



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: NIGEL + ORLAITH RIZDAN

Applicant's Address: BAWINKOUMA, CILCORA

Telephone No.



Name of Agent (if any): SEAMUS Mc ELLIGOTT

Address: LOMBARDSTOWN

CAHRECCOLISH

Co LIMERICK

Telephone No. 087 8200454

Address for Correspondence:

AGENT AS ABOVE.

Location of Proposed development (Please include EIRCODE):

BAWNACOLINA, CRECOZA, Co LIMERICK
V94YKR7

Description of Proposed development:

- ① CONSTRUCT AN EXTENSION TO REAR OF DWELLING CLASS 1
- ② EXTERNAL WRAP INSULATION TO PERIMETER OF DWELLING - SECTION 4(1)(H) PLANNING ACT 2000 AS AMENDED

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

CLASS 1 - EXTENSION

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

Applicant's interest in site: OWNER/APPLICANT

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

LOCATION MAP, SITE PLAN, PLAN, ELEVATIONS

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

If Yes please provide floor areas of all existing structures:

N/A

Signature of Applicant (or Agent) S. McELICOTT

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
CIVIC OFFICES
MERCHANTS QUAY
LIMERICK
05/01/2026 13:16:28

Receipt No / Uimhir Admhála: RC6/2092037

**Customer Address / Seoladh an
Chustaiméara:**

Nigel Riordan

PL005 80.00 EUR

PL005 - Section 5 Exemption

Paid With / Íoctha Le: Credit / Debit Card

Total / Iomlán: 80.00 EUR

Tax (VAT): 0.00 EUR

Tendered / Tairgthe: 80.00 EUR

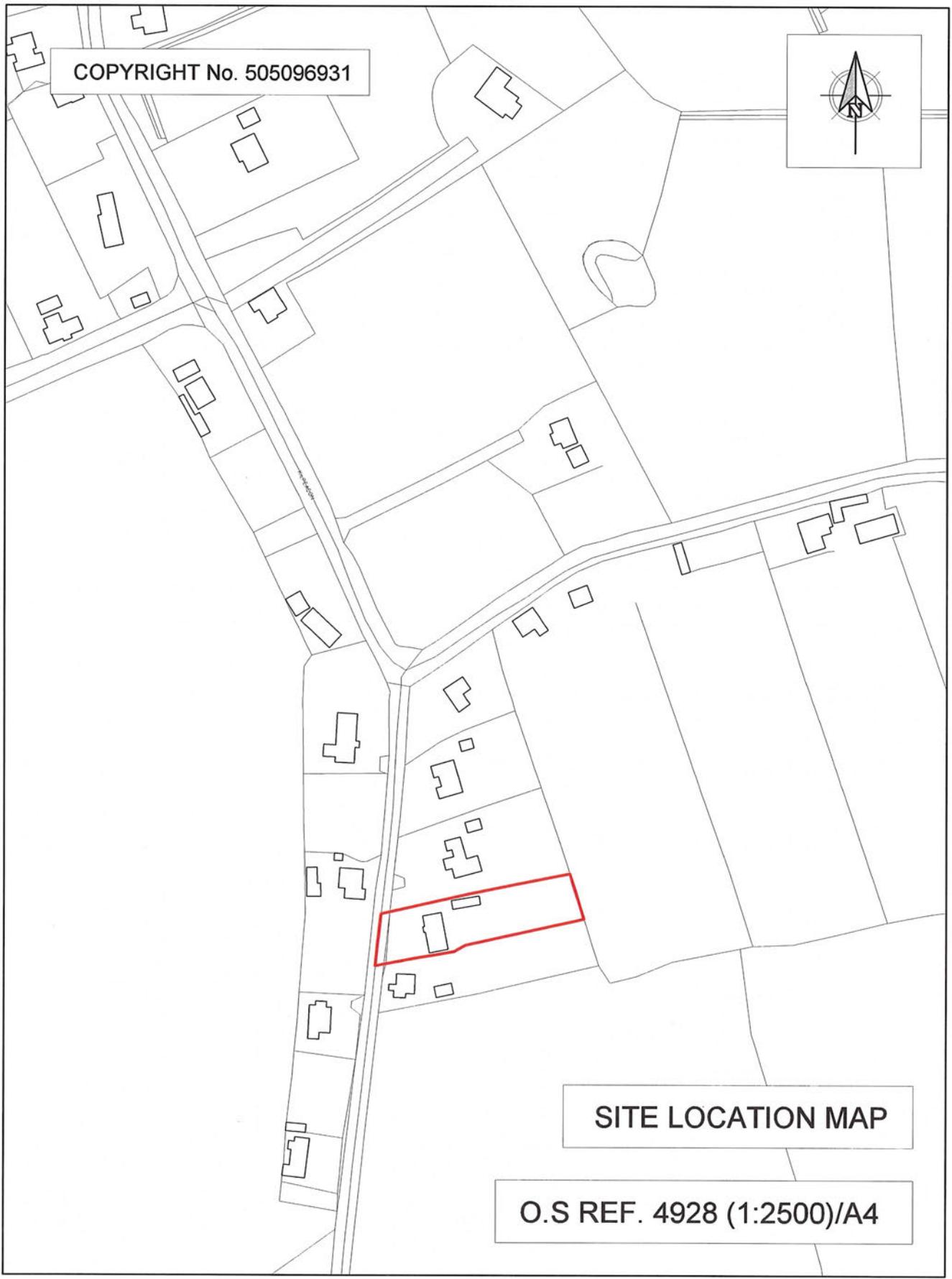
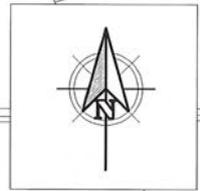
**From / Ó: REVENUE CASH OFFICE 6
- MERCHANTS QUAY**

**Vat reg No. /
Clárúimh CBL: 3267368TH**

Please retain this receipt for your records

Please do not reply to this email

COPYRIGHT No. 505096931

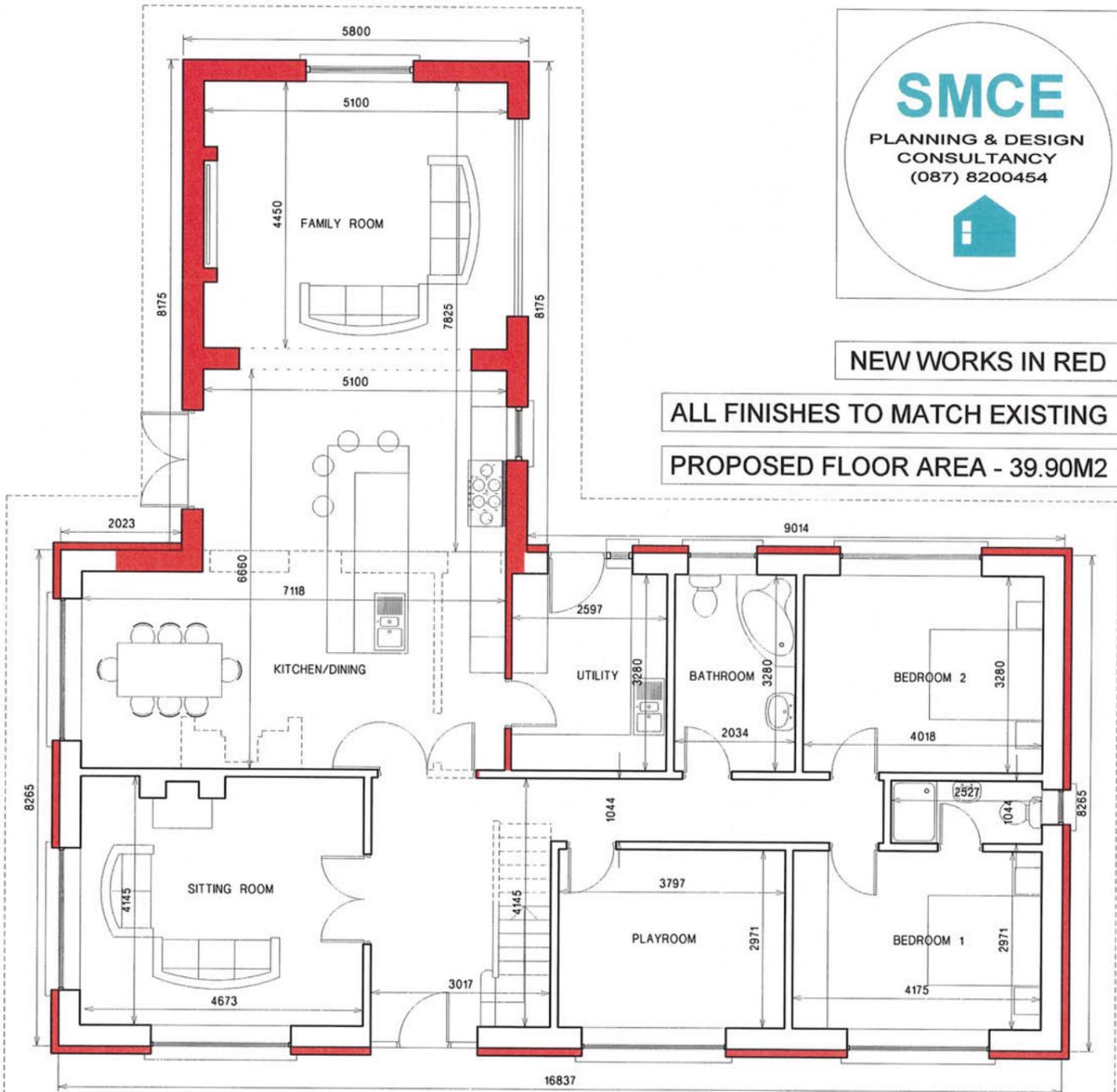


SITE LOCATION MAP

O.S REF. 4928 (1:2500)/A4



BACK ELEVATION

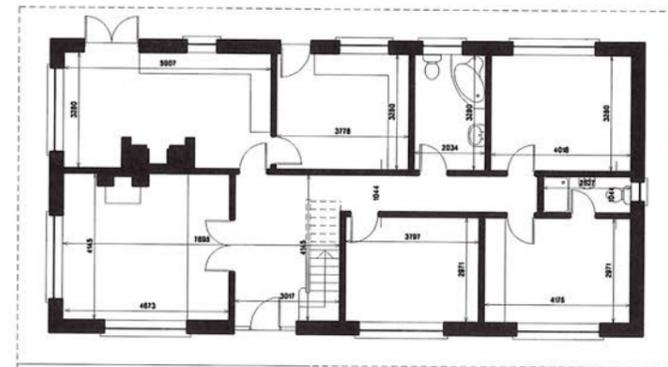


PROPOSED GROUND FLOOR PLAN 1:100

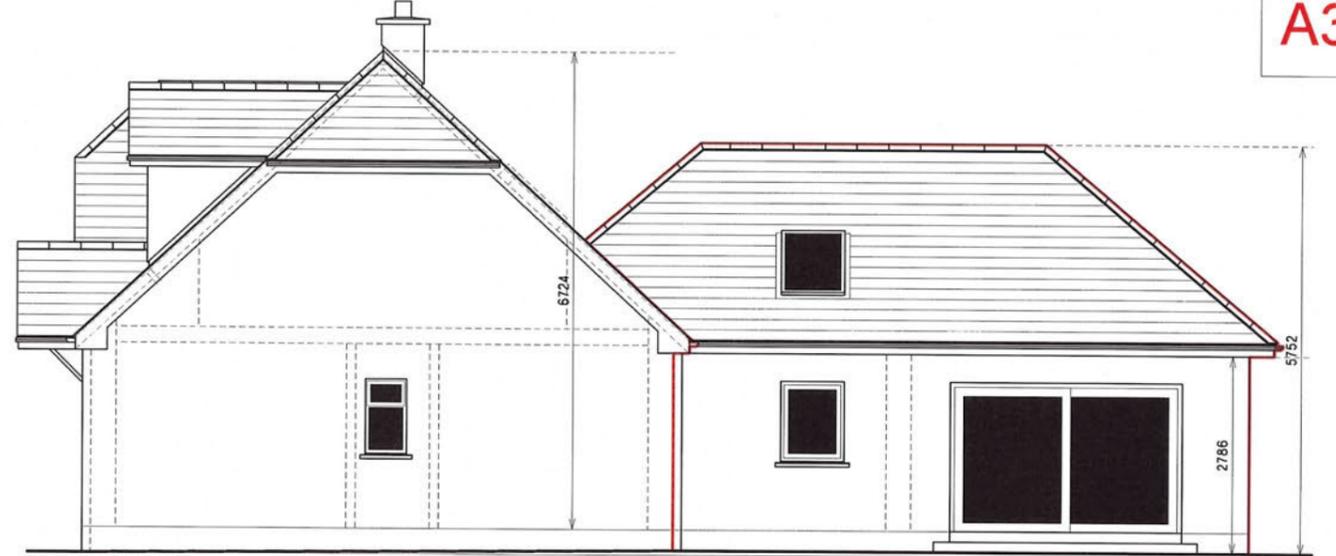


NEW WORKS IN RED
ALL FINISHES TO MATCH EXISTING
PROPOSED FLOOR AREA - 39.90M²

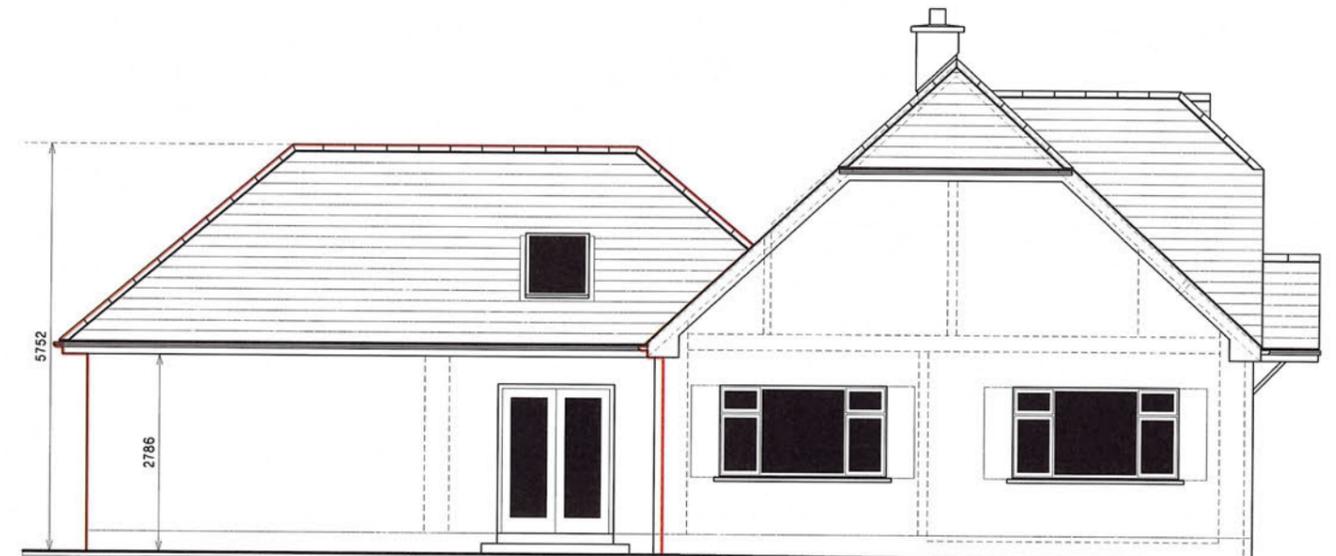
SECTION 5 EXEMPTION



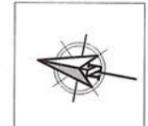
GROUND FLOOR SURVEY 1:200



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



COPYRIGHT AND OWNERSHIP OF THIS DRAWING IS VESTED IN THE ARCHITECT. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT EXCEPT FOR USE ON THE PROJECT FOR WHICH THIS DRAWING WAS ORIGINALLY PRODUCED

NOTE: WRITTEN DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ARCHITECT TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCY FOUND BEFORE WORK PROCEEDS

CLIENT: NIGEL & ORLAITH RIORDAN	
PROJECT: SECTION 5 EXEMPTED EXTENSION PROPOSAL TO DWELLING	
DEVELOPMENT ADDRESS: BBAWNACOURA, CRECOR, CO. LIMERICK	
TITLE: GENERAL ARRANGEMENT	
DATE: JANUARY 2026	DRAWING No. Dwg. 2025.55.204
SCALES: 1:100/200A3	REVISIONS:
SEAMUS McELLIGOTT LOMBARDSTOWN, CAHERCONLISH CO. LIMERICK PLANNING DESIGN CONSULTANCY <small>MOBILE (087) 6200454 EMAIL: SMCEPLANNING@GMAIL.COM</small>	

A3

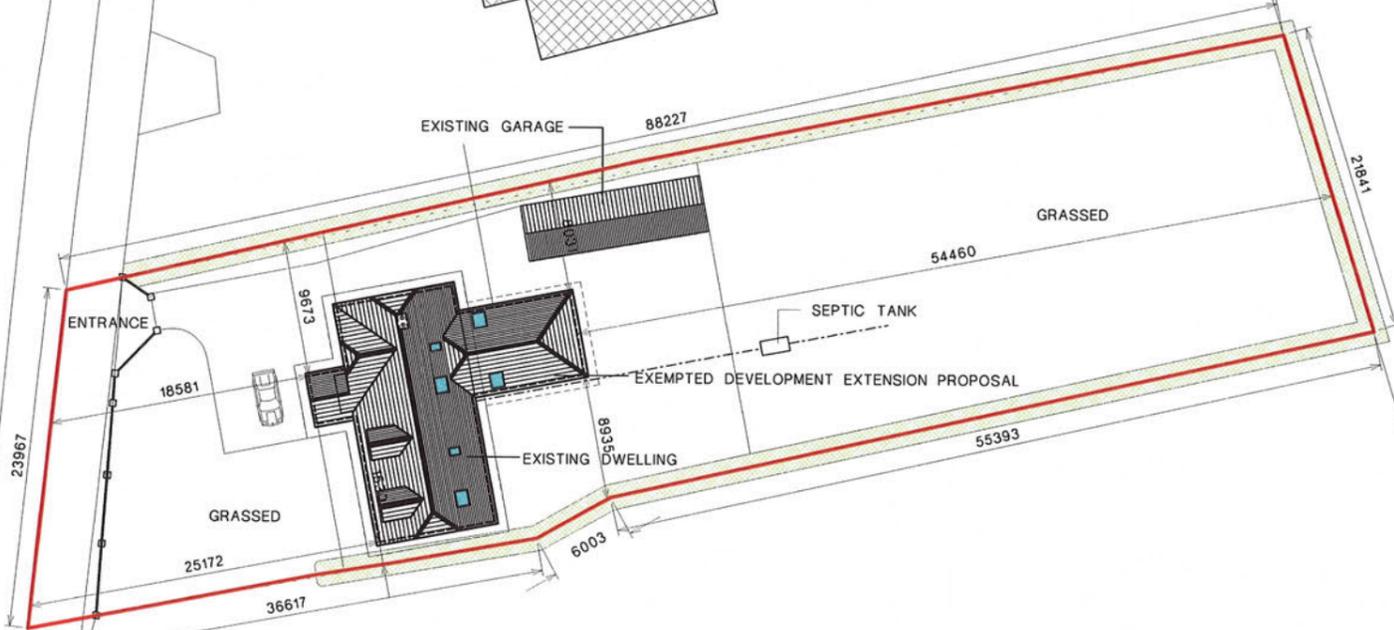
SECTION 5 EXEMPTION



CLIENT: NIGEL & ORLAITH RIORDAN	
PROJECT: SECTION 5 EXEMPTION EXTENSION TO DWELLING	
DEVELOPMENT ADDRESS: BBAWNACOUMA, CRECORA, CO. LIMERICK	
TITLE: SITE LAYOUT PLAN	
DATE: JANUARY 2026	DRAWING No: Dwg. 2025.55.201A
SCALES: 1:500/A3	REVISIONS:

SEAMUS McELLIGOTT LOMBARDSTOWN, CAHERCONLISH CO. LIMERICK
 PLANNING DESIGN CONSULTANCY
 MOBILE (087) 8200454 EMAIL: SMCEPLANNING@GMAIL.COM

A3



SITE AREA - 0.211Ha

O.S. REFERENCE - 4928

PROPOSED SITE LAYOUT PLAN 1:500

NOTE:
 WRITTEN DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ARCHITECT TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCY FOUND BEFORE WORK PROCEEDS

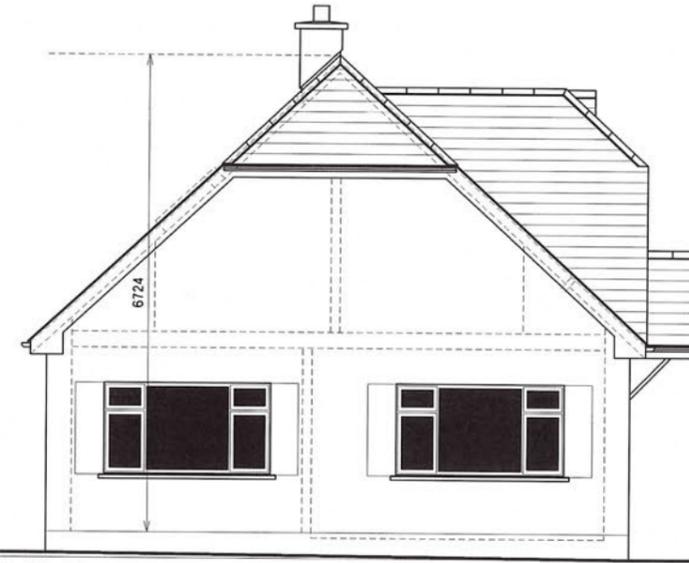
COPYRIGHT AND OWNERSHIP OF THIS DRAWING IS VESTED IN THE ARCHITECT. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT EXCEPT FOR USE ON THE PROJECT FOR WHICH THIS DRAWING WAS ORIGINALLY PRODUCED

SURVEY LAYOUT

NOTE:
WRITTEN DIMENSIONS ONLY TO BE TAKEN FROM
THIS DRAWING. ALL DIMENSIONS TO BE CHECKED
ON SITE.
ARCHITECT TO BE INFORMED IMMEDIATELY OF
ANY
DISCREPANCY FOUND BEFORE WORK PROCEEDS



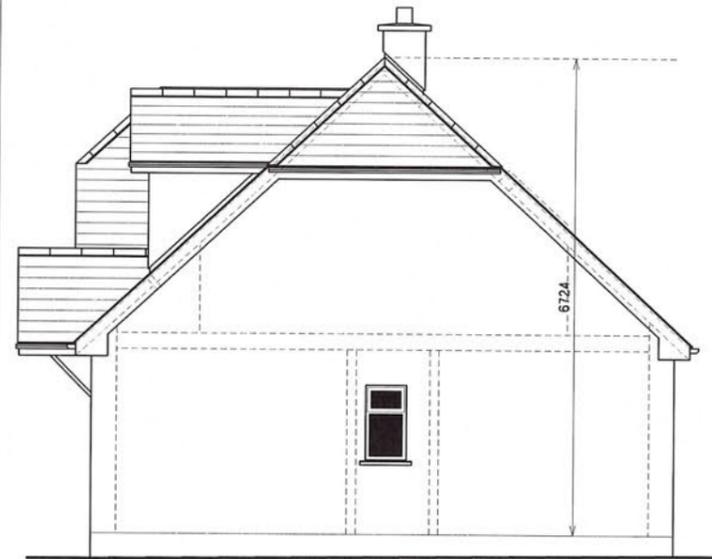
FRONT ELEVATION



LEFT SIDE ELEVATION



BACK ELEVATION

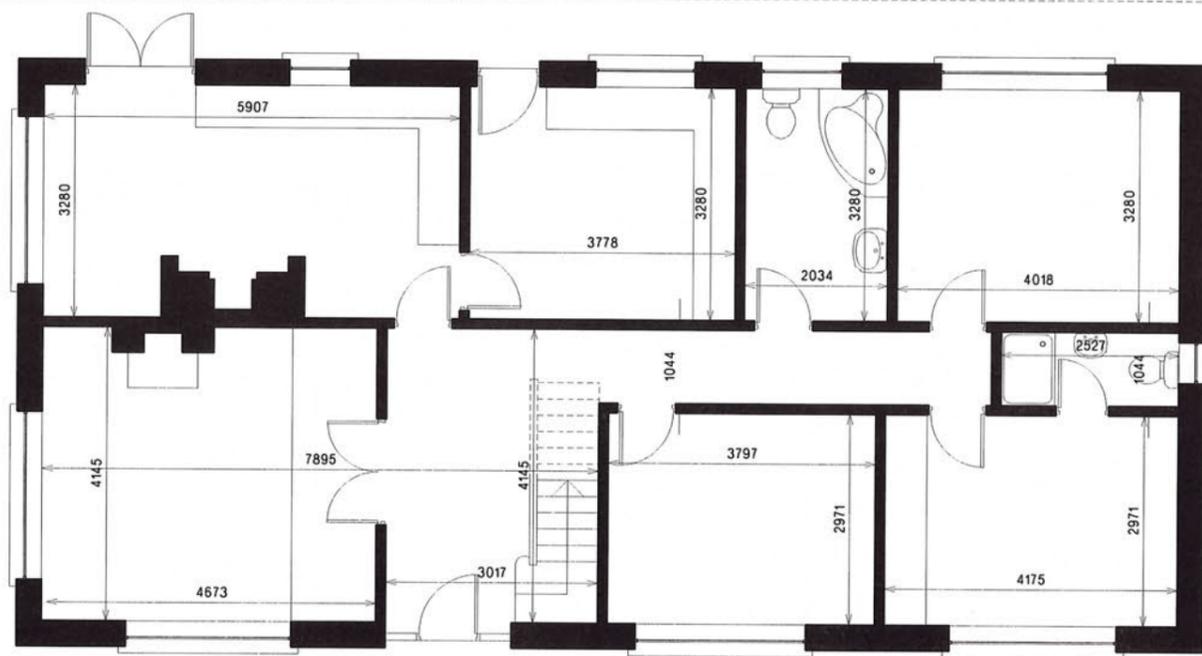


RIGHT SIDE ELEVATION

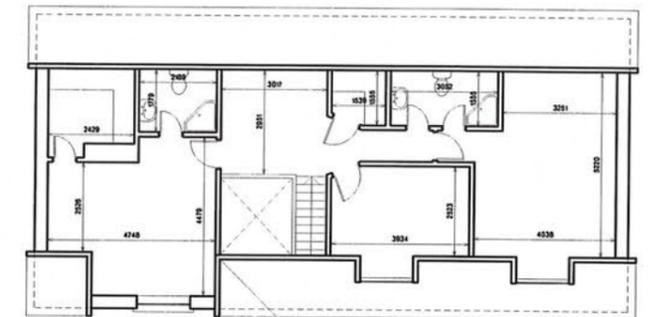


CLIENT: NIGEL & ORLAITH RIORDAN	
PROJECT: SURVEY OF DWELLING	
DEVELOPMENT ADDRESS: BBAWNACOUA, CRECOR, CO. LIMERICK	
TITLE: GENERAL ARRANGEMENT	
DATE: JANUARY 2026	DRAWING No. Dwg. 2025.55.205
SCALES: 1:100/A3	REVISIONS:
SEAMUS McELLIGOTT LOMBARDSTOWN, CHERCONLISH CO. LIMERICK PLANNING DESIGN CONSULTANCY MOBILE (087) 8200454 EMAIL: SMCEPLANNING@GMAIL.COM	

A3

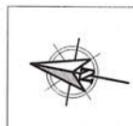


GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:200

COPYRIGHT AND OWNERSHIP OF THIS DRAWING IS VESTED IN THE ARCHITECT. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT EXCEPT FOR USE ON THE PROJECT FOR WHICH TO DRAWING WAS ORIGINALLY PRODUCED



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

File Reference number	EC-010-26
Applicants	Nigel Riordan & Orlaith Riordan
Location	Bawnacouma Crecora Co. Limerick V94 YKR7

Description of Site and Surroundings:

The site features an existing two-storey dwelling house and garage, located in Bawnacouma, along the L-1409 local road, in the Agricultural Lowlands Rural Landscape Character 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 applicants are seeking:

- The erection of a one-storey hipped-roof extension to the rear of the existing dwelling house. The total floor area of the proposed extension is stated as 39.9m².
- The addition of an exterior wrap insulation to the perimeter of the dwelling.

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

97/504 – Conditional Permission – Construction of first floor dormer extension, utility room to rear & front porch.

Enforcement History:

No enforcement history found for the site.

Relevant An Coimisiún Pleanála referrals:

No relevant An Coimisiún Pleanála referrals found for the site.

Assessment:

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –
'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

'structure' as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

Section 3(1) defines 'development' as 'the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land'.

The proposal, comprising the application of an exterior wrap insulation to the perimeter of the existing dwelling and the construction of a one-storey hipped-roof extension to the rear of the dwelling, constitutes 'works' and 'development'.

Is the proposal exempted development?

Section 4 (1)(h) of the Planning and Development Act 2000 (as amended) states that development proposals 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 exempted development. From the submitted documents, the finishes of the exterior insulation wrap proposed is stated to match the existing exterior character. It can be satisfied that the nature of this part of the development proposal meets the requirements of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended) and can be considered exempted development.

The question of whether the proposed rear extension is exempted development will be assessed against **Class 1** of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Is the development within the curtilage of a house?

Yes, the proposed development is within the curtilage of the house.

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

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

The planning history of the site shows the conditional grant of permission for the construction of the 'first floor dormer extension, utility room to rear & front porch' under PL Ref. 97/504. Therefore, this question does not apply to the proposal.

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

The house is detached; the question does not apply to the proposal.

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

It does not appear that any additional above ground level extension is proposed, however having regard to the proposed design which includes dormer windows, explicit confirmation of this would be beneficial.

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

The planning history of the site shows the conditional grant of permission for the construction of the 'first floor dormer extension, utility room to rear & front porch' under PL Ref. 97/504. Having considered the submitted drawings and the existing dwelling on the site, I am satisfied that the house has been extended previously. Therefore, given that the proposed additional floor area is 39.9m² I am satisfied that the total extended floor area exceeds 40 square metres. Therefore, the proposed extension does not comply with this condition and limitation.

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

The house is detached. The question does not apply.

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

It does not appear that any additional above ground level extension is proposed, however having regard to the proposed design which includes dormer windows explicit confirmation of this would be beneficial.

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

It is unclear if any additional above ground level extension is proposed, however from the submitted site layout, I am satisfied that the proposed extension is more than 2metres from the nearest site boundary.

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

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

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

The rear wall of the house does not include a gable. The question does not apply.

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

The height of the proposed extension's hipped roof does not exceed the height of the highest part of the roof of the dwelling.

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

The proposed extension does not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

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

No proposed windows at ground level are less than 1 metre from the boundary it faces.

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

2 no. rooflights are proposed in the proposed extension on either side elevation. Having regard to the submitted site layout, it appears that both rooflights are within 11m of the site boundaries they face. While it is not clear whether an upper floor area is proposed, taking

this condition and limitation literally, I would consider that the proposal does not comply with same.

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

As set out above, 2 no. rooflights are proposed in the proposed extension on either side elevation. Having regard to the submitted site layout, it appears that both rooflights are within 11m of the site boundaries they face. While there does not appear to be any additional above ground extension proposed, clarification of any proposed upper floor area would be required.

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

The application and submitted drawings for the proposed extension does not mention or show any intended use of the roof of the extension as a balcony or roof garden.

Article 9 Restrictions

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

Appropriate Assessment

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

1. Proposed Rear Extension

The proposed rear extension, when combined with the floor area of the first-floor dormer extension, exceeds the maximum exempted floor area for dwelling extensions. In addition, proposed rooflights are located within 11m of the site boundaries to the north and south, the minimum distance to site boundaries from above ground windows is 11m. Therefore, the

proposed extension cannot be considered to be within the scope of Class 1 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 1 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 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 Class 1 of Part 1 of Schedule 2 the Planning and Development Regulations 2001 (as amended).

Conclusion/Recommendation

2. Proposed External Insulation to Existing Dwelling

The application of an exterior insulation wrap to the existing dwelling as proposed does 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. Therefore, application of an exterior insulation wrap to the existing dwelling as proposed is considered exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

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) The plans & particulars submitted with the application received on 23/01/2026.

It is therefore considered that the said works are development, and the development proposal outlined in the plans and particulars submitted is considered exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Graduate Planner	Isaac Cunningham	Date:
Signature:		27/01/2026
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-010-26
(e) Brief description of the project or plan:	The applicants are seeking the erection of a one-storey hipped-roof extension to the rear of the existing dwelling house and the addition of an exterior wrap insulation to the perimeter of the dwelling. The total floor area of the proposed extension is stated as 39.9m ² .
(e) Brief description of site characteristics:	The site features an existing two-storey dwelling house and garage, located in Bawnacouma, along the L-1409 local road, in the Agricultural Lowlands Rural Landscape Character Area.
(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	5.01	None	N
Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	7.42	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 	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 sites.

<ul style="list-style-type: none"> - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests 	
<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 sites.</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 sites 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 sites.</p>

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

<p align="center">STEP 4: Screening Determination Statement</p>
<p>The assessment of significance of effects:</p>

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"/>	<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:	 Isaac Cunningham, Graduate Planner 27/01/2026	
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-010-26
Development Summary:	The applicants are seeking the erection of a one-storey hipped-roof extension to the rear of the existing dwelling house and the addition of an exterior wrap insulation to the perimeter of the dwelling. The total floor area of the proposed extension is stated as 39.9m ² .
Was a Screening Determination carried out under Section 176A-C?	<p style="text-align: center;">Yes. no further action required</p> <p style="text-align: center;">No. Proceed to Part A</p>
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?	

<p>Yes, Schedule 7A information/screening report has been submitted by the applicant</p> <p>No, Schedule 7A information/screening report has not been submitted by the applicant</p>	<p>Screening Determination required</p> <p>Preliminary Examination required</p>
<p>Signature and Date of Recommending Officer:</p>	<p></p> <p>Isaac Cunningham, Graduate Planner 27/01/2026</p>
<p>Signature and Date of the Decision Maker:</p>	<p></p> <p>Jennifer Collins, A/Senior Executive Planner 17/02/2026</p>



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

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Dail
Tuair an Dail, Luimneach
V94 WV78

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

PLANNING & PLACE-MAKING

REG POST:

**Nigel Riordan & Orlaith Riordan,
c/o Seamus McElligott,
Lombardstown,
Caherconlish,
Co. Limerick**

EC/010/26

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**

Tuair an Dail, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
[@LimerickCouncil](https://twitter.com/LimerickCouncil)
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/163

File Ref No. EC/010/26

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

RE: **A one-storey hipped-roof extension & exterior wrap insulation at Bawnacouma, Crecora, 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 27/01/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Nigel Riordan & Orlaith Riordan, c/o Seamus McElligott, Lombardstown, Caherconlish, Co. Limerick to state that the works as described above is

cl

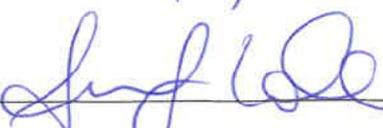
Proposed Rear Extension - NOT Exempted Development

Proposed External Insulation to Existing Dwelling – Exempted Development

Signed 
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date 18/02/2026

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/163 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 Thuair an Dail
Tuair an Dail, 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/010/26

Name and Address of Applicant: Nigel Riordan & Orlaith Riordan, Bawnacouma, Crecora, Co. Limerick

Agent: Seamus McElligott, Lombardstown, Caherconlish, Co. Limerick

Whether the one-storey hipped-roof extension & exterior wrap insulation at Bawnacouma, Crecora, 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 23rd day of January 2026.

AND WHEREAS the Planning Authority has concluded that the one-storey hipped-roof extension at Bawnacouma, Crecora, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 1 of Part 1 of Schedule 2 the Planning and Development Regulations 2001 (as amended). See Report attached.

AND WHEREAS the Planning Authority has concluded that the exterior wrap insulation at Bawnacouma, Crecora, Co. Limerick **DOES** come within the scope of exempted development under 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

Proposed Rear Extension - NOT Exempted Development

Proposed External Insulation to Existing Dwelling – Exempted 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.