

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 1<sup>ST</sup> 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 SOMSETTY

Applicant's Address: 19 CASTLEBROOK CRESENT  
CASTLEBROOK MANOR, CASTLETROY  
LIMERICK. V94 5Y47

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 5Y47

Description of Proposed development:

TO CONSTRUCT AN EXTENSION 33m<sup>2</sup> 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](mailto: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

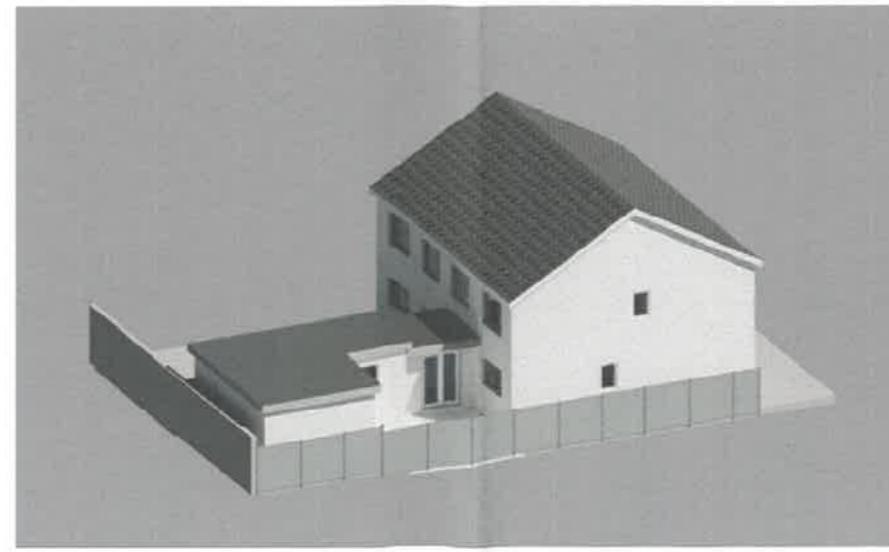
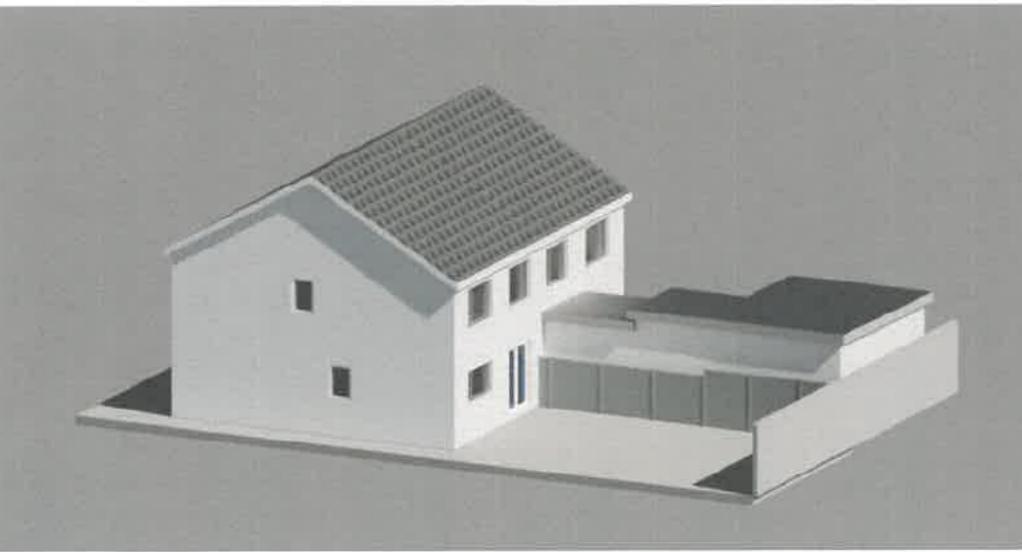
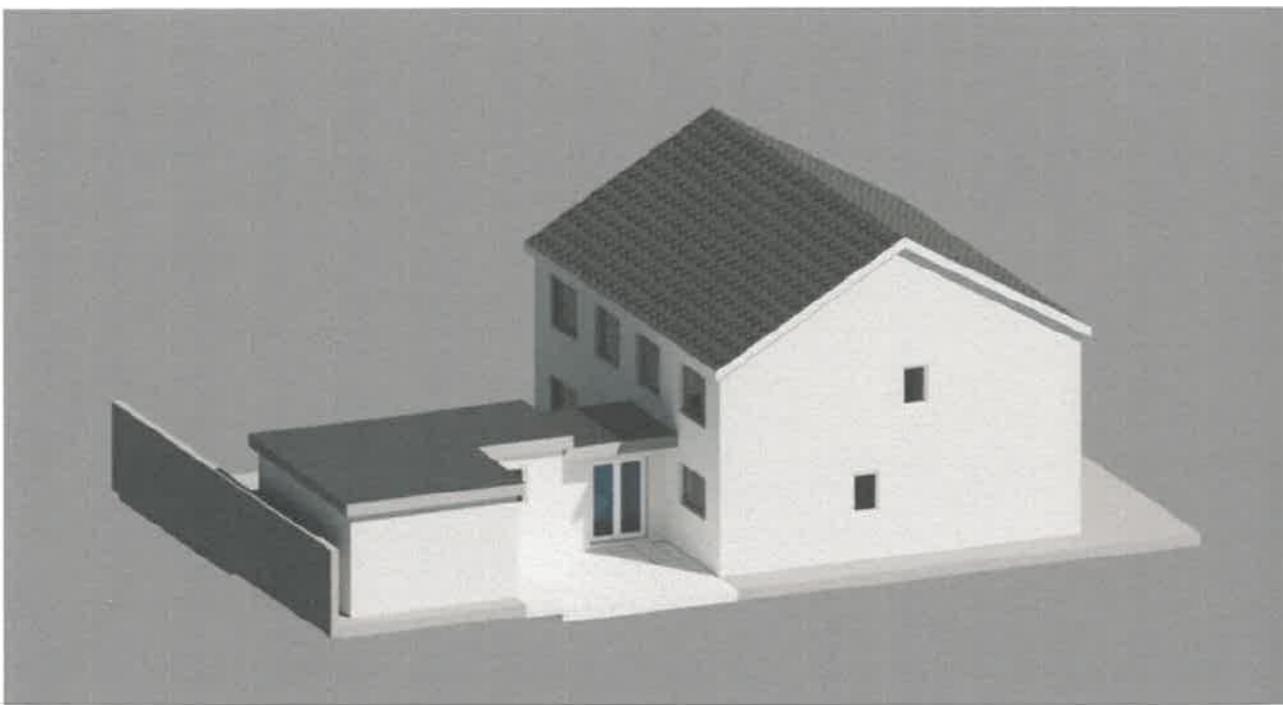
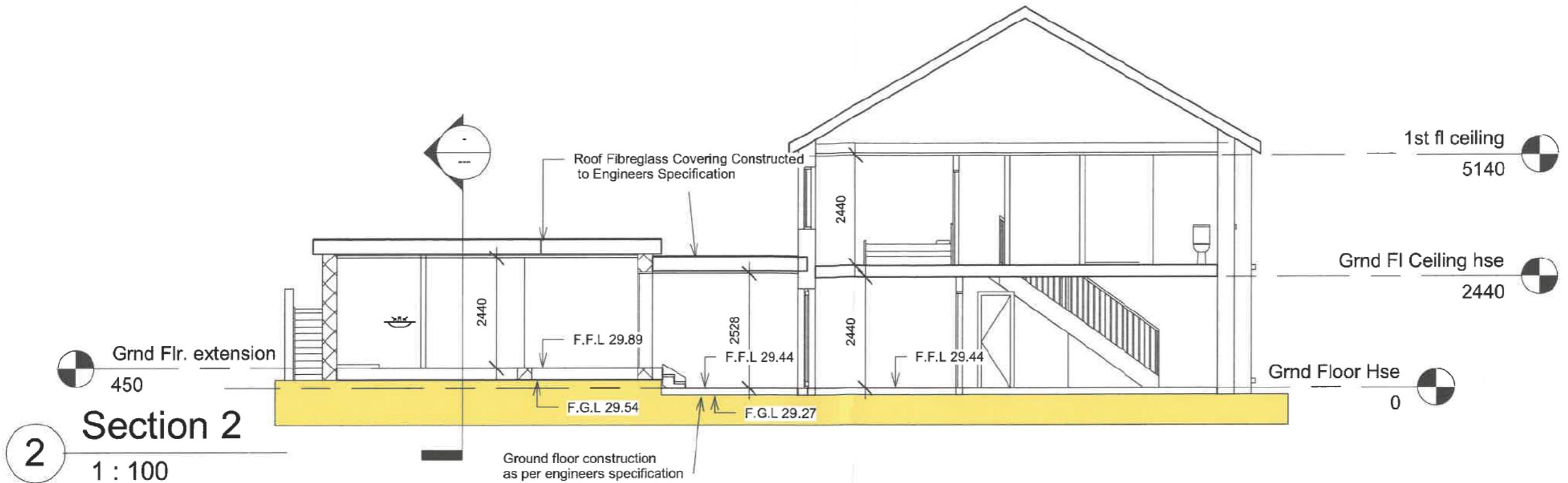
EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

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 Crescent,  
Castlebrook Manor,  
Castletry, Limerick

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

These Drawings are for  
Planning Permission Purposes  
Only

## PROJECT

Hari prasad

## 3 of 3 3D Impressions

## CLIENT

Hari prasad

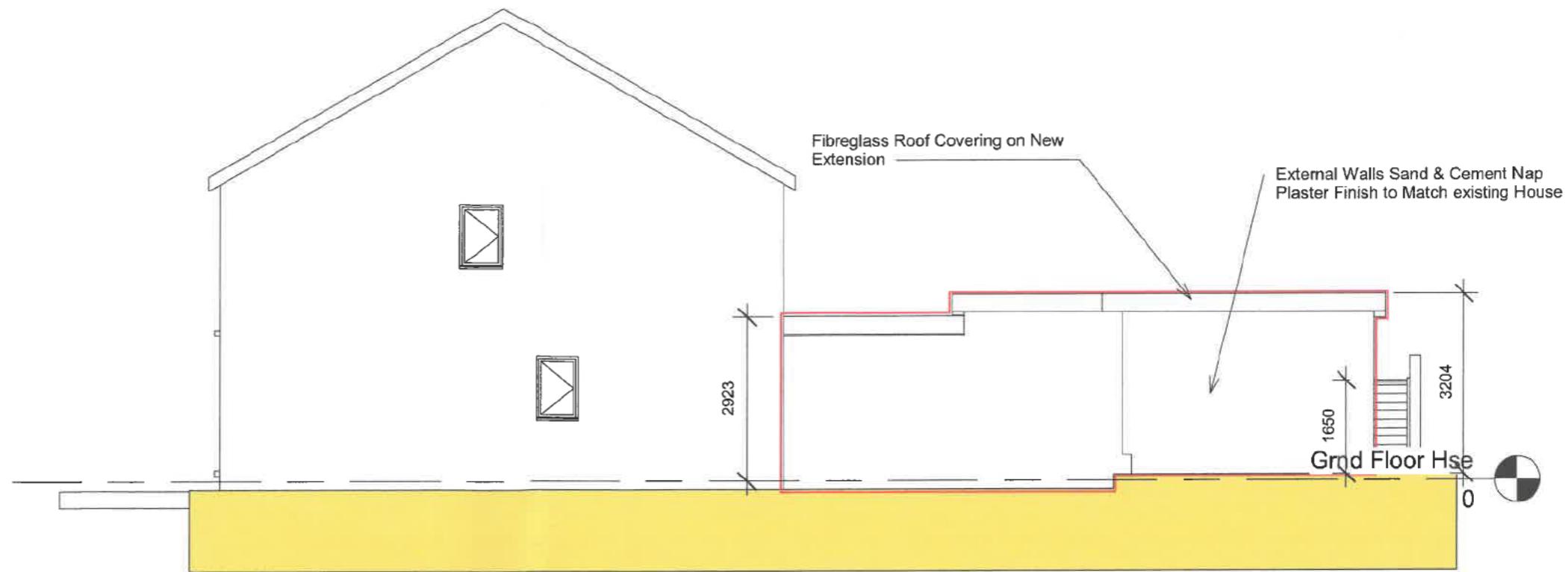
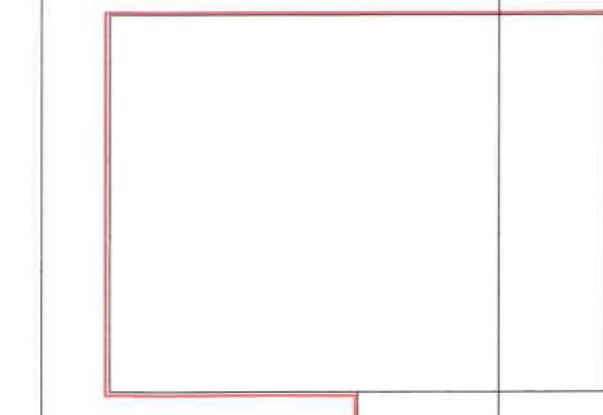
Project number 0001 Scale (@ A3) 1 : 100

| DRAWING NUMBER | REV

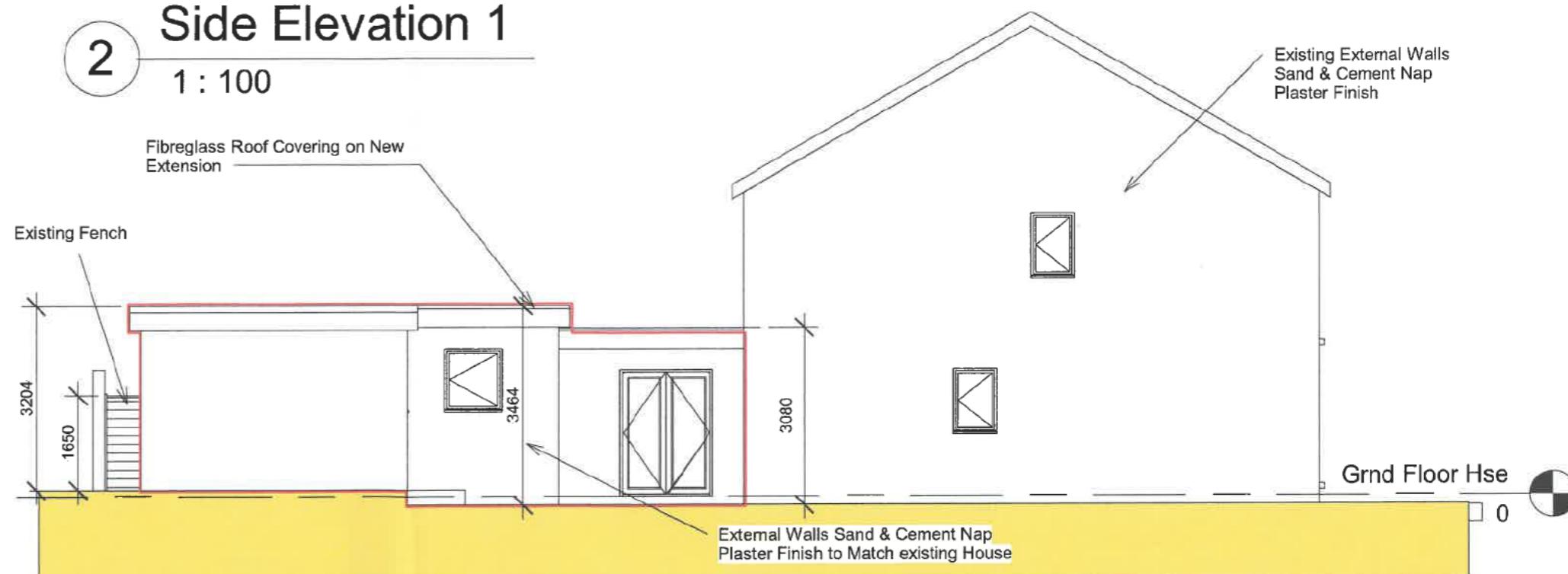
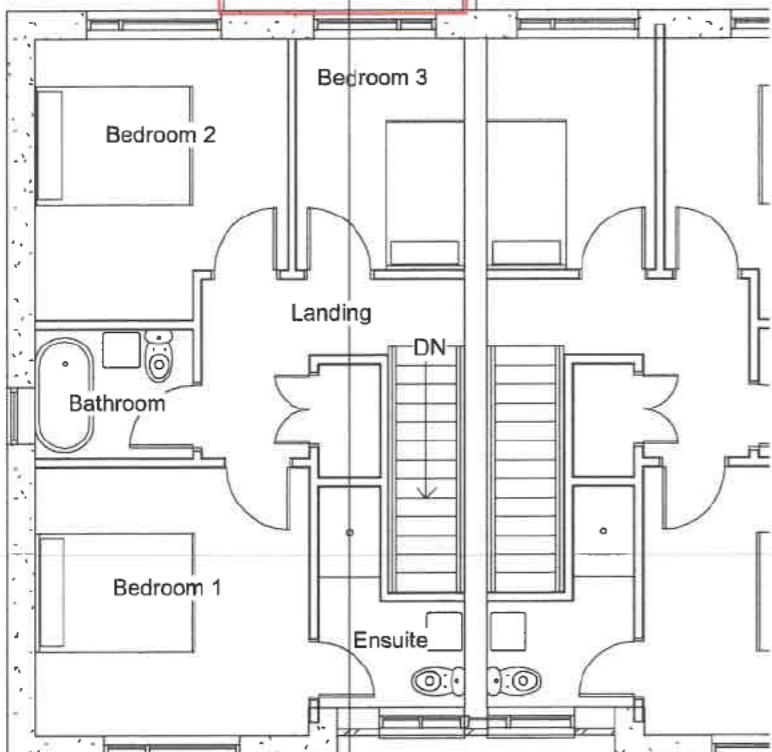
by \_\_\_\_\_  
d by A103

Wise

2  
A103



2  
Side Elevation 1  
1 : 100



3  
Side Elevation 2  
1 : 100

Proposed Dwelling for  
Hari Prasad Pesala & Prasanna  
Somisetty  
@ 19 Castlebrook Crescent,  
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

Elevations  
Hari prasad

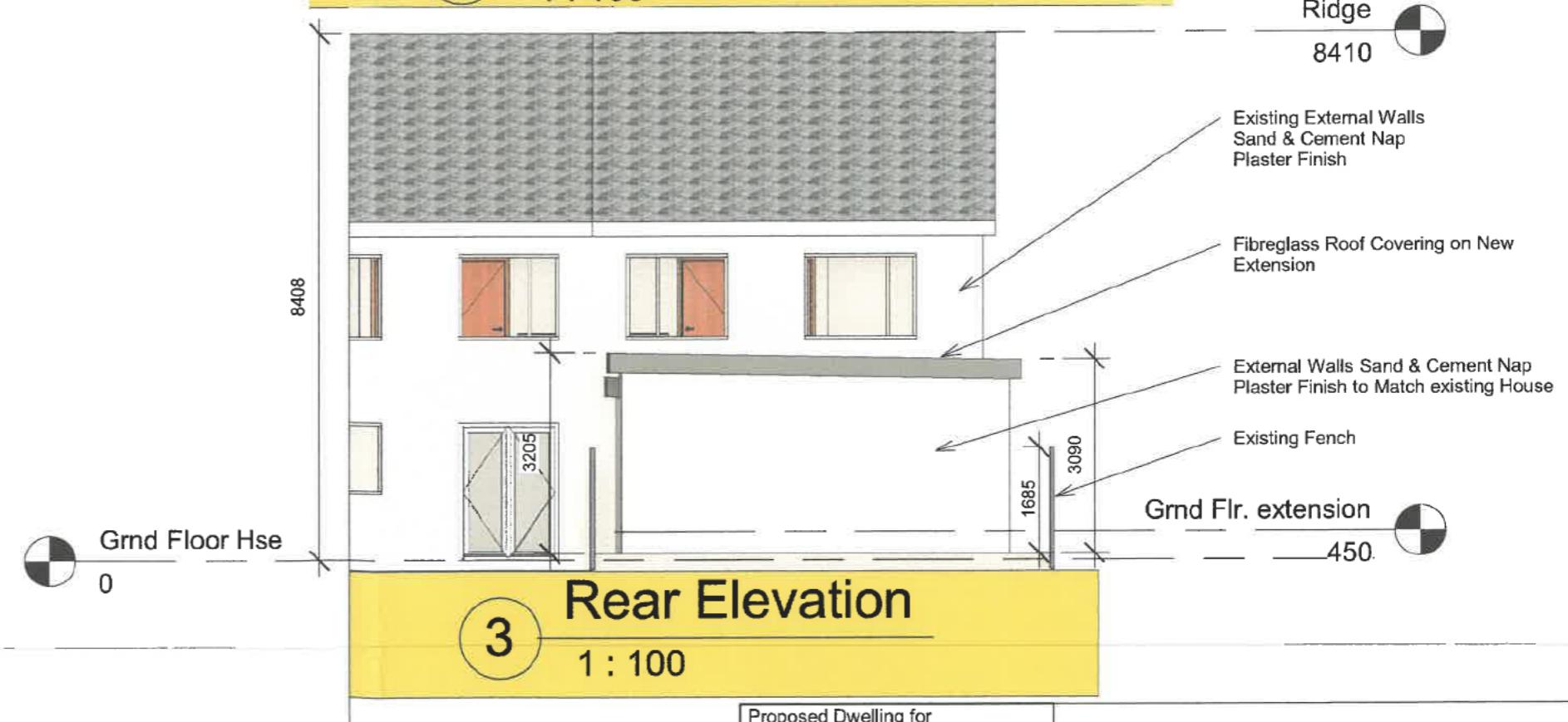
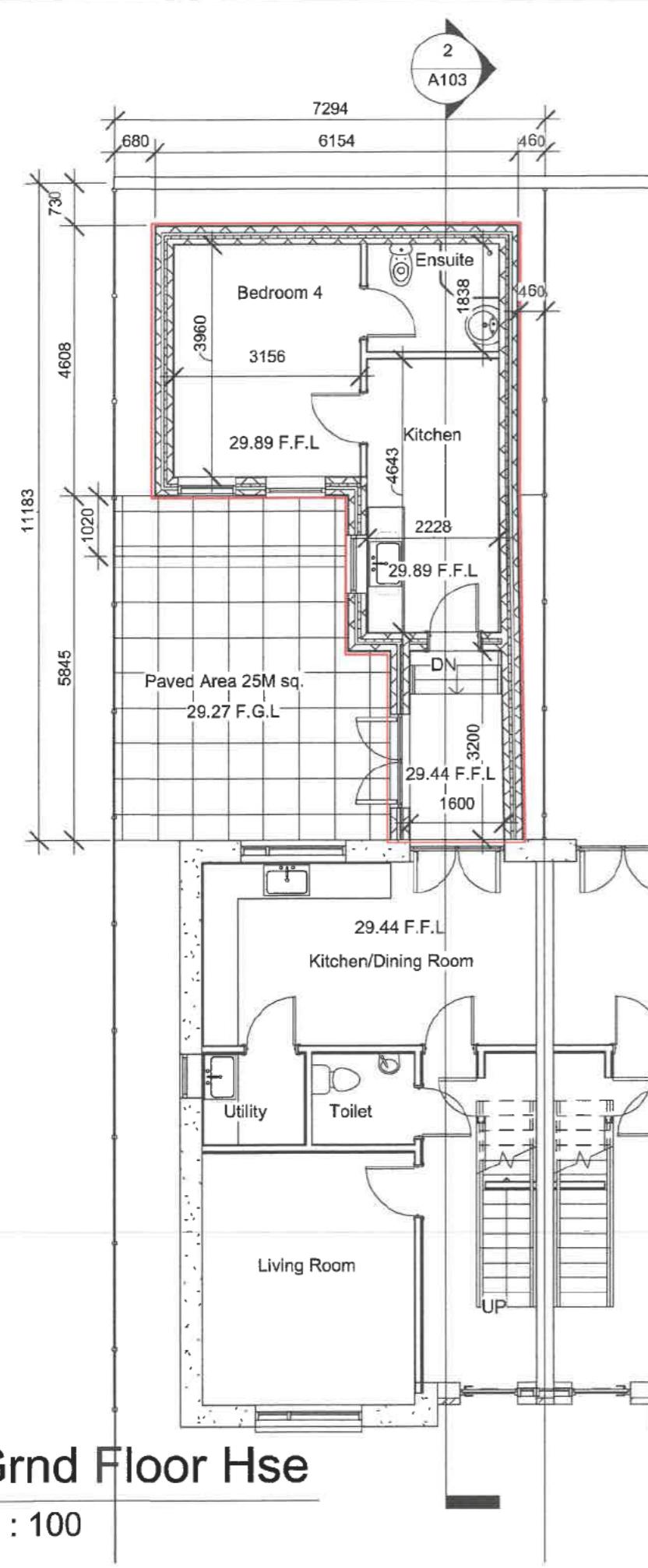
CLIENT

Date  
29.07.25  
Drawn by  
PC

Project number  
0001  
Scale (@ A3)  
1 : 100

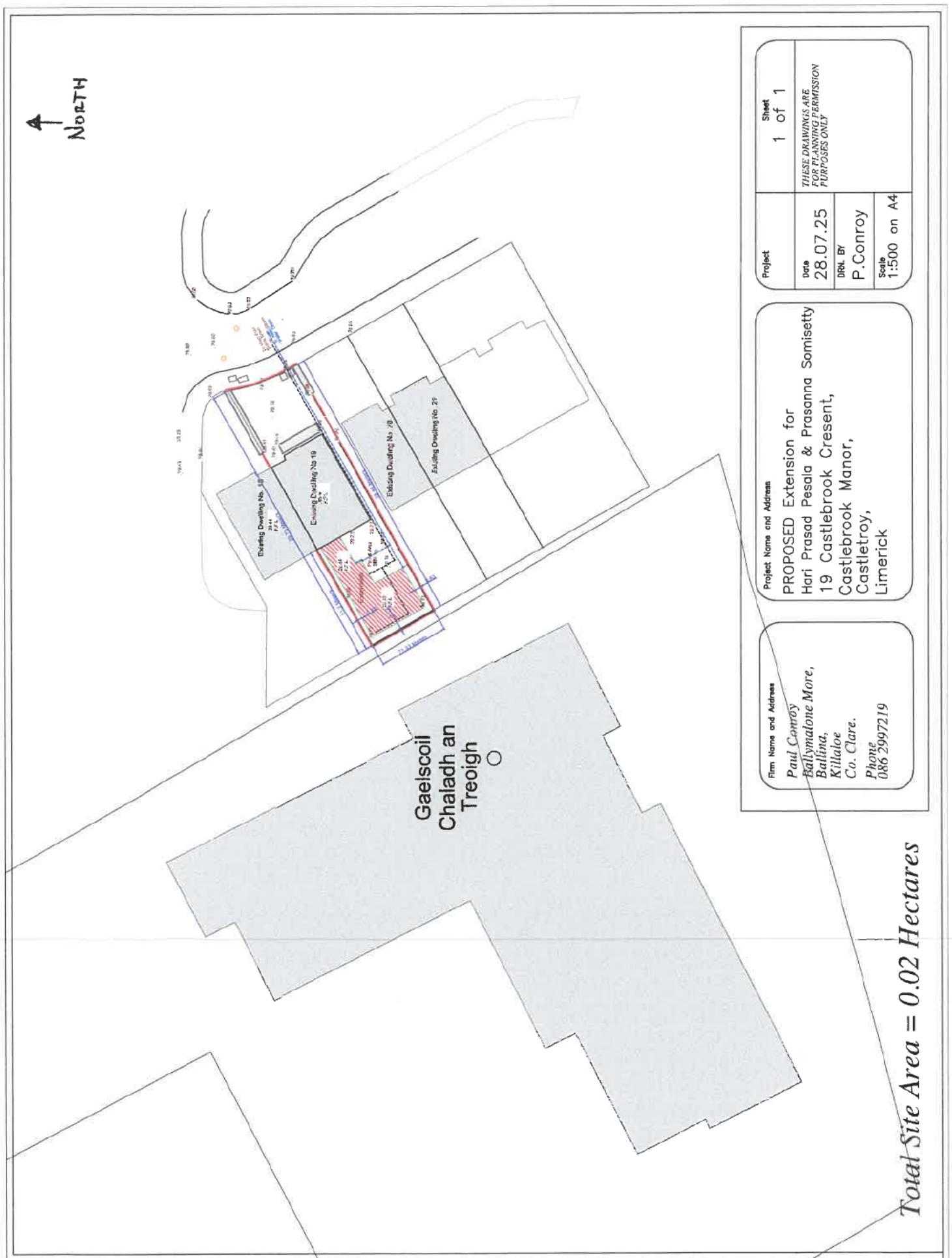
DRAWING NUMBER

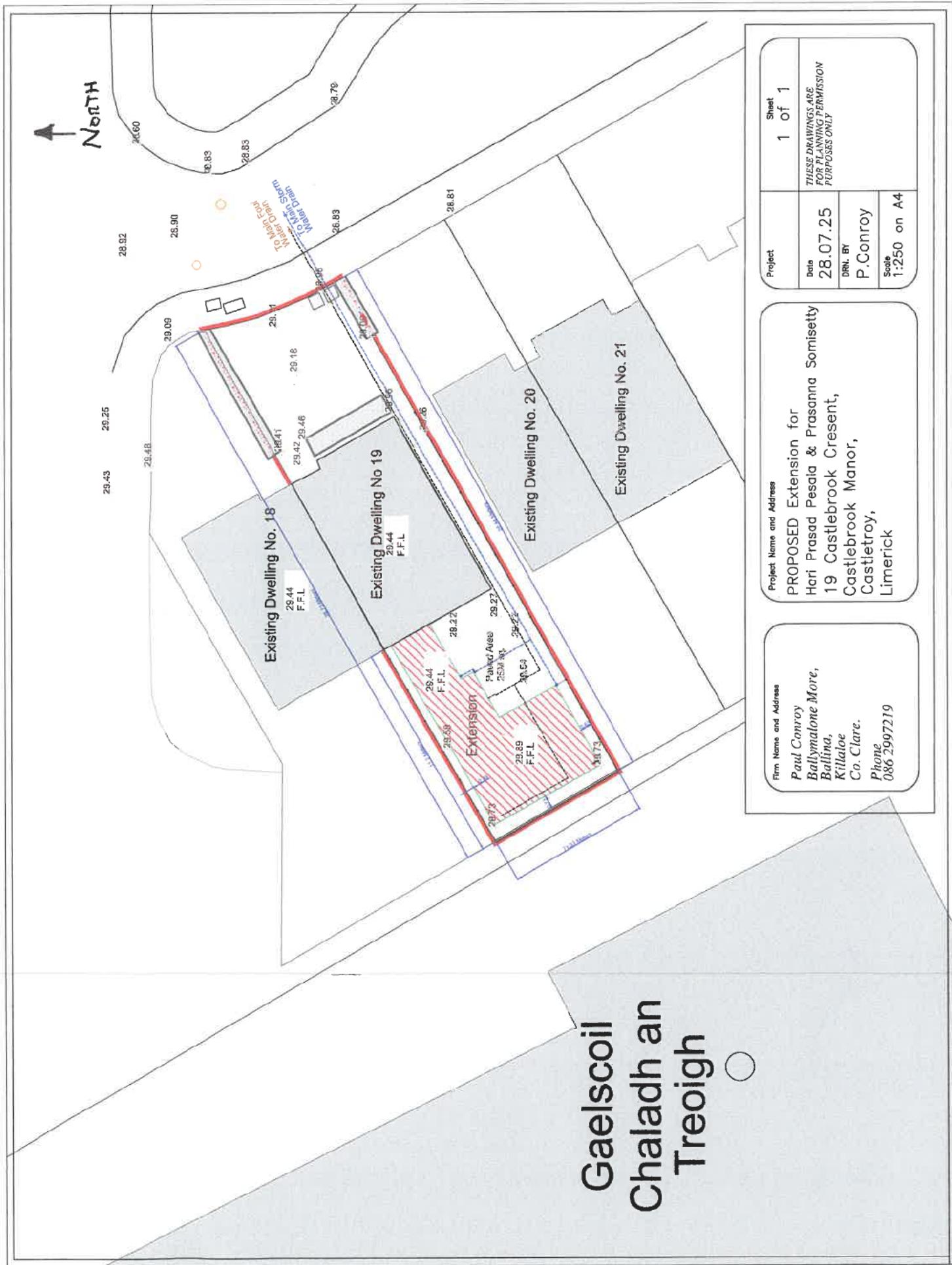
A102



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

Proposed Dwelling for Hari Prasad Pesala & Prasanna Somisetty @ 19 Castlebrook Crescent, Castlebrook Manor, Castletroy, Limerick	PROJECT <b>Hari prasad</b>
	SHEET <b>1 of 3 Elevations</b>
	CLIENT <b>Hari prasad</b>
Date 29.07.25	Project number 0001
Drawn by PC	Scale (@ A3) 1 : 100
These Drawings are for Planning Permission Purposes Only	DRAWING NUMBER A101
Checked by PC	REV C





# Gaelscoil Chaladh an Treoigh

# Planning Pack Map



& Prasanna Somisetty.

@ 19 Castlebrook Crescent,  
Castlebrook Manor,  
Castletroy,  
Limerick.

Prepared By Paul Conroy

Ballymalone More, Ballina, Co. Tipperary

Date 30.07.2025

Site Location Map for Hari Prasad Pesala

**CENTRE COORDINATES:**  
ITM 563094, 657463  
**PUBLISHED:** 21/07/2025  
**MAP SERIES:** 1:2,500  
**ORDER NO.:** 50479932\_1  
**MAP SHEETS:** 4683-D

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

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**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.

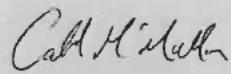
### **Conclusion/Recommendation**

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 1<sup>st</sup> 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

Date: 26/08/2025

## Appendix 1- AA Screening examination

### AA PN01 Screening Form

<b>STEP 1: Description of the project/proposal and local site characteristics:</b>	
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 <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	1141m	N	N
004077	River Shannon and River Fergus Estuaries SPA	5980m	N	N

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

<sup>2</sup> if the site or part thereof is within the European site or adjacent to the European site, state here

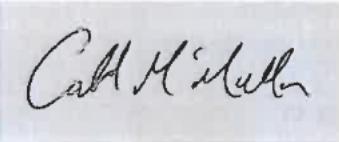
<b>STEP 3: Assessment of Likely Significant Effects</b>	
a. Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance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

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

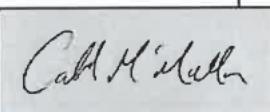
<b>b. Describe any likely changes to the European site:</b>	
<b>Examples of the type of changes to give consideration to include:</b> <ul style="list-style-type: none"> <li>• Reduction or fragmentation of habitat area</li> <li>• Disturbance to QI species</li> <li>• Habitat or species fragmentation</li> <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. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

<b>c. (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)</b>		
<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>

<b>STEP 4: Screening Determination Statement</b>
<b>The assessment of significance of effects:</b>
<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</b>
<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"> <li>• the nature and scale of the proposed development on fully serviced lands,</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> <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>
<b>Conclusion: AA Screening is not required.</b>

	<b>Tick as appropriate:</b>	<b>Recommendation:</b>
i. It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	<b>The proposal can be screened out: Appropriate Assessment not required.</b>
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
<b>Signature and Date of Recommending Officer:</b>	 <hr/> Cathal McMullan Assistant Planner 25/08/2025	
<b>Signature and Date of the Decision Maker:</b>	 <hr/> Barry Henn, SEP 26/08/2025	

## Appendix 2 – EIA Screening

<b>Establishing if the proposal is a 'sub-threshold development':</b>		
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 <b>Part A</b>	
<b>A. Schedule 5 Part 1</b> - Does the development comprise a project listed in Schedule 5, <b>Part 1</b> , 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, <b>Part 2</b> , of the Planning and Development Regulations 2001 (as amended) <b>and</b> 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>
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 Luimníogh  
**Limerick City  
& County Council**

Pleanáil, agus Cruthú Áite  
Comhairle Cathrach agus Contae Luimníogh  
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**

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### **Re: Declaration under Section 5**

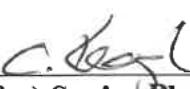
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Dear Sir/Madam,

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](http://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 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 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

**Development and is NOT Exempt Development.**

Signed

*N O'Connell*

SENIOR PLANNER, PLANNING & PLACE-MAKING

Date

*27/8/25*

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:

*N O'Connell*

SENIOR PLANNER, PLANNING & PLACE-MAKING



## **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, Castletroy, 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 01<sup>st</sup> 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.