



Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Newcastle West Golf Club Ltd

Applicant's Address: Rathgonan, Ardagh, Co. Limerick, V42 AH02



Name of Agent (if any): Yvonne Magner

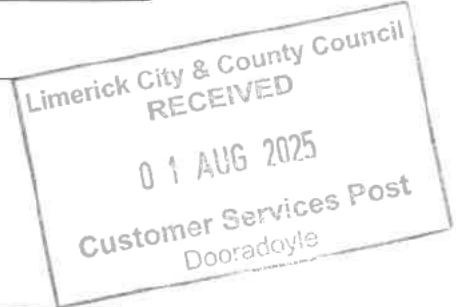
Address: C/O Newcastle West Golf Club Ltd

Rathgonan, Ardagh, Co. Limerick, V42 AH02



Address for Correspondence:

As above



Location of Proposed development (Please include EIRCODE):

Newcastle West Golf Club Ltd

Rathgonan, Ardagh, Co. Limerick, V42 AH02

Description of Proposed development:

Drainage works and replacement of existing lighting and netting to the driving range area of the golf club

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

Planning & Development Act 2000 4 (1) (b)

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

Applicant's interest in site: Driving range owned & operated by Newcastle West Golf Club Ltd

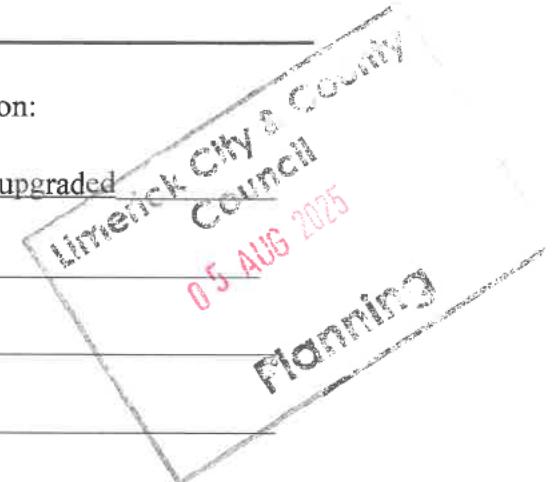
List of plans, drawings, etc. submitted with this application:

Map of Driving Range showing areas of drainage to be upgraded

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) Yvonne Magner



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. *N/A*

Application to be forwarded to:

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

**Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie**



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COUNCIL

LIMERICK CITY & COUNTY COUNCIL
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CO LIMERICK

01/08/2025 13:49:45

Receipt No./
Uimhir Admhála : LA25/0/25179716
******REPRINT******

Newcastle West Golf Club Ltd
athgonan
Ardagh
Co.Limerick
V42AH02

EXEMPTION CERTIFICATES 80.00
GOODS 80.00
VAT Exempt/Non-vatable

Total/Iomlán 80.00 EUR

Tendered/Taighe
Cheque 60.00
BOI
010924

Change/Sóinseall 0.00

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

Planning Department
Limerick City & County Council
Dooradoyle
Limerick
V94 XF67

07/08/2025



Dear Sirs,

Thank you for receipt of your enclosed letter and our returned application form requesting further information for application reference EC/163/25.

I now resubmit the application and enclose copies of the requested documents, which I downloaded from the LCC Planning website, planning application ref. 14317 as I do not have the originals. I hope that this is acceptable.

Thank you for your help.

Regards,

Yvonne Magner

Yvonne Magner
Newcastle West Golf Club
Rathgonan
Ardagh
Co. Limerick
V42 AH02

[REDACTED]





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

EC/163/25/JC/KC

06/08/25

**Yvonne Magner,
c/o Newcastle West Golf Club Ltd,
Rathgonan,
Ardagh,
Co. Limerick,
V42 AH02**

RE: Declaration under Section 5

Dear Sir/Madam,

I refer to the above Section 5 Application received by the planning department on the 05th August 2025. Please be advised this is an incomplete application as all the documents below have not been submitted:

- (a) Site location map
- (b) Site layout plan
- (c) Dimensioned plans and elevations of the structure and any existing structures.

Drawings must be of an adequate standard to enable the Planning Authority to assess any application lodged; you may wish to engage the services of a suitably qualified agent in this regard.

Should you wish to submit a new application, please note that the fee paid in respect of this application - EC/163/25 - will be re-assigned to your new application.

12:23

4G



Limerick City & County Council
11 AUG 2025
Planning



Google

(52°31'06"N 9°02'38"W) 850 m

Limerick City & County
Council
11 AUG 2025

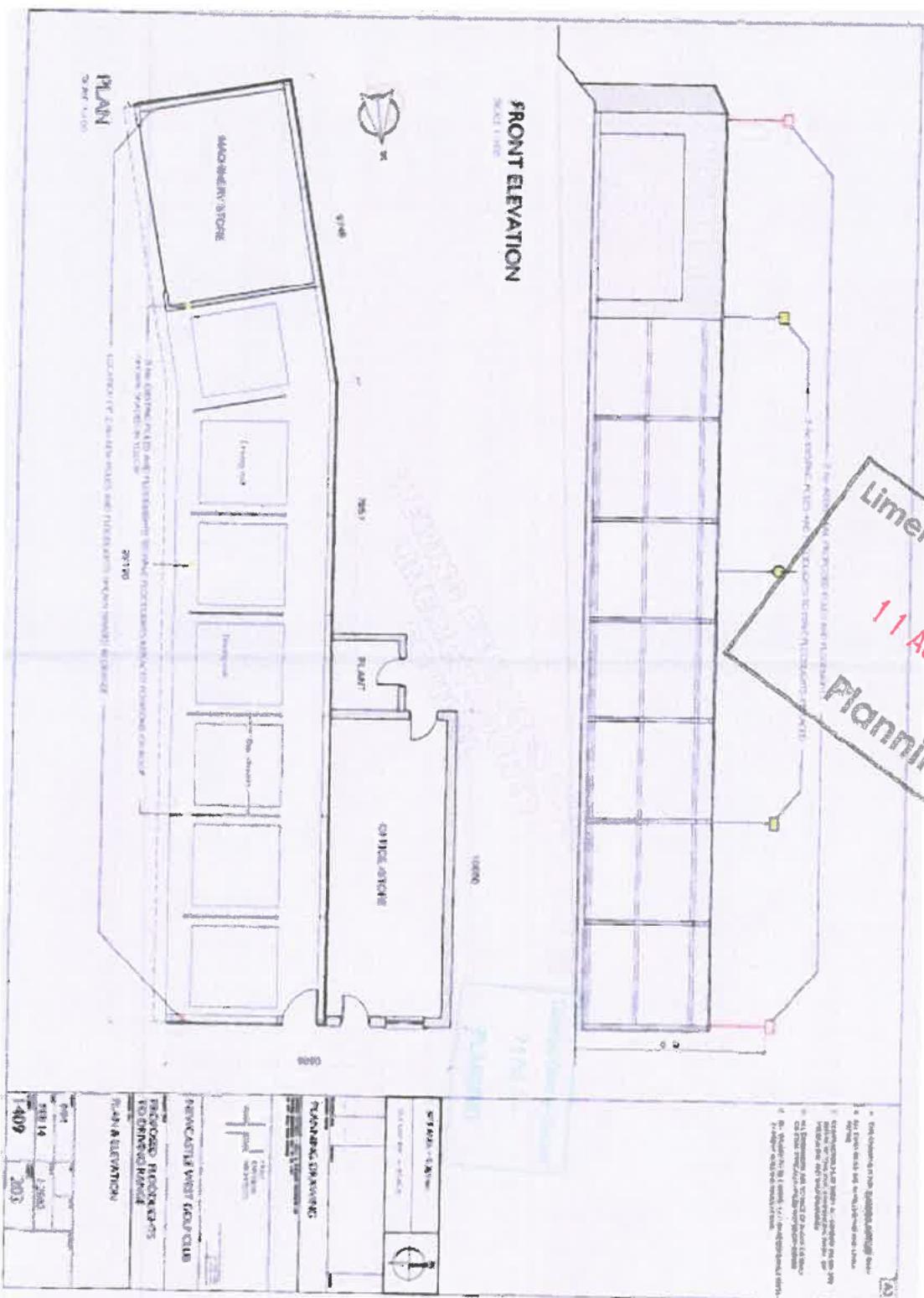
Planning

11 AUG 2025

11 AUG 2025

— this document is not available online. Order a copy from the [Vermont General Assembly](http://www.legis.state.vt.us) or [legis.state.vt.us/legis/legis.htm](http://www.legis.state.vt.us/legis/legis/legis.htm).

FRONT ELEVATION

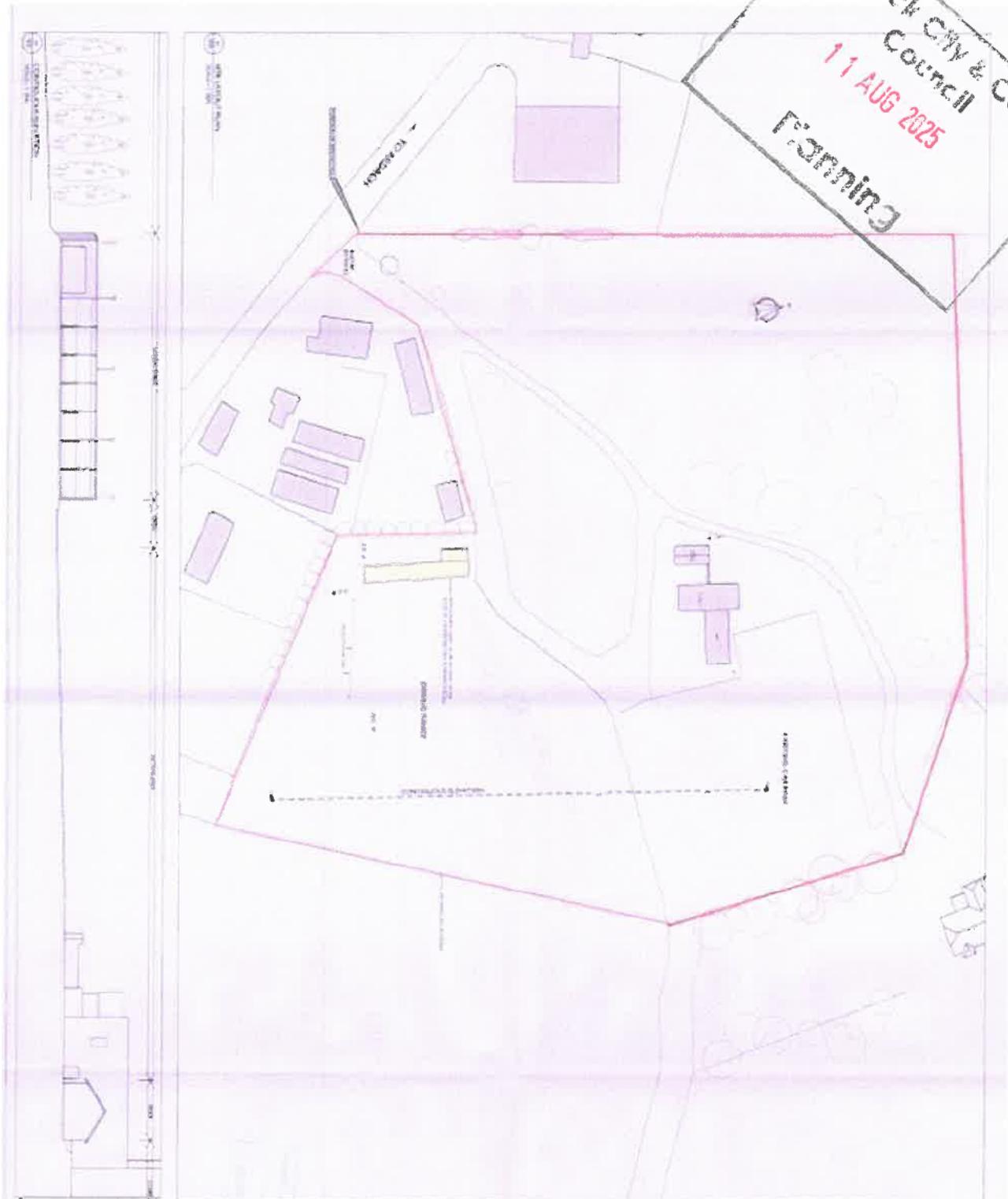




Limerick City & County
Council

11 AUG 2025

Forming



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

Reference no. EC-166-25

Name and Address of Applicant: Newcastle West Golf Club Ltd.,
Rathgonan,
Ardagh, Co. Limerick.
V42 AH02.

Agent: None

Location: Newcastle West Golf Club,
Rathgonan,
Ardagh, Co. Limerick.
V42 AH02.

Description of Site and Surroundings:

The subject site is situated in the townland of Rathgonan, circa 9.5km north of Newcastle West town on local road L-6057 and comprises a site of 3.2 hectares occupied by Newcastle West Golf Club as a club house, parking, driving range and practice area. The golf club is located in a rural setting, with predominantly agricultural holdings with intermittent housing to the west and south. The topography of the surrounding area is relatively flat. There are three private dwellings located to the south of the driving range area, replacement of safety nets are necessary under public safety and residential amenity.

Zoning:

N/A

Proposal:

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

- Drainage works and replacement of existing lighting and netting to driving range area of the golf club.

This Section 5 declaration includes the following:

- Application Form
- Site layout map
- Site location map
- Elevations

Planning History:

97/1074 - Construction of 9 Bay Golf Driving Range. Granted conditionally.

14/317 - Erection of 3 no. replacement floodlights & 2 no. new floodlights on the roof of the existing driving range structure. Granted conditionally.

06/2140 - Conversion of stables into a pro shop and toilets and all ancillary site works. The stables are located within the curtilage of a protected structure. Granted conditionally.

93/280 - Conversion of existing stables to changing room and bar, construction of car-park, relocation of existing hay-barn and alteration of entrance gates and driveway. Granted conditionally.

94/599 - Retention of kitchen extension on first floor of existing premises. Granted unconditionally.

02/11 - Demolition of storage sheds and the construction of a two storey extension to existing club house and for the refurbishment of Rathgowan House a protected structure and all ancillary site works on and underground. Granted conditionally.

Enforcement History:

N/A

Relevant An Coimisiún Pleanála referrals:

ABP-317248-23 - Whether the maintenance and management of part of the golf course boundary to lower Churchtown Road comprising the removal of old wooden and paladin fence, etc. above the old stone wall and the erection of c. 56 linear metres of a replacement timber fence affixed to and above the old stone boundary wall is/or is not development and is/or is not exempted development. Considered that the intention of the wording of Class 34 of the Regulations is that the works must be incidental to both the management and maintenance of a golf course. It was determined that the works involved the replacement and upgrading of a fence which differs in height and character to that of the former fence and cannot be considered to be maintenance as they are not keeping what was there in good condition. Considers the works could constitute management as they involve the confinement of golf balls to the golf course and the management of access to the golf course. However, considers the intent of the wording of Class 34, is to allow for maintenance and management of the greens and fairways of a golf course and not the management of the boundary of the golf course. The proposed works were determined to be development and not exempted development.

Assessment

Consideration as to whether the works proposed 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, constitutes ‘works’ and is ‘development’.

Is the proposal exempted development?

The proposal is for drainage works and replacement of existing lighting and netting to driving range area of the golf club. The proposal for the works will be assessed under Class 34 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Class 34

Works incidental to the maintenance and management of any golf course or pitch and putt course, including alterations to the layout thereof, excluding any extension to the area of a golf course or pitch and putt course.

In relation to the proposed drainage works, from submitted documentation, these appear to be an upgrade to existing drainage on the existing golf course. In addition, the proposed works also include the replacement of existing lighting and netting to driving range area of the golf club.

Having regard to the wording of Class 34 above, only works incidental to the maintenance and management of any golf course, including alterations to the layout thereof, can be considered as Exempted Development. In this regard, I note the An Coimisiún Pleanála determination and decision under ABP-314977-22, including quoted definitions (as per Oxford Dictionary) as follows:

- *Maintenance* - ‘the process of keeping something in good condition’.
- *Management* - ‘the process of dealing with or controlling things or people’.
- *Incidental* - ‘happening as a minor accompaniment to something else’ i.e. *ancillary or subordinate to*.

Having regard to the above definitions, the Planning Inspector determined that the replacement and upgrading of an existing fence could not be considered to be ‘maintenance’ as they are not keeping what was there in good condition i.e. the original fence. In relation to ‘management’, the Inspector noted that the works could be considered as ‘management’ in that they involve the confinement of golf balls to the golf course and the management of access to the golf course. In this regard, the Planning Inspector also considered the use of the wording ‘incidental’ in the Regulations and whether the works only required to be ‘incidental ‘to the management and maintenance of the golf course. The Inspector considered that if one

were to determine the works to be incidental to the maintenance of the golf course, it would allow for unlimited such fencing works to be erected along the boundaries of golf courses across the state. It was considered that this was not the intent of the wording of Class 34 and was contrary to other Exempted Development provisions in the Regulations, in the particular instance Class 11 which deals specifically with boundary fencing. The Inspector therefore considered that the proposed works were not management of the golf course nor incidental to the management of the golf course. Having referenced other similar cases, the Inspector further considered that the wording of Class 34 of the Regulations is that the works must be incidental to both the management and maintenance of a golf course, and therefore determined that the proposed works were development and not exempted development.

The current proposal includes proposed drainage works, essentially an upgrade to existing drainage on the existing golf course and the replacement of existing lighting and netting to driving range area of the golf club.

Having regard to the Inspectors report under ABP-314977-22 as outlined above, the proposed works cannot be considered to be 'maintenance', as they are not keeping what was there in good condition i.e. existing drainage system, lighting and netting structures, but rather relate to the upgrading/replacement of the existing system and structures. In terms of 'management', I consider the works could be considered 'management' in that they involve management of surface water, management of light and the confinement of golf balls to the golf course, however, having regard to ABP-314977-22 and consideration of the wording 'incidental', I also consider it was not the intent of the wording of Class 34 that such works would be carried out without limitations and I further note there are no specific exemptions under the regulations for drainage works, lighting or ball nets associated with a Golf Course which would show clear intention that these works should not be considered exempted development. I consider that the proposed works do not relate to the management of the golf course nor are they incidental to the management of the golf course.

Again having regard to the Inspectors report under ABP-314977-22, I consider that the wording of Class 34 of the Regulations is that the works must be incidental to both the management and maintenance of a golf course, and having regard to the proposed works in this instance, I consider they are not incidental to the management and maintenance of a golf course. Therefore, while I consider the proposed works are development, they are not Exempted Development under Class 34, of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

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 undertaken (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 undertaken (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 information detailed on the application received is considered not to be within the scope of Class 34 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 34 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),
- (c) ABP-317248-23 - Whether the maintenance and management of part of the golf course boundary to lower Churchtown Road comprising the removal of old wooden and paladin fence, etc. above the old stone wall and the erection of c. 56 linear metres of a replacement timber fence affixed to and above the old stone boundary wall is/or is not development and is/or is not exempted development.
- (d) The plans & particulars submitted with the application received on 11th day of August 2025.

It is therefore considered that the said works are development and are not Exempted Development under Class 34 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).



Jennifer McNulty
Executive Planner
Date: 03/09/2025

Agreed



Jennifer Collins
A/Senior Executive Planner
Date: 03/09/2025

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-166-25			
b. Brief description of the project or plan:	<p>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:</p> <p>Drainage works and replacement of existing lighting and netting to driving range area of the golf club.</p>			
c. Brief description of site characteristics:	Brownfield - Golf club driving range improvement works			
d. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A			
e. Response to consultation:	N/A			
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
004161	Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA https://www.npws.ie/protected-sites/spa/00416	c2.50km	None	N
002279	Askeaton Fen Complex SAC https://www.npws.ie/protected-sites/sac/002279	c8.16km	None	N
000432	Barrigone SAC https://www.npws.ie/protected-sites/sac/000432	c8.48km	None	N
002165	Lower River Shannon SAC https://www.npws.ie/protected-sites/sac/002165	c8.55km	None	N

¹Short 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 - 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	None given level of development in the area
(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) 	None predicted

<ul style="list-style-type: none"> - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site 	
<p>(c) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</p>	
<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>No effects have been identified on any designated sites</p>		
<p>Conclusion: Given the sites size, no hydrological connection to any SAC/SPA, the site does not encroach on any SAC/SPA and the scale of the development, An 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"/>	<p>The proposal can be screened out: Appropriate Assessment not required.</p>
(ii) It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<p><input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission</p>
(iii) Significant effects are likely	<input type="checkbox"/>	<p><input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission</p>
Signature and Date of Recommending Officer:	 _____ Jennifer McNulty, Executive Planner 03/09/2025	

Signature and Date of the
Decision Maker:



Jennifer Collins,
A/Senior Executive Planner
03/09/2025

Appendix 2 – EIA Screening – Establishing if proposal is sub-threshold

Establishing if the proposal is a ' <i>sub-threshold development</i> ':		
Planning Register Reference:	EC-166-25	
Development Summary:	Drainage works and replacement of existing lighting and netting to driving range area of the golf club.	
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 <input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required
Signature and Date of Recommending Officer:	 <hr/> Jennifer McNulty, Executive Planner 03/09/2025
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 03/09/2025

APPENDIX 1 Site Inspection – J. O'Mahoney





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

Pleanáil, agus Cruthú Áite
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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:

**Newcastle West Golf Club Ltd.,
c/o Yvonne Magner,
Rathgonan,
Ardagh,
Co. Limerick.
V42 AH02**

EC/166/25

05 September 2025

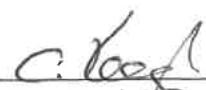
Re: Declaration under Section 5

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/2025/975

File Ref No. EC/166/25

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

RE: **A drainage works and replacement of existing lighting and netting at Newcastle West Golf Club Ltd., Rathgonan, Ardagh, Co. Limerick**

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

Now therefore pursuant to the delegation of the functions aforesaid, I, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of Jennifer McNulty, Executive Planner dated 03/09/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Newcastle West Golf Club Ltd., c/o Yvonne Magner, Rathgonan, Ardagh, Co. Limerick to state that the works as described above is

Development and is NOT Exempt Development.

Signed



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

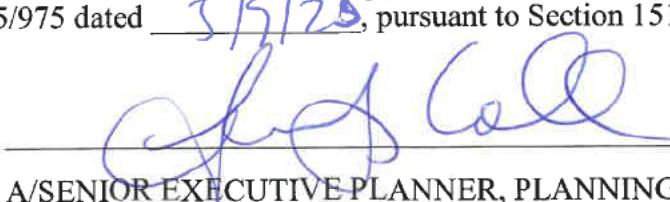
Date

5/9/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No.

AOO/DC/2025/975 dated 5/9/25, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/166/25

Name and Address of Applicant: Newcastle West Golf Club Ltd., Rathgonan, Ardagh, Co. Limerick.

Agent: Yvonne Magner

Whether the drainage works and replacement of existing lighting and netting at Newcastle West Golf Club Ltd., Rathgonan, Ardagh, Co. Limerick is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 11th of August 2025.

AND WHEREAS the Planning Authority has concluded that the drainage works and replacement of existing lighting and netting at Newcastle West Golf Club Ltd., Rathgonan, Ardagh, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 34 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 NOT Exempt Development**.

Signed on behalf of the said Council

Date: 5.9.2025

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.