

GILLEECE McDONNELL O'SHAUGHNESSY LTD

UNIT 15, LIMERICK BUSINESS COMPLEX, KEATING ROAD, Telephone: (061) 500050
RAHEEN BUSINESS PARK, LIMERICK.

Post Code: V94F68A E-Mail: info@gmcdos.ie VAT Registration No: IE 6375106N



G:M&D:S

**Limerick City & County
Council**

08 JUL 2025

Planning

CHARTERED
SURVEYORS
&
DESIGN / PLANNING
CONSULTANTS

Limerick City & County Council,
Dooradoyle Road,
Limerick.

Re: Section 5 Application

Proposed Extension to rear of existing dwelling, conversion of existing attached garage to habitable living space, extend existing onsite vehicular parking and the retrofit to the exiting dwelling.

At: 19 Springfields Drive Dooradoyle Park, Limerick.

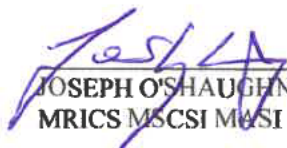
Dear Sir / Madam,

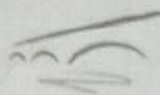
We refer to the above Section 5 application and enclose the following information:

- Application fee of €80.00
- Site location Map - Site outlined in Red
- Dwg No: 25.046.01 - Site Layout Plan & Sections.
- Dwg No: 25.046.02 - Plans & Elevations.
- Dwg No: 25.046.03 - Existing Dwelling Survey.

Should you require any further information please contact the undersigned.

Signed:


JOSEPH O'SHAUGHNESSY
MRICS MSCSI M&SI



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

RICHARD F LORNA HANNON

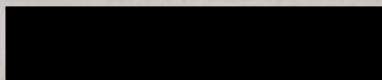
Applicant's Address:

19 SPRINGFIELD DRIVE

DOORADOYLE PARK

LIMERICK.

Telephone No.



Name of Agent (if any):

GILLIAN M'DONNELL O'SHAUGHNESSY LTD

Address:

Unit 15 Limerick Business Complex.

KEATING RD, RATHEN BUSINESS PARK.

RATHEN, LIMERICK

Telephone No.

061-500050

Address for Correspondence:

Unit 15 Limerick Business Complex, KEATING RD.

RATHEN BUSINESS PARK, RATHEN LIMERICK

EURODE: V94 F68A EMAIL - INFO@SMCDOS.IE.

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

19 SPRINGFIELD DRIVE

DOORADDOYLE PARK

LIMERICK.

Description of Proposed development:

- CONSTRUCT SINGLE STORY EXTENSION TO REAR OF EXISTING DWELLINGS
- CONVERT EXISTING ATTACHED GARAGE TO HABITABLE ROOM SPACE
- EXTEND EXISTING ON-SITE VEHICULAR PARKING
- RETROFIT OF EXISTING DWELLING

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

CLASS 1 - DOMESTIC DWELLINGS

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

Applicant's interest in site: FULL OWNER

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

Dwg No: 25-046-01 - SITE LAYOUT PLANS & SECTIONS

Dwg No: 25-046-02 - PLANS & ELEVATIONS

Dwg No: 25-046-03 - EXISTING DWELLING SURVEY

SITE LOCATION MAP

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)

JOSLYN AGENT

555853



Scoil Phoil Naofa

**Saint Gabriel's
School and Centre**

Dooradoyle
Park

www.taiite.ie

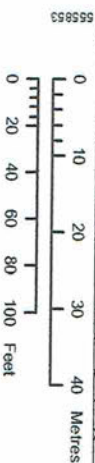
The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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ITM 555970,654158

**ORDER NC
50476833**

MAP SHEE
4742-25
4743-21



CAPTURE RESOLUTION:

The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at:

LEGEND:

To view the legend visit
www.taille.ie and search for
"Large Scale Legend"



OUTLINE SPECIFICATION

FLAT ROOF

Single Ply Roofing Membrane Mapeplan PVC membrane flat roof application or Fibreglass flat roof application install by specialists providing guarantee / warranty
Client to advise on roof type required
Vapour control layer on plywood sheathing on furring pieces creating fall on C16 175x 44mm joists @ 400 centres. 15mm treated timber sheathing to soffit

Note:
SIGA Mappell vapour control sheeting layer to be installed to first floor timber studing and ceilings throughout to achieve airtightness requirements.

SIGA Fenrim IS2 tapes to be applied to all external window door surrounds to achieve airtightness requirements

Electrical:
Total of existing dwelling to be rewired
Relocate ELCB board to Utility area.
See Attached indicative layout

EXTERNAL WALLS

Cavity Wall Construction to flat roof extension
Consisting Of 100mm Block Wall Outer Leaf,
150mm Cavity and 100 block inner leaf
110mm Unilin Xtroliner wall Plus 110 cavity insulation
Held To 100 / 215mm Inner Leaf With Stainless Steel Wallties Which Are Supplied With The Insulation Panels @ 450mm c/c Vertically and 750mm Horizontally.
Pitched Roof Extension:
100mm block external leaf. 100mm cavity with 60mm Unilin Xtroliner wall plus to cavity
100mm block inner leaf with 62.5mm Unilin XT/TL insulated plasterboard to inner face of wall
2 no Wallties at every block course at all openings
Cavity To Be Kept Clean And Protected From Rain During Construction. All Debris To Be Removed Before Closing Cavity Must Be Closed At All Door And Window Opens.
Precast Concrete Lintels To Opens Under 900mm.
Opens Over 1200mm To Be Steelite / Catnic Lintels or steel beams as specified.
Two Coats Sand Cement To Inner Leaf With Hardwall Skim Finish to internal walls & drylined walls.
Precast Concrete Cills To All Window Opens.
Cavity Tray Extends 150mm Beyond The End Of Ope. Cavity Tray DPC Above Head And Under Cills.
Vents To All Habitable Rooms With adjustable grill
Location Of Vents To Be Agreed With Architect On Site.
Provide Expansion Joint In Blockwork At 7.0 M Centres.

GROUND FLOOR SLAB

75mm concrete screed on heating grid on 150mm Xtratherm Thin R insulation on 150mm Concrete Subfloor On
Radon Barrier & Sumps To Manufacturers Specifications
Min 75mm Sand Blinding On
225mm consolidated gas permeable hardcore to SR 20
25mm insulation to turn up at external side of concrete slab with insulation to finish at skirting. DPM to lab under DPC for full thickness of inner leaf.

EXTENSION & GARAGE ROOF

225 x44 C24 rafters / joists @ 400mm centres
Continuous rous of solid bridging at 1500mm centres. Joists shall be tied to wall with Bat 305 or similar approved straps @ 2.0m centres with nogging pieces at least half the depth of joists under straps. Gap betweenwall and adjacent joists shall be packed with packer pieces.
Joist hangers to be used throughout. 15mm plasterboard to all ceiling throughout.
Aluminium joist hangers to be used throughout

WINDOWS & DOORS.

Note: All bedrooms to have a min ope sash of 850 x 500 mm and window board to be between 800 to 1100mm from F.F.L.
A rated uPVC Double Glazing Windows with low e-coated glazing argon filled throughout. U Value 1.2 w/m K
Selected composite uPVC front door. Colour by client
Alu P Patio doors French doors & screens.
All existing windows and external door to be replaced as per the above specification

DISABLED ACCESS INTERNALLY

Minimum clear width of doors to be 800mm off a corridor 1000mm min width on ground floor. The maximum height of the saddle board to be 10mm max with bevelled edges.
All light switches to be between 900mm & 1200mm.

VENTILATION

KITCHEN: cooker hood to be operated intermittently with a 30 litre per second extract

KITCHEN / UTILITY
perforated vent of 6500 sq mm with rapid ventilation one twentieth of the floor area

BATHROOM & SANITARY ACCOMADATION

Rapid ventilation to be one twentieth of the floor area. Provide 10mm air gap under door for air supply. A mechanical vent at a ratio 16 litres per second

ALL OTHER HABITABLE ROOMS

Permavent to be 6500 sq mm.
Rapid ventilation to be one twentieth of the floor area of the room

Heatpump - Air to Water / Ref to Provisional BER

- 9 KW Panasonic heat pump and cycliner
- Aquabox tank with submersible pump to pressurise the system.
- Heating controls
- Time and temperature zone control (3 zones).
- Install of load and weather compensator.
- Central heating pump with an electricity consumption of approx 30 W
- Underfloor heating to ground floor with radiators to first floor
- Operational period 24 hours
- Design flow temperatures of 45 degrees.
- HW Storage: Separate hot water storage.
- 150 LT hot water storage tank.

FOUNDATION - To Engineers Detail

Builder to include for reinforced conc strip foundation to external walls to comply with specification.
Foundation To Engineers Detail.
Reinforced strip foundation to internal walls.
Foundation to be laid to such depth to suit soil conditions and to ensure adequate natural soil bearing.
Engineer to inspect foundation trenches when excavated to determine if reinforced strip foundations are adequate.
A393 steel mesh to be installed to all footings with full overlap at all joints. Steel to be installed 75mm above base of trench.

Note: Ventilation - Natural

In accordance with the Building Regulations TGD Part F
F wall vent to be installed 6500 sq mm to all habitable rooms. Rapid ventilation to be one twentieth of the floor area of the room. All window units to be fitted with tricle vents throughout. Under the regulations both window & wall vents are required should the proposed dwelling intended air tightness be below four air changes per hour.

Upgrade attic insulation to 400mm Quilted fibreglass insulation between and above joists to existing dwelling

NEW BUILDINGS - TGD Part L 2019

U-Value
Windows, doors & rooflights should have maximum U-value of 1.2 W/mK and maximum opening area of 25% of floor area. However areas and U-Values may be varied. The U-Value includes the effect of unheated voids or other spaces.

Minimum U-Values In Part L Of The Building Regulations 2019 - New build
Roofs:
Insulation At Ceiling: 0.16
Insulation On Slope: 0.16
Flat Roof: 0.20
External Walls: 0.18
Ground Floors: Underfloor Haeting: 0.15
Other Exposed Floors: 0.18
External Doors, Windows & Rooflights: 1.20

Replace existing fascia & soffit to existing dwelling with uPVC fascia & soffit Colour by Clients

Replace existing gutters & downpipes to existing dwelling with uPVC gutters & downpipes Colour by Clients

Smooth Plaster render

uPVC double glazed window & RC cill

uPVC fascia & soffit

uPVC gutters & downpipes

UPVC door & screen

Concrete blocks at ground floor level to be Roadstone thermal block

Traditional strip foundation
Depth of foundation to be determined on site 35 N concrete with A393 mesh 75mm from base of trench

Section B-B
Scale: 1:50

AIR BARRIER LINE

Beak out new door ope in gable of existing 1000mm wide. allow for lintels over

Remove existing concrete floors and install 75mm concrete screed on heating grid on 150mm Xtratherm Thin R insulation on 150mm Concrete Subfloor On

Radon Barrier & Sumps To Manufacturers Specifications
Min 75mm Sand Blinding On
225mm consolidated gas permeable hardcore to SR 20
25mm insulation to turn up at external side of concrete slab with insulation to finish at skirting. DPM to lab under DPC for full thickness of inner leaf

Replace existing fascia & soffit to existing dwelling with uPVC fascia & soffit Colour by Clients

Replace existing gutters & downpipes to existing dwelling with uPVC gutters & downpipes Colour by Clients

Proposed replacement window & External doors - U values of 1.2 W/m K. Type by client

Flat glass Velux rooflights 1.2 x 1.2M. Code ISU120120 2093 CFU. 120120 0020Q

Note: Allow for tricle vents to all window openings

Insulate internal face of existing external wall with 92.5mm Unilin Xt/TL MF insulated board

2 No UB 203 x 133mm x 25 Kg over on concrete pads to Engineers detail

Upgrade plasterboard ceilings in existing kitchen & dining room with 15mm Gyproc plasterboard and skim plaster finish

Dotted line of existing window unit and wall to be removed and ope widened from 1800 to 2430mm

Remove existing suspended timber floor and install insulated concrete floor with underfloor heating grid as specified.

75mm concrete screed on heating grid on 150mm Xtratherm Thin R insulation on 150mm Concrete Subfloor On

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Section A-A
Scale: 1:50

AIR BARRIER LINE

NOTE: All demolished building material, spoil and and general rubbish to be removed from site and be disposed of by the contractor to a licensed waste service.

Note: Where grant aid is being provided through the SEAI Grant Aid scheme all grant aid works to be carried out by SEAI registered contractors

EXISTING BUILDINGS - TGD Part L 2019

Minimum U-Values In Part L Of The Building Regulations 2019 Existing Buildings

Insulation At Ceiling: 0.16
Insulation On Slope Ceiling: 0.25
Flat Roof: 0.25
Walls: 0.35
Ground Floors: Underfloor heating: 0.15
Other Exposed Floors: 0.21
External Doors, Windows & Rooflights: 1.20

Investigate flashing & soakers to existing chimney and make good where required

Existing Dwelling

Proposed replacement window & External doors - U values of 1.2 W/m K. Type by client

Proposed 10 No solar panels to roof

Replace existing fascia & soffit to existing dwelling with uPVC fascia & soffit Colour by Clients

Replace existing gutters & downpipes to existing dwelling with uPVC gutters & downpipes Colour by Clients

Remove existing roof carcass and replace with a Single Ply Roofing Membrane Alkorplan PVC membrane application installed by specialists providing guarantee on 150mm Unilin flat Roof FR/ BGM on Vapour control layer on plywood sheathing on furring pieces creating fall on 225 x 44mm C16 joists 400 centres. Flashing to capping provided

Insulate internal face of existing external wall with 92.5mm Unilin Xt/TL MF insulated board

Replace existing timber garage doors uPVC double glazed window & RC cill

Proposed concrete footpath with expansion joints at 3.0m centres

Note: Allow for tricle vents to all window openings

100mm timber stud partitions with 12.5mm Gyproc plasterboard Gyproc moisture board to be used where walls of bathroom are being tiled.

Remove existing concrete floors and install 75mm concrete screed on heating grid on 150mm Xtratherm Thin R insulation on 150mm Concrete Subfloor On

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Section A-A
Scale: 1:50

AIR BARRIER LINE

NOTE: All works to be executed to building health and safety at work regulations. Contractor to comply fully with the current building regulations. All material use in the works must be certified for use and comply with all CE requirements. The contractor is responsible for setting out the works and checking that all dimensions are correct. any discrepancies in same to be discussed with the designer.

Note: Internal insulation to existing dwelling - External walls Where ground floor ceilings are being removed the internal insulation is to be provided between ceiling joists at external walls throughout.

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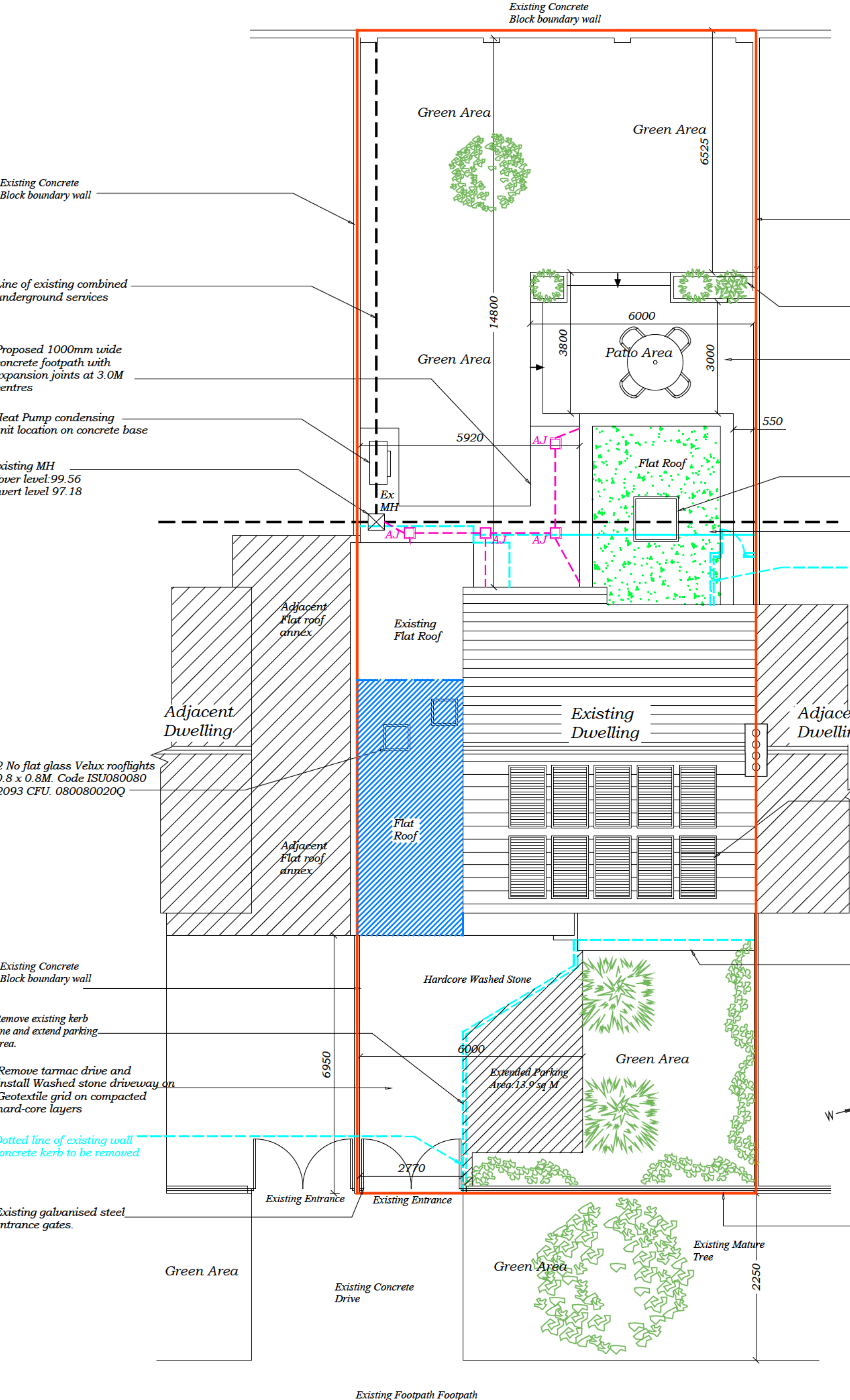
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Site Layout Plan
Scale: 1:100

Site Area: 0.0336 Ha

| | |
|--|--|
| | Proposed Extension - Area: 14.47 sq M |
| | Proposed Garage Conversion - Area: 17.1 Sq M |
| | Proposed enlarged parking area - Area: 13.9 sq M |
| | Existing Dwelling |
| | Existing Areas to be Removed |
| | Proposed underground services Line |
| | Existing underground combined services line |

Existing House Area: 122.81 sq M

01. Existing Garage for conversion: Area: 17.1 sq M
02. Existing Extension - Utility & WC: 8.40 sq M
03. Proposed Extension Area: 14.47 sq M.

Total Proposed Extended Area 1,2 & 3: = 39.97 sq M

SCOPE OF WORKS

- Construct extension to rear of existing dwelling. Area: 14.47 sq M as outlined
- Construct raised paved area. Area: 21.0sq M. Porcelain tiles on concrete base.
- Replace fascia & soffit to existing dwelling as outlined.
- Replace all windows and external doors to existing dwelling as outlined.
- Install warm flat roof to existig flat roof annex.
- Convert existing garage to living accommodation. Area: 18.0 sq M.
- Install 10 No solar panel to South facing roof
- Extend vehicular parking area to front of existing dwelling by 13.9 sq M
- Install new concrete footpath to frontland rear of dwellings as outlined.
- Install 15mm plaster board ceilings to existing kitchen & dining room.
- Remove concrete & suspended timber floors from existing dwelling and install insulated concrete floor with heating grid as outlined.
- Allow for 150mm mediate skirting and 100mm architrave throughout.
- Allow for 9 No internal doors. €250 per door including ironmongery.
- Painting 3 coats internal painting to ceilings, walls and woodwork. Single Colour.
- Kitchen, utility and wardrobe units to be supplied by clients.
- Bathroom ware to be supplied by clients and fitted by contractor.

- Clients to advise amounts per square meter on floor finishes & tiling.
- Floor Finishes and tiling to be purchased by clients and installed by contractor.
- Upgrade attain insulation in existing dwelling to 300mm depth.
- Replace rainwater goods to existing dwelling with uPVC gutters & downpipes.
- Install insulation to internal face of external wall to existing dwelling as outlined.
- Install combined underground services lines as outlined. 100mm uPVC pipework.
- Expose interal cracking in first floor external walls and make good where required.
- Investigate lead flashing & soakers to chimney and make wood where necessary.
- Form extended timber platform to existing attic above insulation line. Total 20 sq M.
- Clean down existing dwelling roof tiles. Soft brush wash only. No power hosing.
- Remove & reinstate rear wall of existing utility for access to rear of dwelling for new build.
- Make good launs on project completion, rotate, level & sow.
- Allow for 3 No velux rooflights to flat roofs.
- Clients to decide on Flat roof membrane type to be installed. Option of PVC or fiberglass allowed for in outline specification.
- Install air to water underfloor heating to ground floor with aluminium radiators to first floor.
- Refer to Provisional BER to be prepared by accessor.
- Installation of solid fuel stove. Chimney flue to be relined by specialist.
- Where a central ventilation systems is not being provided for the dwelling. It is proposed to install 100mm core vents to all habitable rooms and tricle vents to all windows ope.

Notes:
1. The Contractor is to check and verify all building and the dimensions levels, and sewer invert levels at connection points, before work starts
2. The drawings must be read with and checked against any structural or other specialist drawings provided.
3. All details or dimensions relating to Subcontractors or Suppliers, work must be checked and agreed between the General Contractors and the Subcontractors or Suppliers.
4. The contractor is to comply in all aspects with the current Building Regulations, whether or not specifically stated on drawings.
5. The drawing and the building works depicted, are the copyright of the Architects, and may not be reproduced except by written permission.

GILLECE
McDONNELL
O'SHAUGHNESSY
GMD:DS
Unit 15 Limerick Business Complex,
Keating Rd, Raheen Business Park,
Limerick

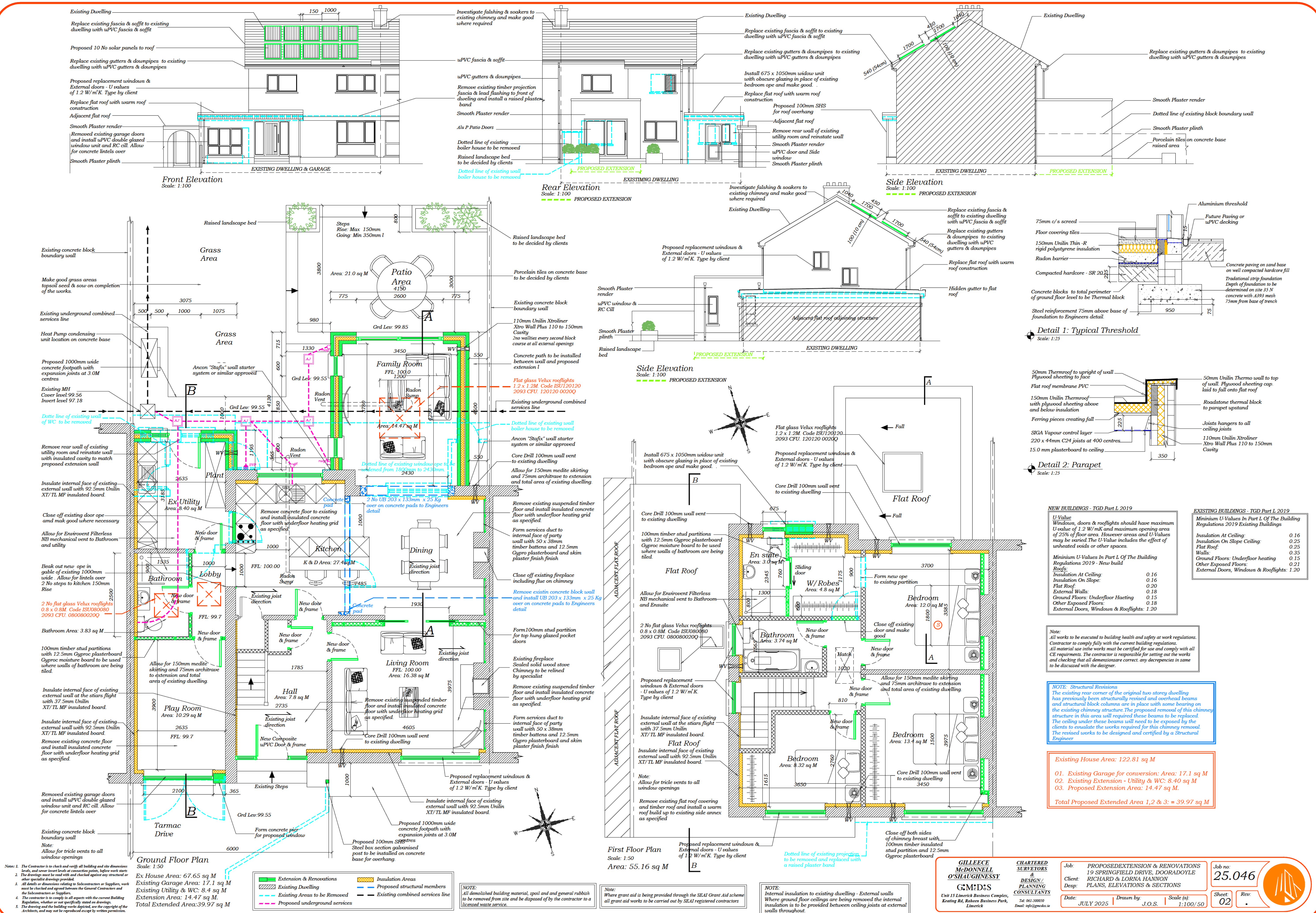
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&
DESIGN /
PLANNING
CONSULTANTS
Tel: 061-306050
Email: info@gmcds.ie

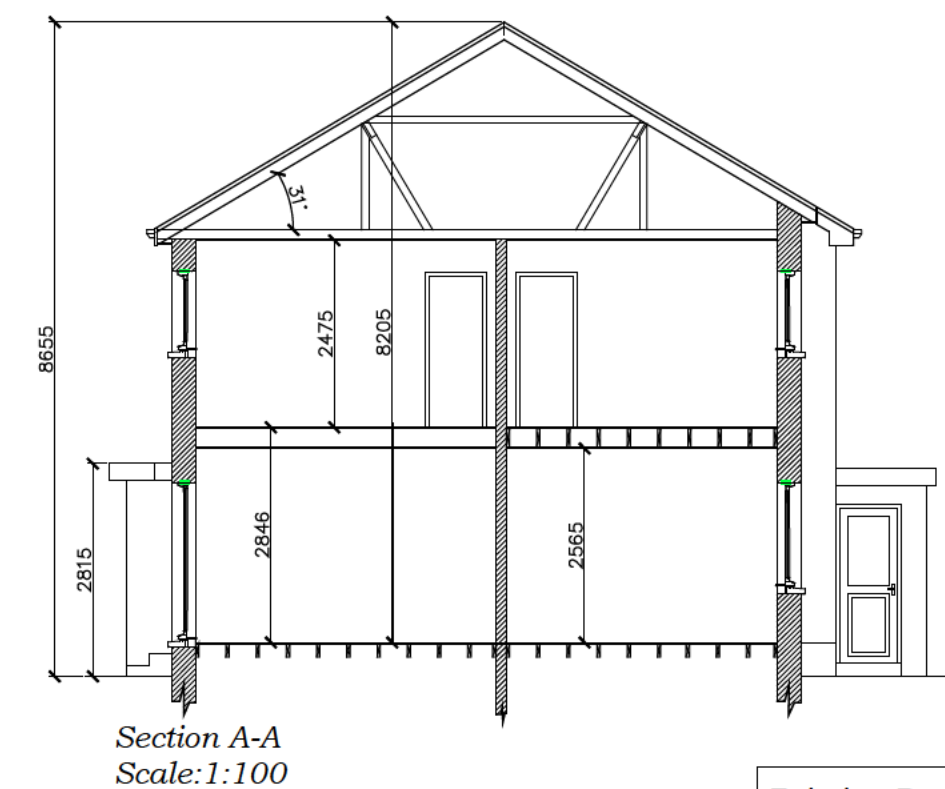
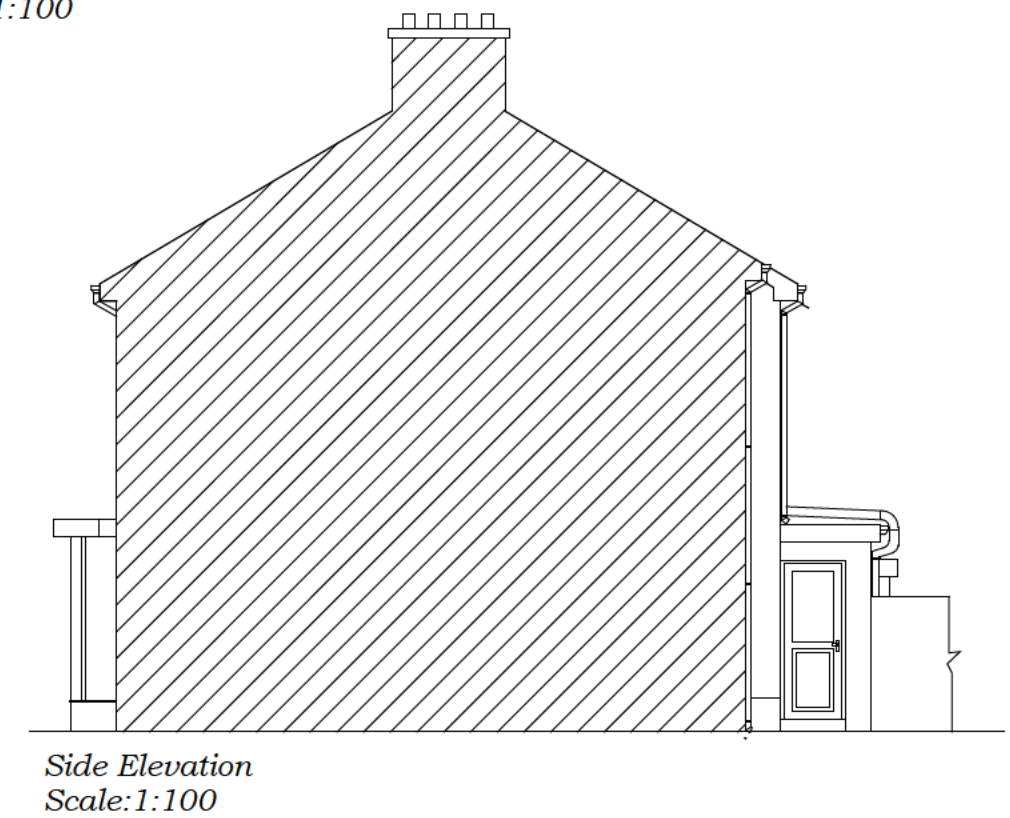
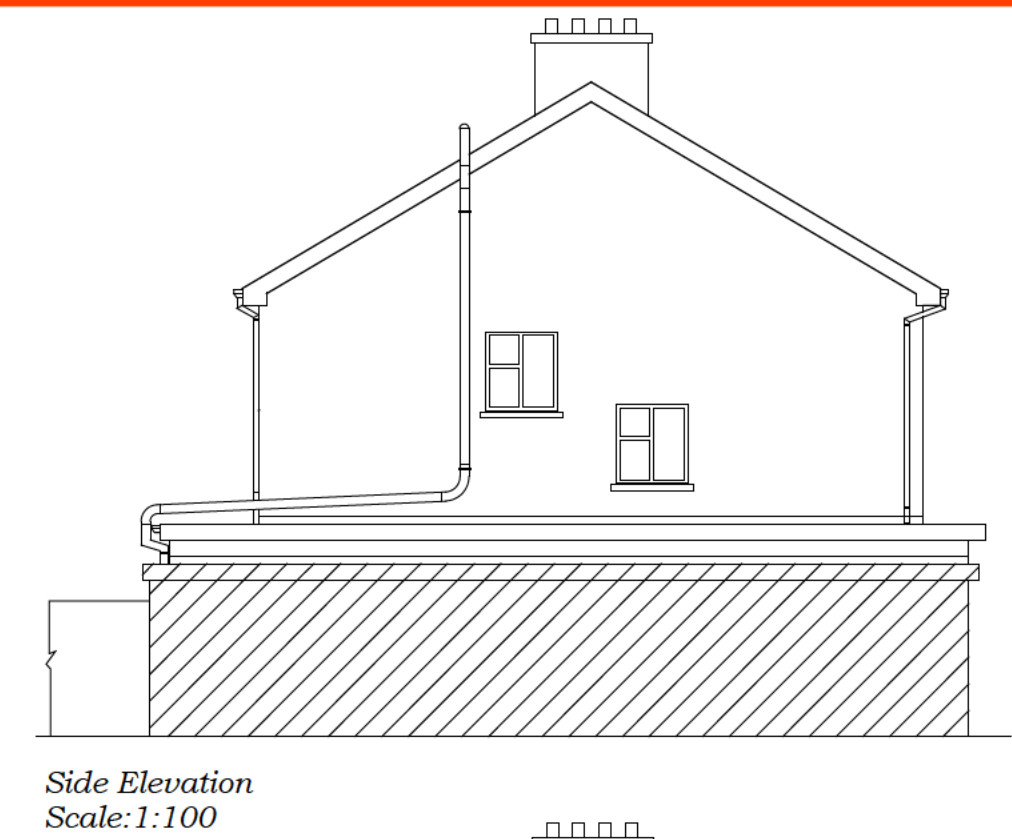
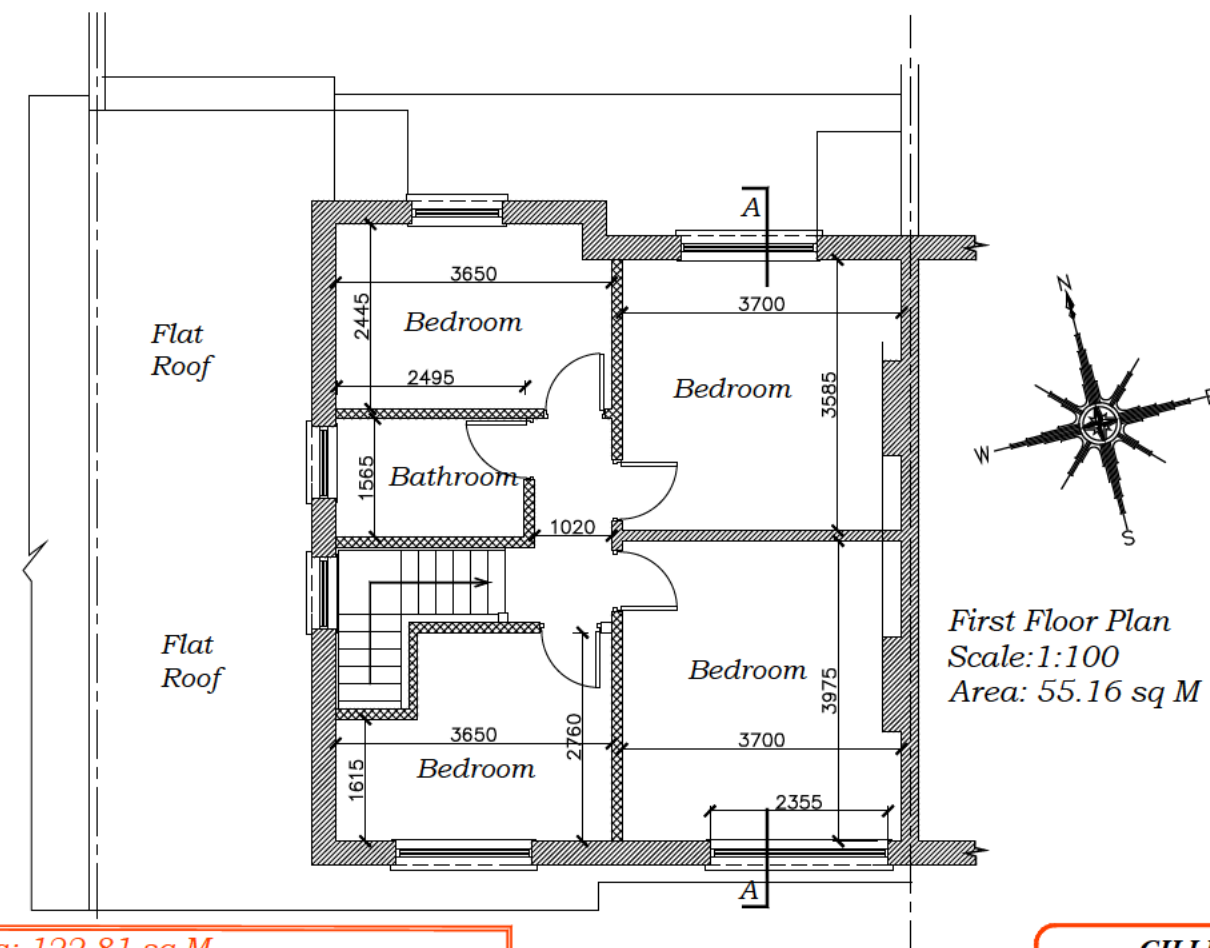
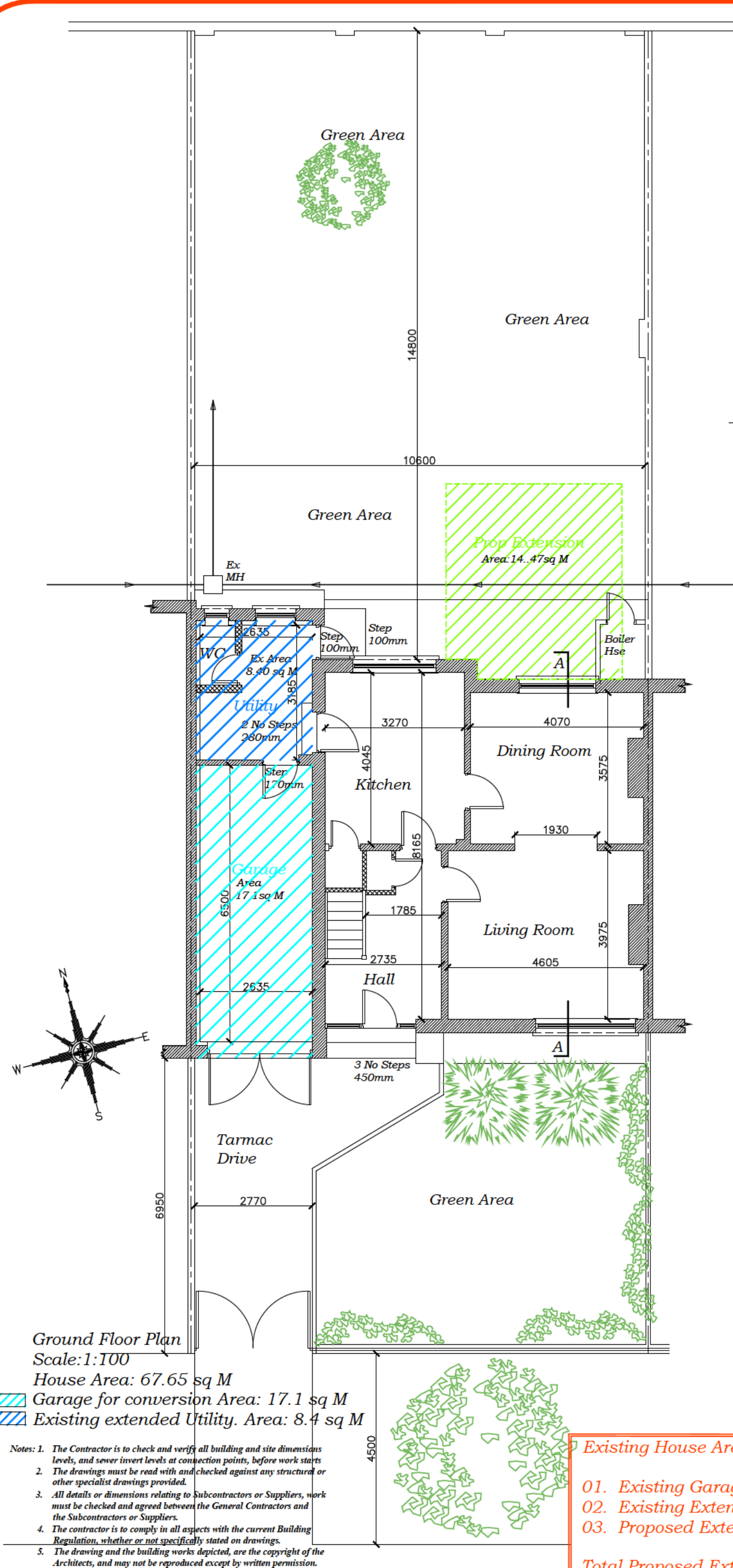
Job: PROPOSED EXTENSION & RENOVATIONS
19 SPRINGFIELD DRIVE, DOORADOYLE
Client: RICHARD & LORNA HANNON
Desp: SITE LAYOUT PLAN & SECTIONS

Date: JULY 2025 Drawn by: J.O.S. Scale (s): 1:100/50

Job no:
25.046

Sheet: 01 Rev: .





Existing Dwelling Area: 122.81 sq M

Existing House Area: 122.81 sq M

01. Existing Garage for conversion: Area: 17.1 sq M

02. Existing Extension - Utility & WC: 8.4 sq M

03. Proposed Extension Area: 14.47 sq M

Total Proposed Extended Area 1,2 & 3: = 39.97 sq M

| | | | | | |
|---|--|--|--|---|---------------------|
| GILLECE McDONNELL O'SHAUGHNESSY G:M:D:S Unit 15 Limerick Business Complex, Keating Rd, Raheen Business Park, Limerick | | CHARTERED SURVEYORS & DESIGN / PLANNING CONSULTANTS Tel: 061-300050 Email: info@gmcdos.ie | | Job: PROPOSED EXTENSION & RENOVATIONS Client: RICHARD & LORNA HANNON Desp: EXISTING DWELLING SURVEY | Job no: 25.046 |
| Date: June 2025 | | Drawn by: J.O.S. | | Scale (s): 1:100 | Sheet: 03 Rev: . |



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

08/07/2025 11:50:32

Receipt No./
Uimhir Admhála : LA25/0/25178999
***** REPRINT *****

Richard and Lorna Hannon
19 Springfield Drive
Dooradoyle
Limerick

| | |
|------------------------|-------|
| EXEMPTION CERTIFICATES | 80.00 |
| GOODS | 80.00 |
| VAT Exempt/Non-vatable | |

Total/Ionlán 80.00 EUR

Tendered/Tairgthe
Credit / Debit Card 80.00
VISA
****1496

Change/Sóinseáil 0.00

Issued By/
Eisithe ag : Mary Healy
From/Ó : CASH OFFICE HQ
Vat reg No./Cláruimhir CBL: 3267368TH

Due 29th July

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

Reference no.

EC-142-25

Name and Address of Applicant:

Richard & Lorna Hannon
19 Springfield Drive
Dooradoyle Park
Limerick

Agent:

Gilleece McDonnell O'Shaughnessy Ltd
Unit 15 Limerick Business Complex
Keating Road
Raheen Business Park
Raheen
Limerick

Location:

19 Springfield Drive
Dooradoyle Park
Limerick

Description of Site and Surroundings:

The site is occupied by two storey semi detached dwelling with attached single storey garage to side.

Zoning:

Existing Residential

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:

- Construction single storey extension to rear of existing dwelling
- Convert existing attached garage to habitable room
- Extend existing onsite vehicular parking
- Retrofit of existing dwelling
- Solar panels

This Section 5 declaration includes the following:

- Cover Letter
- Application form
- Site layout plan and sections
- Plans and elevations
- Existing dwelling survey
- Site location map

Planning History:

94/72: Brian Toner granted unconditional permission for erection of a radio antenna.

Enforcement History

N/A

Assessment

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

Is the proposal development?

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

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

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

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

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

The proposed development on site, comprising the construction of an extension to rear, conversion of garage to habitable space and extend the existing onsite vehicular parking area is considered works and development.

Is the proposal exempted development?

The proposed works will be assessed under Class 1, Class 2(c) and Class 6(b)(ii) 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 been extended previously with the provision of a utility with a gfa of 8.4sqm. The garage to be converted is 17.1sqm and the proposed extension to the rear is 14.47sqm. This amounts to a total of 39.97sqm which does not exceed the 40sqm threshold.

(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.

N/A No development proposed above ground.

(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.

N/A No development proposed above ground

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.

House has been extended previously as detailed above. The existing extension, conversion of garage to habitable space and the proposed extension does not exceed 40sqm.

(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 no works proposed above ground floor.

(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.

The rear wall does not include a gable. The height of the walls of the extension 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 eaves or parapet or 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 construction of the rear extension would not reduce the area of private open space to less than 25sqm.

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

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

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.

Class 2 (c)

The placing or erection on a roof of a house, or within the curtilage of a house, or on a roof of any ancillary buildings within the curtilage of a house (this class does not include apartments) of a solar photo-voltaic and/or a solar thermal collector installation.

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.

The distance between the plane of the roof and the solar panels is 10cm and therefore does not exceed the 15cm.

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 solar panels are approximately 0.5m from the roof ridge and more than 1m from the gable sides of the roof and therefore in compliance.

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.

NA. solar panels are to be mounted on the roof.

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.

The total area is 11sqm and therefore does not exceed the 25sqm.

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.

NA. The solar panels are to be mounted on the roof.

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.

NA. The solar panels are to be mounted on the roof.

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

NA. The solar panels are to be mounted on the roof.

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.*

NA. The solar panels are to be mounted on the roof.

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.*

Given the size of the solar panels glint and glare is not considered an issue.

Class 6(b)(ii)

The provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.

Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller, or

if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground

The area of hard surface is less than 50% of the area of the garden forward of the front building line of the house.

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

Exempted development – ‘development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures’.

Other works proposed as part of the application include the following:

- Replacement windows and external doors
- Re-layout of internal rooms
- New front door
- Remove existing garage door with a doubled sized window
- New internal partition walls
- Removal of internal walls and doors
- Remove existing timber projection and fascia and lead flashing on front of dwelling and replace with raised plaster band.
- Replace existing gutters with uPVC gutters and down pipes
- Replace existing fascia and soffit to existing dwelling with uPVC fascia and soffit
- Replace existing rear first floor bedroom window with a smaller window with obscure glazing for a bathroom
- Widening of part of driveway

It is considered that the external works will not materially affect the external appearance of the structure to render the appearance inconsistent with the character of the structure or of neighbouring structures. It is considered that the works proposed are incidental to the enjoyment of the existing dwelling.

Article 9 Restrictions

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

Appropriate Assessment

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

Environmental Impact Assessment

Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

Conclusion/Recommendation

The construction of an extension to rear of dwelling, internal and external modifications, solar panels to roof and conversion of attached garage to habitable space detailed on the application and plans submitted is considered to be within the scope of Class 1, Class 2 (c) and Class 6(b)(ii) of Part 1 of Schedule 2 of the Planning and Development Regulations 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 1, Class 2(c) and Class 6(b)(ii) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) 4(1)(h) of the Planning and Development Act 2000 (as amended)
- (d) The plans & particulars submitted with the application received on 8th July 2025.

It is therefore considered that the said works are development and exempted development under Class 1 and Class 2 (c) and Class 6(b)(ii) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)



Áine Leland
Executive Planner
Date 10/07/2025

Agreed B. Henn
Barry Henn, S.E.P

Date: 23/07/2025

Appendix 1- AA Screening examination

| STEP 1: Description of the project/proposal and local site characteristics: | |
|--|---|
| a. File Reference No: | EC/142/25 |
| b. Brief description of the project or plan: | This is an application requesting a Section 5 Declaration on whether an extension to the rear of dwelling, conversion of garage to habitable space, solar panels, changes to onsite vehicular parking, retrofitting of existing dwelling is or is not exempted development. |
| c. Brief description of site characteristics: | The site is occupied by a two storey semi detached dwelling with attached single storey garage |
| 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 |
|--|--|---|---|--|
| Lower River Shannon SAC 002165 | Lower River Shannon SAC National Parks & Wildlife Service (npws.ie) | 1km | No | N |
| River Shannon & River Fergus Estuaries SPA 004077 | River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service (npws.ie) | 2km | No | 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. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site. |

| | |
|---|---|
| <ul style="list-style-type: none"> • 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 works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named 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; therefore, no likely significant impact on the conservation objectives of the above named 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 on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development on fully serviced lands,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives. An appropriate assessment is not, therefore, required.

Conclusion: AA ~~Screening~~ is not required.

| | Tick as appropriate: | Recommendation: |
|--|--|---|
| i. It is clear that there is no likelihood of significant effects on a European Site | <input checked="" type="checkbox"/> | The proposal can be screened out: Appropriate Assessment not required. |
| ii. It is uncertain whether the proposal will have a significant effect on a European Site | <input type="checkbox"/> | <input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission |
| iii. Significant effects are likely | <input type="checkbox"/> | <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission |
| Signature and Date of Recommending Officer: |  <hr/> Aine Leland Executive Planner 10/07/2025 | |
| Signature and Date of the Decision Maker: |  23/07/2025 <hr/> Barry Henn, Senior Executive Planner | |

Appendix 2 – EIA Screening
Appendix 2 – EIA screening examination

| | |
|---|---|
| Establishing if the proposal is a 'sub-threshold development': | |
| Planning Register Reference: | EC/142/25 |
| Development Summary: | This is an application requesting a Section 5 Declaration on whether an extension to the rear of dwelling, conversion of garage to habitable space, solar panels, changes to onsite vehicular parking, retrofitting of existing dwelling is or is not exempted development. |
| Was a Screening Determination carried out under Section 176A-C? | <input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to 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> : | 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 |

B. Hann
23/07/2025



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

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daili
Tuar an Daili, Luimneach
V94 WV78

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

PLANNING & PLACE-MAKING

REG POST:

Richard & Lorna Hannon
c/o Gilleece McDonnell O'Shaughnessy Ltd
Unit 15 Limerick Business Complex
Keating Road
Raheen Business Park
Raheen
Limerick

EC/142/25

25 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 Daili, Luimneach
Dooradoyle, Limerick

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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/2025/777

File Ref No. EC/142/25

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

RE: **A single storey extension, internal and external modifications, solar panels to roof and conversion at 19 Springfield Drive, Dooradoyle Park, 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 Áine Leland, Executive Planner dated 10/07/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Richard & Lorna Hannon, c/ Gilleece McDonnell O'Shaughnessy Ltd, Unit 15 Limerick Business Complex, Keating Road, Raheen Business Park, Raheen, Limerick to state that the works as described above is

Development and is Exempt Development. *KL*

Signed

B. Henn

SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

25 / 07 / 2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/777 dated *25/07/2025* 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 Dail
Tuar an Dail, 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/142/25

Name and Address of Applicant: Richard & Lorna Hannon, 19 Springfield Drive, Dooradoyle Park, Limerick

Agent: Gilleece McDonnell O'Shaughnessy Ltd, Unit 15 Limerick Business Complex, Keating Road, Raheen Business Park, Raheen, Limerick

Whether the single storey extension, internal and external modifications, solar panels to roof and conversion at 19 Springfield Drive, Dooradoyle Park, 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 8th of July 2025.

AND WHEREAS the Planning Authority has concluded that the single storey extension, internal and external modifications, solar panels to roof and conversion at 19 Springfield Drive, Dooradoyle Park, Limerick **DOES** come within the scope of exempted development under Class 1 and Class 2 (c) and Class 6(b)(ii) 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:

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.