



Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: TIZZARD HOLDINGS UNLIMITED COMPANY

Applicant's Address: ADARE MANOR

ADARE

CO LIMERICK

Telephone No. [REDACTED]

Name of Agent (if any): DE BLACAM AND MEAGHER ARCHITECTS

Address: 4 ST CATHERINES LANE WEST

DUBLIN 8. D08 WTWO

CONTACT: SIMON NODDINGS

Telephone No. 01 453 4240

Address for Correspondence:

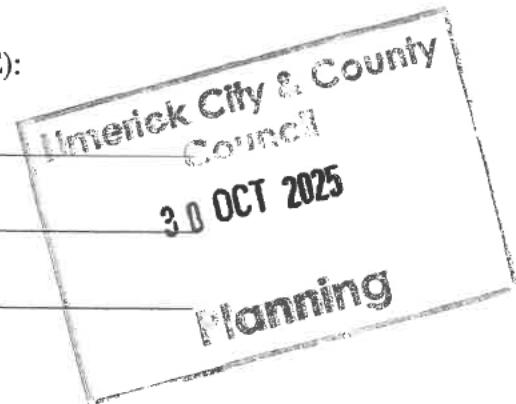
DE BLACAM AND MEAGHER ARCHITECTS

4 ST CATHERINES LANE WEST, DUBLIN 8. D08 WTWO

ATTN: SIMON NODDINGS

Location of Proposed development (Please include EIRCODE):

RATHKEALE ROAD, ADARE, CO.LIMERICK. V94 F2X6



Description of Proposed development:

REPLACEMENT OF PVC CASEMENT WINDOWS AT FIRST FLOOR AND DORMER WINDOWS WITH A TRADITIONAL TIMBER DOUBLE GLAZED SLIDING TWO OVER TWO SASH WINDOWS. REPLACEMENT OF EXISTING SHOPFRONT TO PUBLIC BAR WITH TRADITIONAL PAINTED TIMBER SHOPFRONT INCLUDING SIGNAGE AND LIGHTING. PAINTING OF EXTERNAL ELEVATION WITH A HERITAGE COLOUR

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

SCHEDULE 2: PART 1. REPLACEMENT OF WINDOWS WHICH DOES NOT MATERIALLY AFFECT THE CHARACTER OF THE BUILDING.

SCHEDULE 2: PART 1. CLASS 12 THE PAINTING OF ANY EXTERNAL PART OF ANY BUILDING OR OTHER STRUCTURE.

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

YES/NO NO

Applicant's interest in site: OWNER

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

COVER LETTER DATED 28 OCTOBER 2025

FEE OF 80.00 EUROS

EXISTING AND PROPOSED DRAWINGS AS SCHEDULE ON ATTACHED ISSUE SHEET

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

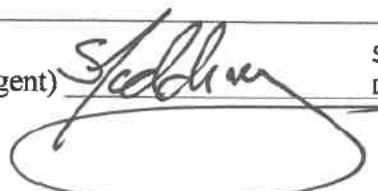
If Yes please provide floor areas of all existing structures:

EXISTING GROUND FLOOR AREA 160SQM (PUBLIC HOUSE)

EXISTING FIRST FLOOR AREA 45SQM (APARTMENT)

EXISTING ATTIC FLOOR AREA 35SQM (APARTMENT)

Signature of Applicant (or Agent)

A handwritten signature in black ink, appearing to read 'Simon Noddings'.

SIMON NODDINGS
DE BLACAM AND MEAGHER ARCHITECTS



NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

**Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie**



LIMERICK CITY & COUNTY COUNCIL
CASH OFFICE

CIVIC OFFICES
DOORADOYLE
CO LIMERICK

28/10/2025 12:22:31

Receipt No.: LA25/25182757

Customer Address:

TIZZARD HOLDINGS UNLIMITED COMPANY
C/O DE BLACAM AND MEAGHER
ARCHITECTS
4 ST CATHERINES LANE WEST
DUBLIN 8.
D08 WTWO

Code	Ref	Amount	VAT
PL041	CHQ NO: 510837	80,00 EUR	0,00 EUR

Paid with: Cheque

Subtotal: 80,00 EUR

Tax (VAT): 0,00 EUR

Total: 80,00 EUR

Tendered: 80,00 EUR

From: CASH OFFICE HQ
VAT Reg No: 3267368TH

Please retain this receipt for your records

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REGISTER AND ISSUE OF DOCUMENTS

We enclose copies of the documents listed below including date, revision and number of copies

Project: Adare Village Pub Project
Project: 2528
Client:

NUMBER	TITLE OF DRAWING/DOCUMENT	SCALE	DATE	Copies		Revision
				Drawn	Check	
A-PA.102	Ordnance Survey Map	1:10560	A3	0	0	
A-PA.101	Site Location Map	1:10000	A1	0	0	
A-PA.102	Plan Existing Ground Floor	1:100	A1	0	0	
A-PA.103	Plan Existing First Floor	1:100	A1	0	0	
A-PA.104	Plan Existing Second Floor	1:100	A1	0	0	
A-PA.105	Plan Existing Roof	1:100	A1	0	0	
A-PA.106	Elevation Existing	1:100	A1	0	0	
A-PA.107	Elevation Proposed	1:100	A1	0	0	
A-PA.108	Elevation Proposed Details	1:200/1:500	A1	0	0	
SYMBOLS PURPOSE OF ISSUE		DISTRIBUTION				
+	Planning	Client	/	/		
-	Planning	Structural Engineer				
o	Information	Planning Supervisor				
*	Design	M&E Engineer				
*	Construction	Contractor				
*	Revision number	Planning Consultant				
*	Comments sent by email	Local Authority				
	An Bord Pleanala					
	Other Consultants					
	Architects File		/	/		
6-DOCS	REPORTS	DRAWINGS	BW	COLOUR		
		No. of prints				
		A0				
		A1	7			
		A2				
		A3	2			
		A4				
		a				
		29/08				

REGISTER AND ISSUE OF DOCUMENTS

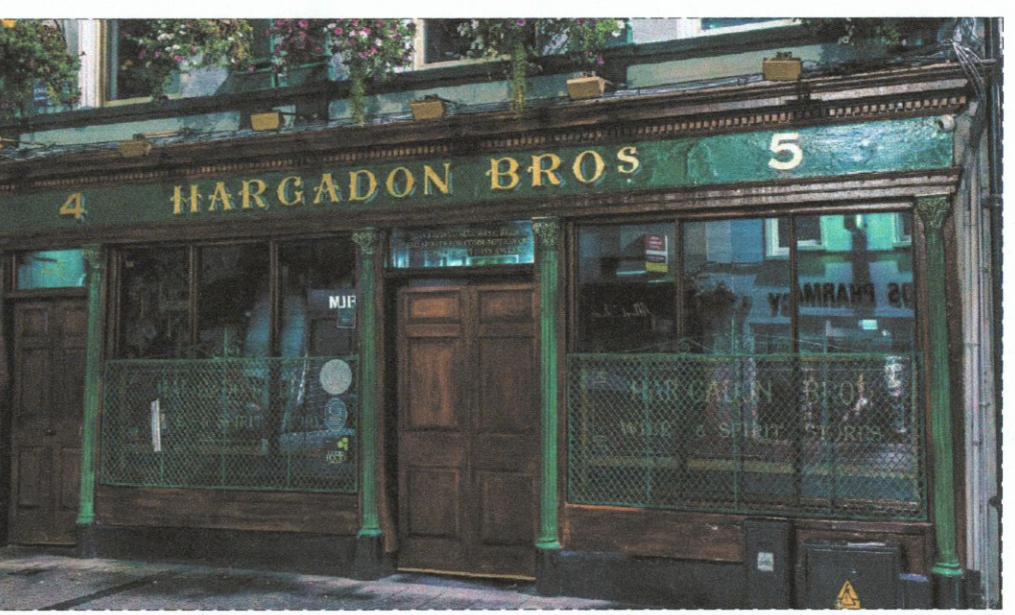
Issued by: Date: 29/08/2014 Page 1



1 PROPOSED : FACADE EAST
SCALE 1/20



LEGEND: MATERIALITY	
1.	PAINTED RENDER
2.	EXISTING SLATE ROOFING
3.	PAINTED TIMBER DOUBLE GLAZED SASH WINDOW
4.	STONE PLINTH
5.	BAR SIGNAGE
6.	PAINTED HARDWOOD SHOP FRONT
7.	LIGHT FIXTURE
8.	EXTERNAL TIMBER DOORS
9.	RENDER QUOINS
10.	NEW CAST IRON DOWNPipe



REFERENCE IMAGES



1. PAINTED RENDER COLOUR:
COLOURTREND: NATTERJACK OR
DULUX, MASONRY: PHOENIX PARK

7. PROPOSED LIGHT FIXTURE:
VINTAGE BRASS OUTDOOR SIGN LIGHT IP65
FINISH: ANTIQUE BRASS

3.0 DESCRIPTION OF EXISTING

The existing structure is a two storey building with two dormer windows facing the main street. It extends circa 8m wide and 9m tall. It was previously licensed premise trading under the name of Sean Collins & Sons bar & restaurant. The building facade is constructed of stone which has been rendered with a sand cement render and painted a bright pink. The windows are white uPVC that likely replaced traditional timber sash windows sometime in the 1990s. There is a typical decorative timber pub front displaying the name of the bar with architectural details such as columns and a cornice.

4.0 PROPOSED WORKS

Scope of Works.

To replace the uPVC windows with traditional two over two sliding sash windows to the first floor and dormer windows.

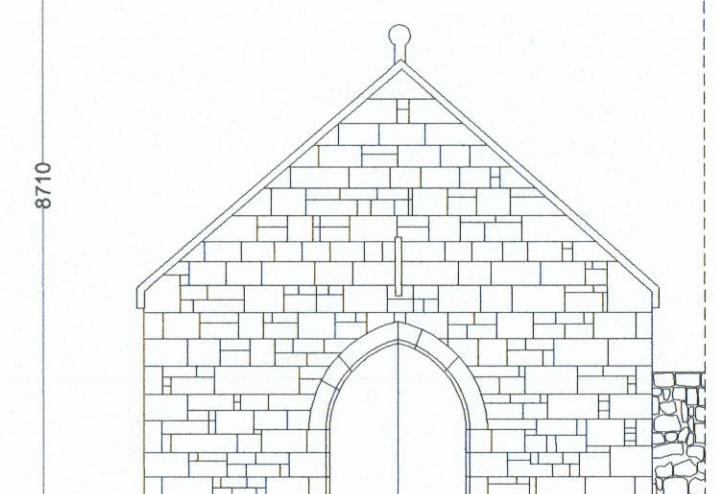
To replace the shop front with painted timber surround, paneled columns and a 4 paneled door to emulate the original shop front which had been removed decades earlier and to add some new character to the building.

To introduce additional quoins at the property boundary line and replace the existing door on the south elevation.

To re-paint the front facade in heritage colour.

5.0 IMPACT ASSESSMENT

The proposed works, to replace the existing uPVC windows with timber windows, replace the deteriorating signage and paint the facade, respects the traditional village character evident on the street. The works are appropriate in scale and scope and are considered to have a positive impact on this architectural conservation area.



2 PROPOSED : CONTIGUOUS FACADE EAST
SCALE 1/100

CLIENT: N/A

DESIGN TEAM:
QUANTITY SURVEYOR

STRUCTURAL ENGINEER

SERVICES ENGINEER

STATUS OF DRAWING:

SECTION 5 APPLICATION

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DESIGN REVIEW:

DRAWN BY: COM
CHECKED BY: SN

DRAWN BY: REVIEWED BY:

DE BLACAM AND MEAGHER ARCHITECTS

4 ST. CATHERINE'S LANE WEST, DUBLIN 8 TEL (01) 1534240 FAX (01) 4737159 EMAIL: MAIL@DEBLACAMANDMEAGHER.COM

JOB TITLE ADARE VILLAGE PUB

DRAWING TITLE ELEVATION: PROPOSED DETAILS

DATE 28 OCT 2025 SCALE 1:100 @A1 Job No. 2526 Dwg. No. A-PA-108

REV. 0



CLIENT: N/A

DESIGN TEAM:

QUANTITY SURVEYOR

STRUCTURAL ENGINEER

SERVICES ENGINEER

STATUS OF DRAWING:

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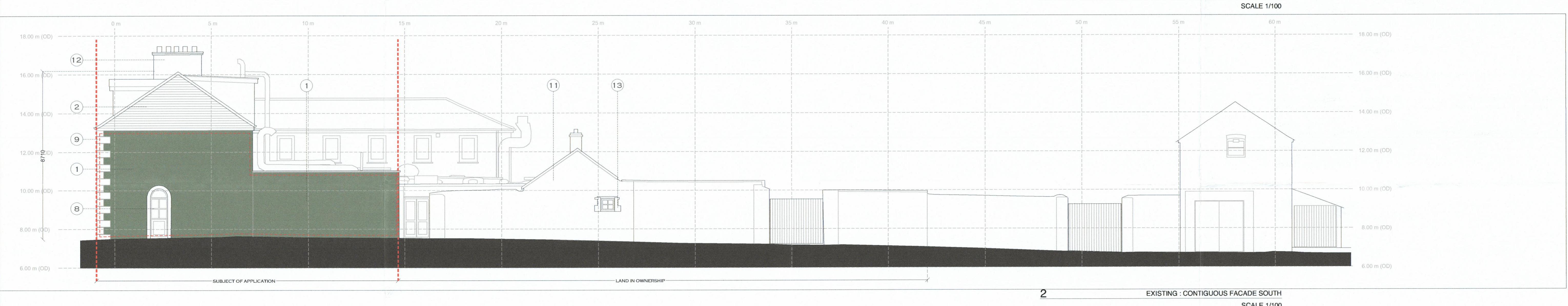
4 ST. CATHERINES LANE WEST, DUBLIN 8 TEL (01) 534240 FAX (01) 4737159 EMAIL: MAIL@DEBLACAMANDMEAGHER.COM

JOB TITLE: ADARE VILLAGE PUB

DRAWING TITLE: ELEVATION:EXISTING

DATE 28 OCT 2025 SCALE 1:100 @A1 JOB NO. 2526 DWG. NO. A-PA 106

REV. 0



CLIENT: N/A

DESIGN TEAM: QUANTITY SURVEYOR

STRUCTURAL ENGINEER

SERVICES ENGINEER

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4 ST. CATHERINE'S LANE, DUBLIN 8 TEL: (01) 1534240 FAX: (01) 4737159 EMAIL: MAIL@DBM.IE WWW.DEBLACAMANDMEAGHER.COM

JOB TITLE ADARE VILLAGE PUB

DRAWING TITLE ELEVATION:PROPOSED

DATE 28 OCT 2025 SCALE 1:100 @A1 Job No. 2526 Dwg. No. A-PA 107

REV. 0



CLIENT: N/A

DESIGN TEAM:
QUANTITY SURVEYOR

STRUCTURAL ENGINEER

SERVICES ENGINEER

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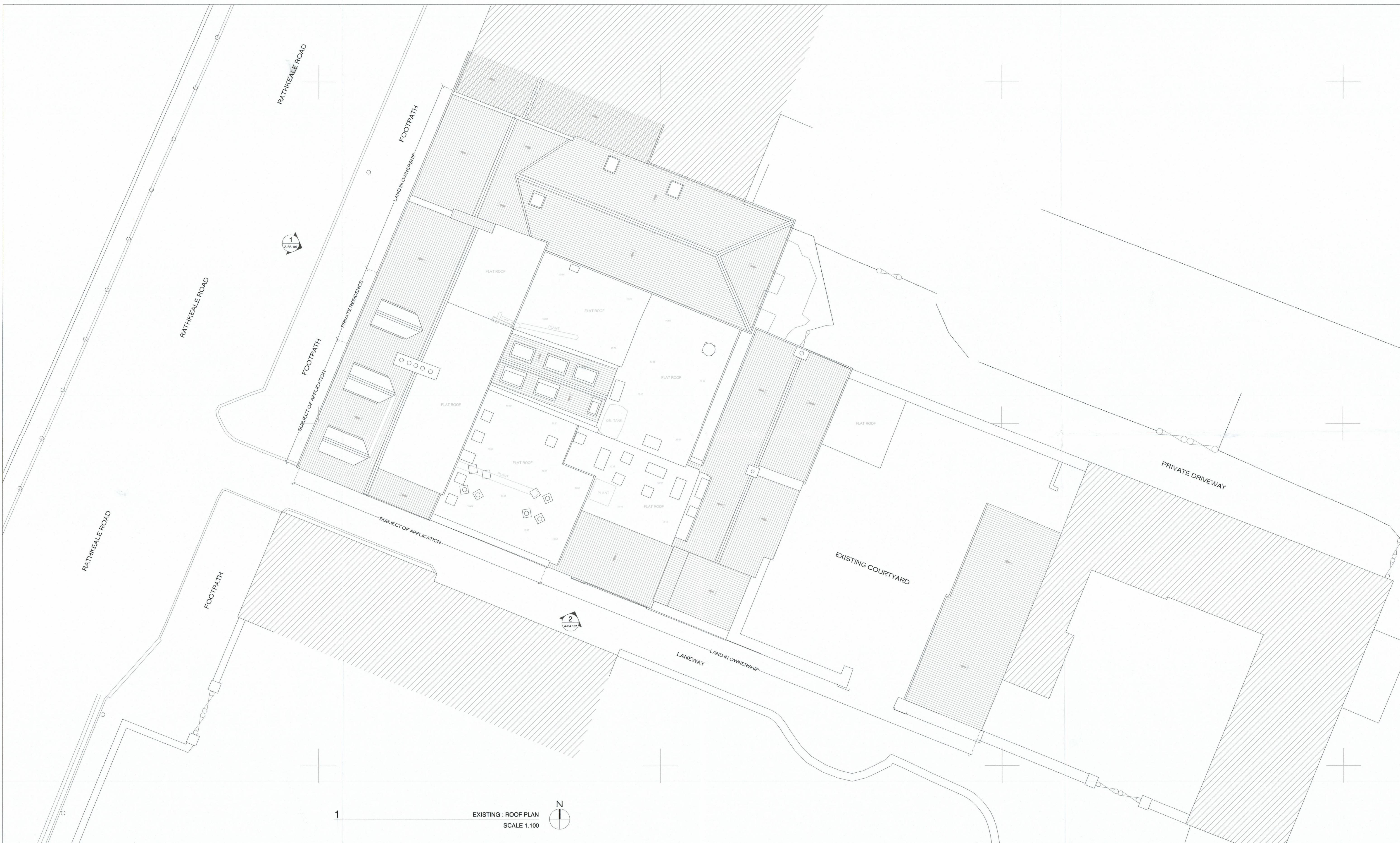
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JOB TITLE ADARE VILLAGE PUB PROJECT

DRAWING TITLE PLAN: EXISTING FIRST FLOOR PLAN

DATE 28 OCT 2025 SCALE 1:100 @ A1 Job No. 2526 DWG. No. A-PA-103



CLIENT: N/A

DESIGN TEAM:
QUANTITY SURVEYOR

STRUCTURAL ENGINEER

SERVICES ENGINEER

STATUS OF DRAWING:

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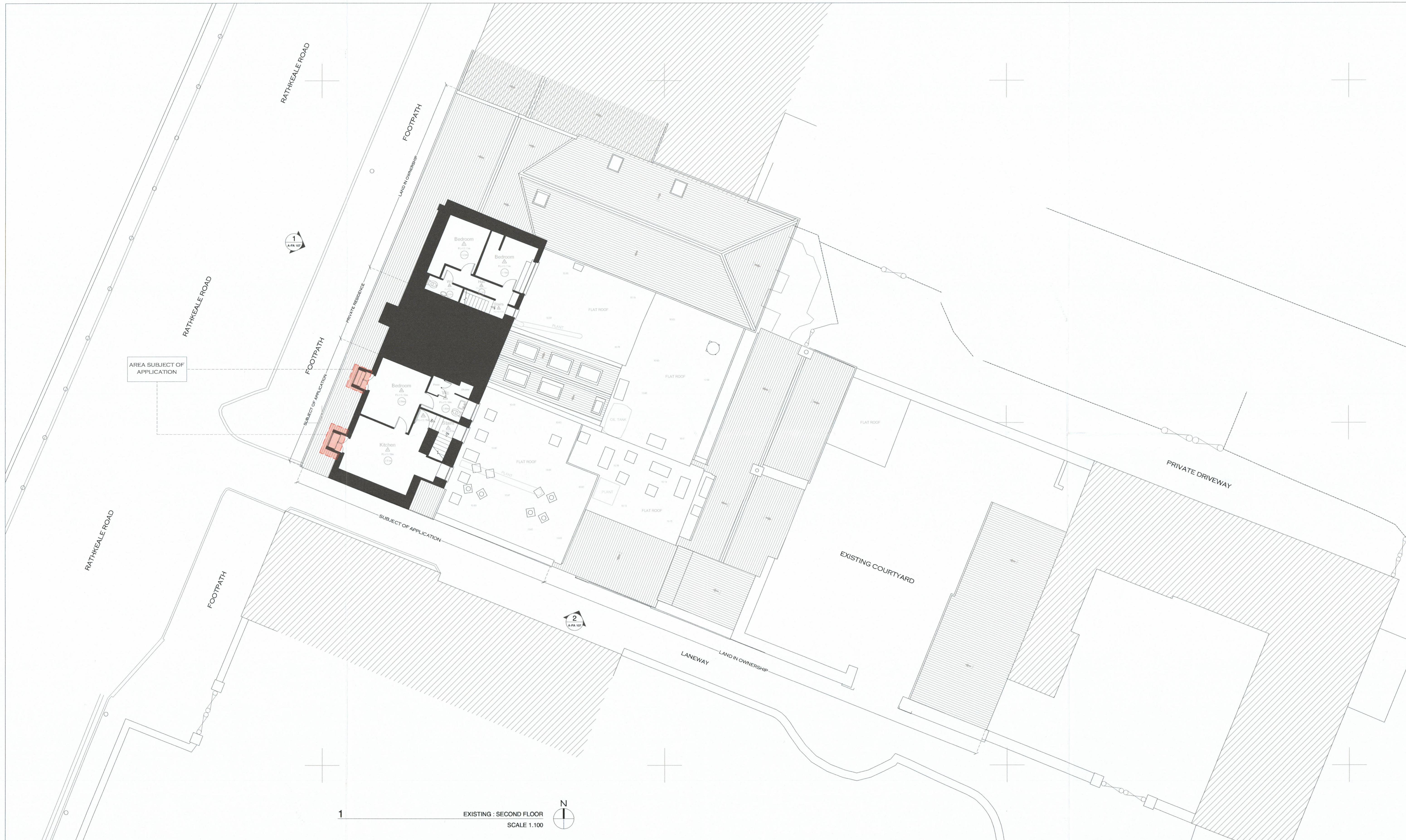
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JOB TITLE ADARE VILLAGE PUB PROJECT

DRAWING TITLE -PLAN:EXISTING ROOF PLAN

DATE 28 OCT 2025 SCALE 1:100 @ A1 Job No. 2526 DWG. NO. A-PA-105

REV. 0



CLIENT: N/A

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STRUCTURAL ENGINE

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COM SN

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Job Title: ADARE VILLAGE PUB PROJECT

DRAWING TITLE: 4 PLAN:EXISTING SECOND FLOOR PLAN
DATE: 02 OCT 2005 - DRAWN: 11/08/05 BY: NO: 05

DATE 26 OCT 2023 SCALE 1:100 © AT50B NO. 2526 DWG. NO. AT A-104

REV. 6

Description:
Digital Landscape Model (DLM)

Publisher / Source:
Talte Éireann

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_50484413_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY= 546079.1994,645300.6676
LRX,LRY= 546411.1994,645900.6676
ULX,ULY= 546079.1994,646146.6676
URX,URY= 546411.1994,646146.6676

Projection / Spatial Reference:
Projection=IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y= 546245.1994,646023.6676

Reference Index:
Map Series | Map Sheets
1:2,500 | 4925-D

Data Extraction Date:
Date= 14-Aug-2025

Source Data Release:
DCMLS Release V1.190.121

Product Version:
Version= 1.4

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Gach cead ar cosnamh. Ni ceadmhach aon chuid den fhoilseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon fhoirm ná ar aon bhealach gan cead i scribhinn roimh ré ó útháil an chíocháit.

Ní hionann bóthar, bealach nó cosán a bheith ar an lárscaíl seo agus físeal ar chead súil. Ní thaispeann an lárscaíl topografach seo teorainneacha réadmhaoine dilthíla, agus ní léiríonn sé úlnéireacht ar ghnéithe físeacháin.



SUBJECT OF APPLICATION

SITE AREA : 1260 m²



CLIENT: N/A

DESIGN TEAM:
QUANTITY SURVEYOR

STRUCTURAL ENGINEER

SERVICES ENGINEER

STATUS OF DRAWING:

SECTION 5 APPLICATION

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4 ST. CATHERINE'S LANE WEST, DUBLIN 8. TEL: (01) 4534340 FAX: (01) 4737989 EMAIL: MAIL@DEBMA.IE WWW.DEBLACAMANDMEAGHER.COM

JOB TITLE ADARE VILLAGE PUB PROJECT

DRAWING TITLE : ORDNANCE SURVEY MAP

DATE 28 OCT 2025 SCALE 1:10560 A3 Job No. 2526 DWG. NO. A-PA 100

REV. 0

DESIGN REVIEW:

DRAWN BY: REVIEWED BY:

Description:
Digital Landscape Model (DLM)

Publisher / Source:
Talite Éireann

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_50484413_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY= 546079.1994,645900.6676
LRX,LRY= 546411.1994,645900.6676
ULX,ULY= 546079.1994,645146.6676
URX,URY= 546411.1994,645146.6676

Projection / Spatial Reference:
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y= 546245.1994,646023.6676

Reference Index:
Map Series | Map Sheets
1:2,500 | 4925-D

Data Extraction Date:
Date= 14-Aug-2025

Source Data Release:
DCMLS Release V1.190.121

Product Version:
Version= 1.4

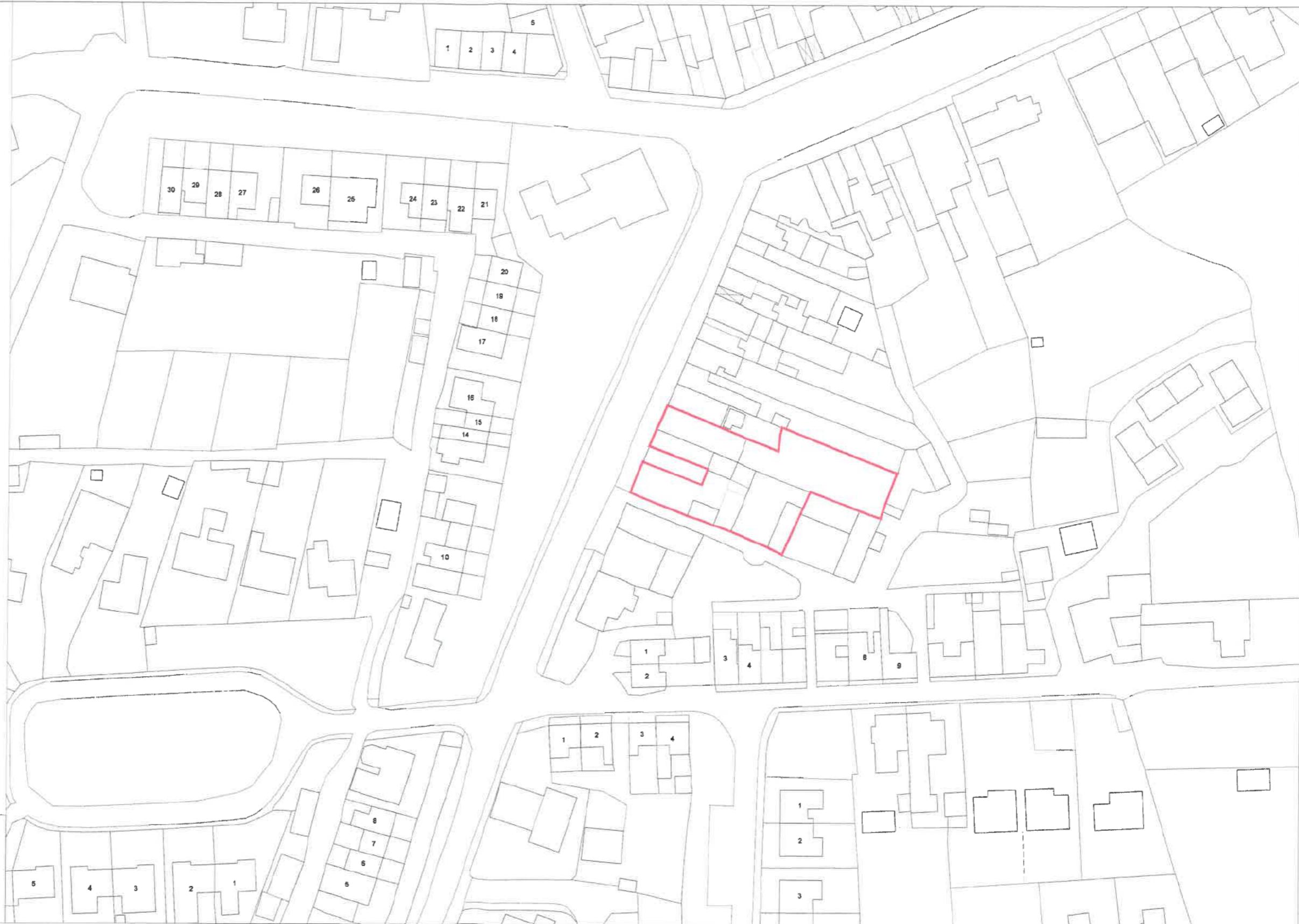
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Ní hionann bóthar, bealach nó cosán a bheith ar an lárscoil seo agus fianaise ar chead sli. Ní thaispeáinn an lárscoil topagrafach seo teorainneacha réadmhaicne díthíúla, agus ní léiríonn sé úinéiríreacht ar ghnéithe fisiceacha.



CLIENT: N/A

DESIGN TEAM:
QUANTITY SURVEYOR

STRUCTURAL ENGINEER

SERVICES ENGINEER

STATUS OF DRAWING:

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DE BLACAM AND MEAGHER ARCHITECTS
4 ST. CATHERINE'S LANE WEST, DUBLIN 8. TEL: (01) 4534240. FAX: (01) 4737265. E-MAIL: MAIL@DEBLACAMANDMEAGHER.COM

JOB TITLE: ADARE VILLAGE PUB PROJECT

DRAWING TITLE: SITE LOCATION MAP

DATE 28 OCT 2025 SCALE 1:1000-A3 Job No. 2526 Dwg.No.A-PA 101

REV. 0

DESIGN REVIEW:

DRAWN BY: REVIEWED BY:

DE BLACAM AND MEAGHER

Limerick City & County Council
Planning Department
Dooradoyle
Limerick
V94XF67

email:
planning@limerick.ie



To whom it may concern,

We wish to submit a Section 5 application to the planning department.

The proposed development will consist of replacement of PVC casement window at first floor and dormer windows, with a traditional double-glazed sliding two over two sash windows. Replacement of existing shopfront to public bar with traditional painted timber shopfront including signage and lighting. Painting of the external elevation with a heritage colour.

Please find enclosed with this letter the following documentation in respect of a Section 5 application for works to an existing pub at: Rathkeale road Adare, Co. Limerick V94HVF6

- Application fee of €80.00		1 copy
- Application form.		1 copy
- Drawing register.		1 copy
- A-PA 100	Revision 0	Ordnance Survey Map
- A-PA 101	Revision 0	Site location map
- A-PA 102	Revision 0	Plan: Existing ground floor
- A-PA 103	Revision 0	Plan: Existing first floor
- A-PA 104	Revision 0	Plan: Existing second floor
- A-PA 105	Revision 0	Plan: Existing roof plan
- A-PA 106	Revision 0	Elevation: Existing
- A-PA 107	Revision 0	Elevation: Proposed
- A-PA 108	Revision 0	Elevation: Proposed Details

If you have any queries, please do not hesitate to call us on 01 453 4240. We look forward to hearing from you.

Yours sincerely,

Simon Noddings MRAI RIBA
de Blacam and Meagher ARCHITECTS



ARCHITECTS

4 ST CATHERINE'S LANE WEST, DUBLIN 8 TEL (01) 4534240 FAX (01) 4737959

E-MAIL MAIL@DEBM.IE WWW.DEBLACAMANDMEAGHER.COM

MEMBERS OF THE ROYAL INSTITUTE OF ARCHITECTS OF IRELAND, ROYAL INSTITUTE OF BRITISH ARCHITECTS, COLEGIO DE ARQUITECTOS DE MADRID



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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

File Reference number	EC-226-25
Applicant	Tizzard Holdings Unlimited Company
Location	Rathkeale Road, Adare, Co. Limerick

1.0 Description of Site and Surroundings:

The consists of a public house of 160 sq.m at ground floor level and two apartments of 45 sq.m and 35 sq.m. at first floor level. The subject site is located on the Rathkeale road in Adare and is within the 19th century Commercial core Southside of Main Street.

2.0 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:

- Replacement of PVC Casement windows at first floor level and dormer windows with a traditional timber double glazed sliding two over two sash windows. Replacement of existing shopfront to public bar with traditional painted timber shopfront including signage and lighting. Painting of external elevation with a heritage colour.
- The proposed development consists additional quoins at the property line and replacing the existing door on the south elevation.

This Section 5 declaration includes the following:

- Site location & site layout map
- Existing Plans/ Sections/ Elevations

Within the submitted cover letter the applicant has stated that the proposed development falls under class 12 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

3.0 Planning History:

94853- Replacing existing hip roof with hanging gable and installation of front and rear dormer windows.

3.1 Enforcement History

DC-261-10

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.

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’.

4(1)(h) Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

The proposed development on site, comprising the replacement of existing PVC casement windows at first-floor level and dormer windows with traditional timber, double-glazed, sliding sash windows of two-over-two configuration; the replacement of the existing shopfront serving the public bar with a new facade, the addition of quoins at the property line and the replacement of the existing door on the south elevation, constitutes ‘works’ and ‘development’.

5.2 Is the proposal exempted development?

The proposed development will be assessed under Class 12 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Class 12

The painting of any external part of any building or other structure.

Limitations:

Such painting may not, except in the case of a hoarding or other temporary structure bounding land on which development consisting of works is being or will be carried out in pursuance of a permission granted under Part III of the Act or as exempted development, be for the purposes of creating a mural.

The painting is not in relation to a mural but to the external finishes of the building front and side elevations.

5.0 Article 9 Restrictions

As the proposed development is located with the 19th century South of Main Street ACA the planning officer has assessed whether the proposal is restricted by Article 9.

The proposed development is restricted by Article 9 of the Planning and Development Regulations 2001 (as amended). Relevant restrictions are as follows:,

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,

The proposed development would materially affect the character of the South of Main Street Architectural Conservation Area and would impact upon Protected Structure (RPS Ref. No. 896) situated adjacent to the site. Accordingly, by virtue of the restrictions set out under Article 9 of the Planning and Development Regulations, the development cannot be regarded as exempted development.

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 Conclusion/Recommendation

The proposed development as detailed on the application and plans submitted is considered to be within the scope of Class 12 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 12 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) The plans & particulars submitted with the application received on (30-Oct-2025).

It is therefore considered that the said works are development and not exempted development as the works are to the exterior of a structure which is located within an Architectural Conservation Area, under the Planning and Development Regulations 2001 (as amended) as Article 9 of Planning and Development Act 2000 (as amended), restrictions exempted development within an ACA.

Assistant Planner	Deirdre Dunne	Date:
Signature:		14/11/25
Senior Executive Planner	Jennifer Collins	Date:
Signature		17/11/25

Notes

Please take note of the following policies and guidelines regarding shopfronts in ACA's.

Shopfront Design Guidelines – see link below.

<https://www.limerick.ie/sites/default/files/media/documents/2025-09/limerick-city-and-county-council-shopfront-design-guidelines.pdf>

Note please have regard to Objective EH O53 and EH O54 of the Limerick City and County Development Plan 2022-2028.

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC-226-25
(b) Brief description of the project or plan:	Replacement of PVC Casement windows at first floor level and dormer windows with a traditional timber double glazed sliding two over two sash windows. Replacement of existing shopfront to public bar with traditional painted timber shopfront including signage and lighting. Painting of external elevation with a heritage colour.
(c) Brief description of site characteristics:	Public house at ground floor level and apartments at first floor level are located at Rathkeale Road in Adare.
(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/Specia l 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	Approx. 600m	None	N
00174- Curraghchase Woods SAC	https://www.npws.ie/protected-sites/sac/000174	Approx. 5km	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 - Vegetation clearance - Demolition	None. No direct encroachment or hydrological connection.

<ul style="list-style-type: none"> - 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 	
Operation phase e.g.	None. No direct encroachment or hydrological connection.
In-combination/Other	

(b) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site 	None. 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		
No effects identified		
Conclusion: An appropriate assessment is not required.		
	Tick as appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 <hr/> Deirdre Dunne Assistant Planner 17/11/2025	
Signature and Date of the Decision Maker:	 <hr/> Jennifer Collins, A/Senior Executive Planner 17/11/2025	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:		
Development Summary:		
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 sub-threshold: [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:	 <hr/> Deirdre Dunne Assistant Planner 17/11/2025
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 17/11/2025



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:

**Tizzard Holdings Unlimited Company,
c/o Simon Noddings,
de Blacam and Meagher,
4 St Catherine's Lane West,
Dublin 8.
D08 WTWO**

EC/226/25

20 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 Daill, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
@LimerickCouncil
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2025/1299

File Ref No. EC/226/25

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

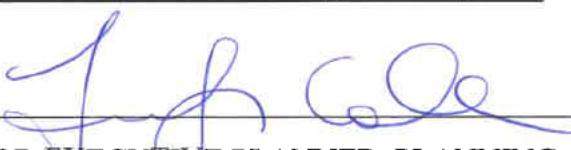
RE: **A replacement of windows, storefront, property line and replacing the existing door at Rathkeale Road, Adare, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2025/131 dated 15th September 2025, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Jennifer Collins, A/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, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of Deirdre Dunne, Assistant 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 Tizzard Holdings Unlimited Company, c/o Simon Noddings, de Blacam and Meagher, 4 St Catherine's Lane West, Dublin 8 to state that the works as described above is

Development and is NOT Exempt Development.

Signed



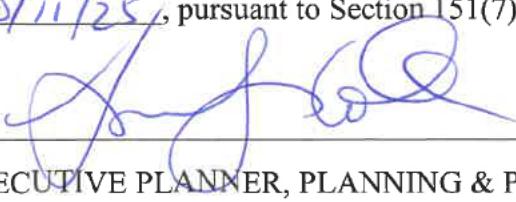
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

20/11/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1299 dated 20/11/25, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/226/25

Name and Address of Applicant: Tizzard Holdings Unlimited Company, Adare Manor, Adare, Co. Limerick.

Agent: Simon Noddings, de Blacam and Meagher, 4 St Catherine's Lane West, Dublin 8.

Whether the replacement of windows, shopfront, property line and replacing the existing door at Rathkeale Road, Adare, 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 30th of October 2025.

AND WHEREAS the Planning Authority has concluded that the replacement of windows, shopfront, property line and replacing the existing door at Rathkeale Road, Adare, Co. Limerick **DOES NOT** come within the scope of exempted development under Architectural Conservation Area, under the Planning and Development Regulations 2001 (as amended) as Article 9 of Planning and Development Act 2000 (as amended), restrictions exempted development within an ACA. 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: 20.11.2025

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.