted which is necessarily implied, though some may not be specifically mentioned in the Specification of Works or shown on the drawings but which would be necessary for the full and proper completion of the works.

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- Extra Work:** In no case will any claim for extra work, be entertained unless such work has been authorised in writing by the Advisor and a price agreed upon before such work is commenced. A full schedule of rates is to accompany the tender, and should include for the excavation and removal of rock, should rock be encountered in the excavation.
- Omissions:** The Employer reserves the right to omit any or all of the works as set out.
- Prime Costs (P.C. Sums):** Invoices for all items covered by P.C. sums shall be produced when requested by the Employer.
- Provide for Everything:** The Contractor is to provide all materials, plant, vehicles, scaffolding, temporary power and all charges for such power, proper supply of clean fresh water, etc. necessary for the proper execution of the works.
- Local Authority:** The Contractor shall comply with the requirements of Limerick City and County Council in connection with the proposed works (see copy of planning permission).
- Contractor to Visit Site:** The Contractor shall be deemed to have made a thorough examination of the drawings, the specification of works, the site, all features thereof and all things affecting the carrying out of the proposed works and to have satisfied himself/herself of the nature and the conditions under which they have to be executed. In general the Contractor shall be deemed to have informed himself on all matters and things, which could influence his tender. No charge for extra works will be considered, unless submitted and agreed in writing prior to commencement of extra works.
- Insurance:** The Contractor shall insure the works to their full value against damage by theft, vandalism, fire, storm or tempest from a period beginning at the commencement of the works and ending at the handing over of the complete project by the Contractor to the Employer. The Contractor shall produce evidence of such insurance at the request of the Employer. The Contractor shall be liable for and indemnify the Employer against all losses, liability or claims in respect of death, injury, disease, contamination, or damage to persons or property however caused by the Contractor on behalf of the Employer. The Contractor shall effect all necessary
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insurance in respect of Employees and Public Liability to the satisfaction of the Employer. The Contractor shall be required to lodge proof of current insurances prior to the commencement of the works.

**Attendance:** The Contractor shall attend upon all trades for the duration of the works.

**Inspection of Foundations:**

**Works Shall not be covered:**

No works shall be covered up before being inspected by the Advisor, and being passed by him/her, and any variation measured by him/her. Work covered up in contravention of this instruction shall be uncovered and repaired at the Contractor's own expense as set out in the Conditions of Contract.

**Safety, Health & Welfare:** The Contractor shall comply with all statutory safety, health and welfare regulations regarding workpeople, including those employed by Sub-Contractors, employed on the site.

**Health, Safety & Welfare at Work (Construction) Regulations 2006/2013:**

The Contractor is to be familiar with the requirements of the above regulations, and the implications of these in relation to the works. Notwithstanding exemptions for domestic work, the Contractor is required to maintain a good general level of safety on site during the works.

The following non exhaustive list of risks is noted with regard to the works.

- (a). Risks associated with scaffolding erection and stability.
- (b). Risks associated with works at heights.
- (c). Risks associated with installation of electric's live power.

The Contractor is required to take these into account in the management and programming of the works. Provide all required safety equipment to avoid such risks, and maintain effective control of the operations of staff, Sub- Contractors and self employed workers at all times. Maintain a safety record and report all accidents in writing to the Advisor.

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<b>Plant:</b>	All materials, scaffolding, hoardings, implements, tools, machinery, labour, carriage, freightage and everything necessary for the execution of the works to be provided by the Contractor. All plant is to be maintained and records kept in accordance with the Health, Safety and Welfare at Work Construction Regulations 2006/2013. The scaffolding is to be of an approved kind, strongly bolted with protection rails and toe boards and secure ladders. The Contractor is to be held responsible for all accidents or injury, which may occur to persons or property, and he is to insure persons employed on the works against Third Party Risks. The Contractor shall also insure no trespassing on adjoining properties.
<b>Surplus Materials:</b>	All rubbish and additional materials not required that might accumulate during the progress of the works shall be removed from the site.
<b>Items to be excluded from the tender:</b>	All kitchen type units and bedroom units, tiling
<b>Setting Out:</b>	The Contractor shall be responsible for the true and proper setting out of the works and for the correctness of the position, levels, dimensions and alignment of all parts of the works. Errors in setting out shall be rectified at the Contractor's own expense.
<b>Access to Site:</b>	The Employer or any qualified person authorised by him shall at all times have free access to the site.
<b>Maintenance:</b>	As soon as possible after any part(s) of the work or any products are known to be not in accordance with the contract, or appear that they may not be in accordance, submit proposals to Advisor for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution. Such proposals may be unacceptable to the PS, and he may issue contrary instructions. A retention sum of 5% of the final cost of the works shall be withheld from the Contractor for six months, and will be deducted from each stage payment. This retention sum shall be paid to the Contractor when a full six months from any defect has elapsed, and only if all defects that may have occurred in the works have been made good to the entire satisfaction of the Advisor at the Contractor's expense.
<b>Environmental Protection:</b>	Take all reasonable precautions to prevent pollution of the site, the works and the general environment

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including streams and waterways. All necessary precautions should be taken to prevent nuisance from smoke, dust, rubbish, vermin and other causes. The Contractor when requested must submit proposed measures to the Advisor. All necessary precautions should be taken to prevent personal injury, death, and damage to the works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council. Burning on site of materials arising from the work will not be permitted. Prevent the work from becoming wet or damp where this may cause damage. Dry out the works thoroughly. Control the drying out and humidity of the works and the application of heat to prevent blistering and failure of adhesion, damage due to trapped moisture and excessive movement. It is contractor's responsibility to ensure the control of waste to a high level.

**Facilities and Services:** Allowance should be made by the Contractor for holding site meetings. Existing sanitary accommodation should be made available for Advisor / Client & Site Operatives. This accommodation is to be well maintained at all times. In order for the Advisor to inspect finished work, appropriate lighting should be made available.

In the case of the metered supply of water being taken from mains at start of project to facilitate the build, in the event of any restrictions, notify the Advisor. Telephone link to be made available between Contractor and person directly in charge of site, (Foreman etc.) in order for flow of information to be sufficient. To maintain continuity, an email link would be desirable; this is subject to Contractor's resources and preferred method of communication. Meter readings will be taken at possession and completion of the project & all service charges remain the responsibility of the Contractor.

#### **Existing Derelict Out Buildings**

Existing buildings to be demolished. Excavate existing foundations and remove all rubble and debris from site. Strip tarmac between house and garage and remove low garden walls

**Top Soil:** Excavate over the entire area of the proposed Building area as necessary but in any case to a minimum depth of 150mm and to such depths as may be required to

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remove all vegetable matter. All good topsoil to be stockpiled at a suitable location on the site for later use.

**Excavations:**

The foundation trenches shall be excavated and stepped as necessary to enable the footings to be in accordance the dimensions shown on the drawings or to such further depths that may be required. The entire area of the proposed house shall be cleared of mould or any loose material to a depth of at least 150mm or to such further depths that may be required. Provide a hardcore bed of at least 225mm thick of clause T2 granular material compacted in accordance with clause 802 of the D.O.E. specification and free from matter liable to cause damage to the sub-floor concrete.

**Foundations:**

The foundations shall be to the widths and depths shown on the drawings unless ground conditions dictate otherwise. Grade of concrete to be C35 in accordance with Table 3.4 of I.S. 326: 1995 for reinforced foundations. Bottom of trenches shall be levelled and stepped if necessary, pending the quality and structure of the ground. Foundations stepped on elevation should be twice the height of the step, by the thickness of the foundation. Steps in foundations should not be of greater height than twice the thickness of the foundations. The underside of the foundations shall be at least 600mm below the existing and finished ground levels.

**Radon Sump:**

Fit approved radon sump at an agreed location under the proposed floor slabs. Include for connecting pipe work for future activation. Cap pipe, with radon pipe cover at the terminating point at a suitable location outside building footprint above footpath level.

**Reinforcement:**

Steel bars for reinforcement shall conform in all respects to the B.S. standard for structural steel whether mild steel or high tensile steel. The steel shall be free from oil, grease, dirt and paint. All loose rust and mill scale shall be removed carefully before use. Use 5 No. T12 bars longitudinally and T12 U Bars @ 300mm centres sectionally in perimeter foundations. Use 3 No. T12 bars longitudinally and T12 U bars @ 300mm centres in all internal foundations. Minimum cover to reinforcement = 50mm. Minimum laps = 600mm. Reinforcement to be placed 50mm up from bottom face.

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<b>Drains:</b>	Excavate for all drains to depths and widths as required along the lines indicated on the drawing. Include for all surface water drains, foul sewer drains and connections to the main drainage system.
<b>Dimensions:</b>	Figured dimensions shown on the drawing indicate the measurements to the rough concrete surface where applicable without plaster finish.
<b>Damp Proof Course:</b>	The damp proof course shall be of approved bituminous material to comply with C.P. 102: 1973 and B.S. 8215: 1991. The damp proof course to the external cavity walls should be at least 150mm above the finished level of the adjoining paving. Provide damp proof course under internal blockwork walls. Provide damp proof course over all lintels and jambs to external opes of cavity wall construction, stepped from the top of the inner leaf to the underside of the outer lintel. Provide damp proof course under all window cills turned up at ends and back. Provide approved radon barrier, sealed at all joints in the fabric, on a bed of compacted and blinded sand, which will not damage the sheet on the underside of the sub-floor concrete. The damp proof course of the internal leaf of the external wall should be sealed with the DPM of the floor. On all the external cavity walls, the cavity should be taken down at least 150mm below the level of the lowest damp proof course.

#### **PROPOSED EXTENSION**

<b>Ground Floor:</b>	75mm thick smooth sand/cement screed with A98 steel mesh on
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50mm Kingspan rigid insulation containing underfloor heating system on

150mm thick concrete Grade C35 slab on 125mm Polystyrene high density insulation to comply with current regulations on a layer of approved radon barrier, laid with the joints sealed, on a bed of compacted and 50mm min blinded sand which will not damage the sheet on minimum 225mm thick clause 804 granular material compacted in accordance with clause 802 of the D.O.E. specification and free from matter liable to cause damage to the concrete.

**Blockwork Walls:**

External Walls are to be constructed of two leaves of 100mm inner and outer leaves of selected blockwork incorporating 150mm wide cavity. The blocks are to comply with I.S. 20: Part 1: 1987. Solid: Designation S5. Internal walls are to be constructed of 100mm or 215mm and solid concrete blocks of unit compressive strength of 5N/mm<sup>2</sup>. All blockwork to be bedded in 10mm mortar. Mortar to be: Designation (i ii) IS 406: 1987 (Nominal 1:1:6). Selected insulated block or similar to perimeter of slab. Thermal blocks to be used at perimeter of concrete slab as per Homebond detail.

**Wall Ties:**

Wall ties to comply with I.S. 268:1987. Wall ties to be provided (minimum 3 per sq. m.) at maximum horizontal spacing's of 750mm and at maximum vertical centres of 450mm. The ties shall be alternating every alternative course. Provide extra wall ties at ope jambs in every blockwork course within 100mm of ope. Care should be taken to clear cavities of mortar droppings as work proceeds.

**Lintels:**

Lintels shall be precast, prestressed concrete Class A obtained from an approved manufacturer. Provide 225mm minimum bearing for all lintels. Provide galvanised steel lintols to external large window . Door opes. Allow for 2 no. 233 x133 UB 16

**Wall Chases:**

(a) Vertical chases should not be deeper than one third of the wall thickness or, in cavity walls, one third of the thickness of the leaf.

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- (b) Horizontal chases should not be deeper than one sixth of the thickness of the leaf or wall.

**Internal Walls:** 100mm stud partitions with 100mm mineral wool and 12.5mm plaster / skim finish both sides. Install grounds where required for kitchen units / utility units

**Perimeter Paving:** Provide for 100mm concrete footpath on 50mm blinding on 150mm hardcore to side of extension

**Patio Paving:** Paviers to consist of selected exposed aggregate 400x400mm Granite paviors or similar approved on 100mm grade 15 lean mix base on compacted layers of hardcore. Allow for supply and fit of 40sq.m paving

**Timber:** All timber to be of an approved quality, well seasoned free from large loose knots or other defects. All exposed timber to the wrot, all timbers in contact with walling and the ends of rafters for a distance of 600mm to require a good coat of Protim wood preservative or similar approved. All timbers to comply with I.S. 444: 1999.

#### **Windows / External Doors/Door Furniture**

All windows by nominated subcontractor paid directly by client. Include for attendance.

**Window Cills:** Window cills to be 100mm deep concrete. All cills to be 100mm longer than the finished window opening, centrally placed, properly weathered, and neatly and finely finished. Provide dpc under and dressed up behind and to sides of cill. All window cills to have a min. 100mm face.

**Wallplates:** 100mm wide x 75mm high treated wall plates secured to wall with 225mm x 12mm hot dipped galvanised ragbolts at 1200mm centres and strapped with approved 2mm thick galvanised batt metal straps.

**Architraves:** Fix 150mm x 20mm approved, bull nosed plain architrave around all internal doors neatly mitred at all angles.

**Skirting:** Fix 225mm x 20mm wide, approved, bull nosed plain skirting to all rooms, including hall and landing.

**Internal doors:**

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**Ironmongery:** Deanta glazed and solid doors to client selection. Provide PC sum of E350 / door set. Include for installation of same.  
**Lead Flashing:** Ironmongery to be supplied by client. Include for fitting Lead to be 5 lb. best sheet milled lead.

**Roofing:** Capco Berona slate on  
50x 25 sq battens on  
50 x 35 sw counter battens on  
Airtighness membrane with uv protection at eaves on  
175 x 44 sw rafters @ 400 ctrs.  
175 x 44 sw ceiling joists @ 400 ctrs  
400mm Moy rafter roll or equivalent laid in 2layers in opposite directions.  
Foilbacked plasterslab & skim finish

**Flat Roofs :** Single ply membrane on  
Breather membrane on  
120mm mineral wool insulation on

Isolating membrane on  
20mm marine plywood on  
150 x 44 sw joists fitted into  
150 x 100 steel channel supported on  
100 x 100 galv. Steel box section  
Foilbacked plasterslab ceiling  
Dress roof membrane onto existing wall and counter flash  
with No. 5 lead flashing

**Roof Light :** Provide for the installation of velux 2.0m x 900mm  
rooflight to entrance hall and include for insulated  
plywood light shaft down to ceiling level.

**Eaves, Gutters, Downpipes:** Eaves gutters to be black colour coated ex. 125mm extruded aluminium seamless box gutters having all necessary drops and brackets. Downpipes to be matt black colour 75mm extruded aluminium seamless box sections having all necessary bends, toes and brackets.

**Fire Alarm:** A fire alarm system shall be installed in the dwelling house to comply with BS 5839: Part 6: 1995. The system shall be type LD3 Grade D. Fit approved smoke detectors to all rooms and. heat detectors to kitchen and utility.

**Burglar Alarm:** By others. Provide attendance where required.

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<b>Internal Plastering:</b>	All internal walls to be rendered and wood floated in neat 19mm thick sand/cement plaster combed and keyed to receive 3mm hardwall plaster skim.
<b>External Plastering:</b>	Form 300mm high smooth nap plaster plinth overall thickness 14mm at the base of wall. Apply nap plaster finish to an overall thickness of 20mm.
<b>Ceilings:</b>	Ceilings to be covered with 34mm Insulated slabs screw fixed with and skimmed in gyptex. All angles between walls and ceilings to be covered with jute skim. Fit 42mm thick insulated gypsum slabs to sloping ceiling surfaces and skimmed in gyptex.
<b>Heating and Plumbing:</b>	By nominated sub contractor : Allow PC sum of €10,000 for Granny flat
<b>Electrical:</b>	By nominated sub contractor : Allow PC sum of €7,000 for Granny flat
<b>Ventilation:</b>	Natural ventilation is to be a heat exchange system. Allow €5000 pc sum
<b>Lighting to dwelling house:</b>	100% Low energy lighting to be used throughout the dwelling.
<b>Trenches:</b>	Trenches for drains shall be excavated to the necessary depths, widths and falls to ensure that drains are properly laid.
<b>Drainage Pipes:</b>	The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 40. Pipes shall be Wavin PVC or similar approved laid in straight lines from manhole to manhole, with bends and junctions splayed in the direction of flow, where required. Clean pipes internally as necessary after each joint is made. Refer to site layout plan and ground floor plan for location of drainage.

#### **Air Tightness to dwelling:**

Seek advice from a register air tightness professional prior to construction of the extension.

As the roof section can prove to be an area of weakness for air permeability, a suitable air tightness membrane should be used from the Wall Plate to Wall Plate section of the roof. This membrane should be returned at least 100mm down the inside walls of the house and plastered over. Any plumbing and electrical services

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should be in place before the membrane is fitted. If any service needs to be brought through the membrane, it should be sealed air tight afterwards. All windows and door frames should also be sealed with suitable tapes. CONTEGA or SIGA Tape should be used to seal the window frames to the block work.

The main areas that should be addressed to improve the final air tightness result of the house are as follows:

### **Roof Section**

A proper air tightness membrane is the best solution in this area. The membrane should run from wall plate to wall plate and create a continuous air tight membrane. Any penetrations to this membrane should be sealed using suitable tapes. Penetrations include light fittings, plumbing services etc.

### **Windows**

Contega PV/SIGA Tape should be used where the frame meets the reveal. This reduces the air infiltration around the window frame area.

### **Doors**

Contega PV/SIGA Tape should be used where the door frame meets the reveal. This reduces the air infiltration around the door frame area.

### **Electrical & Plumbing Services**

All penetrations in the building envelope should be sealed appropriately.

### **Sockets**

Extra attention should be paid to sockets as they are a major source of air infiltration. A suitable sealant should be used around the conduit where it enters the socket.

**Sanitary Ware/Fittings:** All sanitary ware/fittings to be white in colour, style to be agreed and supplied by client . Include for installation and bringing all water supplies and sewer pipes to same

**Backfilling:** Bed and surround all pipes in trenches in selected granular material. Provide selected fill to a minimum thickness of 100mm over the crown of the pipe lightly compacted by hand. Fill remainder of trench in layers not exceeding 225mm in selected excavated material, well rammed and levelled.

**Manholes:** Manholes shall be provided at all changes of direction of drain and distribution to the main drainage lines.

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This shall be built in 215mm thick concrete blockwork walls on 150mm thick grade 35 concrete base with glazed channels, bends and branches, suitably benched. Benching and internal walls to be finished smooth in cement mortar. Fit hot dipped galvanized steel manhole covers and frames with provisions for lifting. Manhole depths shall be determined by site conditions.

**Electrical Work:**

The electrical work shall be carried out to the satisfaction of and in accordance with the rules, regulations and requirements of the E.S.B. and in accordance with regulations for the electrical equipment of buildings issued by the Institution of Electrical Engineers. The system to be left complete and perfect in all details. Separate meter to be installed from main supply in house to granny flat  
All low level sockets are to be 450mm from the finished ground floor level. This specification to be read with the electrical schedule of fittings.

**PV Panels**

PV panels to be installed by nominated sub contractor. Provide attendance

**External Car Charging ;** 2 no. External charging points to be provided

**EXISTING MAIN HOUSE**

**Existing Extension ;** Decommission existing boiler and oil tank & cart off site  
Clear out extension and demolish same including the excavation of the foundations. All debris to be removed from site.

**Existing Roof :** Remove existing chimneys. Cart all debris off site. Strip existing roof down to roof timbers. Timbers to be inspected to ensure there is not worm infestation or rot.

**New roof buildup:** Capco Berona slate on  
50x 25 sq battens on  
50 x 35 sw counter battens on  
Airtighness membrane with uv protection at eaves on  
400mm Moy rafter roll or equivalent laid in 2layers in opposite directions.  
Foilbacked plasterslab & skim finish

**Flat Roofs :**

Single ply membrane on  
Breather membrane on  
120mm mineral wool insulation on  
Isolating membrane on  
20mm marine plywood on

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225 x 44 sw joists fitted into  
Foil backed plaster slab ceiling  
Dress roof membrane onto existing wall and counter flash with No. 5 lead flashing

**Roof Light :** Provide for the installation of velux 2.0m x 900mm rooflight to entrance hall and include for insulated plywood light shaft down to ceiling level.

**Eaves, Gutters, Downpipes:**

Eaves gutters to be black colour coated ex. 125mm extruded aluminium seamless box gutters having all necessary drops and brackets. Downpipes to be matt black colour 75mm extruded aluminium seamless box sections having all necessary bends, toes and brackets

**Existing external walls :** Window and door opes to be formed / adjusted as per plans

**Lintels:** Lintels shall be precast, prestressed concrete Class A obtained from an approved manufacturer. Provide 225mm minimum bearing for all lintels. Provide galvanised steel lintols to external large window . Door opes. Allow for 100mm x 100mm x 10mm steel box section to corner window with 12mm header plate and 2 no. 233 x133 UB 16 to be confirmed by engineer.

Install 36mm Insulated plasterboard to inner face of external walls as indicated on attached plans

**Wall Chases:** (a) Vertical chases should not be deeper than one third of the wall thickness or, in cavity walls, one third of the thickness of the leaf.  
(b) Horizontal chases should not be deeper than one sixth of the thickness of the leaf or wall.

**Windows / External Doors/Door Furniture**

All windows by nominated subcontractor paid directly by client. Include for attendance.

|

**Window Cills:** Window cills to be 60mm deep concrete. All cills to be 100mm longer than the finished window ope, centrally placed, properly weathered, and neatly and finely finished. Provide dpc under and dressed up behind and to sides of cill. All window cills to have a min. 100mm face.

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<b>Internal walls :</b>	100mm stud partitions with 100mm mineral wool and 12.5mm plaster slab / skim finish both sides. Install grounds where required for kitchen units / utility units
<b>Existing concrete floor:</b>	75mm screed on 75mm Xtratherm insulation or equivalent. Under floor heating system to be installed to floor. Insulation to be laid on DPM on existing concrete floor.
<b>Existing ceilings :</b>	Remove existing ceilings and provide for new ceiling installation as per specification
<b>Sanitary Ware/Fittings:</b>	All sanitary ware/fittings to be white in colour, style to be agreed and supplied by client . Include for installation and bringing all water supplies and sewer pipes to same
<b>Internal doors:</b>	Deanta glazed and solid doors to client selection. Provide PC sum of E350 / door set. Include for installation of same.
<b>Ironmongery:</b>	Ironmongery to be supplied by client. Include for fitting
<b>Perimeter Paving:</b>	Provide for 100mm concrete footpath on 50mm blinding on 150mm hardcore to side of extension
<b>Patio Paving:</b>	Paviors to consist of selected exposed aggregate 400x400mm Granite paviors or similar approved on 100mm grade 15 lean mix base on compacted layers of hardcore. Allow for supply and fit of 50sq.m paving
<b>Heating and Plumbing:</b>	By nominated sub contractor : Allow PC sum of €18,000 for Granny flat
<b>Electrical:</b>	By nominated sub contractor : Allow PC sum of €15,000 for Granny flat
<b>Ventilation:</b>	Natural ventilation is to be a heat exchange system. Allow €7000 pc sum
<b>Hand Over and Completion:</b>	A file is to be kept of all agreement certificates, documents, manuals, and other certificates in relation to the products and materials used for the dwelling's construction and is to be given to the Employer on completion of the works. T
	<b>Summing Up:</b> The whole of the work shall be carried out in a good and workmanlike manner, to the full intent and meaning of the drawings. This specification to be read in conjunction with the accompanying drawings

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## General Specification

Foundation	<p><u>External Walls</u> Standard - 1050 x 300 dp strip foundation with one layer A393 mesh to bottom of trench. 70mm cover to all steel.</p> <p>Internal walls @ 100mm require 500mm foundation</p> <p>Foundation widths and bearing stratum will be subject to inspection by engineer prior to pouring.</p> <p>Assume C28/35 concrete.</p>
Edge Insulation	Use ROADSTONE thermal block or equivalent
Rising Wall	Allow for 3 No. courses of rising wall blockwork

External Walls	<p>15mm External render 100mm dense concrete block 110mm Xtratherm XTROWALL cavity insulation (<math>\lambda=0.02</math>) 100mm concrete block</p> <p>Wall U Value = 0.16 W/m<sup>2</sup>K</p>
Plastering	<p>1) External Plastering build-up as follows Scud Coat : 1:1½:2, cement : sharp sand Scratch Coat: Final Coat to be sand/cement smooth finish</p> <p>2) Internal Plastering to Blockwalls Scud Coat: 1:2, cement : sand; 3-5 mm Scratch Coat: 1:1:6 cement : lime : sand; 10-12mm Finish Coat: 2mm Gypsum Plaster</p> <p>OR</p> <p>Base coat: 9mm Gypsum Plaster Finish Coat: 2mm Gypsum Plaster</p>
Ground Floor	<p>150mm Xtratherm XT/UF (<math>\lambda=0.022</math>) or equivalent polyurethane insulation laid above concrete slab &amp; below screed.</p> <p>Floor U Value = 0.12W/m<sup>2</sup>K.</p> <p>75mm power floated concrete screed on,</p>



	<p>150mm xtratherm xt/uf rigid insulation, with 50mm upstand of xtratherm preformed perimeter strips to be placed around perimeter external walls, 25mm upstand insulation to internal walls on,</p> <p>150mm concrete slab c25/35</p> <p>monarkex 'blackline' radon/damp -proof membrane on,</p> <p>20mm coarse sand on,</p> <p>min 225mm well compacted cl808 hardcore.</p> <p>radon sump &amp; ventilated outlet in central location.</p>
<b>Roof Construction</b>	<p>175x44 rafter C16</p> <p>175x44 C16 ceiling joists @ 400 ctrs</p> <p>Steel to be agreed with engineer</p>
<b>Windows</b>	<p>Target window U Values to be 0.70 W/m<sup>2</sup>K or better.</p> <p>Solar transmittance of windows to be 0.63.</p> <p>Eg: Munster Joinery Future proof Window [Triple Glazed]</p>
<b>Doors</b>	<p>All doors to be provided with U Value certificate. Uncertified doors should not be used.</p> <p>Door U Value NOT to exceed 1.4 W/m<sup>2</sup>K.</p> <p>Internal doors [allow PC sum of €150 per door]</p> <p>All doors to be approved by client</p>
<b>PC sums for entire project</b>	<ul style="list-style-type: none"> <li>• <b>Heating and Plumbing</b></li> <li>• Allow PC sum of €23,000</li> <li>• <b>Electrical:</b></li> <li>• Allow PC sum of €17,000 for Granny flat</li> <li>• <b>Ventilation:</b></li> <li>• Allow €12000 pc sum</li> </ul>
<b>Lighting</b>	<p>Low energy fittings assumed to be used in 100% of light fittings. The actual bulbs must be in place for the final survey. In the absence of actual low energy bulbs, incandescent fittings will be used in calculations.</p> <p>Refer to electrical layout</p>
<b>Ventilation</b>	<ul style="list-style-type: none"> <li>• Air Tight membrane to be fitted to first floor ceiling and also to ground floor ceiling.</li> <li>• Mechanical extraction to be fitted in kitchen over cooker.</li> <li>• Extract pipe for the drier in utility</li> <li>• An air permeability test is required at the end of this build. To perform well in this test it is advisable to fit air tightness membranes</li> </ul>



	<p>around all openings and roof surfaces &amp; sealing works to the internal face of all external walls. The result of this test is required for your energy rating and therefore it should be given due consideration. A good result in air tightness testing will also improve your primary energy use and your CO2 emissions.</p> <p><b>A result of = 2.5m<sup>3</sup>/hr/m<sup>2</sup> is assumed for this dwelling.</b></p>
<b>Thermal Bridging Factor</b>	<p>Standard detail thermal bridging factor of <b>0.08</b> used in calculations. This requires all construction details to conform to and be signed off by engineer or architect in accordance with Dept of Env Accredited Construction Details.</p> <p>Please note that all details outlined in the DOE Accredited Construction Details must be used in order to use the improved thermal bridging factor. If this is not the case then a default factor will be used which will result in a significant drop in the BER result and also a non-compliance issue with building regs.</p>
<b>Radon</b>	<p>See central location under the proposed floor slab. Include for connecting pipe work for future activation. Cap pipe, with radon pipe cover at the terminating point at a suitable location outside building footprint above footpath level.</p> <p>A radon-resisting membrane 'Monarflex' Blackline or similar approved shall be provided under the ground floor area of dwelling.</p>
<b>Wall Ties</b>	<p>Wall ties to comply with I.S. 268:1987. Wall ties to be provided (minimum 5 per sq. m.) at maximum horizontal spacing's of 750mm and at maximum vertical centres of 450mm. The ties shall be alternating every alternative course.</p> <p>Provide extra wall ties at ope jambs in every blockwork course within 150mm of ope.</p> <p>Care should be taken to clear cavities of mortar droppings as work proceeds.</p>
<b>Lintels</b>	<p>All lintels per lintel plan.</p> <p>Concrete lintels shall be precast, prestressed concrete Class A obtained from an approved manufacturer. Provide all necessary certification from manufacturers. Provide 225mm minimum bearing for all lintels.</p>
<b>Steel Lintels</b>	<p>Steels lintel sizes as per plans.</p> <p>Internal steel to be shot blasted and 70 micron primer applied.</p>
<b>Walls</b>	<p>All ground floor internal walls in masonry</p> <p>All first floor internal walls in masonry.</p>



<b>Window Cills</b>	<p>Window cills to be <b>concrete</b>. All cills to be 100mm longer than the finished window ope, centrally placed, properly weathered, and neatly and finely finished. Provide dpc under and dressed up behind and to sides of cill.</p> <p>All window cills to have a min. 100mm face.</p>
<b>Footpath</b>	<p>Paving around the proposed dwelling house shall be 1000mm wide x 100mm deep Grade C20/25 concrete on 300mm well compacted hardcore. Provide 6mm wide isolation joints in the paving at 3000mm centres.</p> <p>Provide steps at rear doors.</p> <p>Provide ramped access to <b>front door</b> to comply with Part M of the Technical Guidance Documents, maximum threshold height 12 mm. Provide 1200mm x 1200mm level landing at entrance.</p> <p>All concrete exposed surfaces to have a brush finish, outer and inner edges of paving to be neatly trowelled with a steel-edging trowel.</p>
<b>Rainwater Goods</b>	<p>Eaves gutters to be colour coated ex. 125mm black uPVC gutters having all necessary drops and brackets.</p> <p>Downpipes to be colour coated 75mm black uPVC sections having all necessary bends, toes and brackets.</p>
<b>Fire &amp; Carbon Monoxide</b>	<p>A fire alarm system shall be installed in the dwelling house to comply with BS 5839:</p> <p>The system shall be type LD2</p> <p>Fit approved smoke detectors as required and 1 No. heat detector.</p> <p>Install carbon monoxide detectors to comply with current building regulations.</p>
<b>Drainage</b>	<p>The main and branch drains shall be 100mm diameter laid to continuous falls of not less than 1 in 40. Pipes shall be Wavin PVC or similar approved laid in straight lines from manhole to manhole, with bends and junctions splayed in the direction of flow, where required. Clean pipes internally as necessary after each joint is made. Refer to site layout plan and ground floor plan for location of drainage.</p> <p>Engineer MUST be informed prior to these works.</p>
<b>Air Tightness</b>	<p>The main areas that should be addressed to improve the final air tightness result of the house are as follows:</p> <p>Window &amp; door opes</p>



	<p>Sloping roof areas. First floor ceilings Sealing around precast slabs.</p>
<p><b>Electrical</b> <b>Allow for the following within PC sums noted previously</b></p>	<ol style="list-style-type: none"> <li>1. <b>Include Wiring for Alarm</b></li> <li>2. <b>Include wiring for 2 No. electric car charging points.</b></li> <li>3. <b>Include wiring for external socket [2 No.]</b></li> <li>4. <b>Include wiring for external lights. [location TBC]</b></li> <li>5. <b>Include for wiring to generator point for emergency switch over.</b></li> </ol> <p>Regulations: All electrical work must comply with the latest edition of the I.E.E. regulations for the Electrical Equipment of Buildings except as amended by The National Regulations for Electrical Installation and Requirements for Earthing and Electrical Installations both published and available from the Electricity Supply Board on request</p> <p>ESB Approvals: The electrical contractor shall consult with and obtain all necessary approval from the Electricity Supply Board.</p> <p>Cable Runs: The electrical contractor is to inform the general contractor of all proposed cable runs so that, where possible, ways are to be left to receive them to save unnecessary cutting away.</p> <p>Supply: The electricity supply mains will be erected by the E.S.B. and do not form part of the main contract.</p> <p>Meter</p> <p>Fuseboards: the electrical contractor is to provide a metal clad earth leakage circuit breaker type of extension and fitted with an isolator switch.</p> <p>Fuses: Fuses are to be of the circuit breaker type and of appropriate ampage to suit the circuits served. All must be clearly annotated with the proper notes.</p> <p>Conduit: In solid walls oval approved plastic conduit shall be sunk in the wall for each switch drop and socket outlet.</p> <p>Earthing:</p>



	Earthing shall be in accordance with the Requirements for Earthing in Electrical Installations, published by the E.S.B. requirements for bathrooms.
<b>Skirting /Architrave</b>	Fix 150mm x 20mm approved, smooth unmoulded architrave, red deal around all internal doors neatly mitred at all angles.  Fix 150mm x 20mm wide, approved, smooth unmoulded skirting, red deal, all rooms, including hall and landing.
<b>Roof</b>	Capco Berona
<b>Kitchen</b>	Kitchen = client item.  Utility = client item.
<b>Sanitaryware</b>	Supplied by clients
<b>Painting</b>	By others
<b>Flooring &amp; finishes</b>	Client item.
<b>Tiling</b>	Client item
<b>Stoves</b>	Client item
<b>Landscaping</b>	Site to be levelled off throughout.  Lawns are client item.



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EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :  
Credit / Debit Card 80.00  
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**Report on application under Section 5 of the Planning and Development Act 2000 (as amended)**

**Reference no.** EC-114-25

**Name and Address of Applicant:** Kieran Bourke and Rebecca McMahon, 13  
Ganery Lane, Church Meadows, Raheen, Co.  
Limerick

**Agent:** Maurice Meskell, Meskell, Consulting Engineers,  
Coolcappagh, Ardagh, Co. Limerick

**Location:** Dunmoylan, Shagolden, Co. Limerick, V94 NY6E

**Description of Site and Surroundings:**

The subject site is c0.2ha with an existing single storey dwelling. The dwelling lies perpendicular to the roadside with a large open garden to the front and side of the dwelling house. There are two existing sheds to the side of the dwelling that are proposed to be demolished.

**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:

- Whether the refurbishment and roof replacement of existing cottage and single storey extension to rear of cottage and associated site works, including demolition of two no. derelict sheds are works that are development and exempted development.

This Section 5 declaration includes the following:

- Application Form
- Specification of Works
- Site location
- Site Plan
- Floor plans
- Elevations

**Planning History:**

10/563 – an extension to the rear of existing house, consisting of a bathroom, bedroom, entrance wall and driveway - Permission granted.

09/1548 – the construction of an extension to the front of the existing house, consisting of a kitchen, sitting room, two bedrooms, bathroom, entrance wall and driveway - Withdrawn.

09/1371 – The construction of an extension to the front of existing house consisting of a kitchen, sitting room, two bedrooms, bathroom, entrance wall and driveway - Incomplete application.

**Enforcement History**

None recorded.

**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 refurbishment and roof replacement of an existing cottage, the construction of a single storey extension to the rear of the dwelling and the demolition of two existing sheds constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The proposal for the construction of an extension to rear of dwelling 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 development is within the curtilage of the existing dwelling house.

The proposal is for a single storey extension to the rear of an existing dwelling house. I note that the dwelling house is situated perpendicular to the road and while the regulations provide no definition of what constitutes the ‘rear of the dwelling’, having regard to the features of the dwelling house and the site layout plan submitted whereby the porch faces to the northwest, I consider the front of the house as the elevation facing to the northwest. On the basis of the same, I consider that the proposed extension is located primarily to the rear of the dwelling; however, considering the overall design, the proposed extension also extends from the side of the dwelling. I therefore consider that Class 1 does not apply as the exemption pertains to an extension to the rear of a dwelling only. It is also worth noting that if the front of the dwelling house is considered as the elevation addressing the public road, the proposal would still not be considered as exempt as the proposed extension would extend from the side of the dwelling. It is also worth noting that the dwelling was previously extended under Pl Ref 10/563, where a 21sqm extension was permitted. Having regard to condition and limitation 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*, as the permitted extension and proposed extension will provide for a total floor area of 59.6sqm (21sqm + 38.6sqm) the proposed extension would exceed the 40sqm permitted and would not comply with condition and limitation 2(a).

The refurbishment and upgrade works as outlined on the application form and plans submitted will be assessed under Section 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;*

The proposal for refurbishment works including the removal of existing chimneys, the replacement of an existing window open along the front elevation with a corner window, reparations to the existing roof profile along the northern end of the dwelling, the integration of a velux window on the roof plane on the front elevation, blocking up of an existing door and window ope on the front porch and adjacent to the porch, the removal of a door and window ope along the southern gable, the increase in width of an existing window ope to the rear and upgrades to the external finishes to the dwelling are considered



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.

CLASS 50 (a) The demolition of a building, or buildings, within the curtilage of— (i) a house, (ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.

1. No such building or buildings shall abut on another building in separate ownership.
2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres.
3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.

Dimensions of the sheds proposed to be demolished have not been provided. However, having reviewed the submitted drawings I am satisfied that the floor areas of the sheds combined, when compared to the proposed extension which is 38.6sqm, would be significantly more than the 40sqm permitted under Class 50(a). As such, I consider the proposal for the same does not comply with Class 50(a) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

#### **Article 9 Restrictions**

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

#### **Appropriate Assessment**

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

#### **Environmental Impact Assessment**

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 construction of an extension to rear of dwelling as detailed on the application and plans submitted is not considered to come within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

The proposed refurbishment works including:

- the removal of existing chimneys, reparations to the existing roof profile along the northern end of the dwelling,
- the replacement of an existing window with a corner window,
- the integration of a velux window on the roof plane on the front elevation,
- blocking up of an existing door and window up on the front porch and adjacent to the porch, the removal of a door and window ope along the southern gable,
- the increase in width of an existing window open to the rear and
- upgrades to the external finishes

are considered works that come within the scope of Section 4(1)(h) of the Planning and Development Act, 2000, as amended.

The proposed demolition of two existing sheds as detailed on the application and plans submitted is not considered to come within the scope of Class 50(a) 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) Class 50(a) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (d) Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- (e) The plans & particulars submitted with the application received on 15<sup>th</sup> May 2025.

It is therefore considered:

- The proposed extension is development and not exempted development,
  - The proposed demolition works are development and not exempted development.
  - The proposed refurbishment works including:
    - the removal of existing chimneys,
    - reparations to the existing roof profile along the northern end of the dwelling,
    - the replacement of an existing window with a corner window,
    - the integration of a velux window on the roof plane on the front elevation,
    - blocking up of an existing door and window up on the front porch and adjacent to the porch,
    - the removal of a door and window ope along the southern gable,
    - the increase in width of an existing window open to the rear, and,
    - upgrades to the external finishes
- is development that is exempted development.



Eithne O'Brien, Assistant Planner  
Date: 05/06/2025



Agreed by:

Jennifer Collins  
Date: 06/06/2025



**Appendix 1- AA Screening examination**  
**AA PN01 Screening Form**

<b>STEP 1: Description of the project/proposal and local site characteristics:</b>	
a. <b>File Reference No:</b>	EC/114/25
b. <b>Brief description of the project or plan:</b>	This is an application requesting a Section 5 Declaration on whether the refurbishment and roof replacement of existing cottage and single storey extension to rear of cottage and associated site works, including demolition of two no. derelict sheds are works that are development and exempted development.
c. <b>Brief description of site characteristics:</b>	The subject site is c.2ha with an existing single storey dwelling. The dwelling lies perpendicular to the roadside with a large open garden to the front and side of the dwelling house. There are two existing sheds to the side of the dwelling that are proposed to be demolished.
d. <b>Relevant prescribed bodies consulted:</b> e.g. DHLGH (NPWS), EPA, OPW	N/A
e. <b>Response to consultation:</b>	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 <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
004161 – Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA	<a href="https://www.npws.ie/protected-sites/spa/004161">https://www.npws.ie/protected-sites/spa/004161</a>	2.3km	No direct encroachment or hydrological connection.	N
002165 – Lower River Shannon SAC	<a href="https://www.npws.ie/protected-sites/sac/002165">https://www.npws.ie/protected-sites/sac/002165</a>	5km	No direct encroachment or hydrological connection.	N
004077 – River Shannon and River Fergus Estuaries SPA	<a href="https://www.npws.ie/protected-sites/spa/004077">https://www.npws.ie/protected-sites/spa/004077</a>	5km	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:**



<b>Impacts:</b>	<b>Possible Significance of Impacts: (duration/Magnitude etc)</b>
<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> <li>• Potential for accidents or incidents</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>In-combination/Other</b>	N/A given the scale of development proposed.

<b>b. Describe any likely changes to the European site:</b>	
<b>Examples of the type of changes to give consideration to include:</b> <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. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

<b>c. (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



**STEP 4: Screening Determination Statement****The assessment of significance of effects:**



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

On the basis of the information 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,


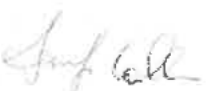
it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives. An appropriate assessment is 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:	 Eithne O'Brien, Assistant Planner 05/06/25	
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 06/06/2025	



## Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC/114/25
Development Summary:	This is an application requesting a Section 5 Declaration on whether the refurbishment and roof replacement of existing cottage and single storey extension to rear of cottage and associated site works, including demolition of two no. derelict sheds are works that are development and exempted development.
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to <b>Part A</b>
<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)	
<input type="checkbox"/> Yes. specify class: [insert here] _	<b>EIA is mandatory</b>
	No Screening required
<input 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]	EIA is mandatory
	No Screening required
<input type="checkbox"/> Yes the project is of a type listed <b>but</b> is <i>sub-threshold</i> : [insert here]	<b>Proceed to 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>
No, Schedule 7A information/screening report has not been submitted by the applicant	<b>Preliminary Examination required</b>
Signature and Date of Recommending Officer:	 <b>Eithne O'Brien, Assistant Planner</b> <b>05/06/25</b>
Signature and Date of the Decision Maker:	 <b>Jennifer Collins, A/Senior Executive Planner</b> <b>06/06/2025</b>



## PLANNING & PLACE-MAKING

### REG POST:

**Kieran Bourke and Rebecca McMahon,**  
**13 Ganery Lane,**  
**Church Meadows,**  
**Raheen,**  
**Co. Limerick**

**EC/114/25**

09 June 2025

**Re: Declaration under Section 5**

---

Dear Sir/Madam,

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

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

Yours faithfully,

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

Tuar an Daill, Luimneach  
Dooradoyle, Limerick

 [customerservices@limerick.ie](mailto:customerservices@limerick.ie)  
 [www.limerick.ie](http://www.limerick.ie)  
 [@LimerickCouncil](https://twitter.com/LimerickCouncil)  
 061 - 556 000



**LIMERICK CITY & COUNTY COUNCIL**

**APPROVED OFFICER'S ORDER**

**SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**No. AOO/DC/2025/593**

**File Ref No. EC/114/25**

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

**RE:** **An extension, refurbishment and demolition at Dunmoylan, Shagolden, 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 Eithne O'Brien, Assistant Planner dated 05/06/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Kieran Bourke and Rebecca McMahon, c/o Maurice Meskell, Meskell, Consulting Engineers, Coolcappagh, Ardagh, Co. Limerick to state that the works as described above is

MOB

**Development and is Exempt Development – Refurbishment**

**Development and is NOT Exempt Development – Extension and Demolition**

Signed

  
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

9/6/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/593 dated 9/6/25, pursuant to Section 151(7) of the Local Government Act 2001

Signed:

  
A/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 Daill  
Tuar an Daill, 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/114/25**

**Name and Address of Applicant:** Kieran Bourke and Rebecca McMahon, 13 Ganery Lane, Church Meadows, Raheen, Co. Limerick

**Agent:** Maurice Meskell, Meskell, Consulting Engineers, Coolcappagh, Ardagh, Co. Limerick

**Whether** the extension, refurbishment and demolition at Dunmoylan, Shagolden, 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 15<sup>th</sup> of May 2025.

**AND WHEREAS** the Planning Authority has concluded that the extension at Dunmoylan, Shagolden, Co. Limerick **DOES NOT** come within the scope of exempted development under of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended. See Report attached.

**AND WHEREAS** the Planning Authority has concluded that the refurbishment at Dunmoylan, Shagolden, Co. Limerick **DOES** come within the scope of exempted development under of Section 4(1)(h) of the Planning and Development Act, 2000, as amended. See Report attached.

**AND WHEREAS** the Planning Authority has concluded that the demolition at Dunmoylan, Shagolden, Co. Limerick **DOES NOT** come within the scope of exempted development under of Class 50(a) 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 – Refurbishment**

**Development and is NOT Exempt Development – Extension and Demolition**

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

Date: 9.6.2025

**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.



**12/06/2025**

**Kieran Bourke and Rebecca McMahon,  
13 Gallery Lane,  
Church Meadows,  
Raheen,  
Co. Limerick**

**Re: An extension, refurbishment and demolition**

**Development Location: Dunmoylan, Shanagolden, Co. Limerick.**

**Reference No: EC/114/25**

---

Dear Sir/Madam,

I refer to the Section 5 Declaration Cert, which were issued to you on the 09<sup>th</sup> day of June 2025 and wish to inform you that there was an error in the Section 5 Declaration, to Exempt and Not Exempt in relation to the Address of Applicant and Location of Development respectively.

I now enclose an amended copy Section 5 Declaration Cert

I regret any inconvenience caused.

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/2025/593**

**File Ref No. EC/114/25**

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**Development and is Exempt Development – Refurbishment**

**Development and is NOT Exempt Development – Extension and Demolition**

Signed

  
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

12/06/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/593 dated 12/06/25, 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/114/25**

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**Agent:** Maurice Meskell, Meskell, Consulting Engineers, Coolcappagh, Ardagh, Co. Limerick

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**Development and is Exempt Development – Refurbishment**

**Development and is NOT Exempt Development – Extension and Demolition**

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

Date: 12.6.2025

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