

Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

JOE GODFREY

Applicant's Address:

37 GLENANAR AVE
WOODVIEW PARK
LIMERICK

Telephone No.

Name of Agent (if any):

Address:

Telephone No.

Address for Correspondence:

37 GLENANAR AVE
WOODVIEW PARK
LIMERICK

Location of Proposed development (Please include **EIRCODE**):

CAHERNORRY

DROM BANNA

V94 R8HF

Description of Proposed development:

TO RENOVATE TOTALLY TO BE AN
EXTRA BEDROOM WITH ENSUITE
IN THE ADJOINING OLD FORGE
PREVIOUSLY USED AS GRANNY FLAT.

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

Is this a Protected Structure or within the curtilage of a Protected Structure.

YES/NO

Applicant's interest in site:

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

SITE LOCATION MAP

SITE LAYOUT PLAN

DIMENSIONED PLANS / ELEVATIONS

STRUCTURE ENGINEER REPORT.

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

If Yes please provide floor areas of all existing structures:

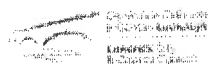
GROUND FLOOR PLAN INCLUDED

Signature of Applicant (or Agent)

See Godfrey

09/10/2025, 14:34

Receipt details



LIMERICK CITY & COUNTY COUNCIL
CASH OFFICE
CIVIC OFFICES
DOORADOYLE
CO LIMERICK

09/10/2025 14:32:13
Receipt No.: LA25/25192145
Customer Address:

Joe Godfrey
37 Glenanaar Avenue
Woodview
Caherdavin
Limerick

Code	Ref	Amount	VAT
	EXEMPTION		
PL041	CERTIFICATE	80.00 EUR	0.00 EUR
	S		

Paid with: Credit / Debit Card
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



NOTES:
1. All levels are relative to Ordnance Datum
Malin Head
2. 50m sq grid relative to Irish Transverse Mercator
co-ordinate reference system

SYMBOL LEGEND			
Telecom Pole	ESB Pole	Telecom Pole	ESB Pole
Lamp Standard	Traffic Light	Lamp Standard	Traffic Light
Sign	Traffic Sign	Sign	Traffic Sign
Camera	Bollard	Camera	Bollard
Light	Post	Light	Post
Gas Box	Bin	Gas Box	Bin
Telecom Duct	ESB Duct	Telecom Duct	ESB Duct
Telecom Box	ESB Box	Telecom Box	ESB Box
Cable TV Duct	Service	Cable TV Duct	Service
Fire Hydrant	Earth Rod	Fire Hydrant	Earth Rod
Manhole & Cover Level	Armstrong Junction	Manhole & Cover Level	Armstrong Junction
Gully	Drain	Gully	Drain
Tree	Bush/Shrub	Tree	Bush/Shrub
Gate	Pipe	Gate	Pipe
Air Valve	Sluice Valve	Air Valve	Sluice Valve
Water Valve	Water Meter	Water Valve	Water Meter
Valve	Spot Height	Valve	Spot Height
Ridge Height	Eaves Height	Ridge Height	Eaves Height
Finished Floor Level	Roof Height	Finished Floor Level	Roof Height
Coping Height	Boundary Height	Coping Height	Boundary Height

LINE TYPE LEGEND			
Wall	Building	Wall	Building
Footpath	Plinth	Footpath	Plinth
Concrete Edge	Step	Concrete Edge	Step
Fence	Mound	Fence	Mound
Centerline of Trees	Hedge	Centerline of Trees	Hedge
Drain/River	Flower Bed	Drain/River	Flower Bed
ESB Line	Telecom Line	ESB Line	Telecom Line
Kerb	Road	Kerb	Road
Contour Major	Contour Minor	Contour Major	Contour Minor
Bottom of Bank	Top of Bank	Bottom of Bank	Top of Bank
Yellow Line	White Line	Yellow Line	White Line

REVISIONS		
No.	Date	Description



18 Mulcair Centre, Annacotty Business Park, Annacotty, Co. Limerick
Tel: 061 546982 | Mob: 087 2659112 | Email: clan@controlsurveys.ie
Website: www.controlsurveys.ie

- Topographical Surveys
- Measured Building Surveys
- Legal Mapping
- As Built Surveys
- GPS Surveys
- Setting Out

Client:

Professionals:
Carr Associates Architects

Project Title:
Topographical Survey of Property Located at
Cahernary, Drombanna
Co. Limerick

Drawn: *AC* Dwg No: 25-336-01
Scale: 1:250 Date: 21-08-25

562440 mE, 652260 mN



Tailte Éireann
Clárúcháin, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Folio: LK25119

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

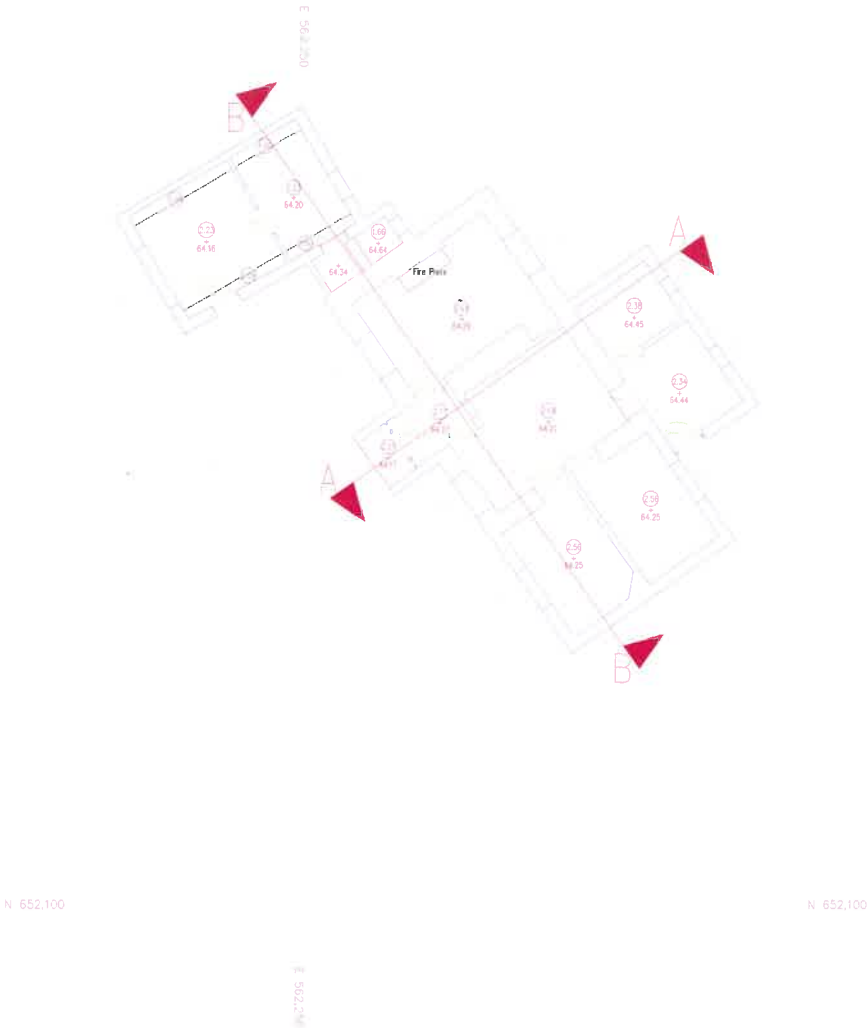


A full list of burdens and their symbology can be found at:
www.landdirect.ie

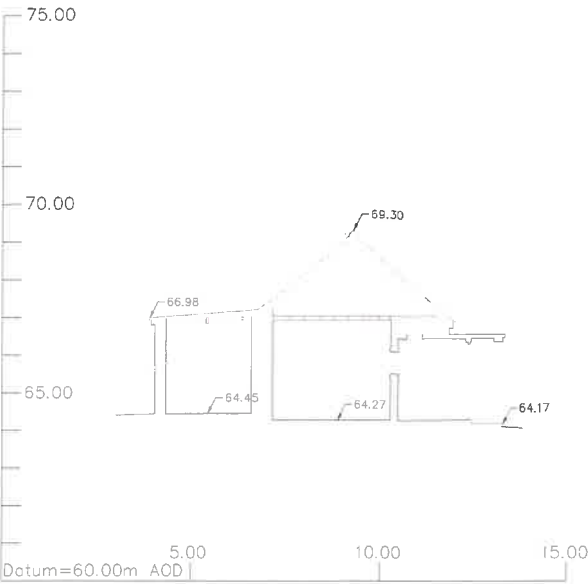
Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



GROUND FLOOR PLAN



SECTION A



SECTION B



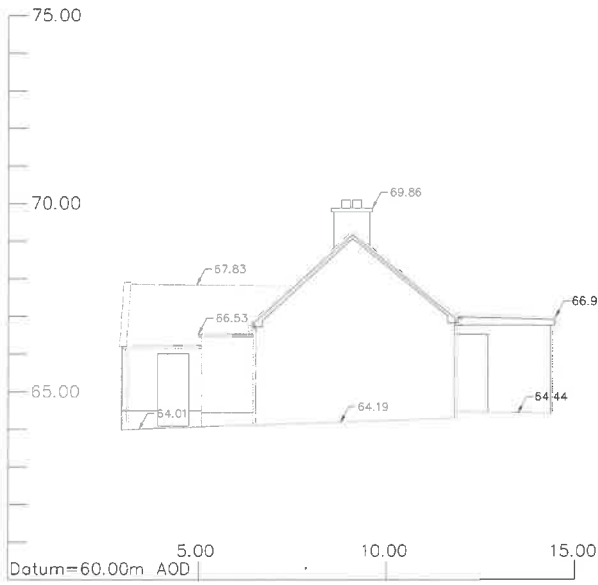
FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



NOTES:
1. All levels are relative to Ordnance Datum
Main Head
2. 50m sq grid relative to Irish Transverse Mercator
co-ordinate reference system

FLOOR PLAN LEGEND			
Window Cill Level		Door Head Height	
Window Head Height		Underside of Beam	
Underside of Arch		Spring of Arch	
Floor to Ceiling Height	±0.00	Floor Level	

REVISIONS		
No.	Date	Description

Control Surveys
land and building surveyors

18 Mulcair Centre, Annacotty Business Park, Annacotty, Co. Limerick
Tel: 061 546882 | Mob: 087 2659112 | Email: clw@controlsurveys.ie
Website: www.controlsurveys.ie

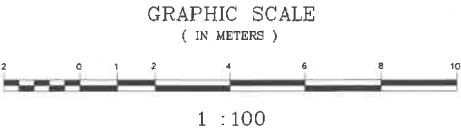
- Topographical Surveys
- Measured Building Surveys
- Legal Mapping
- As Built Surveys
- GPS Surveys
- Setting Out

Client:

Professional:
Carr Associates Architects

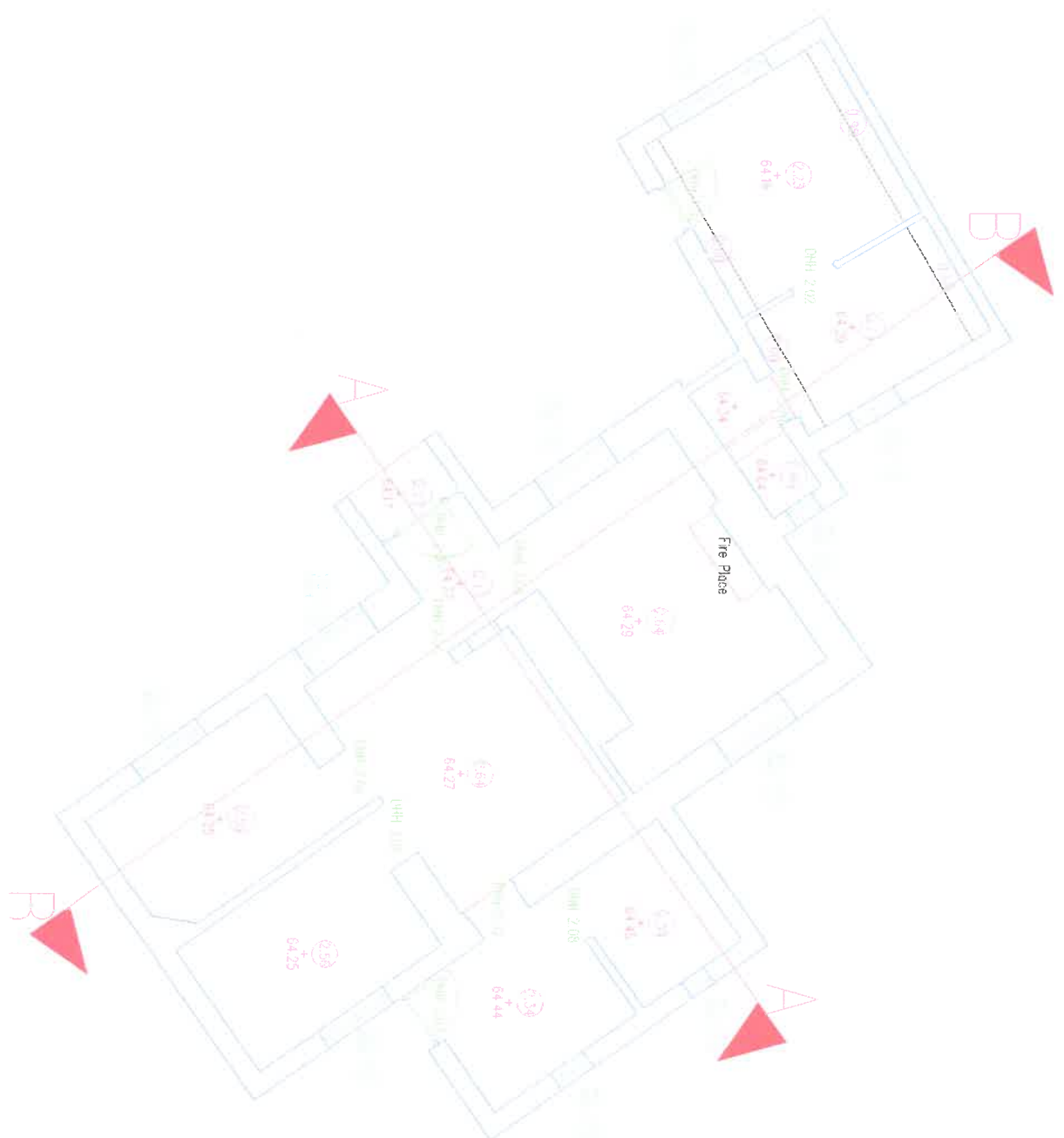
Project Title:
Ground Floor Plan, Elevations and Sections
of Property Located at Cahernary,
Drombanna, Co. Limerick

Drawn: AC Dwg No: 25-336-02
Scale: 1:100 Date: 21-08-25



GROUND FLOOR PLAN

E 552 120



562390, 652177

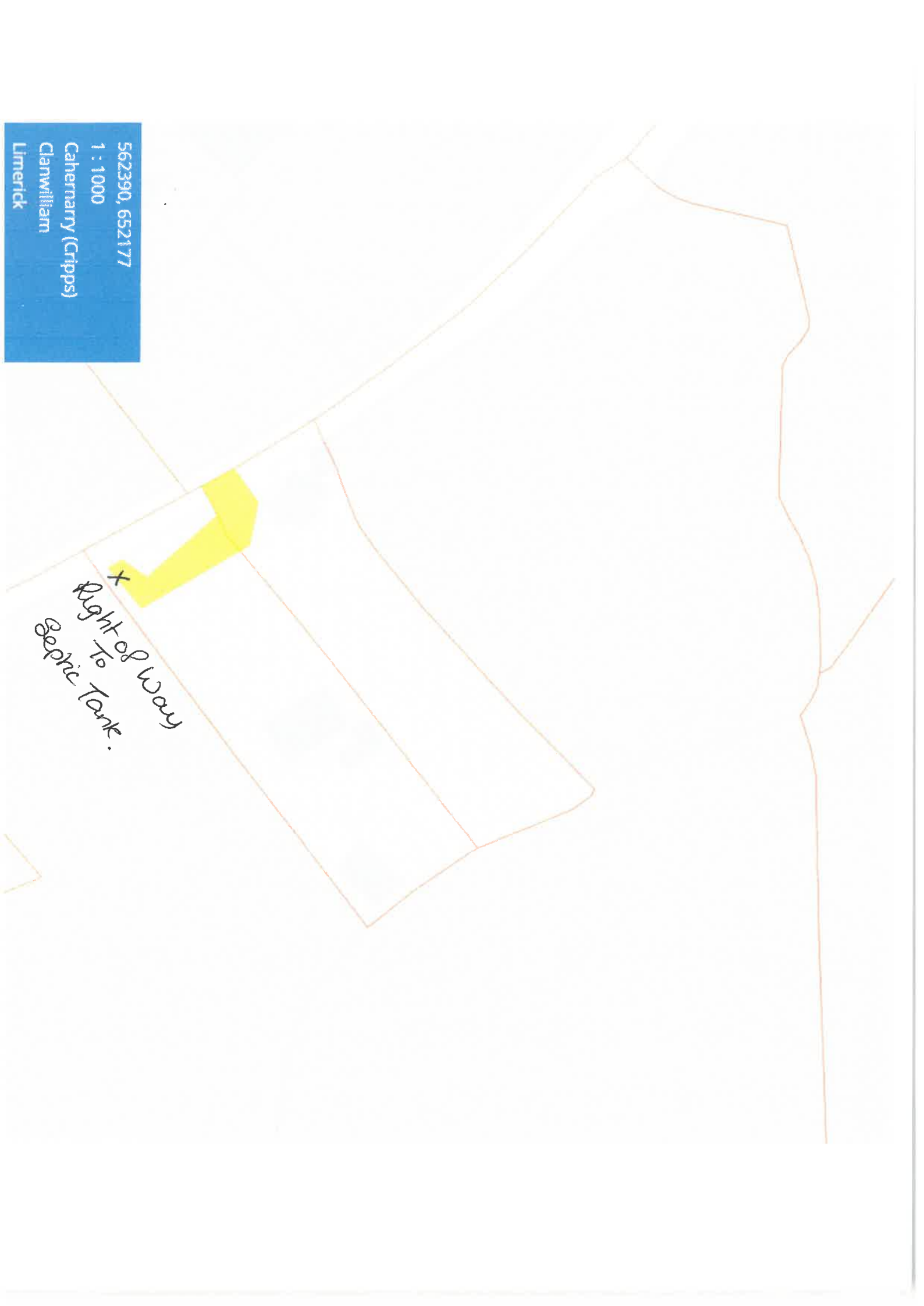
1 : 1000

Cahernarry (Cripps)

Clanwilliam

Limerick

+
Right of Way
To
Geopie Tank.



37 Glenanaar Ave

Woodview

Limerick

09/10/2025

RE: SECTION 5 Planning Exemption

To whom it concerns

I am preparing to apply for a vacant property/derelict grant for the Property located at Cahernorry, Drombanna, Co Limerick V94 R8HF and is over 100 years old.

The property has been severely damaged by fire 10 years ago. It was my mother's family home and we want to see the property restored.

Adjoined to the house is a small FORGE that was my great-grandfathers as he was the local blacksmith, and because of the history and needing it as a bedroom we would like to retain the building as my grandmother lived there as a granny flat over 25 years ago

We plan to make it into a guest bedroom with an en-suite

I have discussed this with planning authority and was advised to write to request a section 5 planning exempt so that it can be included as part of the grant.

I enclose the following documents.

1. A map of the site and existing property.
2. Dimensional plans of the Forge and the existing house.
3. A structure engineer report.

Kind regards,



Joe Godfrey



BUILDING SURVEY REPORT



PROPERTY ADDRESS:

Cahernarry
Drombanna
Limerick
V94R8HF

CLIENTS NAME:

Joe Godfrey

DATE OF SURVEY VISIT:

6th August 2025

PREPARED BY:

Surveyor Gerry Dunne
Company Gerard Dunne

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Introduction

In accordance with instructions received from Joe Godfrey, Gerry Dunne A.Eng. M.I.E.I. has carried out a visual inspection of the subject property known as Cahernarry, Drombanna, Limerick, V94R8HF.

This Building Survey report has been produced following the inspection. If you decide not to act on the advice in this report, you do this at your own risk.

The report aims to help you:

- Make a reasoned and informed decision on whether to go ahead with buying the property
- Take account of any significant repairs or replacements the property needs; and
- Consider what further advice you should take before committing to purchase the property

Any extra services that the Surveyor provides that are not covered by the terms and conditions of this report must be covered by a separate contract.

It is to be stressed that it is not the intention of this report to enumerate each and every item of defect evident but rather to identify those defects and matters of significance that the Surveyor advises should be considered prior to the purchase of the property and may materially affect value.

If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later stage.

Please note that this Building Survey report is for the benefit of Joe Godfrey and their legal advisor and should not be reproduced in whole or part without the permission of the author/s. It shall not be relied upon by any third party without written consent of Gerard Dunne and any third party relying upon any part of this report does so entirely at their own risk.

B

Scope of Instruction

The Surveyor carries out a visual inspection only.

The Surveyor inspects the inside and outside of the main building and all permanent outbuildings, but they do not force or open up the fabric of the building. No account can be taken for work/issues that have been covered up.

The Surveyor undertakes a visual inspection of the accessible services and comments on any obvious defects, but he/she is not a qualified electrician, gas engineer, plumber or drainage contractor and are therefore not qualified to test or comment in detail upon the services within the building.

The Surveyor inspects roofs, chimneys and other surfaces on the outside of the building from ground level.

The Surveyor inspects the roof structure from the attic roof hatch or inside the roof space if there is access (although no insulation material, stored goods or other contents are lifted or moved). The Surveyor examines floor surfaces and under-floor spaces so far as there is safe access to these (although no furniture, floor coverings or other contents are lifted or moved). The Surveyor does not remove the contents of cupboards. The Surveyor is not able to assess the condition of the inside of any chimney, boiler or other flues. Also, the Surveyor does not remove secured panels or undo electrical fittings.

The Surveyor notes in their report if they are not able to check any parts of the property that the inspection would normally cover. If the Surveyor is concerned about these parts, the report will tell you about any further investigations that are needed.

The Surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs suggested may be expensive.

 Please read the 'Description of the Building Survey Report Service' (at the back of this report) for details of what is, and is not, inspected.

Condition Ratings & Terminology

To help describe the condition of the home, this report provides condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In section **E** the elements are presented in an overall summary table with the elements that have the worst condition rating reported first. In the element boxes in parts **G, H, I, J and K**, the report describes the elements in more detail. The condition ratings are described below.

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.
1	No repair is currently needed. The elements listed here must be maintained in the normal way. No obvious defect / presence noted during the visual inspection.
NI	Not inspected (see section B Scope of Inspection).
N/A	No condition rating provided as element not present or not applicable.

Where the phrases immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate:	As soon as possible
Short term:	Within 1 - 3 years
Medium term:	Within 3 - 5 years
Long term:	Within 5 - 10 years
Very long term:	Within 10 - 20 years

About the Inspection

Surveyor's Name

Gerry Dunne

Surveyor's Qualification

A.Eng. M.I.E.I.

Company Name

Gerard Dunne

Contact Details

gerdunne1@gmail.com
085 2447637
12 The Lodges, Ballykisteen, Monard, Tipperary

Date of the inspection

6th August 2025

Report reference number

GD/JG

Related party disclosure

N.A.

Full address of the property

Cahemarry
Drombanna
Limerick
V94R8HF

Weather conditions when the inspection took place

Weather was dry after overnight rain.

The status of the property when the inspection took place

The property is vacant and in a ruinous condition after a severe house fire at a date unknown.

Overall Opinion and Summary of the Condition Ratings

This section provides our overall opinion of the property and summarises the condition ratings of the different elements of the property. To determine the condition of the property, the Surveyor assesses the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

If an element is made up of several different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is noted here.

To make sure you get a balanced impression of the property, the Surveyor strongly recommends that you read all sections of the report, in particular the 'What to do now' section and discuss this with the Surveyor if required.

The overall opinion of the property

This property is in need of extensive remedial and modernisation works. I recommend that, if you wish to proceed, you should obtain further advice and quotations for repair works, as discussed in the Report.

3

Elements that require urgent attention

Section of the report	Element number	Element name
G: Outside the property	G1 G2 G5 G6 G7	Chimney stacks Roof coverings Windows External doors Conservatory and porches
H: Inside the property	H1 H2 H4 H7 H10 H11	Roof structure Ceilings Floors Woodwork (e.g. staircase and joinery) Thermal insulation & energy efficiency Internal Decoration
I: Services	I1	Electricity
J: Grounds		
K: Hazards & Environment		

2

Elements that require attention but are not serious or urgent

Section of the report	Element number	Element name
G: Outside the property	G3 G4 G9	Rainwater pipes and gutters Main walls External Decoration
H: Inside the property	H5	Fireplaces, chimney breasts and flues
I: Services		
J: Grounds	J2	Gardens & Outbuildings
K: Hazards & Environment	K1	Asbestos

1

Elements with no current issues

Section of the report	Element number	Element name
G: Outside the property		
H: Inside the property		
I: Services		
J: Grounds	J3	Boundary & Other
K: Hazards & Environment	K2 K3	Pyrite Mica

NI

Elements not inspected

Section of the report	Element number	Element name
G: Outside the property		
H: Inside the property	H9	Dampness, condensation and timber defects
I: Services	I6	Drainage
J: Grounds		
K: Hazards & Environment	K6 K7	Radon risk Invasive plants

N/A

No condition rating provided as element not present or not applicable

Section of the report	Element number	Element name
G: Outside the property	G8	Other joinery and finishes
H: Inside the property		
I: Services	I7	Common services
J: Grounds	J1	Garage
K: Hazards & Environment	K4 K5	Security & means of escape Flood risk

About the Property

Please note that all references in this report to left, right, front or rear are described assuming the reader is standing within the front of the property facing the Wrest facing..

Type of property

Fire damaged single storey dwelling on its own site.

Approximate year the property was built

The original cottage portion is possibly 100 years old.
The front porch may not be the original format.

Approximate year the property was extended

Small kitchen extension to the rear elevation at a date unknown.

Approximate year the property was converted

Not converted.

Information relevant to apartments, flats and maisonettes

N.A.

Freehold / Leasehold

Freehold according to the PRAI.

Construction

Original portion.
Random stone walls to original portion, blockwork to later additions.
Ballasted natural slate, timber battens and roof timbers to front elevation.
Slate on rear elevation may have an asbestos content.

Porch and Extension.
Torch-on felt, concrete slab to porch.
torch-on felt, ply decking to the kitchen extension.

Energy Efficiency Rating

N.A.

Mains services

The marked boxes show that the mains services are present:

Gas☐**Electric**☒**Water**☒**Drainage**☐**Central heating****Gas**☐**Electric**☐**Solid fuel**☒**Oil**☐**Heat pumps**☐**Solar**☐**Other**☐**None**☐**Other services or energy sources (including feed-in tariffs)**

N.A.

Grounds

Private garden to side and rear.

Location

Cahernarry Townland, / Drombanna, Limerick.

Facilities

N.A.

Local Environment

Countryside.

Outside the Property

Limitations to inspection

Roof examined from ground level.
Attic space examined from ground floor level due to severe damage to roof structure.

G1 Chimney stacks

Inspected from ground level.
left and right stacks appear to be ok but require an internal CCTV survey.
Central stack appears to have taken the brunt of the fire. and may be severely damaged.

3



Photo - 1



Photo - 2



Photo - 3



Photo - 4

G2 Roof coverings

Ridge line damaged, sagged.
Dislodged / broken slate.
Barges are poor.
Flat roof finishes, particularly the porch roof, are in poor condition.

3



Photo - 5



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11



Photo - 12



Photo - 13



Photo - 14



Photo - 15

G3 Rainwater pipes and gutters

No apparent fire damage but sagged and damaged in places.

2



Photo - 16

G4 Main walls

Settlement cracks evident on the front elevation, vertical between windows and to right of right hand window..

2



Photo - 17



Photo - 18



Photo - 19



Photo - 20

G5 Windows

Destroyed.

3



Photo - 21



Photo - 22

G6 External doors

Destroyed.

3



Photo - 23



Photo - 24

G7 Conservatory and porches

Destroyed

3

G8 Other joinery and finishes

N/A

G9 External Decoration

external decoration is poor and was not maintained.

2

Limitations to inspection

H1 Roof structure

Severe overall damage /destroyed.

3



Photo - 25



Photo - 26



Photo - 27



Photo - 28



Photo - 29



Photo - 30



Photo - 31



Photo - 32



Photo - 33



Photo - 34



Photo - 35



Photo - 36



Photo - 37



Photo - 38

H2 Ceilings

Destroyed.

3

H3 Walls and partitions

Severely fire damaged.



Photo - 39



Photo - 40



Photo - 41



Photo - 42



Photo - 43



Photo - 44



Photo - 45

H4 Floors

Heat damage.

3

H5 Fireplaces, chimney breasts and flues

Surround, grate and hearth are charred.
Chimney breast damaged.

2



Photo - 46



Photo - 47

H6 Built-in fittings

Destroyed.



Photo - 48

H7 Woodwork (e.g. staircase and joinery)

Destroyed.

3

H8 Bathroom fittings

Destroyed.

H9 Dampness, condensation and timber defects

Not inspected.

NI

H10 Thermal insulation & energy efficiency

Destroyed

3



Photo - 49



Photo - 50

H11 Internal Decoration

Destroyed.

3

Services

Services are generally hidden within the construction of the property. This means that the Surveyor can only inspect the visible parts of the available services, and he/she does not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern standards.

Limitations to inspection

N.I.

I1 Electricity

Safety warning: It is recommended that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

Destroyed

3



Photo - 51

I2 Gas/Oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Registered Gas Installer (RGI) or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air.

I3 Water supply & plumbing

Safety warning: It is recommended that you should get a fully insured and registered plumber to check the property's drains and its plumbing fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

I4 Heating

--

I5 Water heating

--

I6 Drainage

I was unable to allocate a condition rating to this element because I could not locate the septic tank on the site.

NI

I7 Common services

--

N/A

Grounds (including shared areas for apartments or flats)

Limitations to inspection

J1 Garage

No Garage.

N/A

J2 Gardens & Outbuildings

Private garden to the side and rear is overgrown and not maintained for quite some time. Original shed, to the left of the front elevation, is in poor condition.

2



Photo - 52



Photo - 53



Photo - 54



Photo - 55



Photo - 56



Photo - 57



Photo - 58

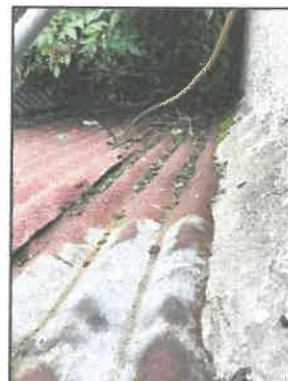


Photo - 59

J3 Boundary & Other

The property is registered under Folio LK25119F, Plan7 of the Registry of County Limerick. the dwelling and shed are contained within the confines of those boundaries delineated on same and on the ground.

A Certificate of Identity will should be provided.

1

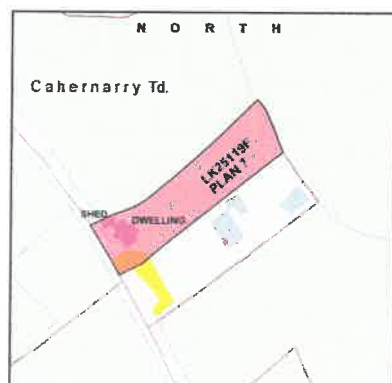


Photo - 60

Hazardous Materials & Environmental Concerns

K1 Asbestos

Possible asbestos content in the slate material on the rear elevation.
Because of the possible asbestos content above, these areas should not be disturbed without prior advice from a Licensed Asbestos Specialist or a Contractor experienced in this type of work.

2



Photo - 61

K2 Pyrite

We have not undertaken a full Pyrite survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you instruct a competent person to perform a Pyrite test in accordance with NSAI Standard I.S. 398-1:2017.

No obvious signs of Pyrite.

1

K3 Mica

We have not undertaken a Mica survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you obtain the relevant report from suitably qualified consultants.

No obvious signs of Mica.

1

K4 Security & means of escape

N/A

K5 Flood risk

N/A

K6 Radon risk

Radon can enter your home from the ground and build up to high levels indoors. Homes in some

parts of the country are more likely to have a radon problem than others. These are called High Radon Areas and are shown in light brown or dark brown on the radon map on <https://www.epa.ie/environment-and-you/radon/radon-map/> Even if your home is not in a High Radon Area, it may have high levels of radon.

NI

If this property is in an area affected by radon gas, you should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works (if required) are not too expensive. You should ask your legal adviser to advise you of the implications of this.

K7 Invasive plants

I have not checked for Japanese Knotweed or any other invasive plants. It is recommended that you commission an inspection and a report from a qualified contractor in this regard if it is a concern for you, as I cannot rule out the presence of Japanese Knotweed or any other invasive plants.

NI

Issues for your Legal Advisers

The Surveyor does not act as 'the Legal Adviser' and will not comment on any legal documents. However, if during the inspection the Surveyor identifies issues that your Legal Advisers may need to investigate further, the Surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

L1 Regulation

The original portion of the dwelling appears to have been constructed pre 1963/4 and possibly an exempted development within the meaning of Planning Legislation.

The Front Porch and Extension to the rear may be after that date and if so may have required Planning Permission.

You should consult with your Legal Advisor with regard to same.

L2 Guarantees & warranties

N.A.

L3 Insurance & reinstatement

You would be well advised to obtain quotations from Registered Reputable Building Contractors, with their own attendant Insurance, prior to undertaking any work on a property in this condition.

L4 Other matters

None.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

M1 Risks to the building

Water damage due to poor roofing.
Possible, unseen, internal damage to roof structure, floors and walls.
Rodent ingress.

M2 Risks to the grounds

N.A.

M3 Risks to people

The property should be maintained secured as is until such time that Registered Building Contractor is given the property in charge to refurbish it.
In the interim, it is unsafe.

M4 Other

N.A.

Surveyor's Declaration

"I confirm that I have inspected the property and prepared this report"

Signature



Qualifications

A.Eng. M.I.E.I.

For and on behalf of:

Company

Gerard Dunne

Address

12 The Lodges, Ballykisteen, Monard

County

Tipperary

Postcode

Phone number

085 2447637

Email

gerdunne1@gmail.com

Property address

Cahernarry, Drombanna, Limerick, V94R8HF

Clients name

Joe Godfrey

Date this report was produced

Wed 6th Aug 2025

Disclaimers

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor.

All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

What To Do Now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations?

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Description of the Building Survey Report Service

The service

The Building Survey Report Service includes:

- a visual inspection of the property (see 'The inspection');
- a report based on the inspection (see 'The report').

The Surveyor who provides the service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take account of any repairs or replacements the property needs;
- describe the identifiable risk of potential or hidden defects; and
- consider what further advice you should take before committing to purchase the property

The inspection

The Surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the Surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the Surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible. The Surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so. No account can be taken for work/issues that have been covered up.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the Surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the property

The Surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the Surveyor walks around the grounds and any neighbouring public property where access can be obtained. Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the Surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Apartments or Flats

When inspecting apartments or flats, the Surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The Surveyor inspects roof spaces only if they are accessible from within the property. The Surveyor does not inspect drains, lifts, fire alarms and security systems.

Dangerous materials, contamination and environmental issues

The Surveyor does not make any enquiries about contamination or other environmental dangers. However, if the Surveyor suspects a problem, he or she should recommend a further investigation.

The Surveyor may assume that no harmful or dangerous materials have been used in the construction and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the Surveyor must report this and ask for further instructions.

The Surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the Surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to

health or need any immediate payment. The Surveyor does not consult the duty holder.

The report

The Surveyor produces a report of the inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

The report is in a standard format and includes the following sections.

- A Introduction
- B Scope of Instruction
- C Conditions & Terminology
- D About the Inspection
- E Overall Opinion and Summary of the Condition Ratings
- F About the Property
- G Outside the Property
- H Inside the Property
- I Services
- J Grounds (including shared areas for flats / apartments)
- K Hazardous Materials & Environmental Concerns
- L Issues for your Legal Advisers
- M Risks
- N Surveyor's Declaration
- O What to do now
- P Description of the Building Survey Report Service
- Q Typical house diagram

Condition ratings

The Surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently.

Condition rating 2 – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 – no repair is currently needed. The property must be maintained in the normal way.

NI – not inspected.

N/A – No condition rating provided as element not present or not applicable.

The Surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the Surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The Surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The Surveyor has not prepared the Building Energy Rating Certificate (BER) as part of the Service for the property. If the Surveyor has seen the current BER, he or she will present the energy- efficiency and environmental impact ratings in this report. The Surveyor does not check the ratings and cannot comment on their accuracy.

Issues for legal advisers

The Surveyor does not act as 'the Legal Adviser' and does not comment on any legal documents. If, during the inspection, the Surveyor identifies issues that your legal advisers may need to investigate further, the Surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

This report has been prepared by a Surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed

entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the Surveyor may give you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

- 1 **The service** – the Surveyor provides the standard Survey Service ('the service') described in the 'Description of the Building Survey Report Service', unless you and the Surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the Surveyor. Examples of extra services include:
 - costing of repairs
 - schedules of works
 - supervision of works
 - re-inspection and
 - detailed specific issue reports.
- 2 **The surveyor** – the service is to be provided by a qualified Surveyor, who has the skills, knowledge and experience to survey and report on the property.
- 3 **Before the inspection** – you tell the Surveyors if you have any concerns (such as plans for extension) about the property.
- 4 **Terms of payment** – you agree to pay the Surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts Regulations or the Consumer Rights Act, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the Surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the Surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the Surveyor up until the date of cancellation.
- 6 **Liability** – the report is provided for your use, and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

The Surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the Surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the Surveyor and ask that it be supplied.

Note: These terms form part of the contract between you and the surveyor.

Elements, structure, finishes, components and services

During the inspection the Surveyor has been as thorough as possible in the circumstances though they have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and they are therefore unable to report that such parts of the property are free of rot, beetle or other defects. The Surveyor has, however endeavoured to draw reasonable conclusions from the available evidence.

Whilst the report includes comments upon the principal elements of the fabric of the building or the demised premises, especially floors, walls and roof as appropriate, together with general remarks on the finishes and services, it does not extend to a list of minor items that are not relevant to the main advice. Similarly, the Surveyor has examined major outbuildings but has not made detailed comment about light or temporary structures unless specified to the contrary. External roof surfaces, chimneys, gutters, eaves, boards and other features at high level have been viewed from the ground or from the upper storey windows, unless access to the roof access to the roof was readily, and safely, obtainable during our inspection.

The Surveyor has not, except to the extent mentioned in the report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or reappraised original design criteria.

The Surveyor has visually examined the services to the building where these are not covered up and, as a result, are exposed to such an inspection. The Surveyor has not made any specific or specialist test of them.

The Surveyor has undertaken a visual inspection of the accessible services and comment on any obvious defects, but is not a qualified electrician, gas engineer, plumber or drainage contractor and is therefore not qualified to test or comment in detail upon the services within the building. The Surveyor will not lift up any fixed floor coverings, move heavy furniture, remove secured panels. The Surveyor will also not remove any stored goods or the contents of cupboards.

Third party indemnities or claims

Where the Surveyor binds in documents produced by others within our reports, these are provided for convenience and to take aid in placing our report in context. The Surveyor does not undertake to check the accuracy of such documents, unless otherwise agreed and confirmed by ourselves.

The Surveyors commenting upon documents produced by others within our report should not be thought of as a substitute for referring to the documents for full provisions made. The Surveyor has based their comment upon the documentation made available at the time of our inspection and report. The Surveyor can take no responsibility where the context of missing or delayed documents conflicts with their assessment.

Should further relevant documentation subsequently be made available then the Surveyor would recommend that you provide them with copies so that they might amend or refine our advice to you. In the event of any conflict or query upon the documentation, you should obtain your solicitor's view prior to initiating any action.

Risk analysis

The Surveyor comments upon any major risk hazards they might have seen during the course of their on site inspection where specifically requested by you and they have written accepting such instructions. The Surveyor has undertaken to do so on the understanding that their comments do not result from an exhaustive or detailed investigation but rather are those which might reasonably be seen during the duration of their inspection and viewed in light of the weather conditions at the time.

Interim reports

Any reports, verbal or in writing, given to the client prior to the issue of the completed written survey report, represent the interim views only and the Surveyor reserves the right to develop further any opinions expressed. In addition, the Surveyor reserves their right to add further opinions, or more comment upon relevant items, within the completed written survey report.

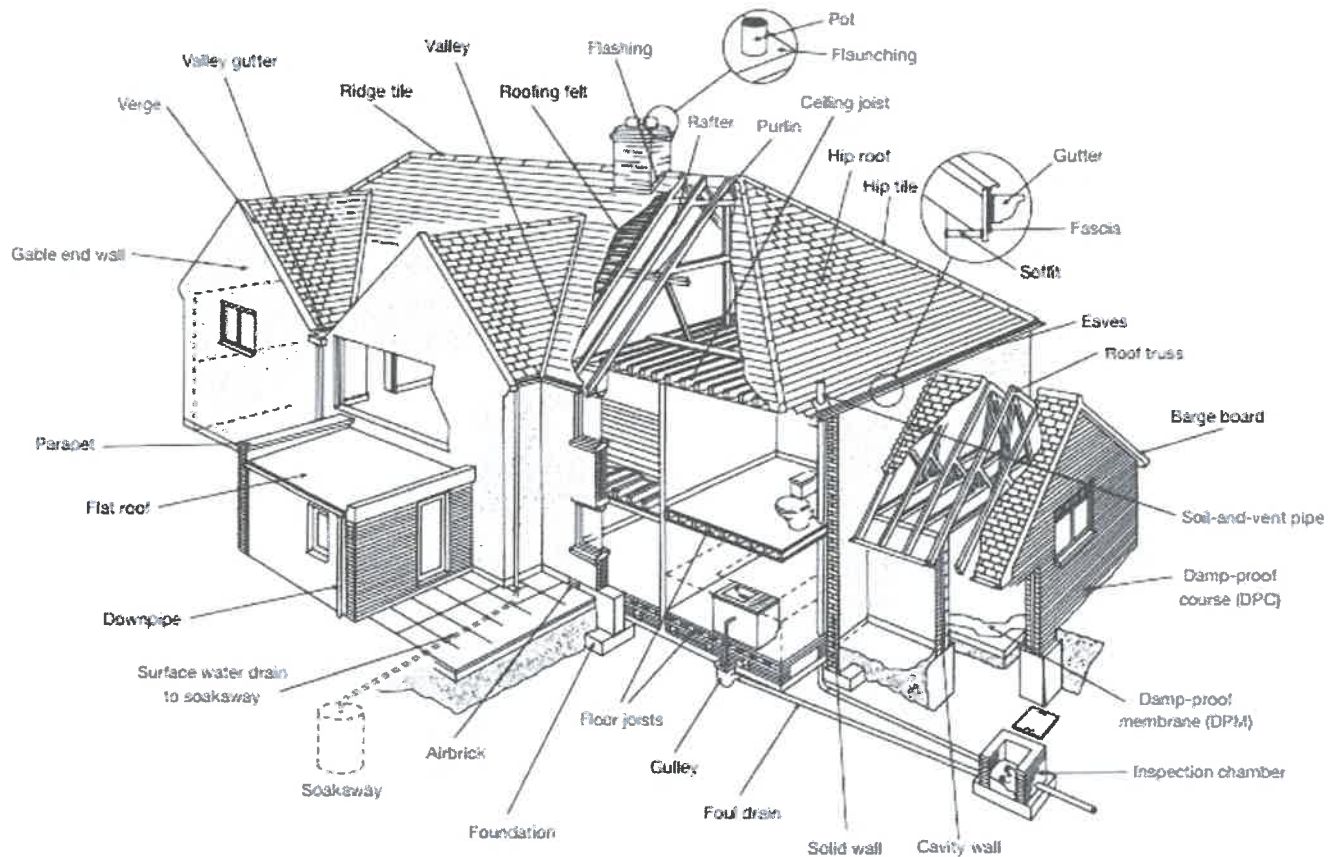
Deleterious materials


Where lists of precluded materials are forthcoming from others the Surveyor does not warrant that such materials are deleterious.

The Surveyor has not undertaken an asbestos, pyrite or mica survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you obtain the relevant report from suitably qualified consultants.

Typical House Diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



	Comhairle Cathrach & Contae Luimnigh <hr/> Limerick City & County Council
<u>Report on application under Section 5 of the Planning and Development Act 2000 (as amended)</u>	

File Reference number
Applicant
Location

EC-205-25
Joe Godfrey
Cahernorry, Drombanna, Limerick
V94R8HF

1.0 Description of Site and Surroundings:

The site has an existing dwelling and attached forge outbuilding. It has been submitted that the attached forge building has been in use as a granny flat for over 25 years. The existing dwelling has been severely damaged by fire 10 years ago according to the submitted information.

2.0 Proposal:

This is an application requesting a Section 5 Declaration on whether the following works (as per the submitted application form) are or are not development or are or not exempted development:

- “To renovate totally, to be an extra bedroom with ensuite in the adjoining old forge previously used as granny flat”

This Section 5 declaration includes the following:

- Completed application form
- Cover letter
- Building survey report
- Site location & site layout map
- Elevation, Section and Floor plans

3.0 Planning History:

Adjacent planning history:

01770229 – Permission granted to Dave & Philomena O'Sullivan, for the Construction of a ground floor side and rear extension onto side of existing house. Extension is to consist of a bedroom, bathroom, utility and extended kitchen.

03770444 – Permission granted to Glen O'Brien to convert existing garage to dining room plus ancillary site works

3.1 Enforcement History

N/A

4.0 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).

5.1 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.

“unauthorised development” means, in relation to land, the carrying out of any unauthorised works (including the construction, erection or making of any unauthorised structure) or the making of any unauthorised use;

“unauthorised use” means, in relation to land, use commenced on or after 1 October 1964, being a use which is a material change in use of any structure or other land and being development other than—

- (a) exempted development (within the meaning of section 4 of the Act of 1963 or section 4 of this Act), or
- (b) development which is the subject of a permission granted under Part IV of the Act of 1963 or under section 34 of this Act, being a permission which has not been revoked, and which is carried out in compliance with that permission or any condition to which that permission is subject;

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 renovation of the existing development with an extra bedroom and ensuite, constitutes ‘works’ and ‘development’.

5.2 Is the proposal exempted development?

The description of the proposed development explicitly states: “to renovate totally, to be an extra bedroom with ensuite in the adjoining old forge previously used as granny flat”. From this description I consider that the proposal relates purely to the renovation of the forge building.

Further, within the cover letter it is stated that the forge building has been used as a granny flat for over 25 years. I note that there is no planning history on our records for the subject site. In alignment with Section 2(1) of the Planning and Development Act 2000 (as

amended) I consider that the use of the forge building as a residential building (granny-flat) is an unauthorised use.

5.0 Article 9 Restrictions

The proposed development is restricted by Article 9 (1)(a)(viii) of the Planning and Development Regulations 2001 (as amended):

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

- (a) if the carrying out of such development would—
(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,*

6.0 Appropriate Assessment


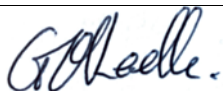
Having regard to the nature and scale of the proposed development and the absence of proximity or connectivity to a Natura 2000 European Site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. An appropriate assessment screening report and determination is attached to this report.

7.0 Environmental Impact Assessment

Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations it has been concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

8.0 Recommendation

I consider that the said works are development and are not exempted development under Section 2,3 and 4 of the Planning and Development Act 2000 (as amended) and under Article 9 (1)(a)(viii) of the Planning and Development Regulations 2001 (as amended).

Assistant Planner	Cathal McMullan	Date: 24/10/2025
Signature:		
Senior Executive Planner	Grainne O'Keeffe	Date: 30/10/2025
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC-205-25
(b) Brief description of the project or plan:	Renovation to include bedroom and ensuite
(c) Brief description of site characteristics:	Existing forge building
(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	https://www.npws.ie/protected-sites/sac/002165	4,230m	N	N
004077-River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	6,945m	N	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 <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. No direct encroachment or hydrological connection.

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. No direct encroachment or hydrological connection.
In-combination/Other	None. No direct encroachment or hydrological connection.

(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. No direct encroachment or hydrological connection.
(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>
<p>On the basis of the information submitted, 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, • 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.

	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  <hr/> 24/10/2025	
Signature and Date of the Decision Maker:	 30/10/25	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC-205-25	
Development Summary:	Renovation to include bedroom and ensuite within existing forge building	
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  <hr/> 24/10/2025
Signature and Date of the Decision Maker:	 30/10/25

Appendix 3: Site photographs



PLANNING & PLACE-MAKING

REG POST:

**Joe Godfrey,
37 Glenanaar Ave,
Woodview Park,
Limerick.**

EC/205/25

31 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 Dail, Luimneach
Dooradoyle, Limerick

 customerservices@limerick.ie
 www.limerick.ie
 [@LimerickCouncil](https://twitter.com/LimerickCouncil)
 061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/1217

File Ref No. EC/205/25

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

RE: A renovate totally at Cahernorry, Drombanna, Co. Limerick.

ORDER: Whereas by Director General's Order No. DG/2024/141 dated 07th October 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 Grainne O'Keeffe, 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, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Cathal McMullan, Assistant Planner dated 24/10/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Joe Godfrey, 37 Glenanaar Ave, Woodview Park, Limerick to state that the works as described above is

Development and is NOT Exempt Development.


Signed



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date



Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1217 dated , pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR EXECUTIVE 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/205/25

Name and Address of Applicant: Joe Godfrey, 37 Glenanaar Ave, Woodview Park, Limerick.

Agent: N/A

Whether the renovate totally at Cahernorry, Drombanna, 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 09th of October 2025.

AND WHEREAS the Planning Authority has concluded that the renovate totally at Cahernorry, Drombanna, Co. Limerick **DOES NOT** come within the scope of exempted development under Section 2,3 and 4 of the Planning and Development Act 2000 (as amended) and under Article 9 (1)(a)(viii) 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: 31.10.2025

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.