



Limerick City and County Council

Planning Department

Section 5 Application

Limerick City & County Council
23 JUN 2025

Planning

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: HELENA QUINN

Applicant's Address: POET

ABBEYFEALE

CO. LIMERICK

Telephone No. 

Name of Agent (if any): _____

Address: _____

Telephone No. _____

Address for Correspondence:

Location of Proposed development (Please include EIRCODE):

PORT

ABBEYFEALE

CO. LIMERICK V94 AFX9

Description of Proposed development:

REFURBISHMENT OF DERELICT HOUSE + UPGRADE FROM BER 9 TO A2 LATINS: ROOF UPGRADE, REPLACEMENT OF GROUND FLOOR, UPGRADE WALL, FLOOR + LOI INSULATION, NEW DOORS + WINDOWS, NEW HEATING SYSTEM, EXTENSION TO ACCOMODATE BATHROOM + BEDROOM OF 39.85M²

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

SECTION 6 (1) - CLASS 1 extension less than 40M²

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

YES/NO

Applicant's interest in site: OWNER

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

GROUND FLOOR PLAN, ROOF PLAN, ELEVATIONS (x2)

DETAILED SECTIONS, DEMOLITION PLAN,

SITE PLAN

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

If Yes please provide floor areas of all existing structures:

NO EXTENSIONS DURING THE PERIOD OF MY

OWNERSHIP

- PROPOSED EXTENSION 39.85M²

Signature of Applicant (or 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**

**SCHEDULE OF AREAS:**

EXISTING HOUSE:	67.03m ²
NEW EXTENSION:	39.85m ²
TOTAL AREA:	106.88m²



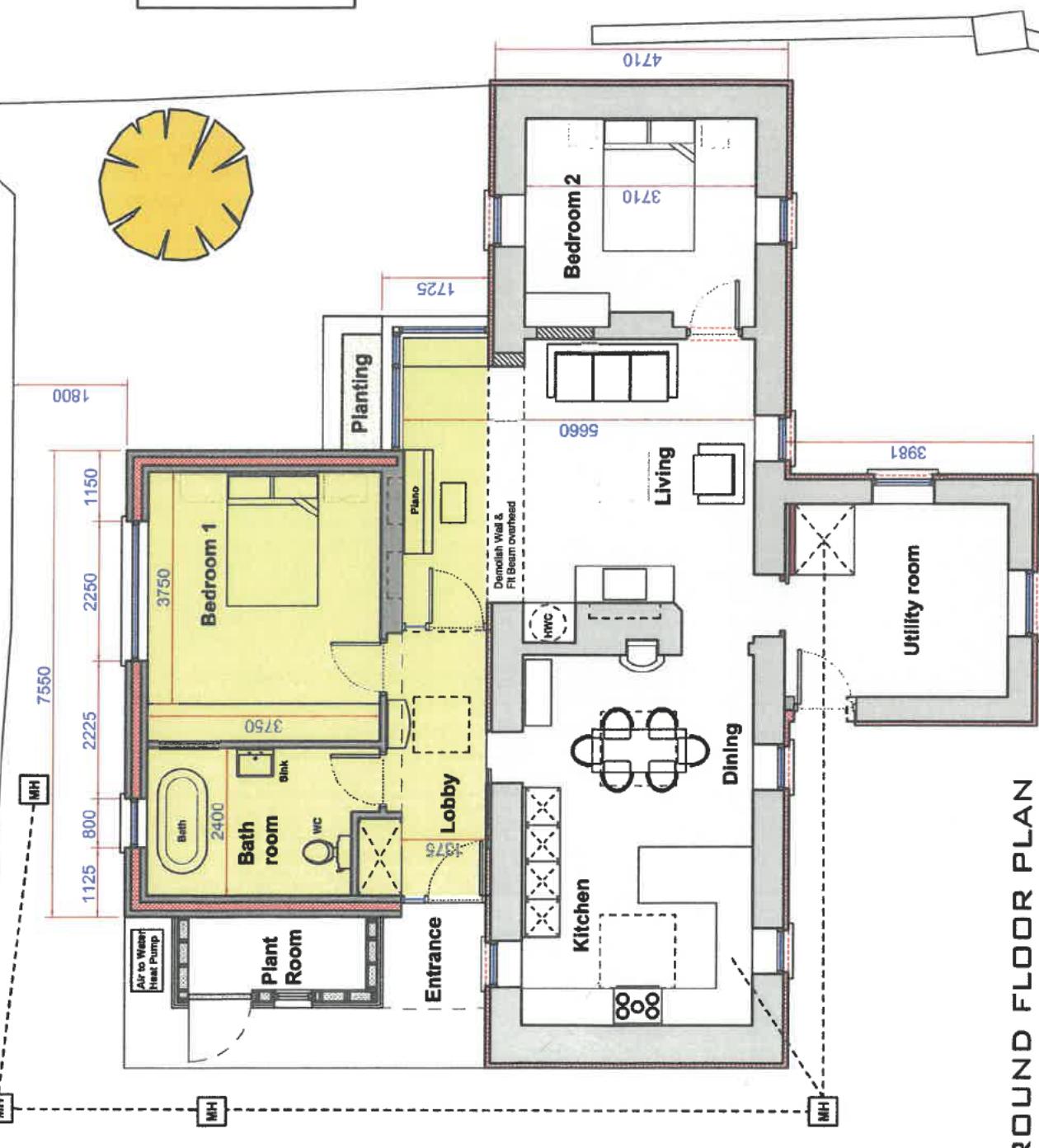
CLIENT: HELENA QUINN
PORT
ABBEYFEALE
CO. LIMERICK

PROPOSED RENOVATION
OF DERELICT HOUSE

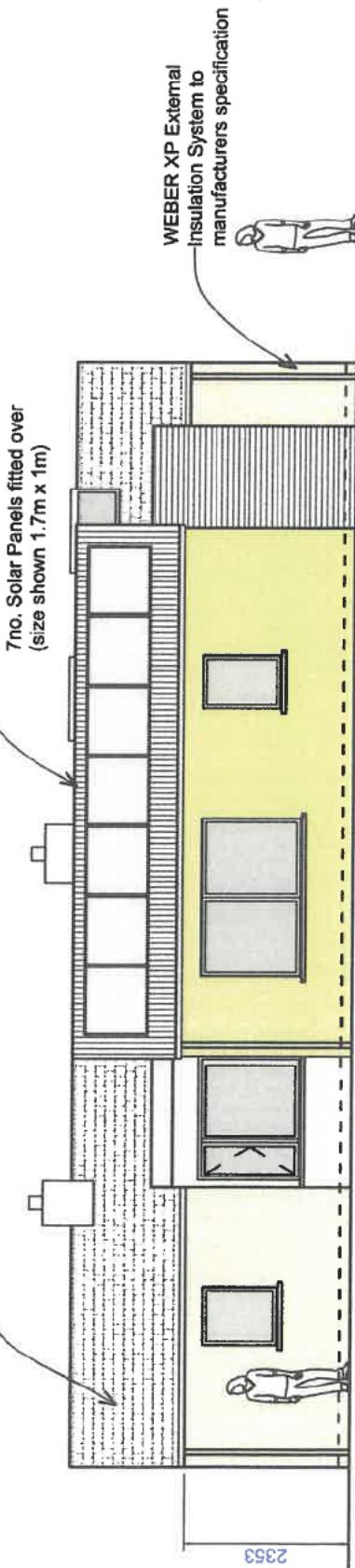
**GROUND FLOOR
PLAN**

SECTION	REF	SCALE
C	D - 01	1:100

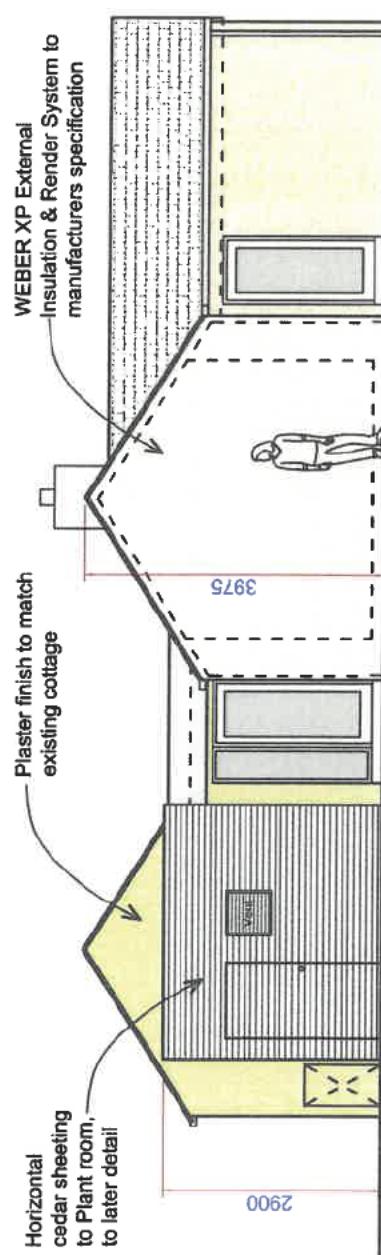
DESIGNER: DENNISON
DATE: 26-04-2016
DRAWN: DENNISON
REVIEWED: DENNISON
APPROVED: DENNISON
DRAFTED: DENNISON
DESIGNED: DENNISON
CHECKED: DENNISON
REVIEWED: DENNISON
APPROVED: DENNISON



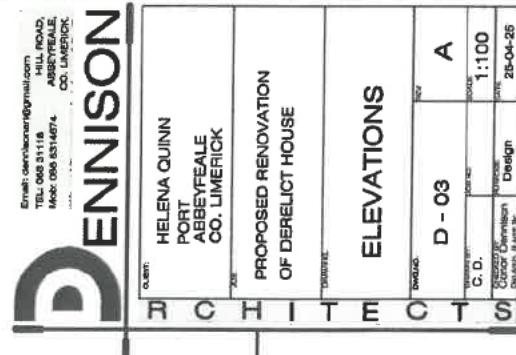
'Euronit' Fineline 19 Corrugated Metal roofing system
(or similar approved) as per manufacturers instructions
with
7no. Solar Panels fitted over
(size shown 1.7m x 1m)

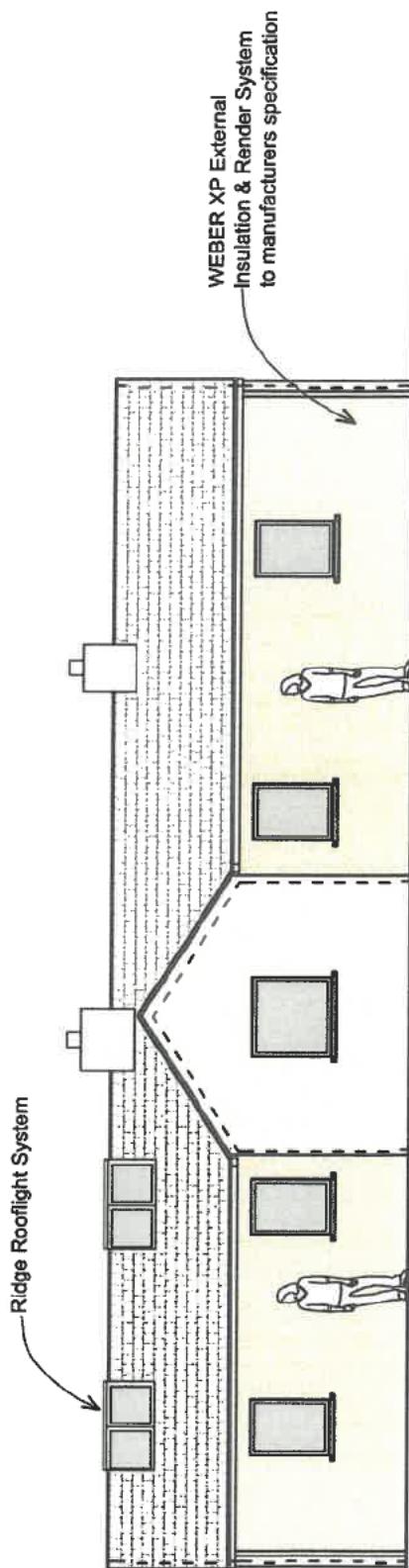


PROPOSED REAR ELEVATION

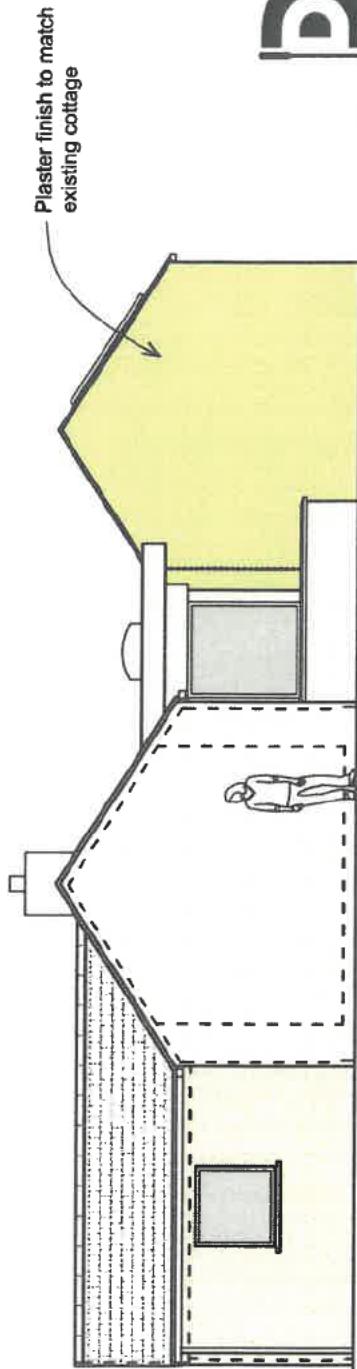


PROPOSED NORTH ELEVATION





PROPOSED FRONT ELEVATION



PROPOSED SOUTH ELEVATION



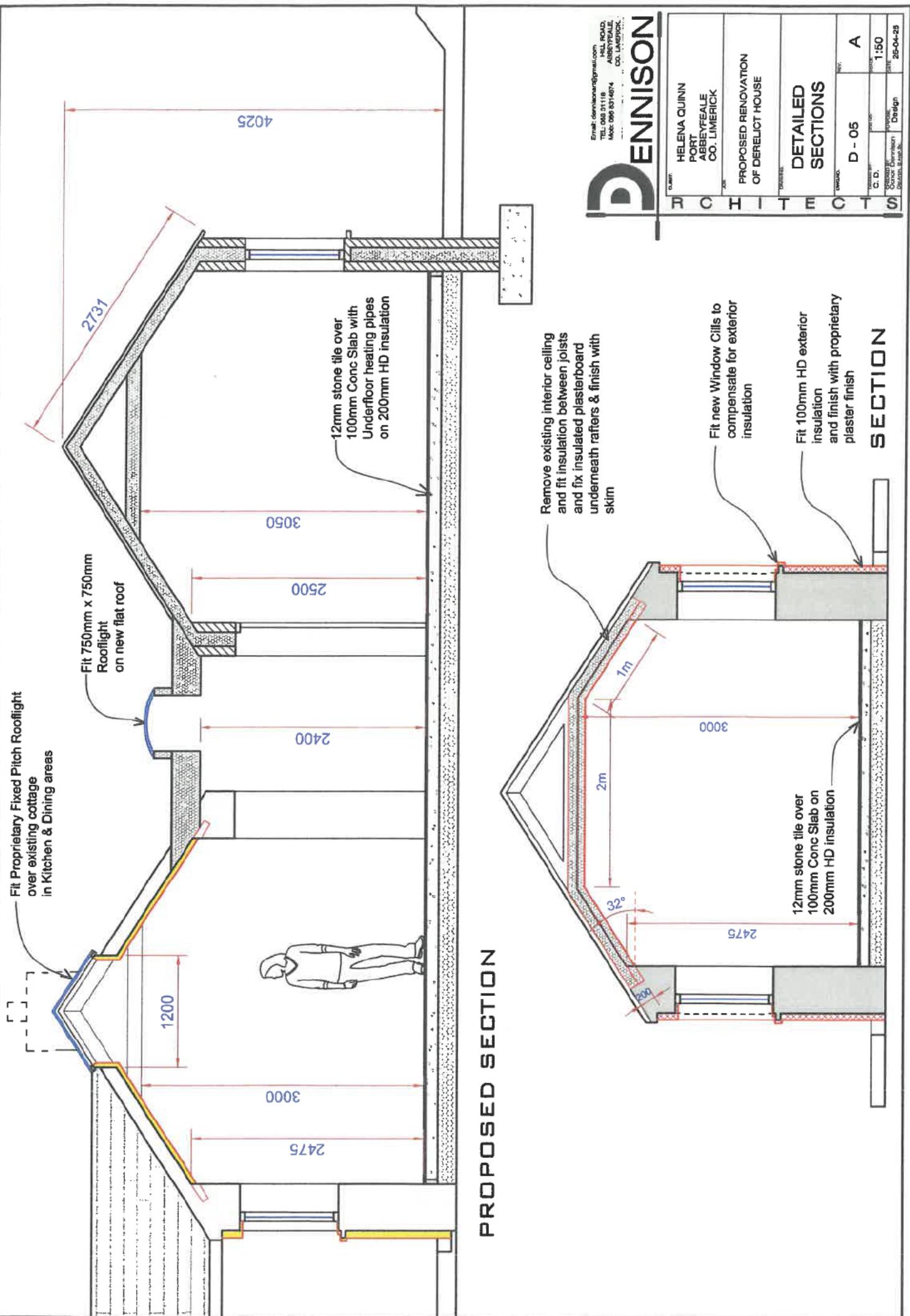
email: dennisonarch@gmail.com
HILL ROAD
ABBEYFEALE
CO. LIMERICK
TEL: 061 31118
Mobile: 086 15314874

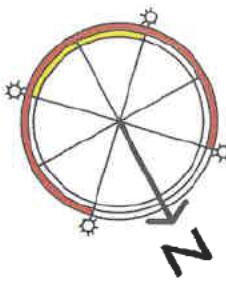
HELENA QUINN
PORT
ABBEYFEALE
CO. LIMERICK
PROPOSED RENOVATION
OF DERELICT HOUSE
DRAWN BY:

2011

ELEVATIONS

SECTION	VIEW	SCALE
C - 04	D - 04	1:100 26-04-25





Email: dennisonarch@gmail.com
HILL ROAD,
ABBEYFEALE,
CO. LIMERICK,
Ireland

TELE: 061 31116
MOB: 086 8514674

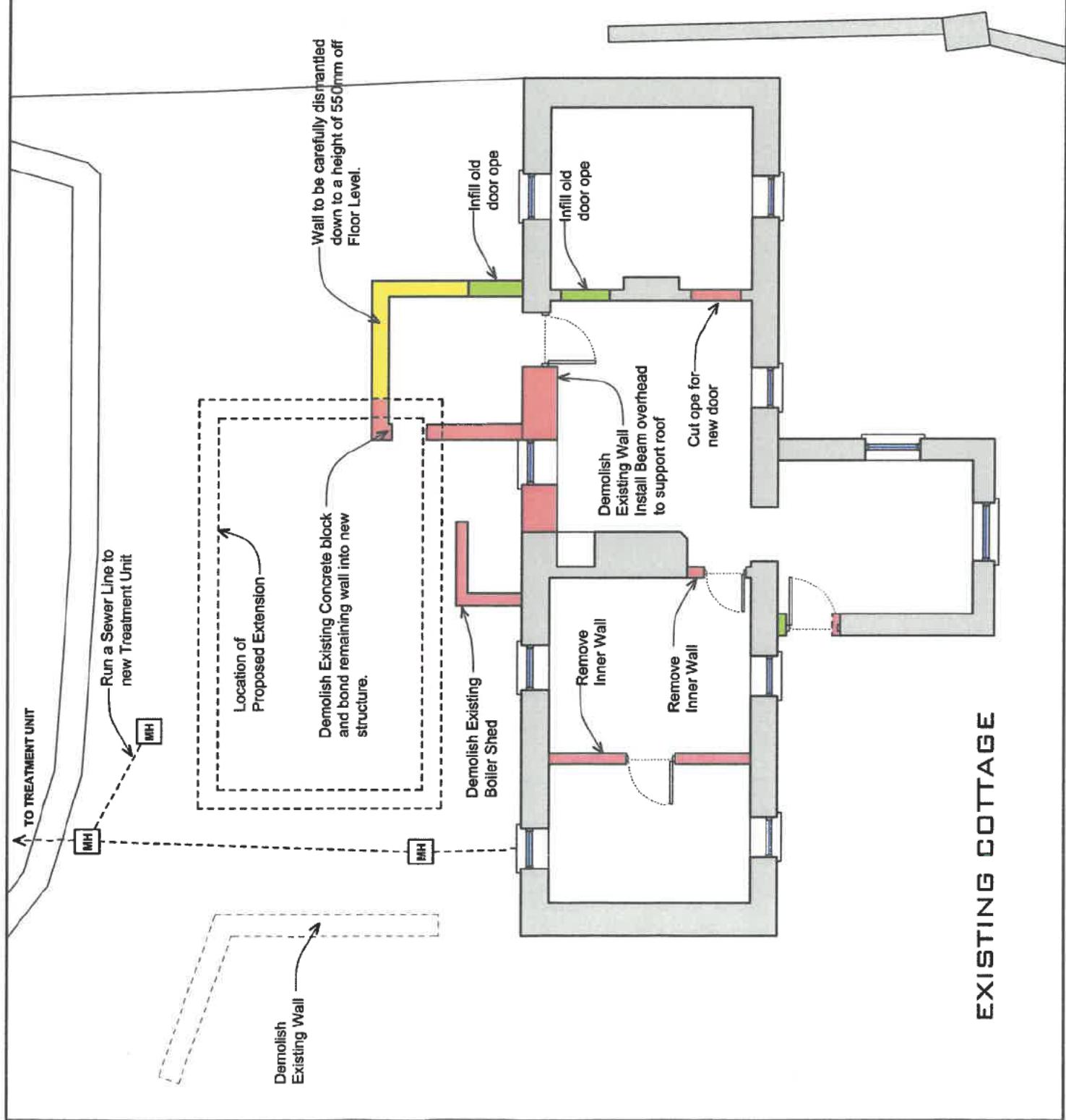
CLIENT:
HELENA QUINN
PORT
ABBEYFEALE
CO. LIMERICK

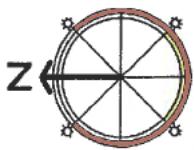
PROPOSED RENOVATION
OF DERELICT HOUSE
DIRECTIONS

DEMOLITION
PLAN

REF:	D - 06	SCALE:	A
DESIGNER:	John Denison	DATE:	1-1-100
C. D.	John Denison	DESIGNER:	26-04-26

EXISTING COTTAGE





HELENA QUINN
PORT
ABBEYFEALE
CO. LIMERICK

PROPOSED EXTENSION

SITE PLAN

DESIGNER	D - 07	REV	-
DATE	20/06/06	SCALE	1:500
CHIEF DESIGNER	Helena Quinn	DATE	26-04-26





COMHAIRLE
CATHRACH & CONTAE
Luimnígh
Limerick
CITY & COUNTY
COUNCIL

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

23/06/2025 15:50:52

Receipt No./
Uimhir Admhlá : LA25/025178579
*******REPRINT*******

HELENA QUINN
PORT
ABBEYFEALE
CO LIMERICK

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán 80.00 EUR

Tendered/Taingthe:
Credit / Debit Card 80.00
VISA
*****8184

Change/Soinseáil 0.00
Issued By/
Eisithe ag : John Harold
From/Ó : CASH OFFICE HQ
Vat reg No /Clárúimhir CBL: 3267368TH

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

Reference no. EC-134-25

Name and Address of Applicant: Helena Quinn
Port,
Abbeyfeale,
Co. Limerick.

Agent: N/A

Location: Port,
Abbeyfeale,
Co. Limerick.
V94AFX9

Description of Site and Surroundings:

The site consists of a detached property situated in a rural setting at the townland of Port, approx. 3.9km northwest of Abbeyfeale town. The dwelling forms part of Folio LK70003F and comprises a single storey dwelling and existing outbuilding on a holding of 0.22ha. The site is accessed by a narrow unnamed road north from the L1327.

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:

1. (a) Refurbishment of a derelict dwelling comprising proposed extension and replacement of the roof and rooflights
(b) Refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system.
2. Single storey extension to rear of property

Submitted drawings also show further development proposals, as follows, which will be considered.

3. Solar panels
4. Plant Room
5. Foul sewer line and new wastewater treatment system

This Section 5 declaration includes the following:

- Application Form
- Site location map
- Elevations
- Floor plans

Planning History:

24/60117 - the (A) Demolition of existing rear extension to existing dwelling house and decommission existing septic tank, (B) Renovation and construction of an extension to the existing dwelling house, (C) Installation new mechanical aeration unit and percolation system, (d) upgrade existing entrance, constructing new entrance wall and all associated site works. Conditionally granted.

Enforcement History

None

Assessment

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

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires – ‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

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

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

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

The proposed development on site, comprising the construction of a single storey living space extension to the rear of existing dwelling together with front porch construction and ancillary site works constitutes ‘works’ and ‘development’.

Is the proposal exempted development?**1. (a) Refurbishment of a derelict dwelling comprising proposed extension and replacement of the roof and rooflights**

The refurbishment of the existing derelict dwelling comprising the proposed extension of the external walls of the existing dwelling, replacement of the existing roof with a corrugated metal material and installation of roof lights as shown on submitted drawings would materially change the appearance of the structure. As such the works do not fall within the scope of exempted development under 4(1)(h) of the Planning and Development Act 2000 as amended. Accordingly, planning permission is required.

1. (b) Refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system.

The refurbishment of the existing derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

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 works proposed only affect the interior of the structure. The works are considered minor in nature and are works which would affect only the interior of the structure and therefore can be considered exempt under section 4(1)(h) of the Planning and Development Act, 2000, as amended.

The proposed roof insulation and installation of new doors and windows will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

The works are considered minor in nature and 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, therefore can be considered exempt under section 4(1)(h) of the Planning and Development Act, 2000, as amended.

(2) Single storey extension to rear of property

The proposed single storey rear extension 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 extension is to the rear of the house and within the curtilage.

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house is considered Exempted Development, subject to the following Conditions and Limitations:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

The house has not been extended previously. The single story extension as shown on the submitted documentation measures 39.85m².

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

The house is a detached property.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

Proposed extension is at ground floor level.

2. (a) *Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.*

The house has not been extended previously.

(b) *Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.*

N/A, dwelling is detached.

(c) *Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.*

N/A, no works proposed above ground floor.

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

N/A, no works proposed above ground floor.

4. (a) *Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.*

Height of extension ridge line would not exceed the height of the rear wall of the house.

(b) *Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.*

N/A

(c) *The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.*

Height would not exceed height of highest part of the roof of the dwelling.

5. *The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.*

The proposed extension would not reduce the area of private open space to less than 25 square metres.

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

No windows are proposed less than 1 metre from the boundary.

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

N/A, no above ground floor extension.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

N/A, no works proposed above ground floor.

7. The roof of any extension shall not be used as a balcony or roof garden.

The submitted plans do not show a balcony or roof garden.

3. Solar panels

The installation or erection of a solar panel on, or within the curtilage of a house, or any buildings within the curtilage of a house will be accessed under Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

- 1. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.*

Unclear, the applicant shall be requested to submit scaled and annotated drawings clearly indicating the proposed solar panel installation to show distance between plane of the roof and panel.

- 2. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted.*

Unclear, the applicant shall be requested to submit scaled and annotated drawings clearly indicating the proposed solar panel installation to show distance between panel and the edge of the roof.

- 3. Any free-standing solar photo-voltaic or solar thermal collector installation shall not be placed or erected forward of the front wall of the house.*

N/A

4. *The total aperture area of any freestanding solar photo-voltaic and solar thermal collector panels taken together with any other such existing freestanding panels shall not exceed 25 square metres.*

N/A

5. *The placing or erection of any freestanding solar photo-voltaic or solar thermal collector installation shall not reduce the remaining area of private open space, reserved exclusively for the use of the occupants of the house, to the rear or to the side of the house to less than 25 square metres.*

N/A

6. *The height of any free-standing solar photo-voltaic or solar thermal collector installation shall not exceed 2.5 metres at its highest point above ground level.*

N/A

7. *The placing or erection of a solar photovoltaic or solar thermal collector installation on any wall shall not be exempted development.*

N/A

8. *The placing or erection of any freestanding solar photo-voltaic or solar thermal collector installation within an Architectural Conservation Area shall only be exempted development if those works would not materially affect the character of the area.*

N/A

9. Development under this Class which causes hazardous glint and/or glare shall not be exempted development and any solar photo-voltaic or solar thermal collector panels which are causing hazardous glint and/or glare shall either be removed or be covered until such time as a mitigation plan to address the hazardous glint and/or glare is agreed and implemented to the satisfaction of the Planning Authority.

N/A

4. Plant Room

Having reviewed the submitted documents I note that a plant room is also proposed. The plant room appears to be detached from the existing dwelling and does not form part of the proposed extension. The proposed plant room does not have the benefit of planning permission, and would not be considered exempted development under the Planning and Development Act 2000 as amended. The applicant is advised that accordingly, planning permission would be required.

5. Foul sewer line and new wastewater treatment system

The proposed installation of a new sewer line and new wastewater treatment plant constitutes development under Section 3 of the Planning and Development Act 2000 (as amended). This type of

development does not fall within the categories of exempted development as set out in section 4 of the Planning and Development Regulations 2001 (as amended). Accordingly, planning permission is required.

General

I note the existing permission on the site, 24/60117, for demolition of an existing rear extension, provision of a new wastewater treatment system, upgrade existing entrance, constructing new entrance wall and associated site works. The permitted works are similar to those proposed under this Section 5 application.

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 required in this instance.

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

Further Information is requested to include:

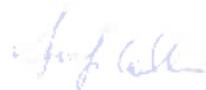
The applicant should submit scaled and annotated drawings of the proposed solar panels to show the following:

1. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.
2. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted.

The applicant is advised to have regard to Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) in relation to exempted development for solar panels.



Agreed



Jennifer MC Nulty, Executive Planner
Date: 21/07/2025

Jennifer Collins, A/Senior Executive Planner
Date: 21/07/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC-134-25
(b) Brief description of the project or plan:	The proposed works comprise the construction of a single storey extension to the rear of a dwelling together with improvements to dwelling
(c) Brief description of site characteristics:	Extension and improvements
(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
004161	Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA https://www.npws.ie/protected-sites/spa/004161	c0.28km	None	N
002165	Lower River Shannon SAC https://www.npws.ie/protected-sites/sac/002165	c1.21km	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 - 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 	None. Works are minimal and will involve temporary construction works; therefor, no likely significant impact on the construction objectives of the site.
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. Works are minimal and will involve temporary construction works; therefor, no likely significant impact on the construction objectives of the site.
In-combination/Other	N/A given the level of development

(b) 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. Works are minimal and will involve temporary construction works; therefor, no likely significant impact on the construction objectives of the site.
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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:

- 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: _____		

	Eithne O'Brien, Assistant Planner 21/07/2025
Signature and Date of the Decision Maker:	 _____ Jennifer Collins, A/Senior Executive Planner 21/07/2025

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC-132-25	
Development Summary:	The proposed development on site, comprising the construction of a living space extension to rear of an existing dwelling together with improvements and ancillary works.	
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
<input checked="" type="checkbox"/>		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
<input type="checkbox"/>	Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _	No Screening required
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/> Eithne O'Brien, Assistant Planner 21/07/2025
Signature and Date of the Decision Maker:	 <hr/> Jennifer Collins, A/Senior Executive Planner 21/07/2025



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:

EC/134/25/JC/KC

23 July 2025

**Helena Quinn,
Port,
Abbeyfeale,
Co. Limerick.**

RE: Declaration under Section 5

Dear Sir/Madam,

I refer to the above Section 5 Application you are hereby requested to submit the following further information:

The applicant should submit scaled and annotated drawings of the proposed solar panels to show the following:

- The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.
- The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted.
- The applicant is advised to have regard to Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) in relation to exempted development for solar panels.

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted.

I hereby give you notice that the statutory period of three weeks during which the Planning Authority is required to give a decision will date from the receipt of a satisfactory response to the notice seeking further information.

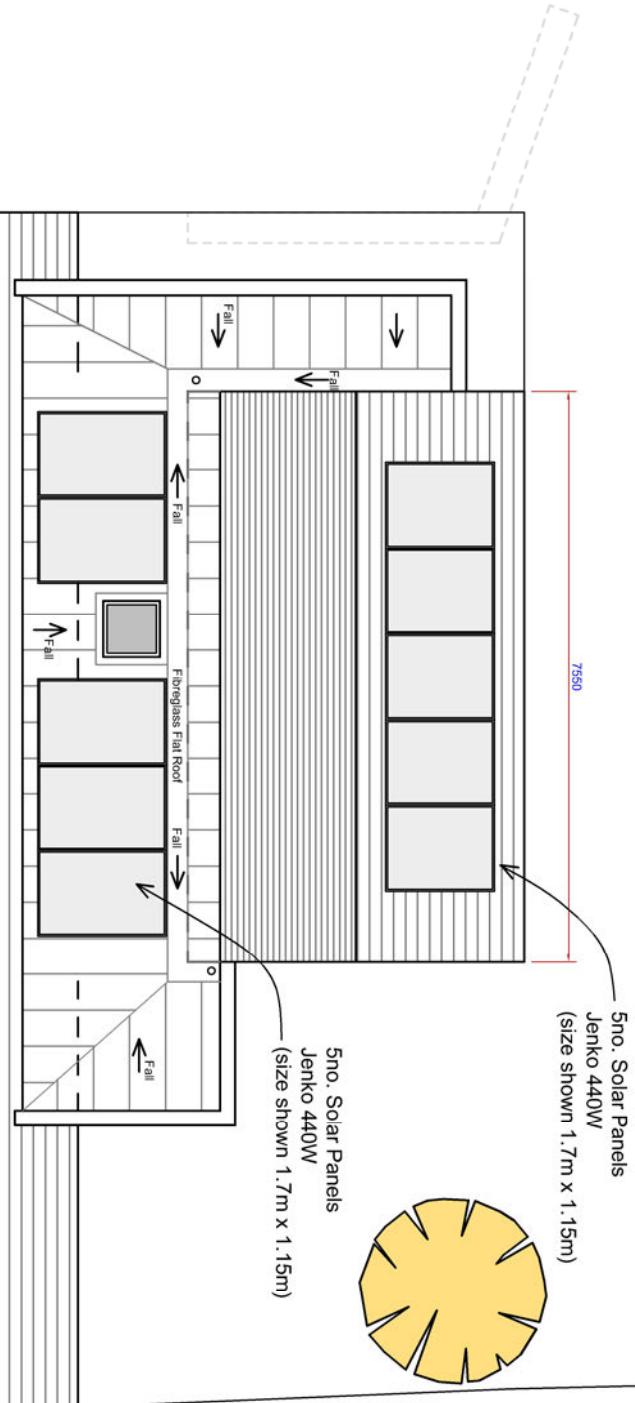
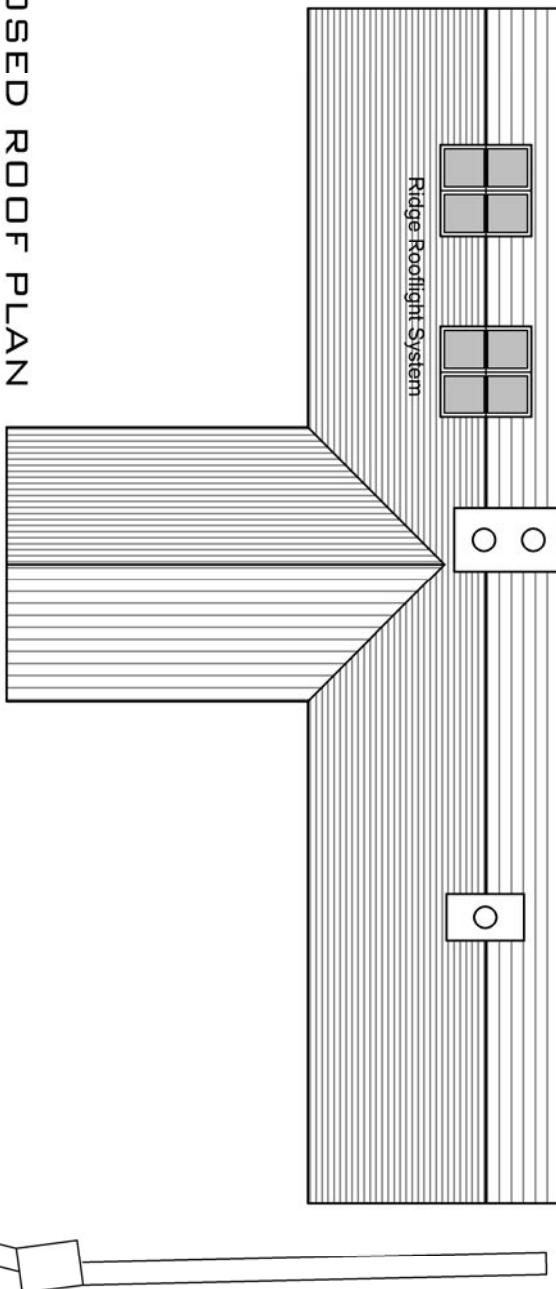
Please quote your planning reference number on all correspondence EC/134/25.

Yours sincerely,

Karen Conlon

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

PROPOSED ROOF PLAN



SPECIFICATION FOR SOLAR PANELS:

Total Array of 10no. Jenko 440W panels
(size shown 1.7m x 1.15m)

Total Power 4KW

To be provided in two separate arrays:

- On site/proc static roof to rear extension and 5no. panels on flat roof part of extension
- Solar Array to be in compliance with the provisions

**THE PLANNING AND DEVELOPMENT
REGULATIONS 2001 (S.I. NO. 600 OF 2001)
AMMENDED BY S.I. 493 OF 2022 - EXEMPTED
DEVELOPMENTS PROVISION IN SCHEDULE 2,**

which amendment sets out the exemptions from planning permission for the installation of solar panels on houses and other buildings.

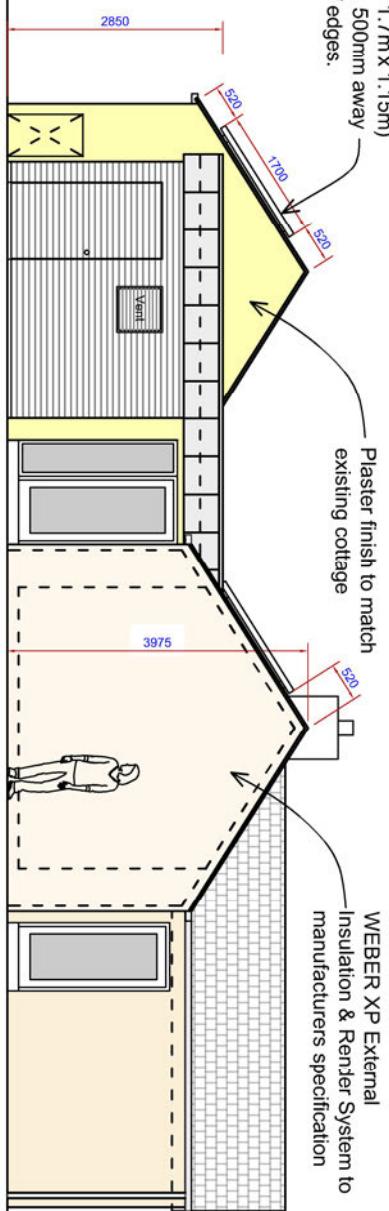
DENNISON
Email: dennison@msn.com
HILL ROAD,
ABBEYFEALE,
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TEL: 061 31118
MOB: 086 8314674

Email: dennischart@gmail.com
TEL: 086 31118 HILL ROAD,
Mob: 086 8314674 ABBEYFEALE,
CO. LIMERICK.

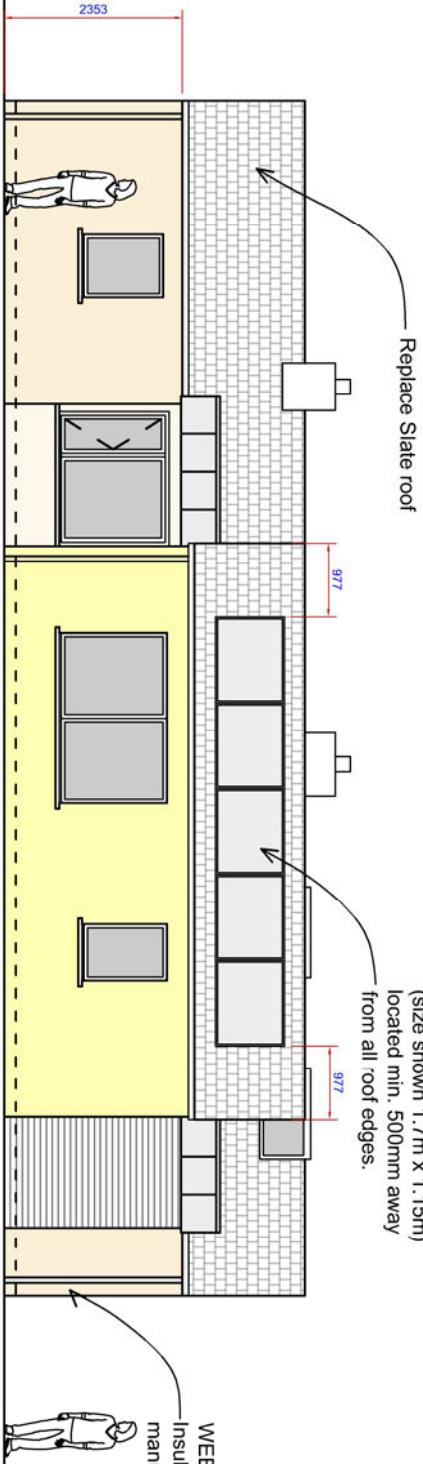
PROPOSED RENOVATION
OF DERELICT HOUSE

ROOF PLAN

PROPOSED NORTH ELEVATION



PROPOSED REAR ELEVATION

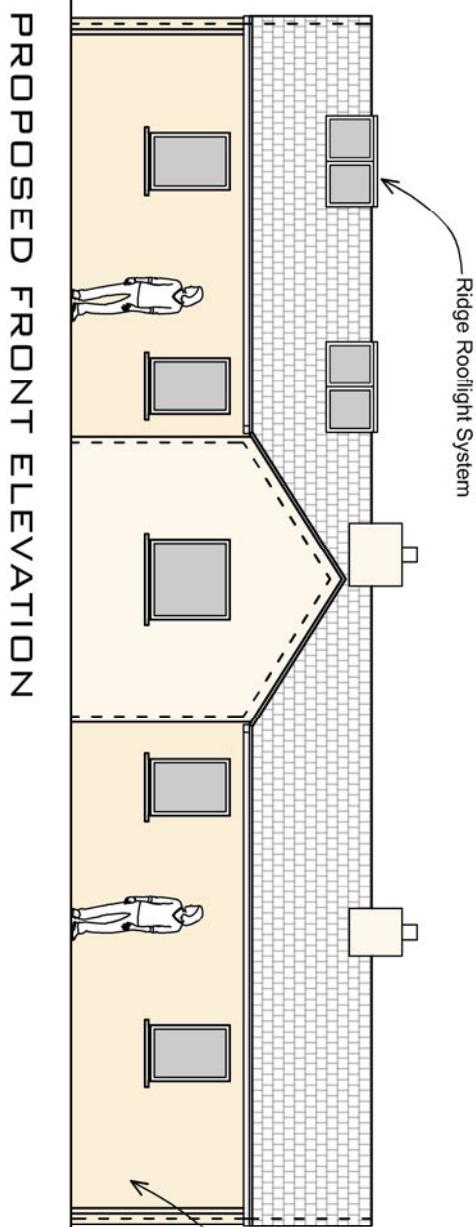


ELEVATIONS

SECTION	VIEW	SCALE
C - C	D - 03	B
D - D	DOOR NO. 00100	1:100
E - E	Connor Dennison Connor Dennison Planning	23-07-25

DENNISON
GOLF,
HELENA QUINN
PORT
ABBYEFEALE
CO. LIMERICK
2009
PROPOSED RENOVATION
OF DERELICT HOUSE

Email: dennisoncarroll@gmail.com
TEL: 061 31118
MOB: 086 3314674
ABBEYFEALE
CO. LIMERICK



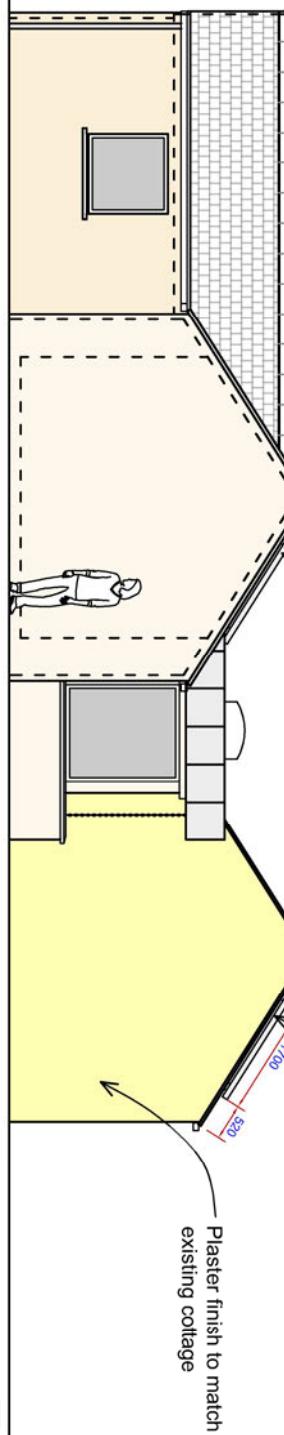
PROPOSED FRONT ELEVATION

5no. Solar Panels "Jenko 440W"
(size shown 1.7m x 1.15m)
located min. 500mm away
from all roof edges.

5no. Solar Panels "Jenko 440W"
(size shown 1.7m x 1.15m)
located min. 500mm away
from all roof edges.

Plaster finish to match
existing cottage

PROPOSED SOUTH ELEVATION



Email: denisonconstruction@gmail.com
TEL: 066 31118
MOB: 086 3314674
ABBEYFEALE
CO. LIMERICK
2009

CLIENT:
HELENA QUINN
PORT
ABBEYFEALE
CO. LIMERICK
PROPOSED RENOVATION
OF DERELICT HOUSE

ELEVATIONS

D - 04

B

SCALE:
1:100

DATE:
23-07-25

SECTION	VIEW	SCALE
C - T	D - 04	B 1:100

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

Reference no. EC-134-25

Name and Address of Applicant: Helena Quinn
Port,
Abbeyfeale,
Co. Limerick.

Agent: N/A

Location: Port,
Abbeyfeale,
Co. Limerick.
V94AFX9

Description of Site and Surroundings:

The site consists of a detached property situated in a rural setting at the townland of Port, approx. 3.9km northwest of Abbeyfeale town. The dwelling forms part of Folio LK70003F and comprises a single storey dwelling and existing outbuilding on a holding of 0.22ha. The site is accessed by the L-13271.

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:

1. (a) Refurbishment of a derelict dwelling comprising proposed extension and replacement of the roof and rooflights
(b) Refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system.
2. Single storey extension to rear of property

Submitted drawings also show further development proposals, as follows, which will be considered.

3. Solar panels
4. Plant Room

This Section 5 declaration includes the following:

- Application Form
- Site location map
- Elevations
- Floor plans

Planning History:

24/60117 - the (A) Demolition of existing rear extension to existing dwelling house and decommission existing septic tank, (B) Renovation and construction of an extension to the existing dwelling house, (C) Installation new mechanical aeration unit and percolation system, (d) upgrade existing entrance, constructing new entrance wall and all associated site works. Conditionally granted.

Enforcement History

None

Assessment

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

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires – ‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

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

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

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

The proposed development on site, comprising the construction of a single storey living space extension to the rear of existing dwelling together with front porch construction and ancillary site works constitutes ‘works’ and ‘development’.

Is the proposal exempted development?**1. (a) Refurbishment of a derelict dwelling comprising proposed extension and replacement of the roof and rooflights**

The refurbishment of the existing derelict dwelling comprising the proposed extension of the external walls of the existing dwelling, replacement of the existing roof with a slate roof, installation of roof lights and installation of solar panels as shown on submitted drawings would not materially change the appearance of the structure. As such the works fall within the scope of exempted development under:

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

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

1. (b) Refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system.

The refurbishment of the existing derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

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 works proposed only affect the interior of the structure. The works are considered minor in nature and are works which would affect only the interior of the structure and therefore can be considered exempt under section 4(1)(h) of the Planning and Development Act, 2000, as amended.

The proposed roof insulation and installation of new doors and windows will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

The works are considered minor in nature and 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, therefore can be considered exempt under section 4(1)(h) of the Planning and Development Act, 2000, as amended.

(2) Single storey extension to rear of property

The proposed single storey rear extension 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 extension is to the rear of the house and within the curtilage.

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house is considered Exempted Development, subject to the following Conditions and Limitations:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

The house has not been extended previously. The single story extension as shown on the submitted documentation measures 39.85m².

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

The house is a detached property.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

Proposed extension is at ground floor level.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

The house has not been extended previously.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

N/A, dwelling is detached.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

N/A, no works proposed above ground floor.

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

N/A, no works proposed above ground floor.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

Height of extension ridge line would not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

N/A

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

Height would not exceed height of highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

The proposed extension would not reduce the area of private open space to less than 25 square metres.

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

No windows are proposed less than 1 metre from the boundary.

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

N/A, no above ground floor extension.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

N/A, no works proposed above ground floor.

7. The roof of any extension shall not be used as a balcony or roof garden.

The submitted plans do not show a balcony or roof garden.

The proposed plant room is considered exempted development under Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) subject to compliance.

The proposed single storey rear extension is considered exempted development under Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

3. Solar panels

The installation or erection of a solar panel on, or within the curtilage of a house, or any buildings within the curtilage of a house will be accessed under Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Further information was requested from the applicant on the 21st July 2025 in relation to:

1. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.
2. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted.

The applicant provided a response this on the 24th July 2025.

- 1. The distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.*

Unclear, further information requested and drawings provided do not denote the distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels.

- 2. The solar photo-voltaic or solar thermal collector panels shall be a minimum of 50cm from the edge of a roof on which it is mounted.*

Further information received on 24th July 2025 denotes a minimum separation distance of 500mm to be achieved between proposed solar panels and all roof edges.

- 3. Any free-standing solar photo-voltaic or solar thermal collector installation shall not be placed or erected forward of the front wall of the house.*

N/A

- 4. The total aperture area of any freestanding solar photo-voltaic and solar thermal collector panels taken together with any other such existing freestanding panels shall not exceed 25 square metres.*

N/A

- 5. The placing or erection of any freestanding solar photo-voltaic or solar thermal collector installation shall not reduce the remaining area of private open space, reserved exclusively for the use of the occupants of the house, to the rear or to the side of the house to less than 25 square metres.*

N/A

- 6. The height of any free-standing solar photo-voltaic or solar thermal collector installation shall not exceed 2.5 metres at its highest point above ground level.*

N/A

- 7. The placing or erection of a solar photovoltaic or solar thermal collector installation on any wall shall not be exempted development.*

N/A

- 8. The placing or erection of any freestanding solar photo-voltaic or solar thermal collector installation within an Architectural Conservation Area shall only be exempted development if those works would not materially affect the character of the area.*

N/A

- 9. Development under this Class which causes hazardous glint and/or glare shall not be exempted development and any solar photo-voltaic or solar thermal collector panels which are causing hazardous glint and/or glare shall either be removed or be covered until such time*

as a mitigation plan to address the hazardous glint and/or glare is agreed and implemented to the satisfaction of the Planning Authority.

N/A

The proposed installation of solar pv panels is considered exempted development under Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) subject to compliance that when the solar pv panels are installed the distance between the plane of the roof and the solar photo-voltaic or solar thermal collector panels shall not exceed 50cm in the case of a flat roof or 15cm in any other case.

4. Plant Room

Having reviewed the submitted documents I note that a plant room is also proposed. The plant room appears to be detached from the existing dwelling and does not form part of the proposed extension.

The proposed plant room will be assessed under Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

1. *No such structure shall be constructed, erected or placed forward of the front wall of a house.*

The proposed structure is to the rear of the property.

2. *The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.*

The proposed plant room does not exceed 25sqm.

3. *The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.*

The private open space is not reduced to below 25sqm.

4. *The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.*

Plaster finish to match existing cottage noted.

5. *The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.*

Structure height of 2900mm noted on drawings.

6. *The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.*

Noted.

The proposed plant room is considered exempted development under Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) subject to compliance.

General

I note the existing permission on the site, 24/60117, for demolition of an existing rear extension, provision of a new wastewater treatment system, upgrade existing entrance, constructing new entrance wall and associated site works. The permitted works are similar to those proposed under this Section 5 application.

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 required in this instance.

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

1(a). Refurbishment of a derelict dwelling comprising proposed extension and replacement of the roof and rooflights.

The refurbishment of the existing derelict dwelling comprising the proposed extension of the external walls of the existing dwelling, replacement of the existing roof with a new slate roof and installation of roof lights and solar panels as shown on submitted drawings would not materially change the appearance of the structure.

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 4(1)(h) of the Planning and Development Act 2000 (as amended)
- (c) The plans & particulars submitted with the application received on the 23rd of June and Further Information received on the 24th of July.

(b) Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

(c) The plans & particulars submitted with the application received on the 23rd of June and Further Information received on the 24th of July.

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

4. Plant room

The proposed plant room was accessed under Class 3 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 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

(c) The plans & particulars submitted with the application received on the 23rd of June 2025 and Further Information received on the 24th of July 2025.

It is therefore considered that the said works are development and are exempted development subject to compliance with regulations under Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).



Jennifer McNulty, Executive Planner
Date: 29/07/2025


Agreed _____

Jennifer Collins, A/Senior Executive Planner
Date: 29/07/2025

It is therefore considered that the said works are development and are exempted development subject to compliance with regulations under 4(1)(h) of the Planning and Development Act 2000 (as amended).

1(b). Refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system.

The refurbishment of the existing derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system will be assessed under 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) Class 4(1)(h) of the Planning and Development Act 2000 (as amended)
- (c) The plans & particulars submitted with the application received on the 23rd of June and Further Information received on the 24th of July.

It is therefore considered that the said works are development and are exempted development subject to compliance with regulations under 4(1)(h) of the Planning and Development Act 2000 (as amended).

2. Single storey extension to rear of property

The proposed extension was assessed under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) The plans & particulars submitted with the application received on the 23rd of June and Further Information received on the 24th of July.

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

3. Solar Panels

Further information was submitted on 24/07/2025 to determine if the installation of solar panels detailed on the application and plans are considered to be within the scope of Class 2(c) 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)

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC-134-25
(b) Brief description of the project or plan:	The proposed works comprise the construction of a single storey extension to the rear of a dwelling together with improvements to dwelling
(c) Brief description of site characteristics:	Extension and improvements
(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
004161	Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA https://www.npws.ie/protected-sites/spa/004161	c0.28km	None	N
002165	Lower River Shannon SAC https://www.npws.ie/protected-sites/sac/002165	c1.21km	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 - 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 	None. Works are minimal and will involve temporary construction works; therefor, no likely significant impact on the construction objectives of the site.
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. Works are minimal and will involve temporary construction works; therefor, no likely significant impact on the construction objectives of the site.
In-combination/Other		N/A given the level of development

(b) 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. Works are minimal and will involve temporary construction works; therefor, no likely significant impact on the construction objectives of the site.

(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:

- 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.

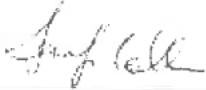
Conclusion: An appropriate assessment is not required.

	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"/>	<p><input type="checkbox"/> Request further information to complete screening</p> <p><input type="checkbox"/> Request NIS</p> <p><input type="checkbox"/> Refuse planning permission</p>
(iii) Significant effects are likely	<input type="checkbox"/>	<p><input type="checkbox"/> Request NIS</p> <p><input type="checkbox"/> Refuse planning permission</p>

Signature and Date of Recommending Officer:	 Jennifer McNulty Executive Planner 29/07/2025
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 29/07/2025

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC-132-25	
Development Summary:	The proposed development on site, comprising the construction of a living space extension to rear of an existing dwelling together with improvements and ancillary works.	
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
<input checked="" type="checkbox"/>		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
<input type="checkbox"/>	Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _	No Screening required
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:	 Jennifer McNulty, Executive Planner 29/07/2025
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 29/07/2025



Comhairle Cathrach
& Contae Luimních
Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimních
Bolhar 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:

**Helena Quinn,
Port,
Abbeyfeale,
Co. Limerick.**

EC/134/25

30 July 2025

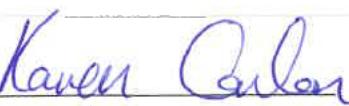
Re: Declaration under Section 5

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

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@LimerickCouncil
061 - 556 000



SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/134/25

Name and Address of Applicant: Helena Quinn, Port, Abbeyfeale, Co. Limerick.

Agent: N/A

Whether the replacement of the roof and rooflights, refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system, single storey extension, solar panels & plant room at Port, Abbeyfeale, 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 23th of June 2025 and 2025 and Further Information received on the 24th of July 2025.

AND WHEREAS the Planning Authority has concluded that the refurbishment of a derelict dwelling comprising proposed extension and replacement of the roof and rooflights at Port, Abbeyfeale, Co. Limerick **DOES** come within the scope of exempted development under 4(1)(h) of the Planning and Development Act 2000 (as amended). Planning Authority has concluded that the refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system at Port, Abbeyfeale, Co. Limerick **DOES** come within the scope of exempted under 4(1)(h) of the Planning and Development Act 2000 (as amended). Planning Authority has concluded that the single storey extension at Port, Abbeyfeale, Co. Limerick **DOES** come within the scope of exempted development under under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). Planning Authority has concluded that the solar panels at Port, Abbeyfeale, Co. Limerick **DOES** come within the scope of exempted development under under Class 2(c) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). Planning Authority has concluded that plant room at Port, Abbeyfeale, Co. Limerick **DOES** come within the scope of exempted development under under Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). See Report attached.

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

Signed on behalf of the said Council

Date:

30/07/2025

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.

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/790

File Ref No. EC/134/25

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

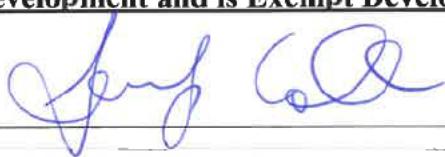
RE: **A replacement of the roof and rooflights, refurbishment of a derelict dwelling comprising replacement of ground floor, upgrade of ground, wall and floor insulation and new heating system, single storey extension, solar panels & plant room at Port, Abbeyfeale, Co. Limerick.**

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.

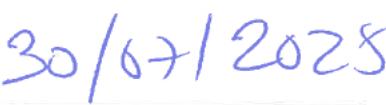
Now therefore pursuant to the delegation of the functions aforesaid, I, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of Jennifer McNulty, Executive Planner dated 29/07/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Helena Quinn, Port, Abbeyfeale, Co. Limerick to state that the works as described above is

Development and is Exempt Development. *Yel*

Signed

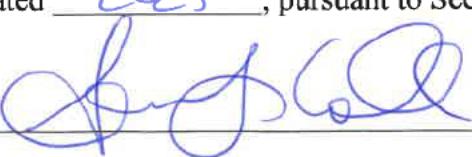

A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date


30/07/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/790 dated 2025, pursuant to Section 151(7) of the Local Government Act 2001

Signed:


A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING