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LIMERICK CITY & COUNTY COUNCIL

## PLANNING AND ENVIRONMENTAL SERVICES

- 8 SEP 2025

8 SEP 2025

## Planning

## SECTION 5 APPLICATION

## **DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name:

PRADEEP NAGARAJU VAGA

**Applicant's Address:**

41 The Woods, Rossmore

Limerick, Ireland

v94862 y

Name of Agent (if any):

**Address:**

Telephone No.

**Address for Correspondence:**

## 41 The wood, Rognor

Limerick, Ireland. V948G2Y

Location of Proposed development:

41 The Woods, Ros MoR,  
Crossgalla, Limerick V94862Y

Description of Proposed development:

Single Story flat roof rear extension  
within this: New wet Room,  
Home office and Utility Room.

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:

See attached. Site Map  
Elevation, floor Plan. full overview  
of property.

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)

predator

**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:

Limerick City & County Council,  
Planning and Environmental Services,  
City & County Council Offices,  
Dooradoyle Road,  
Limerick.

\*\*\*\*\*

**OFFICE USE ONLY**

Ref. No. \_\_\_\_\_ Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_ Date Due \_\_\_\_\_

\*\*\*\*\*



Billpay Receipt For Payment

GROF: Post Office: 1752 Position: 1  
Date: 04-Sep-2025 Time: 09:44:20

Pay Type : VisaDebit

Bill Type: Postal Money Order  
Ref No.: 1752-1-9138250 Tran Code: 93446  
Account: 10000200052499517  
Amount: 80.00 Fee: 4.50

PMO VALUE: 80.00  
FEES: 4.50

TOTAL PAID: 84.50

Payment ID : 535CTDJ1

Payment by : VisaDebit  
Authorisation Code: 776723  
Card Number: XXXXXXXXXXXX6055  
Card Expiry : Dec/29

App Name. : Visa Debit  
AppId : A0000000031010  
PANSeq. No. : 02  
TC. : EB05B50D0CB9E115  
TVR. : 0080008000

ICC - CUSTOMER PRESENT  
CUST VERIFY : Verified by PIN.

LIMERICK CITY & COUNTY COUNCIL

CASH OFFICE

CIVIC OFFICES

DOORADOYLE

CO LIMERICK

05/09/2025 14:44:54

Recpt No.: LA25/25181214

Customer Address:  
41 THE WOODS

ROSMOR  
LIMERICK  
V944832Y

Code	Ref	Qty	Price	Amount	VAT
POSTAL			80	80.00	0.00
PL041	ORDER	1	EUR	EUR	EUR
	499517				

Paid with: Cheque  
Subtotal: 80.00 EUR  
Tax (VAT): 0.00 EUR  
Total: 80.00 EUR  
Tendered: 80.00 EUR

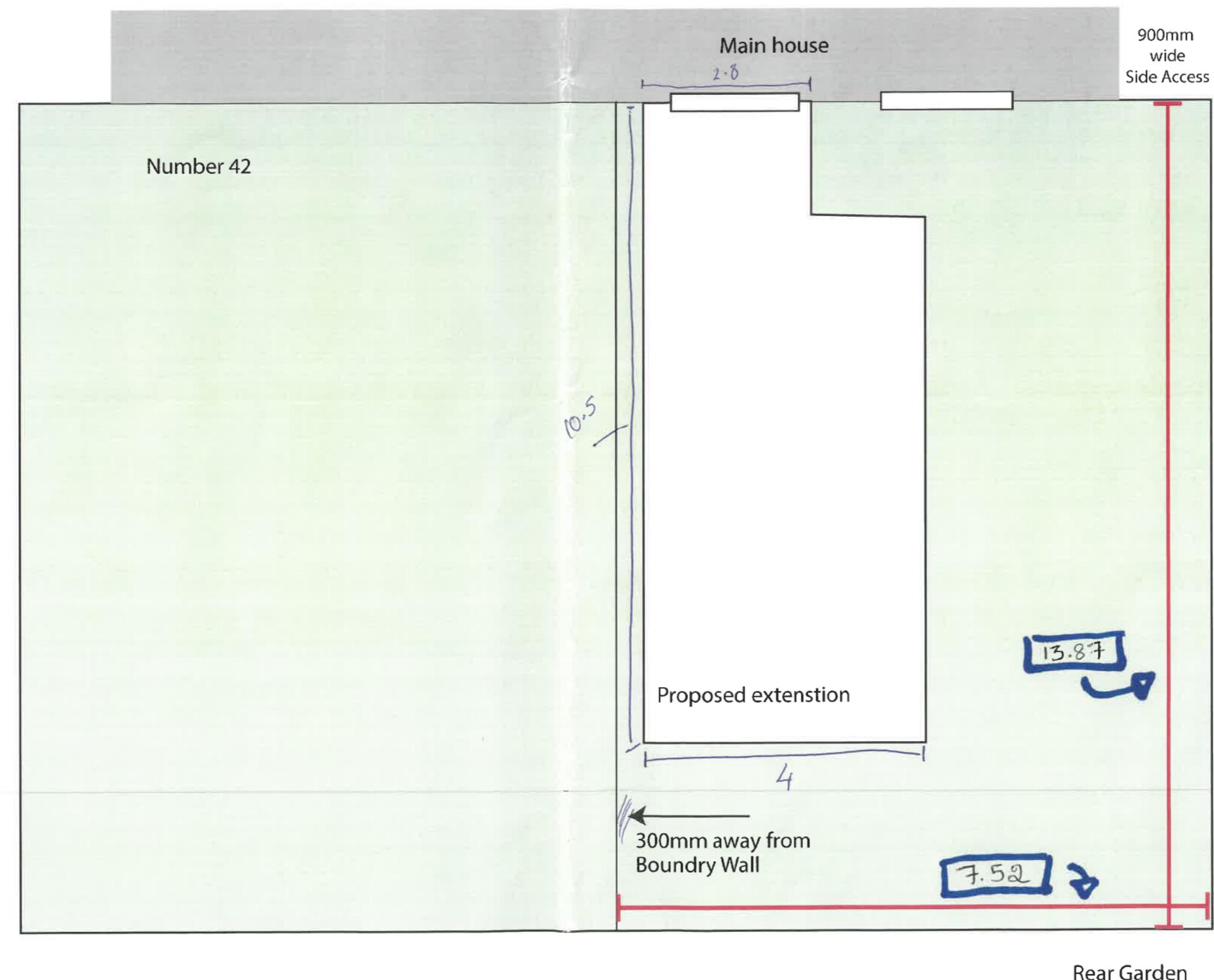
From: CASH OFFICE HQ  
VAT Reg No: 3267368TH

Please retain this receipt for your records

Please do not reply to this email

V94 862Y

Sizes in meters



V94 862Y

Full Site

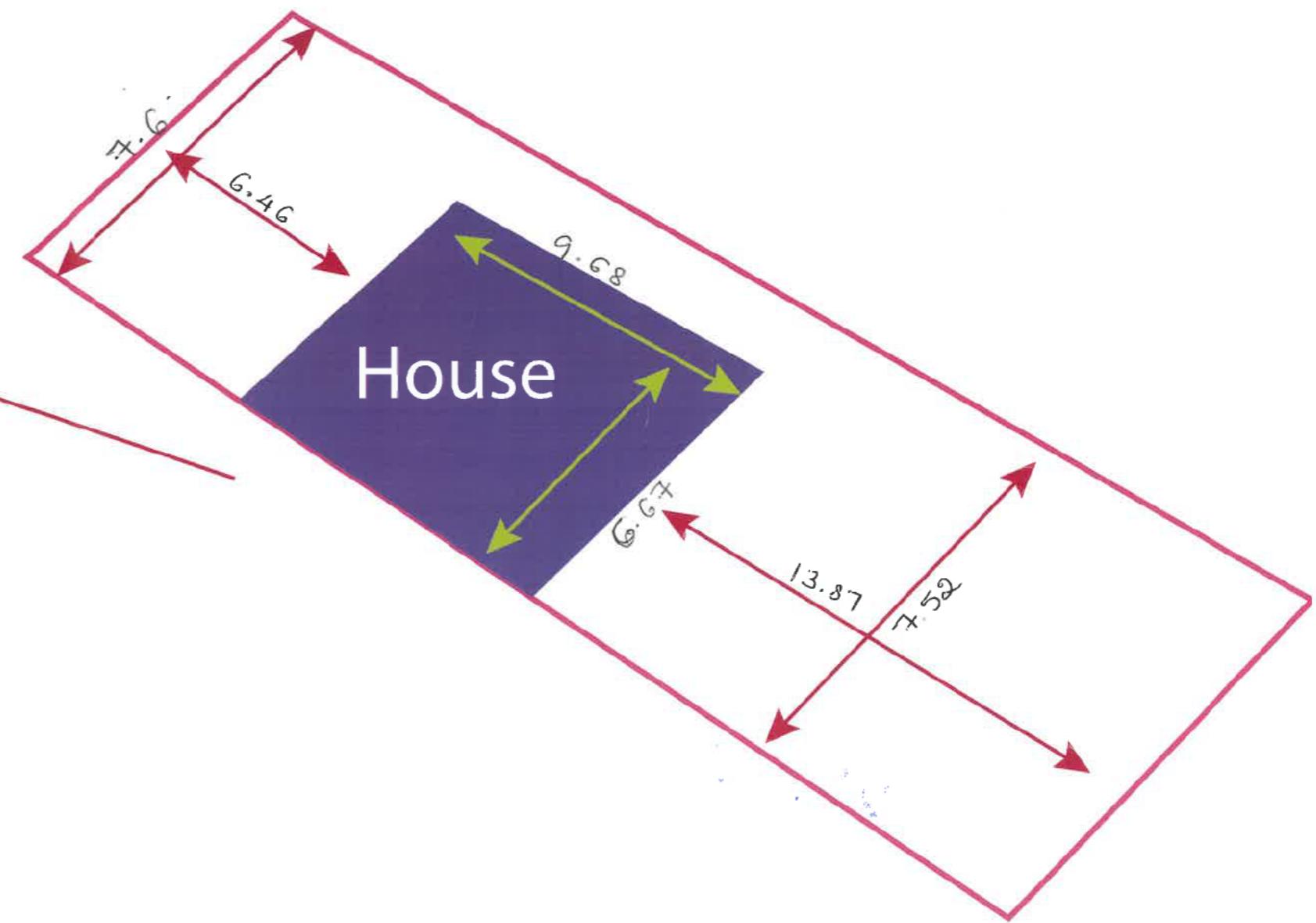


Site Map



Front of property

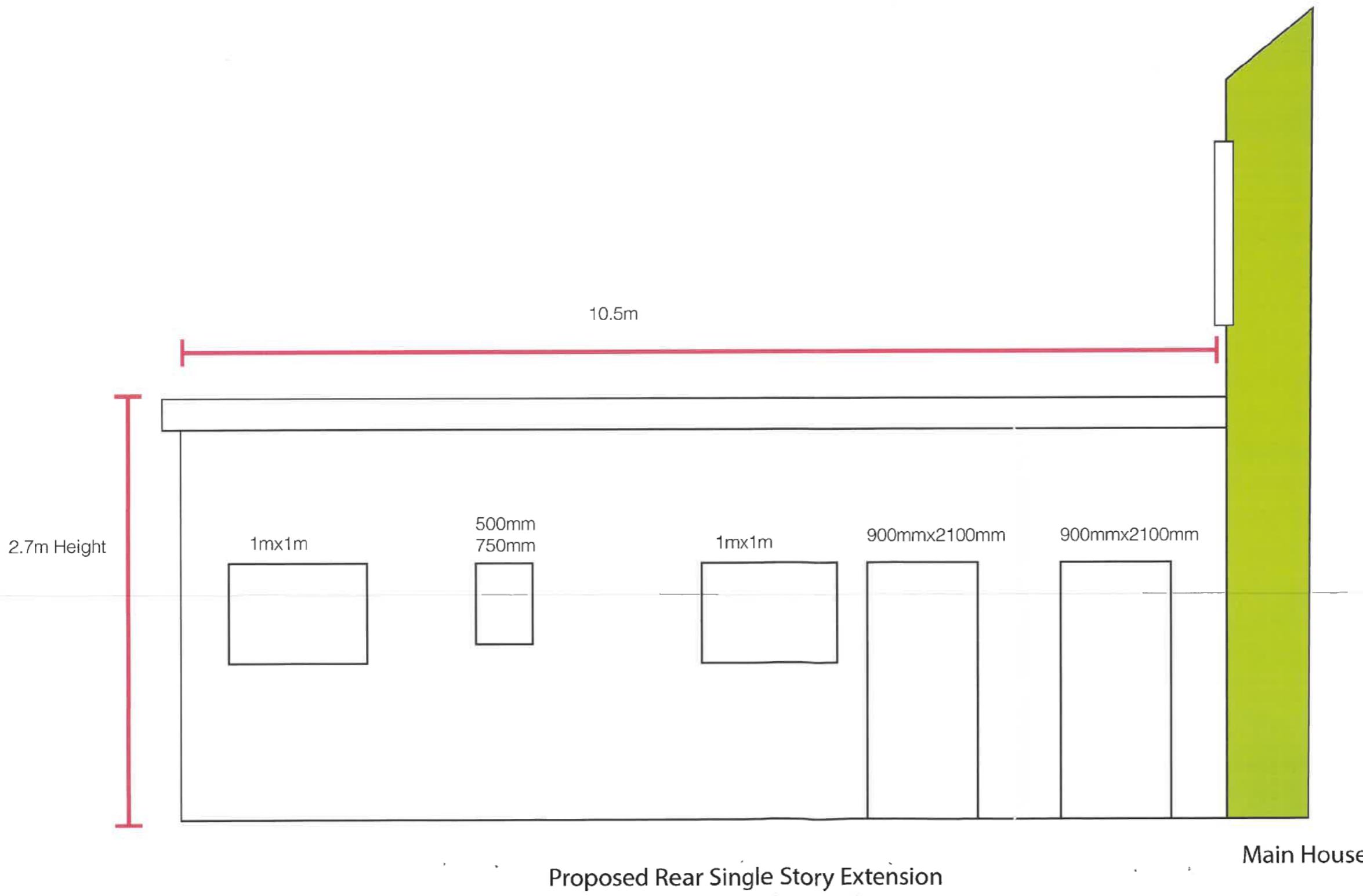
Front Garden



Rear Garden

V94 862Y

Sizes in meters



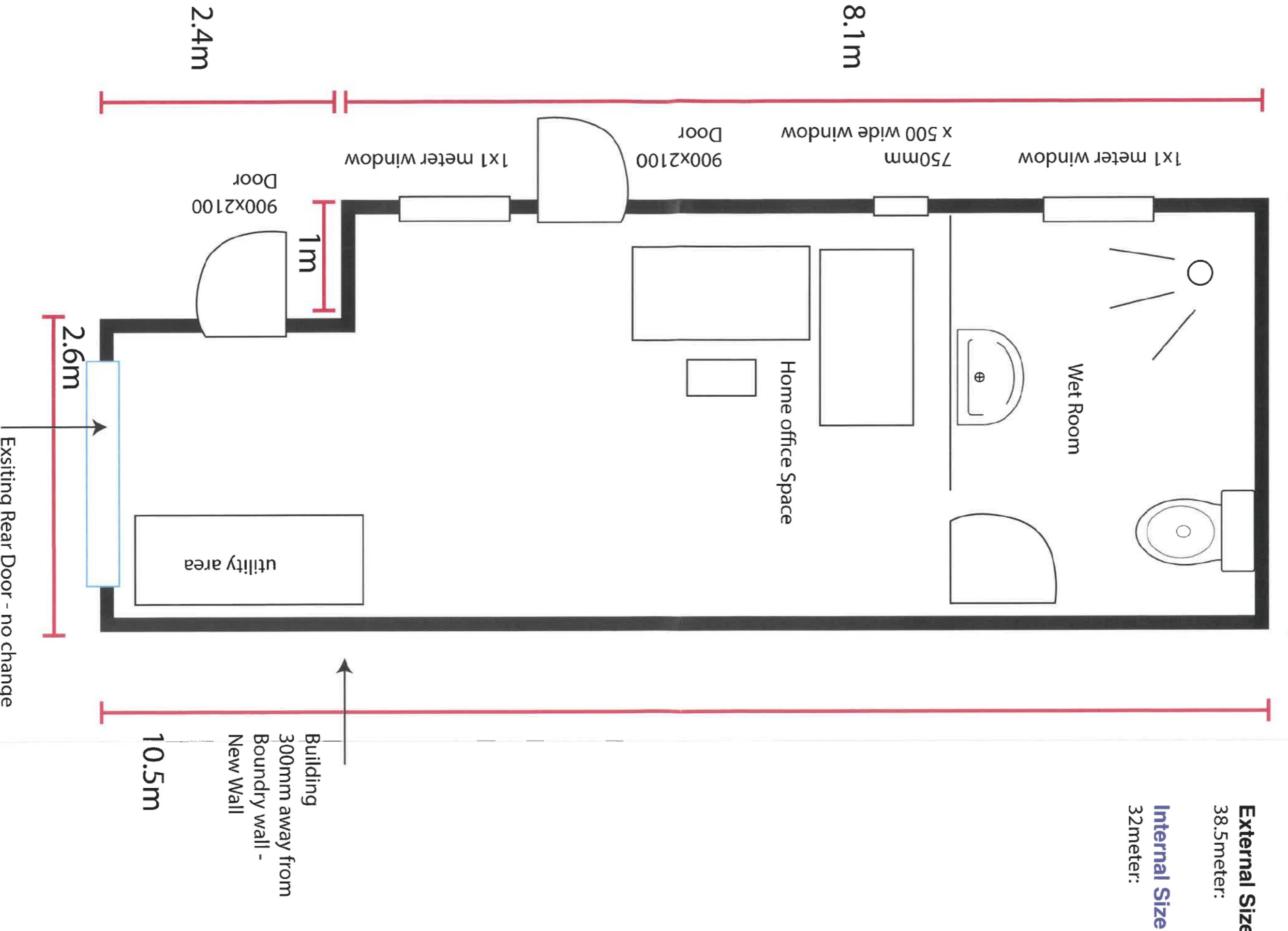
V94 862Y

4meters

Sizes in meters

**External Size**  
38.5meter:

**Internal Size**  
32meter:



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

**Reference no.** EC-187-25

**Name and Address of Applicant:** Pradeep Nagaraju Vaga,  
41 The Woods, Rosmor,  
Co. Limerick,  
V94862Y

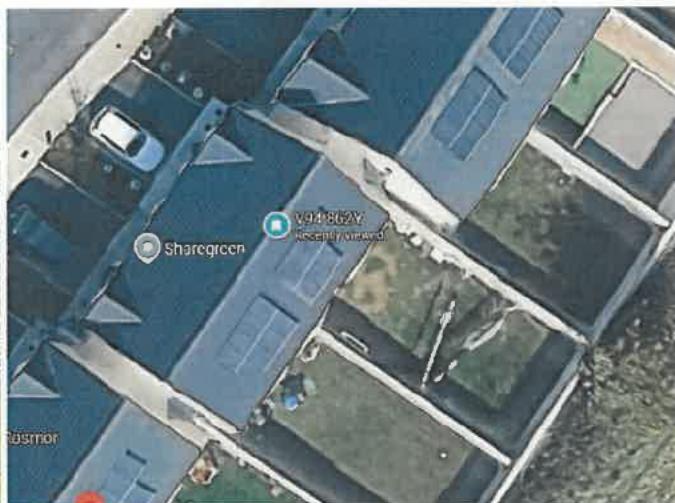
**Agent:** n/a

**Location:** 41 The Woods, Rosmor,  
Co. Limerick,  
V94862Y

**Description of Site and Surroundings:**

The site is an existing dwelling within the established residential housing estate of Rosmor. The dwelling is a semi-detached property which is accessed via an internal local road from the Kilmallock Road. This section of the estate was permitted under planning reference no. 18/1243.

Noted, the proposal is for a single storey rear extension – at the time of inspection the property was empty and access to the rear could not be accommodated (google maps aerial imagery below)



**Zoning:**

Zoned - Existing Residential within 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:

- A single storey extension to rear of house.

This Section 5 declaration includes the following:

- Application Form
- Images
- Proposed floor plans, layout plans, elevation drawing

**Planning History:**

181243 – Planning permission granted to Greenville Investments Ltd for the construction of 53 no. dwelling units including the construction of internal roads, connection to public services and all ancillary site works

#### **Derelict Site Register**

N/A

#### **Enforcement History**

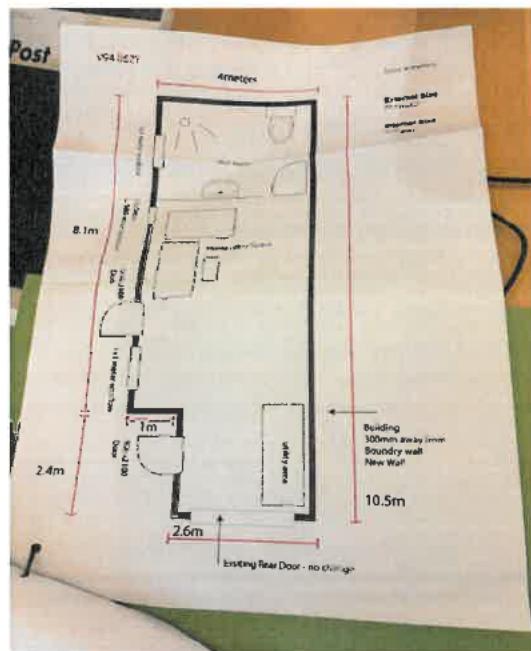
N/A

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

N/A

#### **Assessment**

Following a review of the submitted drawings, I find them to be unacceptable in their current form. In particular, the floor plan of the proposed extension raises concerns. The adjoining wall to the existing dwelling is shown as broken up into dimensions of 1m and 2.6m, totalling 3.6m, and the opposite wall is illustrated as 4 metres. This leaves a discrepancy of 0.4 metres that is not accounted for in the drawings.



Given that the proposed extension is stated to be 38.5 square metres—just below the exemption threshold of 40 square metres—I consider the inaccuracy in the drawings to be significant and material to the assessment. The drawings are also not done to any recognised scale and do not include accurate proposed or existing plans, elevations or a site layout. The proposal can therefore not be assessed properly against the conditions and limitations of Class 1, of Schedule 2 Part 1 of the Planning and Development Regulations 2001 (as amended)

#### **Conclusion/Recommendation**

In conclusion, I consider that the submitted drawings within this application are not sufficient for assessment. I consider that the proposed works are development and are not exempted development under Class 1, of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended) and that insufficient information has been provided to the planning authority.

*Cathal McMullan*

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Cathal McMullan  
Assistant Planner

Date 02/10/2025

*B. Henn*

Agreed

Barry Henn  
A/Senior Planner

Date: 03/10/2025

## Appendix 1- AA Screening examination

### AA PN01 Screening Form

<b>STEP 1: Description of the project/proposal and local site characteristics:</b>	
<b>a. File Reference No:</b>	EC-187-25
<b>b. Brief description of the project or plan:</b>	This is an application requesting a Section 5 Declaration on whether A single storey rear extension to an existing dwelling is or is not exempted development.
<b>c. Brief description of site characteristics:</b>	The site is existing dwelling in the Rosmor housing estate.
<b>d. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW</b>	N/A
<b>e. Response to consultation:</b>	N/A

<b>STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.</b>				
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   National Parks & Wildlife Service (npws.ie)	3,180m	No	N
004077	River Shannon and River Fergus Estuaries SPA   National Parks & Wildlife Service	3,859m	No	N
004165	Slievefelim to Silvermines Mountains SPA	12,228m	No	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>	
Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
<b>Construction phase e.g</b> <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> </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.

<ul style="list-style-type: none"> <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 works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.
<b>In-combination/Other</b>	N/A given the level of development

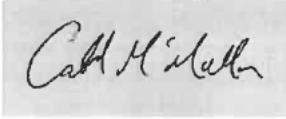
<b>b. Describe any likely changes to the European site:</b>	
<b>Examples of the type of changes to give consideration to include:</b> <ul style="list-style-type: none"> <li>• Reduction or fragmentation of habitat area</li> <li>• Disturbance to QI species</li> <li>• Habitat or species fragmentation</li> <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"/> Yes <input checked="" type="checkbox"/> No

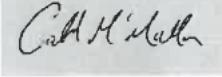
<b>STEP 4: Screening Determination Statement</b>
<b>The assessment of significance of effects:</b>
<b>Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives</b>
<p>On the basis of the information 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</p>

other European site, in view of the said sites' conservation objectives. An appropriate assessment is not, therefore, required.

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

	<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>	 Cathal McMullan Assistant Planner 02/10/2025	
<b>Signature and Date of the Decision Maker:</b>	 Barry Henn, Senior A/Planner 03/10/2025	

Appendix 2 – EIA Screening

<b>Establishing if the proposal is a 'sub-threshold development':</b>		
Planning Register Reference:	EC-187-25	
Development Summary:	Single storey rear 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>
<b>Signature and Date of Recommending Officer:</b>		  Cathal McMullan Assistant Planner 02/10/2025

**Signature and Date of the Decision  
Maker:**



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**Barry Henn, Senior A/Planner**  
**03/10/2025**

### Appendix 3 - Site Inspection Photographs





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:

**Pradeep Nagaraju Vaga,  
41 The Woods, Rosmor,  
Co. Limerick.  
V94862Y**

**EC/187/25**

**03 October 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,

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**(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/2025/1092**

**File Ref No. EC/187/25**

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

**RE:** **A single storey extension at 41 The Woods, Rosmor, Co. Limerick**

**ORDER:** Whereas by Director General's Order No. DG/2024/129 dated 15<sup>th</sup> September 2025, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Barry Henn, A/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, Barry Henn, A/Senior Planner, having considered the report and recommendation of Cathal McMullan, Assistant Planner dated 02/10/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Pradeep Nagaraju Vaga, 41 The Woods, Rosmor, Co. Limerick to state that the works as described above is

**Development and is NOT Exempt Development.**

Signed

*B. Henn*

A/SENIOR PLANNER, PLANNING & PLACE-MAKING

Date

*03/10/2025*

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1092 dated *03/10/2025*, pursuant to Section 151(7) of the Local Government Act 2001

Signed:

*B. Henn*

A/SENIOR PLANNER, PLANNING & PLACE-MAKING



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

**DECLARATION NO.**

**EC/187/25**

**Name and Address of Applicant:** Pradeep Nagaraju Vaga, 41 The Woods, Rosmor, Co. Limerick

**Agent:** N/A

**Whether** the single storey extension at 41 The Woods, Rosmor, 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 08<sup>th</sup> of September 2025.

**AND WHEREAS** the Planning Authority has concluded that the single storey extension at 41 The Woods, Rosmor, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 1, of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended) and that insufficient information has been provided to the planning authority. 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: 3-10-2025

**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.