



**Enforcement Office,
Limerick City & County Council,
County Hall,
Dooradoyle,
Co. Limerick.**

RE: Refurbishment

**Site Location:
Loughill,
Loughill
Co. Limerick.**

23/5/25



To Whom It May Concern

I would like to seek a section 5 declaration for to refurbish the existing dwelling, it is proposed to remove the roof and replace the sub structure of the roof (which is structurally damaged with rot) and to Insulate and replace the old corrugated sheeting with new corrugated sheeting of a similar colour. The applicant also proposed to fit a new heating system, rewire the property, fit new kitchen, bathroom ware and tiling the interior of the dwelling, it is also proposed to repaint the property internally and externally.

The applicant is seeking to apply for the Vacant Property Refurbishment Grant in order to bring the dwelling back into everyday use.

Regards
Patrick O'Connell



LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Eamonn O'Connor

Applicant's Address: Loughill, Loughill, Co.Limerick

Telephone No. _____

Name of Agent (if any): Pat O'Connell

Address: O'Connell Planning & Design Services

Hazelfield, Askeaton, Co.Limerick

V94P2N5

Telephone No. 087 9293566

Address for Correspondence:

O'Connell Planning & Design Services

Hazelfield, Askeaton, Co.Limerick

V94P2N5



Location of Proposed development:

Loughill, _____

Loughill, _____

Co.Limerick _____

Description of Proposed development:

1) To re-roof existing dwelling house with a similar corrugated roof covering creating an insulated

Roof structure beneath and replace old damaged bargeboards with similar new bargeboards.

2) to refurbish the interior of the existing dwelling by fitting new kitchen units, retiling bathroom and replacing
damaged fittings, to install new ceilings with skim finish and repaint the interior and exterior of the existing
dwelling.

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

Applicant's interest in site: Owner

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

Site Location Map, Site Layout Map, building details _____

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

Yes please provide floor areas of all existing structures:

Existing Dwelling 88 sq. m _____

Signature of Applicant (or Agent) Patrick O'Connell _____

NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

Limerick City & County Council,
Planning and Environmental Services,
City & County Council Offices,
Dooradoyle Road,
Limerick.

OFFICE USE ONLY

Ref. No. _____ Date Received _____

Fee Received _____ Date Due _____

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

26/05/2025 13:15:15

Receipt No./
Uimhir Admhála : LA25/0/25177747

O'CONNELL PLANNING & DESIGN SERVICES
HAZELFIELD
ASKEATON
CO LIMERICK
RE EAMON O'CONNOR

EXEMPTION CERTIFICATES 80.00
GOODS 80.00
VAT Exempt/Non-vatable

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :
Credit / Debit Card 80.00
VISA

*****9694

Change/Sóinseáil : 0.00

Issued By/
Fisithe ag - John Harold

— Site



LLX,LLY = 519112.5329,650242.9315

Description:
Digital Landscape Model (DLM)
Publisher / Source:
Ordnance Survey Ireland (OS)
Data Source / Reference:
PRIME2
File Format:
Autodesk AutoCAD (DWG_R2013)
File Name:
v_50361401_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY = 519112.5329,650242.9315
LRX,LRY = 51942.5329,650242.9315
ULX,ULY = 519112.5329,650857.9315
URX,URY = 51942.5329,650857.9315

Projection / Spatial Reference:
Projection = IRNEUT95_Irish_Transverse_Mercator
Centre Point Coordinates:
X,Y = 51937.5329,650950.4315

Reference Index:
Map Series / Map Sheets
1:2500 | 4858-B

Data Extraction Date:
Date = 06-Oct-2023

Source Data Release:
DCMLS Release V1.168.116

Product Version:
Version = 1.4

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Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Súibríocht Ordainis Éireann, 2023
Arna thiomáist agus arna fhóiliú ag
Súibríocht Ordainis Éireann, Pháirc an
Phiontais, Baile Átha Cliath 8, Éire.

Súcionn aistíteadh neamhduarlaíoch
Súibríocht Ordainis Éireann agus Rialtas
na hÉireann.

Gach cead ar cosaint. Ni ceadmhach aon
chuid den fhileacadh seo a chéipeáil, a
stáirgeadh nó a sharchur in aon fhórm ná ar son
bhealaich gan cead i scribhinn roinnt ré ó úinéirí
an chéipéar.

Ni thiomáint beithar, bealach ná cosán a bheith ar
an fórsáid seo agus fainneadh ar
an chéipéar.

Ni thaispeáinn learsaí de chuid Ordainis
Súibríocht na hÉireann teorana phiontais deansaithe
de mhaoin riabhach, ná timéireacht de ghréineadh fhiáin.

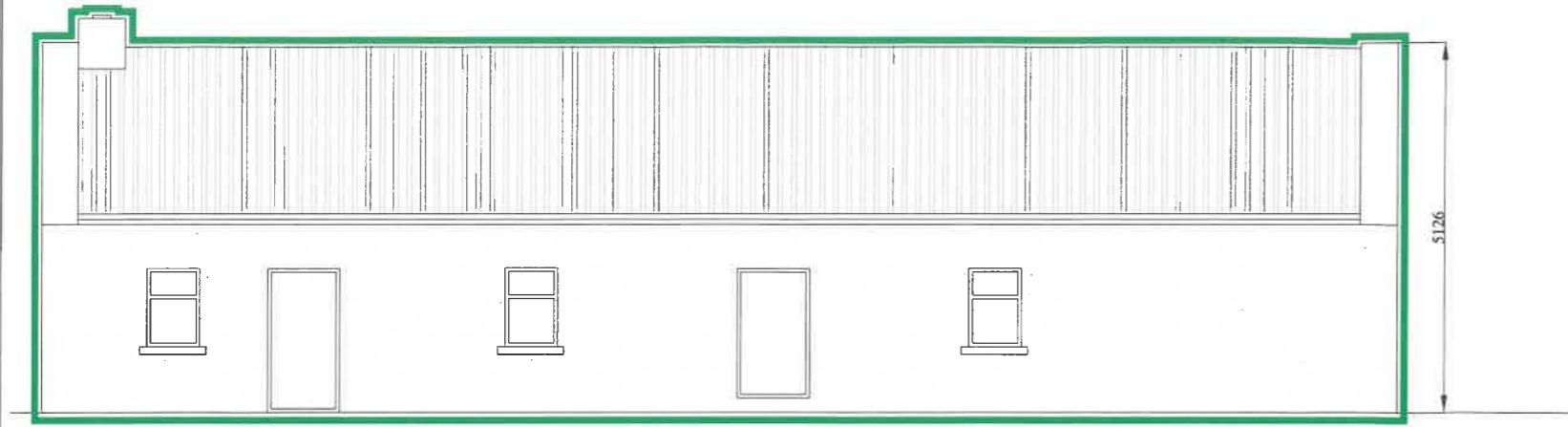


AREA:		
A	Planning Only	14/5/25
CLIENT		
Eamon O Connor Loughill Loghill Co. Limerick		
SITE ADDRESS		
Loughill Loughill Co.Limerick		
DRAWING TITLE		
Site Location Map		
DRAWING No:		
PL-25467-1		
SCALE:		
1:500		
DRAWN BY:		
Pat O Connell Hazelfield, Askeaton, Co.Limerick.		
1		
Tel: 087 9293566		



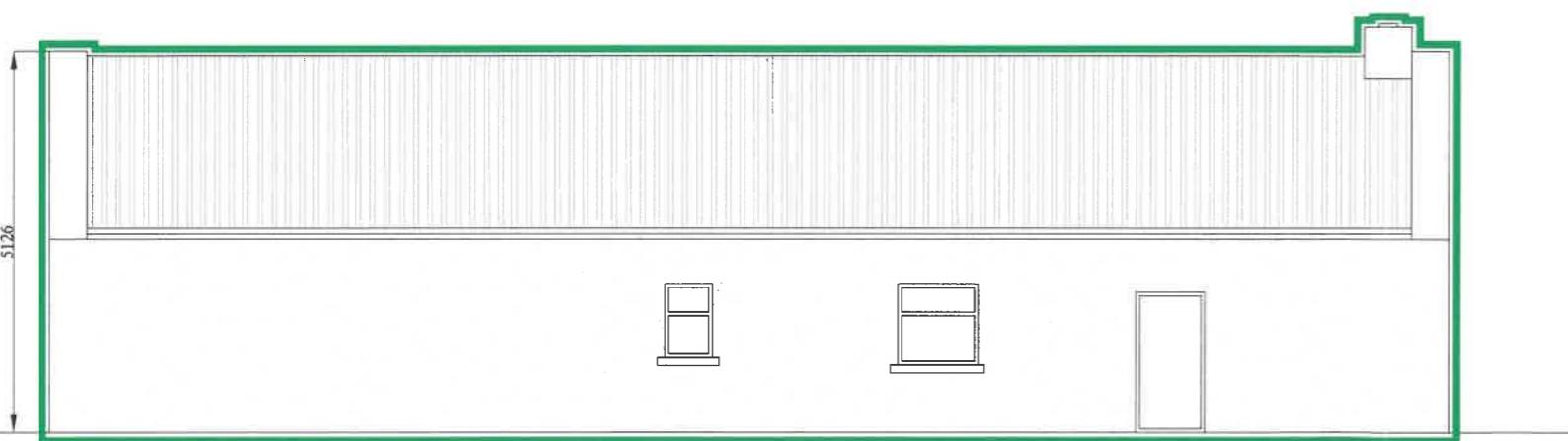
<i>O'Connell Planning & Design Services</i>		
Newfield, Askeaton, Co. Limerick Email: oconnellplanning@outlook.com Tel: 087 9293566		
AREA:		
A	Planning Only	14/5/25
REV:	ISSUE / DESCRIPTION	DATE
CLIENT		
Eamon O Connor Loughill Loughill Co. Limerick		
SITE ADDRESS		
Loughill Loughill Co. Limerick		
DRAWING TITLE		
Site Layout map		
DRAWING No: PL-25467-2		
SCALE: 1:500 DRAWN BY: Pat O Connell		
SHEET: 2 Hazelfield, Askeaton, Co. Limerick.		
Tel: 087 9293566		

Proposed Works



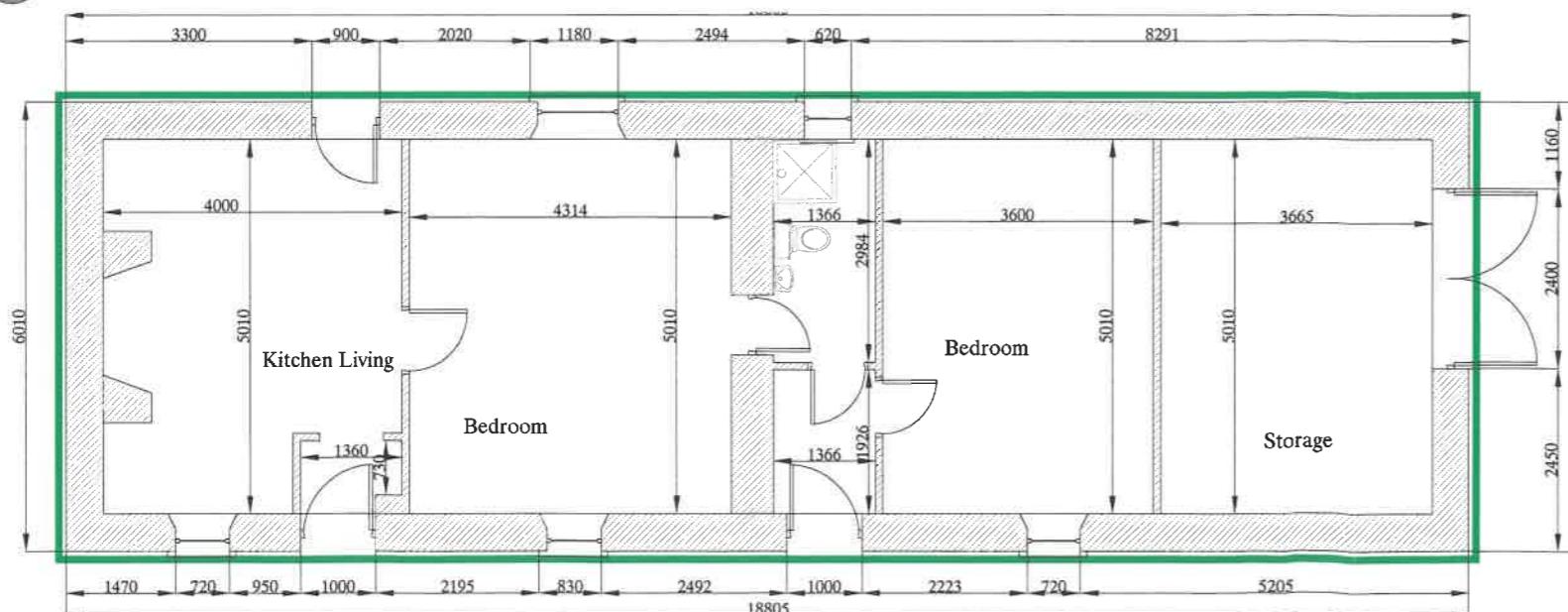
Front Elevation

Scale 1:100



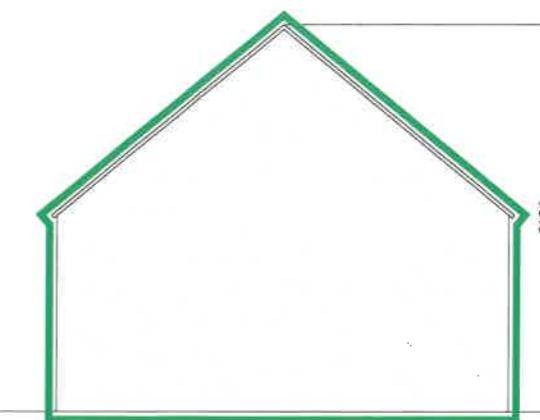
Rear Elevation

Scale 1:100



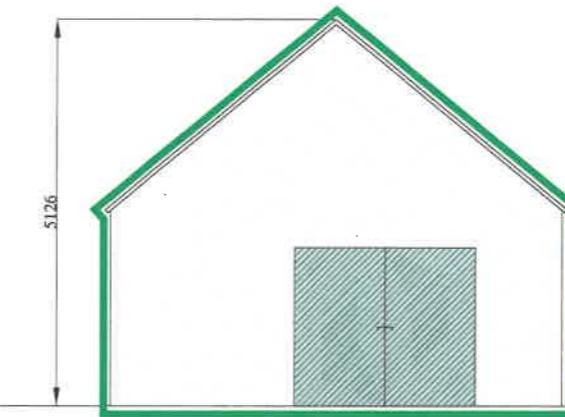
Ground Floor Plan

Scale 1:100 Area 89.20 sq. mts



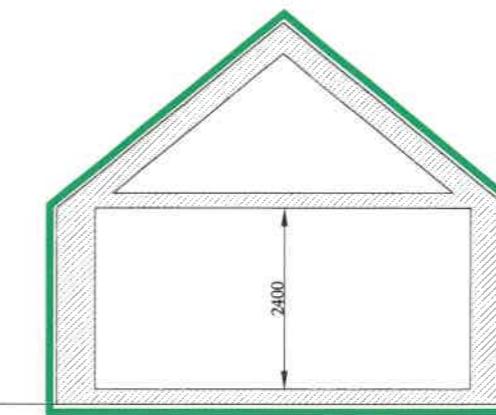
Side Elevation

Scale 1:100



Side Elevation

Scale 1:100



Section View

Scale 1:100



O'Connell Planning & Design Services		
Newcastle, Askeaton, Co. Limerick Email: Planning@OConnellPlanning.com Tel: 067 923566		
AREA:	Planning Only	14/5/25
REV. ISSUE / DESCRIPTION	DATE	
CLIENT	Eamon O Connor Loughill Loughill Co. Limerick	
SITE ADDRESS	Loughill Loughill Co. Limerick	
DRAWING TITLE	Dwelling Details	
DRAWING No:	PL-25467-3	
SCALE:	DRAWN BY:	
1:100	Pat O Connell Hazelfield, Askeaton, Co. Limerick.	
SHEET:	3	
	Tel: 087 9293566	

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

Reference no.: EC-120-25

Name and Address of Applicant: Eamonn O'Connor
Loughill
Loughill
Co. Limerick

Agent: Pat O'Connell
O'Connell Planning & Design
Hazlefield
Askeaton
Co. Limerick

Location: Loughill
Loughill
Co. Limerick

Description of site and Surroundings:

The subject property comprises a detached single story traditional farm building located to the rear of a residential bungalow of modern construction (planning file ref. 97/854) and comprising lands of Folio No. LK14877F. The property is located north of the N69 Coast Road approx. 850m northeast of Loughill Village centre in a rural setting of predominantly agricultural purpose.

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:

- Proposed refurbishment of existing dwelling namely the removal of the existing corrugated roof material and sub structure and replacement with new structure and corrugated roof material of similar colouring.

This Section 5 declaration includes the following:

- Application Form
- Site Location Map
- Elevations
- Floor Plans

Planning History:

97/584 Permission Granted for the construction of garage & installation of Biocycle waste treatment system and retention of extension to house

Enforcement History:

No Planning Enforcement on site

Assessment

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

‘structure’ as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines **‘development’** as ‘the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’.

The proposed development on site, comprising the removing and replacing of a corrugated roof and substructure on a residential dwelling constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The proposed removal and reinstatement of a corrugated roof and substructure on a dwelling was assessed under Section 4(1) (h) of the Planning and Development Act 2000 (as amended) which is as follows:

Section 4(1) (h) of the Planning and Development Act 2000 (as amended)

Exempted development – *“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 proposed works comprise the removal of the existing corrugated roof and substructure and the replacement of the same with a similar corrugated roof covering creating an insulated roof structure, the replacement of old damaged bargeboards with new bargeboards and the refurbishment of the interior of the existing dwelling. The drawings show the proposed changes, having regard to the same, the improvement works to the roof and the internal works proposed are considered alterations, which would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Article 9 Restrictions

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

Appropriate Assessment

An AA Screening examination has been undertaken (see Appendix 1). Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not necessary.

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 proposed development for the removal and replacement of the existing roof and internal alteration to the main dwelling as detailed on the application and plans submitted is considered to come within the scope of Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- (b) Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- (c) The plans and particulars lodged with the application received on 27th May 2025.

It is therefore considered that the said works are development and exempted development under Section 4(1)(h) of the Planning and Development act 2000 (as amended).



Eithne O'Brien, Assistant Planner

Date: 16/06/2025


Agreed by: _____

Jennifer Collins, A/SEP

Date: 17/06/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
1. File Reference No:	EC/120/25
2. Brief description of the project or plan:	A section 5 declaration application on whether the removal and replacement of existing corrugated roof and associated works is or is not development and is or is not exempted development.
3. Brief description of site characteristics:	The subject property comprises a detached single story traditional farm building located to the rear of a residential bungalow of modern construction (planning file ref. 97/854) and comprising lands of Folio No. LK14877F. The property is located north of the N69 Coast Road approx. 850m northeast of Loughill Village centre in a rural setting of predominantly agricultural purpose.
4. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
5. Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 – Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	0.28km	None	No
004077 - River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	0.28km	None	No

STEP 3: Assessment of Likely Significant Effects

1. Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g • Vegetation clearance	None. No direct encroachment and hydrological connection. Minor works to

<ul style="list-style-type: none"> Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering Storage of excavated/construction materials Access to site Pests 	replace corrugated roof and roof substructure of residential property.
Operation phase e.g. <ul style="list-style-type: none"> Direct emission to air and water Surface water runoff containing contaminant or sediment Lighting disturbance Noise/vibration Changes to water/groundwater due to drainage or abstraction Presence of people, vehicles and activities Physical presence of structures (e.g. collision risk) Potential for accidents or incidents 	None. No direct encroachment and hydrological connection. Minor works to replace corrugated roof and roof substructure of residential property.
In-combination/Other	N/A given the level of development in the area, primarily rural one-off housing.
Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> Reduction or fragmentation of habitat area Disturbance to QI species Habitat or species fragmentation Reduction or fragmentation in species density Changes in key indicators of conservation status value (water or air quality etc) Changes to areas of sensitivity or threats to QI Interference with the key relationships that define the structure or ecological function of the site 	None, given nature of works proposed and the lack of any direct hydrological connection to any SAC/SPA and the fact that the site does not directly encroach on any SAC/SPA.
Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

STEP 4: Screening Determination Statement

The assessment of significance of effects:

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 submitted, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- 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.

Conclusion: An appropriate assessment 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:	 <hr/> Eithne O'Brien, Assistant Planner 16/6/2025	
Signature and Date of the Decision Maker:		



Jennifer Collins, A/ Senior Executive Planner
Date: 17/06/2025

Appendix 2: EIA Screening– Establishing if Proposal is Sub-threshold

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC/120/25	
Development Summary:	The development consists of the removal and replacement of existing corrugated roof and substructure with a similar type material as well as internal works to the structure at Loughill, Co. Limerick.	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes. specify class: [insert here] _		EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2		No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here]		EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is sub-threshold : [insert here] _		Proceed to Part C
c. If Yes , has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required

Signature and Date of Recommending Officer:	 Eithne O'Brien, Assistant Planner 16/06/2025
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 17/06/2025



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

PLANNING & PLACE-MAKING

REG POST:

Eamonn O'Connor,
c/o Pat O'Connell
O'Connell Planning & Design
Hazlefield
Askeaton
Co. Limerick

EC/120/25

18 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
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/2025/628

File Ref No. EC/120/25

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

RE: A refurbishment of existing dwelling at Loughill, Loughill, Co. Limerick.

ORDER: Whereas by Director General's Order No. DG/2024/122 dated 27th November 2024, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Jennifer Collins, A/Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of Eithne O'Brien, Assistant Planner dated 16/06/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Eamonn O'Connor c/o Pat O'Connell, O'Connell Planning & Design, Hazlefield, Askeaton, Co. Limerick to state that the works as described above is

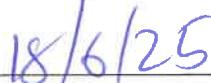
Development and is Exempt Development. *PL*

Signed



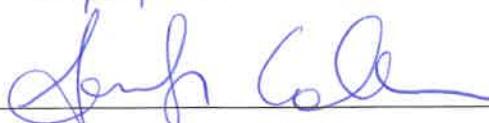
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date



Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/628 dated 18/6/25, 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/120/25

Name and Address of Applicant: Eamonn O'Connor, Loughill, Loughill, Co. Limerick

Agent: Pat O'Connell, O'Connell Planning & Design, Hazlefield, Askeaton, Co. Limerick

Whether the refurbishment of existing dwelling at Loughill, Loughill, 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 27th of May 2025.

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

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempt Development**.

Signed on behalf of the said Council

Karen Conlon

Date: 18/06/2025

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.