

Limerick City & County Council

Planning Section

30.07.25

Dear Sir/Madame

Please find enclosed with this letter a Section 5 Application on behalf of Hari Prasad Pesala & Prasanna Somisetty.

Documents enclosed are.

2 x Site Location Maps

2 x Site Layout maps 1:500 Scale

2 x Site Layout maps 1:250 Scale

2 x Ground Floor Plans and Elevations

2 x 1ST Floor Plans and Side Elevations

2 x Sectional Drawing and 3D Images

1 x Application Form

1 x Cheque for €80.00 APPLICATION Fee.



Yours sincerely

Paul Conroy



Limerick City and County Council

Planning Department

Section 5 Application

Limerick City & County
Council

01 AUG 2025

Planning

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: HARI PRASAD PESALA / PRASANNA SOMASETTY

Applicant's Address: 19 CASTLEBROOK CRESENT
CASTLEBROOK MANOR, CASTLETROY
LIMERICK. V94 SY47

Name of Agent (if any): PAUL CONROY

Address: BALLYMALONE MORE, BALLINA,
KILLALOE, CO. TIPPERARY
V94 H2W0

Telephone No. 086 2997219

Address for Correspondence:

PAUL CONROY
BALLYMALONE MORE, BALLINA, KILLALOE,
CO. TIPPERARY. V94 H2W0

Location of Proposed development (Please include EIRCODE):

19 CASTLEBROOK CRESENT,
CASTLEBROOK MANOR, CASTLETROY.
LIMERICK V94 5747

Description of Proposed development:

TO CONSTRUCT AN EXTENSION 33m² TO THE
REAR OF THEIR HOUSE AND CARRY OUT ALL
OTHER ANCILLARY WORKS.

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

CLASS 1 OF SECOND SCHEDULE OF THE LOCAL GOVERNMENT REG. 2001

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:

1. A102 1 OF 3 GROUND FLOOR PLAN & ELEVATIONS
2. A102 2 OF 3 1ST FLOOR PLAN & SIDE ELEVATIONS
3. A102 3 OF 3 SECTION DRAWING & 3D VIEWS
4. SITE LAYOUT 1:500 5. SITE LAYOUT 1:250 6. 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:

N/A

Signature of Applicant (or Agent) Paul Connolly

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**



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

01/08/2025 10:53:59

Receipt No./
Uimhir Admhála : LA25/0/25179696
***** REPRINT *****

PAUL CONROY
BALLYMALONE MORE
BALLINA
KILLALOE
CO. TIPPERARY
V94 H2W0

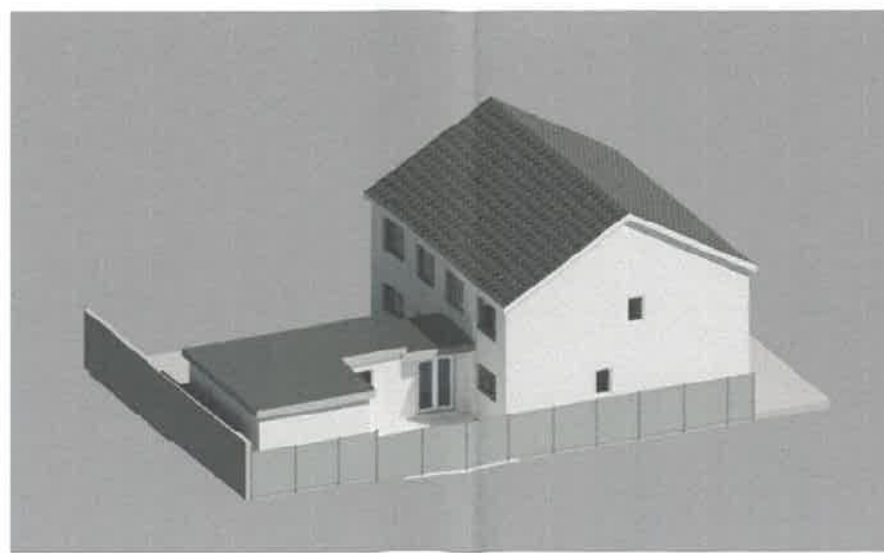
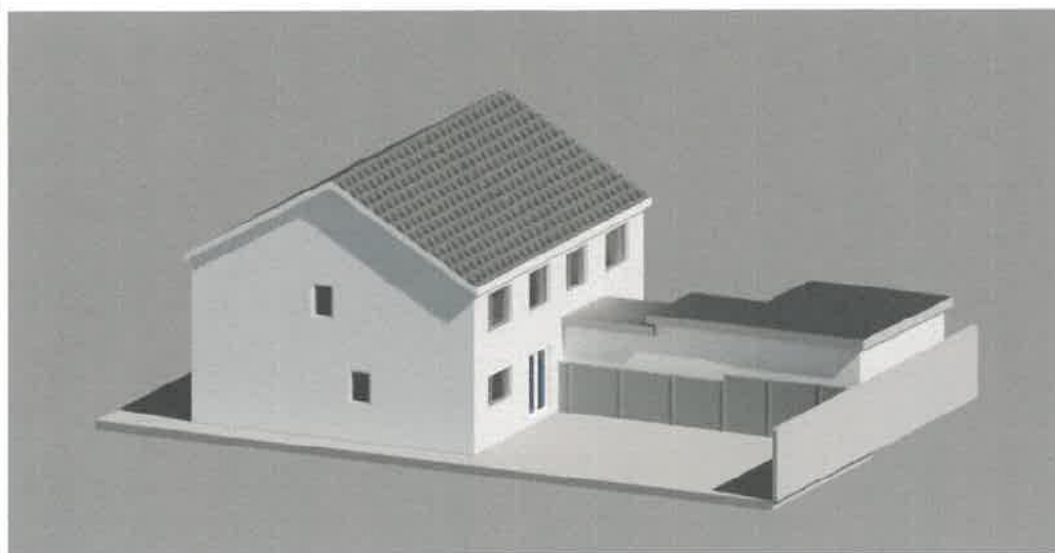
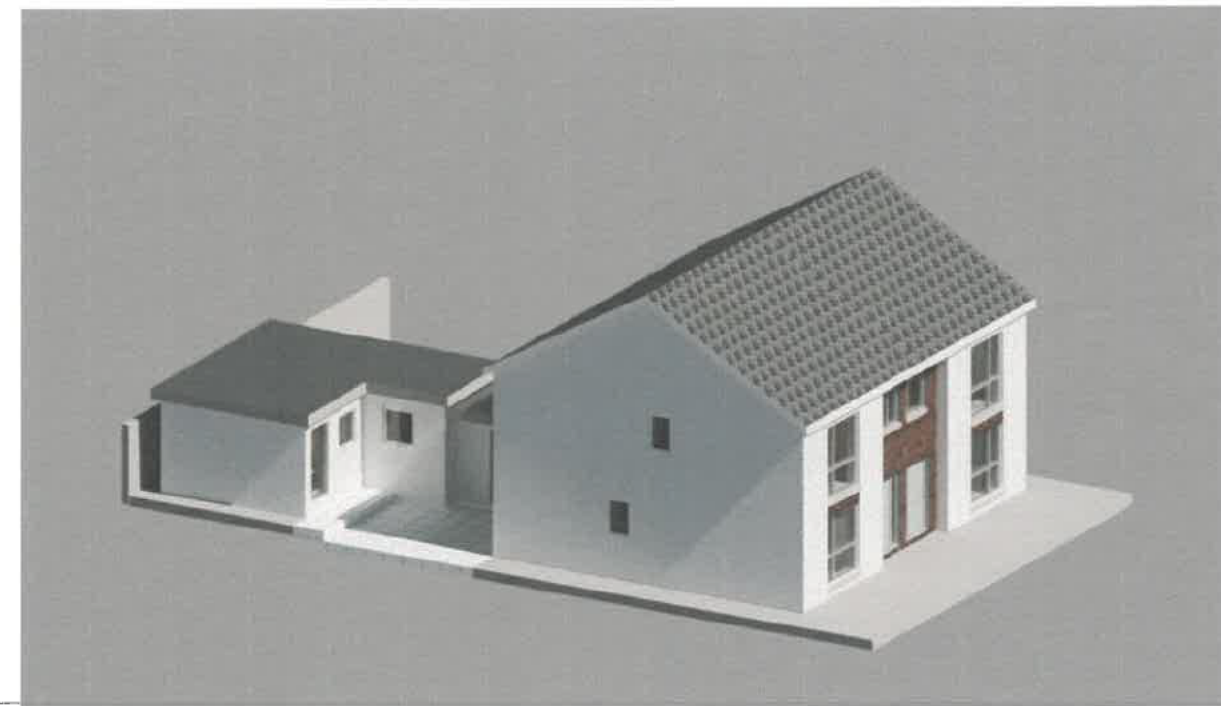
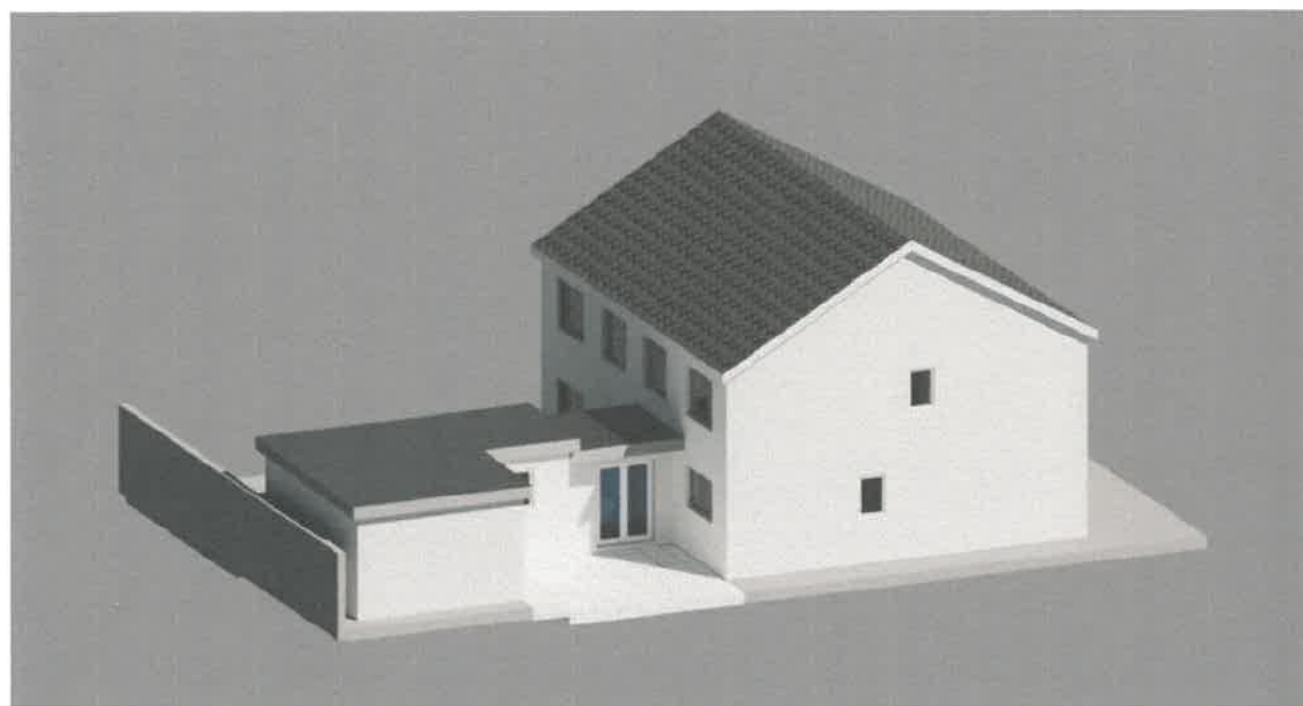
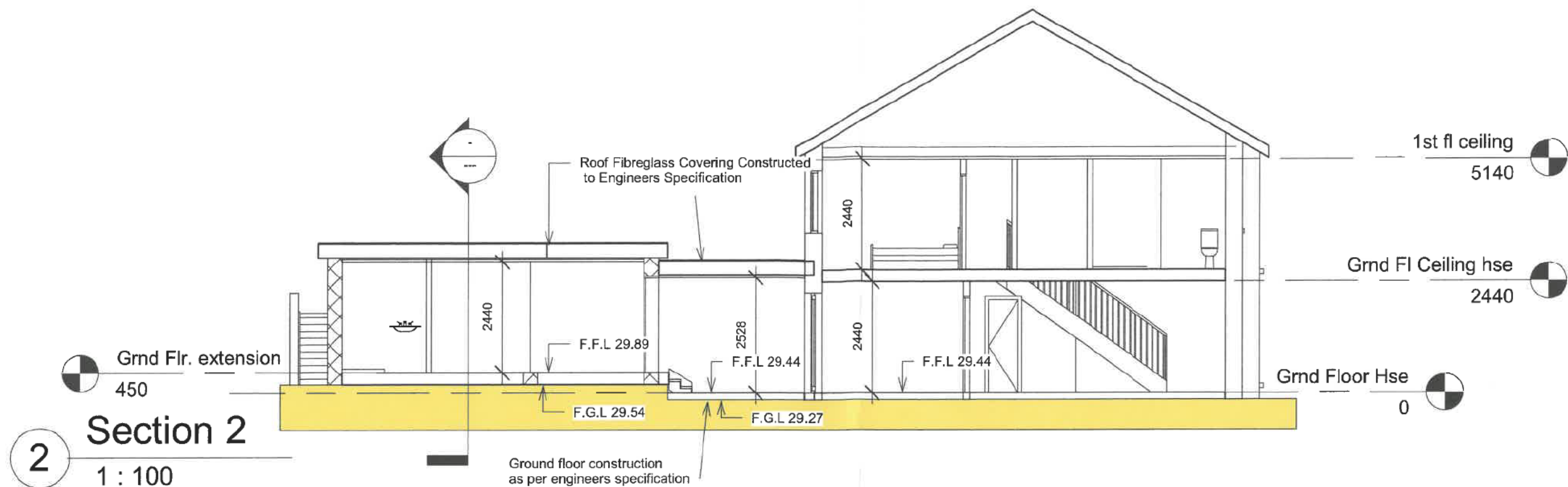
EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total/Iomlán : 80.00 EUR

Tendered/Tairgthe :
Cheque 80.00
A.I.B.
501911

Change/Sóinseáil : 0.00

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



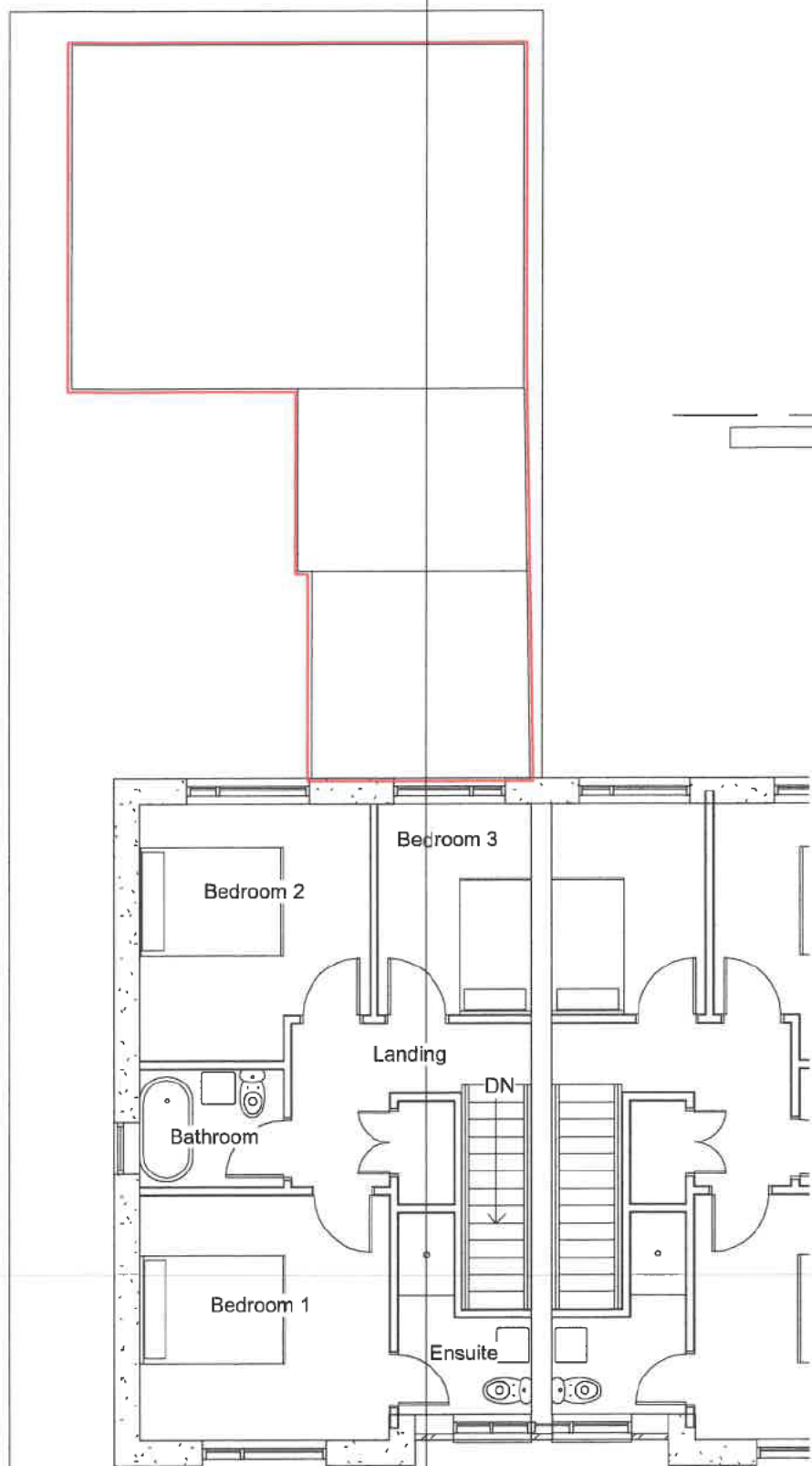
Proposed Dwelling for
Hari Prasad Pesala & Prasanna
Somisetty
@ 19 Castlebrook Cresnet,
Castlebrook Manor,
Castletroy,
Limerick

Drawn By
Paul Conroy
Ballymalone More,
Ballina,
Kiillaloe,
Co. Tipperary

These Drawings are for
Planning Permission Purposes
Only

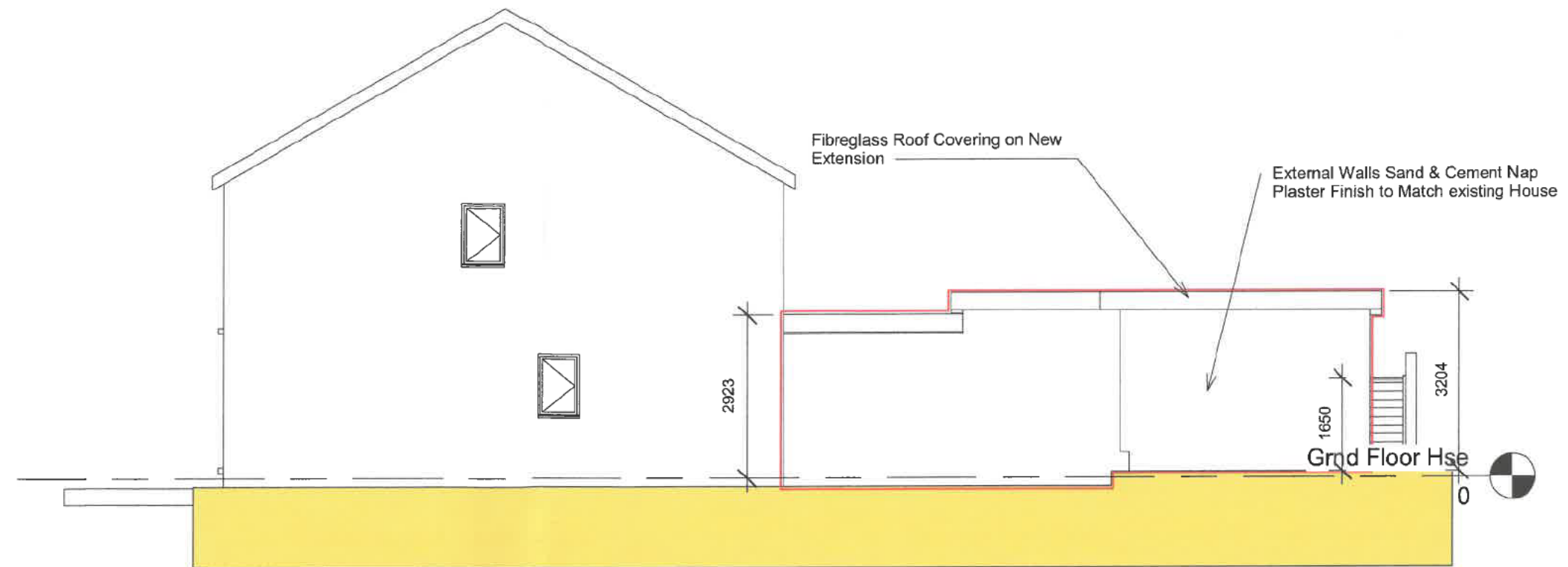
PROJECT		Hari prasad	
SHEET		3 of 3 3D Impressions	
CLIENT		Hari prasad	
Date 29.07.25	Project number 0001	Scale (@ A3) 1 : 100	
Drawn by P. Conroy	DRAWING NUMBER		REV
Checked by P.Conroy	A103		

2
A103

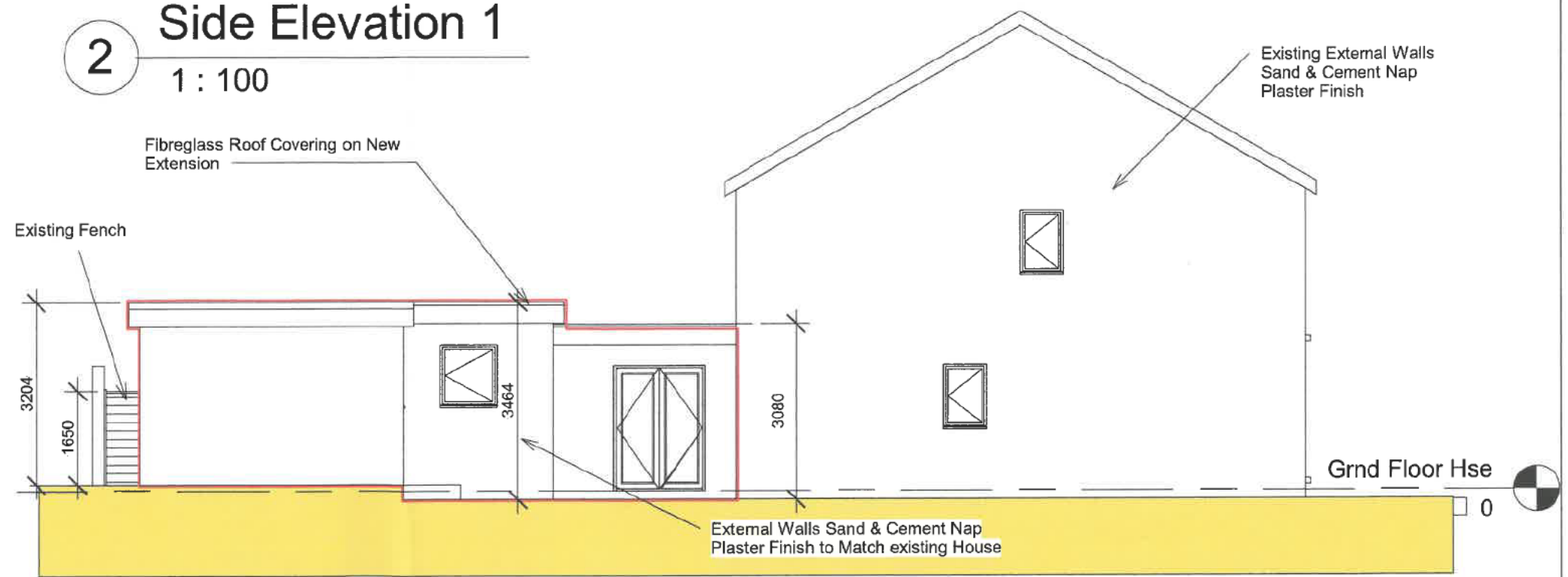


1
1st Floor
1 : 100

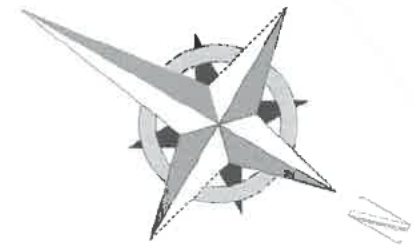
Area = 198 Meters Sq.



2
Side Elevation 1
1 : 100

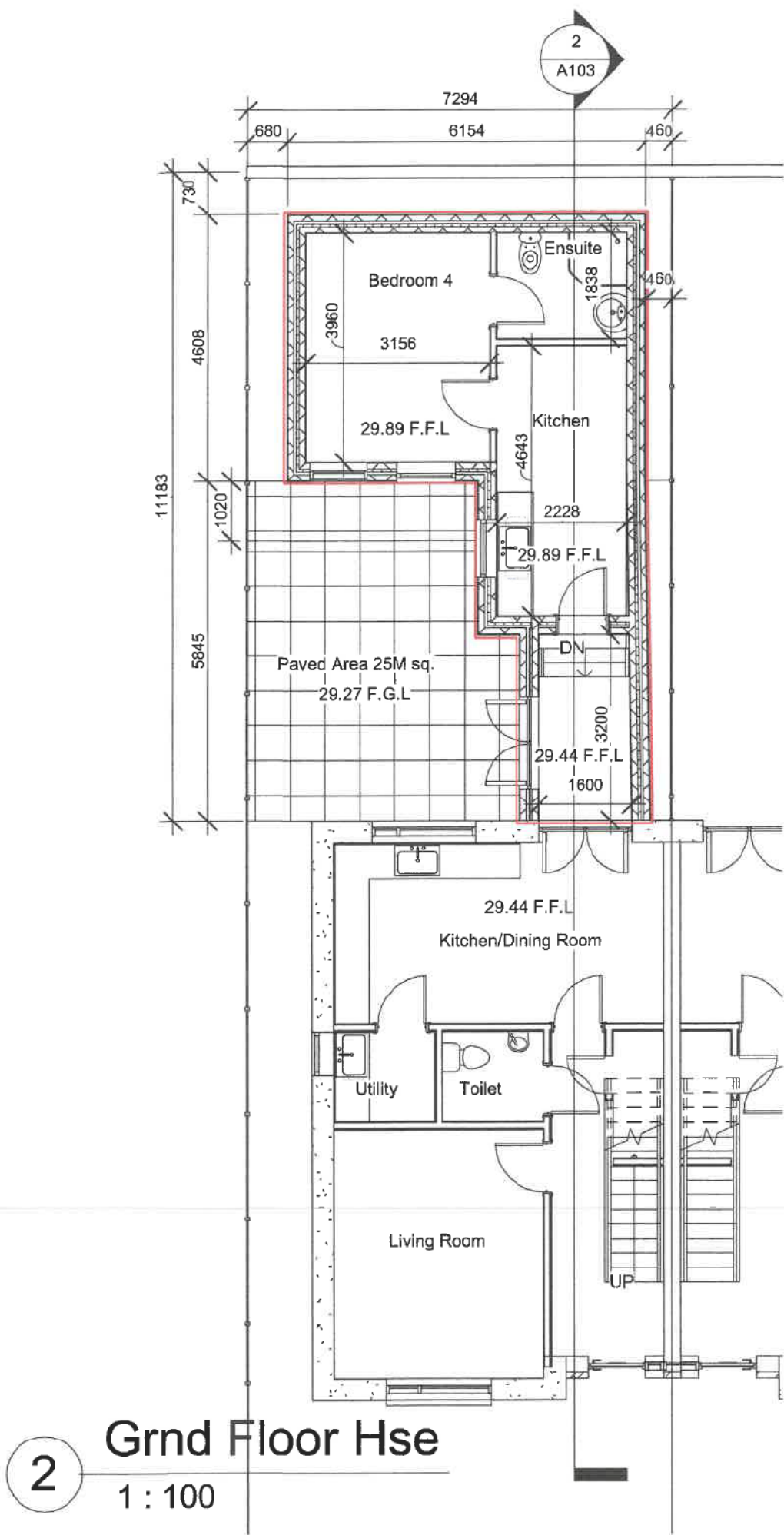


3
Side Elevation 2
1 : 100



Proposed Dwelling for Hari Prasad Pesala & Prasanna Somisetty @ 19 Castlebrook Cresent, Castlebrook Manor, Castletroy, Limerick Drawn By Paul Conroy Ballymalone More, Ballina, Kiillaloe, Co. Tipperary These Drawings are for Planning Permission Purposes Only	PROJECT Hari prasad		
	SHEET 2 of 3 1st Floor Plan & Side		
	CLIENT Elevations Hari prasad		
	Date 29.07.25	Project number 0001	Scale (@ A3) 1 : 100
	Drawn by PC	DRAWING NUMBER A102	
	Checked by PC		
			REV C

20/07/2025 16:24:11



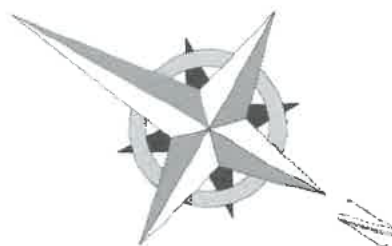
2 Grnd Floor Hse
1 : 100

Area Existing House = 103 Meters Sq.
Area Extension = 33 Meters Sq.

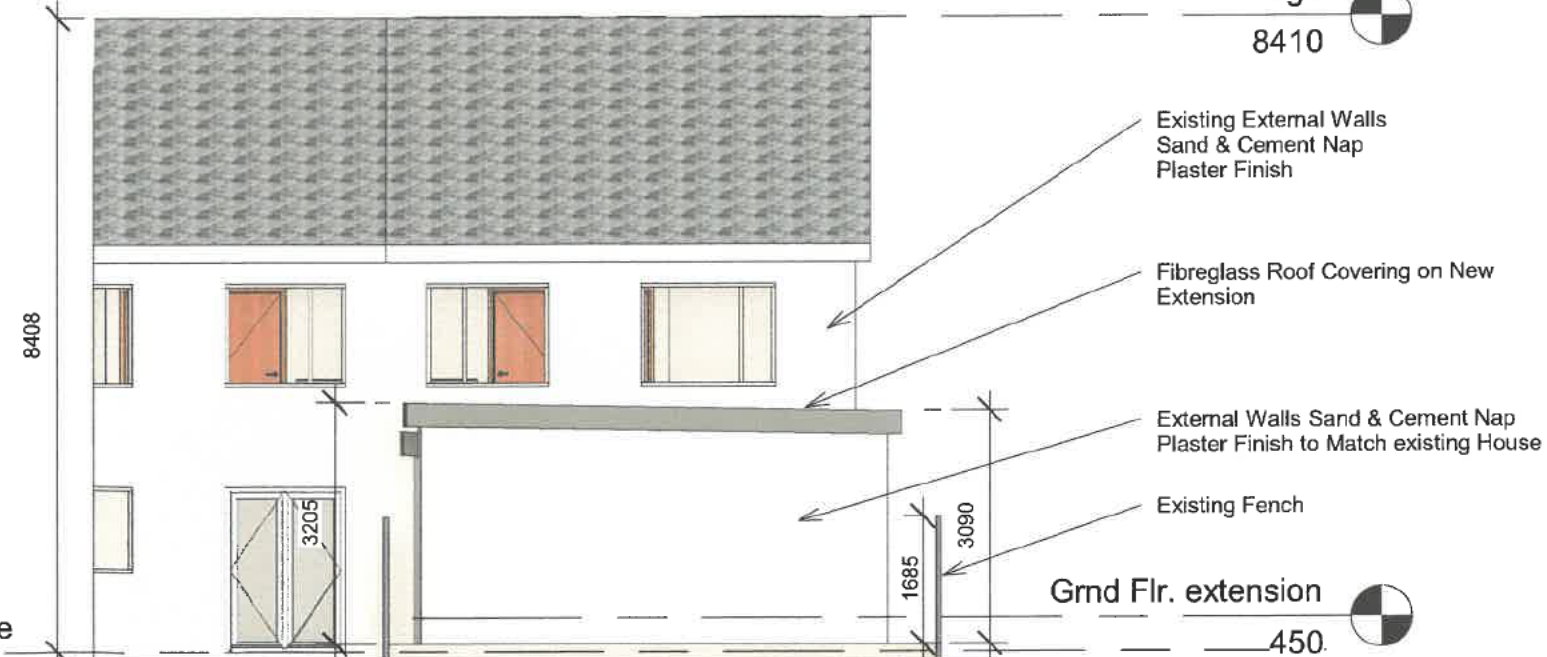
Ridge
8410

Grnd Floor Hse
0

Grnd Floor Hse
0



1 Front Elevation
1 : 100



3 Rear Elevation
1 : 100

Roof Covering FibreGlass

External Walls Sand & Cement
Plaster Finish

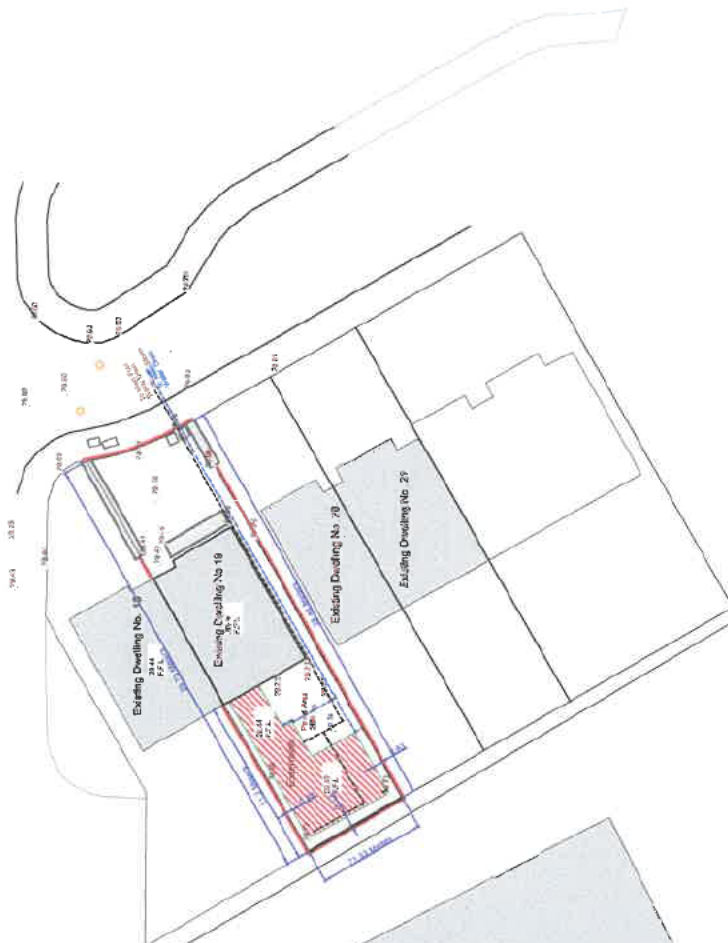
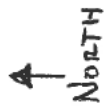
All windows PVC Double Glazed
Selected Colour

Proposed Dwelling for
Hari Prasad Pesala & Prasanna
Somisetty
@ 19 Castlebrook Cresnet,
Castlebrook Manor,
Castletroy,
Limerick

Drawn By
Paul Conroy
Ballymalone More,
Ballina,
Kiillaloe,
Co. Tipperary

These Drawings are for
Planning Permission Purposes
Only

PROJECT				Hari prasad	
SHEET				1 of 3 Elevations	
CLIENT				Hari prasad	
Date	29.07.25	Project number	0001	Scale (@ A3)	1 : 100
Drawn by	PC	DRAWING NUMBER		REV	
Checked by	PC	A101		C	



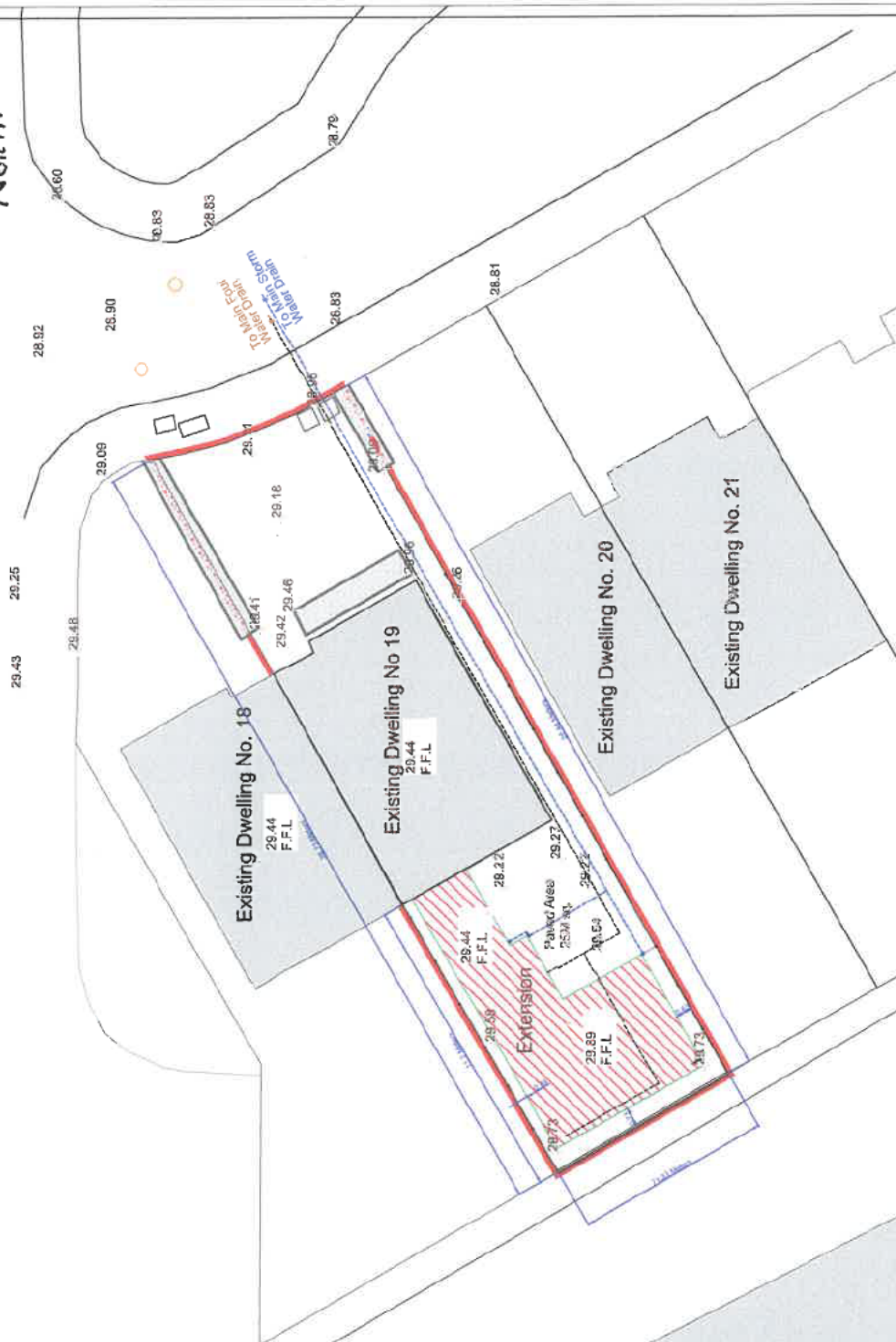
Gaelscoil
Chaladh an
Treoigh

Project	Sheet 1 of 1
Date 28.07.25	THESE DRAWINGS ARE FOR PLANNING PERMISSION PURPOSES ONLY
DRN. BY P.Conroy	
Scale 1:500 on A4	

Project Name and Address
PROPOSED Extension for Hari Prasad Pesala & Prasanna Somisetty 19 Castlebrook Crescent, Castlebrook Manor, Castletroy, Limerick

Firm Name and Address
Paul Conroy Ballymalone More, Ballina, Killaloe Co. Clare. Phone 086 2997219

Total Site Area = 0.02 Hectares



Firm Name and Address

Paul Conroy
Ballymalone More,
Ballina,
Kittaloe
Co. Clare.

Phone
086 2997219

Project Name and Address

PROPOSED Extension for
Hari Prasad Pesala & Prasanna Somisetty
19 Castlebrook Crescent,
Castlebrook Manor,
Castletroy,
Limerick

Project

Date	28.07.25
DRN. BY	P.Conroy

Scale
1:250 on A4

Sheet 1 of 1

THESE DRAWINGS ARE
FOR PLANNING PERMISSION
PURPOSES ONLY

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

Reference no. EC-164-25

Name and Address of Applicant: Hari Prasad Pesala & Prasanna Somisetty
19 Castlebrook Crescent
Castlebrook Manor, Castletroy
V94 5Y47

Agent: Paul Conroy
Ballymalone More, Ballina
Co. Tipperary
V94HZWD

Location: 19 Castlebrook Crescent
Castlebrook Manor, Castletroy
V94 5Y47

Description of Site and Surroundings:

The site is an existing dwelling located in the housing estate of Castlebrook Manor in Castletroy. The site is accessed via an internal road from the estate off the L-1112 and is in close proximity to Gaelscoil Castletroy.

Zoning:

Existing Residential – as per the Limerick Development Plan 2022 – 2028.

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 of an extension of 33sqm to the rear of an existing dwelling and all ancillary works.

This Section 5 declaration includes the following:

- Application Form
- Site location
- Proposed Elevations
- Proposed Floor plans
- Cheque covering application fee
- 3D images and section drawings

Planning History:

None of note

Enforcement History

N/A

Relevant An Bord Pleanála referrals

RL2506

Whether a single storey, rear extension with a projection of 1.95 metres to the side, beyond the gable of the house is or is not exempted development. Development and not exempted development.

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 an extension to the rear of the house constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

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.

The proposal is for a new rear extension as illustrated in the submitted documentation. The extension as proposed extends beyond the rear wall of the house by 0.6m. Regard has been had to ABP referral RL 2506 and the fact that the ‘rear of the house’ was defined as the area beyond the rear wall of the main house excluding any additions by way of extensions, or structures ancillary to the residential use of the house that project beyond the side/gable wall. As such, the extension submitted cannot be assessed against Class 1 as it is not located fully to the rear of the house.

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

An EIA Screening examination was carried out by Limerick City and County Council (see Appendix 2). Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

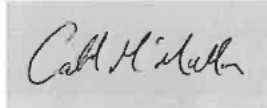
Conclusion/Recommendation

The extension detailed on the application and plans submitted is considered not to be within the scope of 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 1st August 2025.
- (d) ABP referral RL 2506

It is therefore considered that the said works are development and not exempted development under Class 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended).



Cathal McMullan
Assistant Planner

Date 25/08/2025

Agreed B. Henn

Date: 26/08/2025

Appendix 1- AA Screening examination

AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
a. File Reference No:	EC/164/25
b. Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether construction of an extension is or is not exempted development
c. Brief description of site characteristics:	The site is an existing dwelling within Castlebrook Manor.
d. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
e. Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165	Lower River Shannon SAC	1141m	N	N
004077	River Shannon and River Fergus Estuaries SPA	5980m	N	N

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² if the site or part thereof is within the European site or adjacent to the European site, state here

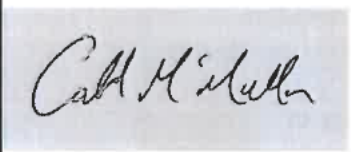

STEP 3: Assessment of Likely Significant Effects	
a. Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (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; therefore, no likely significant impact on the conservation objectives of the above named site.
Operation phase e.g. <ul style="list-style-type: none"> Direct emission to air and water 	None works are minimal and will involve temporary construction works; therefore, no likely

<ul style="list-style-type: none"> • 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 	significant impact on the conservation objectives of the above named sites.
In-combination/Other	N/A given the level of development in the area

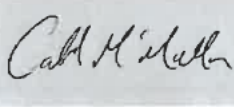
b. Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	None. 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?)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

STEP 4: Screening Determination Statement
<p>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</p> <p>On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:</p> <ul style="list-style-type: none"> • 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, <p>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.</p> <p>Conclusion: AA Screening is not required.</p>

	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:	 Cathal McMullan Assistant Planner 25/08/2025	
Signature and Date of the Decision Maker:	 Barry Henn, SEP 26/08/2025	

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-164-25
Development Summary:	a new extension
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes. specify class: [insert here]_____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here]_____	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
Signature and Date of Recommending Officer:	 Cathal McMullan, Assistant Planner 25/08/2025

Signature and Date of the Decision
Maker:

B. Henn

Barry Henn, SEP
26/08/2025



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:

Hari Prasad Pesala & Prasanna Somisetty
c/o Paul Conroy
Ballymalone More,
Ballina
Co. Tipperary

EC/164/25

27 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](https://twitter.com/LimerickCouncil)
 061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/920

File Ref No. EC/164/25

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

RE: **An extension and all ancillary works at 19 Castlebrook Crescent, Castlebrook, Manor, Castletroy, Limerick.**

ORDER: Whereas by Director General's Order No. DG/2024/124 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 Nuala O'Connell, Senior Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Nuala O'Connell, Senior Planner, having considered the report and recommendation of Cathal McMullan, Assistant Planner dated 25/08/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Hari Prasad Pesala & Prasanna Somisetty, c/o Paul Conroy, Ballymalone More, Ballina, Co. Tipperary to state that the works as described above is

d

Development and is NOT Exempt Development.

Signed



SENIOR PLANNER, PLANNING & PLACE-MAKING

Date



Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/920 dated 27/8/25, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR PLANNER, PLANNING & PLACE-MAKING



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

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

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

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/164/25

Name and Address of Applicant: Hari Prasad Pesala & Prasanna Somisetty, 19 Castlebrook Crescent,
Castlebrook Manor, Castletro, Limerick

Agent: Paul Conroy, Ballymalone More, Ballina, Co. Tipperary

Whether the extension and all ancillary works at 19 Castlebrook Crescent, Castlebrook, Manor, Castletroy, 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 01st of August 2025.

AND WHEREAS the Planning Authority has concluded that the extension and all ancillary works at 19 Castlebrook Crescent, Castlebrook, Manor, Castletroy, Limerick **DOES NOT** come within the scope of exempted development under Class 1, 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 NOT Exempt Development**.

Signed on behalf of the said Council

Date:

27.8.2025

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.