

Limerick City and County Council
Merchants Quay
Limerick
V94 EH90

18th June 2025

Re: Treaty City Brewery at 24 / 25 Nicholas Street, Limerick City.

Dear Sir/Madam,

We are submitting a Section 5 Application in respect of the above premises. Does the addition of a 7-day alcohol license alter the planning status of the premises to a degree that it requires a new planning application?

In April 2019 a Grant of Permission (reg. ref. 19/5) was issued for
"Change of use and fitout works on a site at 24 / 25 Nicholas Street, Limerick City, the development will consist of fitout works to provide microbrewery facilities on ground floor including the provision of toilet facilities with offices and an observation deck on first floor mezzanine. The works include the provision of new external windows and doors and existing openings and external decoration and signage including four number wall hung vertical banners at 24 and 25 Nicholas Street, Limerick."

This permission clearly approved the construction of a new microbrewery facility. The new enterprise was to create a new production facility in the centre of Limerick to promote both tourism and provide an outlet in terms of hospitality and entertainment for Nicholas Street and the environs. It was always anticipated that this facility would have members of the public and tourists frequenting the premises which in the majority of times would result in the consumption of beer and ale produced on the site.

As part of this approval, there was a contemplation that beer/ale would be consumed on the premises by members of the public. The dispensing space allocated to this was referred to in the design document as an area that also could provide merchandise sales.

This facility is open to the public. Per the planning application documents, patrons/members of the public can purchase alcoholic products and/or merchandise in the reception/bar area.

There were no restrictions or time limitations either in the public notices or description of the works. Neither were there any conditions attached limiting the hours of use.


Condition 3 stated *"all signage proposed shall be downlit only and shall not be illuminated outside of normal business hours 8a.m. to 10p.m."* but this relates to illumination only. Accordingly, there is no restriction on the hours of operation for the brewery.

In 2023, the operators decided that there was a demand for other beverage offerings. An application was made to the Courts to provide additional alcoholic offerings to members of the public. This in essence provided a situation where the company could sell spirits and wine to customers. The type of alcohol offering being provided in the bar is not within the contemplation of the planning authorities.

We see no difference in terms of the planning use of the premises in whether it sells beer and/or spirits. Accordingly, the use of the premises has not changed from the original permission.

There is a precedent set by this in the Rascals Brewing Company of Unit 5 Goldenbridge Industrial Estate, Tyrconnell Road, Inchicore, Dublin 8, D08 HF68. In 2017, Dublin City Council raised a query on the planning status of a new micro-brewery facility.

Under Reg. Reference 0271/17, (copy attached) Dublin City Council declared that the provision of a microbrewery does not constitute a change of use from industrial or general industrial use. We believe that the above includes the addition of a wider range of alcoholic beverages, which certainly does not constitute a change of use or triggers the need for a further planning permission.

	Comhairle Cathrach Bhaile Átha Cliath Dublin City Council
Planning & Property Development Department, Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 3	
An Roinn Pleanála & Forbairt Maoin Bloc 4, Uirlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 3.	
t: (01) 222 2288 e: planning@dublincity.ie	
13-Sep-2017	
Jeremie Anglin, Anglin Cashman Architects Ltd. 46, Meath Road Bray Co. Wicklow	
Application Number	0271/17
Application Type	Section 5
Registration Date	22-Aug-2017
Decision Date	11-Sep-2017
Decision Order No	P3159
Location	UNIT 5, Goldenbridge Industrial Estate, Tyrconnell Road, Inchicore, Dublin 8
Proposal	EXPP We would like to know whether or not the proposed development (Part of Premises) for use as a micro brewery (with no external alterations to the subject structure) is or is not development in the context of its previous use for manufacturing. Or if the proposed use is or is not a material change of use to that permitted
Applicant	We buy any property Ltd
NOTIFICATION OF DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT	

NOTIFICATION OF DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

In pursuance of its functions under the Planning & Development Acts 2000(As Amended), Dublin City Council has by order dated 11-Sep-2017 decided to issue a Declaration that the above proposed development is EXEMPT from the requirement to obtain planning permission under Section 32 of the Planning & Development Acts 2000(As Amended)

Reasons & Considerations:

1. The provision of a micro-brewery does not constitute a 'change of use' from the approved industrial/ clothing manufacturing/ general industrial use on the subject site. Therefore, the applicant should be duly informed

Signed on behalf of Dublin City Council



Brendan Johnston
for Assistant Chief Executive

Exempting: Planning & Development, City of Dublin, 11th Floor, 24/25 Nicholas Street, Dublin 1
Head Office: 11th Floor, 24/25 Nicholas Street, Dublin 1, Ireland

NOT1section5(Grant Exemption)

T: 01 222 2111 www.dublincity.ie

Pursuant to the above, we are of the opinion that the Treat City Brewery at 24/25 Nicholas Street does not require a new planning application in that the addition of a 7-day alcohol license does not alter the original planning status of ~~the premises to a degree~~ where it could be considered irregular. The enhancement of the licensing status is consistent with the original planning.

We trust that this is in order and look forward to hearing from you in due course.

Yours sincerely,



Shane Santry
SSA Architects

Encl.



Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Conradh Brewing Company

Applicant's Address: Treaty City Brewery

24/25 Nicholas Street

Limerick, V94 H6RR

Telephone No.



Name of Agent (if any): SSA Architects

Address: 42 Haddington Road

Dublin 4

D04 V226

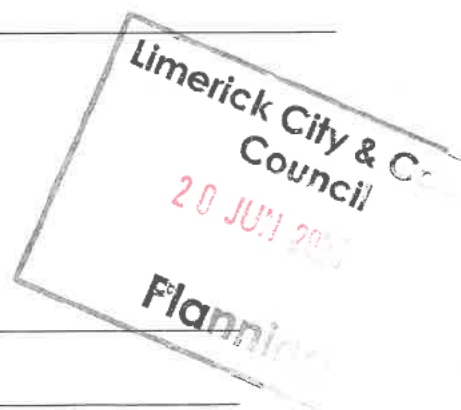
Telephone No. 01 668 7939

Address for Correspondence:

SSA Architects

42 Haddington Road

Dublin 4, D04 V226



Location of Proposed development (Please include **EIRCODE**):

Treaty City Brewery

24/25 Nicholas Street

Limerick, V94 H6RR

Description of Proposed development:

Does the addition of a 7-day licence constitute a change of use to the
granted microbrewery use under planning reg. ref. 19/5.

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

Precedent set by Dublin City Council Section 5 exempted development grant reg. ref. 0271/17

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

YES ☒ NO

Applicant's interest in site: Occupier

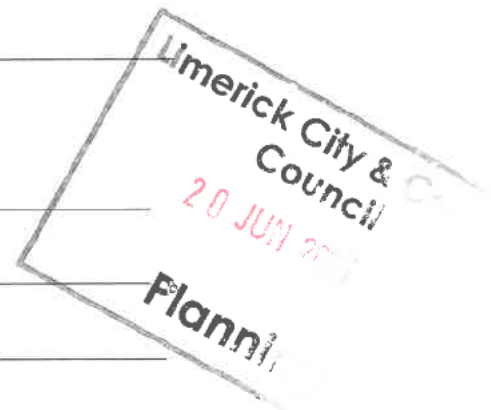
List of plans, drawings, etc. submitted with this application:

Site Location

Site Layout

Floor plan

Elevations



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

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent)

SSA Architects (Agent)

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:

**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

**Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie**



FRONT ELEVATION
SCALE 1:100

Limerick City &
Council
29 JUL 2011
Planning

LEGEND


AREA TO BE LICENSED

NOTES
FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING. DO NOT SCALE
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

R	Record
C	Construction
T	Tender
PL	Planning
A	Approval
PR	Preliminary
Stage	Description



Rev.	mark	Revision	Date	By

Scale : 1:100		ELEVATIONS		Rev.
Date : may 23		Treaty City Brewery 24/25 Nicholas Street Limerick		Project No. LIC096
Drawn : EM	Checked :			Stage Drawing No. LIC 004
SSA ARCHITECTS				42 haddington road dublin 4 Ph: 01 668 7939 Fax: 01 668 9329 baldere newtown waterford 051 873181
By				

Scale : 1:500	SITE LOCATION MAP		Rev: <table border="1"><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				
Date : may 23	Treat City Brewery 24/25 Nicholas Street Limerick		Project No. LIC001				
Drawn : EM	Checked :		Stage Drawing				
SSA ARCHITECTS		42 haddington road dublin 4 Ph: 01 668 7939 Fax: 01 668 938 helvetic@newhouse.com.hk 031 873181	LIC 001				



SITE LAYOUT MAP
SCALE 1:200

LEGEND

AREA TO BE LICENSED



NOTE

LICENCE No: CYAL50318601



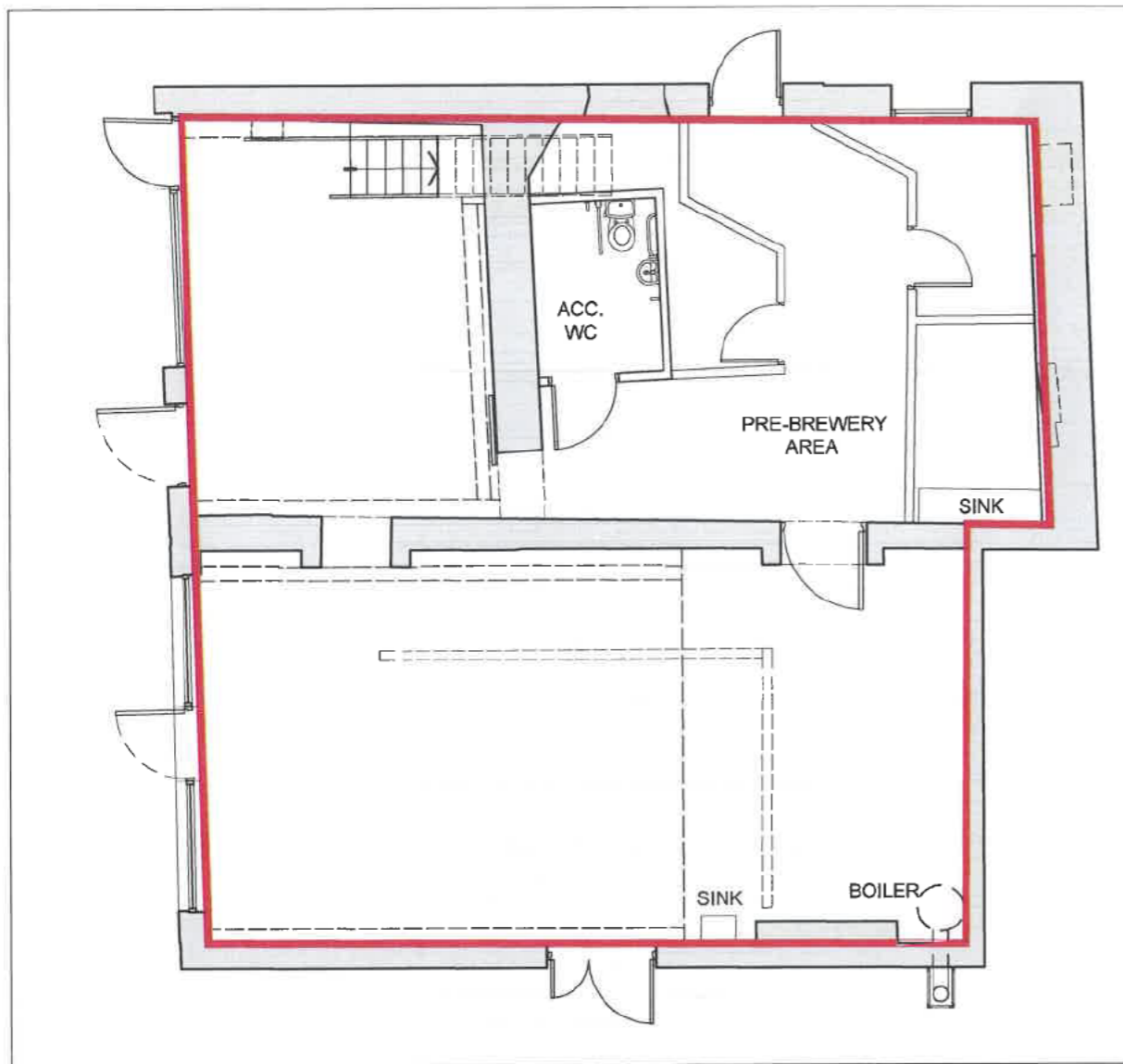
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Stage	Description

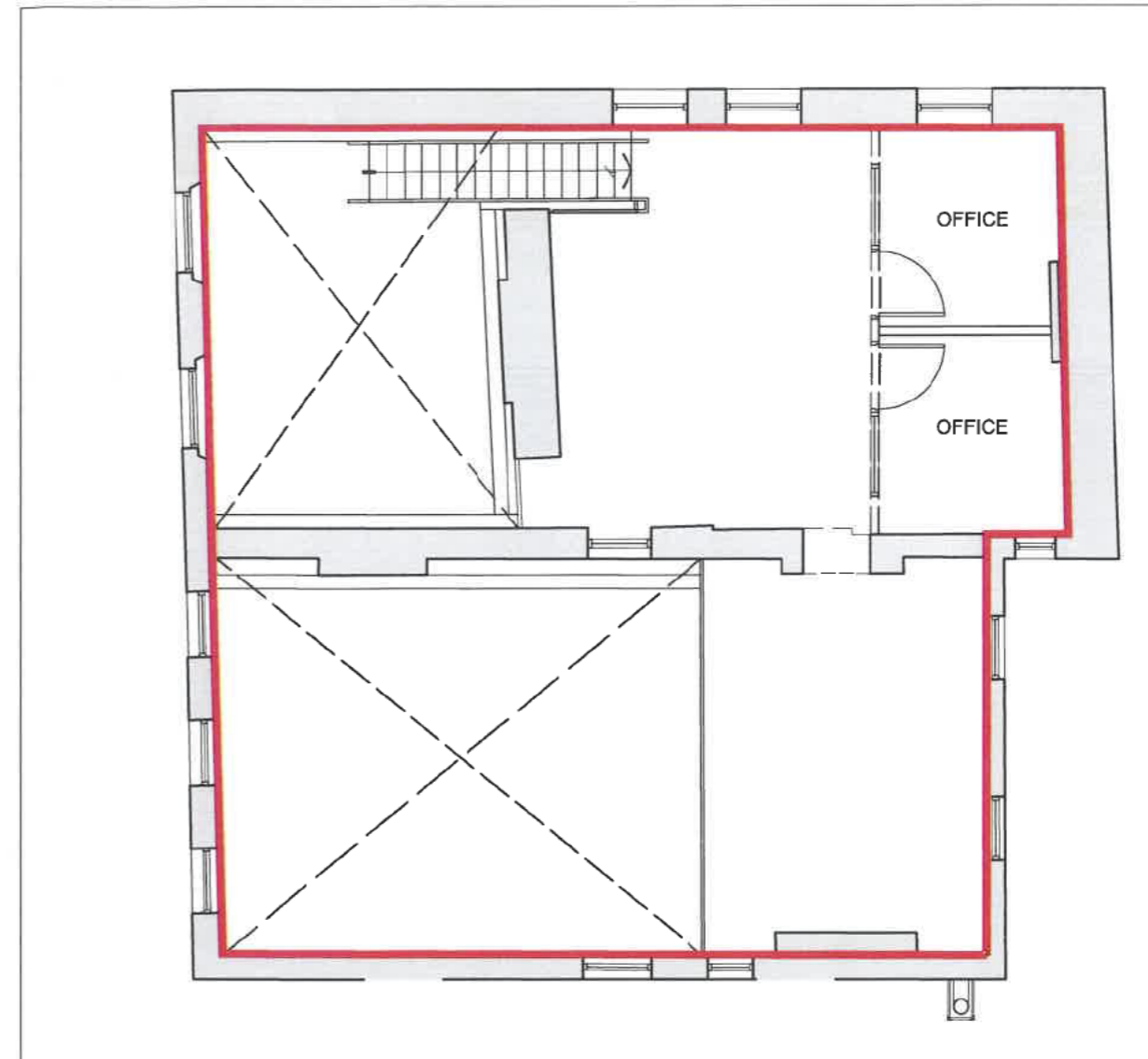


Rev.	mark	Revision	Date	By

Scale : 1:200	SITE LAYOUT MAP	Project No. LIC006
Date : may 23		Site Drawing No. LIC 002
Drawn : EM		
Checked :		
SSA ARCHITECTS		
42 haddington road dublin 4 Ph: 01 668 7939 Fax: 01 668 9329 belfedera newtown waterford 051 873181		



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

LEGEND

AREA TO BE LICENSED



NOTES:
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R	Record
C	Construction
T	Tender
PL	Planning
A	Approval
PR	Preliminary
Stage	Description



Rev.	mark	Revision	Date	By

Scale : 1:100	ground and first floor plan	Project No. LIC096
Date : may 23	Treaty City Brewery	Stage Drawing No.
Drawn : EM	24/25 Nicholas Street	LIC 003
Checked :	Limerick	
SSA ARCHITECTS		42 haddington road dublin 4
		Ph: 01 668 7939 Fax: 01 668 9329
		belvedere newtown waterford 051 873181



COMHAIRLE
CATHRACH & CONTAE
Luimnigh
Limerick
CITY & COUNTY
COUNCIL

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

20/06/2025 14:24:48

Receipt No /
Uimhir Admhála : LA25/0/25178538

SSA ARCHITECTS
42 HADDINGTON ROAD
DUBLIN 4
RE: CONRADH BREWING COMPANY

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán 80.00 EUR

Tendered/Tairgthe :
Cheque 80.00
A.I.B.
502743

Change/Soirseáil 0.00

Issued By/
Eisithe ag : Patricia O'Neill
From/Ó : CASH OFFICE HQ
Vat reg No./Clárúimhir CBL: 3267368TH



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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

File Reference number	EC-133-25
Applicant	Conradh Brewing Company
Location	Treaty City Brewery, 24/25 Nicolas Street, Limerick V94 H6RR

1.0 Site Description

The site is located on 24/25 Nicolas Street and is located within city centre zoned lands. The application site is a two storey commercial development which contains a microbrewery and a bar which sells alcohol and coffee. A site inspection took place on the 4th of July 2025. Photos are included in appendix 3 below.

2.0 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:

- Does the addition of a 7-day licence constitute a change of use to the granted microbrewery use under planning reg ref 19/5

This Section 5 declaration includes the following:

- Application form
- Cover Letter
- Site Location
- Site layout
- Elevations
- Floor plans

3.0 Planning History

Pl. Ref 19/5 – Conditional permission granted to Conradh Brewing Company for change of use and fit-out works on a site at 24 & 25 Nicholas Street, Limerick City, the development will consist of fit out works to provide micro-brewery facilities on ground floor including the provision of toilet facilities with offices and observation deck on first floor mezzanine. The works include the provision of new external windows and doors in existing openings and external decoration and signage including 4 no. wall hung vertical banners

3.1 Enforcement History

DC.160.23 – Warning Letter served for non-compliance with conditions associated with pl. ref 19/5

DC-379-23 - Enforcement Letter served for unauthorised street furniture and signage

4.0 Relevant An Bord Pleanála referrals

ABP- 301523-18 - Whether the erection of an addition to the rear of an existing brewery is or is not development or is or is not exempted development.

Decision : Is development and is not exempted development

The Inspectors Report states that:

It is reasonable to determine that the brewing of beer is an industrial process, a process which includes milling, mashing, boiling, filtering, maturing, fermenting and packaging. Thus, it is accepted that the brewery undertakes an “industrial process” as defined by Article 5 of the Planning and Development Regulations

Brewing could therefore be classed as ‘light industrial’ which is Class 4 under Part 4 of the Planning and Development Regulations 2001 (as amended)

5.0 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).

5.1 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 addition of a 7-day licence constitute a change of use to the granted microbrewery use under planning reg. ref 19/5 is not works that come under the remit of the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) as the licencing of premises is covered under separate legislation.

As per Section 3(1) of the Act, consideration will be given to whether a material change of use has taken place within the premises.

5.2 Is the proposal exempted development?

The question posed to the planning authority is whether the *addition of a 7-day licence constitute a change of use to the granted microbrewery use under planning reg. ref 19/5*. The applicant has not stated under which class of the Planning and Development Regulations 2001 that the proposal is exempt under.

Planning permission was granted on the 19th of March under pl. ref 19/5 for the change of use and fit-out works on a site at 24 & 25 Nicholas Street, Limerick City. The development description was as follows:

"The development will consist of fit out works to provide micro-brewery facilities on ground floor including the provision of toilet facilities with offices and observation deck on first floor mezzanine. The works include the provision of new external windows and doors in existing openings and external decoration and signage including 4 no. wall hung vertical banners."

Under the planning statement submitted under Pl. Ref 19/5, the applicant outlined that the brewery would be operated between the hours of 6am and 9pm for the production of beer. Normal operation would be approximately 4 brew days per week. Tours would be operated throughout the week from 10am and 9pm and numbers for each tour would vary but would not exceed 30 on any given tour.

Following a site inspection on the 4th of July at the application site, there was evidence that the existing brewery was serving alcohol independent of that associated with a micro-brewery tour. The operation hours on the Treaty City Brewery website states that the opening hours are from 8am – 11.30p.m / 12.30p.m. This is different to the hours of operation that was outlined in the planning statement submitted and granted under pl. ref 19/5. There was evidence of spirits, coffee and food available for sale and consumption within the grounds of the brewery, which would not come under the remit of the permission granted. There are discrepancies with the floor plans submitted under this application and the floor plans that were granted under pl. ref 19/5. The existing mezzanine at first floor level have tables and chairs, which are not included in the floor plans submitted. There were also tables and chairs at ground floor level, which were being used by members of the public during the site inspection. These have also not been annotated on the floor plans submitted.

The applicant stated in their cover letter that in 2023 that the operators decided that there was a demand for other beverage offerings. An application was made to the Courts to provide additional alcoholic offerings to members of the public. This provided a situation where the company could sell spirits and wine to customers.

The applicant has referenced a Dublin City Council decision, which declared that the provision of a microbrewery does not constitute a change of use from industrial or general industrial use. The question posed to Dublin City Council is not the same as that to Limerick City and County Council and therefore cannot be taken in to consideration in this application.

Article 10 of the Planning and Development Regulations 2001 outlines exempted development, which consists of a change of use within any one of the classes of use (subject to certain limitations). A change of use between Class 4 – Use as a light industrial building to Class 12 – public house is not listed as an exempted use in the Regulations and therefore planning permission would be required. Furthermore, it is considered that a material change of use has taken place at the application site and there are additional planning considerations that would need to be taken into account.

6.0 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).

7.0 Appropriate Assessment

Having regard to the nature and scale of the proposed development and the absence of proximity or connectivity to a Natura 2000 European Site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. An appropriate assessment screening report and determination is attached to this report.

8.0 Environmental Impact Assessment

In assessing this application, regard was had to the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001, (as amended) specifically the mandatory requirements for EIA as set out in Schedule 5 of the Planning and Development Regulations 2001, (as amended). The proposed development constitutes a sub-threshold development as noted under the requirements of Article 103 (1)(a) and (b) of the Planning and Development Regulations 2001, (as amended). As such, having regard to the nature and scale of the proposed development and the nature of the receiving environment, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.



9.0 Conclusion/Recommendation

The addition of a 7-day licence constitutes a material change of use to the granted microbrewery use under planning ref 19/5 and is **NOT** considered to be within the scope 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) The Planning and Development Regulations 2001 (as amended)
- (c) The plans & particulars submitted with the application received on the 20th June 2025.

It is therefore considered that the said works are development and **NOT** exempted development under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

Executive Planner	Ella O'Brien	Date: 15/07/2025
Signature:		
Senior Executive Planner	Barry Henn	Date: 15/07/2025
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC.133.25
(b) Brief description of the project or plan:	Whether the addition of a 7-day licence constitute a change of use to the granted microbrewery use under planning reg ref 19/5 constitutes development and whether the works are or not exempted development
(c) Brief description of site characteristics:	The site is located on 24/25 Nicolas Street and is located within city centre zoned lands. The application site is a two storey commercial development which contains a microbrewery and a bar which sells alcohol and coffee
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation 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	Approx. 120m	None	N
004077-River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	Approx. 1.2km	None	N

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g <ul style="list-style-type: none"> - Vegetation clearance - Demolition 	None. No direct encroachment or hydrological connection.

<ul style="list-style-type: none"> - 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 	
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 or hydrological connection.
In-combination/Other	N/A Given the level of development in the area.



(b) Describe any likely changes to the European site:

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site 	None. No direct encroachment or hydrological connection.
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(c) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)



☐ Yes ☒ No

STEP 4: Screening Determination Statement

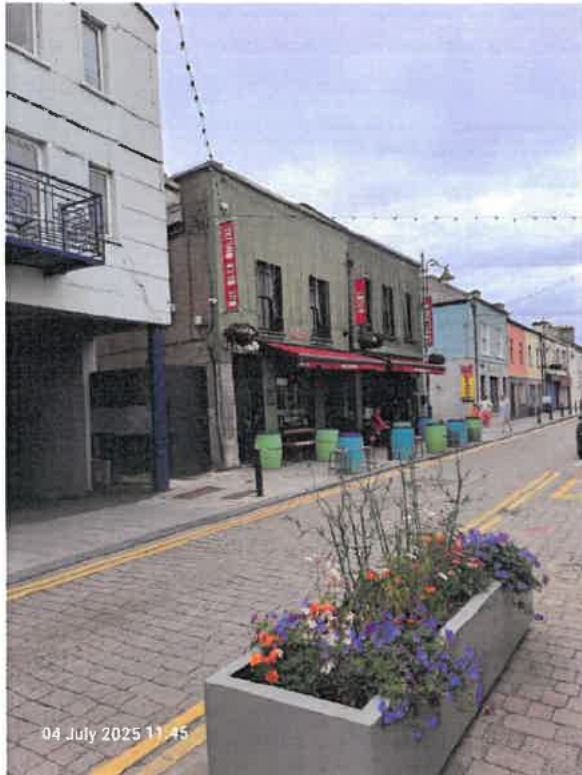
The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to: <ul style="list-style-type: none"> 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:	 Ella O'Brien, Executive Planner 08/07/2025	
Signature and Date of the Decision Maker:	 Barry Henn, SEP 08/07/2025	

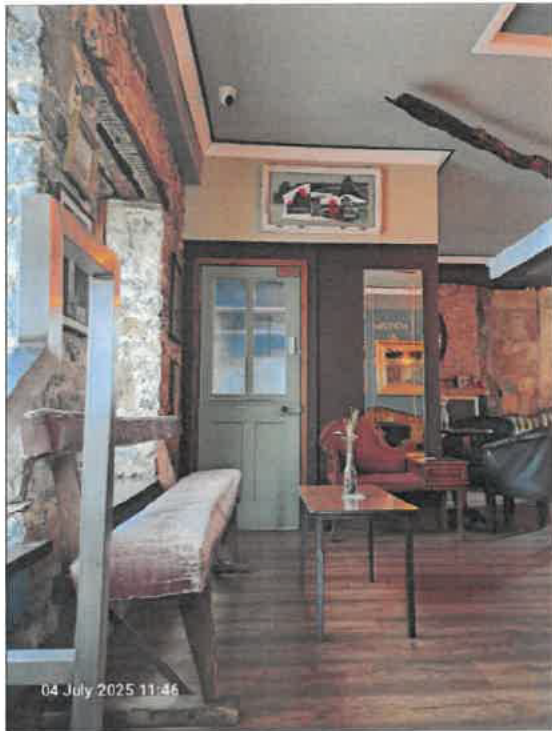
Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-133-25
Development Summary:	Does the addition of a 7-day licence constitute a change of use to the granted microbrewery use under planning reg. ref 19/5
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1. of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes. specify class: [insert here] _	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _	Proceed to Part C
c. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Signature and Date of Recommending Officer:	 <hr/> Ella O'Brien, Executive Planner 08/07/2025
Signature and Date of the Decision Maker:	 <hr/> Barry Henn, SEP 15/07/2025

Appendix 3: Site visit 04/07/2025











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:

**Conradh Brewing Company,
c/o SSA Architects,
42 Haddington Road,
Ballsbridge,
Dublin 4.**

EC/133/25

16 July 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/2025/736

File Ref No. EC/133/25

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

RE: **Whether a 7-day licence constitutes change of use at Treaty City Brewery, 24/25
Nicolas Street, Limerick.**

ORDER: Whereas by Director General's Order No. DG/2024/123 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 Barry Henn, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Barry Henn, Senior Executive Planner, having considered the report and recommendation of Ella O'Brien, Executive Planner dated 15/07/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Conradh Brewing Company, c/o SSA Architects, 42 Haddington Road, Ballsbridge, Dublin 4 to state that the works as described above is

Development and is NOT Exempt Development.

Signed

B. Henn

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

16/07/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/736 dated 16/07/2025, pursuant to Section 151(7) of the Local Government Act 2001

Signed:

B. Henn

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an 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/133/25

Name and Address of Applicant: Conradh Brewing Company, Treaty City Brewery, 24/25 Nicolas Street, Limerick

Agent: SSA Architects, 42 Haddington Road, Ballsbridge, Dublin 4.

Whether the 7-day licence constitute a change of use at Treaty City Brewery, 24/25 Nicolas Street, 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 20th of June 2025.

AND WHEREAS the Planning Authority has concluded that the 7-day licence constitute a change of use at Treaty City Brewery, 24/25 Nicolas Street, Limerick **DOES NOT** come within the scope of exempted development under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is NOT Exempt Development.**

Signed on behalf of the said Council

Date:

16/4/25

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.