



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Edel and Cyril Morgan

Applicant's Address: Hawthorn House, Beabus,
Adare, Co. Limerick.

Name of Agent (if any): Diarmuid Reil Architects

Address: 33 The Mall, Waterford,
Co. Waterford, Ireland.
X91 DH96

Telephone No. 051-511 512

Address for Correspondence:

Diarmuid Reil Architects
33 The Mall, Waterford, Co. Waterford.
X91 DH96

Location of Proposed development (Please include EIRCODE):

Unit 2 and Unit 5, Riverpoint,
The Bishops Quay, Limerick.

Description of Proposed development:

change of use from existing bar (public house),
restaurant to use as hairdressers (shop).

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

Article 6, Part I - exempted development - general.
class 14 - from use as a public house to use as a shop.

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 drawing issue sheet
prepared by Diarmuid Reil Architects

Have any previous extensions/structures been erected at this location YES/NO

If Yes please provide floor areas of all existing structures:

external canopy covering 54.7 sq/m

Signature of Applicant (or Agent) Saul Kypton (Agent)
Diarmuid Reil Architects

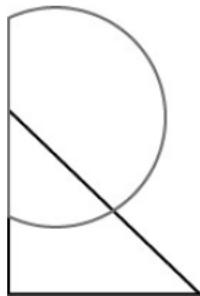
NOTES: Application must be accompanied by:

- (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**



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

Your ref: -
Our ref: 24120
Date: 19th September 2025

RE: Application for a Section 5 Declaration in respect of change of use at Unit 2 and 5, Riverpoint, The Bishops Quay, Limerick Co Limerick.

Dear Sir or Madam:

We submit herewith documentation in support of the section 5 application in respect of the above, on behalf of the applicant, Cyril Morgan Hair:

- Application fee payment in the sum of €80.00, paid through LCCC Cash Office.
- Site Location Map.
- Drawings as outlined on the attached drawing schedule, prepared by Diarmuid Reil Architects.

Confirmation is sought for the exemption of the change of use from a bar/restaurant to a hairdressing salon at Unit 2 and Unit 5, Riverpoint, The Bishops Quay, Limerick.

The basis on which this change of use is deemed exempt is set out below quoted from the current Planning and Development Regulations, 2001:

Part 2 – Exempted Development – Interpretation for this part.

“shop” means a structure used for any or all of the following purposes, where sale, display or service is principally to visiting members of the public –

- (a) for the retail sale of goods,*
- (b) as a post office,*
- (c) for the sale of tickets or as a travel agency,*
- (d) for the sale of sandwiches or other food for consumption off the premises, where the sale of such food is subsidiary to the main retail use,*

- (e) for hairdressing,
- (f) for the display of goods for sale,
- (g) for the hiring out of domestic or personal goods or articles,
- (h) as a launderette or dry cleaners,
- (i) for the reception of goods to be washed, cleaned or repaired,

but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food for consumption off the premises, except under paragraph (d) above, or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;"

Schedule 2 - Part 1 - Exempted Development - General - Description of Development- Column 1.

"Class 14

Development consisting of a change of use –

- (a) From use for the sale of hot food for consumption off the premises, or for the sale or leasing or display for sale or leasing of motor vehicles, to use as a shop,
- (b) From use as a public house, to use as a shop,
- (c) From use for the direction of funerals, as a funeral home, as an amusement arcade or a restaurant, to use as a shop,
- (d) From use to which class 2 of Part 4 of this schedule applies, to use as a shop,
- (e) From use as 2 or more dwellings, to use as a single dwelling, of any structure previously used as a single dwelling,
- (f) From use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons."

It is noted that this exemption covers internal fit out work only and that no alterations to the existing external elevation will take place.

On behalf of our client, Cyril Morgan Hair, I trust the above and enclosed information is satisfactory to confirm exemption from planning for this change of use. Should you have any queries on any aspect of the above or enclosed, please do not hesitate to contact us.

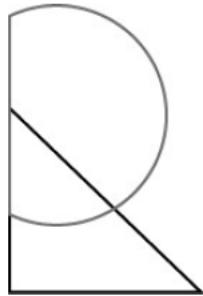
Yours sincerely



Sarah Kingston

Sarah Kingston MRIAI

Encs: Planning Documents



Drawing Issue Sheet:
Section 5 Application at Unit 2 + 5, Riverpoint,
The Bishops Quay, Limerick, Co. Limerick

Project: Cyril Morgan Hair – Riverpoint

Job No.: 24120

Client: Cyril & Edel Morgan

		Issued to:							
		Architect:	1						
		Client:	1						
		St. Engineer:	-						
		M&E Engineer:	-						
		Fire Consultant:	-						
		Contractor:	-						
		QS:	-						
		Other: LCCC	1						
		Issue Date:		19					
		09							
		25							
		Issued By:		LD					
		Issue Reason:		Pp					
		Format:		E					
Draw No.:	Drawing Title:	Size:	Scale:						
24120-Sy-100	Existing Site Layout Plan	A-3	1:500	-					
24120-Sy-200	Existing Ground Floor Plan	A-3	1:100	-					
24120-Sy-201	Existing First Floor Plan	A-3	1:100	-					

24120-Sy-400	Existing Elevations	A-1	1:200	-							
24120-Pp-100	OSI – Site Location Map Map Series: 4743-02	A-3	1:1000	-							
24120-Pp-101	OSI – Site Location Map Map Series: CE63+063A, LK005	A-3	1:10560	-							
24120-Pp-102	Proposed Site Plan	A-3	1:500	-							
24120-Pp-200	Proposed Ground Floor Plan	A-3	1:100	-							
24120-Pp-201	Proposed First Floor Plan	A-3	1:100	-							
24120-Pp-400	Proposed Elevations	A-1	1:200	-							

Abbreviations: I: information, A: approval, PP: planning permission, F: fire safety, T: tender, PC: pre-contract, C: contract, W: working. HC: hardcopy, CD: compact disc, F: floppy disc, E: email , N: negative

Planning Pack Map



Tailte
Éireann

DIARMUID REIL ARCHITECTS
T +353 (0)51 511 512
info@diarmuidreil.ie
33 The Mall
Waterford
W91 D926

drawing status
Section 5 Application

client
Cyril & Edel Morgan

project title
CMH - Riverpoint

date
16.09.2025 **drawn by**
LD

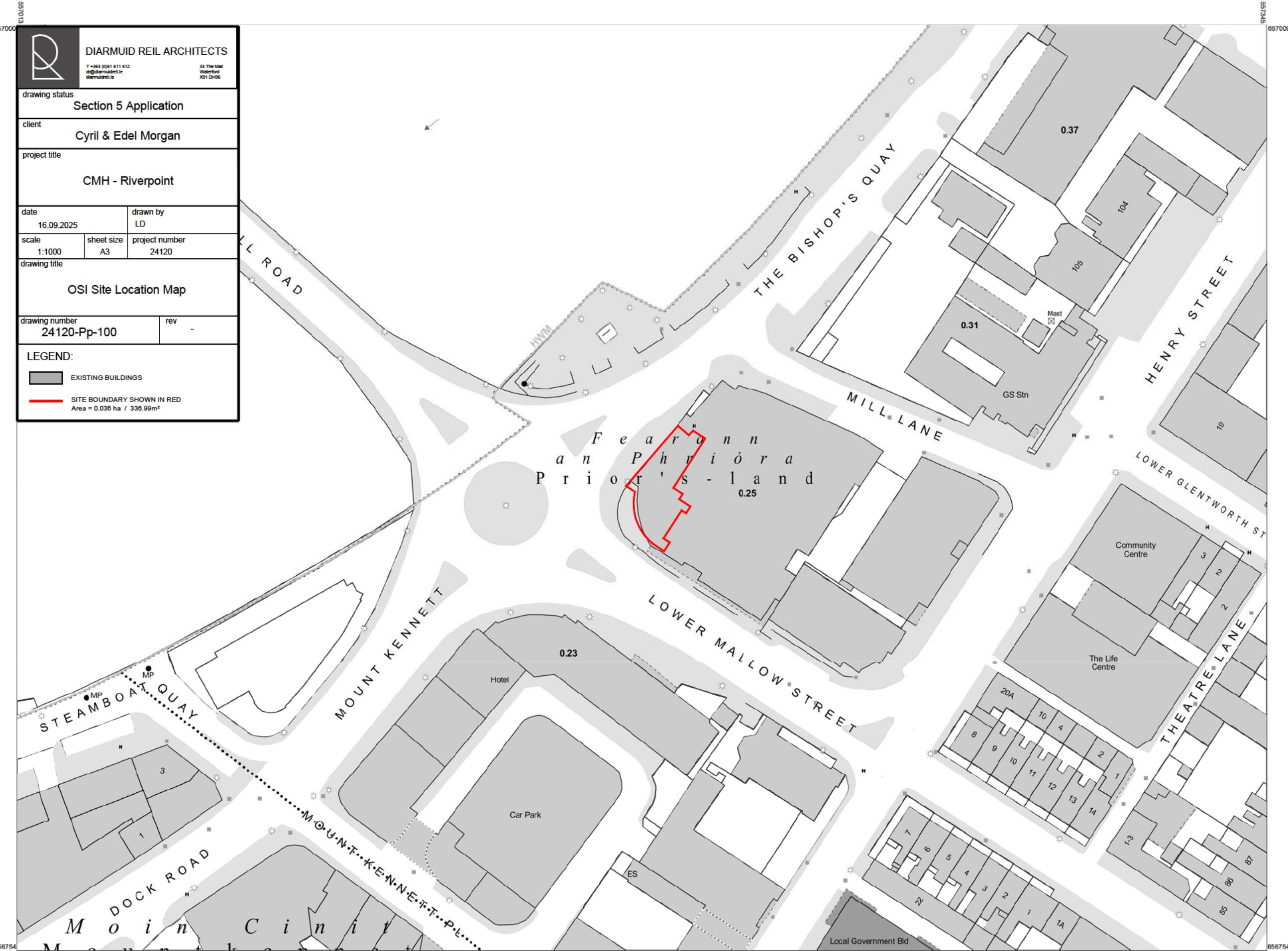
scale
1:1000 **sheet size** A3 **project number** 24120

drawing title
OSI Site Location Map

drawing number
24120-Pp-100 **rev** -

LEGEND:

- EXISTING BUILDINGS
- SITE BOUNDARY SHOWN IN RED
Area = 0.036 ha / 336.99m²



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
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'Large Scale Legend'

**CENTRE
COORDINATES:**
ITM 557179, 656877

PUBLISHED:
10/09/2025 **ORDER NO.:**
50489815_1

MAP SERIES:
1:1,000 **MAP SHEETS:**
4743-02

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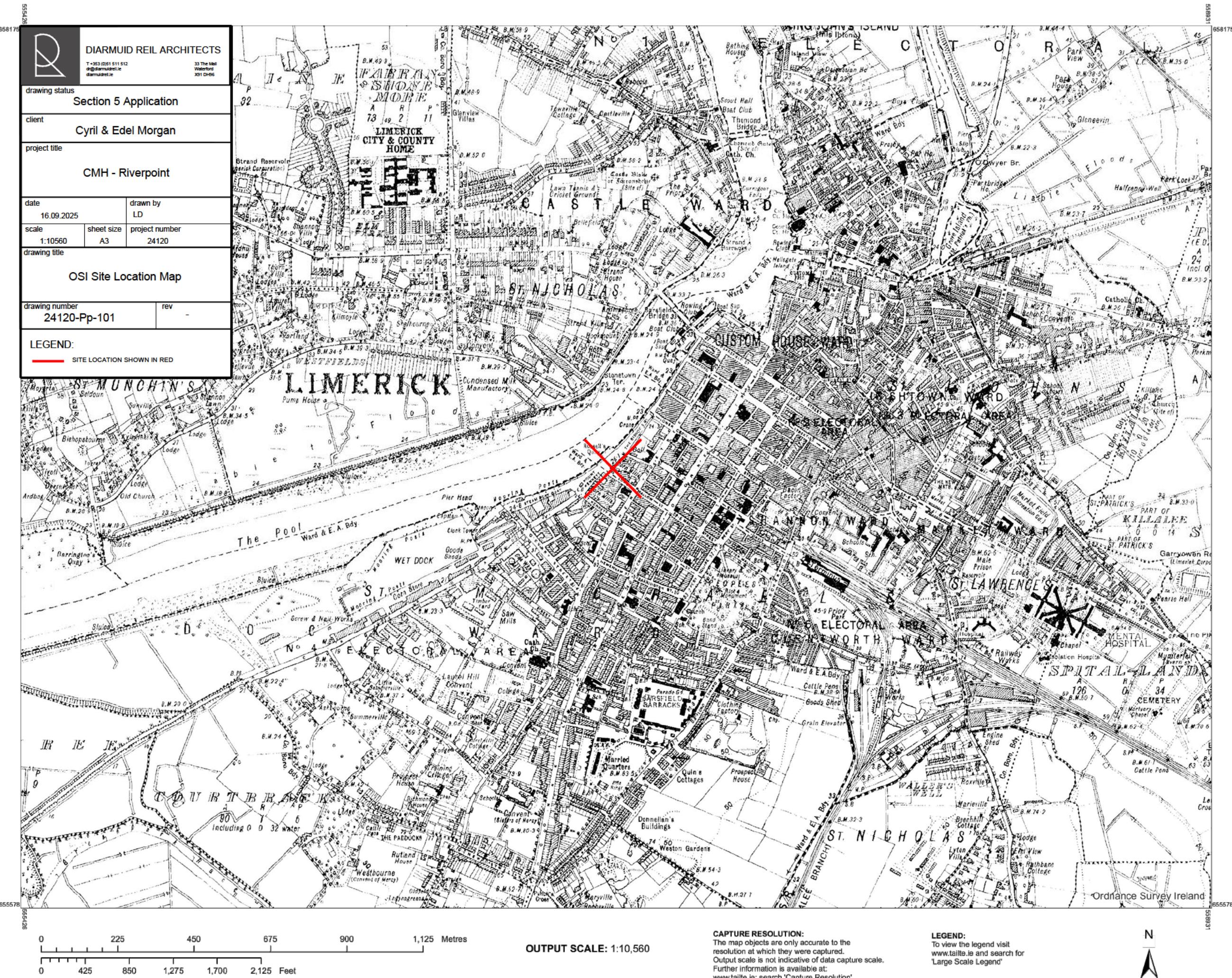
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Site Location Map



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ITM 557179, 556877

PUBLISHED:
10/09/2025

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50489815_1

MAP SERIES:
6 Inch Raster

MAP SHEETS:
CE063+063A

LK005

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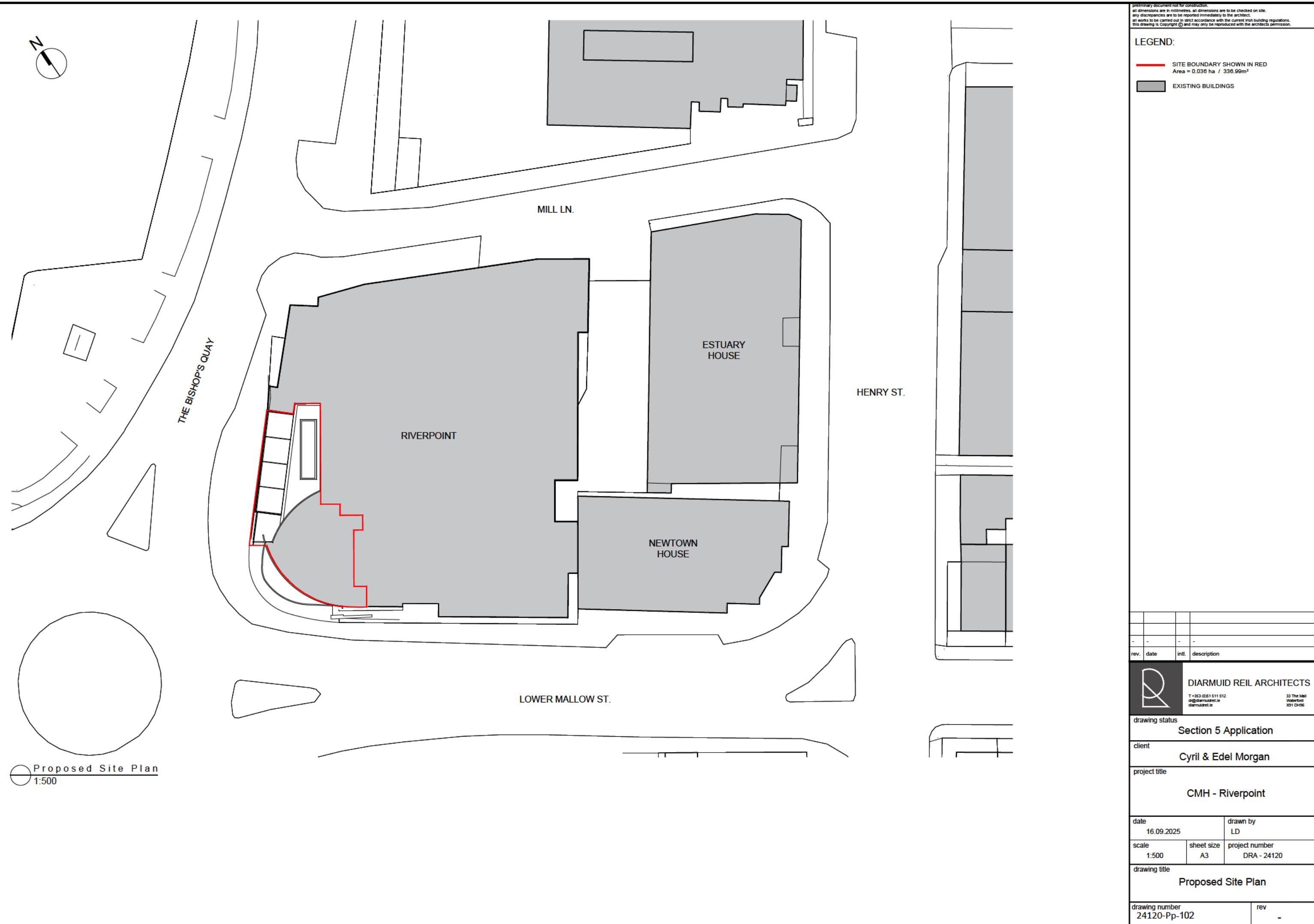
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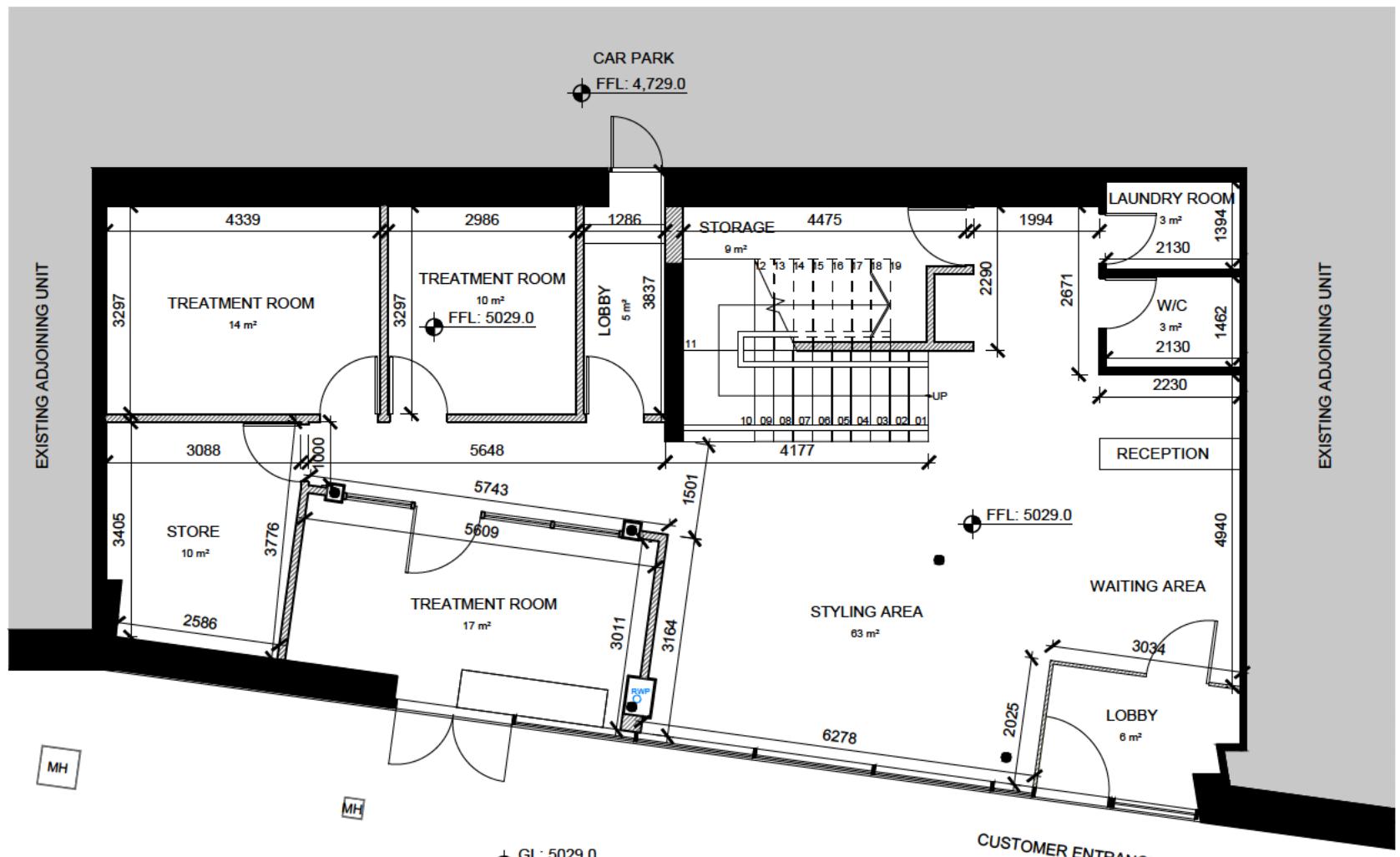
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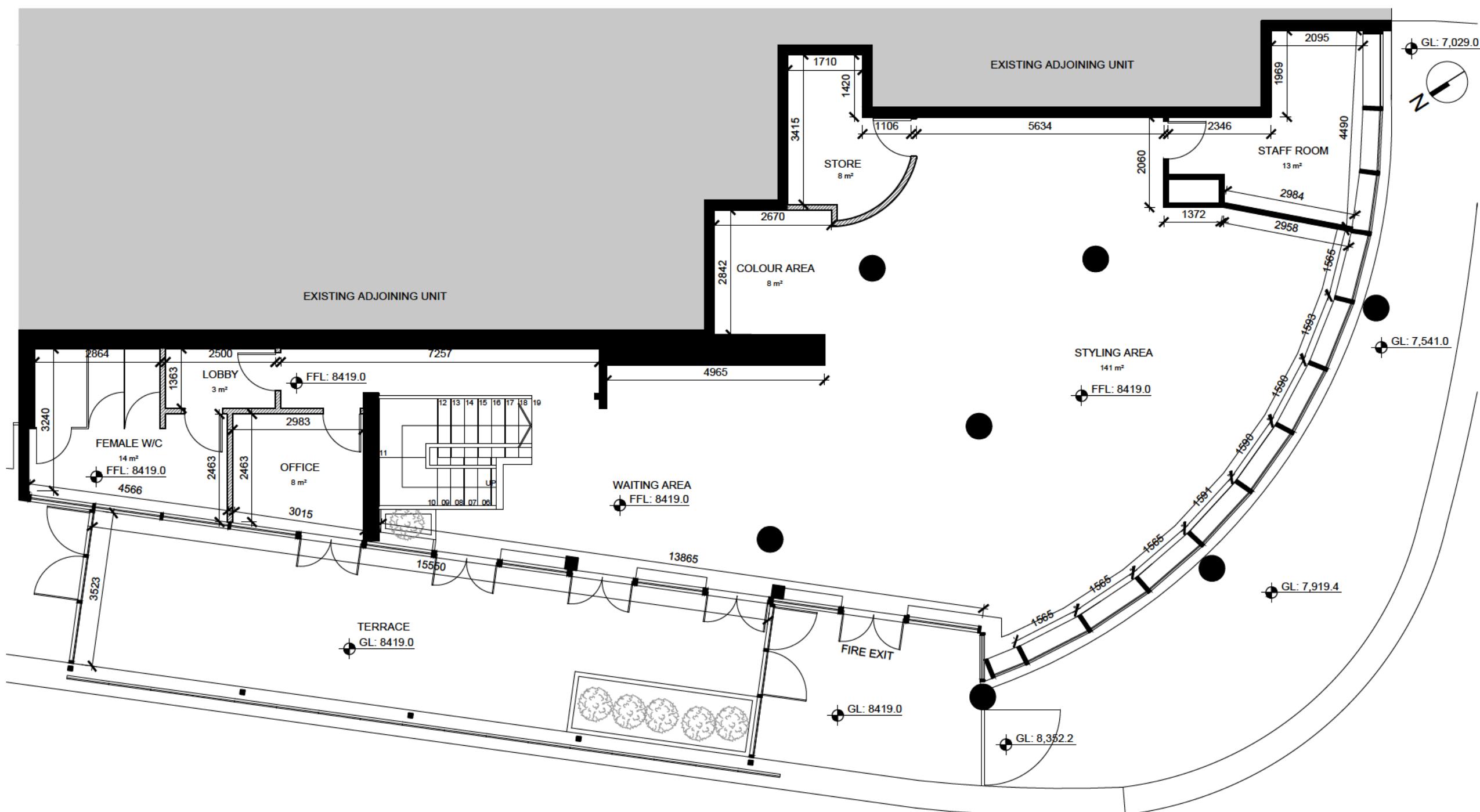


LEGEND:

 EXISTING BUILDINGS



-	-	-	-		
rev.	date	intl.	description		
 DIARMUID REIL ARCHITECTS T +353 (051) 511 512 diarmuidreil.ie 23 The Mall Waterford X91 DH96					
drawing status					
Section 5 Application					
client					
Cyril & Edel Morgan					
project title					
CMH - Riverpoint					
date		drawn by			
17.09.2025		LD			
scale	sheet size	project number			
1:100	A3	DRA - 24120			
drawing title					
Proposed Ground Floor Plan					
drawing number			rev		
24120-Pp-200			-		



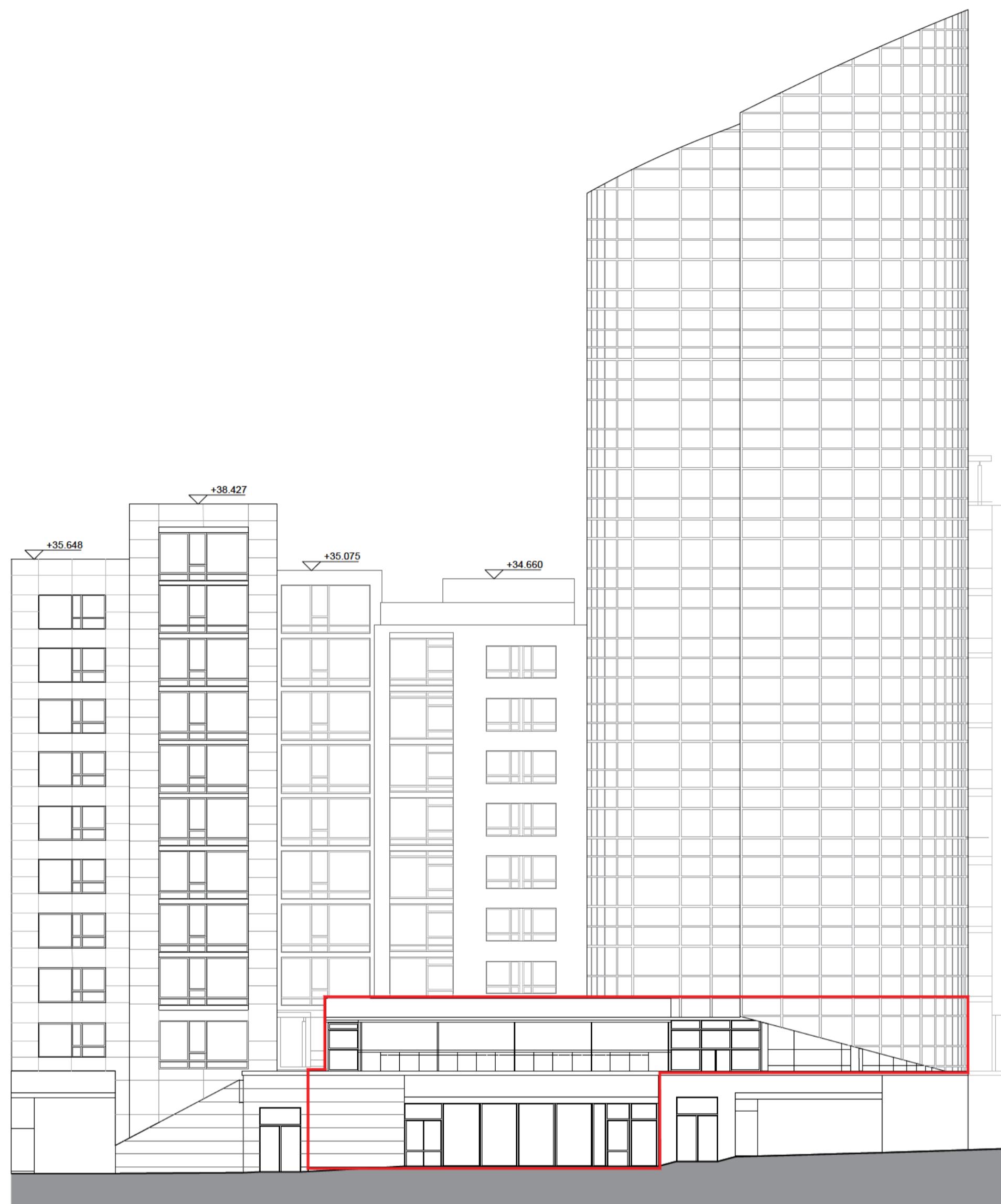
Proposed First Floor Plan
1:100

preliminary document not for construction.
all dimensions are in millimetres, all dimensions are to be checked on site.
any discrepancies are to be reported immediately to the architect.
all works to be carried out in strict accordance with the current Irish building regulations.
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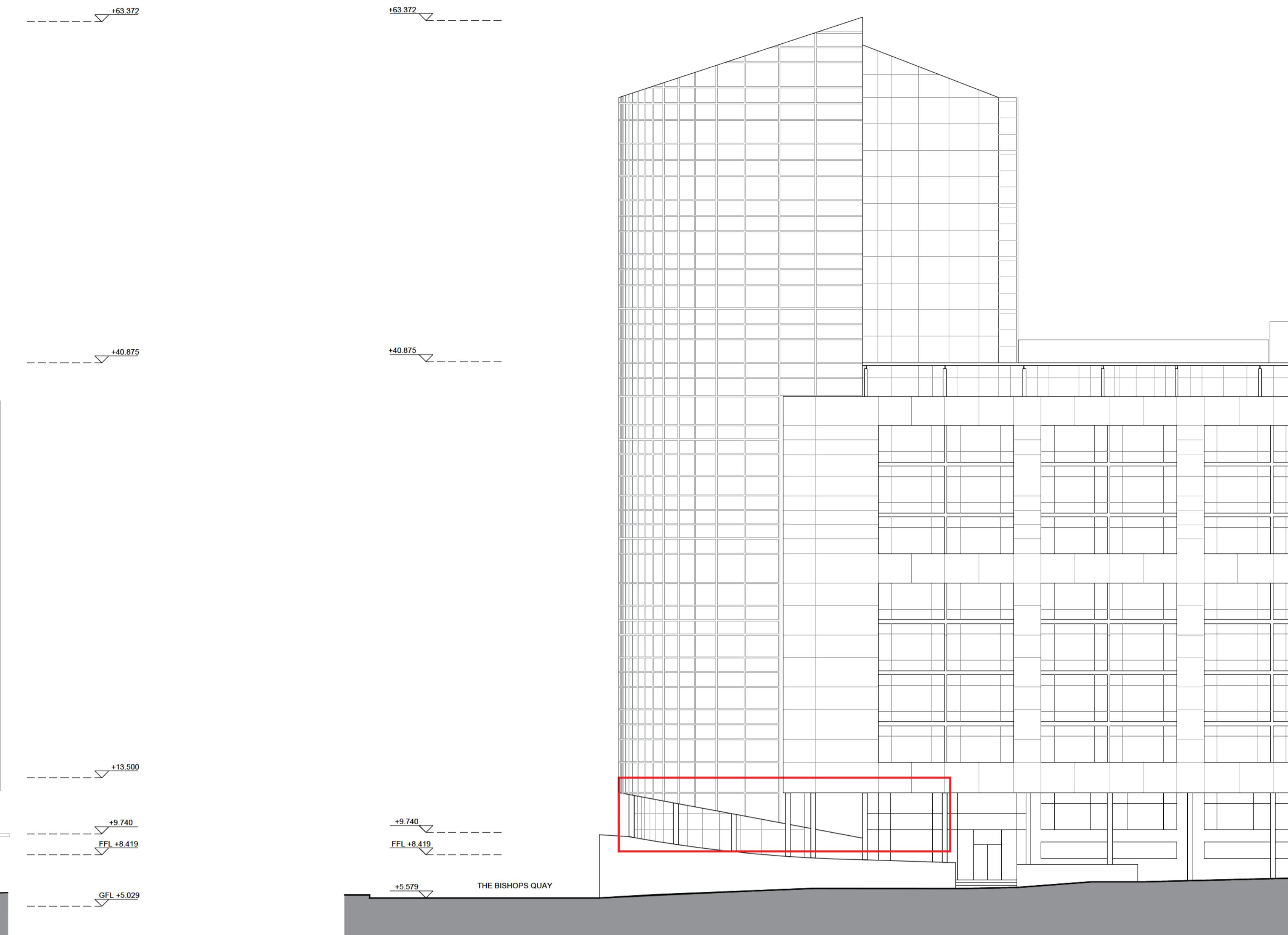
LEGEND:

EXISTING BUILDINGS

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drawing status Section 5 Application			
client Cyril & Edel Morgan			
project title CMH - Riverpoint			
date 17.09.2025		drawn by LD	
scale 1:100		sheet size A3	project number DRA - 24120
drawing title Proposed First Floor Plan			
drawing number 24120-Pp-201			rev -



 Proposed Front Elevation
1:200

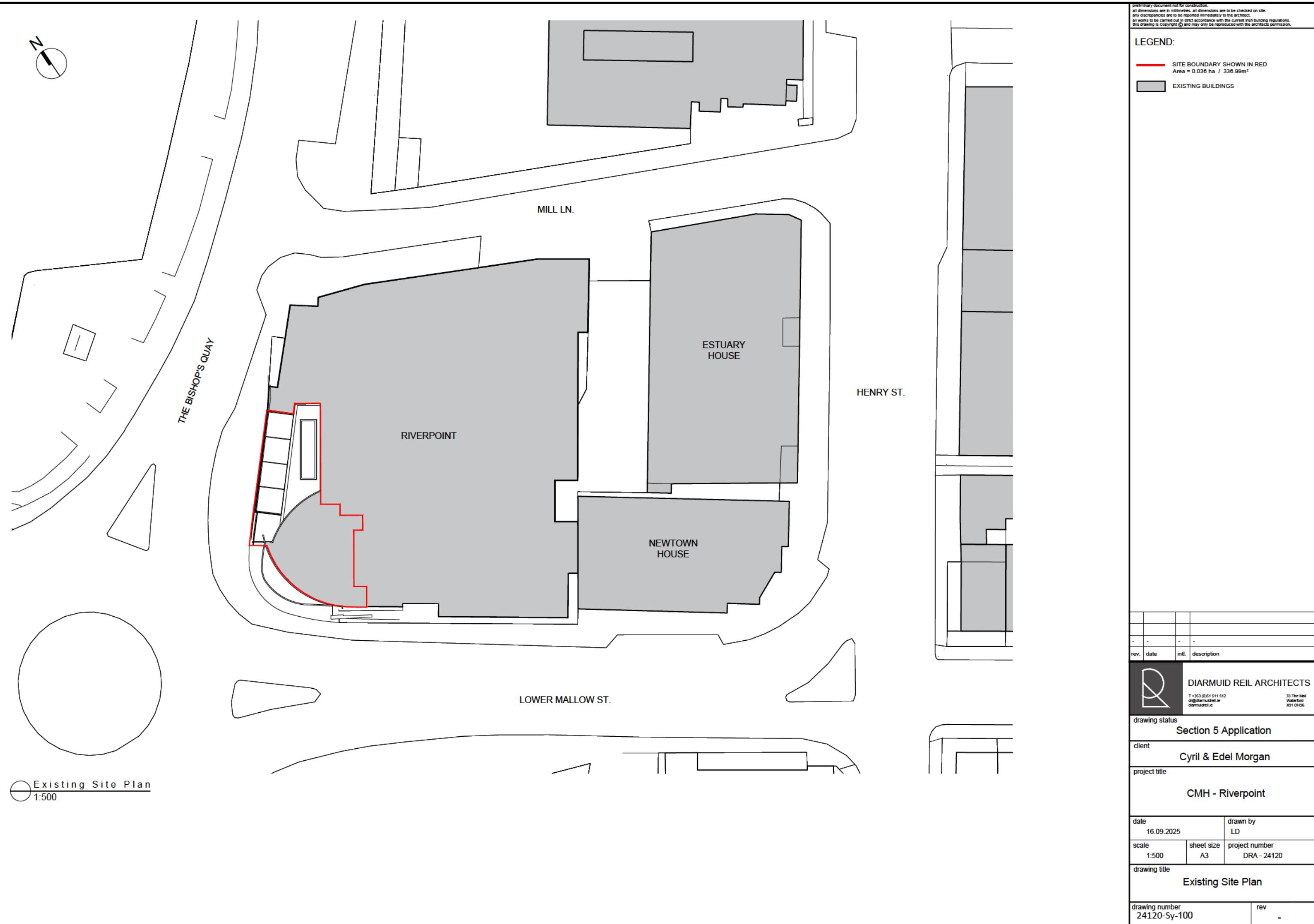


 Proposed Side Elevation
1:200

LEGEND

— SITE BOUNDARY

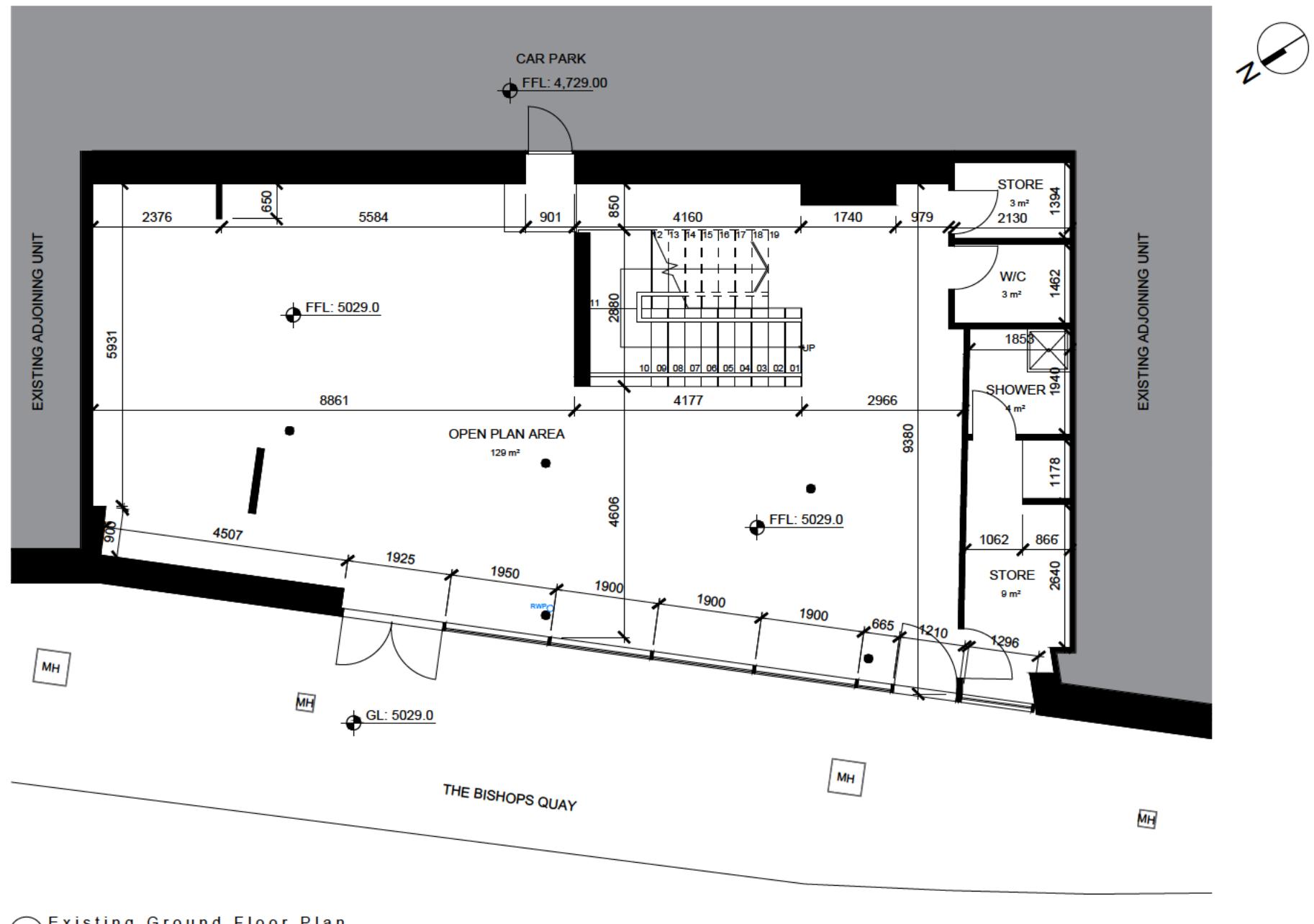
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<p>drawing status</p> <h2>Section 5 Application</h2>			
<p>client</p> <h3>Cyril & Edel Morgan</h3>			
<p>project title</p> <h3>CMH - Riverpoint</h3>			
<p>date</p> <p>16.09.2025</p>		<p>drawn by</p> <p>LD</p>	
<p>scale</p> <p>1:200</p>	<p>sheet size</p> <p>A1</p>	<p>project number</p> <p>24120</p>	
<p>drawing title</p> <h2>Proposed Elevations</h2>			
<p>drawing number</p> <p>24120-Pp-400</p>			<p>rev</p> <p>-</p>



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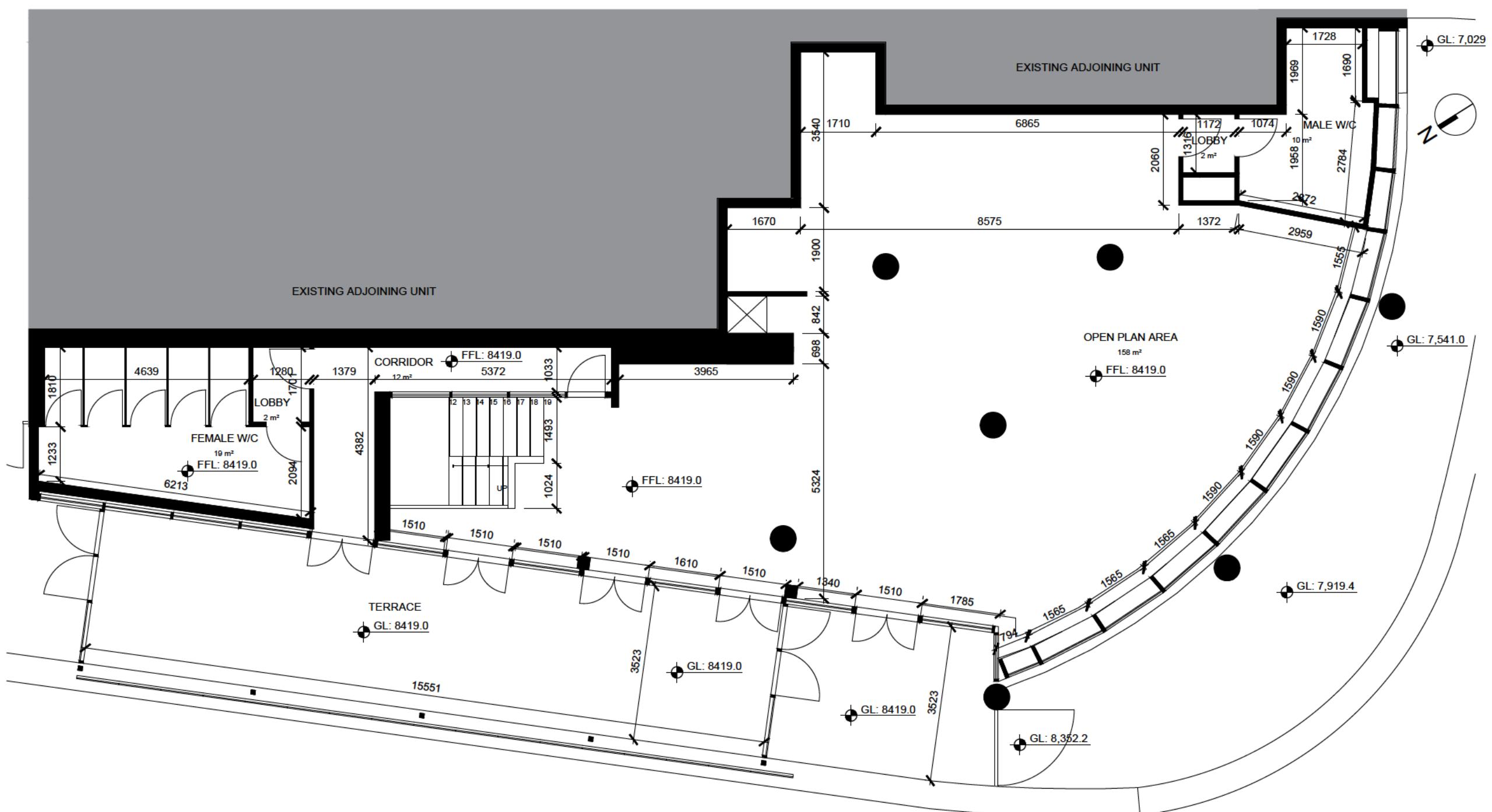
LEGEND:

EXISTING BUILDINGS



Existing Ground Floor Plan

-	-	-	-
rev.	date	int'l.	description
 <p>DIARMUID REIL ARCHITECTS</p> <p>T: +353 (0)51 511 512 dg@diarmuidreil.ie diarmuidreil.ie</p> <p>33 The Mall Waterford X91 DH96</p>			
drawing status			
Section 5 Application			
client			
Cyril & Edel Morgan			
project title			
CMH - Riverpoint			
date 17.09.2025		drawn by LD	
scale 1:500	sheet size A3	project number DRA - 24120	
drawing title			
Existing Ground Floor Plan			
drawing number 24120-Sy-200		rev -	



Existing First Floor Plan
1:100

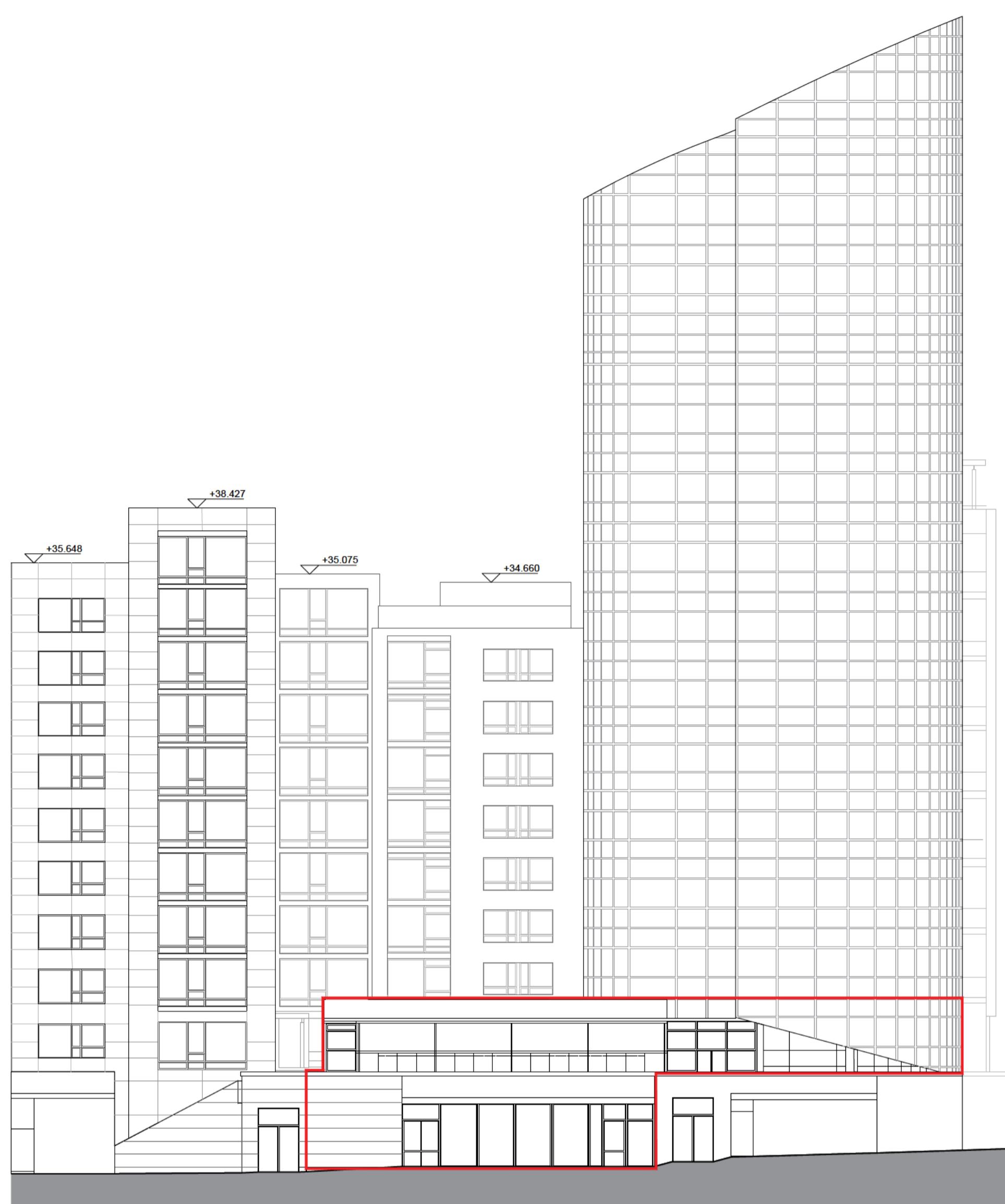
preliminary document not for construction.
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LEGEND:

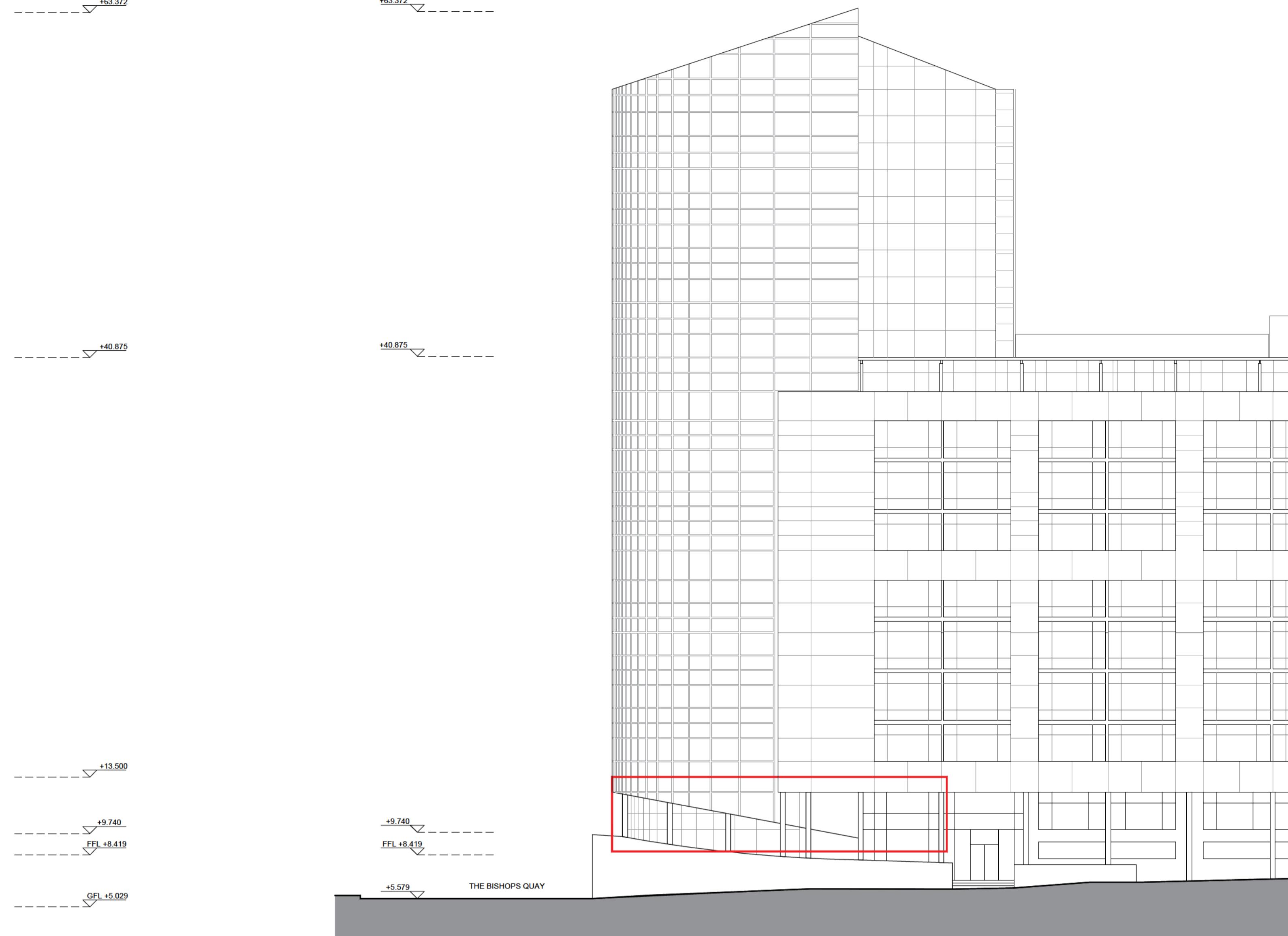
 SITE BOUNDARY SHOWN IN RED
Area = 0.036 ha / 336.99m²

 EXISTING BUILDINGS

-	-	-	-
rev.	date	int'l.	description
		DIARMUID REIL ARCHITECTS T +353 (0)61 511 512 diarmuidreil.ie diarmuidreil.ie	
drawing status Section 5 Application			
client Cyril & Edel Morgan			
project title CMH - Riverpoint			
date 17.09.2025		drawn by LD	
scale 1:500		sheet size A3	project number DRA - 24120
drawing title Existing First Floor Plan			
drawing number 24120-Sy-201			rev -



Existing Front Elevation
1:200



Existing Side Elevation
1:200

LEGEND

— SITE BOUNDARY

rev.	date	intl. description
	DIARMUID REIL ARCHITECTS	T +353 (0)51 511 512 dr@diarmuidreil.ie diarmuidreil.ie
		33 The Mall Waterford X91 DH96
drawing status	Section 5 Application	
client	Cyril & Edel Morgan	
project title	CMH - Riverpoint	
date	drawn by	
16.09.2025	LD	
scale	sheet size	project number
1:200	A1	24120
drawing title	Existing Elevations	
drawing number	24120-Sy-400	rev
		-

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

Reference no.	EC-195-25
Name and Address of Applicant:	Edel & Cyril Morgan Hawthorn House Beabus Adare Co. Limerick
Agent:	Diarmuid Reil Architects 33 The Mall Waterford X91 DH96
Location:	Unit 2 and 5, Riverpoint Bishops Quay Limerick
Description of Site and Surroundings:	The site is at ground and first floor of the Riverpoint Building which is located at the corner of the R527 and Bishops Quay within Limerick City Centre.
Zoning: City Centre	
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:
	<ul style="list-style-type: none">• Change of use from public house to hair dressers and internal modifications. The site is at ground and first floor only of Riverpoint.
	This Section 5 declaration includes the following:
	<ul style="list-style-type: none">• Application Form• Site location• Elevations• Floor plans
Planning History:	
24/61186:	Newreed Taverns Ltd applied for permission for a change of use of an existing disused bar/restaurant to the use as a gym. No response has been received with regards to the further information request.
21/1339:	Skyline Shisha Bar Ltd granted conditional permission for retention of enclosure of the existing first floor balcony area
05/770416:	Mark McMahon granted conditional permission for addition of external signage, lighting and awnings at first floor at previously approved bar/restaurant development 04/206.
04/770206:	Fordmount Development granted conditional permission to amend 03/134 for residential, apartments, office, retail, restaurant, bar, car parking, entrance, plant room, ESB substation

Enforcement History

N/A

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 the change of use from public house to hairdressers constitutes 'works' and 'development'.

Is the proposal exempted development?

The proposal for the change of use from public house to hairdressers will be assessed under Class 14 Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Class 14 Change of use

Development consisting of a change of use—

(a) from use for the sale of hot food for consumption off the premises, or for the sale or leasing or display for sale or leasing of motor vehicles, to use as a shop,

(b) from use as a public house, to use as a shop,

(c) from use for the direction of funerals, as a funeral home, as an amusement arcade or a restaurant, to use as a shop,

(d) from use to which class 2 of Part 4 of this Schedule applies, to use as a shop,

(e) from use as 2 or more dwellings, to use as a single dwelling, of any structure previously used as a single dwelling,

(f) from use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such person

The proposed change of use falls under Class 14 b. There are no conditions or limitations outlined in Column 2 with regards to same.

In Article 5 (1) of Part 2 (Exempted Development) of the Planning and Development Regulations 2001 (as amended) a shop is defined as a *structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public—*

(a) for the retail sale of goods,

(b) as a post office,

(c) for the sale of tickets or as a travel agency,

(d) for the sale of sandwiches or other food for consumption off the premises, where the sale of such food is subsidiary to the main retail use,

(e) for hairdressing,

(f) for the display of goods for sale,

(g) for the hiring out of domestic or personal goods or articles,

(h) as a launderette or dry cleaners,
(i) for the reception of goods to be washed, cleaned or repaired,
but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food for consumption off the premises, except under paragraph (d) above, or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;

Based on the above, a hairdressers is considered a 'shop' therefore the proposed change of use from public house to hairdresser is considered exempted development.

4(1)(h) of the Planning and Development Act 2000 (as amended)

Exempted development –‘development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures’.

The proposed alterations includes internal modifications only. No works are proposed to the external elevations. While same are considered works, they works do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

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

Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

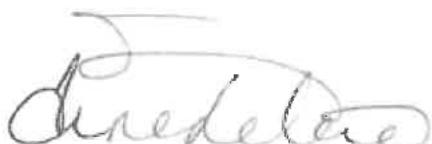
Conclusion/Recommendation

The change of use from a public house to a hairdressers detailed on the application and plans submitted is considered to be within the scope of Class 14 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 14 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) Article 5 (1) of Part 2 of the Planning and Development Regulations 2001 (as amended)
- (d) 4(1)(h) of the Planning and Development Act 2000 (as amended)
- (e) The plans & particulars submitted with the application received on 18th September 2025.

It is therefore considered that the said works are development and exempted development under Class 14 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).



Áine Leland
Executive Planner
Date 14/10/2025

Agreed _____
Barry Henn, A.S.P
Date: 15/10/2025

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/195/25
b. Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether the change of use from public house to shop or is not exempted development.
c. Brief description of site characteristics:	The site is located within the built environment of Limerick City
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
Lower River Shannon SAC 002165	Lower River Shannon SAC National Parks & Wildlife Service (npws.ie)	40m	No	N
River Shannon & River Fergus Estuaries SPA 004077	River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service (npws.ie)	40m	No	N

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 • Vegetation clearance	None. Works are minimal and will involve temporary construction works to the internal fabric

<ul style="list-style-type: none"> • 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 	of the building; 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 to the internal fabric of the building 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: <p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	
	None. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

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

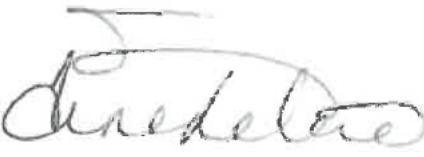
STEP 4: Screening Determination Statement <p>The assessment of significance of effects:</p> <p>Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives</p>

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- 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,

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.

Conclusion: AA 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:	 _____ Aine Leland Executive Planner 14/10/2025	
Signature and Date of the Decision Maker:	 _____ Barry Henn, A. Senior Planner 14/10/2025	

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC/195/25
Development Summary:	Whether the change of use from public house to shop and internal modifications to the ground floor and first floor of the building is or is not exempted development.
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> X 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"/> X 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"/> X 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:	

	Aine Leland, Executive Planner 14/10/2025
Signature and Date of the Decision Maker:	 Barry Henn, A. Senior Planner 14/10/2025

Appendix 3 - Site 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:

**Edel & Cyril Morgan,
c/o Diarmuid Reil Architects,
33 The Mall,
Waterford.
X91 DH96**

EC/195/25

16 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/2025/1152

File Ref No. EC/195/25

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

RE: **A change of use & internal modifications at Unit 2 and 5, Riverpoint, Bishops Quay, 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 Áine Leland, Executive Planner dated 14/10/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Edel & Cyril Morgan, c/o Diarmuid Reil Architects, 33 The Mall, Waterford to state that the works as described above is

Development and is Exempt Development.

Signed

B. Henn

A/SENIOR PLANNER, PLANNING & PLACE-MAKING

Date

16/10/2025

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1152 dated *16/10/2025*, 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/195/25

Name and Address of Applicant: Edel & Cyril Morgan, Hawthorn House, Beabus, Adare, Co. Limerick

Agent: Diarmuid Reil Architects, 33 The Mall, Waterford

Whether the change of use & internal modifications at Unit 2 and 5, Riverpoint, Bishops Quay, 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 18th of September 2025.

AND WHEREAS the Planning Authority has concluded that the change of use & internal modifications at Unit 2 and 5, Riverpoint, Bishops Quay, Limerick **DOES** come within the scope of exempted development under Class 14 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 Exempt Development**.

Signed on behalf of the said Council

Date: 16.10.2025

NOTE: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Coimisiún Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.