



Comháil Cathrach
& Contae Luimnigh
Limerick City
& County Council

ATLANTIC EDGE
LIMERICK
EUROPEAN EMBRACE

Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

William Cooke

Applicant's Address:

Parochial House

Donoughmore, Co. Limerick

V94 X7 PD

Telephone No.

[REDACTED]

Name of Agent (if any):

[REDACTED]

Address:

[REDACTED]

Telephone No.

Limerick City & County Council
16 OCT 2025

Planning

Address for Correspondence:

As Above

Planning

24 OCT 2025

Limerick City & County Council

Other works

- Insulate all internal walls that are external to the house.
- Replace the concrete floors at the back of the house, install radon barrier and foundations damp proofing.
- Fix all gutters.
- Install a ventilation system to reduce internal condensation.
- Improve fire safety measures, including escape windows and alarms.
- Assess cracks for structural significance and repair.



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council



Limerick City and County Council

Planning Department

Section 5 Application

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Applicant's Name:

William Cooke

Applicant's Address:

Parochial House
Donoughmore, Co. Limerick
V94 X7 PD

Telephone No.

[REDACTED]

Name of Agent (if any):

[REDACTED]

Address:

Telephone No.

[REDACTED]

Address for Correspondence:

~~As Above~~ Donoughmoreph@gmail.com,

As Above,

Location of Proposed development (Please include EIRCODE):

Parochial House, Bohereen,

Danoughmore, Co. Limerick.

V94 X7P D

Description of Proposed development:

See Attached.

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

NIAH lot 21901332

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

YES/NO

Applicant's interest in site: Owner

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

See Attached → There are no structural changes.

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

If Yes please provide floor areas of all existing structures:

No

Signature of Applicant (or Agent)

Wif Cooke

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**

COMHAIRLE
CATHRACH & CONTAE
Luimnígh
Limerick
CITY & COUNTY
COUNCIL

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

15/08/2025 15:01:53

Receipt No./
Uimhir Admhála : LA25/0/25180041
***** REPRINT *****

WILLIAM COOTE
PAROCHIAL HOUSE
DONOUGHMORE
CO LIMERICK

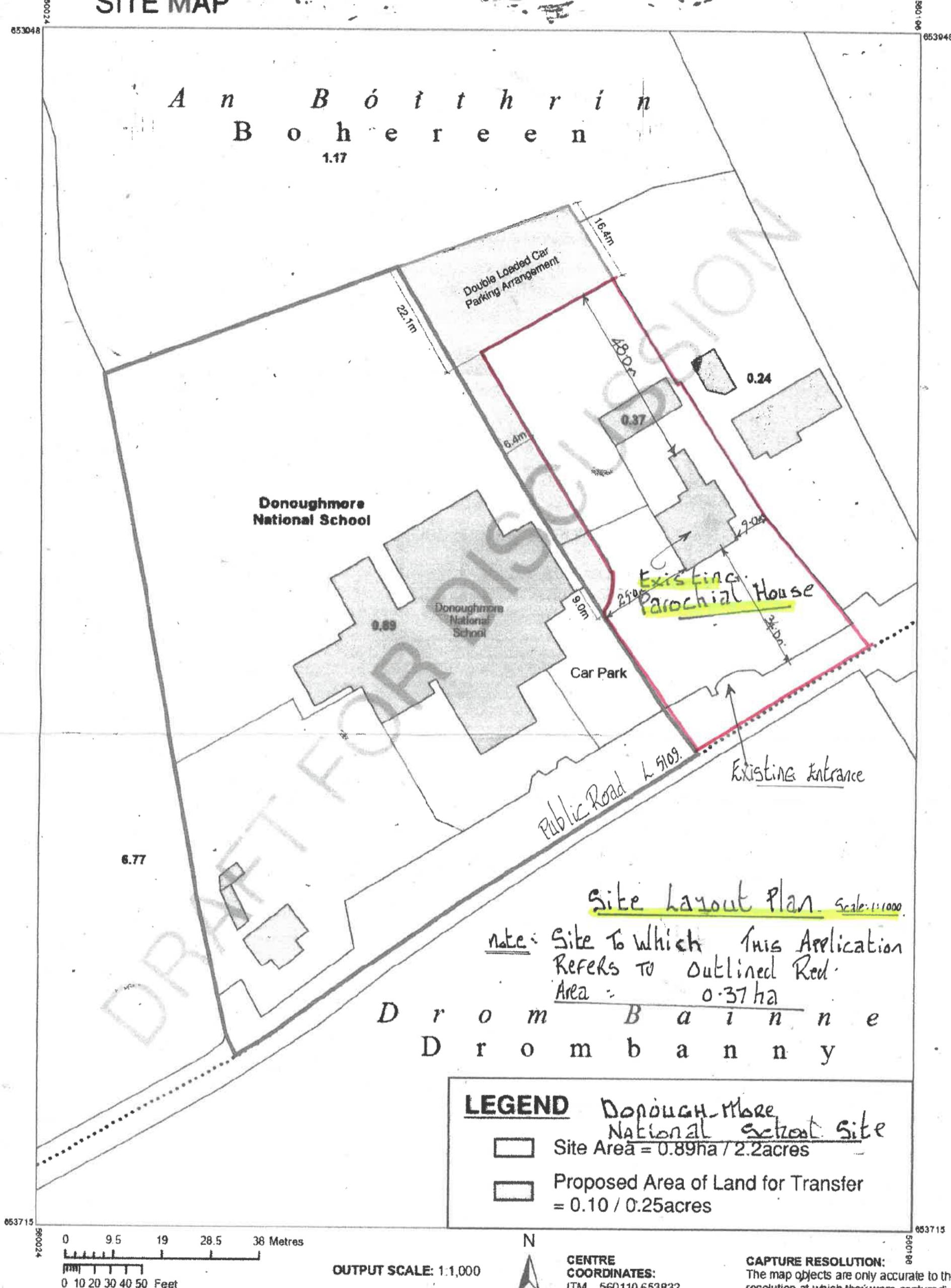
EXEMPTION CERTIFICATES 80.00
GOODS 80.00
VAT Exempt/Non-vatable

Total/Iomlán 80.00 EUR

Tendered/Tairgthe
Credit / Debit Card 80.00
VISA
****48466

SITE MAP

A n B ó t t h r i n
B o h e r e e n
1.17



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**CENTRE
COORDINATES:**
ITM 560110 653832

PUBLISHED: 30/01/2023 **ORDER NO:** 50314414

MAP SERIES: MAP SHEETS
1:2,500 4804-A

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LEGEND:
<http://www.osi.ie>, search 'Large Scale Legend'

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Ireland
Súrsheoiracht Ordánach Éireann

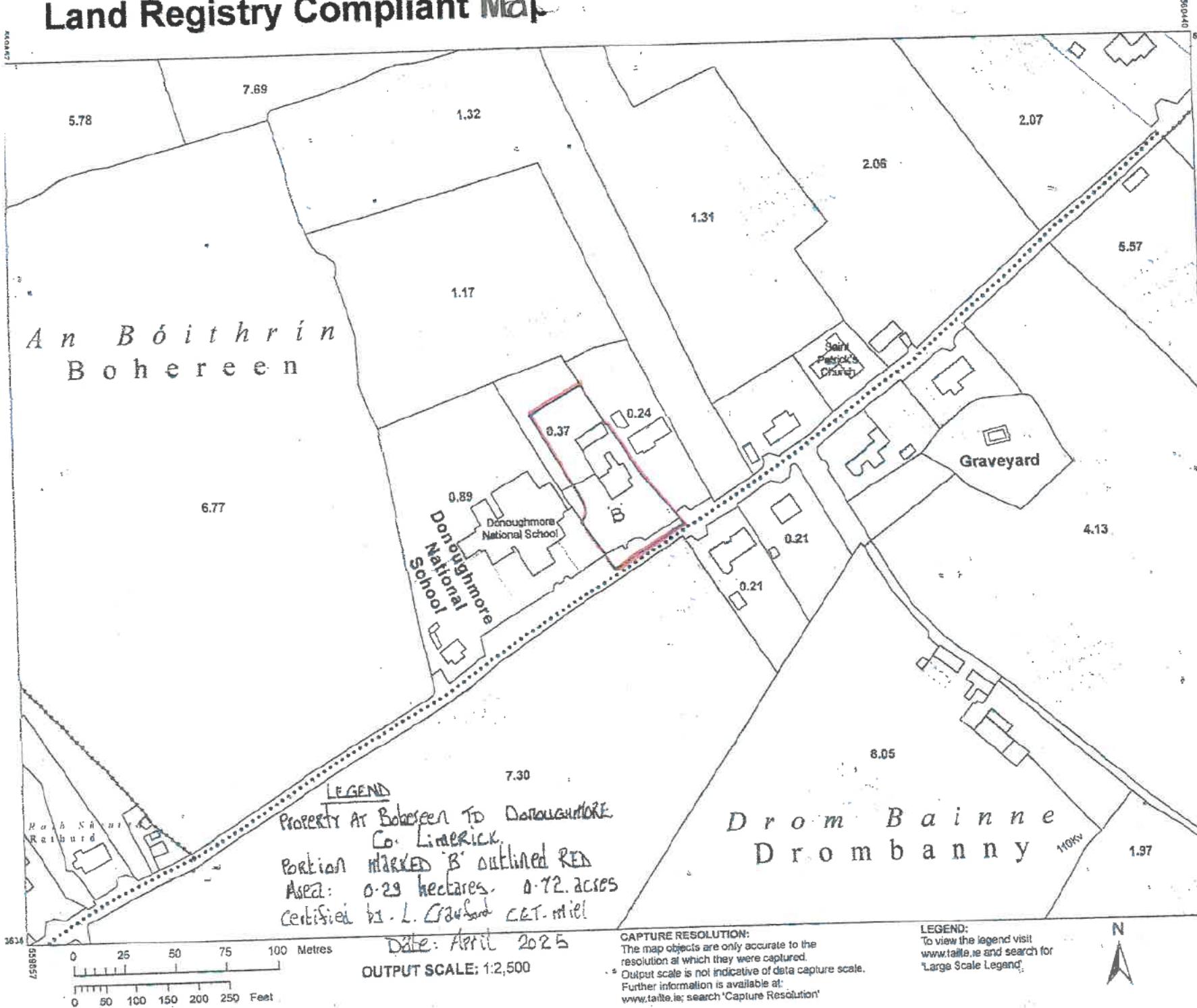
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Surveillance: Ordinance Europe

Land Registry Compliant Map



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DONAGHMORE Parochial House



FRONT ELEVATION

South EAST

scale: 1:100

Title:	
ELEVATIONS	
Client:	
- House at Boheran, Donaghmore	
Client:	
MR. Wm. Cooke	
Drawn By:	LC
Date:	AS SHOWN
Scale:	1:25
LIAM CRAWFORD	
DESIGN & DRAUGHTING SERVICES	
RATHBARD, BALLYFROG	
CO. LIMERICK	
TEL: 061-259621	

PAROCHIAL HOUSE, BOHEREEN, DONOUGHMORE, COUNTY LIMERICK





SIDE ELEVATION

North EAST

scale: 1:100



SIDE ELEVATION

South West

scale: 1:100

William Cooke
Parochial House
Donoughmore
Co. Limerick
V94X&PD

Limerick City & County
Council

18 NOV 2025

18 November 2025

Planning

RE: EC/220/25

Senior Planner,
Planning & Place-Making,
Limerick City and County Council,
Dooradoyle Road,
Dooradoyle,
Limerick,
V94WV78

Dear Sir Madam,

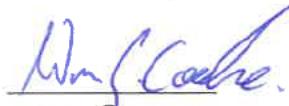
In reply to your registered mail received on the 17th November 2025, in which you are looking for additional information on the above Section 5 Application

- There is one PVC window to the south-west side of the house that does not have any opening. This window will be replaced with a window of similar design that can open.
- Please find attached detail drawings of all fenestrations proposed as part of the works.

If you require any further information or clarification, please do not hesitate to contact me. I look forward to your reply.

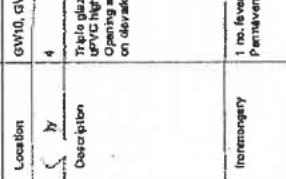
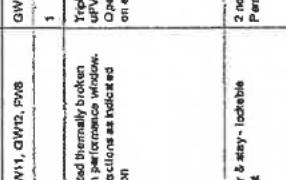
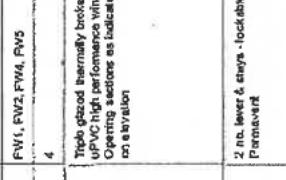
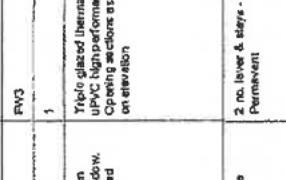
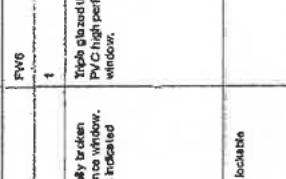
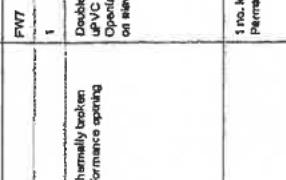
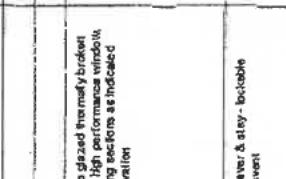
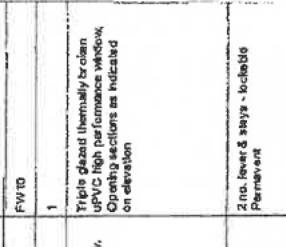
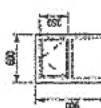
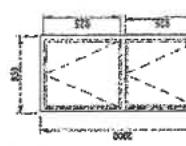
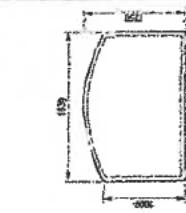
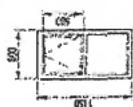
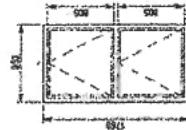
Thank you for your attention to this matter.

Yours sincerely,



William G Cooke

External Door & Window Schedule					
Location	GW10, GW11, GW12, PW8	GW13	PW3	PW6	PW7
1 hr	4	1	4	1	1
Description	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation	Double glazed thermally broken upVC high performance window. Opening sections as indicated on elevation	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation
Interengagy	1 no. lever & stay - lockable Permanent	2 no. lever & stay - lockable Permanent	2 no. lever & stay - lockable Permanent	1 no. lever & stay - lockable Permanent	2 no. lever & stay - lockable Permanent



External Door & Window Schedule						
Ext. Door & Window Elevation	Location	GW1	GW2	GW3	GW4	GW5
	Quantity	1	1	1	1	1
	Description	Single action single glazed thermally broken upVC high performance door and frame with lock rail. Double glazed thermally broken upVC high performance fixed and opening side windows. Opening sections as indicated on elevation.	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation	Triple glazed thermally broken upVC high performance window. Opening sections as indicated on elevation
	Comments	15 pairs of brushed steel hinges 1 pair of brushed steel lever handles Dead lock 1 pair key escutcheons 2 no. lever & stays - lockable Permanent	2 no. lever & stays - lockable Permanent	4 no. lever & stays - lockable Permanent	1 no. lever & stay - lockable Permanent	1 no. lever & stay - lockable Permanent
	Diagram					



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-220-25
Applicant	William Cook
Location	Parochial House, Donoughmore, Co. Limerick V94 X7PD

1.0 Description of Site and Surroundings:

The application site is an existing two storey detached dwelling situated in the townland of Bohereen, Donoughmore. The application site is 4km south east of Limerick City. The application site is located to the east of Donoughmore National School.

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:

- Insulate all internal walls that are external to the house
- Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing
- Fix all gutters
- Install a ventilation system to reduce internal condensation
- Improve fire safety measures, including escape windows and alarms
- Assess cracks for structural significance and repair.

This Section 5 declaration includes the following:

- Application Form
- Elevations
- Floor plans

3.0 Planning History:

Pl. Ref 16188 ABP PL 91.247861 – Refused permission for the demolition of existing parochial house, which is a protected structure (RPS SE 10) and for the construction of a new parochial house, new septic tank and percolation area, the realignment of the front boundary wall and entrance, parking and all ancillary site works

3.1 Enforcement History

None

4.0 Relevant An Bord Pleanála referrals

N/A

5.0 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’. The proposed development on site, comprising Insulate all internal walls that are external to the house, Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing, Fix all gutters, Install a ventilation system to reduce internal condensation, Improve fire safety measures, including escape windows and alarms and Assess cracks for structural significance and repair constitutes ‘works’ and ‘development’.

5.2 Is the proposal exempted development?

The proposed development will be assessed under Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) which is as follows:

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

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

The proposed development includes the

- Insulation of all internal walls that are external to the house
- Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing
- Fix all gutters
- Install a ventilation system to reduce internal condensation
- Improve fire safety measures, including escape windows and alarms
- Assess cracks for structural significance and repair.

The application site is a two-storey dwelling house that is on the NIAH register under ref no. 21901332. The application site is described as a detached five-bay two-storey parochial house, built c. 1880, with gabled central bay flanked by gabled projecting bays, having canted bay windows to ground floor. The works proposed at this site consist mainly of refurbishment works and the applicant has confirmed that no structural changes are proposed as part of this development. Most of the works proposed are internal and do not require planning permission or need to be assessed under the Planning and Development Regulations 2001 (as amended) and/or the Planning and Development Act 2000 (as amended).

The applicant has stated that they wish to *improve fire safety measures, including escape windows and alarms*. It is not clear from the information or drawings provided whether additional fenestration is proposed to facilitate these improved fire safety measures. Further information will be requested.

6.0 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).

7.0 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.

8.0 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.

9.0 Conclusion/Recommendation

1. (i) The applicant is requested to confirm what measures they propose to improve fire safety measures and whether additional fenestration is proposed as part of these works.
- (ii) Please provide detailed drawings of all fenestration proposed as part of the works outlined under this request for a declaration on development and exempted development. Details should also be provided of the finishes of these windows.

Executive Planner	Ella O'Brien	Date: 11/11/2025
Signature:	<i>Ella O'Brien</i>	
A/Senior Planner	Barry Henn	Date: 11/11/2025
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC.220.25
(b) Brief description of the project or plan:	<p>A section 5 application requesting a declaration on whether the following works is or is not exempted development:</p> <ul style="list-style-type: none"> -Insulate all internal walls that are external to the house -Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing -Fix all gutters -Install a ventilation system to reduce internal condensation -Improve fire safety measures, including escape windows and alarms -Assess cracks for structural significance and repair
(c) Brief description of site characteristics:	Existing two-storey detached dwelling situated in a rural location.
(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 4.3km	None	N
004077-River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	Approx. 4.3km	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 - Access to site - Pests 	None. Works are minimal in nature and there is no hydrological connection or direct encroachment on the SAC and SPA due to separation distance.
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	None. Works are minimal in nature and there is no hydrological connection or direct encroachment on the SAC and SPA due to separation distance.
In-combination/Other	N/A

(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. Works are minimal in nature and there is no hydrological connection or direct encroachment on the SAC and SPA due to separation distance.

(c) (Are ' <i>mitigation</i> ' 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

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 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/> Ella O'Brien, Executive Planner 11/11/25	

Signature and Date of the Decision Maker:	
	Barry Henn, A/Senior Planner 11/11/2025

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC.220.25	
Development Summary:	<p>A section 5 application requesting a declaration on whether the following works is or is not exempted development:</p> <ul style="list-style-type: none"> -Insulate all internal walls that are external to the house -Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing -Fix all gutters -Install a ventilation system to reduce internal condensation -Improve fire safety measures, including escape windows and alarms -Assess cracks for structural significance and repair 	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> X No. Proceed to Part A	
A. Schedule 5 Part I - 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"/> No Screening required
<input checked="" type="checkbox"/> X	No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> X	No. the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/>	Yes the project is listed in Schedule 5. Part 2 and meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here]	EIA is mandatory <input type="checkbox"/> 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:	 _____ Ella O'Brien, Executive Planner 11/11/2025
Signature and Date of the Decision Maker:	_____ Barry Henn, A/Senior Planner 11/11/2025

Appendix 3: Site visit 10/11/2025





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:

EC/220/25

12 November 2025

**William Cook,
Parochial House,
Donoughmore,
Co. Limerick.
V94 X7PD**

RE: Declaration under Section 5

Dear Sir/Madam,

I refer to the above Section 5 Application you are hereby requested to submit the following further information:

1. (i) The applicant is requested to confirm what measures they propose to improve fire safety measures and whether additional fenestration is proposed as part of these works.
(ii) Please provide detailed drawings of all fenestration proposed as part of the works outlined under this request for a declaration on development and exempted development. Details should also be provided of the finishes of these windows.

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted.

I hereby give you notice that the statutory period of three weeks during which the Planning Authority is required to give a decision will date from the receipt of a satisfactory response to the notice seeking further information.

Please quote your planning reference number on all correspondence EC/220/25.

Yours sincerely,



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

Tuar an Daill, Luimneach
Dooradoyle, Limerick

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



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-220-25
Applicant	William Cook
Location	Parochial House, Donoughmore, Co. Limerick V94 X7PD

1.0 Description of Site and Surroundings:

The application site is an existing two storey detached dwelling situated in the townland of Bohereen, Donoughmore. The application site is 4km south east of Limerick City. The application site is located to the east of Donoughmore National School.

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:

- Insulate all internal walls that are external to the house
- Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing
- Fix all gutters
- Install a ventilation system to reduce internal condensation
- Improve fire safety measures, including escape windows and alarms
- Assess cracks for structural significance and repair.

This Section 5 declaration includes the following:

- Application Form
- Elevations
- Floor plans

3.0 Request for Further Information:

It was previously assessed that “*the works proposed at this site consist mainly of refurbishment works and the applicant has confirmed that no structural changes are proposed as part of this development. These works do not require planning permission or need to be assessed under the Planning and Development Regulations 2001 (as amended) and/or the Planning and Development Act 2000 (as amended).*” I agree with

this assessment and as such my assessment will focus on the further information received in relation to the following request:

Previous Assessment:

"The applicant has stated that they wish to improve fire safety measures, including escape windows and alarms. It is not clear from the information or drawings provided whether additional fenestration is proposed to facilitate these improved fire safety measures. Further information will be requested."

The Applicant was requested to provide the following further information:

- (i) The applicant is requested to confirm what measures they propose to improve fire safety measures and whether additional fenestration is proposed as part of these works.
- (ii) Please provide detailed drawings of all fenestration proposed as part of the works outlined under this request for a declaration on development and exempted development. Details should also be provided of the finishes of these windows.

The Applicant has submitted a cover letter and an external door and window schedule. Further, the applicant has engaged with the planning officer verbally explaining the intentions of the works.

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’. The proposed development on site, comprising Insulate all internal walls that are external to the house, Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing, Fix all gutters, Install a ventilation system to reduce internal condensation, Improve fire safety measures, including escape windows and alarms and Assess cracks for structural significance and repair constitutes ‘works’ and ‘development’.

5.2 Is the proposal exempted development?

The proposed development will be assessed under Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) which is as follows:

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

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

The proposed development includes the

- Insulation of all internal walls that are external to the house
- Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing
- Fix all gutters
- Install a ventilation system to reduce internal condensation
- Improve fire safety measures, including escape windows and alarms
- Assess cracks for structural significance and repair.

The application relates to a two-storey dwelling house listed on the NIAH under Ref. No. 21901332, described as a detached five-bay two-storey parochial house, built c.1880, with a gabled central bay flanked by gabled projecting bays and canted bay windows to the ground floor. The proposed works primarily consist of refurbishment, and the applicant has confirmed that no structural alterations are proposed.

Most of the works are internal and do not require planning permission under the Planning and Development Regulations 2001 (as amended) and/or the Planning and Development Act 2000 (as amended). The applicant also proposes to improve fire safety measures, including escape windows and alarms. Following engagement with the applicant and their submission dated 18th November, I am satisfied that the proposed works will not materially affect the external appearance of the structure so as to render it inconsistent with its character or that of neighbouring structures.

The only external work proposed is the replacement of one window on the south-west elevation, upgrading it from double glazing to triple glazing in a similar design. I am satisfied that this will not materially affect the external appearance of the structure. Accordingly, I consider all works under this application to constitute exempted development.

5.0 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).

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 works detailed on the application and plans submitted is considered to be within the scope of Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) 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) Article 9 of the Planning and Development Regulations 2001 (as amended).
- (c) The plans & particulars submitted with the application received to date (18/11/2025, 24/10/2025).

It is therefore considered that the said works are development and exempted development under (Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).

Assistant Planner	Cathal McMullan	Date:
Signature:		02/12/2025
A/Senior Executive Planner	Jennifer Collins	Date:
Signature		02/12/2025

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(a) File Reference No:	EC.220.25
(b) Brief description of the project or plan:	<p>A section 5 application requesting a declaration on whether the following works is or is not exempted development:</p> <ul style="list-style-type: none"> -Insulate all internal walls that are external to the house -Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing -Fix all gutters -Install a ventilation system to reduce internal condensation -Improve fire safety measures, including escape windows and alarms -Assess cracks for structural significance and repair
(c) Brief description of site characteristics:	Existing two-storey detached dwelling situated in a rural location.
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165- Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	Approx 4.3km	None	N
004077-River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/sac/004077	Approx. 4.3km	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 - Access to site - Pests 	None. Works are minimal in nature and there is no hydrological connection or direct encroachment on the SAC and SPA due to separation distance.
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	None. Works are minimal in nature and there is no hydrological connection or direct encroachment on the SAC and SPA due to separation distance.
In-combination/Other	N/A

(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. Works are minimal in nature and there is no hydrological connection or direct encroachment on the SAC and SPA due to separation distance.

(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
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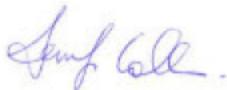
STEP 4: Screening Determination Statement			
The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives			
On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to: <ul style="list-style-type: none"> • the nature and scale of the proposed development, • the intervening land uses and distance from European sites, • the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.			
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"/>	<ul style="list-style-type: none"> <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"/>	<ul style="list-style-type: none"> <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission 	
Signature and Date of Recommending Officer:	 <hr/> Cathal McMullan, Assistant Planner 02/12/25		

Signature and Date of the Decision Maker:	
	<hr/> <p>Jennifer Collins, A/Senior Executive Planner 02/12/2025</p>

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC.220.25	
Development Summary:	<p>A section 5 application requesting a declaration on whether the following works is or is not exempted development:</p> <ul style="list-style-type: none"> -Insulate all internal walls that are external to the house -Replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing -Fix all gutters -Install a ventilation system to reduce internal condensation -Improve fire safety measures, including escape windows and alarms -Assess cracks for structural significance and repair 	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> X No. Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes. specify class: [insert here] _		EIA is mandatory No Screening required
<input checked="" type="checkbox"/> X No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/> X No. the development is not a project listed in Schedule 5, Part 2		No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [specify class & threshold here]		EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _		Proceed to Part C

c. If Yes, has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/>	Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/>	No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Signature and Date of Recommending Officer:	 Cathal McMullan, Assistant Planner 02/12/25
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 02/12/2025

Appendix 3: Site visit 10/11/2025





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:

**William Cook,
Parochial House,
Donoughmore,
Co. Limerick.
V94 X7PD**

EC/220/25

03 December 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/2025/1352

File Ref No. EC/220/25

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

RE: **A insulate all internal walls that are external to the house, replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing, fix all gutters, install a ventilation system to reduce internal condensation, improve fire safety measures, including escape windows and alarms & assess cracks for structural significance and repair at Parochial House, Donoughmore, 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 Cathal McMullan, Assistant Planner dated 02/12/2025, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to William Cook, Parochial House, Donoughmore, Co. Limerick to state that the works as described above is

Development and is Exempt Development.

Signed

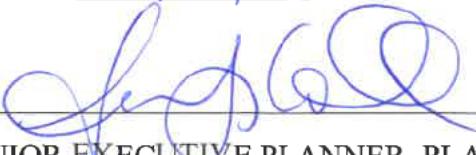

A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date


63/12/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2025/1352 dated 03/12/25, 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/220/25

Name and Address of Applicant: William Cook, Parochial House, Donoughmore, Co. Limerick

Agent: N/A

Whether the insulate all internal walls that are external to the house, replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing, fix all gutters, install a ventilation system to reduce internal condensation, improve fire safety measures, including escape windows and alarms & assess cracks for structural significance and repair at Parochial House, Donoughmore, 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 24th of October 2025 and further information on the 18th of November 2025.

AND WHEREAS the Planning Authority has concluded that the insulate all internal walls that are external to the house, replace the concrete floors at the back of the house, install radon barrier and foundations & damp proofing, fix all gutters, install a ventilation system to reduce internal condensation, improve fire safety measures, including escape windows and alarms & assess cracks for structural significance and repair at Parochial House, Donoughmore, Co. Limerick **DOES** come within the scope of exempted development under (Section 4 (1) (h) 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

Date: 3rd December 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.