



LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

Limerick City & County  
Council  
20 OCT 2025

Planning

**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name: JEAN BRUNO and CARL ANTHONY BRUNO

Applicant's Address: 8 Maypark, Doordaoyle  
Limerick

Telephone No. [REDACTED]

Name of Agent (if any): n/a

Address: n/a

Telephone No. n/a

Address for Correspondence:

8 Maypark, Doordaoyle  
Limerick

Limerick City & County Council
20 OCT 2025
Planning

Location of Proposed development:

8 Maypark, Doordorey  
Limerick  
V99 RYT9

Description of Proposed development:

The extension is a new playroom/family room measuring 9m x 3.3m concrete structure. It gives us refreshing view of the back garden which we are currently developing. It is an elongated structure attached to the rear of main house. It was designed to be narrow to avoid blocking sunlight going to the main house and neighbor's house. It maintains a good distance from the neighboring walls.

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

YES/NO

Applicant's interest in site: Play room / family room

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

- Site location map - from National Planning Application Database and Esri-powered Maps
- Site layout Plan - Engineer's drawing and extracted layout from google maps to show layout of the extension.
- Dimensional Plans - Exact and detailed floor plan as measured by Engineer.

Elevation plan

- Actual photos included

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

If Yes please provide floor areas of all existing structures:

Non-concrete garden shed, built with flat pack steel sheds on patio slabs, measuring 2.6m x 3m.  
Assembled in 2021.

Signature of Applicant (or Agent)

*Jean Bruno* *Carl Anthony Bruno*  
Jean Bruno Carl Anthony Bruno

20 OCT 2025

**Planning**

**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.

*n/a* (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.

*(e) actual photos*

Application to be forwarded to:

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

**OFFICE USE ONLY**

Ref. No. \_\_\_\_\_

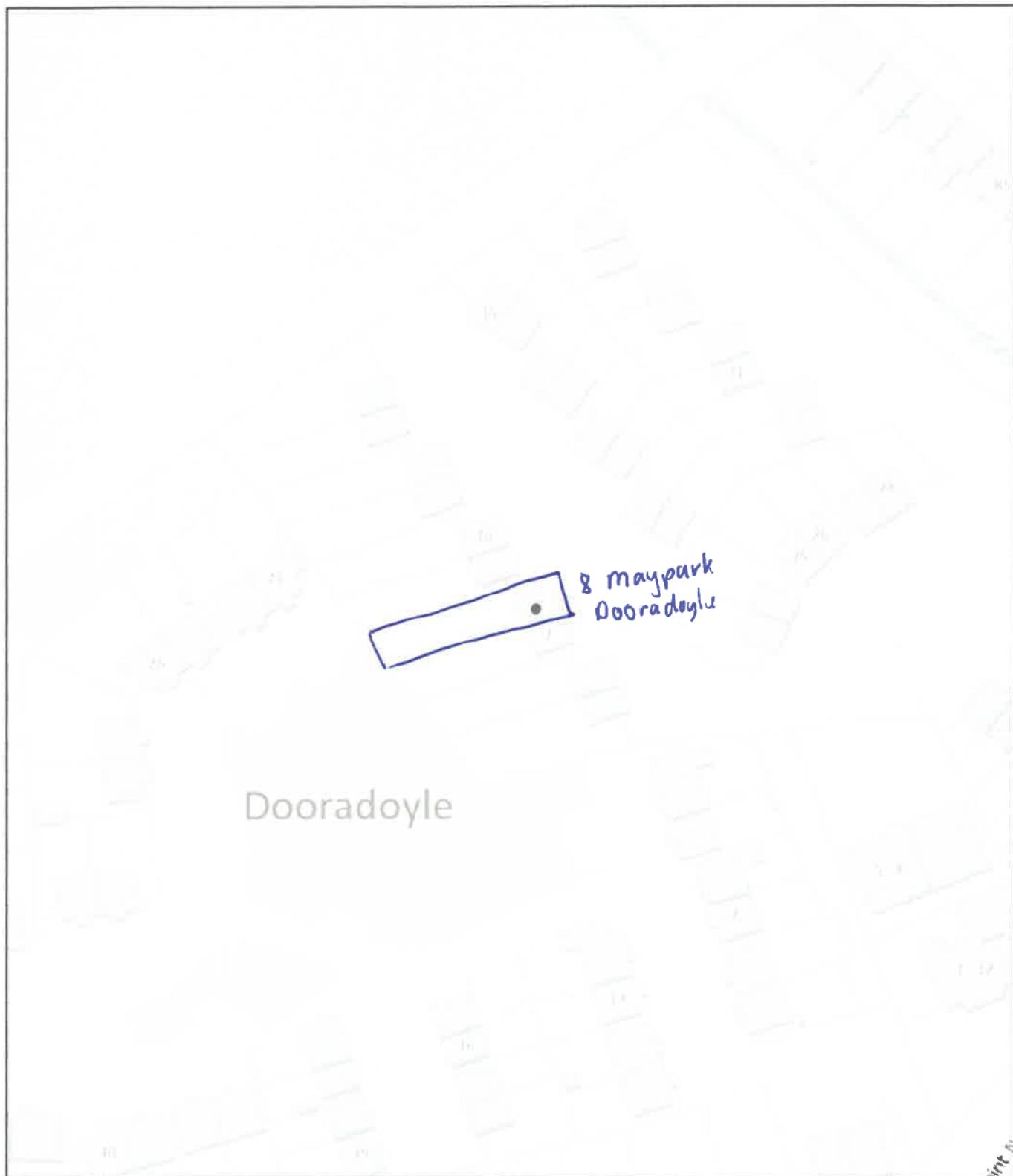
Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_

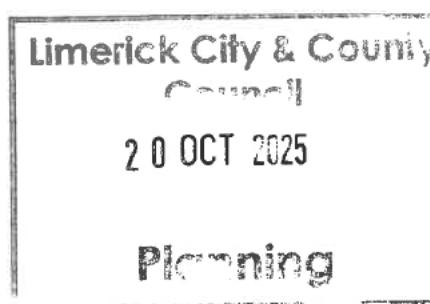
Date Due \_\_\_\_\_

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National Planning Application Database (NPAD) Web Map



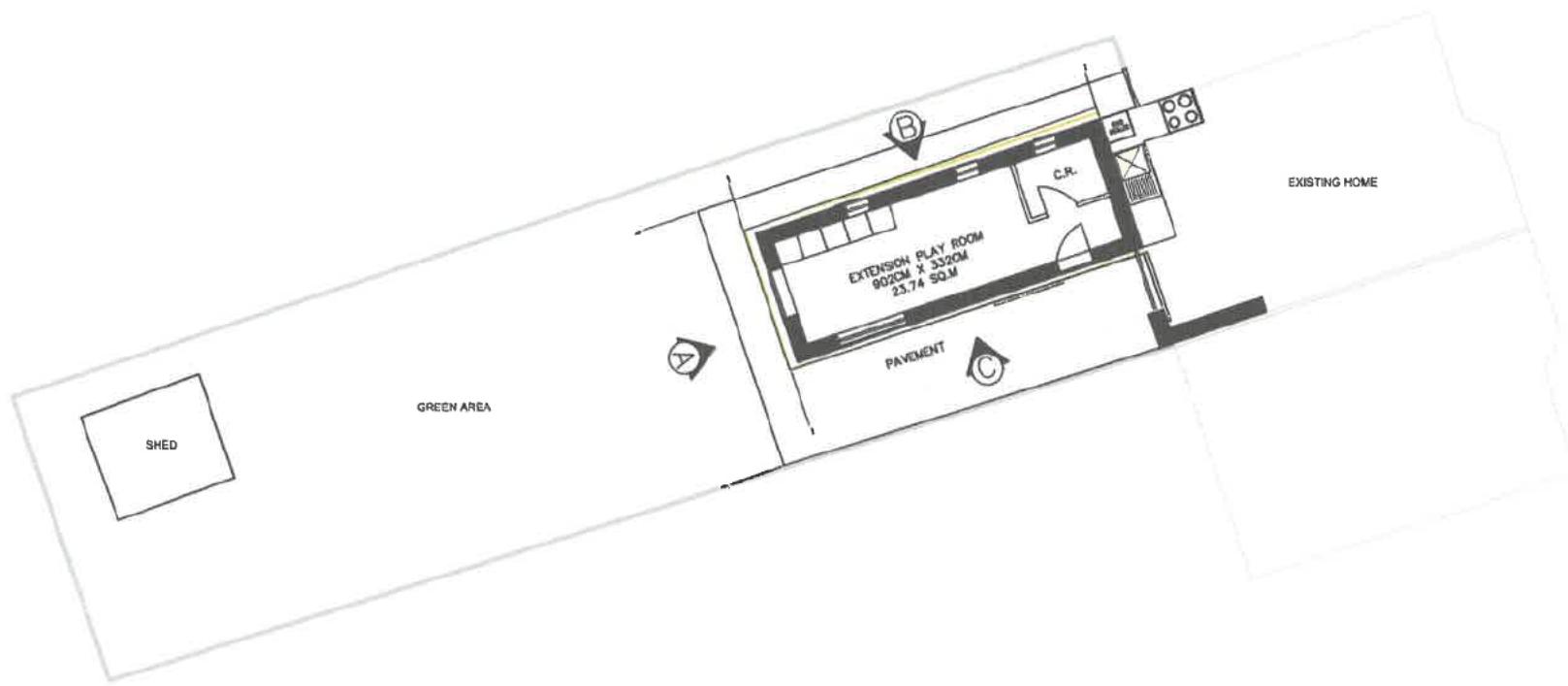
9/8/2025, 11:12:55 AM



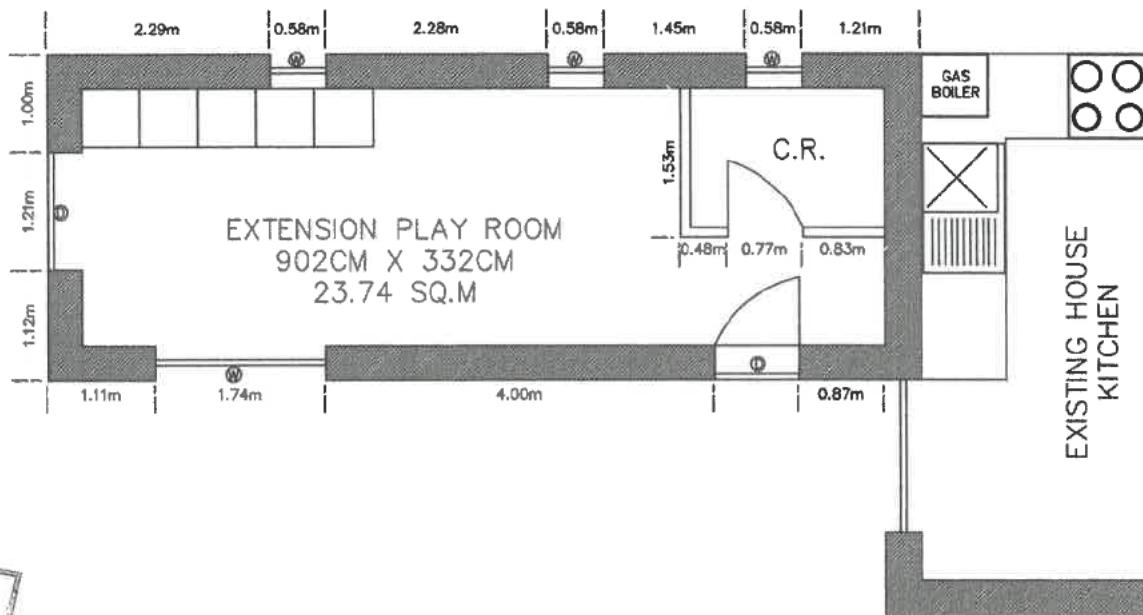
© Tailte Éireann

National Planning Application Database (NPAD)  
DHLGH & Local Authorities





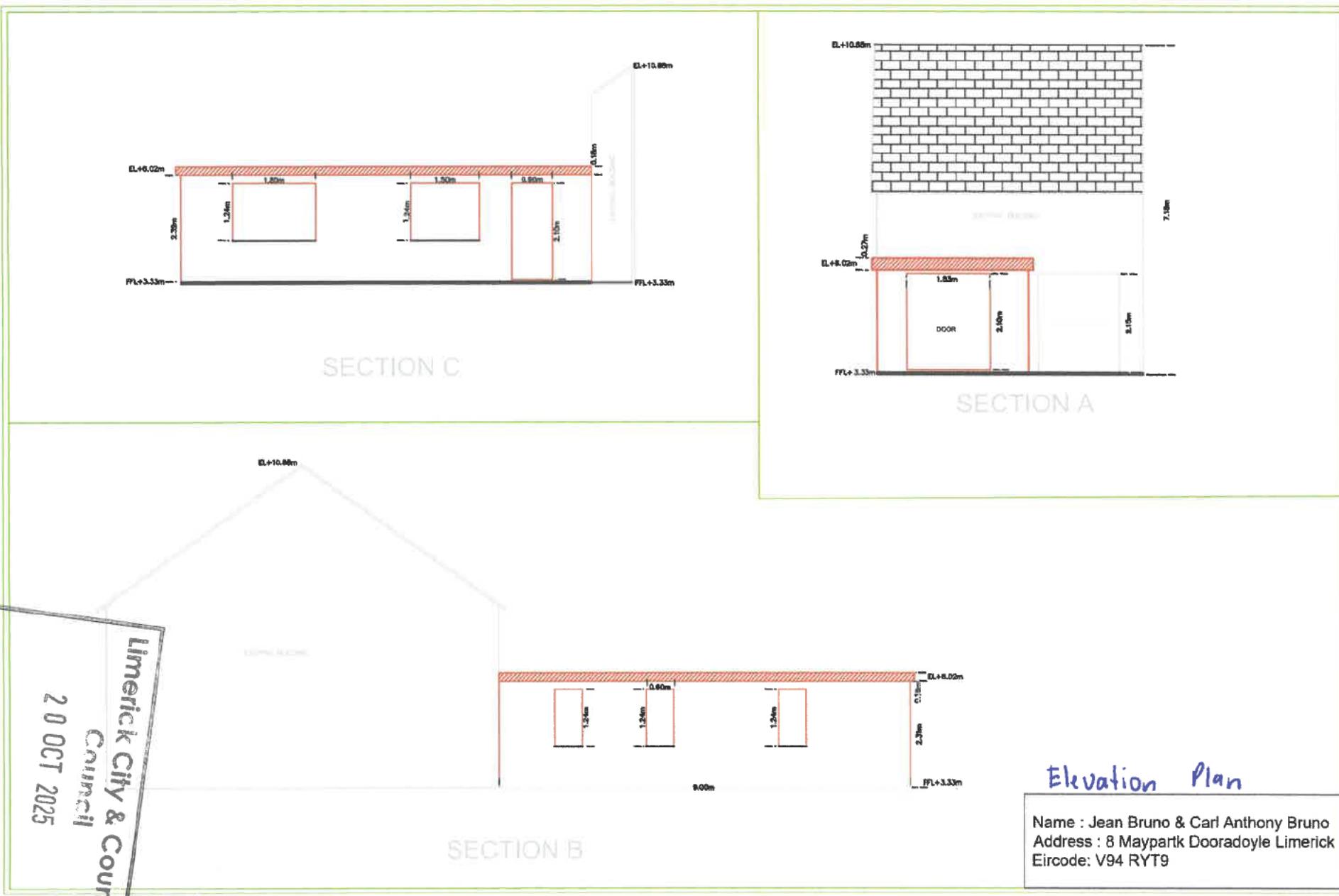
## SITE LAYOUT PLAN

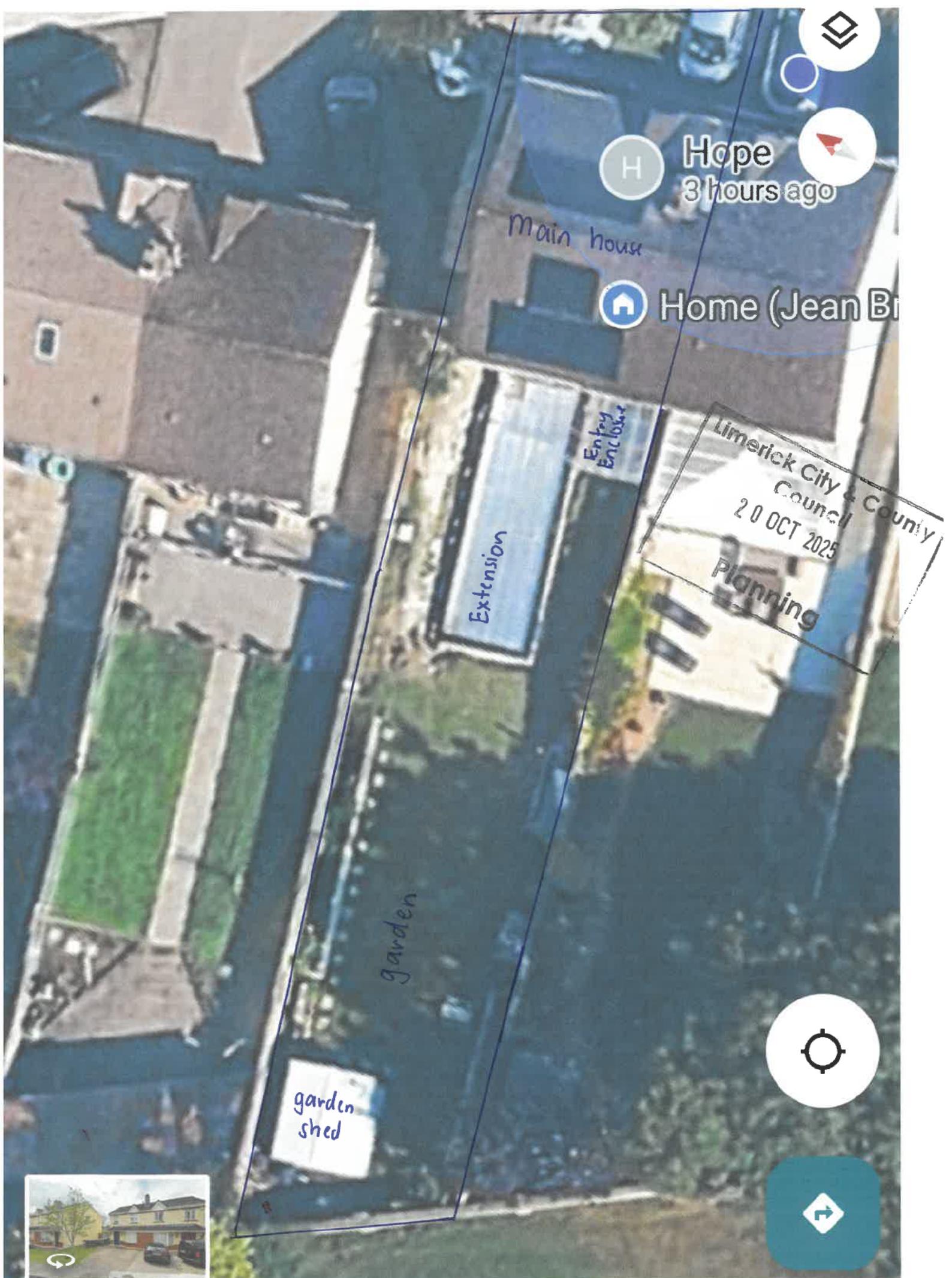


Planning

Limerick City & County Council  
20 OCT 2025

Name : Jean Bruno & Carl Anthony Bruno  
Address : 8 Maypark Dooradoyle Limerick  
Eircode: V94 RYT9





8 Maypak, Poorad Doyle, Limerick  
V99 RYT 9



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20 OCT 2025

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

20/10/2025 10:43:28  
Receipt No.: LA25/25182437

Customer Address:  
JEAN BRUNO  
8 MAYPARK  
DOORADOYLE  
LIMERICK

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

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  
... this receipt for your records

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

**Reference no.**

EC-217-25

**Name and Address of Applicant:**

Jean Brund and Carl Anthony Brund  
8 Maypark,  
Dooradoyle  
Limerick

**Agent:**

NA

**Location:**

8 Maypark,  
Dooradoyle  
Limerick

**Description of Site and Surroundings:**

The site is a two storey semi detached dwelling within the housing estate of Maypark within Dooradoyle. There is access from the front of the property with access to the rear via a side gate.

**Zoning:**

The site is zoned Existing Residential under the provisions of the Limerick Development Plan 2022-2028

**Proposal:**

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

- Existing single storey extension to the rear of existing dwelling to facilitate a playroom/family room

This Section 5 declaration includes the following:

- Application Form
- Site location map
- Site Layout Plan
- Elevations & Floor Plans
- Photographs

**Planning History:**

None

**Enforcement History**

None

**An Bord Pleanala REF: 318242-23**

Extension could function as a separate dwelling given it has a bedroom, toilet, kitchen, sitting area and separate access. Proposal was considered development and not exempted development.

## **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 existing ‘extension’ on site to the rear constitutes ‘works’ and ‘development’.

### **Is the proposal exempted development?**

A site visit was carried out on the 13<sup>th</sup> November 2025 and it was confirmed that the ‘extension’ is not internally connected to the dwelling (see appendix 3 for photographs). Furthermore, it has its own door access and includes a kitchen area, seating area and its own shower/toilet area. It should be noted that the photos and layout drawings submitted have omitted the presence of a shower/toilet, kitchen appliances (fridge/freezer etc) and the seating area. A passageway runs along the side of the house and a gate leads into the rear garden area. The passageway leads around the extension thereby giving access to same.

From review of the drawings submitted and from site visit carried out the extension would be considered a self contained unit and therefore there are 2 dwellings on site. **Section 3(3)** of the Planning and Development Act states that *for the avoidance of doubt, it is hereby declared that, for the purposes of this section, the use as two or more dwellings of any house previously used as a single dwelling involves a material change in the use of the structure and of each part thereof which is so used.*

Furthermore Under the Planning and Development Act 2000 and the Planning and Development Regulations 2001, there is no specific exemption to provide for the provision of two residential units within the one building.

It is therefore considered that the existing works are in effect a separate dwelling and that it comprises a material change of use and therefore is considered development and not exempted development and would require planning permission. As the development is not considered an extension it does not fall under any Class of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

## **Article 9 Restrictions**

The proposed development is not restricted by any of the restrictions in Article 9 of the Planning and Development Regulations 2001 (as amended).

### **Appropriate Assessment**

The site is located approximately 2km from the Lower River Shannon SAC (002165) and approximately 2km from the River Shannon and River Fergus Estuaries SPA (004077). The site is located within an established urban area and is not hydrologically connected to either of the Natura 2000 sites mentioned above.

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

- 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.

An appropriate assessment is not, therefore, required.

### **Environmental Impact Assessment**

The proposal does not meet any of the thresholds that would require mandatory EIA. Based on the nature of the development, its location in an established urban area and 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 extension detailed on the application and plans submitted is not considered to be within the scope of any Class within Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is not in compliance with Section 3(1) of the Act as the works carried out are considered to materially change the use of the structure to the use as a stand alone residential unit. The 'extension' as built is not internally connected to the main dwelling and based on its layout, is considered a stand alone residential unit.

Regard has been had to –

- (a) Section 2 and 3 of the Planning and Development Act 2000 (as amended)
- (b) Site visit carried out on the 13<sup>th</sup> November 2025
- (c) An Comisiún Pleanála decision 318242-23
- (d) The plans & particulars submitted with the application received on 20<sup>th</sup> October 2025.

It is therefore considered that the said works are development and not exempted development.

  
Áine Leland  
Executive Planner

Agreed   
Grainne O'Keeffe  
Senior Executive Planner

**Appendix 1: AA PN01 Screening Form**

<b>STEP 1: Description of the project/proposal and local site characteristics:</b>	
<b>(a) File Reference No:</b>	EC-217-25
<b>(b) Brief description of the project or plan:</b>	Whether the construction of a rear extension to an existing dwelling is not exempted development.
<b>(c) Brief description of site characteristics:</b>	The site is occupied by a two storey end of terrace dwelling with garden to the rear.
<b>(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW</b>	N/A
<b>(e) Response to consultation:</b>	N/A

<b>STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.</b>				
<b>European Site (code)</b>	<b>List of Qualifying Interest/Special Conservation Interest<sup>1</sup></b>	<b>Distance from proposed development<sup>2</sup> (km)</b>	<b>Connections (Source-Pathway-Receptors)</b>	<b>Considered further in screening Y/N</b>
002165 Lower River Shannon SAC	<u>Lower River Shannon SAC</u> <u>National Parks &amp; Wildlife Service (npws.ie)</u>	600m	None	N
004077 – River Shannon and River Fergus Estuaries SPA	<u>River Shannon and River Fergus Estuaries SPA</u> <u>National Parks &amp; Wildlife Service (npws.ie)</u>	1.7km	None	N

<b>STEP 3: Assessment of Likely Significant Effects</b>	
<b>Impacts:</b>	<b>Possible Significance of Impacts: (duration/Magnitude etc)</b>
<b>Construction phase e.g</b> - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance	NA works already carried out

<ul style="list-style-type: none"> <li>- Impact on groundwater/dewatering</li> <li>- Storage of excavated/construction materials</li> <li>- Access to site</li> <li>- Pests</li> </ul>	
<b>Operation phase e.g.</b> <ul style="list-style-type: none"> <li>- Direct emission to air and water</li> <li>- Surface water runoff containing contaminant or sediment</li> <li>- Lighting disturbance</li> <li>- Noise/vibration</li> <li>- Changes to water/groundwater due to drainage or abstraction</li> <li>- Presence of people, vehicles and activities</li> <li>- Physical presence of structures (e.g collision risk)</li> <li>- Potential for accidents or incidents</li> </ul>	None. The works carried out are minimal in nature and there is no hydrological connection or direct encroachment on the SAC and SPA due to separation distance.
<b>In-combination/Other</b>	None. Given the level of development on site and within the surrounding area

<b>(b) Describe any likely changes to the European site:</b> <p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> <li>- Reduction or fragmentation of habitat area</li> <li>- Disturbance to QI species</li> <li>- Habitat or species fragmentation</li> <li>- Reduction or fragmentation in species density</li> <li>- Changes in key indicators of conservation status value (water or air quality etc)</li> <li>- Changes to areas of sensitivity or threats to QI</li> <li>- Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	
	None. The application site is not located adjacent to or within an EU site identified above. Therefore, there is no risk of habitat loss or fragmentation or any effects on QI species directly or ex-situ.

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

<b>STEP 4: Screening Determination Statement</b>
<b>The assessment of significance of effects:</b>

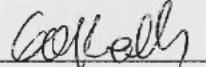
Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives

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

- 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.

**Conclusion:** An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
(i) It is clear that there is <b>no likelihood</b> of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is <b>uncertain</b> 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) <b>Significant effects</b> are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
<b>Signature and Date of Recommending Officer:</b>	 Aine Leland, Executive Planner 13/11/2025	
<b>Signature and Date of the Decision Maker:</b>	 Gráinne O'Keeffe, SEP 13/11/2025	

## Appendix 2 – EIA Screening

<b>Establishing if the proposal is a 'sub-threshold development':</b>		
Planning Register Reference:	EC-217-25	
Development Summary:	Whether the construction of a rear extension to an existing dwelling 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"/>	No. Proceed to <b>Part A</b>
<b>A. Schedule 5 Part 1</b> - 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]_		<b>EIA is mandatory</b>
		No Screening required
<input checked="" type="checkbox"/> No		<b>Proceed to Part B</b>
<b>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) <b>and</b> does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2		<b>No Screening required</b>
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 <b>and</b> meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here]		<b>EIA is mandatory</b>  No Screening required
<input type="checkbox"/> Yes the project is of a type listed <b>but is sub-threshold</b> :  [insert here]		<b>Proceed to Part C</b>
<b>c. If Yes</b> , has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		<b>Screening Determination required</b>
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		<b>Preliminary Examination required</b>

<b>Signature and Date of Recommending Officer:</b>	 Aine Leland, Executive Planner 13/11/2025
<b>Signature and Date of the Decision Maker:</b>	 Barbara Flynn, SEP 13/11/2025

**Appendix 3 – Site Visit Photos**







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

Pleanáil, agus Cruthú Áite  
Comhairle Cathrach agus Contae Luimnígh  
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:

**Jean Brund and Carl Anthony Brund,**  
**8 Maypark,**  
**Dooradoyle,**  
**Limerick**

**EC/217/25**

**17 November 2025**

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### **Re: Declaration under Section 5**

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Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,

  
\_\_\_\_\_  
**(for) Senior Planner,**  
**Development Management**

Tuar an Daill, Luimneach  
Dooradoyle, Limerick

 [customerservices@limerick.ie](mailto:customerservices@limerick.ie)  
 [www.limerick.ie](http://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/2025/1273

File Ref No. EC/217/25

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

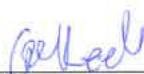
**RE:** **A single storey extension at 8 Maypark, Dooradoyle, Limerick**

**ORDER:** Whereas by Director General's Order No. DG/2024/141 dated 07<sup>th</sup> 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 Áine Leland, Executive Planner dated 13/11/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Jean Brund and Carl Anthony Brund, 8 Maypark, Dooradoyle, 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/2025/1273 dated 17/11/25, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



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

**DECLARATION NO.**

**EC/217/25**

**Name and Address of Applicant:** Jean Brund and Carl Anthony Brund, 8 Maypark, Dooradoyle, Limerick

**Agent:** N/A

**Whether** the single storey extension at 8 Maypark, Dooradoyle, 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 20<sup>th</sup> of October 2025.

**AND WHEREAS** the Planning Authority has concluded that the single storey extension at 8 Maypark, Dooradoyle, Limerick **DOES NOT** come within the scope of exempted development under Section 2 and 3 of the Planning and Development Act 2000 (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: 17.11.2025

**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.