



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:

LIZI THOMAS

Applicant's Address:

21 NORBITON HILL

RAHEEN, LIMERICK

V94N82W

Telephone No.

Name of Agent (if any):

Rob Shanahan

Address:

17 Clontarf place

Limerick, V94FPK8

Telephone No.

061410758

/ 087 7640030

Address for Correspondence:

21 NORBITON HILL

RAHEEN, LIMERICK

V94N82W



Limerick City & County
Council
14 AUG 2025
Planning

Location of Proposed development (Please include Eircode):

RAHEEN

LIMERICK

V94N82W

Description of Proposed development:

Semidetached house with 4 bedrooms upstairs and 2 toilets. A garage on the side. I would like to convert garage as a bedroom and to change the front door. No modifications in front. An attached toilet upstairs and a toilet and utility room outside the kitchen on the back of the house.

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:

Picture of the existing door.

Location map.

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

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent) _____

L. J. Thomas

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**

planning@limerick.ie

OFFICE USE ONLY

Ref. No. _____

Date Received _____

Fee Received _____

Date Due _____

COMHAIRLE
CATHRACH & CONTAE

Luimnigh

Limerick City & County Council

28 OCT 2025

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

Planning

14/08/2025 10:26:12

Receipt No./

Uimhir Admhála : LA25/0/25179966

LIJI THOMAS
21 NORBITON HILL
RAHEEN
LIMERICK V94 N82W

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Not vatatable	

Total/Iomlán:

80.00 EUR

Tenders/Tairgthe :
Credit/Debit Card

VISA

*****2637

Change/Sóinseáil :

0.00

Issued By/

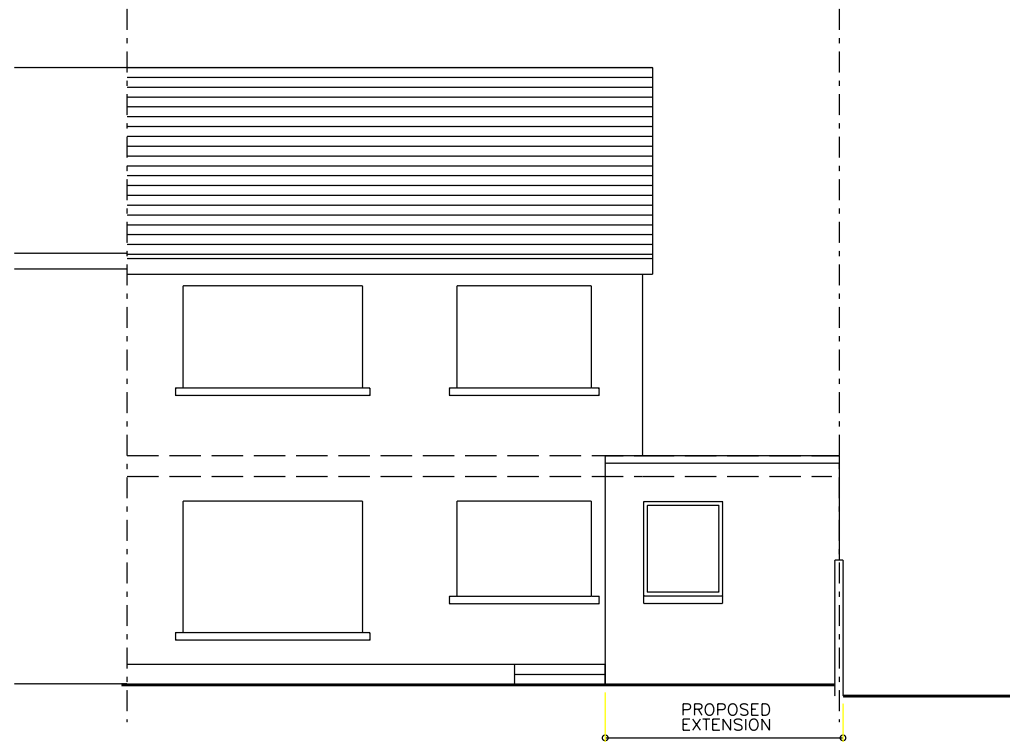
Eisithe ag : John Harold

From/Ó : CASH OFFICE HQ

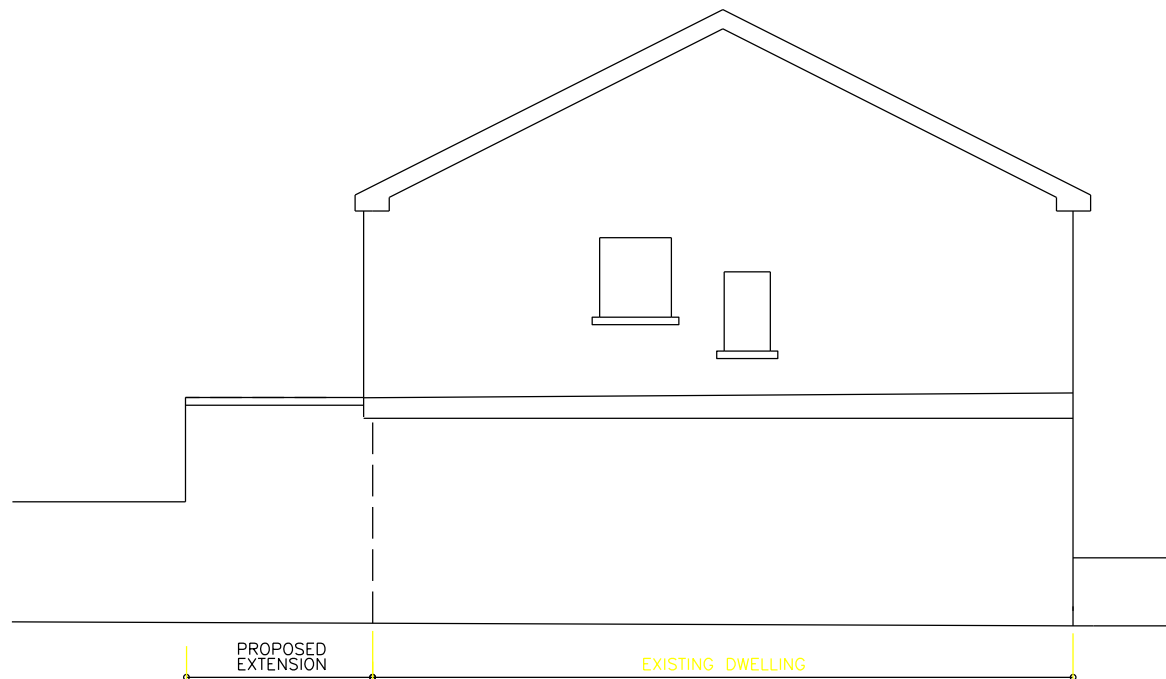
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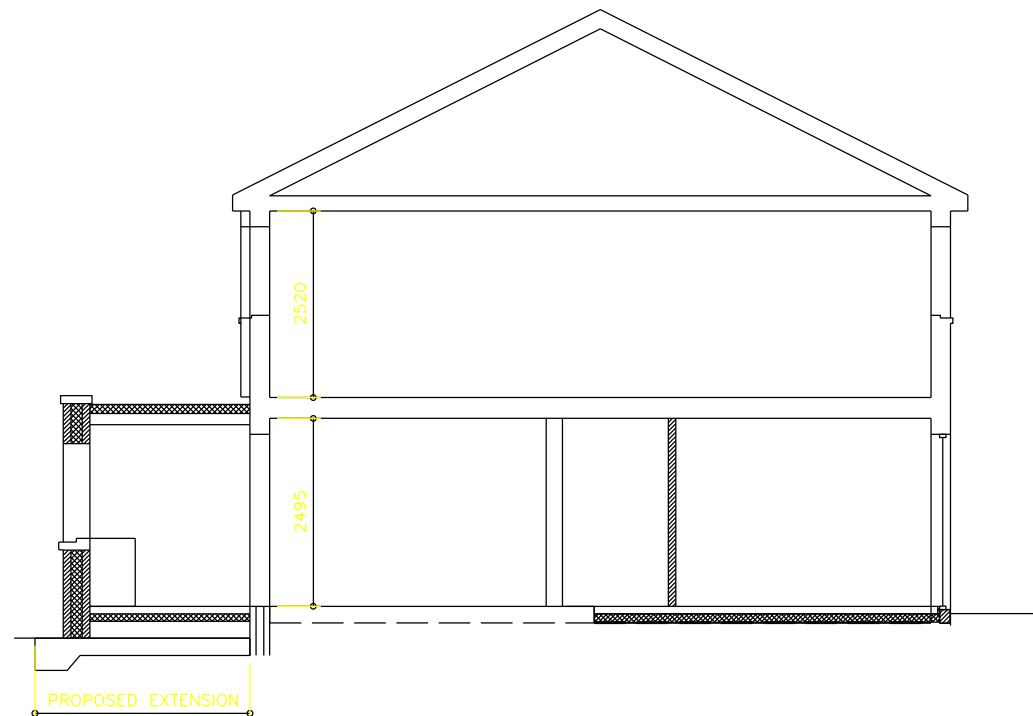
FRONT ELEVATION
SCALE: 1:100@A3



REAR ELEVATION
SCALE: 1:100@A3



END ELEVATION / SECTION
SCALE: 1:100@A3



CROSS SECTION A-A
SCALE: 1:100@A3

PROPOSED NEW WALLS

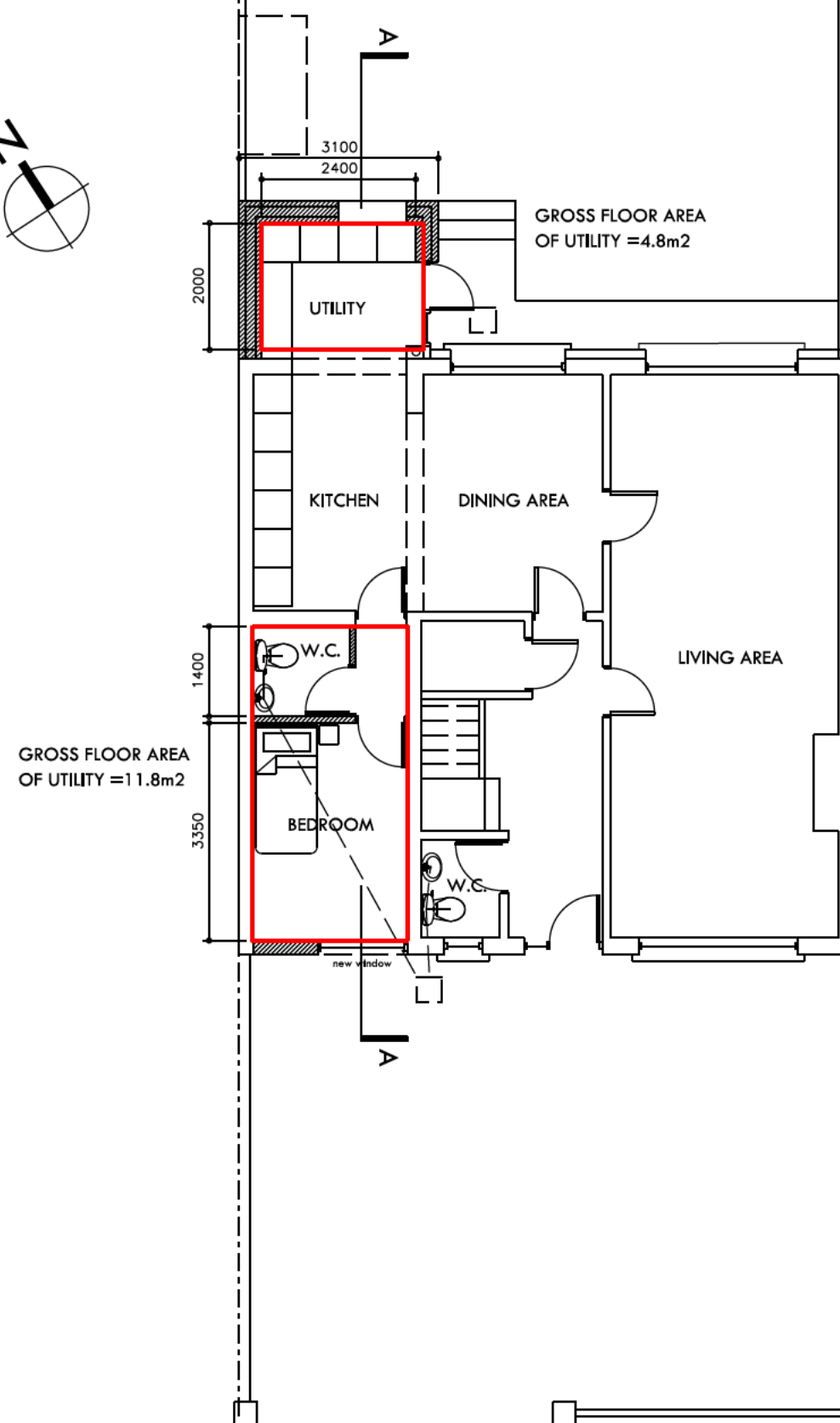
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REF	REVISIONS

TITLE:		21 NORBITON HILL , RAHEEN, LIMERICK			
CLIENT:		MS.LIJI THOMAS			
DRAWING TITLE:		PROPOSED ELEVATIONS/SECTION			
DRAWN	CHECKED	SCALE	DATE	STATUS	DRG. NO.
MOB	PD	1:100@A3	SEPT 2025	PLANNING	25.40-202P3

ROB SHANAHAN
ARCHITECTS

Tel: 061 410758 m: 087-7640030 email: admin@architectireland.com
17 CLONTARF PLACE, LIMERICK
www.architectireland.com



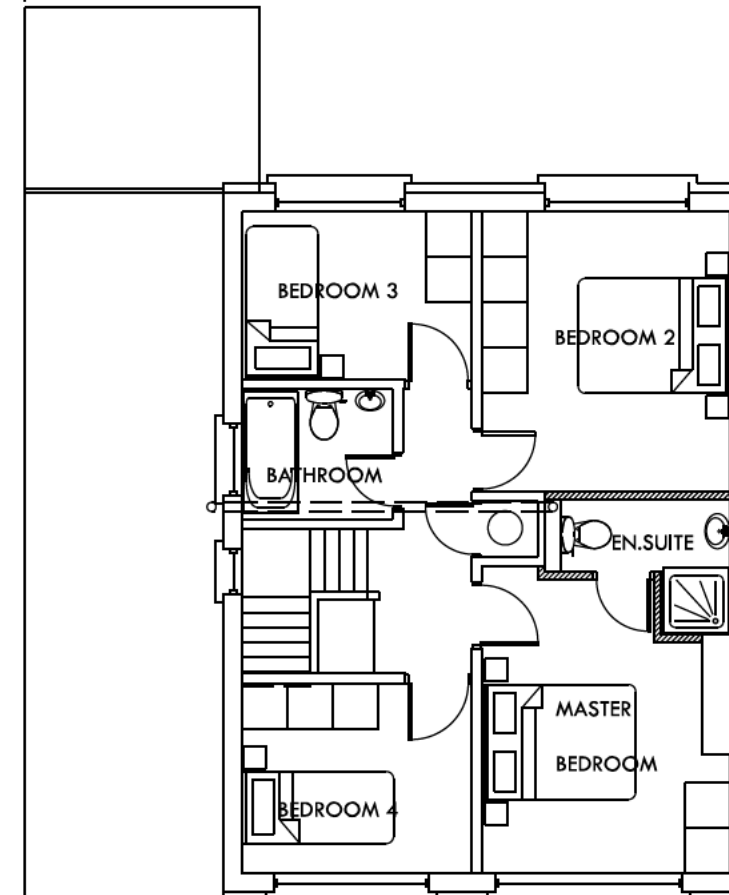
GROSS FLOOR AREA
OF UTILITY = 4.8m²

GROSS FLOOR AREA
OF UTILITY = 11.8m²



GROUND FLOOR PLAN : PROPOSED

SCALE: 1:100@A3



FIRST FLOOR PLAN: PROPOSED

SCALE: 1:100@A3



PROPOSED NEW WALLS

0m 5m

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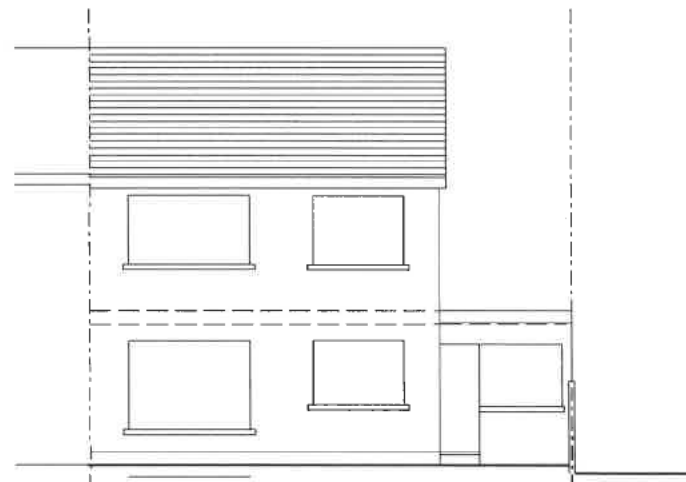
REF	REVISIONS	TITLE	21 NORBITON HILL, RAHEEN, LIMERICK
		CLIENT	MS. UJI THOMAS
		DRAWING TITLE	PROPOSED LAYOUTS
		DRAWN	MOB
		CHECKED	PD
		SCALE	1:100@A3
		DATE	SEPT 2025
		STATUS	PLANNING
		DRG. NO.	25.40-201P2

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ARCHITECTS

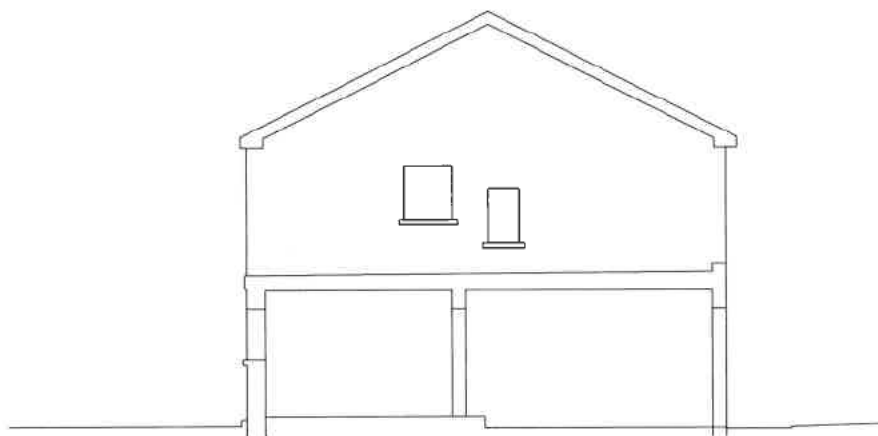
Tel: 061 410758 m: 087-7640030 email: admin@robshahan.com
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www.architectsireland.com



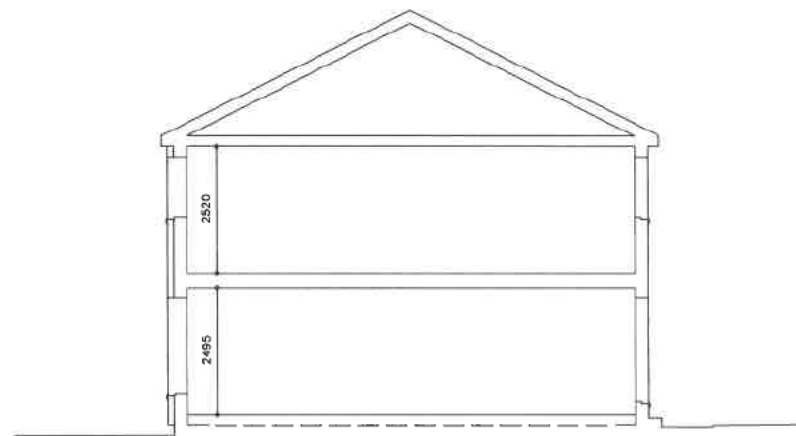
FRONT ELEVATION
SCALE: 1:100@A3



REAR ELEVATION
SCALE: 1:100@A3



END ELEVATION / SECTION
SCALE: 1:100@A3



TYPICAL CROSS SECTION
SCALE: 1:100@A3

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REF	REVISIONS

NO.	21 NORBITON HILL, RAHEEN, DUBLIN
DATE	15.11.2025
DRAWN BY	SURVEY ELEVATIONS/SECTIONS
CHECKED BY	
SCALE	1:100@A3
DATE	15.11.2025
STATUS	SURVEY
DWG. NO.	25.40-1025

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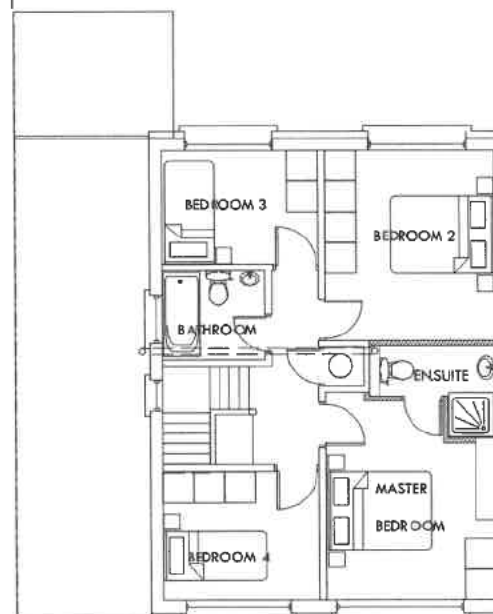
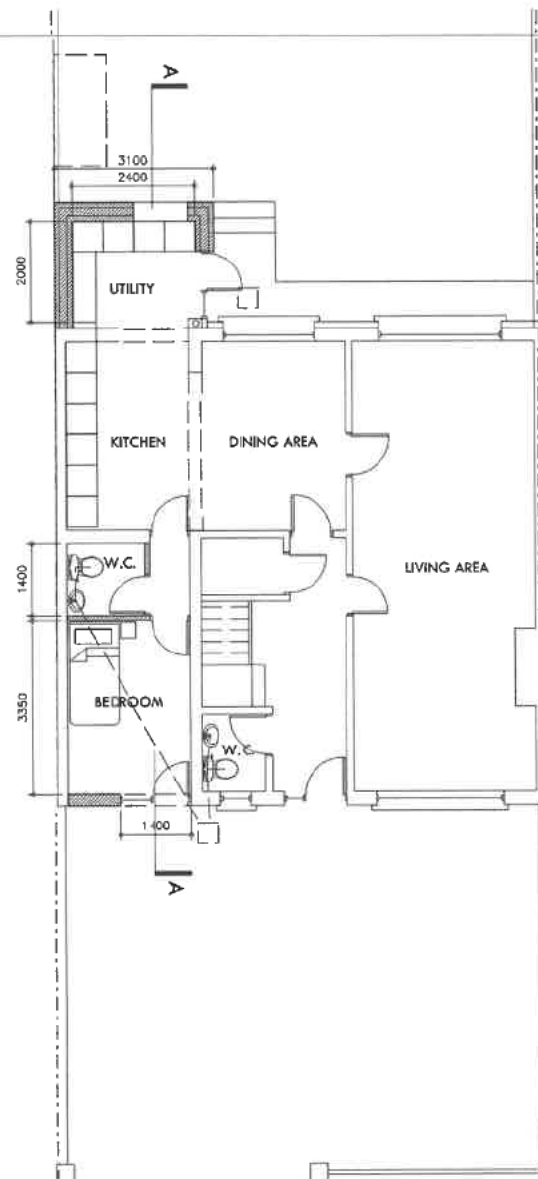
 PROPOSED NEW WALLS

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REF	REVISIONS	AREA	21 NORBENTON HILL, RAHEEM, LAMBRICK			
		CLIENT	MS LILI THOMAS			
		DRAWING NO	PROPOSED ELEVATIONS/SECTION			
DESIGNED DATE	CHECKED DATE	SCALE	DATE	STATUS	DRAW NO	
		1:500 A3	1st 2023	SKETCH	25.40-2023S	

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ARCHITECTS

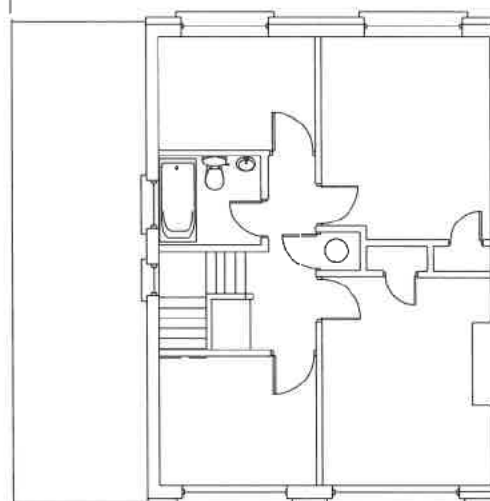
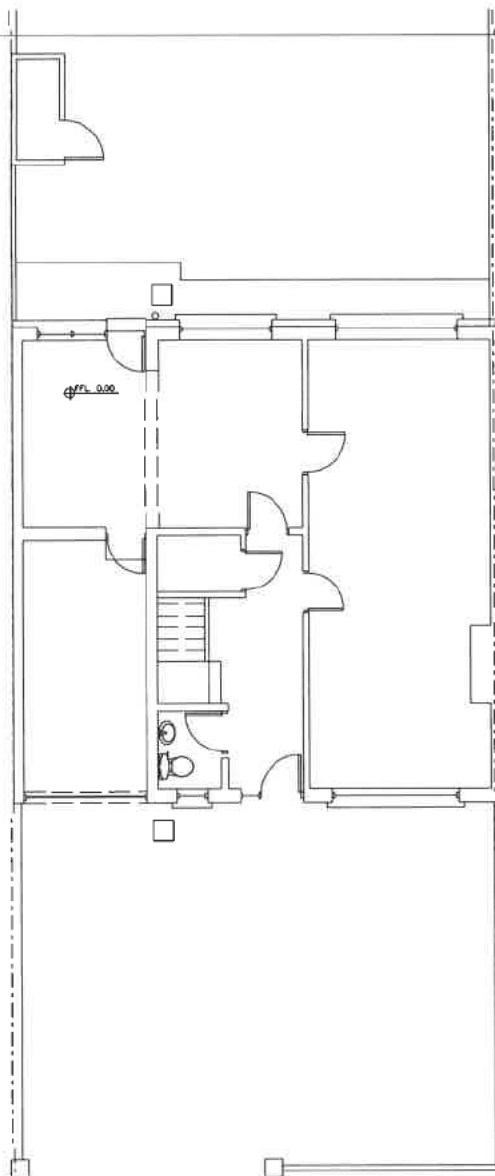
Tel: 061.410751 F: 067-750000 e-mail: info@nordicworld.com
17 CLONART PLACE, SUDBURY
www.nordicworld.com



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REF	REVISIONS	PROJ.	21 NORBITON HILL, RAHEED, LIMERICK				
		CONTRACTOR	MS. LIJ THOMAS				
		SAVINGS	PROPOSED LAYOUTS				
		MOBILE	CREATED	FILE	DATE	STATUS	PROJ. NO.
		DRIVEN	PO	1100	03/23/2025	DRAFT	25.40.2015K

Tel: 069.418738 m: 087.7640020 email: admin@ceintraffplace.com
12 CEINTRAFF PLACE, LIMEICK
www.ceintraffplace.com



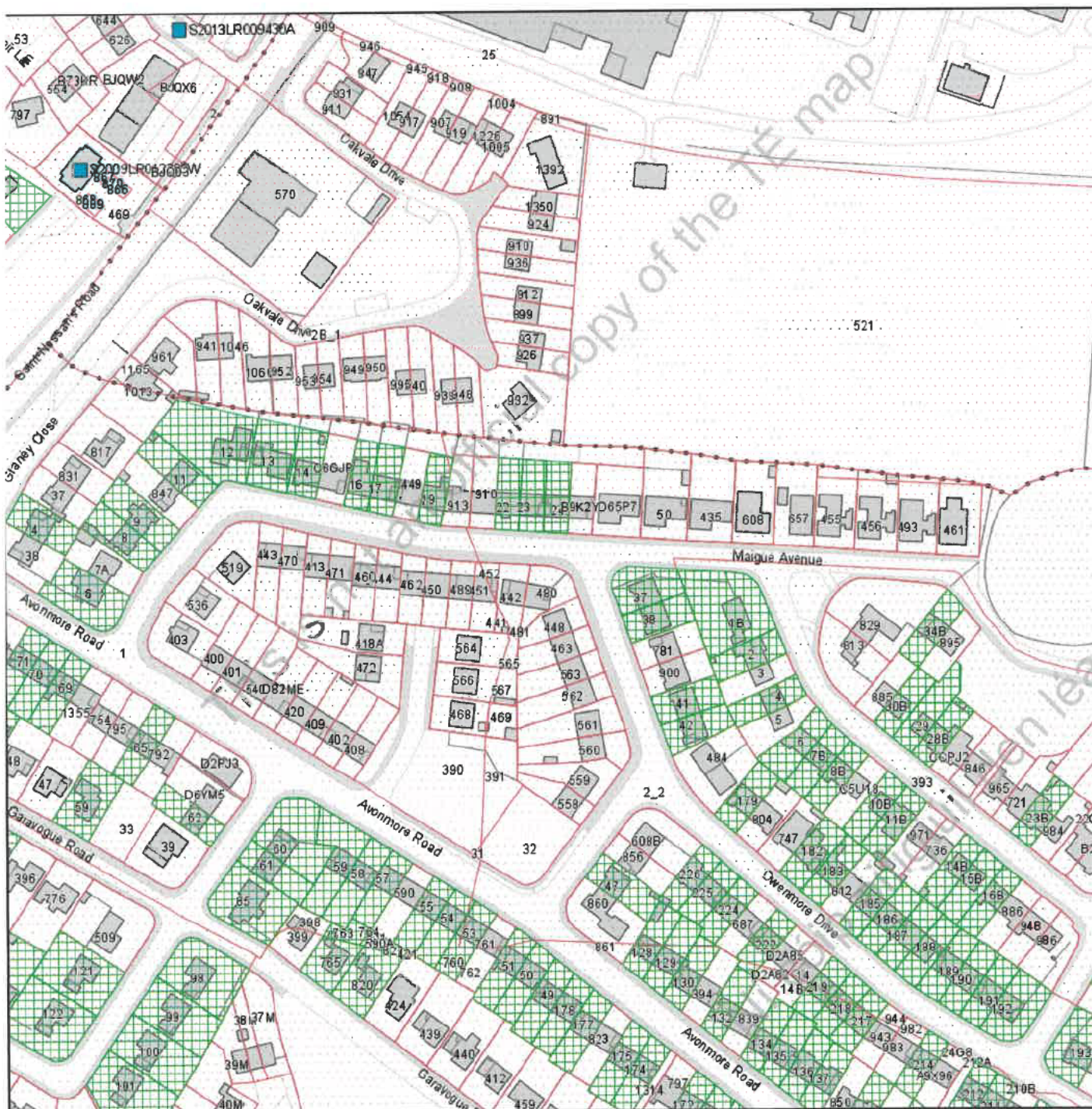
A horizontal scale bar with alternating black and white segments. It is labeled '0m' at the left end and '5m' at the right end.

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REF	REVISIONS	DATE	21 NORBITON HILL, RAHEEN, LIMERICK				
		NAME	MS. LUI THOMAS				
		DRAWING NO.	SURVEY LAYOUTS				
		DRAWN NO.	CHECKED PD	SCALE 1:100 @ A3	DATE SEPT 2005	STATUS SURVEY	DWG. NO. 25.40-1013

ROB SHANAHAN
ARCHITECTS



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

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

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(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.



Planning Pack Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 555881,553490

PUBLISHED: 06/12/2023 **ORDER NO.:** 50372246_1

MAP SERIES: 1:1,000 **MAP SHEETS:** 4802-05
1:1,000 4802-10

COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
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D08F6E4

www.tailte.ie

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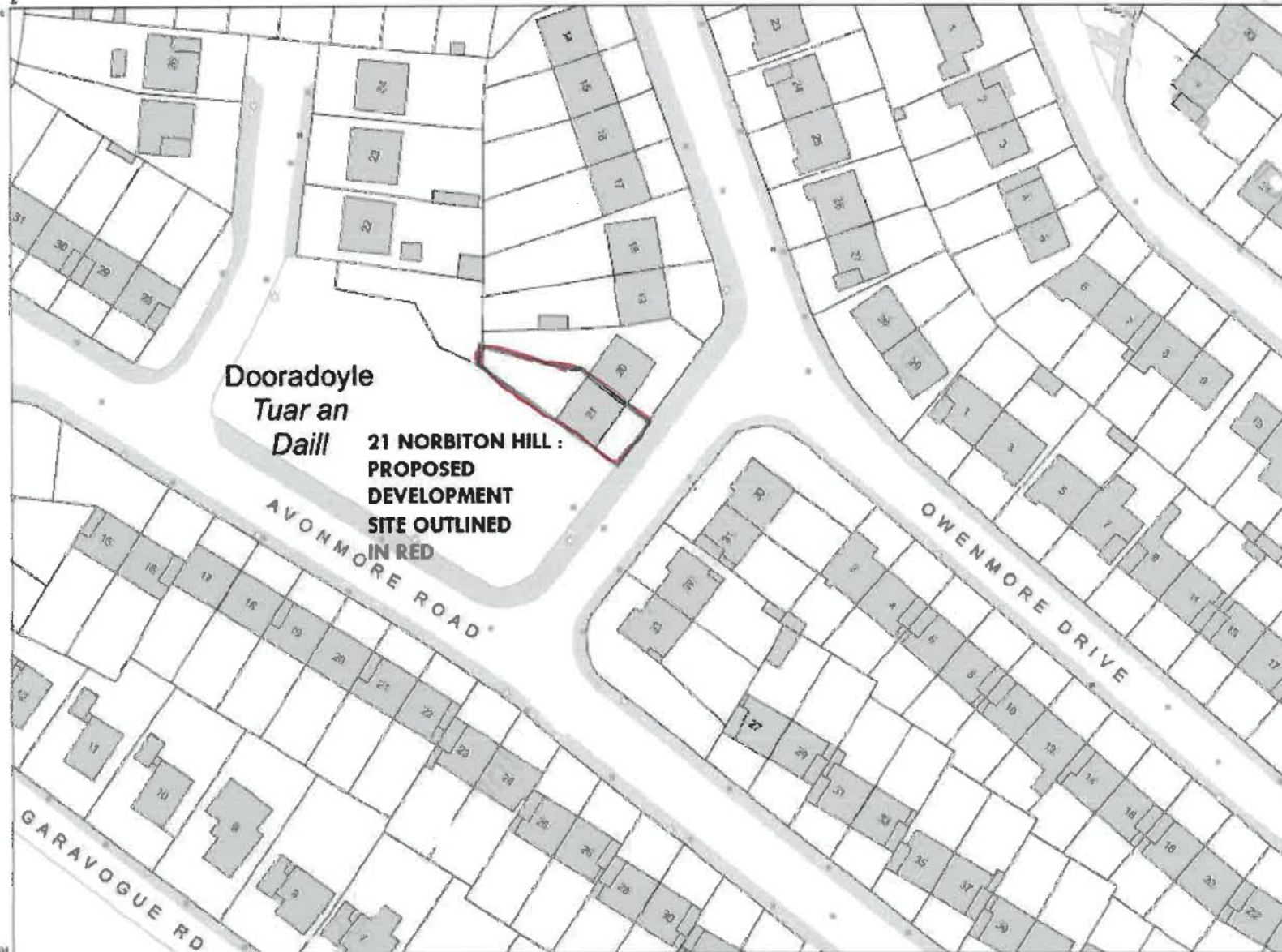
CAPTURE RESOLUTION:
The map objects are only accurate to the
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Output scale is not indicative of data capture scale.
Further information is available at:
www.osi.ie search 'Capture Resolution'

LEGEND:
To view the legend visit
www.osi.ie and search for
'Large Scale Legend'



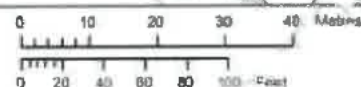
This map was produced by
the National Mapping Division
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063576



063494

063494



OUTPUT SCALE: 1:1,000



For Sale by Private Treaty



21 Norbiton Hill, Raheen, Limerick, V94 N82W.

Exceptionally spacious 4 bedroom semi detached property located in the heart of Raheen in a mature established neighbourhood. This family home offers superb potential with its wonderful open plan living/dining room which runs the length of the house and has large windows allowing light to flood through. There is a separate kitchen/breakfast room and potential to convert the garage and modernise throughout. Constructed in 1975, the size and proportions of this property reflect its era and homes of this nature can be difficult to source. Viewers will welcome the off street parking and enclosed rear garden. The location is ideal with a quiet setting and green area to the side yet only a stones throw from UHL, Raheen Industrial Estate, local schools and the Crescent Shopping Centre. The property is ready for immediate occupation and viewing is highly recommended.

BER D2

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie



Features & Services



Outside: Located away from passing traffic and adjacent to a green area this is a wonderful setting. The property has a lawn area to the front and a tarmac driveway. The back garden is fully enclosed with walls and hedging and is mainly laid in lawn. Boiler house.

Features & Services: Oil fired central heating. Pvc and timber windows. Alarm. Garage (5.05 x 2.44) door to front. Constructed in 1975.

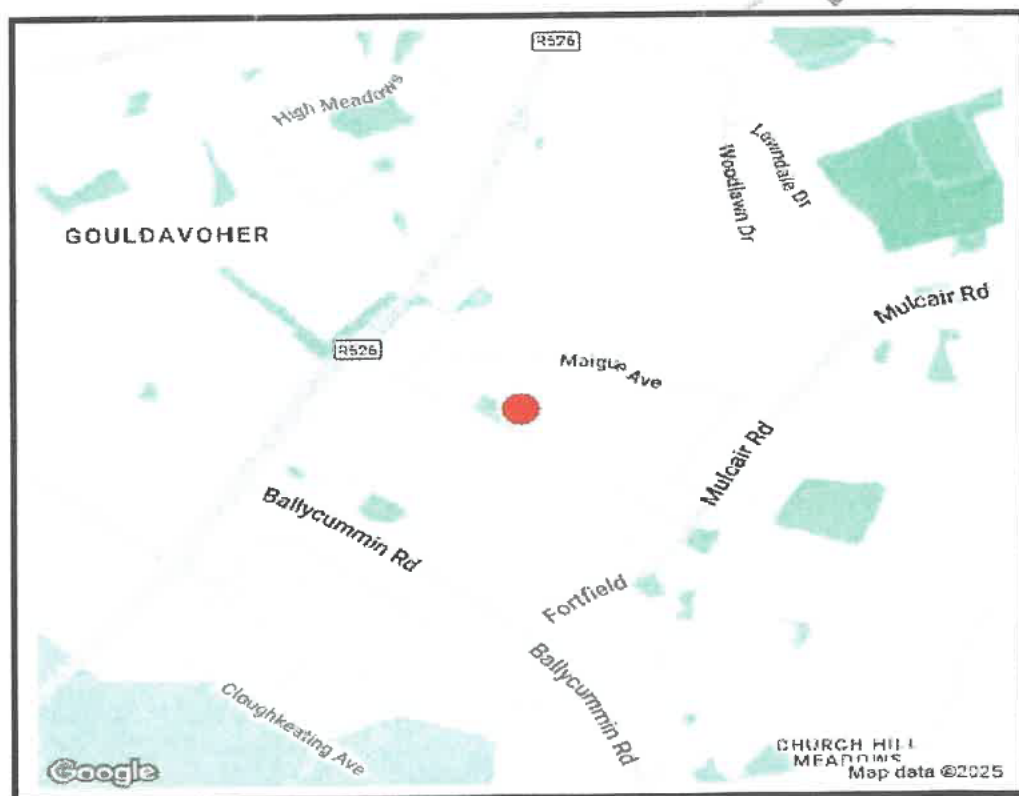
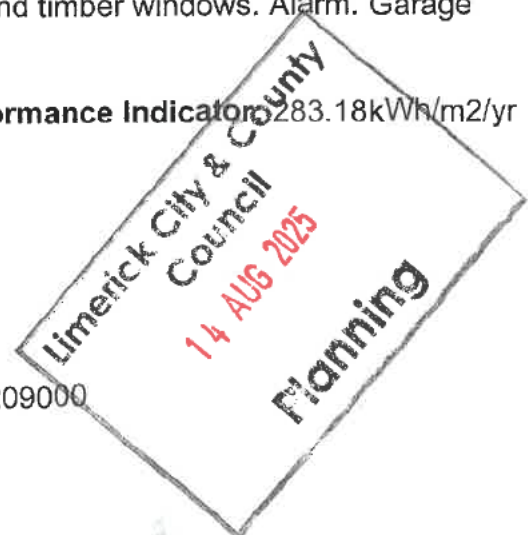
BER Rating: D2 **BER No.:** 105547400 **Energy Performance Indicator:** 283.18kWh/m2/yr

Floor Area: 136.1 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €340,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for the vendor / landlord of this property whose agents they are given notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser / tenant and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

ROB SHANAHAN
ARCHITECTS

17 Clontarf Place, Limerick • Tel: 061 - 410758 • m: 087-7640030 • E-Mail : admin@architectireland.com

Our Ref: 25.40

Mr.Liji Thomas
c/o 21 Norbiton Hill,
Raheen,
Limerick

VIA E-MAIL.

13th October 2025

RE : Conversion/Extension and upgrades to No.21 Norbiton Hill, Raheen, Limerick

Dear Liji,

I wish to confirm that the proposed conversion, extension and upgrading of the existing dwelling house at No.21 Norbiton Hill, Raheen has been designed by this architectural practice. In addition, on completion of proposed works we will issue a Certificate of Exemption from Planning Control for the relevant development by virtue of it being a 'Class 1 'development as defined at Article 6 Part 1 of' Statutory Instrument 600' of the 'Planning & Development Regulations 2001'.

I trust that this letter is acceptable to the Local Authority but please come back to me should they have any further queries.

Yours sincerely,


Rob Shanahan MRIAI PSDP BER CA
For ROB SHANAHAN ARCHITECTS



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

Reference no. EC/222-25

Name and Address of Applicant: Liji Thomas, 21 Norbiton Hill, Raheen, Limerick, V94 N82W

Agent: Rob Shanahan, 17 Clontarf Place, Limerick, V94 FPK8

Location: 21 Norbiton Hill, Raheen, Limerick, V94 N82W

Description of Site and Surroundings:

The site is located in the established residential estate of Norbiton Hill within the Raheen Area. The site is occupied by a two storey semi detached dwelling with attached garage. There is a driveway and front garden to the front of the property and a rear garden with no side access.

Zoning:

Existing Residential

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:

- Conversion of garage to habitable space and inclusion of door to front elevation of same (11.8sqm)
- Single storey extension to the rear for utility (4.8sqm)

Per discussions with the applicants agent on the 14th October 2025 I informed same that a door to the front elevation would be a material alteration to the existing dwelling and would therefore not be considered exempted development. Revised drawings were submitted for the replacement of the new door with a window.

This Section 5 declaration includes the following:

- Application form
- Cover Letter
- Site location map
- Site Layout Plan
- Elevations

Planning History:

No recent planning history on site.

Enforcement History

None

An Bord Pleanála Case files

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 change of use from garage to habitable, utility extension to rear and replacement of garage door with a window constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The proposed works will be assessed under Class 1, Class 2(c) and Class 6(b)(ii) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Is the development within the curtilage of a house?

Yes, the extension is to the rear of the house and within the curtilage.

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house is considered Exempted Development, subject to the following Conditions and Limitations:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

The house has not been extended previously and the floor area of the garage to be converted to a bedroom is 11.8sqm and the utility extension to the rear is 4.8sqm. Total floor area amounts to 16.6sqm

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

N/A No development proposed above ground.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

N/A the house is not detached

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

N/A, the house has not been extended previously.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

N/A no works proposed above ground floor.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

N/A, the house is not detached

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

N/A no works proposed above ground floor.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

The rear wall does not include a gable. The height of the walls of the extension would not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

N/A

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

Height would not exceed height of eaves or parapet or height of highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

The construction of the rear extension would not reduce the area of private open space to less than 25sqm.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

No windows are proposed less than 1 metre from the boundary.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

N/A no above ground floor extension

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

N/A the house is not detached.

7. The roof of any extension shall not be used as a balcony or roof garden.

The submitted plans do not show a balcony or roof garden.

Section 4(1)(h)

The replacement of the garage door with a window will be assessed under Section 4(1)(h) of the Planning Act which states *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.* It is considered that the replacement of the garage door with a window (as per updated elevation and floor plan drawings received 14/11/2025) will not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of neighbouring structures and is therefore acceptable.

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 required in this instance.

Environmental Impact Assessment

An EIA Screening examination was carried out by Limerick City & County Council (see appendix 2). Overall, it is considered that there is no real likelihood of significant effects on the environment. Therefore, an Environmental Impact Assessment is not required.

Conclusion/Recommendation

The conversion of an existing garage to a liveable space, extension to the rear and replacement of garage door with a window as detailed on the application and plans submitted is considered development and exempted development.

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) The plans & particulars submitted with the application received on 28th October 2025 and further information received on 14th November 2025.

It is therefore considered that the said works are development and exempted development under Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended).



Áine Leland, Executive Planner

Date: 14/11/2025



Gráinne O'Keeffe, SEP

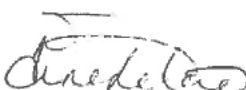

Date: 18/11/25

Appendix 1 – AA Screening

STEP 1: Description of the project/proposal and local site characteristics:				
(a) File Reference No:		EC-222-25		
(b) Brief description of the project or plan:		Section 5 Declaration on whether the proposed works are or are not development or are or not exempted development		
(c) Brief description of site characteristics:		Site occupied by a two storey semi detached dwelling within an established housing estate		
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW		None		
(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)	1.6km	None	N
River Shannon & River Fergus Estuaries SPA 004077	River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service (npws.ie)	2.2km	None	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 	None. No direct encroachment or hydrological connection.

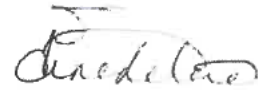
<ul style="list-style-type: none"> - Access to site - Pests 		
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	None. No direct encroachment or hydrological connection.	
In-combination/Other	N/A given the level of development in the area.	
(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		
The assessment of significance of effects:		
Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives		
There is no hydrological connection to any SAC/SPA and the site does not encroach on any SAC/SPA. Taking this into account, the level of development proposed and the size of the site, it is concluded that an AA Screening is not required.		
Conclusion: No AA Screening 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:	 <hr/> Áine Leland, Executive Planner 14/11/2025	
Signature and Date of the Decision Maker:	 <hr/> Gráinne O'Keeffe, Senior Executive Planner 14/11/2025	

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-222-25
Development Summary:	Section 5 Declaration on whether the proposed works are or are not development or are or 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 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
<input type="checkbox"/> Yes. specify class: [insert here]____ _	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 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
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : Two residential units 10. Infrastructure Projects - (b)(i)	No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : Two residential units 10. Infrastructure Projects - (b)(i)	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 checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Signature and Date of Recommending Officer:



Áine Leland, Executive Planner
14/11/2025

Signature and Date of the Decision Maker:



Gráinne O'Keeffe, Senior Executive
Planner
14/11/2025

Appendix 3 – Site Visit Photos







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

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daillí
Tuar an Daillí, Luimneach
V94 WV78

Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

PLANNING & PLACE-MAKING

REG POST:

**Liji Thomas,
21 Norbiton,
Hill, Raheen,
Limerick.
V94 N82W**

EC/222/25

19 November 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 Daillí, 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/2025/1278

File Ref No. EC/222/25

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

RE: **A conversion of garage & single storey extension at 21 Norbiton Hill, Raheen, 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 Áine Leland, Executive Planner dated 14/11/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Liji Thomas, 21 Norbiton, Hill, Raheen, Limerick to state that the works as described above is

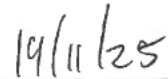
Development and is Exempt Development.

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/2025/1278 dated 14/11/25, 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 Daill
Tuar an Daill, 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/222/25

Name and Address of Applicant: Liji Thomas, 21 Norbiton Hill, Raheen, Limerick

Agent: Rob Shanahan, 17 Clontarf Place, Limerick

Whether the conversion of garage & single storey extension at 21 Norbiton Hill, Raheen, 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 28th October 2025 and further information received on 14th November 2025.

AND WHEREAS the Planning Authority has concluded that the conversion of garage & single storey extension at 21 Norbiton Hill, Raheen, Limerick **DOES** come within the scope of exempted development under Section 2, 3 and 4 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 Exempt Development.**

Signed on behalf of the said Council C. Doyle

Date: 19.11.2025

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.