

Dear Sir/ Madam

We are the owners of Myrtlegrove, South Circular Road, Limerick, a home located within an ACA.

This application is for the minor works of upgrading our single glazed plain glass to slim-lite double glazed plain glass. Please note that while we are hoping to upgrade the plain glass, with the help of a conservation professional, we are also planning to fully restore the casement windows' stained glass and timber surrounds to their former glory.

We wish to liaise with the Limerick City Planning and Conservation Departments on work pertaining to our timber casement windows.

We have met with our conservation professional who has advised us that our single glazed plain glass can be replaced with slim-lite double glazed glass with no material changes necessary for the following reasons :

- a) Glass from the early 1900s had imperfections such as bubbles, thickness variation, presence of pontil marks etc. According to our conservation professional, the single glazed plain glass currently in our casement windows is not original glass from 1903, our plain glass does not contain any of these imperfections and it therefore, does not need to be preserved.
- b) According to our conservation professional, there already exists enough of a gap in the timber part of the casement windows currently to fit slim-lite double glazed glass. This means that work completed to the timber surrounds is just concerned with maintaining them in their current form with no changes needed to be made to them.
- c) The home is located within an ACA but the proposed works are minor in nature and do not materially affect the external appearance of the structure as to render the appearance inconsistent with the character of the structure or neighbouring structures.

We have been advised that a planning exemption can occur on a case by case basis and so, based on our home's individual case & for the above reasons, no material changes will occur to the casement windows in replacing our single glazed plain glass with double glazed plain glass. The proposed works also do not affect the external appearance of the building and so the works are in keeping with rules pertaining to the ACA. Please see the method statement formulated by our conservation professional attached.

We are fully aware that we are custodians of this home and that we must preserve its unique beauty and heritage for future generations. We really adore the home and in particular, its casement windows. We have great respect for our home, its history and we understand the need to care for and protect its heritage. Therefore, we plan to conserve the casement windows' original features including its stained glass and timber surrounds.

The work we propose is being made possible by the fact that the casement windows in their current state do not contain original plain glass and already have enough space in their timber surrounds to support double glazed panes. We would like to underscore the fact that we would not do this proposed work if we thought otherwise.

Furthermore, we also care about our home and its future preservation.

In a world with an ever increasing need to protect against climate change, we also recognise that our home may need to upgrade its plain glass windows to meet the demands of energy efficiency.

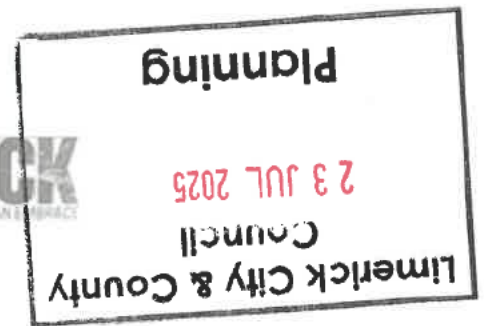
We wish to strike the balance between preserving its heritage (maintaining and caring for the stained glass and timber surround) while also increasing the energy efficiency of the windows by using double glazed glass instead of single glazed glass. We believe that doing this will make our home more palatable to the next generation and will ensure that our home is maintained and conserved long into the future.

We wish to work with the Conservation and Planning Departments to ensure our home can strike this balance and we really appreciate the time you will take to read through our proposed works.

Yours sincerely,

Kieran & Ciara Finlayson.

Handwritten signatures of Ciara Finlayson and Kieran Finlayson. The signature of Ciara is written above the signature of Kieran.



**Limerick City and County Council**

**Planning Department**

**Section 5 Application**

**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name: Kieran Finlayson & Ciara Flannery

Applicant's Address: Myrtlegrove

South Circular Road

Limerick

Telephone No. [REDACTED]

Name of Agent (if any): N/A

Address: N/A

\_\_\_\_\_

\_\_\_\_\_

Telephone No. N/A

Address for Correspondence:

Myrtlegrove, South Circular Road, Limerick

\_\_\_\_\_

\_\_\_\_\_

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

Myrtlegrove, South Circular Road, Limerick ,

V94 E4EF

Description of Proposed development:

Replace single glazed glass with Slim-lite double glazed plain glass. While  
maintaining and carefully restoring timber frames and single glazed stained glass  
windows at the front and rear of the house. Please refer to conservation specialist  
method statement for details of work.

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

Section 4 (1) (H) Planning and Development Act, 2000

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

~~YES~~ **NO**

Applicant's interest in site: Homeowner

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

SiteMap

Front and Rear Contiguous Street view drawing

Front, Rear North West and South West Elevation and section drawings

Ground Floor and First Floor plans

Site overview drawing

Conservation Specialist Method statement

Cover Letter

Photos of windows

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

If Yes please provide floor areas of all existing structures:

N/A



Signature of Applicant (or Agent)

Ciora G. Olayson  
U. Wynn

**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.

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Application to be forwarded to:

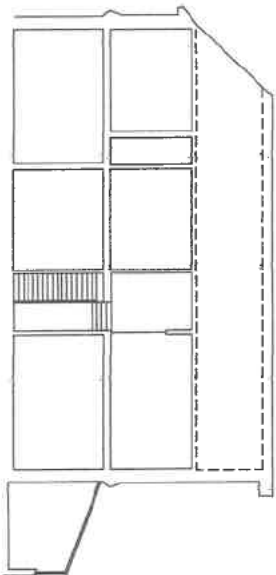
**Planning Department,  
Limerick City & County Council,  
Dooradoyle,  
Limerick,  
V94 XF67**

**Enquiries:  
Telephone: 061-556556  
E-Mail: [planning@limerick.ie](mailto:planning@limerick.ie)**

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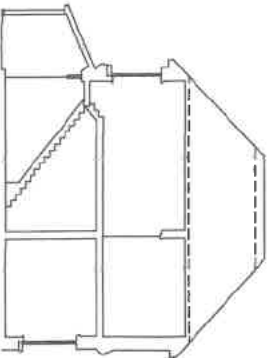
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Section A--A



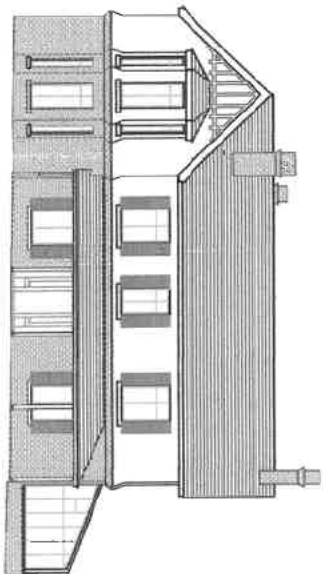
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Section B--B



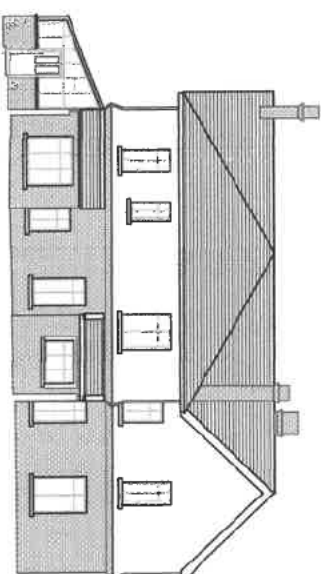
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Front Elevation



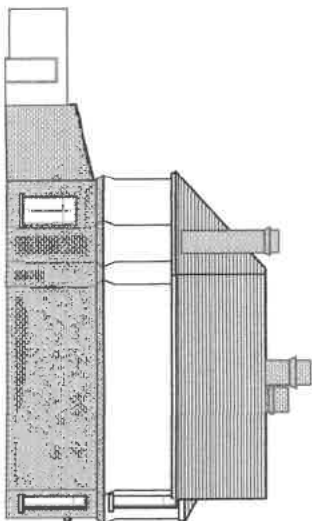
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Rear Elevation

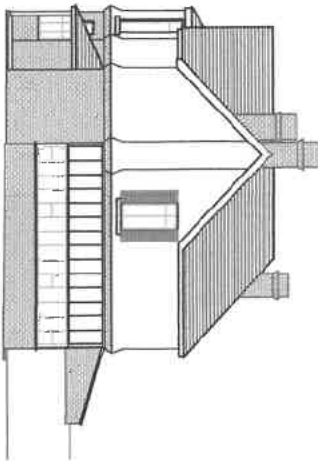


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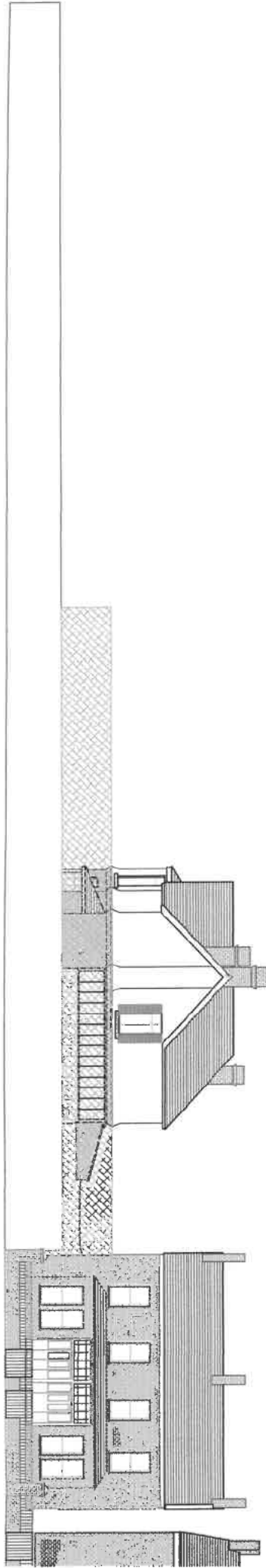
North West Elevation



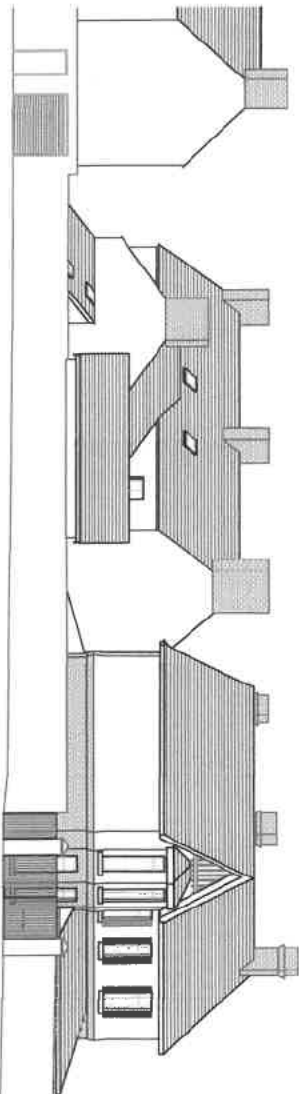
South East Elevation



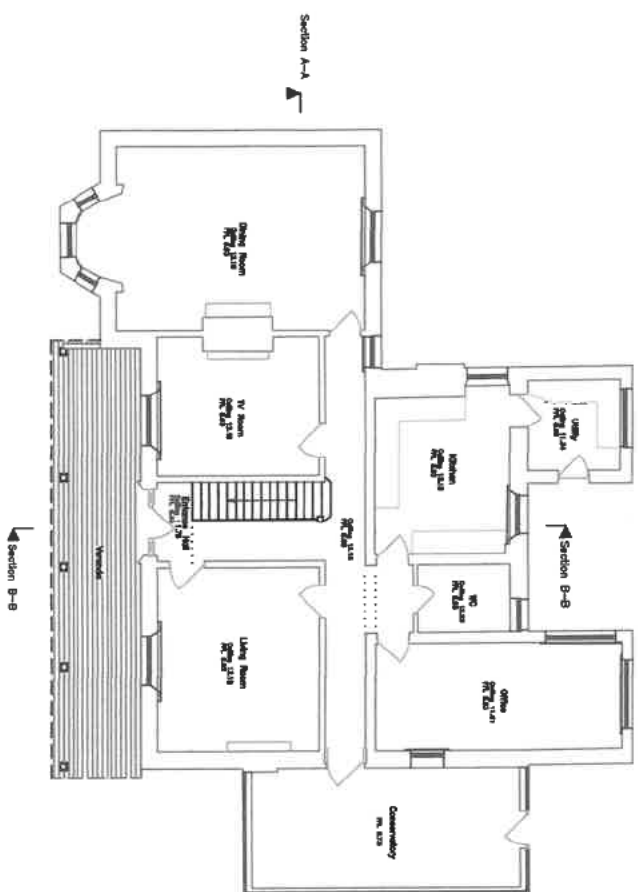
Front Contiguous Elevation



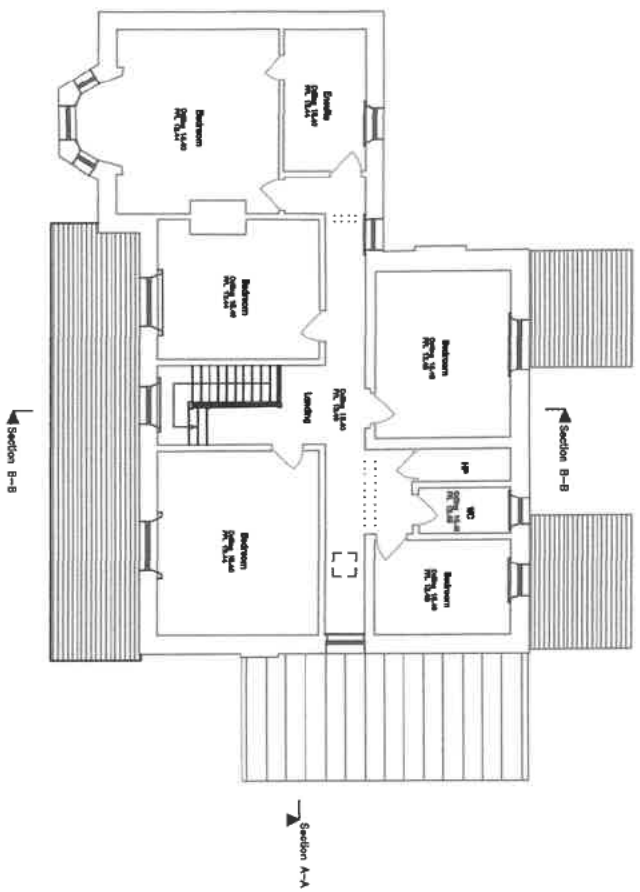
Rear Contiguous Elevation



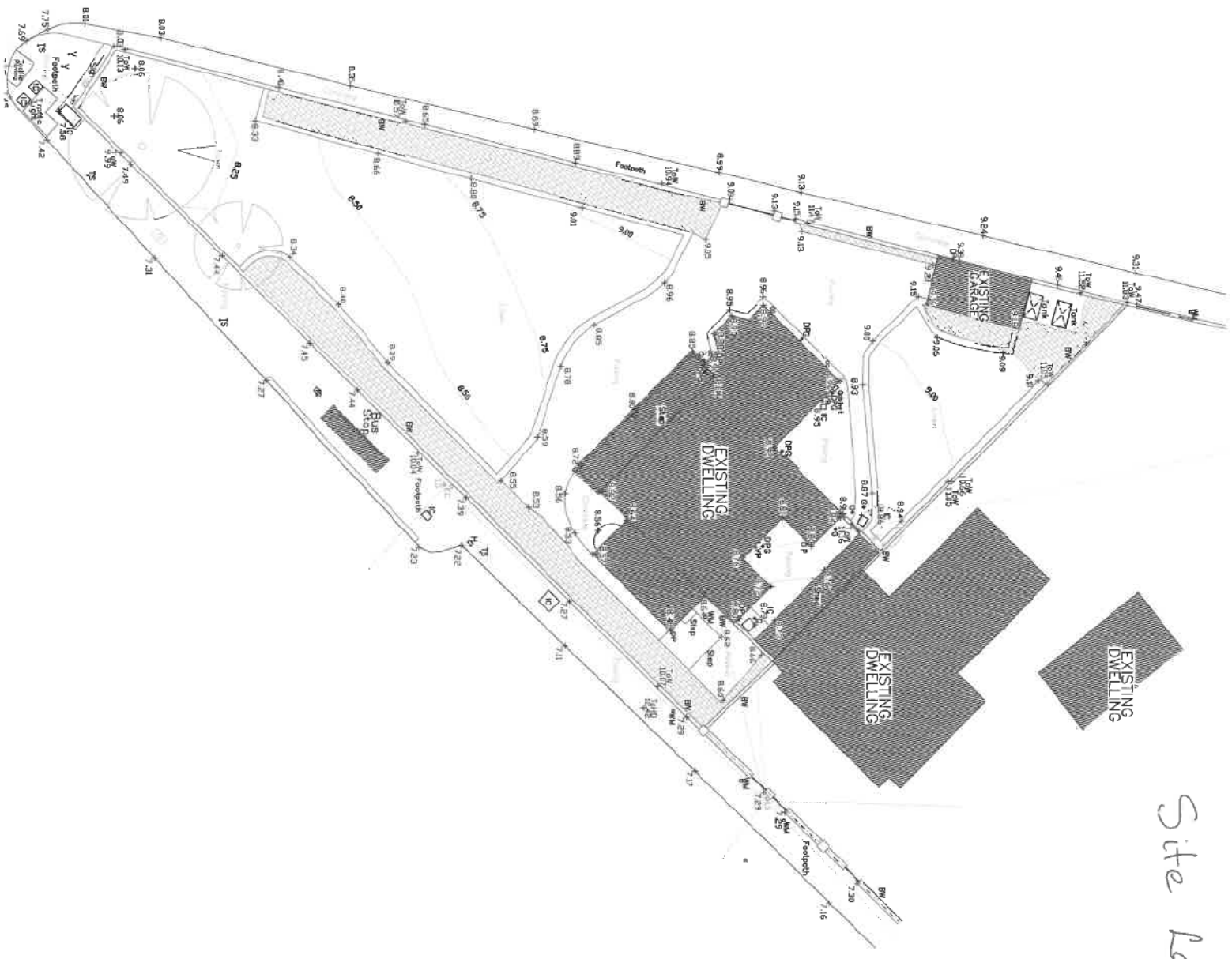
# Ground Floor Plan



First Floor Plan



# Site Layout Plan

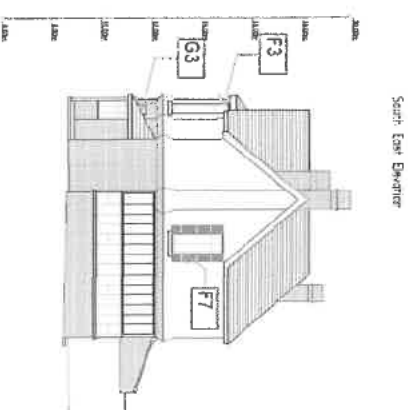
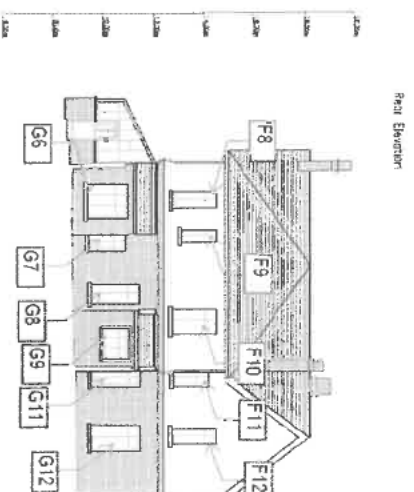
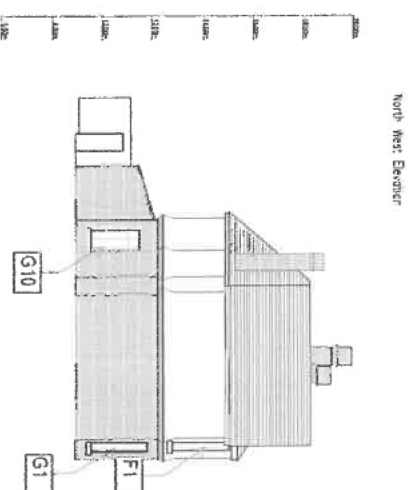
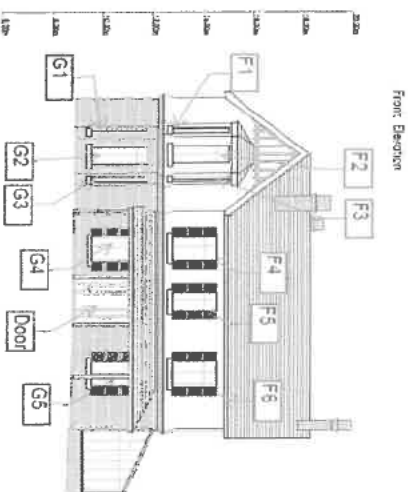




# Myrtleegrove

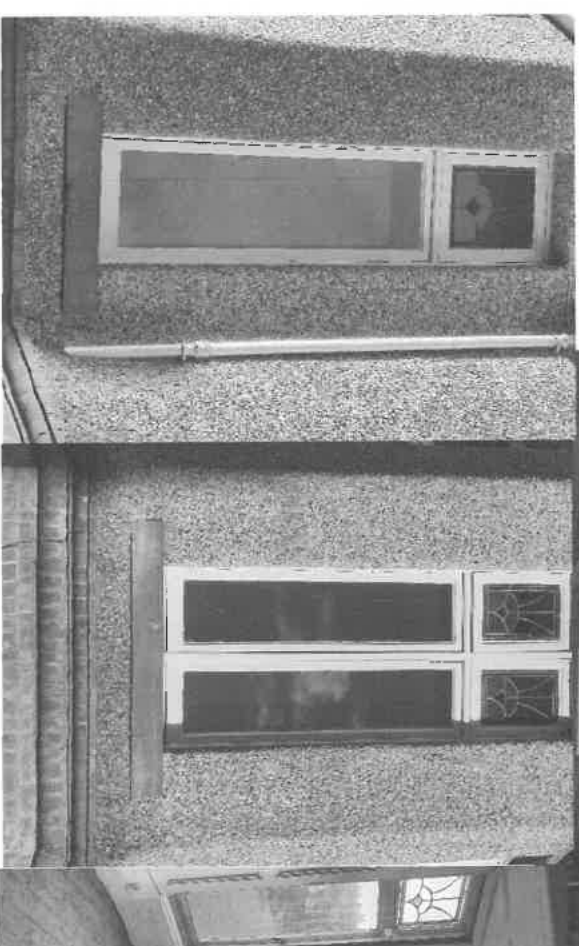
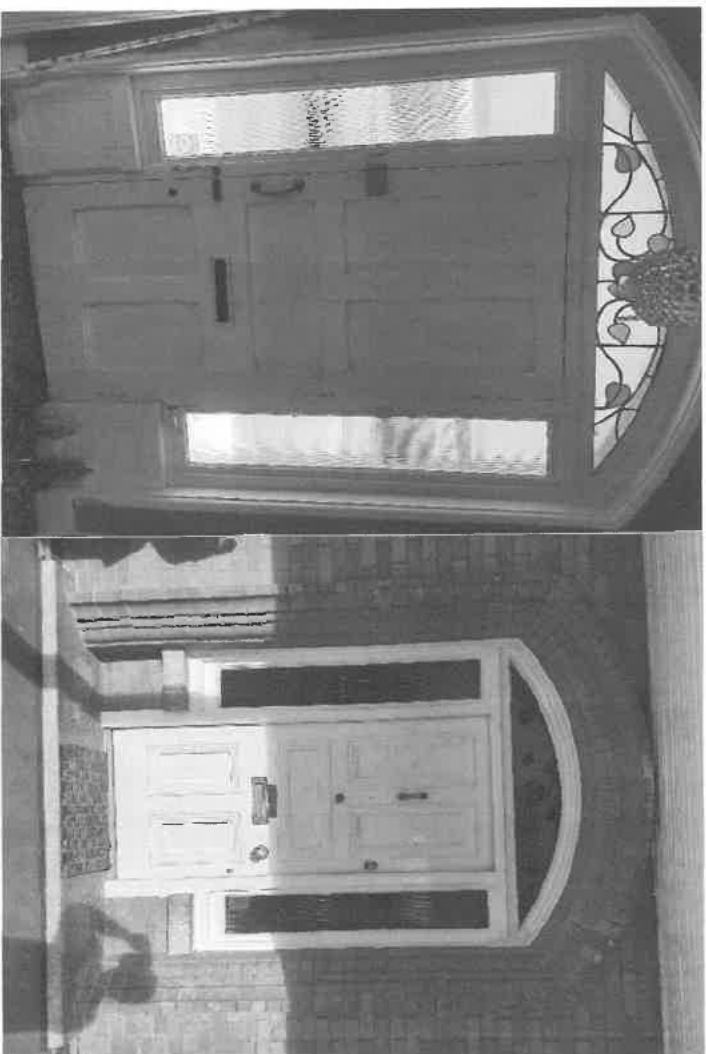




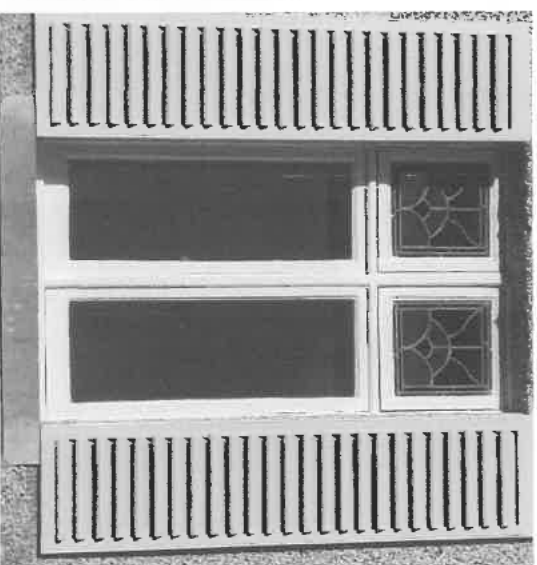


		Dimension		
Window ID	Room	Width (mm)	Height (mm)	Stain glass
G1	Kitchen	550	2280	Yes
G2	Kitchen	900	2280	Yes
G3	Kitchen	550	2280	Yes
G4	Living Room	1320	2190	Yes
G5	Dining Room	1320	2190	Yes
G6	Study	1840	1690	No
G7	Bathroom	890	1430	No
G8	Utility	1020	1950	No
G9	Plant Room	1550	1030	No
G10	Utility	1020	1950	No
G11	Hall	900	2030	Yes
G12	Kitchen	1320	2030	Yes
G13	Study	1800	1640	Yes
G14	Side Door	950	2560	Yes
G15	Rear Door	815	2050	No
Door	Front Door	1775	2770	Yes
F1	Master Bedroom	550	2280	Yes
F2	Master Bedroom	900	2280	Yes
F3	Master Bedroom	550	2280	Yes
F4	Bedroom 1	1320	1790	Yes
F5	Landing	1320	1790	Yes
F6	Bedroom 2	1320	1790	Yes
F7	Landing	980	2120	Yes
F8	Bedroom 4	900	1820	No
F9	Bathroom	870	1510	Yes
F10	Bedroom 3	900	1820	No
F11	Landing	870	1510	Yes
F12	Ensuite	1320	1790	No

# Front Door & Windows F1, F2 & F3



# Windows F4 & F5



# Window F6



# Windows F7 & F8

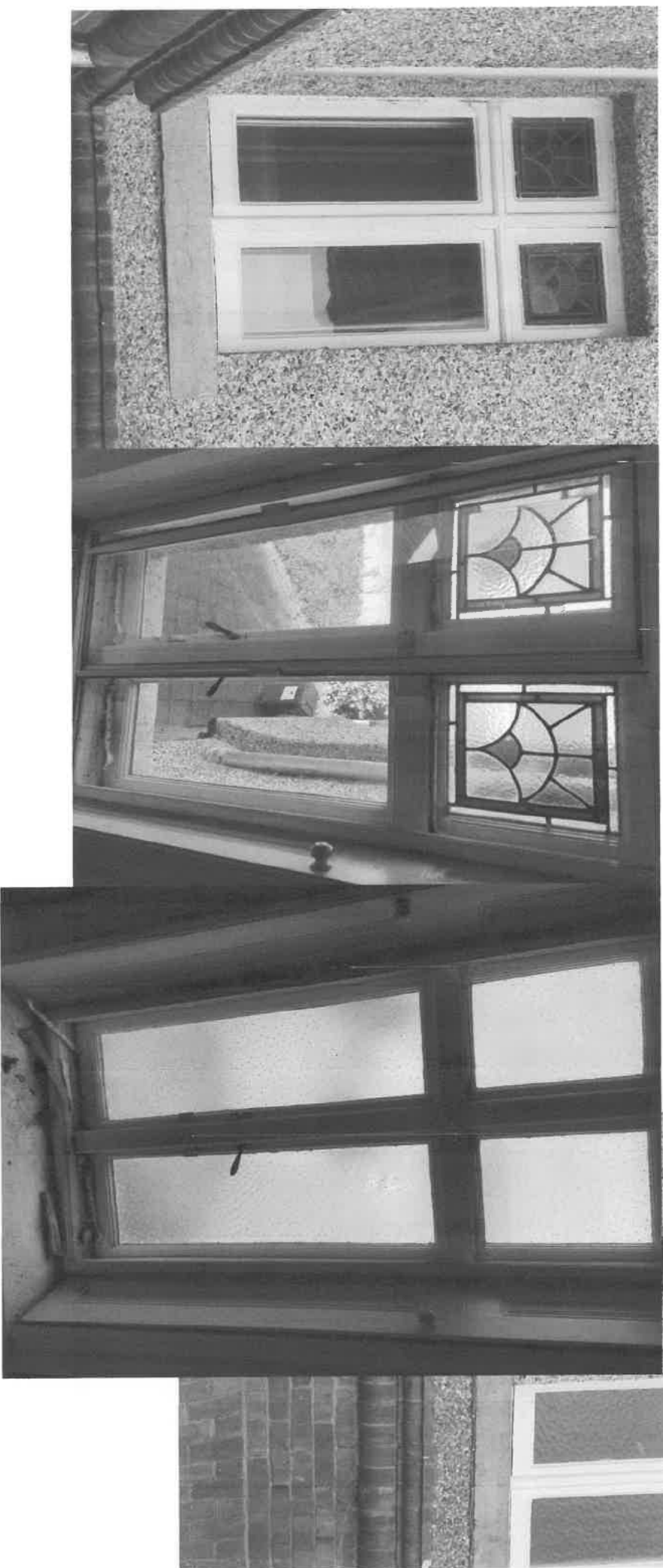




# Windows F9 & F10



# Windows F11 & F12



# Windows G1, G2 & G3





# Windows G4 & G5



# Windows G6 & G7



# Windows G8 & G9



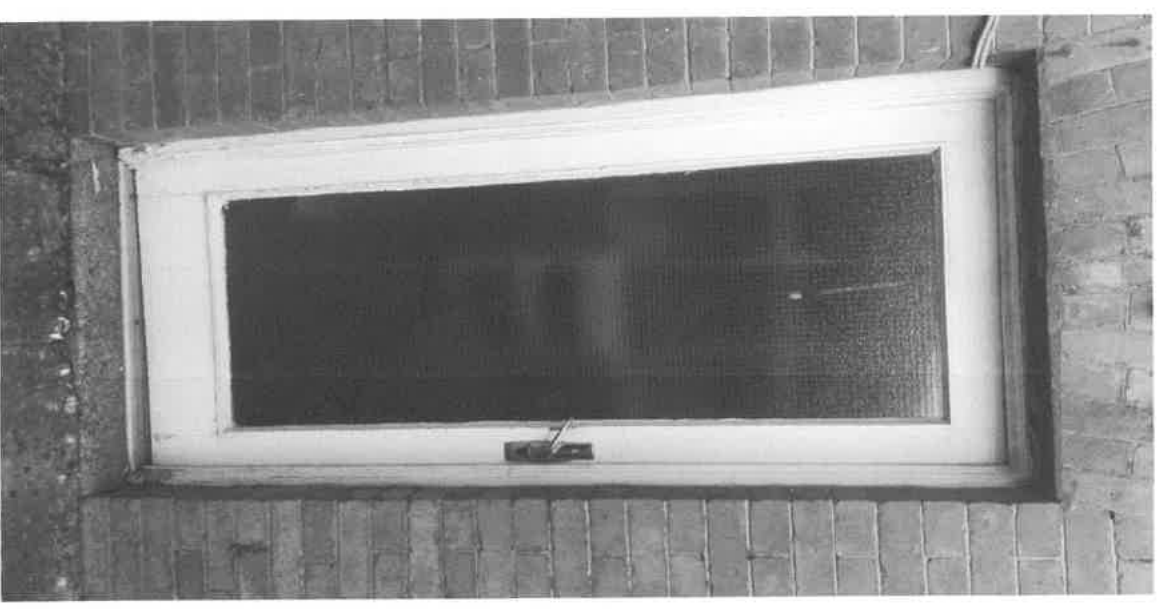
# Windows G10 & G11



# Windows G12 & G13



# Windows G14 & G15



# Sean O'Keeffe

## Conservation & Restoration Specialist

Main Street,  
Doneraile,  
Co. Cork  
Tel: 022-24610 Mob:  
087-6385767 Email:  
[okwoodcraftdesign@gmail.com](mailto:okwoodcraftdesign@gmail.com)

## Method Statement

16<sup>th</sup> July 2025

Mr Kieran and Ciara Finlayson  
Myrtlegrove  
South Circular Road  
Limerick

Further to the assessment of the windows we found that they were not original and we propose to remove and match and reinstate as per original.

We also noticed that the rebates on the sashes were deep enough to take slim-lite double glazing (if approved by the conservational officer) which we feel would make a great difference to retain the heat and would make no difference to the appearance of the windows.

### Works to include

Supply and erect scaffolding where necessary.

Carefully remove and log all sashes and remove to workshop for repairs which includes cleaning off all loose paint and sanding and removal of decayed timber and any timber not matching original and replace to match original.

Repair all putty and glazing where necessary Repaint with 1 primer 1 undercoat and 2 finish.

Draught proofing where necessary

All frames to be repaired on site which includes removal of all loose paint repair and replace all decayed timber to match original.

Repaint with 1 primer 1 undercoat and 2 finish and include draught seals

Refit all sashes

Tradesmen

2 Conservation joiners

1 painter

1 glazier

1 labourer

Regards

Seán O'Keeffe



LIMERICK CITY & COUNTY COUNCIL  
CASH OFFICE  
CIVIC OFFICES  
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23/07/2025 11:25:24

Receipt No./  
Uimhir Admhála : LA25/0/25179406  
\*\*\*\*\* REPRINT \*\*\*\*\*

Kieran Finlayson & Ciara Flannery  
Myrtlegrove  
South Circular Road  
Limerick

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :  
Credit / Debit Card 80.00  
MA  
\*\*\*\*\*5467  
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Change/Sóinseáil : 0.00

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Eisithe ag : Carmel Ryan  
From/Ó : CASH OFFICE HQ  
Vat reg No./Cláruimhir CBL: 3267368TH





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

<b>File Reference number</b>	EC.155.25
<b>Applicant</b>	Kieran Finlayson & Ciara Flannery
<b>Location</b>	Myrtlegrove, South Circular Road, Limerick

**1.0 Description of Site and Surroundings:**

The application site 'Myrtlegrove' is located on the South Circular Road and is a two storey detached dwelling. The application site is located within the Ballinacurra ACA. The dwelling house is not an NIAH listed site or a protected structure.

**2.0 Proposal:**

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development:

- Replace single glazed glass with Slim-lite double glazed plain glass. While maintaining and carefully restoring timber frames and single glazed stained glass windows at the front and rear of the house.

This Section 5 declaration includes the following:

- Application Form
- Site layout map
- Front, Rear north west and south west Elevation and section drawings
- Ground floor and first floor plans
- Site overview drawing
- Conservation Specialist Method Statement
- Cover Letter
- Photos of windows

**3.0 Planning History:**

N/A

**3.1 Enforcement History**

N/A

#### **4.0 Relevant An Bord Pleanála referrals**

N/A

#### **5.0 Assessment**

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

##### **5.1 Is the proposal development?**

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

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

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

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

**Section 3(1)** defines ‘**development**’ as ‘the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’. The proposed development on site, comprising *Replace single glazed glass with Slim-lite double glazed plain glass. While maintaining and carefully restoring timber frames and single glazed stained glass windows at the front and rear of the house* constitutes ‘works’ and ‘development’.

##### **5.2 Is the proposal exempted development?**

The proposed replacement of single glazed glass with slim-lite double glazed plain glass will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

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

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

The proposed development includes the replacement of single glazed glass with double glazed plain glass on a two storey detached dwelling house ‘Myrtlegrove’ located within the Ballinacurra ACA. The dwelling house is not an NIAH listed site or a protected structure. There is no increase in footprint or structural changes proposed under the application. The applicant proposes to upgrade the plain glass with the help of a conservation professional while also fully restore the casement window’s stained glass and timber surrounds.

From the information submitted, the proposed works would not materially affect the external appearance of the building and would be in keeping with the Ballinacurra ACA.

Furthermore, the proposed development was referred to the Conservation Department and they have confirmed that *The proposed works appear to be in keeping with good conservation practice, and as such I have no concerns relating to architectural conservation.*

*The works should be recorded as they progress, and a record of completed works submitted to the Conservation Office following the completion of works.*

In conclusion, the works proposed under this application do not require planning permission. The works proposed to the dwelling house will 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.

## **6.0 Article 9 Restrictions**

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

## **7.0 Appropriate Assessment**

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

## **8.0 Environmental Impact Assessment**

Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations it has been concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.



## **9.0 Conclusion/Recommendation**

The proposed development detailed on the application and plans submitted is considered to be within the scope of Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Section 4 (1) (h) of the Planning and Development Act 2000 (as amended)
- (c) The plans & particulars submitted with the application received on 23<sup>rd</sup> of July 2025.

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

<b>Executive Planner</b>	<b>Ella O'Brien</b>	<b>Date:</b>
<b>Signature:</b>		<b>11/08/2025</b>
<b>Senior Executive Planner</b>	<b>Jennifer Collins</b>	<b>Date:</b>
<b>Signature</b>		<b>13/08/2025</b>

## Appendix 1: AA Screening

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC-155-25
(b) Brief description of the project or plan:	Section 5 Declaration seeking whether Replace single glazed glass with Slim-lite double glazed plain glass. While maintaining and carefully restoring timber frames and single glazed stained glass windows at the front and rear of the house is exempted or not exempted development
(c) Brief description of site characteristics:	The site is a two story detached dwelling situated in Ballinacurra ACA. The dwelling house is not a protected structure or on the NIAH register.
(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 <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165- Lower River Shannon SAC	<a href="https://www.npws.ie/protected-sites/sac/002165">https://www.npws.ie/protected-sites/sac/002165</a>	623m	None	N
004077-River Shannon and River Fergus Estuaries SPA	<a href="https://www.npws.ie/protected-sites/sac/004077">https://www.npws.ie/protected-sites/sac/004077</a>	1.2km	None	N

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


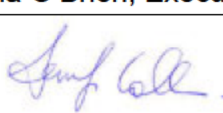
<ul style="list-style-type: none"> <li>- Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>- Dust, noise, vibration</li> <li>- Lighting disturbance</li> <li>- Impact on groundwater/dewatering</li> <li>- Storage of excavated/construction materials</li> <li>- Access to site</li> <li>- Pests</li> </ul>	
<b>Operation phase e.g.</b> <ul style="list-style-type: none"> <li>- Direct emission to air and water</li> <li>- Surface water runoff containing contaminant or sediment</li> <li>- Lighting disturbance</li> <li>- Noise/vibration</li> <li>- Changes to water/groundwater due to drainage or abstraction</li> <li>- Presence of people, vehicles and activities</li> <li>- Physical presence of structures (e.g collision risk)</li> <li>- Potential for accidents or incidents</li> </ul>	None. No direct encroachment or hydrological connection.
<b>In-combination/Other</b>	None given the level of development in the area

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

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

<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>
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STEP 4: Screening Determination Statement		
<b>The assessment of significance of effects:</b> Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives		
On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to: <ul style="list-style-type: none"> <li>the nature and scale of the proposed development,</li> <li>the intervening land uses and distance from European sites,</li> <li>the lack of direct connections with regard to the Source-Pathway-Receptor model,</li> </ul> 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.		
<b>Conclusion:</b> An appropriate assessment is not required.		
	Tick as appropriate:	Recommendation:
(i) It is clear that there is <b>no likelihood</b> of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is <b>uncertain</b> 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) <b>Significant effects</b> are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS  <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 Ella O'Brien, Executive Planner 11/08/2025	
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 14/08/2025	

## Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC.155.25
Development Summary:	Section 5 Declaration seeking whether Replace single glazed glass with Slim-lite double glazed plain glass. While maintaining and carefully restoring timber frames and single glazed stained glass windows at the front and rear of the house is exempted or 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 <b>Part A</b>
<b>A. Schedule 5 Part 1</b> - 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] _	<b>EIA is mandatory</b>  No Screening required
<input checked="" type="checkbox"/> No	Proceed to <b>Part B</b>
<b>B. Schedule 5 Part 2</b> - 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	<b>No Screening required</b>
<input type="checkbox"/> Yes the project is listed in Schedule 5. Part 2 <b>and</b> meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	<b>EIA is mandatory</b>  No Screening required
<input type="checkbox"/> Yes the project is of a type listed <b>but</b> is <i>sub-threshold</i> : [insert here] _	Proceed to <b>Part C</b>
<b>c. If Yes</b> , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	<b>Screening Determination required</b>
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	



	<b>Preliminary Examination required</b>
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<b>Signature and Date of Recommending Officer:</b>	 <hr/> Executive Planner 11/08/2025
<b>Signature and Date of the Decision Maker:</b>	 <hr/> Jennifer Collins, A/Senior Executive Planner 14/08/2025

### Appendix 3: Site Inspection Photographs 11/08/2025



## Appendix 4 – Internal Reports

RE: O'Brien, Ella shared the folder "EC-155-25" with you



O'Keeffe, Shona  
To O'Brien, Ella

Reply Reply All Forward

Tue 05/08/2025 10:37

Start your reply all with: [Thank you!](#) [Yes, I agree.](#) [Sounds good to me.](#) Feedback

Hi Ella,

The proposed works appear to be in keeping with good conservation practice, and as such I have no concerns relating to architectural conservation. The works should be recorded as they progress, and a record of completed works submitted to the Conservation Office following the completion of works.

**Shóna O'Keeffe**

**Executive Architectural Conservation Officer | Public Realm & Heritage | Planning & Place Making Directorate**

Limerick City & County Council | Merchants Quay | Limerick V94 EH90

[shona.okeeffe@limerick.ie](mailto:shona.okeeffe@limerick.ie) |



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:

**Kieran Finlayson & Ciara Flannery,**  
**Myrtlegrove,**  
**South Circular Road,**  
**Limerick.**

**EC/155/25**

15 August 2025

**Re: Declaration under Section 5**

---

Dear Sir/Madam,

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

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

Yours faithfully,

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

Tuar an Daill, Luimneach  
Dooradoyle, Limerick

customerservices@limerick.ie  
www.limerick.ie  
@LimerickCouncil  
061 - 556 000

**LIMERICK CITY & COUNTY COUNCIL**

**APPROVED OFFICER'S ORDER**

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

**No. AOO/DC/2025/868**

**File Ref No. EC/155/25**

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

**RE:** **A replace single glazed glass with Slim-lite double glazed plain glass at Myrtlegrove, South Circular Road, Limerick**

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

Now therefore pursuant to the delegation of the functions aforesaid, I, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of Ella O'Brien, Executive Planner dated 11/08/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Kieran Finlayson & Ciara Flannery, Myrtlegrove, South Circular Road, Limerick to state that the works as described above is

**Development and is Exempt Development.** *KC*

Signed



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

*16/8/25*

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/868 dated *16/8/25* pursuant to Section 151(7) of the Local Government Act 2001

Signed:



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



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& Contae Luimnigh

Limerick City  
& County Council

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Bothar Thuar an Dail  
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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/155/25**

**Name and Address of Applicant:** Kieran Finlayson & Ciara Flannery, Myrtlegrove, South Circular Road, Limerick.

**Agent:** N/A

**Whether** the replace single glazed glass with slim-lite double glazed plain glass at Myrtlegrove, South Circular Road, 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 23<sup>rd</sup> of July 2025.

**AND WHEREAS** the Planning Authority has concluded that the replace single glazed glass with slim-lite double glazed plain glass at Myrtlegrove, South Circular Road, Limerick **DOES** come within the scope of exempted development under Section 4 (1) (h) of the Planning and Development Act 2000 (as amended). See Report attached.

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

Signed on behalf of the said Council

Date:

15/08/2025

**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.