

Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: D.W. APARTMENTS LTD

Applicant's Address: 32 IVY STREET,
MOSTON,
MANCHESTER M40 9LN, UK

Telephone No. [REDACTED]

Name of Agent (if any): _____

Address: _____

Telephone No. _____

Address for Correspondence:
EMAIL DWAPARTMENTSUK@GMAIL.COM
% D.P. O'MAHONY AUCTIONEERS
4 PEARSE SQUARE, COBH, CO. CORK P24 H742

Location of Proposed development (Please include EIRCODE):

KILFINANE CONVENT PRIMARY SCHOOL
CHAPEL STREET, KILFINANE, CO. LIMERICK
V35 DY71

Description of Proposed development:

CONVERSION OF FORMER SCHOOL (IDLE 12 YEARS
AND DETERIORATING QUICKLY) TO 8 APARTMENTS
(3 STUDIOS / 3 x 1 BEDS / 2 x 2 BEDS)

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

ALIGNMENT WITH 'DELIVERING HOMES 2025 - 2030' AND
VACANT PROPERTIES

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

Applicant's interest in site: PROSPECTIVE BUYER (SALE AGREED)

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

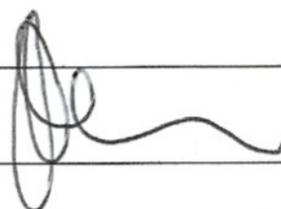
SITE LOCATION MAP
LAYOUT DRAWINGS
ELEVATION DRAWINGS

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

If Yes please provide floor areas of all existing structures:

SEE DRAWINGS

Signature of Applicant (or Agent)



D.W. APARTMENTS LTD

NOTES: Application must be accompanied by:

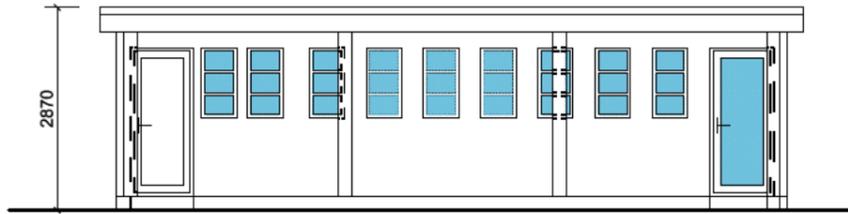
- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

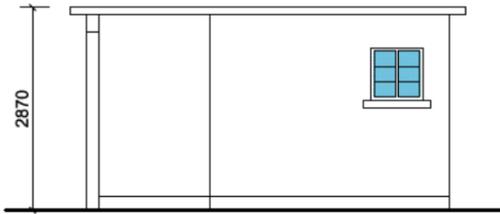
**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

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

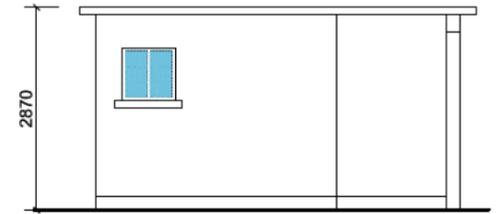
EXISTING



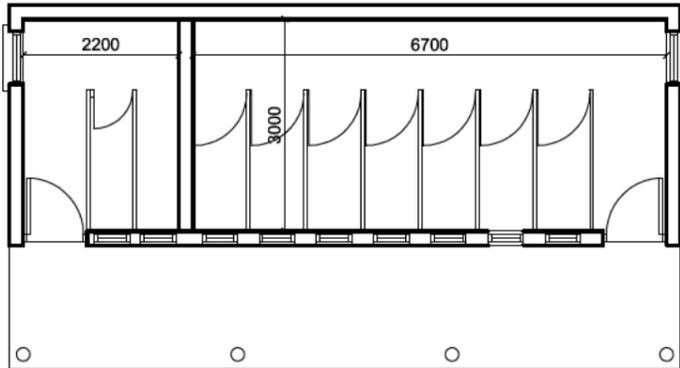
NORTH EAST ELEVATION



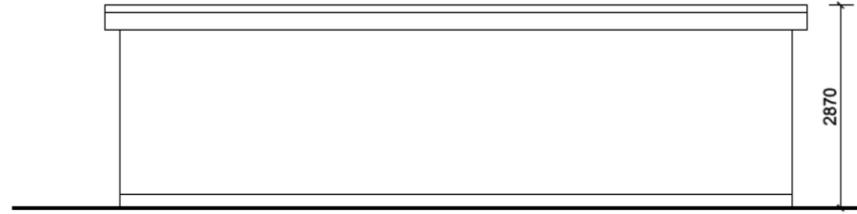
NORTH WEST ELEVATION



SOUTH EAST ELEVATION

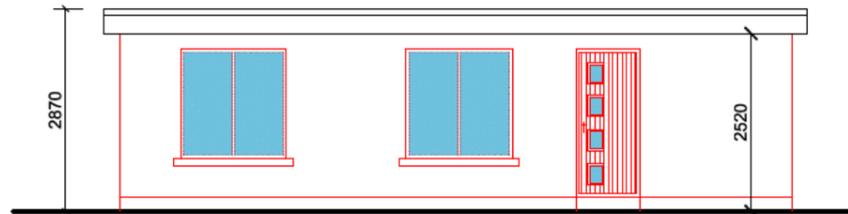


EXISTING FLOOR PLAN

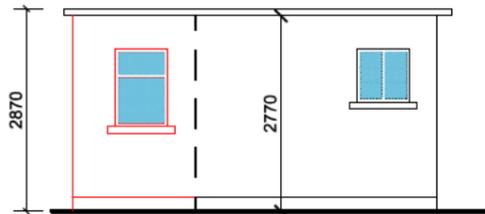


SOUTH WEST ELEVATION

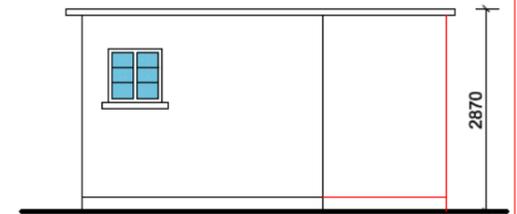
PROPOSED



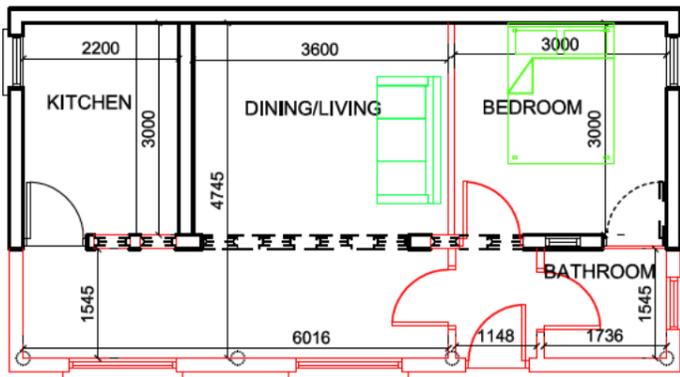
PROPOSED NORTH EAST ELEVATION



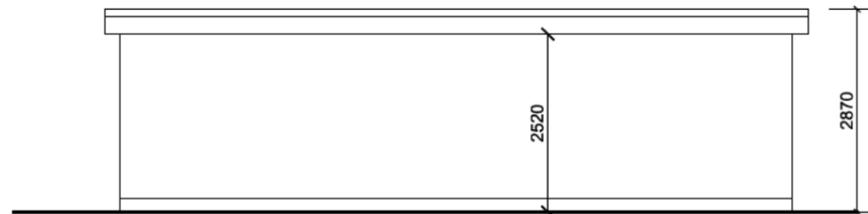
PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



GROUND FLOOR PLAN
 PROPOSED AREA SHOWN RED 43 SQ. M.
 WALLS, WINDOWS ETC TO BE REMOVED SHOWN DASHED



PROPOSED SOUTH WEST ELEVATION

MF Matt Fitzpatrick Dlp. Arch. R.I.A.I.
 Fitzpatrick Planning Consultancy Ltd..

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 info@mattfitzpatrick.ie

CLIENT: DW APARTMENT LTD.

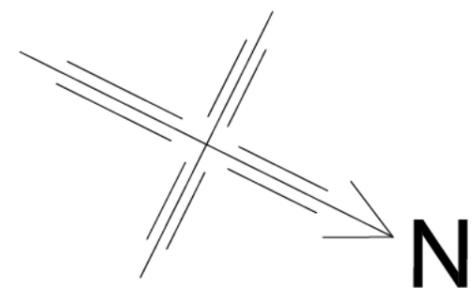
DEVELOPMENT AT: KILFINNANE,
 CO. LIMERICK.

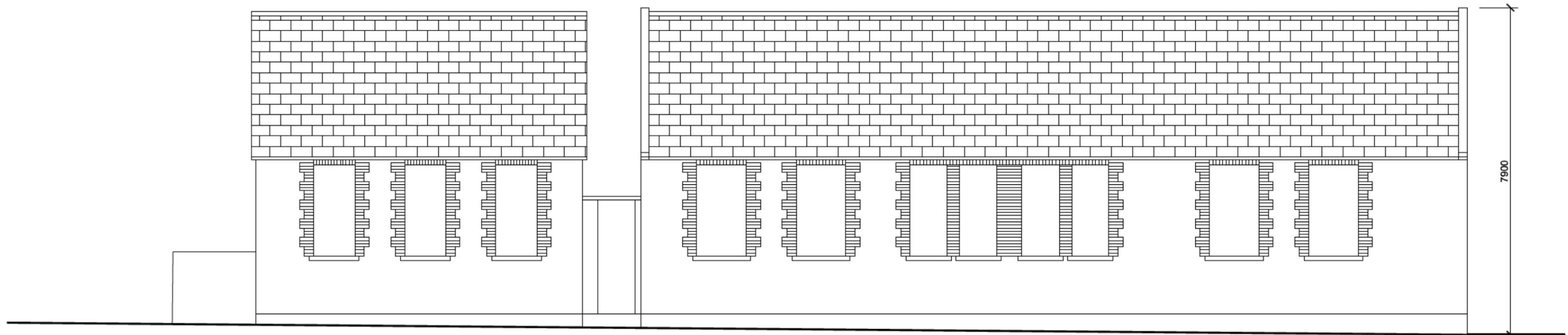
DRAWING TITLE: EXISTING AND PROPOSED
 PLAN AND ELEVATIONS OF
 OUTBUILDING

DRAWING NO:
 DATE: DEC. 2025.
 SCALE: 1:100

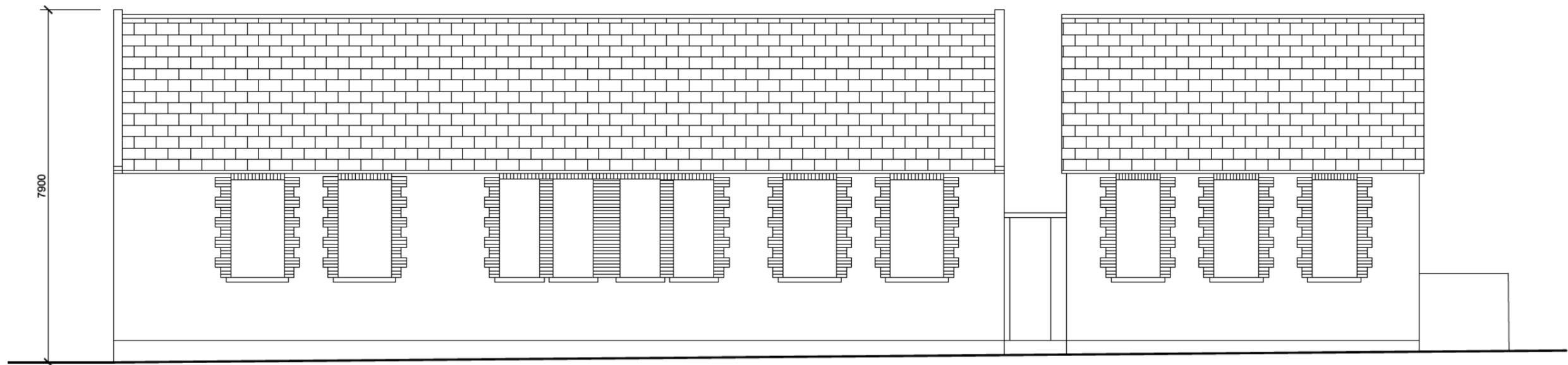
DRAWN BY: B.W.
 CHECKED BY: M.F.

REVISION DATE:





EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

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CLIENT: DW APARTMENT LTD.

DEVELOPMENT AT: KILFINNANE

DRAWING TITLE: EXISTING SIDE ELEVATIONS

DRAWING NO:

DATE: DEC. 2025.

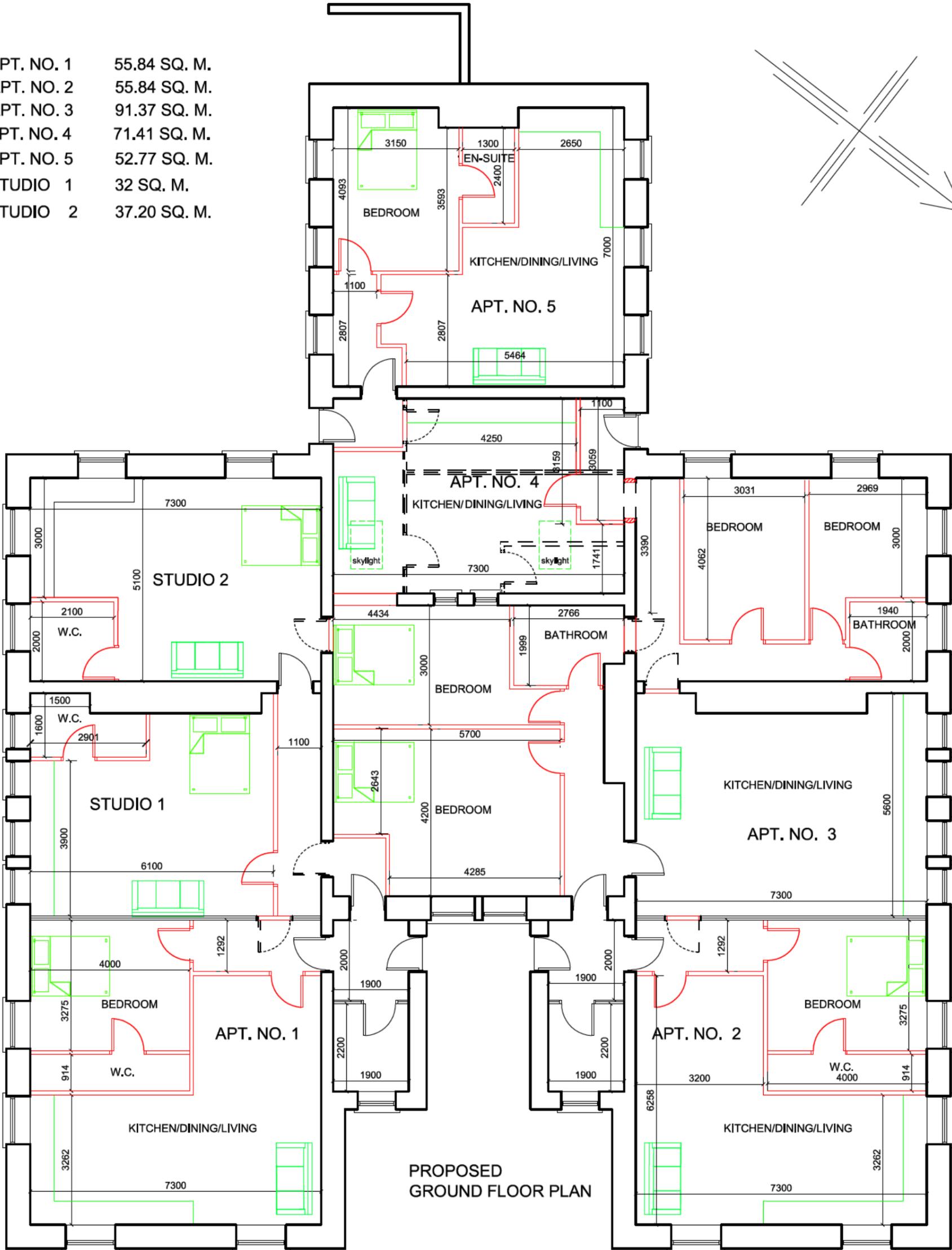
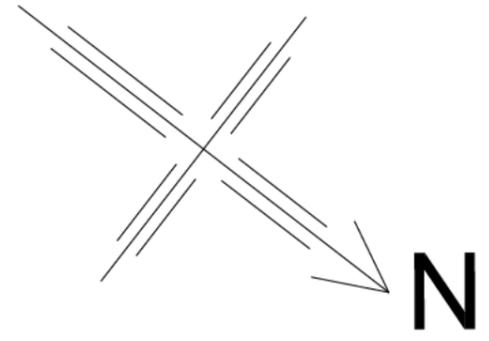
SCALE: 1:100

DRAWN BY: B.W.

CHECKED BY: M.F.

REVISION DATE:

- APT. NO. 1 55.84 SQ. M.
- APT. NO. 2 55.84 SQ. M.
- APT. NO. 3 91.37 SQ. M.
- APT. NO. 4 71.41 SQ. M.
- APT. NO. 5 52.77 SQ. M.
- STUDIO 1 32 SQ. M.
- STUDIO 2 37.20 SQ. M.



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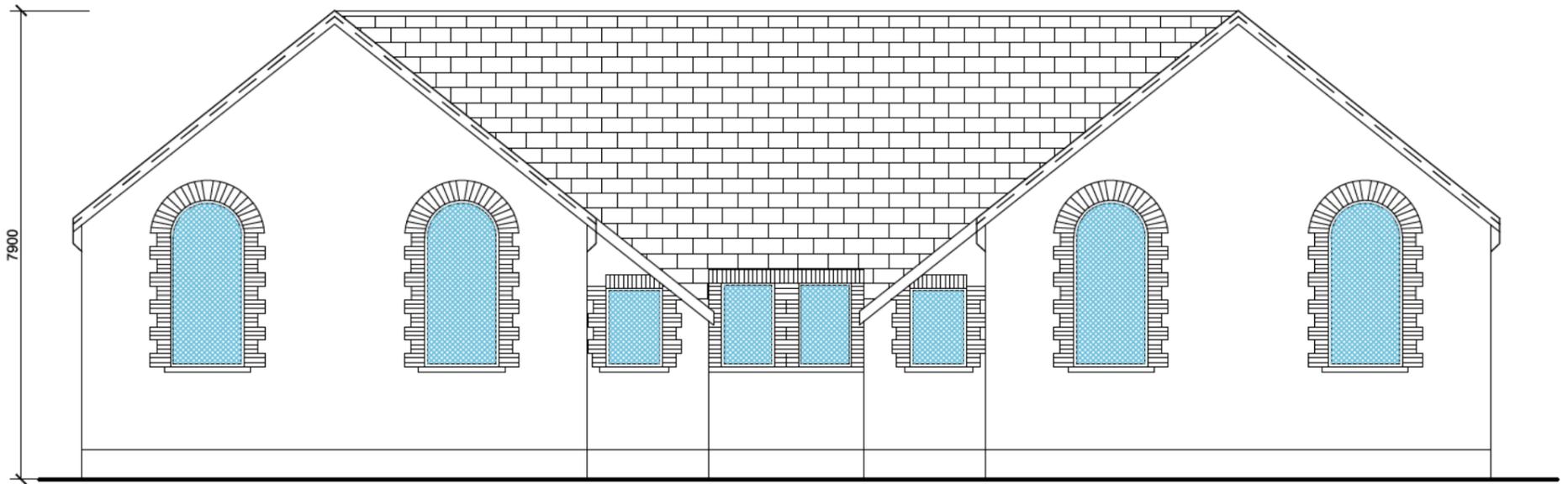
DEVELOPMENT AT: KILFINNANE

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN
 DRAWING NO:

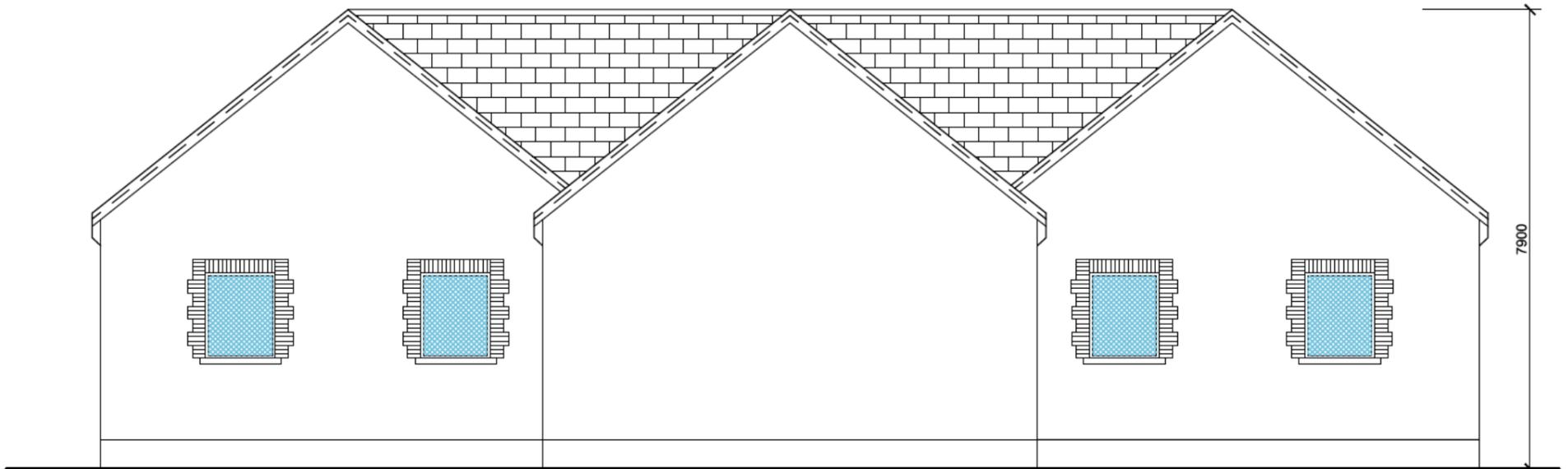
DATE: DEC. 2025.
 SCALE: 1:100

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PROPOSED
NORTH EAST ELEVATION



PROPOSED
SOUTH WEST ELEVATION

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CLIENT: DW APARTMENT LTD.

DEVELOPMENT AT: KILFINNANE

DRAWING TITLE: PROPOSED
FRONT AND REAR ELEVATIONS

DRAWING NO:

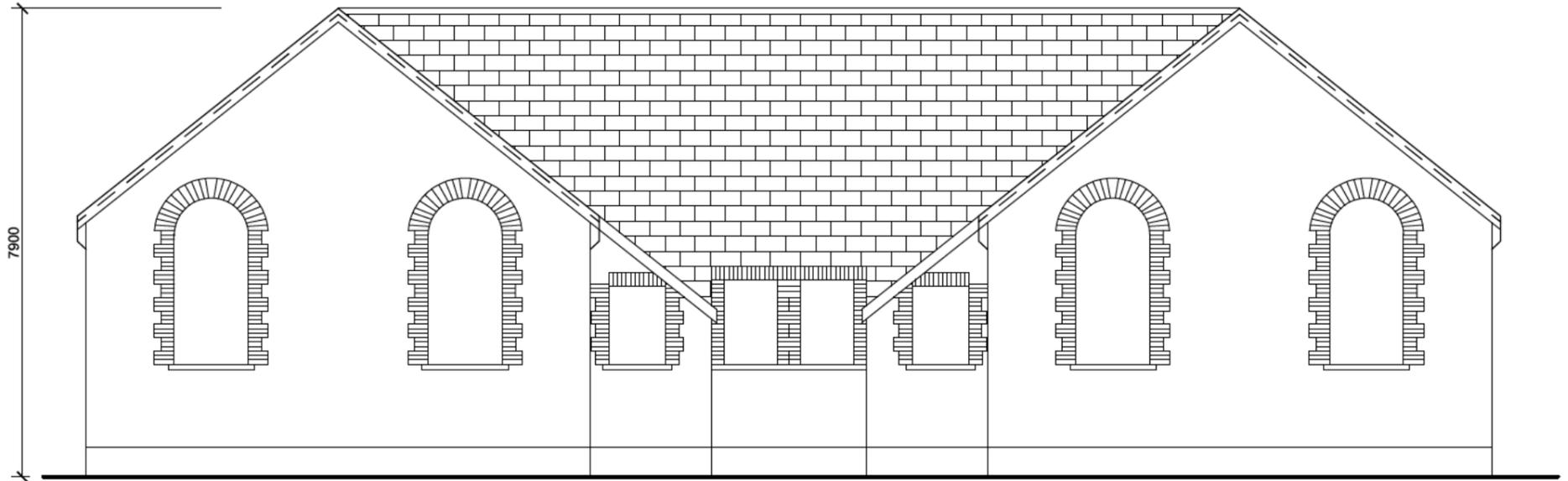
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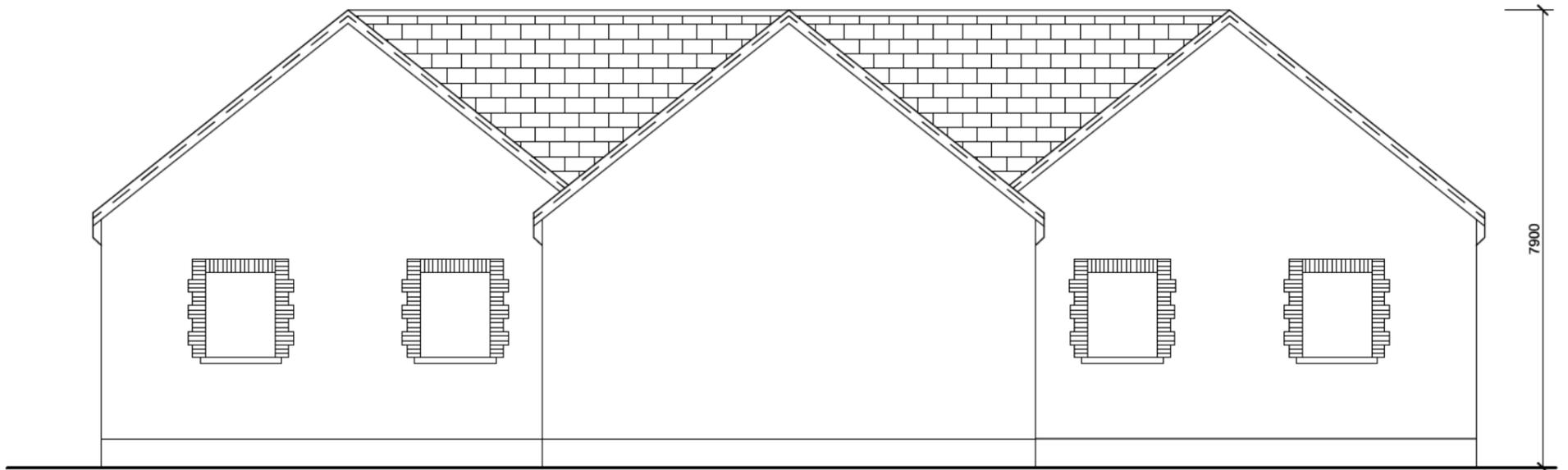
DRAWN BY: B.W.

CHECKED BY: M.F.

REVISION DATE:



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

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DEVELOPMENT AT: KILFINNANE,
CO. LIMERICK .

DRAWING TITLE: EXISTING FRONT AND REAR ELEVATIONS
DRAWING NO:

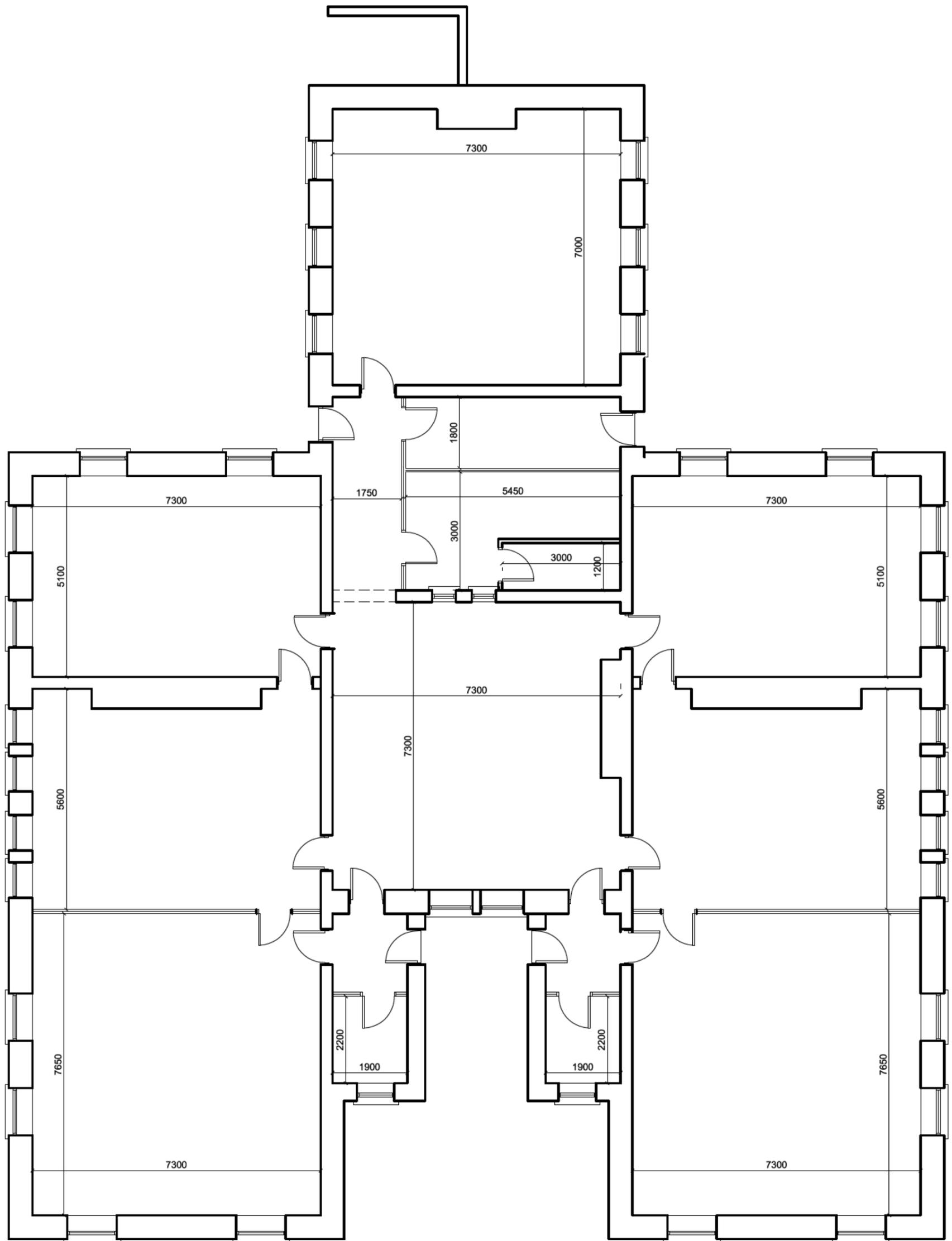
DATE: DEC. 2025.

SCALE: 1:100

DRAWN BY: B.W.

CHECKED BY: M.F.

REVISION DATE:



EXISTING FLOOR PLAN

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 info@mattfitzpatrick.ie

CLIENT: DW APARTMENT LTD.

DEVELOPMENT AT: KILFINNANE,
 CO. LIMERICK.

DRAWING TITLE: EXISTING FLOOR PLAN

DRAWING NO:

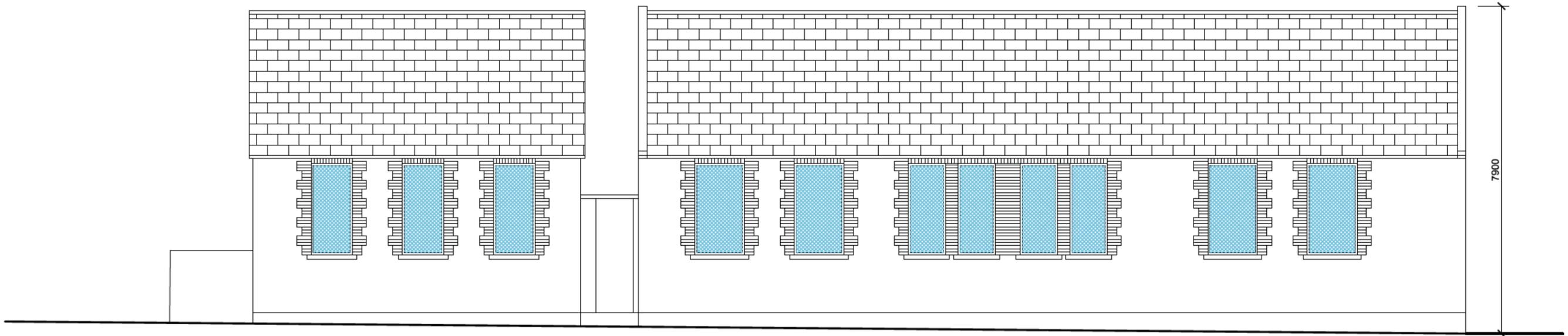
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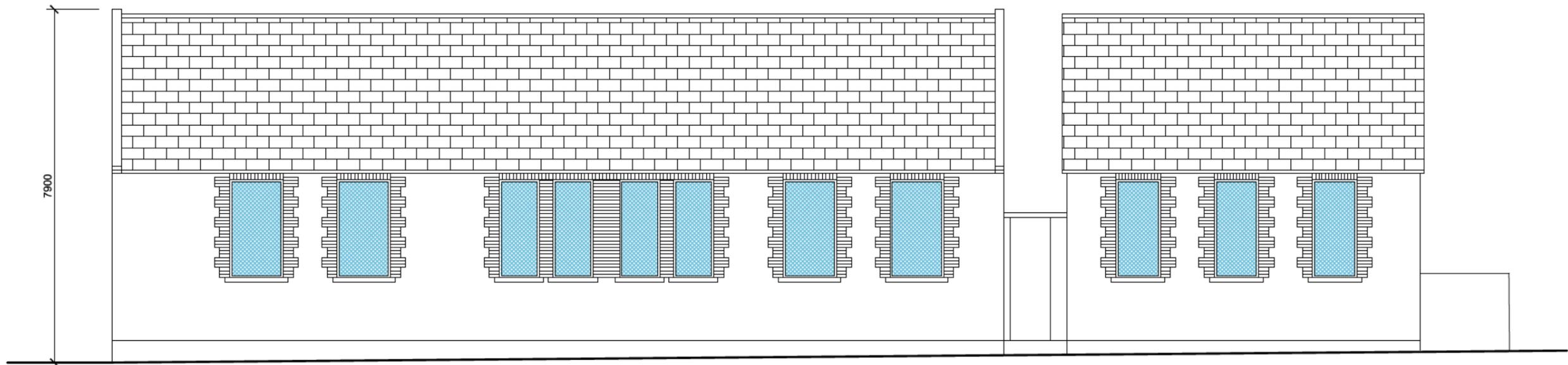
DRAWN BY: B.W.

CHECKED BY: M.F.

REVISION DATE:



PROPOSED
SOUTH EAST ELEVATION



PROPOSED
NORTH WEST ELEVATION

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Info@mattfitzpatrick.ie

CLIENT: DW APARTMENT LTD.

DEVELOPMENT AT: KILFINNANE

DRAWING TITLE: PROPOSED
SIDE ELEVATIONS

DRAWING NO:

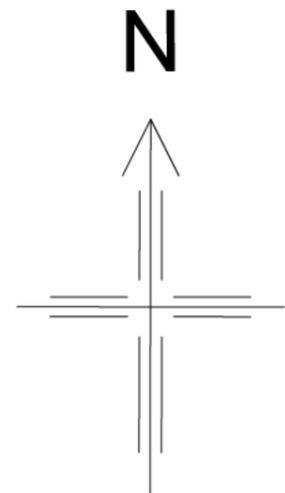
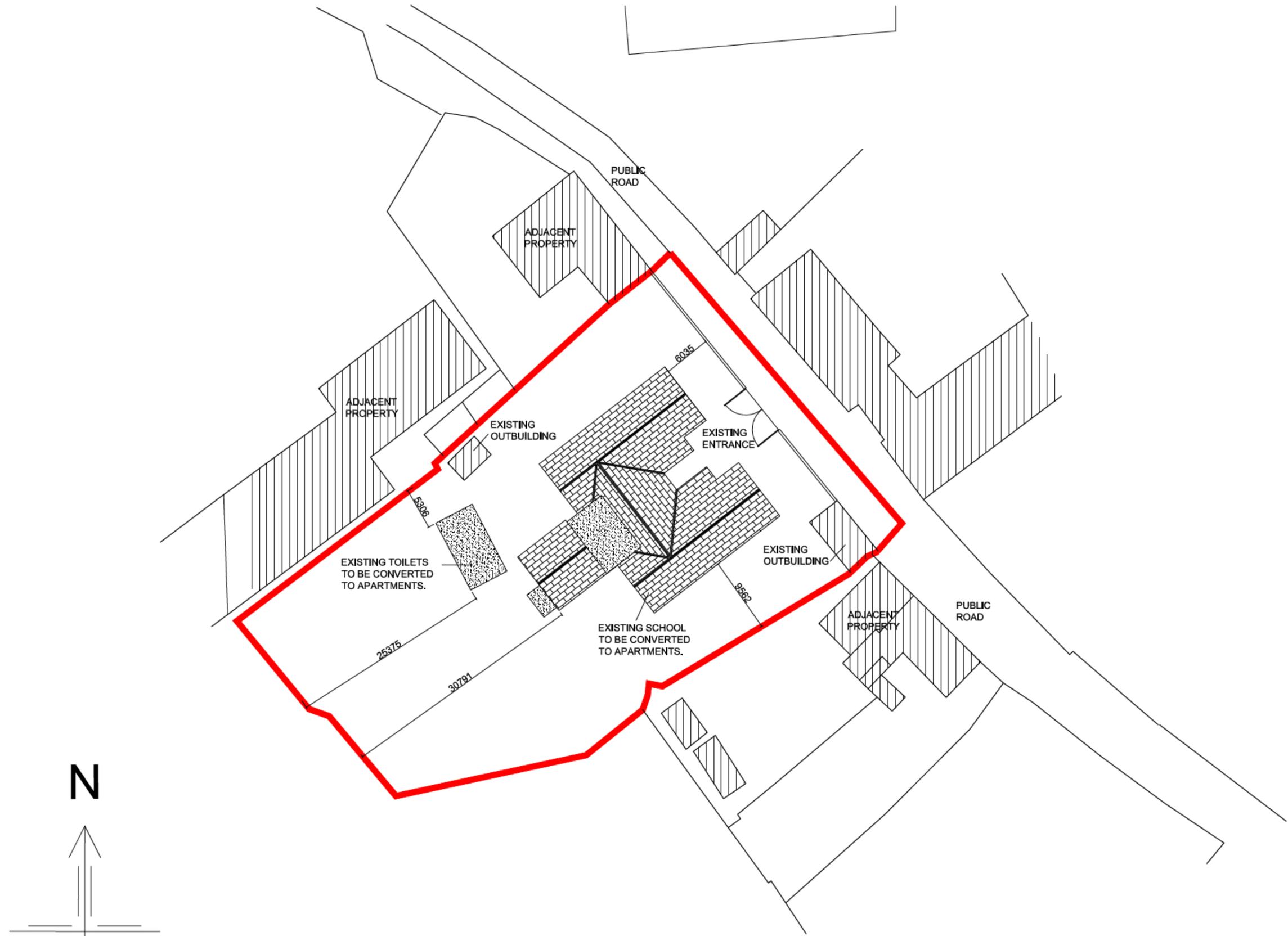
DATE: DEC. 2025.

SCALE: 1:100

DRAWN BY: B.W.

CHECKED BY: M.F.

REVISION DATE:




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 Fitzpatrick Planning Consultancy Ltd.
 8 CARMICHAEL LANE,
 MALLOW,
 CO. CORK. Tel / Fax: 022 50511
 info@mattfitzpatrick.ie

DRAWING TITLE:	SITE LAYOUT PLAN
DRAWING NO:	1/1
CLIENT:	DW APARTMENT LTD.
DEVELOPMENT AT:	KILFINNANE, CO. LIMERICK.

DATE:	DEC. 2025.
SCALE:	1:500
DRAWN BY:	B.W.
CHECKED BY:	M.F.
REVISION DATE:	

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

File Reference number	EC-015-26
Applicant	D.W. Apartments Ltd.
Location	Kilfinane Convent Primary School Chapel Street Kilfinane Co. Limerick V35 FY71

Description of Site and Surroundings:

The site is located in the Level 4 Large Village of Kilfinane, south-east County Limerick, along Chapel Street, the L-8561 local road. Chapel Street intersects with the R-517 strategic regional road in the centre of the village, which links Kilmallock with Mitchelstown. Chapel Street and Church Lane host a cluster of religious, educational, and community establishments of the eighteen and nineteenth century.

Adjacent to the Kilfinane Outdoor Education & Training Centre, the site itself features the former Kilfinane Girls National School, built in 1909. The building is single-storey, comprising of a u-plan layout with gable ended bays, rendered walls and brick quoins. There are also three smaller single-storey outbuildings on site, two of which have a flat roof whilst the other has a single slope roof descending away from the public road. All buildings on site are vacant, in a state of dereliction, and the grounds are overgrown with unmanaged vegetation.

Zoning:

- The former Kilfinane Girls National School is a protected structure (RPS Reg no. 1301) registered on the NIAH (NIAH Reg no. 21812022)
- The site falls within the Kilfinane Architectural Conservation Area (ACA)
- The Limerick Development Plan 2022-2028 Kilfinane Zoning Map has zoned the site area under the Education & Community Facilities land use, the objective of which is to protect and provide for educational, training and adult learning, community, healthcare, childcare, civic, religious and social infrastructure

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:

- D.W. Apartments Ltd. are proposing a material change of use, under the meaning given by Section 3 (1) of the Planning and Development Act 2000 (as amended), through the internal retrofit of an existing disused educational facility into an apartment building complex consisting of 8 no. dwellings

- 7 no. dwellings are to be configured into the former Kilfinane Girls National School while a further studio apartment is proposed as a conversion of the existing toilet block to the rear of the site

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

Subject site:

No recent planning history on site.

Adjacent:

25/60152 – Conditional Permission – The removal of existing prefabricated structure providing staff accommodation and construction of replacement staff accommodation consisting of 1 No. new single-storey modular unit (98msq) which comprises of 3 no. bedrooms, 1 no. Kitchen/Living room, accessible toilet/shower, storeroom and all associated site works. The development is within the curtilage of a Protected Structure – RPS 1300.

14/7002 – Extension of Permission 08/461

08/461 – Conditional Permission – (1) School Building : Demolition of rear lobby and toilet extension and construction of 5sqm single storey extension and 50sqm partially covered deck area, and modification and refurbishment of existing buildings (2) Dormitory Building: 50sqm two storey extension to rear providing additional bed spaces, and modification and refurbishment of existing buildings (3) Outdoor Education Building: Demolition of existing stairs enclosure and construction of 430sqm two storey extension providing additional accommodation, briefing rooms, administrative offices and storage, and modification and refurbishment of existing buildings. Construction of covered walkway linking dormitory building to outdoor education building (4) Shed: 104sqm single storey garage (5) Demolition and removal of existing prefabricated stores and accommodation (6) Associated site landscaping and development works.

98/1071 – Conditional Permission – Demolition of existing toilets and erection of toilet block and ancillary siteworks.

94/457 – Conditional Permission – Extension to existing educational centre and site works.

93/1109 – Conditional Permission – Construction of residential dormitory block and increase width of existing entrance.

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 internal works and material change of use of the site, constitutes 'works' and 'development'.

Is the proposal exempted development?

To assess whether development is exempted development, the applicant's proposal will be divided into two parts. Firstly, the change of use will be assessed against Article 10, and Class 14 of Part 1 of Schedule 2, of the Planning and Development Regulations 2001 (as amended) and secondly, the internal works proposed will be guided by Section 4, and Section 57, of the Planning and Development Act 2000 (as amended).

1. The proposed change of use is not covered by either Class 14 of Part 1 of Schedule 2, or Part 4 of Schedule 2 to which Article 10 applies, of the Planning and Development Regulations 2001 (as amended). This includes the proposed toilet block conversion to the rear of the site.
2. Whilst the internal works proposed may satisfy Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), as 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. As a protected structure, the site development proposal 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.

It is considered the material change of use proposed, through the subdivision and extensive floor-to-ceiling partitioning of the building, would materially affect the internal historic fabric of the structure, which contributes to its special socio-historical architectural interest. Consequently, the scope of the works proposed cannot be considered exempted development under Section 57 of the Planning and Development Act 2000 (as amended).

Article 9 Restrictions

The proposed development is also restricted by Article 9 of the Planning and Development Regulations 2001 (as amended), this includes:

- Article 9 (1) (a) (iii) – There has been no mention of the provision of parking or subsequent traffic management for the proposed apartment dwellings. It cannot be satisfied that the carrying out of development would not endanger public safety by reason of traffic hazard or obstruction of road users.
- Article 9 (1) (a) (vi) & (vii) – The development proposal would interfere with the architectural and educational heritage character of the existing site building, the preservation of which is an objective of the Limerick Development Plan 2022-2028. This is demonstrated by a combination of the ACA, Education & Community Facilities land use, and the Protected Structure designation.
- Article 9 (1) (a) (ix) - The development consists of the alteration of a building as would preclude or restrict the continuance of the existing use as an educational and community facility, which is an objective of the planning authority to ensure that the building remain available for such use as specified in a development plan for the area.

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 development proposal, a material change of use through the internal retrofit of an existing disused educational facility into an apartment building complex consisting of 8 no. dwellings, is not considered an exempted change of use. The development proposal cannot be considered exempted development under Section 57 of the Planning and Development Act and is subject to Article 9 restrictions in the Planning and Development Regulations 2001 (as amended).

Regard has been had to –

- (a) Section 2, 3, 4, 5 & 57 of the Planning and Development Act 2000 (as amended)
- (b) Article 6, 9, 10 & Class 14 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 27/01/2026.

It is therefore considered that the said works are development but not exempted development under Section 57 of the Planning and Development Act 2000 (as amended), and Article 9 & 10, and Class 14 of Part 1 of Schedule 2, of the Planning and Development Regulations 2001 (as amended).

The applicant is advised, if they wish to pursue a formal planning application for this site, to avail of the council's pre-planning services and to refer to the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 document.

Graduate Planner	Isaac Cunningham	Date: 03/02/2026
Signature:		
Senior Executive Planner	Gráinne O'Keeffe	Date: 20/02/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-015-26
(e) Brief description of the project or plan:	D.W. Apartments Ltd. are proposing a material change of use through the internal

	retrofit of an existing disused educational facility into an apartment building complex consisting of 8 no. dwellings.
(e) Brief description of site characteristics:	The site is located in the Village of Kilfinane, south-east County Limerick, along Chapel Street. The site features the former Kilfinane Girls National School, built in 1909. The building is single-storey, comprising of a u-plan layout with gable ended bays, rendered walls and brick quoins. There are also three smaller single-storey outbuildings on site, two of which have a flat roof whilst the other has a single slope roof descending away from the public road. All buildings on site are vacant, in a state of dereliction, and the grounds are overgrown with unmanaged vegetation.
(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
Ballyhoura Mountains SAC	https://www.npws.ie/protected-sites/sac/002036	5.41	None	N
Carrigeenamronety Hill SAC	https://www.npws.ie/protected-sites/sac/002037	7.05	None	N
Galtee Mountains SAC	https://www.npws.ie/protected-sites/sac/000646	14.93	None	N
Moanour Mountain SAC	https://www.npws.ie/protected-sites/sac/002257	16.38	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 	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"> - 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>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 no 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>

<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:

- 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:

IC

Isaac Cunningham, Graduate Planner

03/02/2026

[insert here] _	
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> <div style="text-align: right;">  Isaac Cunningham, Graduate Planner _____ 03/02/2026 </div>	
<p>Signature and Date of the Decision Maker:</p> <div style="text-align: right;">  19/02/2026 _____ </div>	



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh:
Bothar Thuair an Daili
Tuar an Daili, Luimneach
V94 WV78

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

PLANNING & PLACE-MAKING

REG POST:

**D.W. Apartments Ltd.,
c/o D.P. O'Malley Auctioneers,
4 Pearse Square,
Cobh,
Co. Cork
P24 HY42**

EC/015/26

20 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**

Tuar an Daili, 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/2026/186

File Ref No. EC/015/26

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

RE: A conversion of former school to 8 no. dwellings at Kilfinane Convent Primary School, Chapel Street, Kilfinane, Co. Limerick.

ORDER: Whereas by Director General's Order No. DG/2025/199 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 Grainne O'Keeffe, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

 Now therefore pursuant to the delegation of the functions aforesaid, I, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Isaac Cunningham, Graduate Planner dated 03/02/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to D.W. Apartments Ltd., c/o D.P. O'Malley Auctioneers, 4 Pearse Square, Cobh, Co. Cork to state that the works as described above is

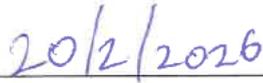
Development and is NOT Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date



Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/186 dated 20/2/2026, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



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

Pleanáil agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daill
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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/015/26

Name and Address of Applicant: D.W. Apartments Ltd. 32 Ivy Street, Moston, Manchester, UK

Agent: N/A

Whether the conversion of former school to 8 no. dwellings at Kilfinane Convent Primary School, Chapel Street, Kilfinane, 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 27th day of January 2026.

AND WHEREAS the Planning Authority has concluded that the conversion of former school to 8 no. dwellings at Kilfinane Convent Primary School, Chapel Street, Kilfinane, Co. Limerick **DOES NOT** come within the scope of exempted development under Section 57 of the Planning and Development Act 2000 (as amended), and Article 9 & 10, and Class 14 of Part 1 of Schedule 2, of 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:

20/02/2026

NOTE 1: The applicant is advised, if they wish to pursue a formal planning application for this site, to avail of the council's pre-planning services and to refer to the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 document.

NOTE 2: 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.