

F7



Limerick City & County Council

- 8 SEP 2025

Planning

LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

PRADEEP NAGARAJU VAGA

Applicant's Address:

41 The Woods, Rosmor

Limerick, Ireland

V948G2Y

Name of Agent (if any):

Address:

Telephone No.

Address for Correspondence:

41 The Woods, Rosmor

Limerick, Ireland, V948G2Y

Location of Proposed development:

41 The woods, Ros Mor,
Crossgalla, Limerick V94862Y

Description of Proposed development:

Single Story flat roof rear extensions
within this: New Net 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)

pradley

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
Receipt No.: LA25/25181214
Customer Address:
41 THE WOODS
ROSMOR
LIMERICK
V944862Y

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

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

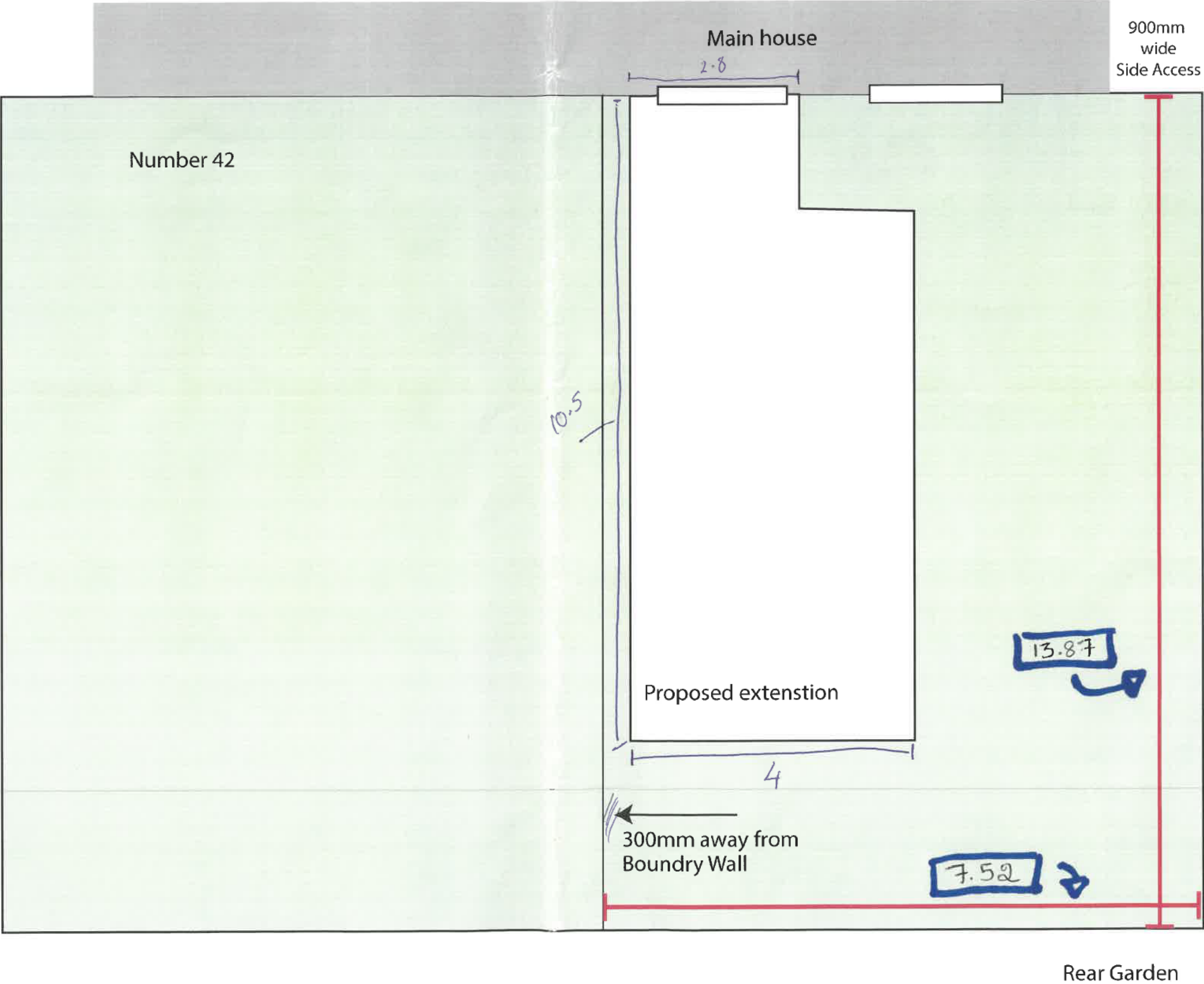
From: CASH OFFICE HQ
VAT Reg No: 3267368TH

Please retain this receipt for your records

Please do not reply to this email

V94 862Y

Sizes in meters



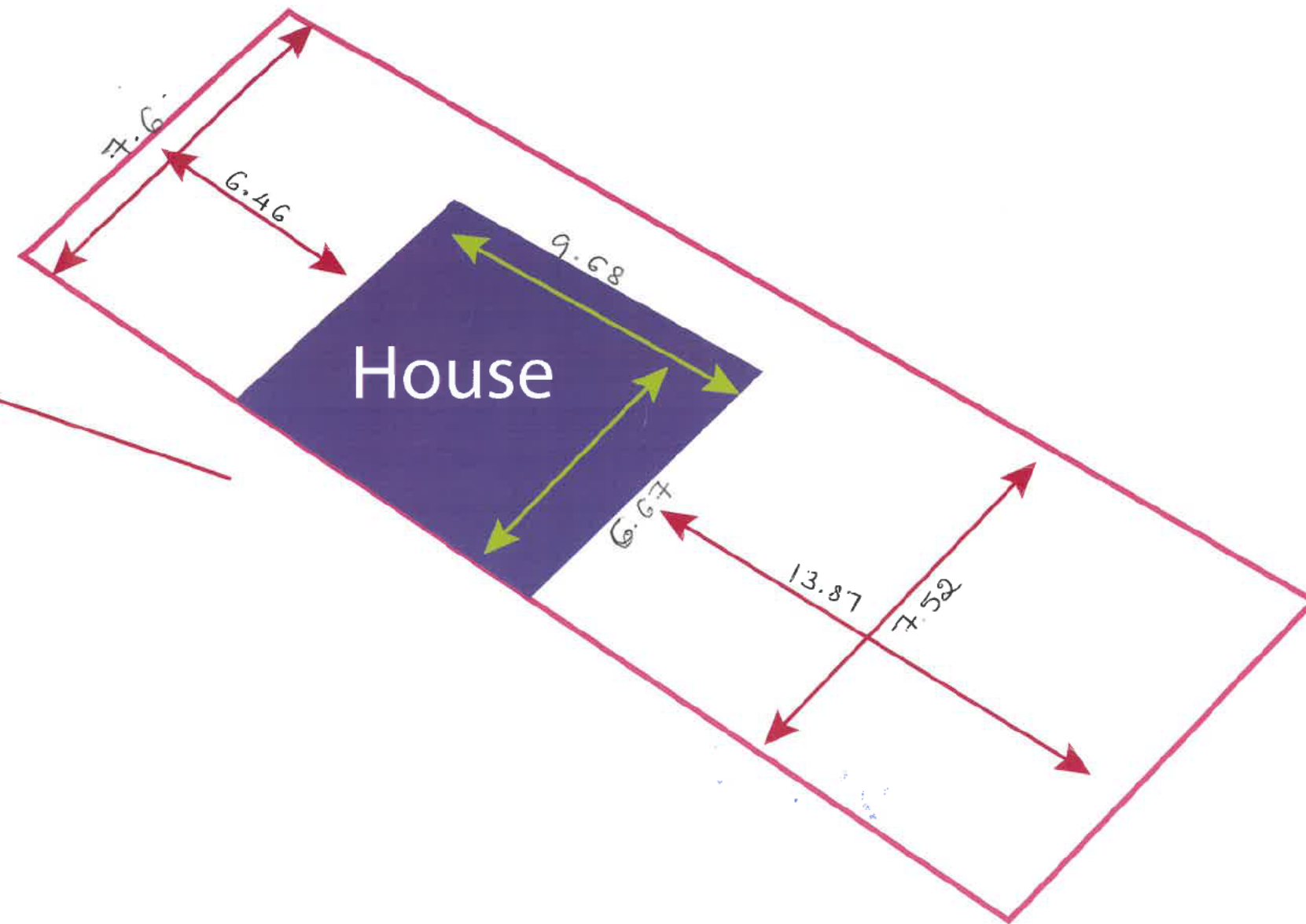


Site Map



Front of property

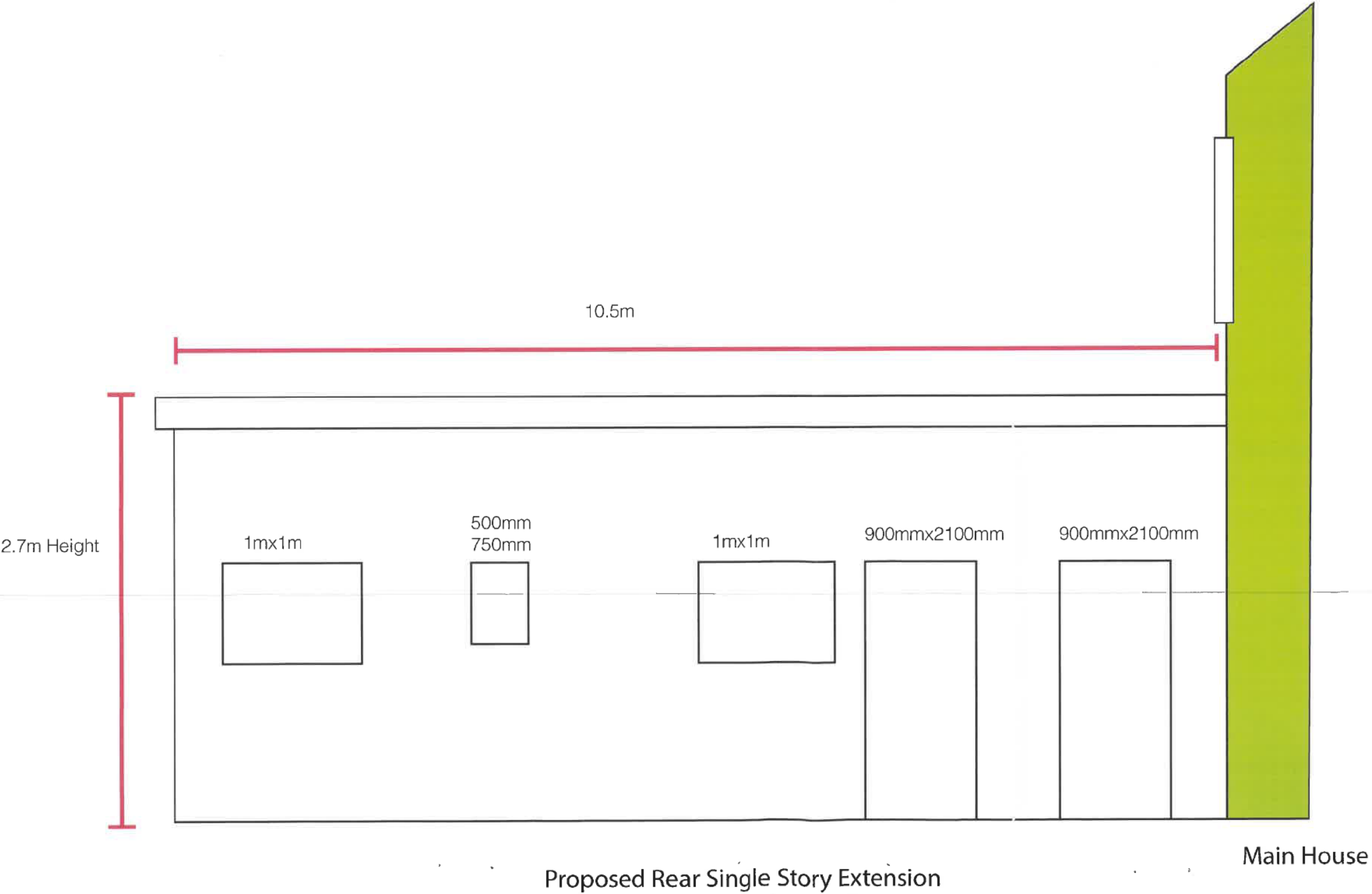
Front Garden



Rear Garden

V94 862Y

Sizes in meters



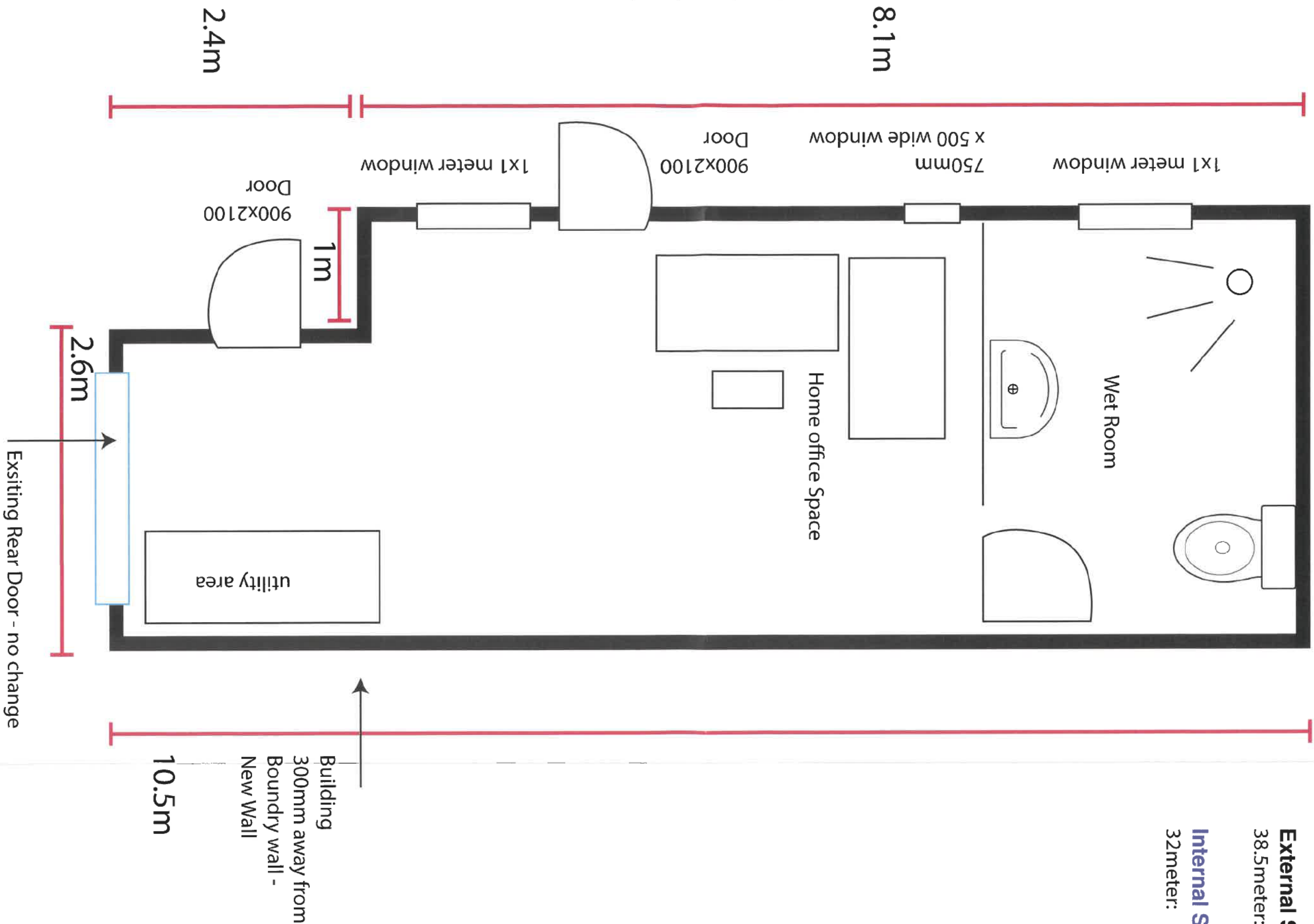
V94 862Y

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

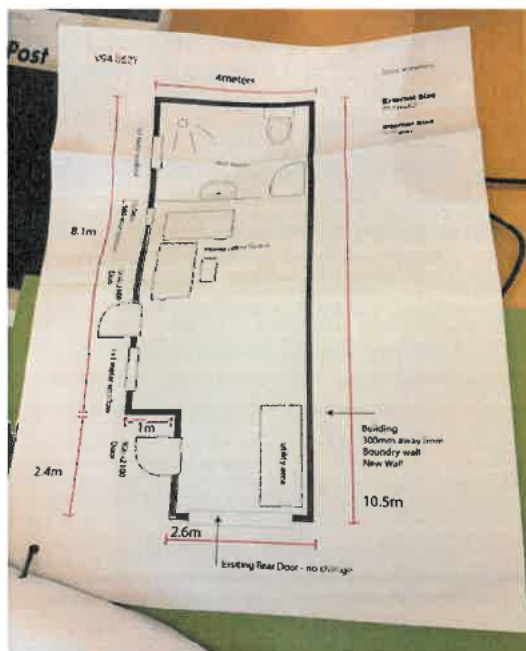
N/A

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

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

| | |
|--|--|
| STEP 1: Description of the project/proposal and local site characteristics: | |
| a. File Reference No: | EC-187-25 |
| b. Brief description of the project or plan: | 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. |
| c. Brief description of site characteristics: | The site is existing dwelling in the Rosmor housing estate. |
| 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 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 |

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 | 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"> • Storage of excavated/construction materials • Access to site • Pests | |
| 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 | N/A given the level of development |

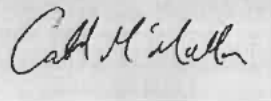

| | |
|--|--|
| b. Describe any likely changes to the European site: | |
| Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc) • 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 |

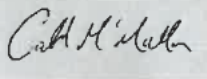
| |
|--|
| STEP 4: Screening Determination Statement |
| The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives |
| <p>On the basis of the information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

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

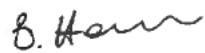
Conclusion: AA Screening is not required.

| | 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 02/10/2025 | |
| Signature and Date of the Decision Maker: |  Barry Henn, Senior A/Planner 03/10/2025 | |

Appendix 2 – EIA Screening

| Establishing if the proposal is a 'sub-threshold development': | |
|--|--|
| 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 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 02/10/2025 |

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



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

Appendix 3 - Site Inspection Photographs





Cornhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Cornhairle 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

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/2025/1092

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 15th 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

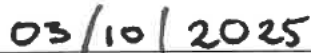
Development and is NOT Exempt Development.

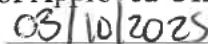
Signed



A/SENIOR PLANNER, PLANNING & PLACE-MAKING

Date



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

Signed:



A/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 Dail
Tuar an Dail, 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/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 08th 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.