

Limerick City & County Council
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Limerick City & County Council
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09 JAN 2026
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LIMERICK CITY & COUNTY COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

Limerick City & County Council
22 JAN 2026
Planning

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: CLAIRE COSTELLO

Applicant's Address: 8 Sidneyville, Bellevue Park, Military Hill, St. Lukes, Cork
T23 W8NT

Telephone No. [REDACTED]

Name of Agent (if any): Margaret Costello- MCO engineering and Blackwood associates
Architects Dublin

Address: _____

Telephone No. MCO engineering 085 2309026 Blackwood & associates architects: 01 4784590

Address for Correspondence:

Same as above for Claire Costello

Limerick City & County Council
- 9 JAN 2026
Planning

Location of Proposed development:

Bridge Street, Croom, Co. Limerick V35 V406

Description of Proposed development:

To renovate and return from dereliction the house referred to as 'Maronies' on Bridge street ,Croom

Is this a Protected Structure or within the curtilage of a Protected Structure.
YES/NO yes

Applicant's interest in site: Owner of the site

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

See attachment titled 'Current-Maronies-Single House'

These plans were discussed with Shona O' Keeffe, Executive Architectural Conservation Officer for Limerick city and county council in the summer of 2025. Shona is aware that we are applying also for the vacant property grant for this renovation.

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

If Yes please provide floor areas of all existing structures:

None

Signature of Applicant (or Agent) Claire Costello

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:

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

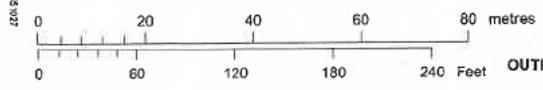
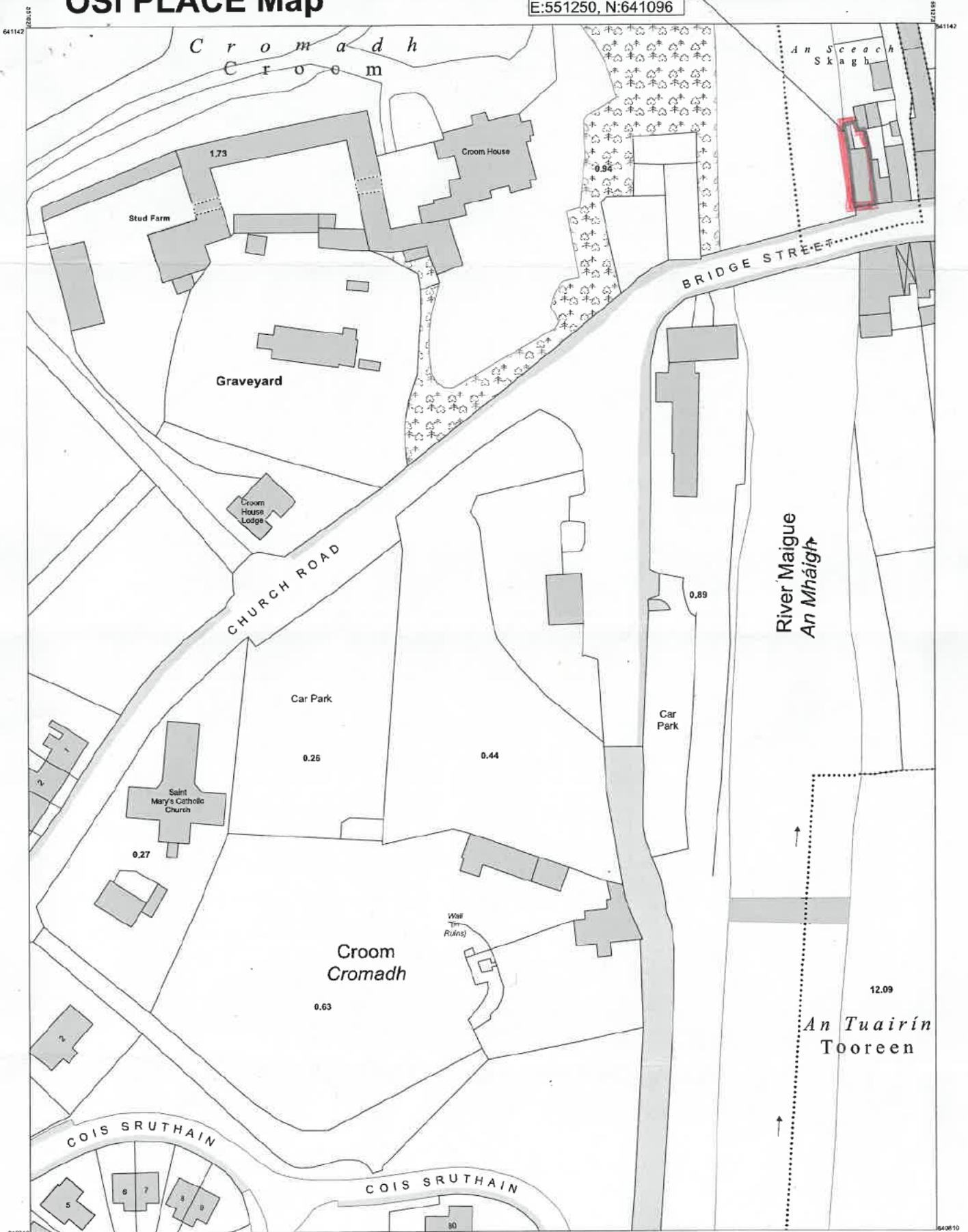
OFFICE USE ONLY

Ref. No. _____ Date Received _____

Fee Received _____ Date Due _____

OSi PLACE Map

Bridge Street, Croom
E:551250, N:641096



OUTPUT SCALE: 1:1,000



CENTRE COORDINATES:
ITM 551150,640976

ORDER NO.:
50280099_1

MAP SERIES:
1:2,500

PUBLISHED:
14/07/2022

MAP SHEETS:
5046-B

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

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EX-SITE LAYOUT
SCALE: 1:500

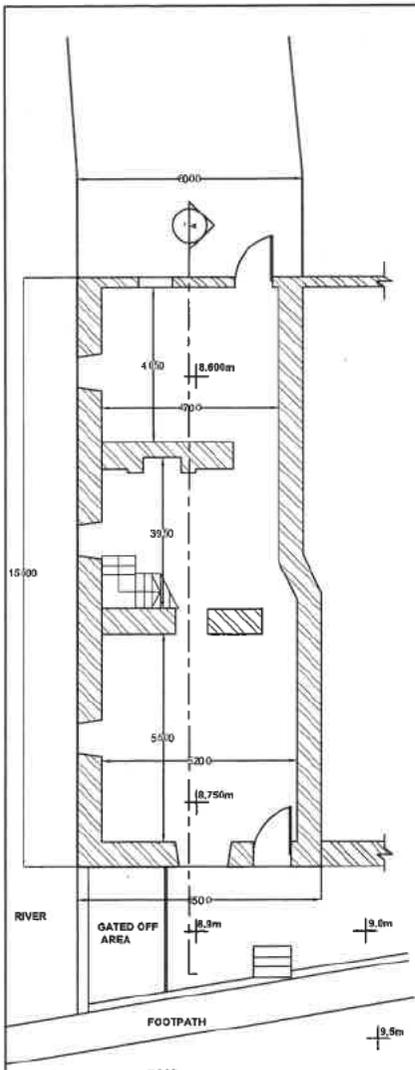
PROPOSED SITE LAYOUT
SCALE: 1:500

SITE AREA: 158.2 m²
0.016 HECT

FOR PLANNING- CHANGE OF USE

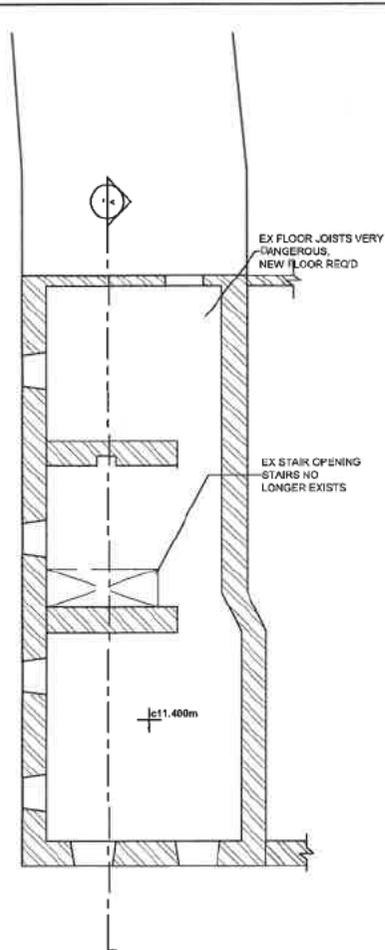
SITE LAYOUT MAP
Project: J MORONEYS Bridge Street, Croom,
Co.Limerick
Date: MAY 2024
SCALE: A/S, PAGE A4
DWG No: 2024-1BSC-DR-02- Rev 1

DESIGNED & DRAWN BY:
MARGARET COSTELLO CEng
KILLARNEY CO. KERRY
CONTACT NO: 085 2309026



GROUND FLOOR
Scale: 1:200

EXISTING GROUND FLOOR AREA = 72 m²
GROUND FLOOR AREA DEMOLISHED = 0m²



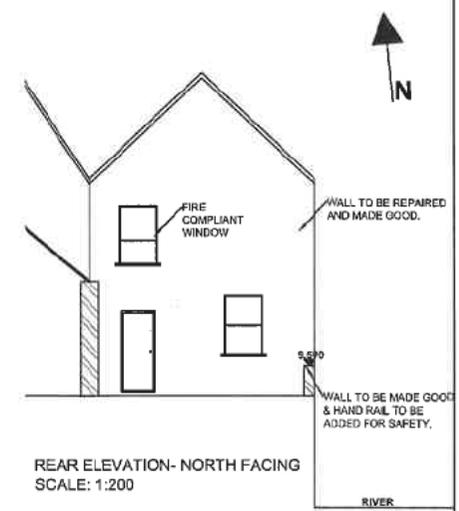
FIRST FLOOR
Scale: 1:200

EXISTING FIRST FLOOR AREA = 72 m²
FIRST FLOOR AREA DEMOLISHED = 0m²

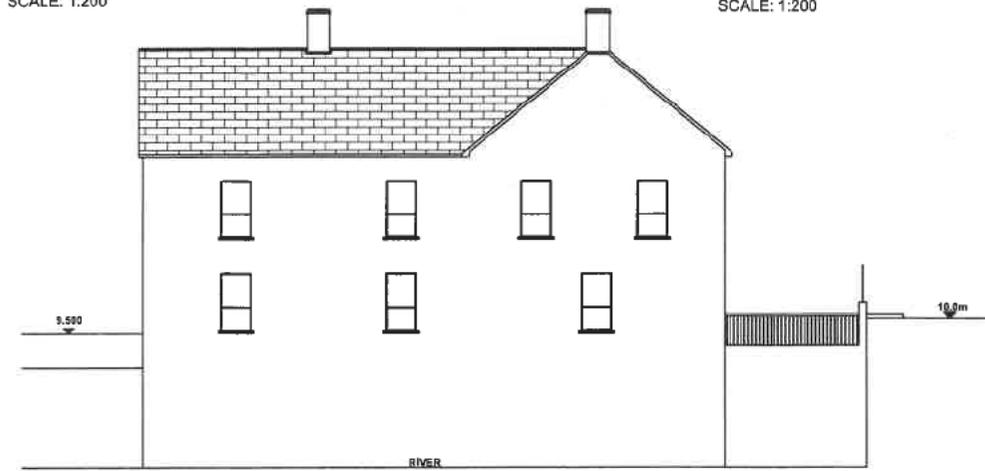
TOTAL EXISTING FLOOR AREA = 144 m²
TOTAL AREA BEING DEMOLISHED = 0m²



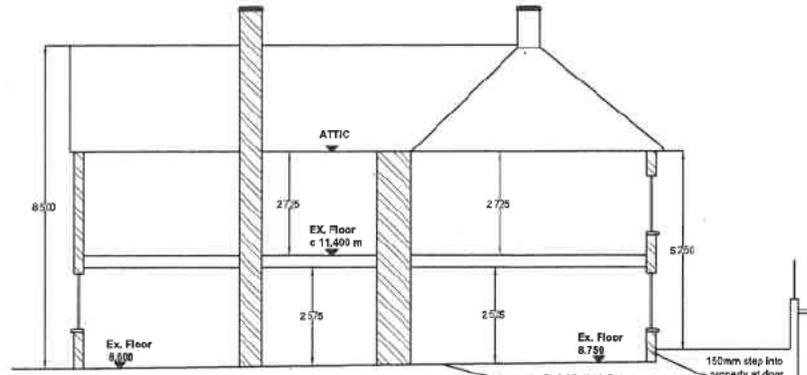
FRONT ELEVATION- SOUTH FACING
SCALE: 1:200



REAR ELEVATION- NORTH FACING
SCALE: 1:200



SIDE ELEVATION- EAST FACING
SCALE: 1:200



SECTION A-A
SCALE: 1:200

SUBJECT SITE BOUNDARY
OUTLINED IN RED

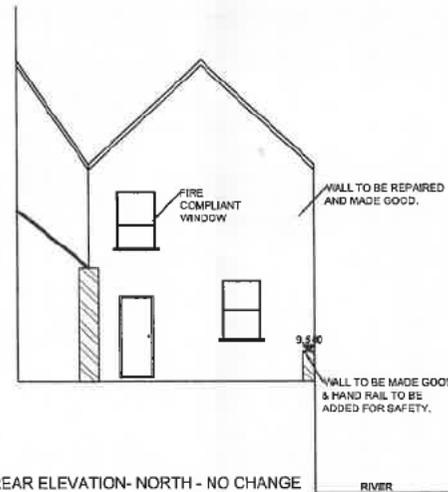
DESIGNED & DRAWN BY:
MARGARET COSTELLO CEng
KILLARNEY CO. KERRY
CONTACT NO: 085 2309026

FOR PLANNING

EXISTING LAYOUT
Project: J MORONEY'S Bridge St, Croom,
Co. Limerick
Date: Nov 2025
SCALE: A/S, PAGE A4
DWG No: 2024-1BSC-DR-03 Rev 5



FRONT ELEVATION CONTIGUOUS- SOUTH - NO CHANGE
Scale 1:200



REAR ELEVATION- NORTH - NO CHANGE
Scale 1:200

SPECIFICATION

60 MINUTE FIRE RATING TO BE PROVIDED BETWEEN APARTMENTS

NEW WALLS: PLASTER FINISH TO ALL

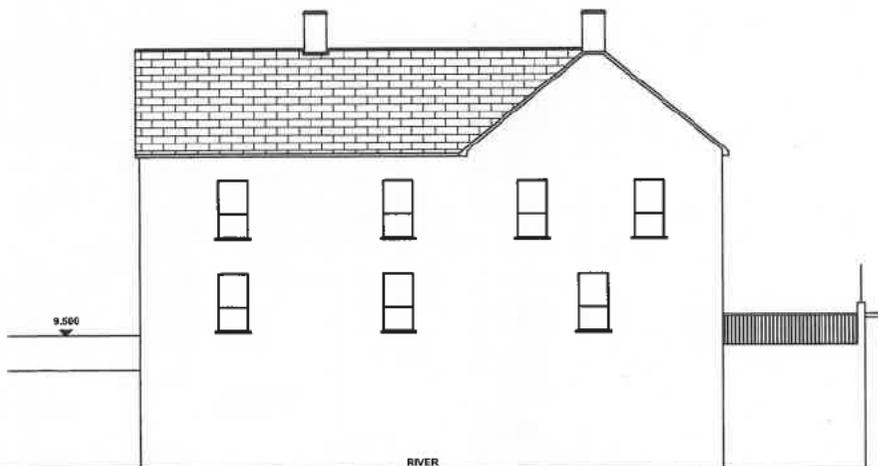
FIRST FLOOR: T&G FLOORING ON 225mm x 50mm JOISTS @400cns

NEW WINDOWS FRONT AND BACK TO BE WHITE AND DESIGN FOR EMERGENCY ESCAPE.

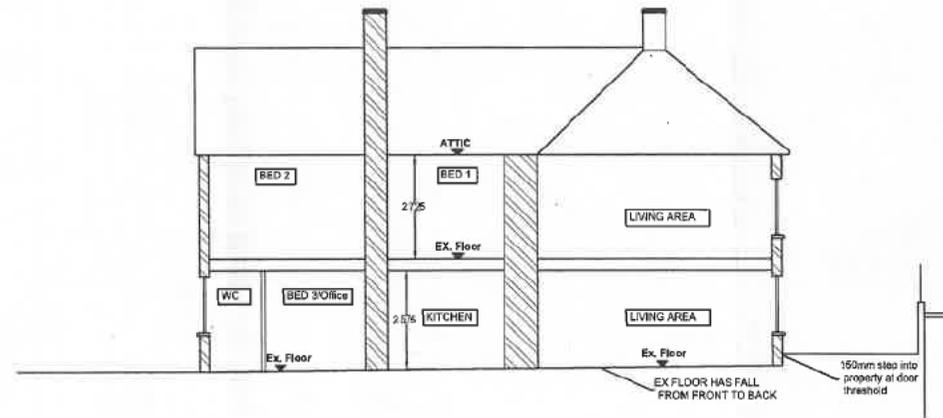
BACK DOOR TO BE BLACK/GREY UPVC.

FRONT DOOR TO BE MADE GOOD.

ALL WORKS TO COMPLY WITH RELEVANT BUILDING REGULATIONS WHERE APPLICABLE.



SIDE ELEVATION - EAST - NO CHANGE
SCALE 1:200

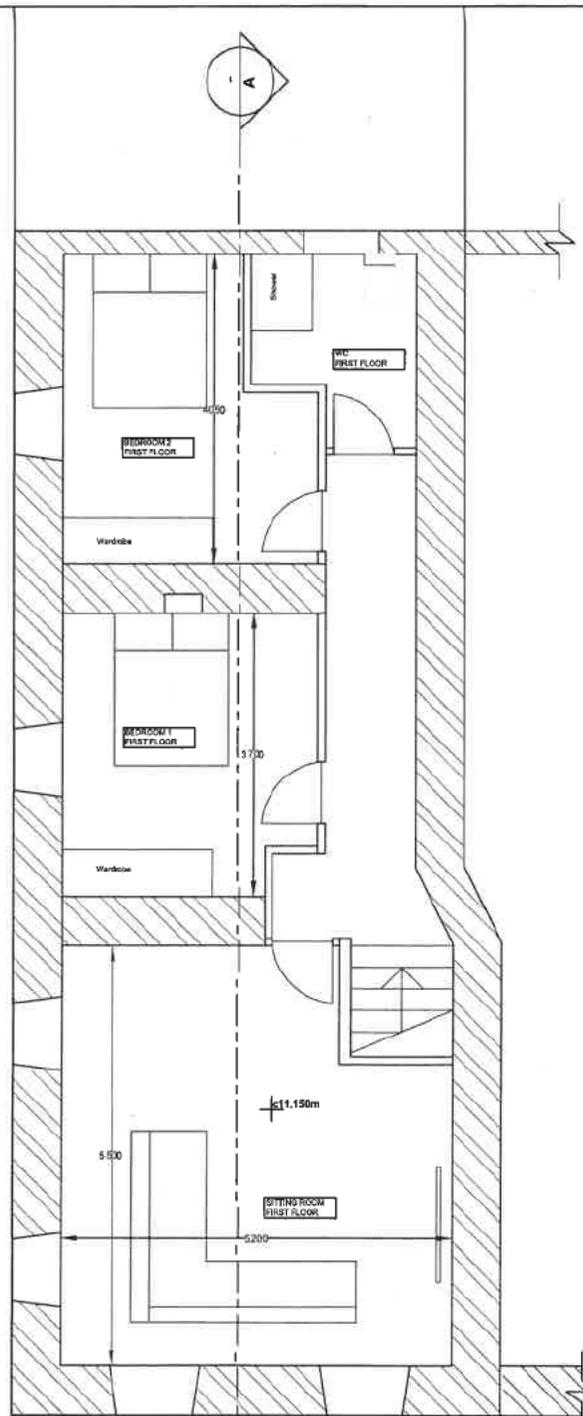
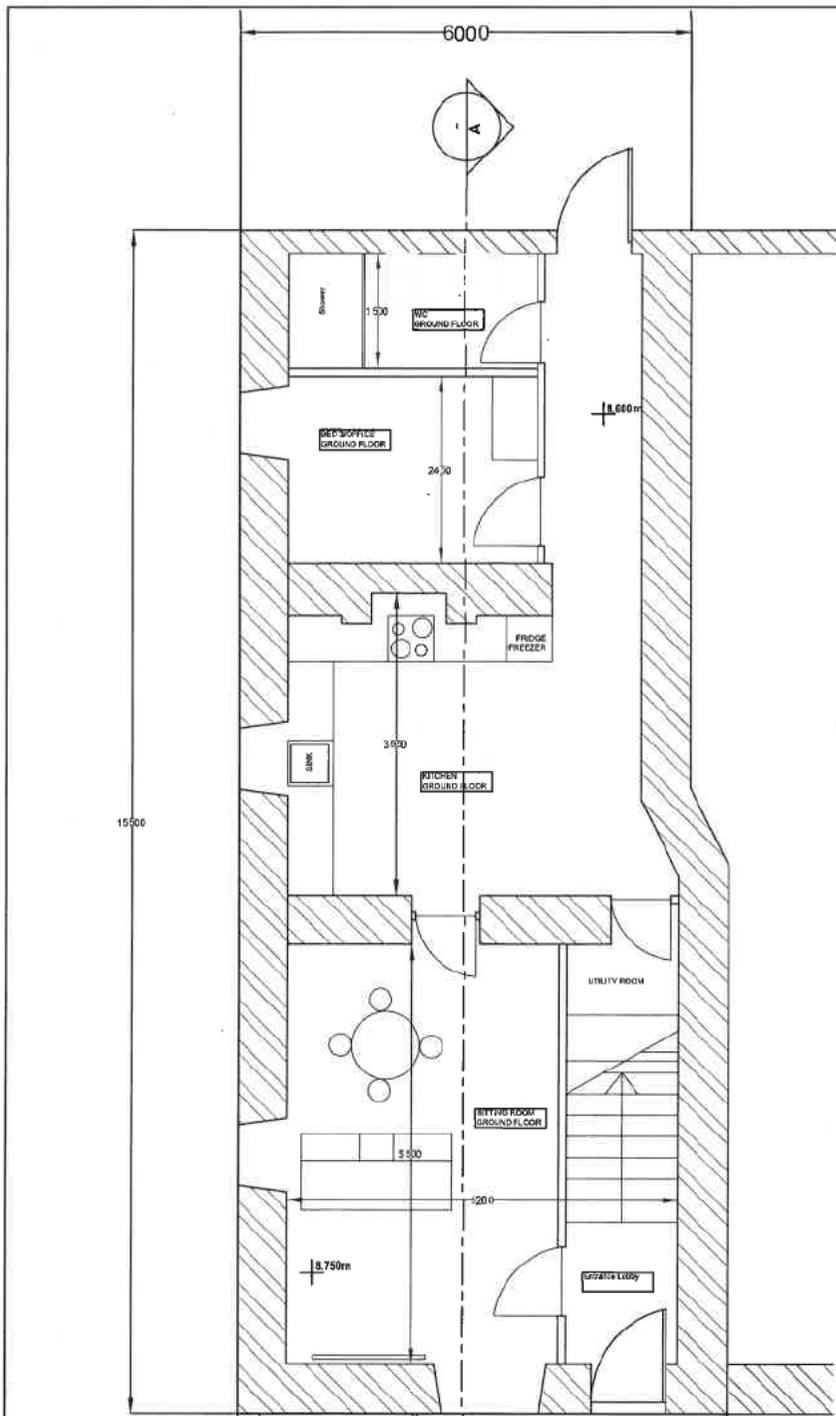


SECTION A-A
SCALE: 1:200

DESIGNED & DRAWN BY:
MARGARET COSTELLO CEng
KILLARNEY CO. KERRY
CONTACT NO: 085 2309026

FOR PLANNING

Elevations & Section- Proposed
J MORONEYS BRIDGE STREET CROOM
DATE: Nov 2025
SCALE: 1:200 @ A4
DWG No: 2024-1BS-EL-05 Rev 2



NO CHANGE IN OVERALL STRUCTURE SIZE

SUBJECT SITE
BOUNDARY
OUTLINED IN RED

DESIGNED & DRAWN BY:
MARGARET COSTELLO CEng
KILLARNEY CO. KERRY
CONTACT NO: 085 2309026

FOR REVIEW
<p>FLOOR PLANS Project: J.Moroney's Bridge Street, Croom, Co.Limerick Date: Nov 2025 SCALE: A/S, PAGE A4 DWG No: 2024-PLANS-04 Rev 1</p>

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

File Reference number	EC-008-26
Applicant	Claire Costello
Location	Bridge Street Croom Co. Limerick V35 V406

Description of Site and Surroundings:

The site features an end of terrace two storey building, formerly known as 'J. Moroney's', located in Croom on the northern side of Bridge Street, the R-516 regional road. The property sits alongside the River Maigue, and is entirely within Flood Zone A. The site dwelling is a Protected Structure (RPS no. 1132) and within the Croom Architectural Conservation Area (ACA). The property is also identified on the Limerick City and County Council Derelict Sites Register (DS-014-21).

Zoning:

Within the settlement hierarchy of the Limerick Development Plan 2022-2028, Croom is a level 4 Large Village and the site falls within the Town Centre zoning area of the Croom Local Area Plan 2020-2026 (extended to 2028).

The purpose of this zoning is to - 'protect and enhance the character of Croom's Town Centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre, while guiding development of an expanded consolidated town centre area'.

Proposal:

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

- The applicant is seeking a declaration of exemption for the renovation of the two-storey 'J. Moroney's' derelict and protected structure. The submitted annotated drawings mention the replacement and repair of plastering, flooring, windows, external walls and doors, and the addition of a handrail to the rear of the property

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

Subject site:

24/60559 – Deemed Withdrawn - Change of use from a single use residential protected structure to 2 no. two bedroom apartments, all associated circulation and service areas and all associated site works – Further Information (FI) requested by the planning authority, however, due to a delay in consultation between the applicant and Uisce Éireann regarding a Pre-Connection Enquiry, the applicant requested to extend the FI submission deadline. No submitted FI response from the applicant has been found, and the deadline for submission elapsed in Spring 2025, the application was deemed withdrawn in accordance with Article 33(3) of the Planning and Development Regulations 2001 (as amended).

15/7020 – Refused - Extension of Permission 09/874 for a change of use from dwelling house to youth cafe takeaway on the ground floor at premises – Refused due to changes in planning objectives brought forward by the Limerick County Development Plan 2010-2016, regarding the minimisation of the threat and consequences of flooding and the proper planning and sustainable development of the area.

09/874 – Conditional Permission – Change of use from dwelling house to youth cafe takeaway on the ground floor at premises.

Adjacent:

23/60064 – Conditional Permission – The conservation and renovation of 3 no. adjoining terraced properties at Bridge Street, Croom, Co. Limerick, Eircode Nos: V35 D654, V35 KN81, & V35 TN50, for use as three no. separate 3 bedroomed residential units with a small two storey new build extension to the rear of each property, the demolition of 2 later edition dilapidated annexes also to rear and all associated site works on and under land. All properties have connections to the public sewer to the rear of the structures. All three properties are recorded protected structures (R.Cregg Former shop and adjoining house (RPS No. 1129) and Tangneys House (RPS No. 1131) and are located within the Main Street/ Bridge Street ACA.

11/857 – Retention Permission - retention of existing toilets and storage area at the rear of existing premises at The Mill Bar.

Enforcement History:

Identified as a derelict site on the Limerick City and County Council Derelict Sites Register (DS-014-21).

Relevant An Coimisiún Pleanála referrals:

09/874 – Referral – Permission Granted - An Coimisiún Pleanála Reference Number PL 13.237163.

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 and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

‘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 –

- (b) in relation to a protected structure or proposed protected structure, includes—
- (i) the interior of the structure,
 - (ii) the land lying within the curtilage of the structure,
 - (iii) any other structures lying within that curtilage and their interiors, and
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

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 proposal, comprising the renovation of the ‘J. Moroney’s’ derelict site and protected structure, constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

Under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), works 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, shall be considered exempted development. However, in relation to the proposal in question, Section 4 (1)(h) is subject to Section 57 of Planning and Development Act 2000 (as amended), whereby the carrying out of works to a protected structure shall be exempted development only if those works would not materially affect the character of:

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Whilst the applicant states the submitted plans were discussed with the Council’s Executive Architectural Conservation Officer, observations from the Conservation Officer note that this

proposal does not align with discussions held with a representative consultant of the applicant.

In addition, while the overall proposal appears to be different than that proposed in the most recent planning application on the site, 24/60559, elements of same are included in the current proposal including renovations, refurbishments etc. Under the previous planning application on the site, the outstanding questions raised in the further information request (see Appendix 3 for details) remain unanswered and have not been considered in the current proposal. In this regard, the submitted annotated drawings are unclear as to the full extent of the development being proposed, nor is there a complete picture of the details for the proposed replacement of materials. Therefore, having regard to the above and that the level of works proposed to the existing structure which is a Protected Structure, which would require significant further information in order to assess same, this would be considered material in terms of the works required. Therefore, the proposed development cannot be considered Exempted Development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Article 9 Restrictions

The development proposal is restricted by Article 9 of the Planning and Development Regulations 2001 (as amended). In relation to the nature of the proposal which concerns a Protected Structure in a designated Architectural Conservation Area, development to which article 6 relates shall not be exempted development for the purposes of the Planning and Development Act 2000 (as amended), if the carrying out of such development would:

- 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 and the development would materially affect the character of the area (Article 9 (1)(a)(xii).

Having regard to the proposed development as outlined in the submitted documentation and drawings, it is considered that works would materially affect the Protected Structure and would therefore contravene Article 9 (1)(a)(viii).

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.

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.

Conclusion/Recommendation

The application for the renovation of the two-storey 'J. Moroney's' derelict and protected structure including the replacement and repair of plastering, flooring, windows, external walls and doors, and the addition of a handrail to the rear of the property. Having reviewed the information submitted, the Planning Authority is not satisfied that the works would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure and neighbouring structures and would therefore not be considered exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended). Additionally, the Planning Authority is not satisfied that the works can be considered exempted development under Article 9(1)(a)(xii), as exempted development does not apply where the carrying out of such development would 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 and the development would materially affect the character of the area.

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- (b) Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- (c) Article 9(1)(a)(xii) of the Planning and Development Regulations 2001 (as amended).
- (d) The plans & particulars submitted with the application received on 23/01/2026.

It is therefore considered that the said works are development, but the development proposal outlined in the plans and particulars submitted cannot be considered exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Article 9(1)(a)(xii) of Schedule 2 the Planning and Development Regulations 2001 (as amended).

Graduate Planner	Isaac Cunningham	Date:
Signature:		23/01/2026
A/Senior Executive Planner	Jennifer Collins	Date:
Signature		17/01/2026

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-008-26
(e) Brief description of the project or plan:	The applicant is seeking a deceleration of exemption for the renovation of the two-storey 'J. Moroney's' derelict and protected structure. The submitted annotated drawings mention the replacement and repair of plastering, flooring, windows, external walls and doors, and the addition of a handrail to the rear of the property.
(e) Brief description of site characteristics:	The site features an end of terrace two storey building, formerly known as 'J. Moroney's', located in Croom on the northern side of Bridge Street, the R-516 regional road. The property sits alongside the River Maigue, and is entirely within Flood Zone A. The site dwelling is also a Protected Structure (RPS no. 1132) and within the Croom Architectural Conservation Area (ACA). The property is identified on the Limerick City and County Council Derelict Sites Register (DS-014-21).
(e) 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
Tory Hill SAC	https://www.npws.ie/protected-sites/sac/000439	2	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)

<p>Construction phase e.g</p> <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 	<p>No possible significant impacts from the construction phase are expected due to the limited scale and extensive distance of the proposed works from the identified European site.</p>
<p>Operation phase e.g.</p> <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 	<p>No possible significant impacts from the operation phase are expected due to the limited scale and extensive distance of the proposed works from the identified European site.</p>
<p>In-combination/Other</p>	<p>In-combination, the construction phase and operation phase pose minimal possible significant impact on the interests of the European site identified.</p>

<p>(a) Describe any likely changes to the European site:</p>	
<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 	<p>There are no likely changes expected due to the limited scale and extensive distance of the proposed works from the identified European site.</p>

(a) (Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)

Yes 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 style="width: 100px; margin: 0 auto;"/>	

	Isaac Cunningham, Graduate Planner 03/02/2026
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 17/02/2026

Appendix 2: EIA Screening

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	EC-008-26
Development Summary:	The applicant is seeking a deceleration of exemption for the renovation of the two-storey 'J. Moroney's' derelict and protected structure. The annotated submitted drawings mention the replacement and repair of plastering, flooring, windows, external walls and doors, and the addition of a handrail to the rear of the property.
Was a Screening Determination carried out under Section 176A-C?	Yes. no further action required 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)	
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
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?	
Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required

<p>No, Schedule 7A information/screening report has not been submitted by the applicant</p>	<p>Preliminary Examination required</p>
<p>Signature and Date of Recommending Officer:</p>	<p> <hr/> Isaac Cunningham, Graduate Planner 03/02/2026</p>
<p>Signature and Date of the Decision Maker:</p>	<p> <hr/> Jennifer Collins, A/Senior Executive Planner 17/02/2026</p>

Appendix 3 – Further Information requested under 24/60559

1. Colour-coded drawings at appropriate scale for the building and the nature and scale of the proposed works is needed. The details of the proposed works would have to be set out as follows:
 - a. Demolitions / Dismantlement- in Red
 - b. Restoration / Reconstructions- in Green
 - c. New Build- in Blue.
2. A complete keyed photographic record of the building, on a room-by-room basis, is needed.
3. An explanation as to why the existing (modern) staircase inside the front door has not been marked on the existing floor plan drawings is missing.
4. Detailed clarification on the proposed works and treatment to the windows and rear wall of the property is missing.
5. The submitted drawings mention the proposal's intention to achieve a 60-minute fire rating (REI 60), information regarding the scope of works required to achieve this is needed, including architectural details and a method statement. This includes but is not limited to:
 - a. the type of new and replacement plaster finish, and details of the proposed replacement/upgraded internal joinery, namely the first-floor flooring.
6. A schedule of all proposed conservation works to the historic fabric is needed, along with outline method statements. This includes:
 - a. An explanation as to why the cast-iron column in situ at ground-floor level has not been called up on any of the submitted drawings and provide details for the conservation of this feature.
7. A revised and detailed site layout indicating any proposed boundary treatments to the rear is needed. This includes details relating to the proposed wall adjacent to the river, details on composition and height as well as information detailing the remaining side/rear boundaries, including any side/rear access gates.
8. With reference to the previous planning application for this site, details of the outcome of the Pre-Connection Enquiry consultation with Uisce Éireann is needed.

PLANNING & PLACE-MAKING

REG POST:

Claire Costello,
8 Sidneyville,
Bellevue Park,
Military Hill,
St. Lukes,
Cork.
T23 W8NT

EC/008/26

18 February 2026

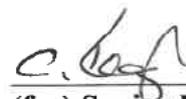
Re: Declaration under Section 5

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

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/166

File Ref No. EC/008/26

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

RE: **A renovation of the two-storey 'J. Moroney's' derelict and protected structure at Bridge Street, Croom, Co. Limerick.**

ORDER: Whereas by Director General's Order No. DG/2025/200 dated 24th November 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 Isaac Cunningham, Graduate Planner dated 23/01/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Claire Costello, 8 Sidneyville, Bellevue Park, Military Hill, St. Lukes, Cork to state that the works as described above is

Development and is NOT Exempt Development.

Signed

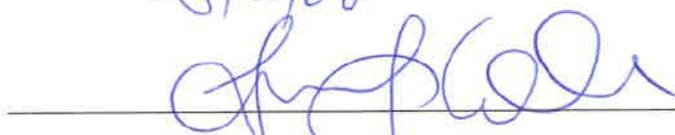

A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date


18/02/26

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/167 dated 18/02/26, pursuant to Section 151(7) of the Local Government Act 2001

Signed:


A/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/008/26

Name and Address of Applicant: Claire Costello, 8 Sidneyville, Bellevue Park, Military Hill, St. Lukes, Cork.

Agent: Margaret Costello-MCO Engineering and Blackwood Associates, Architects, Dublin

Whether the renovation of the two-storey ‘J. Moroney’s’ derelict and protected structure at Bridge Street, Croom, 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 22nd day of January 2026.

AND WHEREAS the Planning Authority has concluded that the renovation of the two-storey ‘J. Moroney’s’ derelict and protected structure at Bridge Street, Croom, Co. Limerick **DOES NOT** come within the scope of exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Article 9(1)(a)(xii) of Schedule 2 the Planning and Development Regulations 2001 (as amended). See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is NOT Exempt Development.**

Signed on behalf of the said Council 

Date: 18.2.2026

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.