

**Limerick City and County Council**

**Planning Department**

**Section 5 Application**

Limerick City & County  
Council

28 JAN 2026

**Planning**

**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name: Fiona Malone and Ronan Hunt

Applicant's Address: 25 Beechwood Drive,  
Greystones,  
Limerick.  
V94 RWD6

Telephone No. 

Name of Agent (if any): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Address for Correspondence:

24 Aisling Drive,  
Clareview,  
Limerick.  
V94 YD4V

Location of Proposed development (Please include EIRCODE):

25 Beechwood Drive,  
Greystones,  
Limerick.  
V94 RWD6

Description of Proposed development:

The proposed development consists of the construction of a single-storey rear extension to the existing dwelling. The extension will measure approximately 5.5m X 7m 38.5m<sup>2</sup>. The extension will be constructed using materials that match the existing dwelling, including rendered block walls.

The development will be located entirely to the rear of the property, and will not reduce the amount of private open space below the required minimum of 25 m<sup>2</sup>

No part of the extension will be forward of the front wall of the house, and the works will not involve any alterations to the front elevation.

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

Schedule 2 Part 1\_Class 1(a)

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

~~YES/NO~~

Applicant's interest in site: Owner

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

Site Location Map  
Site Layout Plan  
Existing layouts and Proposed works  
Grant of Planning Permission 1976

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

If Yes please provide floor areas of all existing structures:

Erection of two rooms, toilet and relocation of boiler.  
Total floor area 36m<sup>2</sup>.  
Original Grant of Planning Permission attached.

Signature of Applicant (or Agent)

Tiana Malone 28/1/26  
Ronan Hunt 28/1/26

**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](mailto:planning@limerick.ie)**

\*\*\*\*\*



**LIMERICK CITY & COUNTY COUNCIL**  
**CASH OFFICE**  
**CIVIC OFFICES**  
**DOORADOYLE**  
**CO LIMERICK**  
**28/01/2025 11:01:01**

**Receipt No / Uimhir** LA25/25195312  
**Admhála:**  
**Customer Address / Seoladh an**  
**Chustaiméara:**

Fiona Malone & Ronan Hunt  
25 Beechwood Drive  
Greystones  
Limerick  
V84 RWD6

**PL041** **80.00 EUR**  
Fiona Malone & Ronan Hunt

**Paid With / Ioctha Le:** Credit / Debit Card  
**Total / Iomlán:** 80.00 EUR  
**Tax (VAT):** 0.00 EUR  
**Tendered / Talrgthe:** 80.00 EUR

**From / Ó:** CASH OFFICE  
HQ

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

**Please retain this receipt for your records**

Please do not reply to this email

556140 mE, 657970 mN



**Tailte Éireann**

Cárúchán, LuachMá,  
Suiréidreacht  
Registration, Valuation,  
Surveying

Folio: LK64549F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see [www.tailte.ie](http://www.tailte.ie).

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

**Burdens** (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

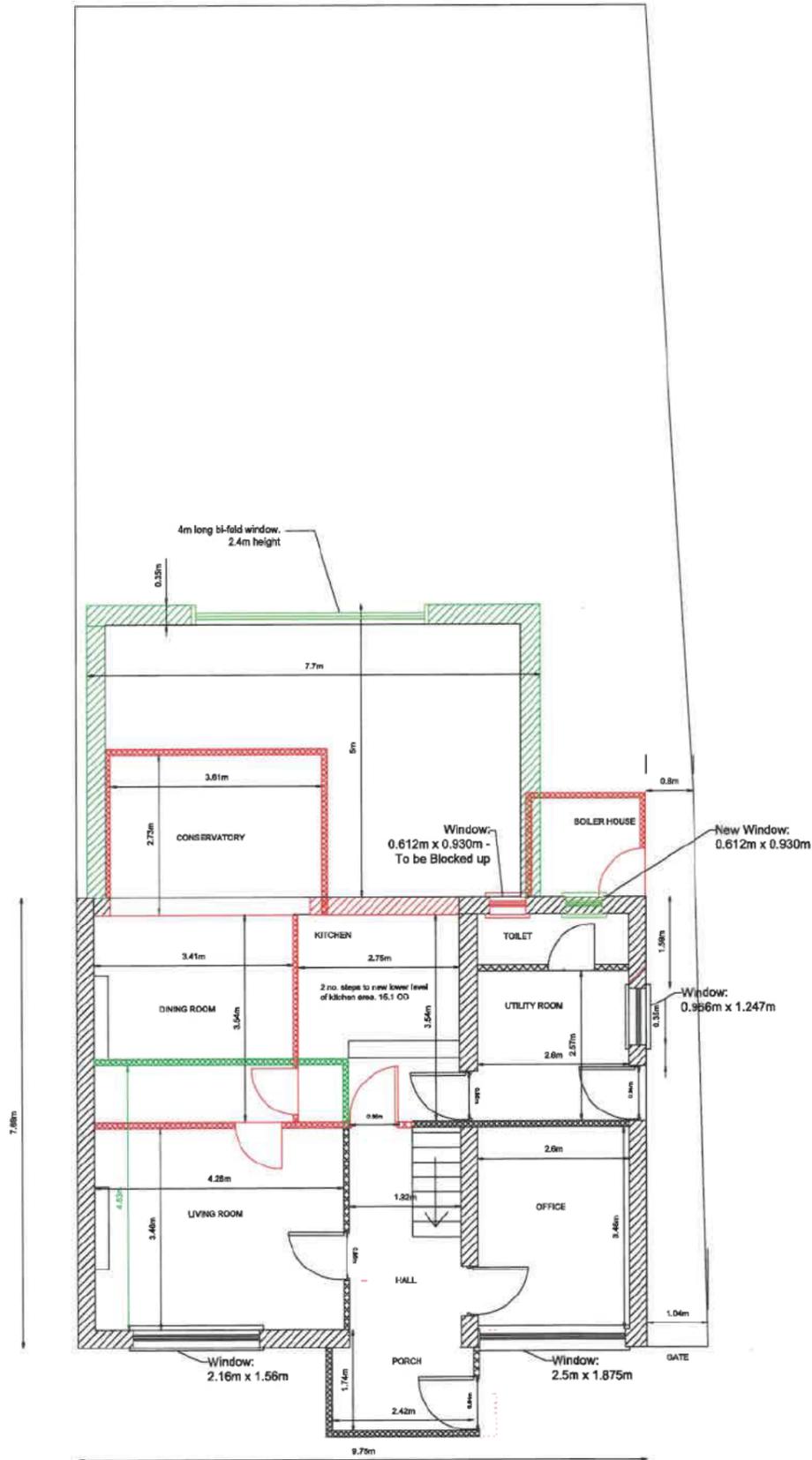
A full list of burdens and their symbology can be found at [www.landdirect.ie](http://www.landdirect.ie)



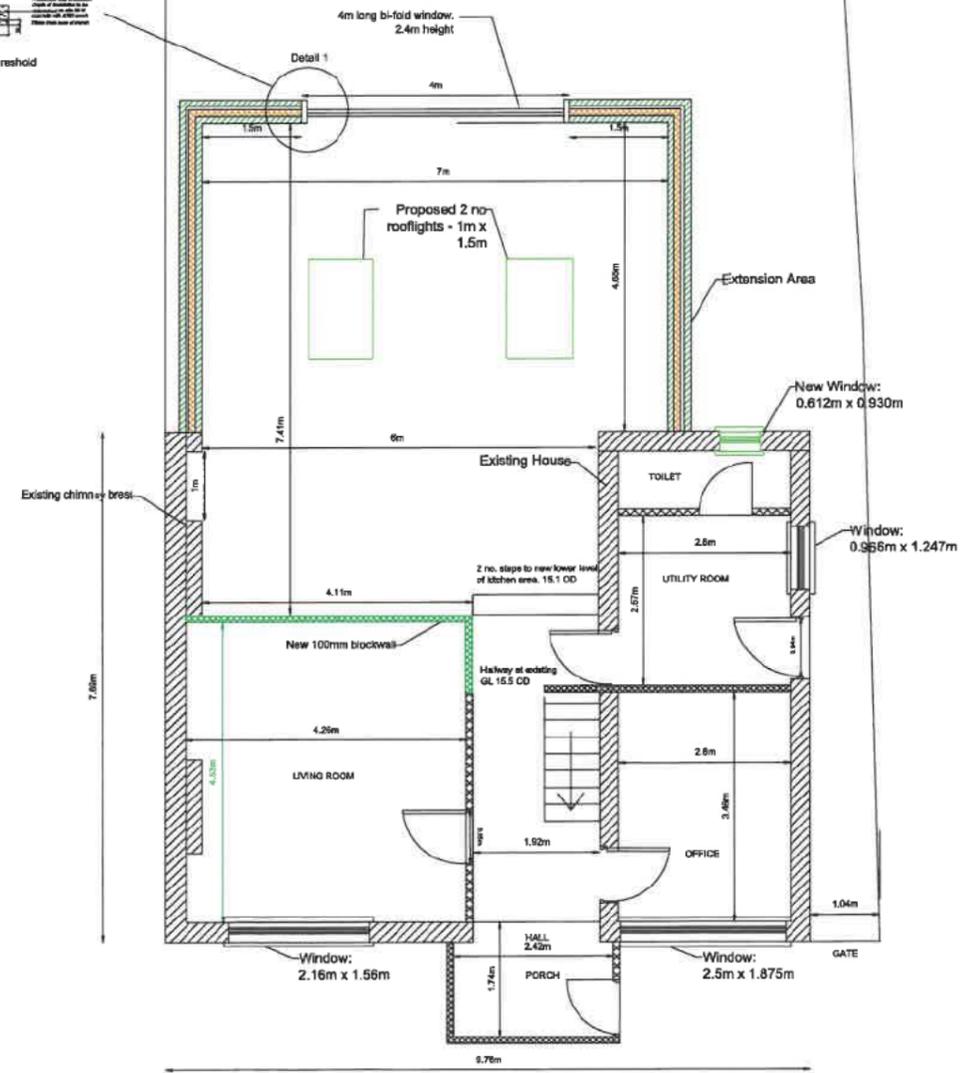
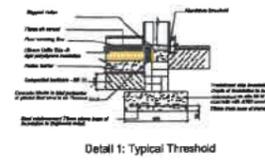
**Tailte Éireann Registration operates a non-conclusive boundary system.**

**The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 52 of the Registration of Deed and Title Act 2006.



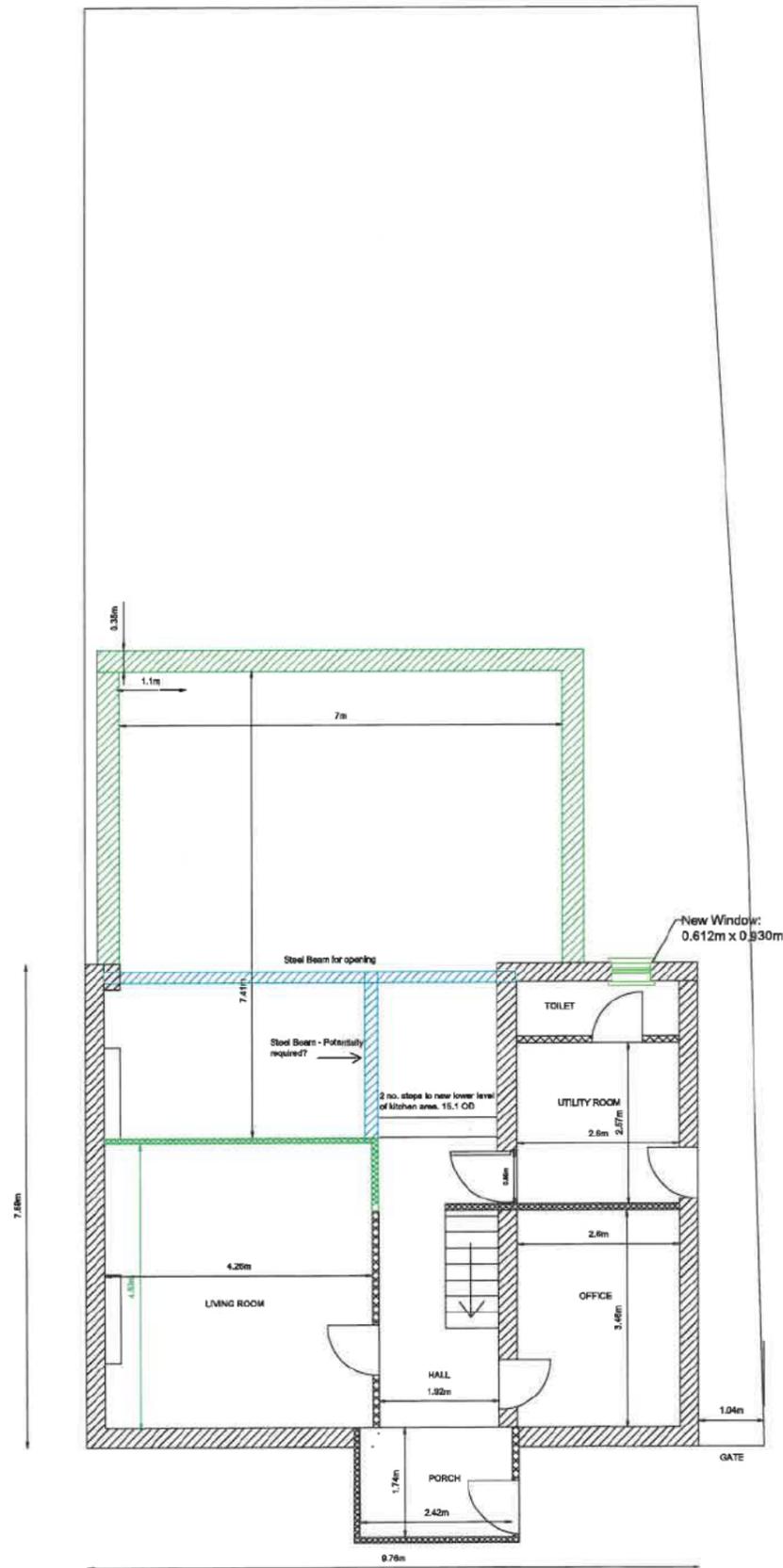


**GROUND FLOOR PLAN**  
Demolition Works



**GROUND FLOOR PLAN**  
Proposed Layout

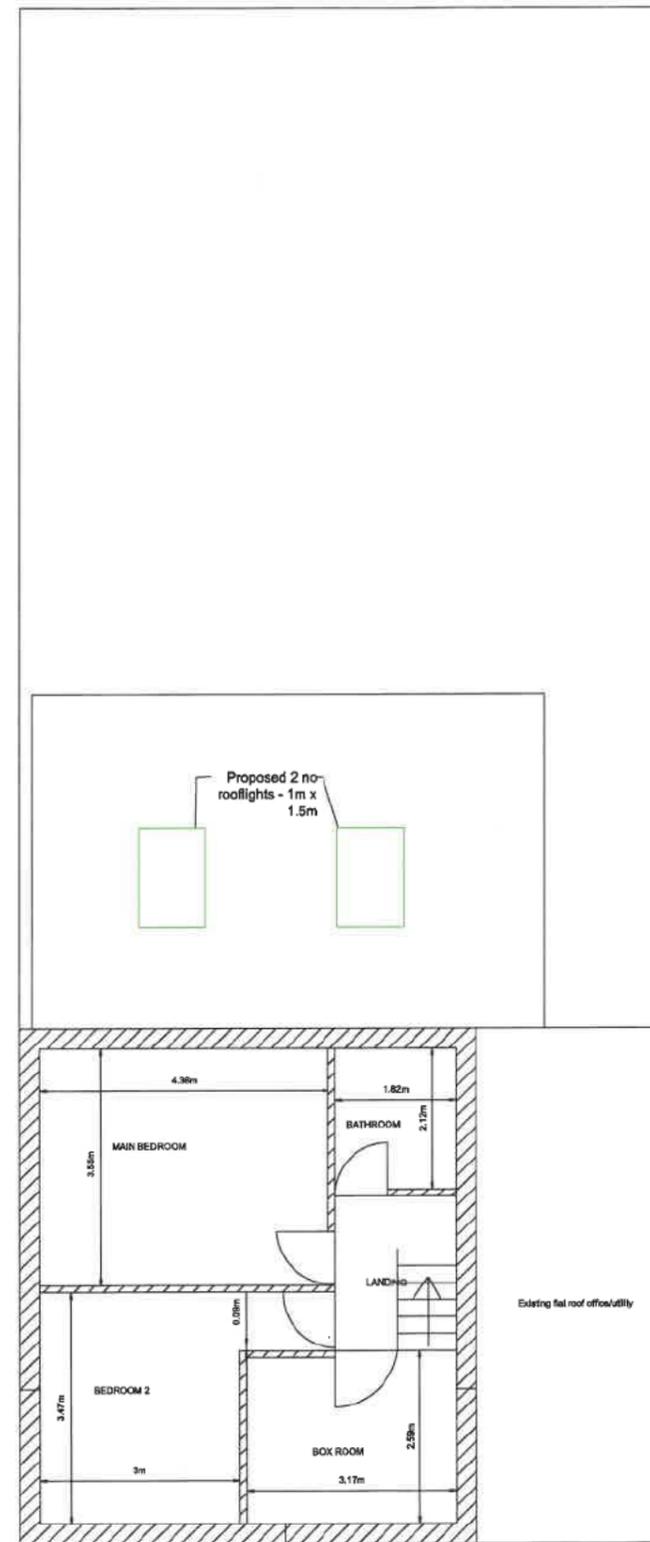
25 Beechwood Drive, Greystones, Limerick  
Existing and Proposed Layout  
Drawing 01



GROUND FLOOR PLAN

25 BEECHWOOD DRIVE

- Steel Beam
- Proposed Works

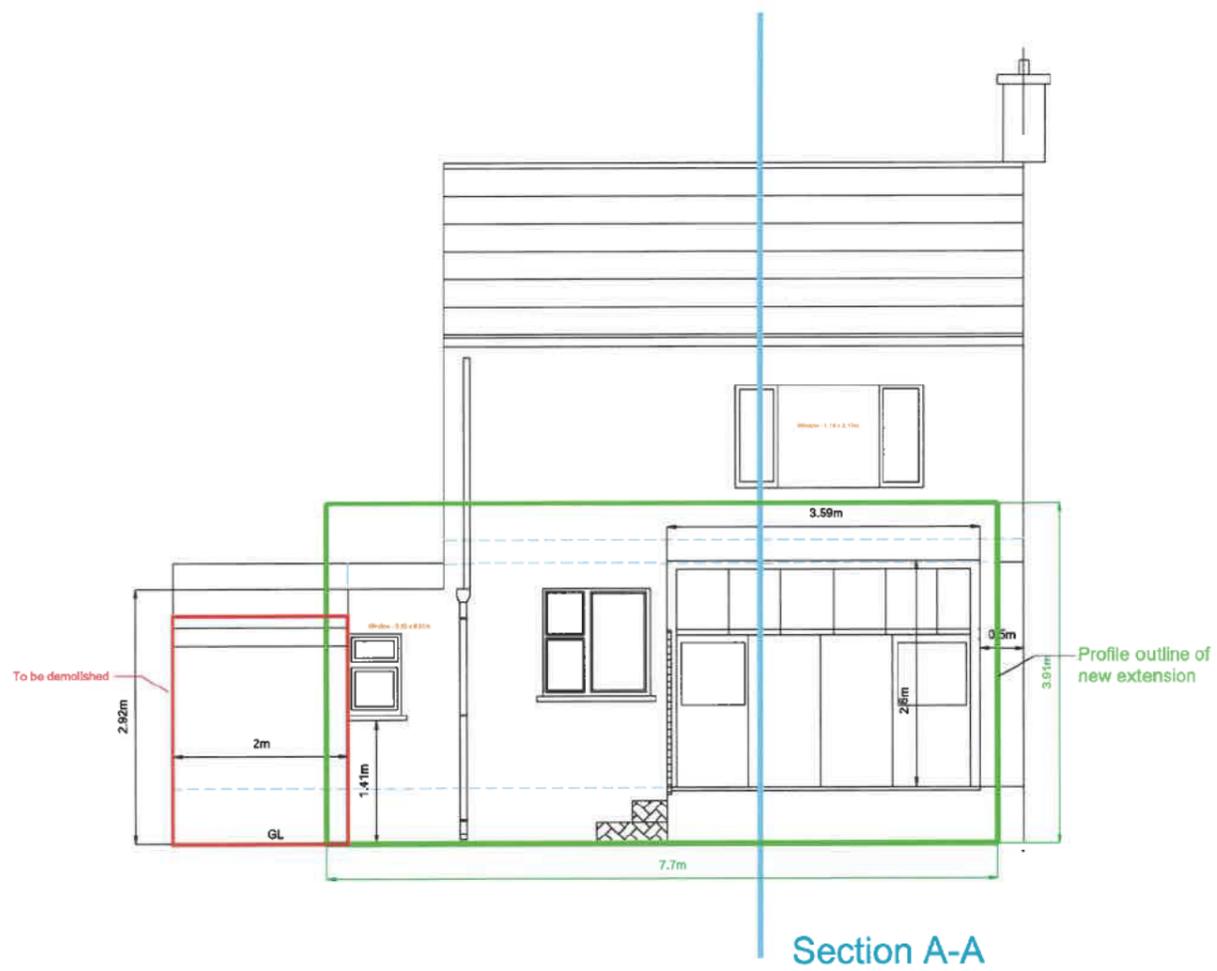


FIRST FLOOR PLAN

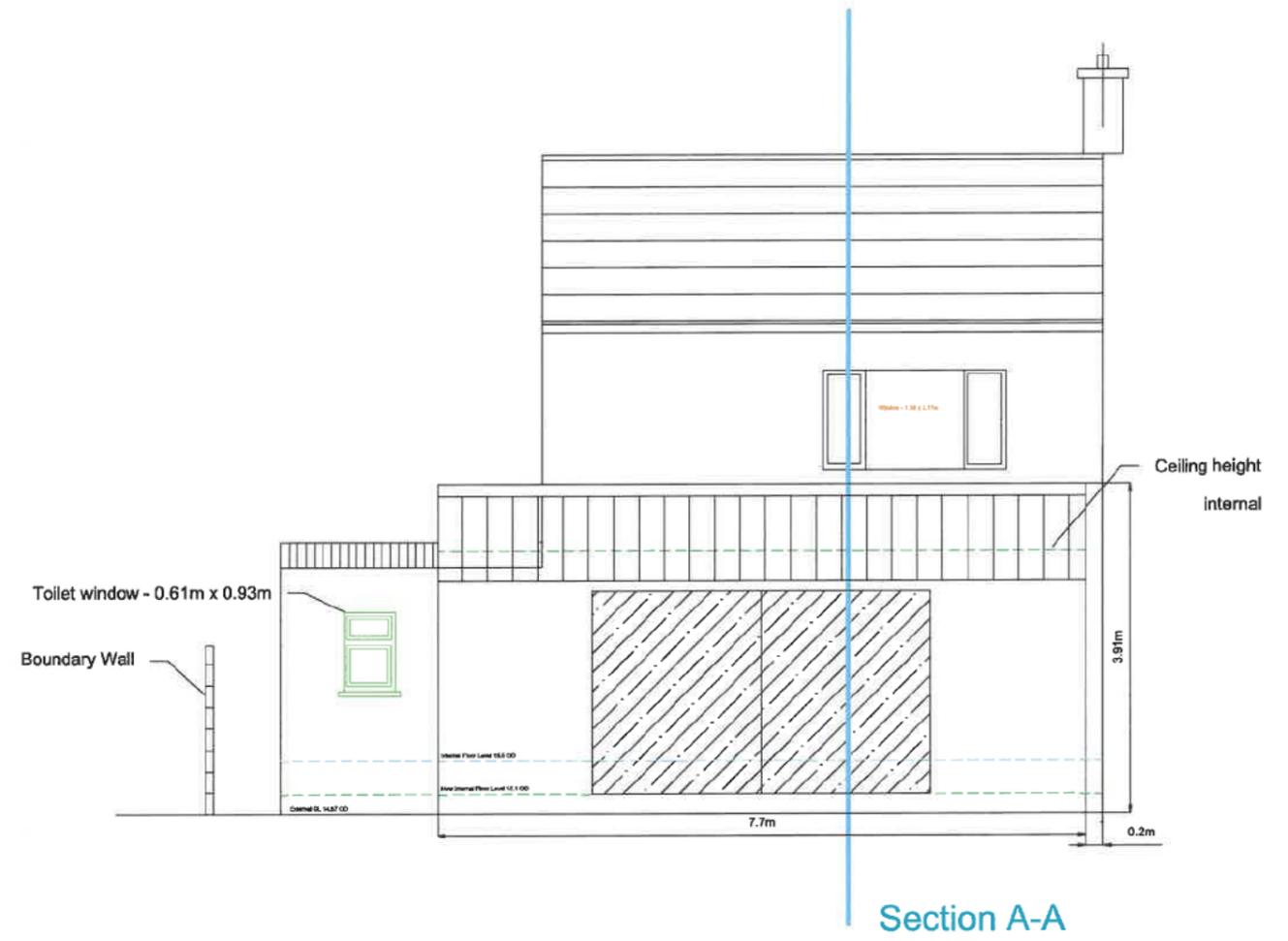
25 Beechwood Drive, Greystones, Limerick

Ground Floor and First Floor Layout

Drawing 02



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

25 Beechwood Drive, Greystones, Limerick  
 Existing and Proposed Rear Elevation  
 Drawing 03

Single Ply Roofing Membrane or PVC membrane application providing guarantee on 150mm Unilin flat roof FR/BGM on Vapour control layer on plywood sheeting on furring pieces creating fall on 220 x 44mm C24 joists 400 centres. Flashing to capping to be provided

Double joists 225 x 44mm C24 on both sides of rooflight

110mm Unilin Xtroliner Xtro Wall Plus 110 to 150mm Cavity

Concrete blocks at eaves to be Roadstone thermal block

Insulated Steelite lintel

C30/35N concrete Grade A393 mesh

Existing window unit

Rear wall to be removed to create opening

Proposed 100mm block wall to be plasterboard and skimmed / or stud partition wall

Existing solid concrete floor to be broken out for reduced floor level

Air barrier line

Existing rear foundation to be left in place

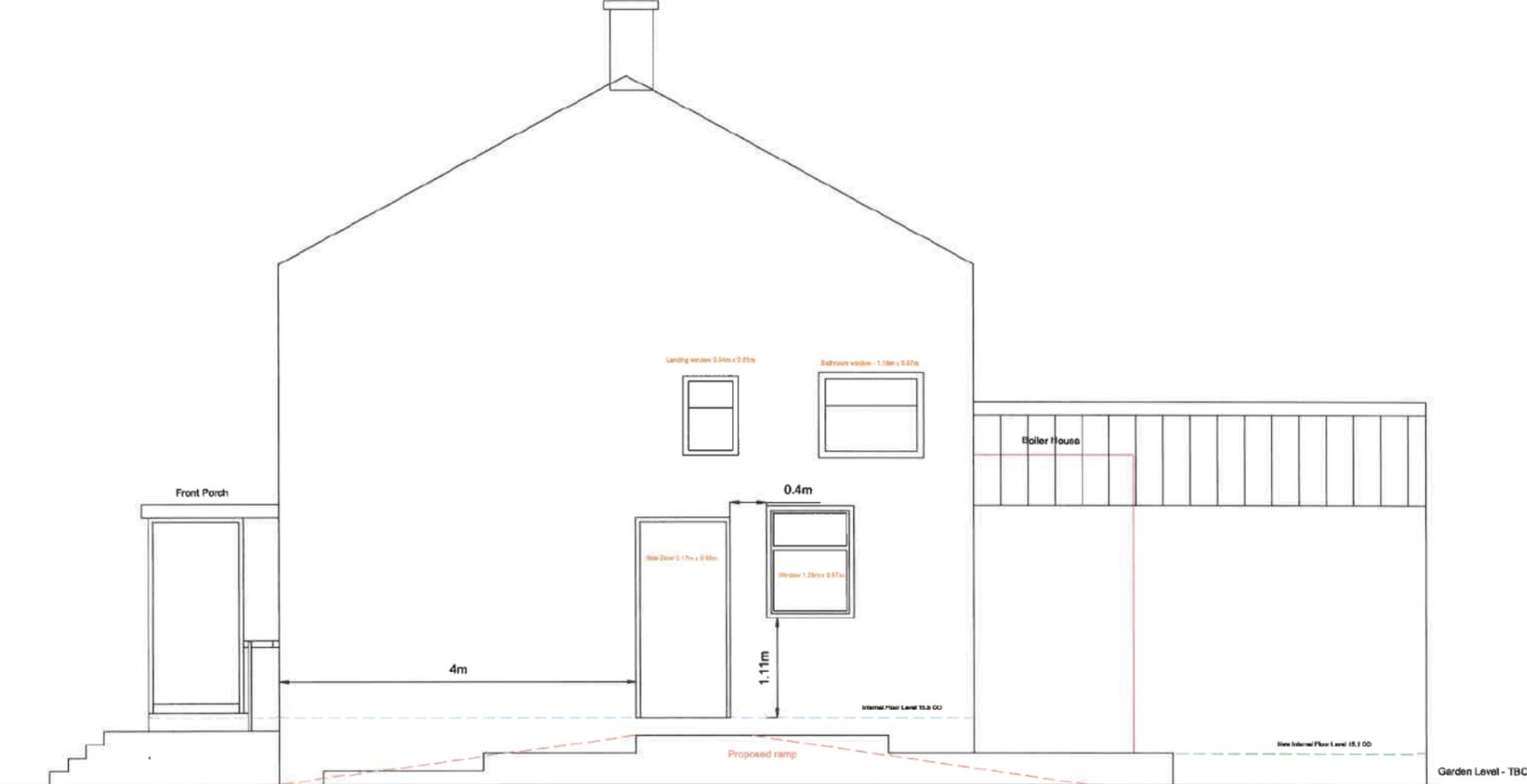
100mm concrete screed on 150mm Xtrathem Thin R insulation on Radon Barrier and sumps to manufacturers specification on 75mm sand blinding on 250mm hardcore 25mm insulation to turn up at external side of concrete slab with insulation to finish at skirting DPM to lap under DPC for full thickness of inner leaf

100mm concrete screed on 300mm Xtrathem Thin R insulation on Radon Barrier and sumps to manufacturers specification on 25mm insulation to turn up at external side of concrete slab with insulation to finish at skirting DPM to lap under DPC for full thickness of inner leaf

Existing timber suspended floor to be removed by client

Existing window unit

SECTION A-A



EAST ELEVATION

25 Beechwood Drive, Greystones, Limerick  
 Section A-A and East Elevation  
 Drawing 04

REGISTERED POST.  
P. & D. 10.

ORDER NO. Ph. 76/416  
Article 15.

CORPORATION OF LIMERICK

**NOTIFICATION OF A GRANT OF A PERMISSION  
OR AN APPROVAL**

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963

To: Mr. John Ryan,

Address 25, Beechwood Drive,  
Greystones, Limerick.

Reference No. in  
Planning Register P. 76/140.

~~On this application~~  
Application by Mr. John Ryan.

of 25, Beechwood Drive, Greystones, Limerick. on 23rd June, 1976.

for ~~approval~~ <sup>\* permission</sup> for Erection of two rooms, toilets and relocation of boiler.

at 25, Beechwood Drive, Greystones, Limerick.

~~A permission~~ <sup>\* A permission</sup> has been granted for the ~~development~~ <sup>\* Development</sup> described above ~~for use as~~ <sup>†</sup> for use as

subject to the following condition(s)\*

SEE ATTACHED SCHEDULE FOR CONDITIONS NOS. (1) TO (4) INCLUSIVE.

SCHEDULE

<i>Column I— Conditions</i>	<i>Column II— Reasons for Conditions</i>
1. That front porch be redesigned so as to project not more than 4½ft in front of the existing building;	1. To provide for an acceptable development;
2. That the boiler house be re-located so that the flue from same is provided with a proper chimney stack built into the main wall of the dwelling and taken up to discharge a minimum of 2ft. over roof eaves level of the dwelling. Details of same to be submitted and approved;	2. In the interest of amenity and public health;
3) That the proposed extension be used solely for a purpose incidental to the enjoyment of the existing house as a single dwelling unit and not for the purpose of sub-letting;	3. In view of the layout of the extension and the residential character of the area;
4. That the roof of the extension be insulated against heat loss.	4. To prevent excessive heat loss through such roof.

The <sup>\*permission</sup> approval is also subject to further approval being obtained in accordance with Article 5 of the Local Government (Planning and Development) Act, 1963 (Permission) Regulations, 1964, prior to the commencement of <sup>\*the development</sup> any part of the development other than .....

Signed on behalf of  
Corporation of Limerick.....

*B. J. Jones*

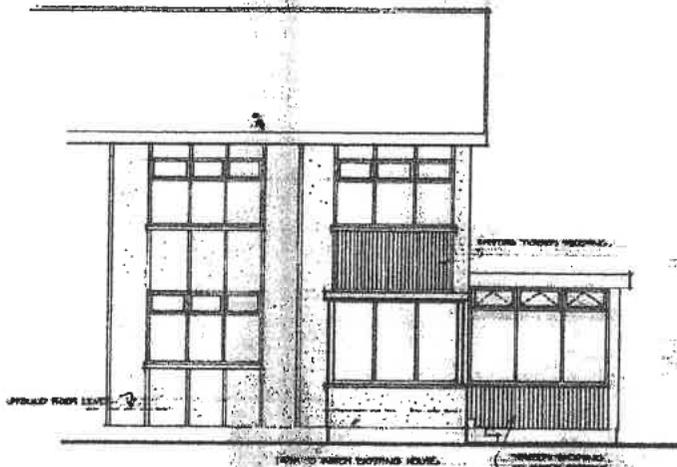
City Manager and Town Clerk.

14th September, 1976.

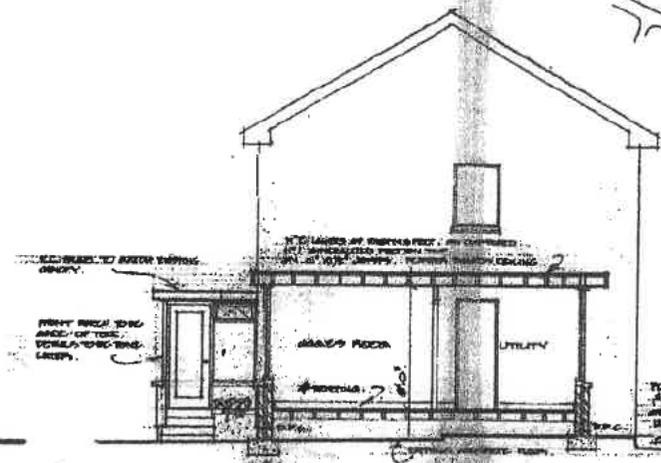
\*Delete words which do not apply.

†To be inserted only where it has been decided to specify purposes for which a new structure may be used—see S.28 (6). Other uses may be excluded by a condition.

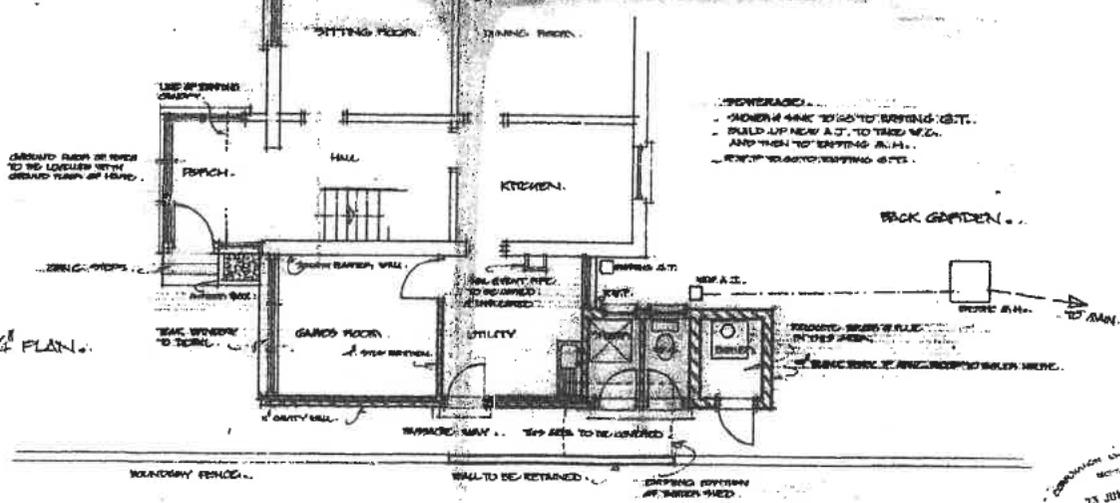




FRONT ELEVATION



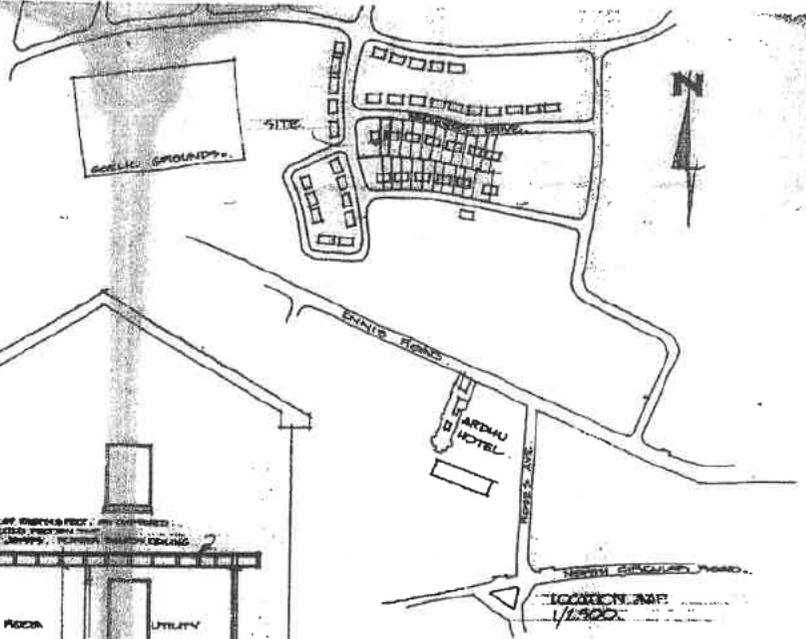
SECTION THROUGH



1/2" PLAN

PROPOSED NEW GAMES ROOM, UTILITY ROOM,  
SHOWER & NEW CUBICLES, AND BATHROOM.  
FRONT GLAZED PORCH.  
AT 25 BEECHVALE DRIVE, GRIFFITHS  
LIMERICK.  
FOR JOHN RYAN, ESQ.

SCALE 1/4" = 1'-0"  
DRAWN BY MONTAGUE MONTAGUE, M.C.P., LIMERICK.  
15 JUNE, 1976.



LOCATION MAP  
1/4\"/>

NOTES:  
- 1 1/2\"/>

POWERAGE:  
- MAINS WIRE TO GO TO SITTING R.T.  
- PULL UP NEW A.T. TO TAKE W.C.  
- AND WASH TO SITTING R.H.  
- 2\"/>

CONSTRUCTION OF LIMERICK  
BY  
25 JUNIUS  
P. 1976  
MONTAGUE MONTAGUE

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

<b>File Reference number</b>	<b>EC-017-26</b>
<b>Applicants</b>	<b>Fiona Malone &amp; Ronan Hunt</b>
<b>Location</b>	<b>25 Beechwood Drive Greystones Co. Limerick V94 RWD6</b>

### **Description of Site and Surroundings:**

The site features an existing semi-detached two-storey dwelling, located on Beechwood Drive near Ennis Road and the TUS Gaelic Grounds, north-west of Limerick city centre. The site dwelling features an existing porch, side and rear extension. Satellite imagery also shows an outbuilding to the rear of the property, but this is not confirmed on the submitted drawings.

### **Zoning:**

The site falls within the Thomondgate, Moyross, Caherdavin & Ennis Road Urban Character Area. The Limerick City and Suburbs zoning map highlights the site as Existing Residential. The objective of this zoning designation seeks to protect and improve existing residential amenity in the 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 a deceleration of exemption for the proposed demolition of elements of the existing side and rear extensions and the construction of a replacement extension to the rear of the property totalling 38.5m<sup>2</sup>.

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

### **Planning History:**

*Subject site:*

**76/140 – Conditional Permission** – Erection of two rooms, toilets and relocation of boiler.

*Adjacent:*

**18/741 – Conditional Permission** – A single storey extension to an existing dwelling together with all ancillary site works and services.

**14/41 – Conditional Permission** – Retention to works carried to extension to dwelling house and detached shed and planning permission for the completion of works to single storey extension to side of dwelling house and detached shed, elevational changes to existing facades with all ancillary site works.

**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 demolition of elements of the site’s existing extensions and the construction of a replacement extension to the rear of the site dwelling, constitutes ‘works’ and ‘development’.**

**Is the proposal exempted development?**

To assess whether the proposed development is exempted development, the development proposal will be assessed against Class 1 and Class 50(b) 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 house has been extended previously.

*(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.*

There is no above ground extension proposed; 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.*

There is no above ground level extension, the question does not apply.

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 floor area of the proposed rear extension totals 38.5m<sup>2</sup>. However, the floor area of the side extension, for which planning permission was obtained in 1976, has not been explicitly marked on the submitted drawings. From the available measurements the total floor area is around 19.9m<sup>2</sup>. The combined floor area of the proposed rear extension combined with the existing side extension, which is retained in the development proposal, exceeds 40m<sup>2</sup>.

*(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.*

There is no above ground extension proposed. 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.*

There is no above ground level extension, the question does not apply.

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

There is no above ground level extension, the question does not apply.

*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 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 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.*

According to the submitted drawings 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.*

The proposed rear extension does not include any windows less than 1 metre from the boundary it faces. However, the existing side window on the side extension appears to possibly breach this condition and limitation. Explicit measurements for this distance have not been provided.

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

There is no above ground level extension, the question does not apply.

*(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.*

There is no above ground level extension, the question does not apply.

*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 as a balcony or roof garden.

### **Class 50(b)**

The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act is considered Exempted Development, subject to the following Conditions and Limitations:

*1. No such building or buildings shall abut on another building in separate ownership.*

The proposed and existing extensions do not abut on another building in separate ownership.

*2. The cumulative floor area of any such building, or buildings, shall not exceed:*

*(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres.*

As previously mentioned, the total floor area of the proposed and retained extensions exceeds 40 square metres.

*(b) In all other cases, 100 square metres.*

N/A, the extension is within the curtilage of a house.

*3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.*

N/A, the development proposed does not facilitate development of any class prescribed for the purposes of section 176 of the Act.

### **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**

The development proposal, which is a part retention part demolition of existing extensions, alongside the construction of a replacement rear extension, exceeds the 40m<sup>2</sup> limit set by the conditions and limitations of exempted development classes 1 & 50(b) 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) Article 6, 9, Class 1 & 50(b) 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 28/01/2026.

It is therefore considered that the said works are development but not exempted development under Class 1 & 50(b) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

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

**Appendix 1: AA PN01 Screening Form**

<b>STEP 1: Description of the project/proposal and local site characteristics:</b>	
<b>(e) File Reference No:</b>	EC-017-26
<b>(e) Brief description of the project or plan:</b>	The applicants are seeking a deceleration of exemption for the proposed demolition of elements of the existing side and rear extensions and the construction of a replacement extension to the rear of the property totalling 38.5m <sup>2</sup> .
<b>(e) Brief description of site characteristics:</b>	The site features an existing semi-detached two-storey dwelling, located on Beechwood Drive near Ennis Road and the TUS Gaelic Grounds. The site dwelling features an existing porch, side and rear extensions. Satellite imagery also shows an outbuilding to the rear of the property, but this is not confirmed on the submitted drawings.
<b>(e) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW</b>	N/A
<b>(e) Response to consultation:</b>	N/A

<b>STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.</b>				
<b>European Site (code)</b>	<b>List of Qualifying Interest/Special Conservation Interest <sup>1</sup></b>	<b>Distance from proposed development <sup>2</sup> (km)</b>	<b>Connections (Source-Pathway-Receptors)</b>	<b>Considered further in screening Y/N</b>
Lower River Shannon SAC	<a href="https://www.npws.ie/protected-sites/sac/002165">https://www.npws.ie/protected-sites/sac/002165</a>	0.79	None	N
River Shannon and River Fergus Estuaries SPA	<a href="https://www.npws.ie/protected-sites/spa/004077">https://www.npws.ie/protected-sites/spa/004077</a>	1.05	None	N

<b>STEP 3: Assessment of Likely Significant Effects</b>	
<b>(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:</b>	
<b>Impacts:</b>	<b>Possible Significance of Impacts: (duration/Magnitude etc)</b>

<p><b>Construction phase e.g</b></p> <ul style="list-style-type: none"> <li>- Vegetation clearance</li> <li>- Demolition</li> <li>- Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>- Dust, noise, vibration</li> <li>- Lighting disturbance</li> <li>- Impact on groundwater/dewatering</li> <li>- Storage of excavated/construction materials</li> <li>- Access to site</li> <li>- Pests</li> </ul>	<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 sites.</p>
<p><b>Operation phase e.g.</b></p> <ul style="list-style-type: none"> <li>- Direct emission to air and water</li> <li>- Surface water runoff containing contaminant or sediment</li> <li>- Lighting disturbance</li> <li>- Noise/vibration</li> <li>- Changes to water/groundwater due to drainage or abstraction</li> <li>- Presence of people, vehicles and activities</li> <li>- Physical presence of structures (e.g collision risk)</li> <li>- Potential for accidents or incidents</li> </ul>	<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><b>In-combination/Other</b></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><b>(a) Describe any likely changes to the European site:</b></p>	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> <li>- Reduction or fragmentation of habitat area</li> <li>- Disturbance to QI species</li> <li>- Habitat or species fragmentation</li> <li>- Reduction or fragmentation in species density</li> <li>- Changes in key indicators of conservation status value (water or air quality etc)</li> <li>- Changes to areas of sensitivity or threats to QI</li> <li>- Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	<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>

**(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 <b>no likelihood</b> of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
ii. It is <b>uncertain</b> 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. <b>Significant effects</b> are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS  <input type="checkbox"/> Refuse planning permission
<b>Signature and Date of Recommending Officer:</b>		







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

## PLANNING & PLACE-MAKING

### REG POST:

**Fiona Malone & Ronan Hunt,**  
**24 Aisling Drive,**  
**Clareview,**  
**Limerick.**  
**V94 YD4V**

EC/017/26

23 February 2026

**Re: Declaration under Section 5**

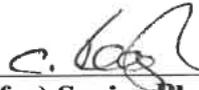
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Dear Sir/Madam,

I refer to the above application for Section 5 Declaration on Development and Exempted Development.

Please find herewith a copy of Council's decision on same.

Yours faithfully,

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

Tuar an Daill, Luimneach  
Dooradoyle, Limerick

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061 - 556 000

**LIMERICK CITY & COUNTY COUNCIL**

**APPROVED OFFICER'S ORDER**

**SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**No. AOO/DC/2026/192**

**File Ref No. EC/017/26**

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

**RE:** **A proposed demolition of elements of the existing side and rear extensions and the construction of a replacement extension at 25 Beechwood Drive, Greystones, Co. Limerick.**

**ORDER:** Whereas by Director General's Order No. DG/2025/199 dated 24<sup>th</sup> 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.

*q* 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 Fiona Malone & Ronan Hunt, 24 Aisling Drive, Clareview, Limerick to state that the works as described above is

**Development and is NOT Exempt Development.**

Signed



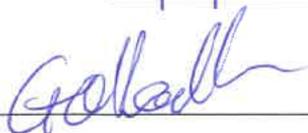
SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

23/02/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/192 dated 23/02/25, 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  
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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/017/26**

**Name and Address of Applicant:** Fiona Malone & Ronan Hunt, 25 Beechwood Drive, Greystones  
Co. Limerick.

**Agent:** N/A

**Whether** the proposed demolition of elements of the existing side and rear extensions and the construction of a replacement extension at 25 Beechwood Drive, Greystones, 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 28<sup>th</sup> day of January 2026.

**AND WHEREAS** the Planning Authority has concluded that the proposed demolition of elements of the existing side and rear extensions and the construction of a replacement extension at 25 Beechwood Drive, Greystones, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 1 & 50(b) 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 C. Keef

Date: 23.2.2026

**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.