

Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: DALATA HOTEL GROUP PLC

Applicant's Address: 3 ARKLE ROAD, SANDYFORD BUSINESS

PARK, SANDYFORD, DUBLIN 18

Telephone No. _____

Name of Agent (if any): DRISHYA BABU JAYALEKSHMY

Address: COAKLEY O'NEILL TOWN PLANING LTD.

NSC CAMPUS

MAHON, CORK

Telephone No. 0899824460

Address for Correspondence:

COAKLEY O'NEILL TOWN PLANING LTD.,

NSC CAMPUS,

MAHON, CORK

Location of Proposed development (Please include **EIRCODE**):

Clayton Hotel Limerick

Steamboat Quay, Mount Kennet,

Limerick, V94 H6HN

Description of Proposed development:

Relocation of existing high level illuminated sign on western elevation of

the hotel and its replacement with a new illuminated sign, orientated

horizontally at a higher level.

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

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

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

Drawing pack with hotel elevations and signage specifications.

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)



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
CASH OFFICE
CIVIC OFFICES
DOORADOYLE
CO LIMERICK
17/12/2025 11:08:58

Receipt No / Uimhir
Admhála: LA25/25194416

Customer Address / Seoladh an
Chustaiméara:
COAKLEY O'NEILL TOWN PLANNING LTD
ENC CAMPUS
MAHON
CORK
T12 H7AA

Account / Cuntas: PL041
PL041 80.00 EUR
DALATA GROUP PLC

Paid With / Íoctha Le:	Credit / Debit Card
Total / Iomlán:	80.00 EUR
Tax (VAT):	0.00 EUR
Tendered / Tairgthe:	80.00 EUR

From / Ó:	CASH OFFICE HQ
Vat reg No. / Clárúimh CBL:	3267368TH

Please retain this receipt for your records

Planning Department
Limerick City & County Council
Dooradoyle
Limerick
V94 XF67

17th December 2025

RE: SECTION 5 DECLARATION APPLICATION IN RELATION TO RELOCATION AND REPLACEMENT OF PERMITTED SIGNAGE AT THE CLAYTON HOTEL LIMERICK, STEAMBOAT QUAY, MOUNTKENNET, LIMERICK, V94 H6HN.

Dear Sir/Madam,

We, Coakley O'Neill Town Planning Ltd. of NSC Campus, Mahon, Cork, have been instructed by our clients, Dalata Hotel Group plc., to lodge this Section 5 Declaration application in relation to the replacement of permitted signage at the Clayton Hotel Limerick on Steamboat Quay.

We can confirm that Dalata Hotel Group plc. are the owners of the above property.

In support of this Section 5 Application, we enclose the following:

- Completed Section 5 Application Form
- Planning Statement prepared by Coakley O'Neill Town Planning Ltd.
- Site Location Map
- Hotel and Signage Drawings prepared by Astley
- Proof of payment of €80 in respect of Section 5 Declaration application fee, paid on 17.12.2025.
(Receipt Ref: LA25/25194416)

Yours sincerely,



Drishya Babu Jayalekshmy
Planner
Coakley O'Neill Town Planning Ltd.



COAKLEY O'NEILL
town planning

Section 5 Planning Statement

Clayton Hotel Limerick
Steamboat Quay, Limerick

Prepared in December 2025 on behalf of
Dalata Hotel Group plc.

Coakley O'Neill Town Planning Ltd.

📍 NSC Campus, Mahon, Cork



☎ 021 2307000

✉ info@coakleyoneill.ie

www.coakleyoneill.ie

Document Control Sheet

Client	Dalata
Project Title	Dalata Hotel Signage Project
Job No.	CON24187
Document Title	Section 5 Planning Statement
Number of Pages	17

Revision	Status	Date of Issue	Authored	Checked	Signed
1	Draft	1 st December.2025	DJ	DC	
2	Final	17 th December.2025	DJ	DC	

Confidentiality Statement

This report has been produced for the exclusive use of the commissioning party and unless otherwise agreed in writing by Coakley O'Neill Town Planning Ltd., no other party may copy, reproduce, distribute, make use of, or rely on the contents of the report. No liability is accepted by Coakley O'Neill Town Planning Ltd. for any use of this report, other than for the purposes for which it was originally prepared and provided. Opinions and information provided in this report are on the basis of Coakley O'Neill using due skill, care and diligence in the preparation of same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to Coakley O'Neill Town Planning Ltd. has been made.

Maps reproduced under Ordnance Survey Ireland Licence Number CYAL50492471 © Tailte Éireann – Surveying

1.0 INTRODUCTION

- 1.1 We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, have been instructed by Dalata Hotel Group plc., to prepare this report with respect to an application seeking a Section 5 Declaration as to whether planning permission is required for works which comprise the replacement of external signage to the existing Clayton Hotel, Limerick (herein known as the 'subject site'), located along the south of the River Shannon along Steamboat Quay.
- 1.2 This report has regard to the relevant planning policy documents regulating the development of the site, including the Planning and Development Act 2000, as amended, the Planning and Development Regulations 2001, as amended, the Limerick Development Plan 2022-2028 and various Ministerial Guidelines and Circulars, the decisions of An Coimisiún Pleanála on similar proposals, the site's planning history and other planning precedence, where relevant.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The existing hotel is located within Limerick City Centre on the southern bank of the River Shannon along the Steamboat Quay at its junction with James Casey Walk. Situated just west of the Shannon Bridge, the subject site shares a boundary with the Ted Russell Dock to its west.
- 2.2 The general area is characterised by a number of high rise developments, typical to a city centre location, containing a mix of uses such as office, residential, retail, retail warehousing, hotel, cultural and medical facilities. The hotel building is 16 storeys over double basement and has no car parking spaces available on site.



Figure 1: Subject Site generally outlined in red

3.0 PLANNING POLICY PROVISIONS

3.1 The **Limerick Development Plan 2022-2028** governs the planning and development context of the hotel.

3.2 **Section 11.6.4.2** of the Plan provides general development management principles in respect of signage. It states inter alia, the following:

Advertising will be required to be sympathetic with their surroundings in terms of scale, design, materials and colour.

3.3 Further provisions in relation to signages and advertising displays for hotels are outlined in **section 11.6.4.2**.

3.4 The existing hotel is zoned **City Centre** with the objective *to protect, consolidate and facilitate the development of the City Centre commercial, retail, educational, leisure, residential, social and community uses and facilities*.

3.5 The lands are not subject to any built heritage designations. The existing hotel is not a Protected Structure or a NIAH listed building, nor do the lands form part of any identified Architectural Conservation Area or Area of Special Planning Control.

3.6 There are 3no. NIAH Structures to the immediate southwest of the site, including the Harbour House. The proposed sign, being a replacement of an existing signage, will not have any undue effect on the visual amenity of these structures.

4.0 PLANNING HISTORY

4.1 The relevant planning history for the hotel is detailed below.

- **Application Reg. Ref: 16967:** Permission was granted in December 2016 for the removal of existing signage and for the erection of 4 no. new external signs and associated site works.
- **Application Reg. Ref: 97770409:** Permission for 16 storey hotel to include 117 bedrooms, 21 bedroom suites, bar, restaurant, meeting rooms, reception area and associated ancillary service spaces and service yard granted subject to 14 no. planning conditions on 3rd May 1998 to Steamboat Developments Ltd.
- **Application Reg. Ref: 98770429:** Permission for a Quayside Bar/Restaurant Pavilion granted subject to 7 no. planning conditions on 23rd August 1999 to Steamboat Developments Ltd after appeal to An Coimisiún Pleanála (Appeal Case Reference PL30.110105).

- **Application Reg. Ref: 10770106:** Permission to install floating pontoons, access gangway, mooring anchors and associated infrastructure for the berthing of a sea plane. Granted after appeal (Appeal Case Reference: PL.30.238600) on the 17th April 2012 to Harbour Flights Ireland Ltd.
- **Application Reg. Ref: 06770428:** Retention permission for 6 antennae and associated equipment attached to the roof. Granted subject to 4 no. conditions on the 14th February 2007 to Irish Broadband.
- **Application Reg. Ref: 04770564:** Permission for internal modifications from the 10th to the 14th floors inclusive of the existing 16 storey level hotel. The modifications consist of the conversion of 22 bedroom suites (consisting of 37 bedroom spaces) as permitted under original planning application P97/409 into 63 additional hotel bedrooms. The total number of hotel bedrooms will be 161 as result of this modification. The development will also consist of ancillary modifications to internal plant and services within the hotel to carry out the modifications. Granted subject to 4 no. conditions on 16th June 2005 Kasterlee Ltd.
- **Application Reg. Ref: 02770151:** The partial change of use of the 16th floor from plant room to a hotel apartment suite. Granted subject to 4 no. conditions on 14th August 2002 to Kasterlee Ltd.
- **Application Reg. Ref: 02770085:** Change of use of the thirteenth and fourteenth floors from apartments to office accommodation. Granted subject to 4 no. planning conditions on 24th June 2002 to Steamboat Properties Ltd.
- **Application Reg. Ref: 02770077:** Revisions to the Quayside Bar/Restaurant Pavilion to the development to include alterations to the South elevation; change of use of the first floor to offices; change of use of ground floor to Hotel Reception /Meeting/Bar/Support facilities; and the linking of ground floor to the ground floor foyer of the adjacent 16 storey Hotel. Granted subject to 4 no. conditions on 17th June 2002 to Kasterlee Ltd.
- **Application Reg. Ref: 01770252:** Revisions to the development to include change the proposed use of the accommodation on the tenth to fifteenth (inclusive) from hotel bedrooms to apartments. Granted subject to 6 no. conditions on 30th November 2001 to Steamboat Properties Ltd.
- **Application Reg. Ref: 01770194:** Revisions to include omission of the turning circle adjacent to the Docks entrance gates, the narrowing to a single lane of the existing carriageway to the south of the existing pavilion building, and the construction of a coach set-down area between the carriageway and the pavilion building. Granted subject to 4 no. conditions on 4th December 2002 to Kasterlee Ltd.
- **Application Reg. Ref: 01770080:** Revisions to the development to include re-location of the hotel bar to the ground floor, the addition of a swimming pool and leisure centre (within the building) on the first floor, and the increase in the parapet height of the main building and plant room annex to the west. Granted subject to 3 no. conditions on 20th November 2001.

- **Application Reg. Ref: 96770122:** Permission for a mixed use development to include a multi storey car park, commercial/retail space storage space, apartments and townhouses, a quayside bar/restaurant building and related proposals for a waterfront deck and quayside parking. Granted to Steamboat Developments Ltd. on the 29th August 1996 subject to 17 no. planning conditions.

5.0 PLANNING AND DEVELOPMENT LEGISLATIVE CONTEXT

5.1 The control of development is regulated by the Planning and Development Acts. While the Planning and Development Act, 2024, has been enacted, it has not yet been fully commenced. The process of bringing the legislation into force is by commencement orders and is expected to take at least 18 – 24 months. New planning regulations are required for some of the implementation and a draft of these is expected in the coming months. The relevant aspects of the current Planning and Development Act 2000, as amended and the 2001 Planning and Development Regulations, as amended, remain in place until the relevant provisions of the Act are commenced.

5.2 These set out whether, and in which instances, certain types of development require planning permission. They also set out the circumstances under which certain types of development are considered exempt from the obligation to require planning permission.

5.3 The following extracts from the Act are considered relevant:

Section 2 of the Act *“structure” means any building, structure, excavation, or other thing constructed or made on, in or under land, or any part of a structure so defined, and – (a) where the context so admits, includes the land on, in or under which the structure is situate...*

5.4 **Section 2** of the Act sets out the following definitions:

‘Works’ as including *‘...any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.’*

“advertisement”, means any word, letter, model, balloon, inflatable structure, kite, poster, notice, device or representation employed for advertisement, announcement or direction.

“advertisement structure” which means any structure which is a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements or any attachment to a building or structure used for advertising purposes.

“exhibit”, in relation to an advertisement, includes affix, inscribe, print, paint, illuminate and otherwise delineate.

5.5 **Section 3(1)** of the Act states the following: *“development” means, except where the context otherwise requires, 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.*

5.6 **Section 4** of the Act identifies development which shall constitute exempted development, not requiring planning permission under Section 32.

5.7 More specifically **Section 4(1)(h)** sets out the following exemption:

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

5.8 **Section 57(1)** states 'that notwithstanding Sections 4(1)(h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or proposed 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.

5.9 **Section 82 (1)** of the Act states with regard to development in Architectural Conservation Areas:

Notwithstanding paragraph (a), (h), (i), (ia), (j), (k) or (l) of section 4(1), or any regulations made under section 4(2),] the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

5.10 In addition to the specified exemptions in the Act, Section 4(2) of the Act provides that the Minister may make Regulations to provide for any class of development being exempted development.

5.11 In this regard, the *Planning and Development Regulations 2001, as amended*, set out a series of criteria when deciding whether development is exempt from planning permission or not. Article 5 of the Regulations provide the following definitions:

"business premises" means

(a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,

(b) a hotel, hostel (other than a hostel where care is provided) or public house

5.12 **Article 6 (2)** details the following in respect of exempted development for advertising and signage.

(a) Subject to article 9, development consisting of the use of a structure or other land for the exhibition of advertisements of a class specified in column 1 of Part 2 of Schedule 2 shall be exempted development for the purposes of the Act, provided that—

(i) such development complies with the conditions and limitations specified in column 2 of the said Part 2 opposite the mention of that class in the said column 1, and

(ii) the structure or other land shall not be used for the exhibition of any advertisement other than an advertisement of a class which is specified in column 1 of the said Part 2 and which complies with the conditions and limitations specified in column 2 of the said Part 2 opposite the mention of that class in the said column 1.

(b) Subject to article 9, development consisting of the erection of any advertisement structure for the exhibition of an advertisement of any one of the classes specified in column 1 of Part 2 of Schedule 2 shall be exempted development for the purposes of the Act, provided that—

(i) the area of such advertisement structure which is used for the exhibition of an advertisement does not exceed the area, if any, specified in column 2 of the said Part 2 opposite the mention of that class in the said column 1,

(ii) the advertisement structure is not used for the exhibition of advertisements other than advertisements of the class to which the exemption relates,

(iii) further to section 57 of the Act, the advertisement structure is not erected on a protected structure or a proposed protected structure save an advertisement structure referred to in Classes 5, 9 or 15 of column 1 of Part 2 of Schedule 2,

(iv) further to section 82 of the Act, the advertisement structure is not located on the exterior of a structure where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft development plan, so as to materially affect the character of the area, save an advertisement structure referred to in Classes 5, 9 or 15 of column 1 of Part 2 of Schedule 2, and

5.13 **Article 9** further qualifies whether exempted status can be applied to a development setting out restrictions where the exemptions of Schedule 2 of the Regulations **will not apply**.

Development to which Article 6 relates shall not be exempted development for the purposes of the Act –

(a) *If the carrying out of such development would:*

(i) *contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act”.*

(iii) *endanger public safety by reason of traffic hazard or obstruction of road users,*

(iiia) *endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,*

(vi) *interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making*

of a new development plan, in the draft variation of the development plan or the draft development plan,

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,

(xi) obstruct any public right of way,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

- 5.14 The relevant exemptions pertaining to advertisements/signage are set out in **Schedule 2 Part 2** of the Regulations and detailed below in Table 3.

Class	Limitation
Class 1 <i>Advertisements (other than those specified in classes 2, 3 or 5 of this Part of this Schedule) exhibited on business premises, wholly with reference to the business or other activity carried on or the goods or services provided on those premises</i>	<p>1. The total area of such advertisements exhibited on or attached or affixed to the front of any building on the premises shall not exceed an area equal to 0.3 square metres for every metre length of such front, less the total area of any such advertisements exhibited on the premises but not exhibited on or attached or affixed to a building, and in any event shall not exceed 5 square metres.</p> <p>2. The total area of such advertisements exhibited on or attached or affixed to any face of a building on the premises other than the front thereof shall not exceed 1.2 square metres and the total area of any such advertisements on such face which are illuminated shall not exceed 0.3 square metres.</p> <p>3. The total area of such advertisements which are not exhibited on or attached or affixed to a building on the premises shall not exceed 3 square metres, of which not more than 1.5 square metres shall consist of advertisements which are illuminated.</p> <p>4.(a) No part of any such advertisement which is not exhibited on or attached or affixed to a building on the premises, or of an advertisement structure on which it is exhibited, shall be more than 2.5 metres in height. (b) No part of any such advertisement which is exhibited on or attached or affixed to a building on the premises shall be more than 4 metres in height above ground level.</p> <p>5. Where any such advertisement projects more than 5 centimetres over any public road, the sign or other advertisement structure on which it is exhibited shall not be less than 2 metres above the level of such road and shall not project more than 1 metre over such road.</p> <p>6. Where any such advertisement consists of a circular sign and projects more than 5 centimetres over any public road, the diameter of such sign shall not exceed 1 metre and no other such advertisement shall be exhibited on a sign or other advertisement structure projecting more than 5 centimetres over such road.</p> <p>7. Where any one or more such advertisements are exhibited on a swinging or fixed sign or other advertisement structure (other than a circular sign) projecting more than 5 centimetres from any external face of a building, the total area of such advertisements shall not exceed 1.2 square metres and the area of any face of any such advertisement shall not exceed 0.4 square metres.</p> <p>8. No such advertisement shall contain or consist of any symbol, emblem, model, logo or device exceeding 0.6 metres in height or any letter exceeding 0.3 metres in height.</p> <p>9. No such advertisement shall cover any part of any window or door of any building on which the advertisement is exhibited or to which it is attached or affixed.</p>
Class 2 <i>Illuminated advertisements exhibited as part of any shop or other window display on business premises and other advertisements affixed to the inside of the glass surface of a window of a business premises or otherwise exhibited through a window of such premises.</i>	<p>The total area of any advertisements so exhibited shall not exceed one quarter of the area of the window through which the advertisements are exhibited.</p>

Class 3 <i>Advertisements displayed within a business premises and which are not visible from outside the premises.</i>	
Class 5 <i>Advertisements, exhibited at the entrance to any premises, relating to any person, partnership or company carrying on a public service or a profession, business or trade at the premises.</i>	1. No such advertisement shall exceed 0.6 square metres in area. 2. No part of any such advertisement or an advertisement structure on which it is exhibited shall be more than 2.5 metres in height above ground level. 3. Not more than one such advertisement or, in the case of premises with entrances on different road frontages, one such advertisement for each such frontage, shall be exhibited in respect of any such premises.
Class 7 <i>Advertisements exhibited on land wholly or for the most part enclosed within a hedge, fence, wall or similar screen or structure (not being land which is a public park, public garden or other land held for the use and enjoyment of the public, or a part of a railway undertaking's enclosed land normally used for the carriage of passengers or goods by rail) and not readily visible from land outside the enclosure wherein it is exhibited.</i>	

Table 3: Schedule 2 Part 2 Exemptions on Advertisements

5.15 Under **Article 151** of the Regulations, the following is set out

(1) Where a planning authority receives a request for a declaration under section 5 of the Act relating to the provision of, or modifications to, an establishment, and, in the opinion of the authority, the development could have significant repercussions on major accident hazards, the authority shall send notice to the Health and Safety Authority

(2) A notice sent by a planning authority under sub-article (1) shall—

(a) issue as soon as may be following receipt of the request for a declaration,

(b) include a copy of the relevant request for a declaration,

(c) request technical advice on the effects of the proposed development on the risk or consequences of a major accident.

6.0 PLANNING CASE LAW

6.1 Because of the nature of the decisions on exempted development, questions arising from similar core facts will be subject to the same legal principles and will give rise to the same conclusions. In general terms therefore, and while acknowledging that each case must be decided on its merits, the decisions of Planning Authorities, and An Coimisiún Pleanála on referral, regarding exempted development constitute a series of precedents which provide guidance for applicants and planning authorities. Therefore, while each development is generally assessed on a case-by-case basis, the following provides a context within which the subject case can be considered.

- **Dun Laoghaire-Rathdown County Council Section 5 Declaration Ref 8714:** Declaration of exemption as to whether the replacement/refurbishment to signage at Dunnes Stores, Stillorgan Shopping Centre is or is not exempted development. DLR CC's assessment concluded:

Having regard to the following legislation, namely;

Section 4 (1)(h) of the Planning and Development Acts 2000-2008.

"Development consisting of the carrying out of works for the maintenance, improvement or other alterations of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures".

It is considered that the replacement/refurbishment of the existing signage would not materially affect the external appearance of the the unit so as to render the appearance inconsistent with the character of the structure or of the neighbouring structures and thus is considered exempted development.

6.2 With regard to the matter at hand, Judge Charleton's judgement in the case of **Dublin Corporation v. Lowe and Signways Holdings Ltd [2000] IEHC 161 and [2004] IESC 106** has relevance. The relevant element of this case concerned the question of whether the removal of an advertising hoarding on the side of a building and its replacement with a similar hoarding (owned by a different company) was authorised.

6.3 The case is referenced as follows:

The Applicants, Dublin Corporation, had sought Court Orders requiring the discontinuance of the unauthorised use of the flank wall of the premises for advertisement purposes and the removal of the advertising hoarding.

In the High Court Judge Morris considered that, although the period between removing the original structure and replacing it was short, amounting to no more than a few days, the relevant consideration was that the structure was removed deliberately and that what was erected in its place was not the original, but a new structure owned by a different company.

The Judge determined that whatever permission or immunity existed prior to the removal of the hoarding (and which did not include a planning permission but may have included an established use of the flank wall of the premises for the display of an advertising hoarding since before 1 October 1964) perished with its removal. **He considered that, in planning terms, there must be a significant difference between the temporary removal for repair and maintenance with the intention of reinstatement and the removal of such a structure with no such intention by its owner but the replacement of a different (or be it similar) structure by a third party.** He further considered that it is irrelevant that the new structure corresponded in all respects with the original. He concluded that the removal of the original hoarding (by the original owner) without the intention on their part of replacing it must be regarded as an abandonment of any rights which they may have acquired up to that time.

The Respondents in the case successfully appealed this decision to the Supreme Court. The appeal process involved the Supreme Court remitting the matter back to the High Court which subsequently dismissed the original application (effectively upholding the Respondents appeal).

The Applicants (Dublin Corporation) then appealed this decision to the Supreme Court – this being the case referenced above.

The sole issue considered by the Supreme Court in this final appeal was the effect of the removal of the original advertising structure and its replacement by a new hoarding of identical dimensions (this fact having been established). It was noted that the Respondents in the case had accepted that what took place was not maintenance or improvement but had contended that it was alteration.

Judge McCracken determined that the operation constituted “works” and that it was “development”. By reference to Section 4(1)(g), Local Government Planning and Development Act 1963, as amended (the relevant operative legislation at the time of the development), and in consideration that the planning unit in the case consisted of the gable wall with the hoarding attached to it, the Judge determined that there had been an alteration to the planning unit by the substitution of one hoarding by another. The Judge also held that the word “alteration” must apply to something wider than a mere visual alteration.

The Judge concluded that what the Court was concerned with was the **alteration of the hoarding by the substitution of a new hoarding and he was of the view that, in itself, this could not possibly be said to have materially affected the external appearance of the premises.**

Accordingly, the Court dismissed the appeal. So, in **effect the replacement advertising hoarding was deemed to be exempted development.**

7.0 PROPOSAL CONTEXT AND DISCUSSION

- 7.1 It is acknowledged that the replacement of existing permitted sign at the hotel constitutes works, and therefore development, under the provisions of the *Planning and Development Act, 2000*, as amended. Therefore, the question in this case is whether or not such development is 'exempted' development.
- 7.2 There are a range of exemptions set out under both the Planning Acts and the Regulations which exempt certain development from a requirement to obtain planning permission.
- 7.3 This submission contends that the replacement and relocation of the existing sign benefits from exemption under Section 4(i)(h) of the Planning Act. Furthermore, it argues that Articles 6 and 9 (specifically 9 (1)(viii) of the *Planning and Development Regulations, 2001*, as amended, do not relate to, and do not affect, the exempted development provisions provided at Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), under which this declaration for exemption is sought.
- 7.4 As mentioned above, the existing signage on the western elevation of the hotel was erected on foot of permission granted under Planning Reg. Ref. 16/967. This permission was based on a change in ownership of the hotel and involved the replacement of all Clarion Hotel signage, which had been in place for over a decade, with new Clayton Hotel signage. The new clayton sign on the western elevation was significantly larger than that in place at the time and permission for the change was therefore sought.
- 7.5 The development, which is the subject of this application, will involve the replacement of the existing sign with a sign of the same type, size, materials, and illumination as it is already in place and permitted on the western elevation of the hotel. The key change is that it will be located at a higher level and orientated horizontally rather than vertically.

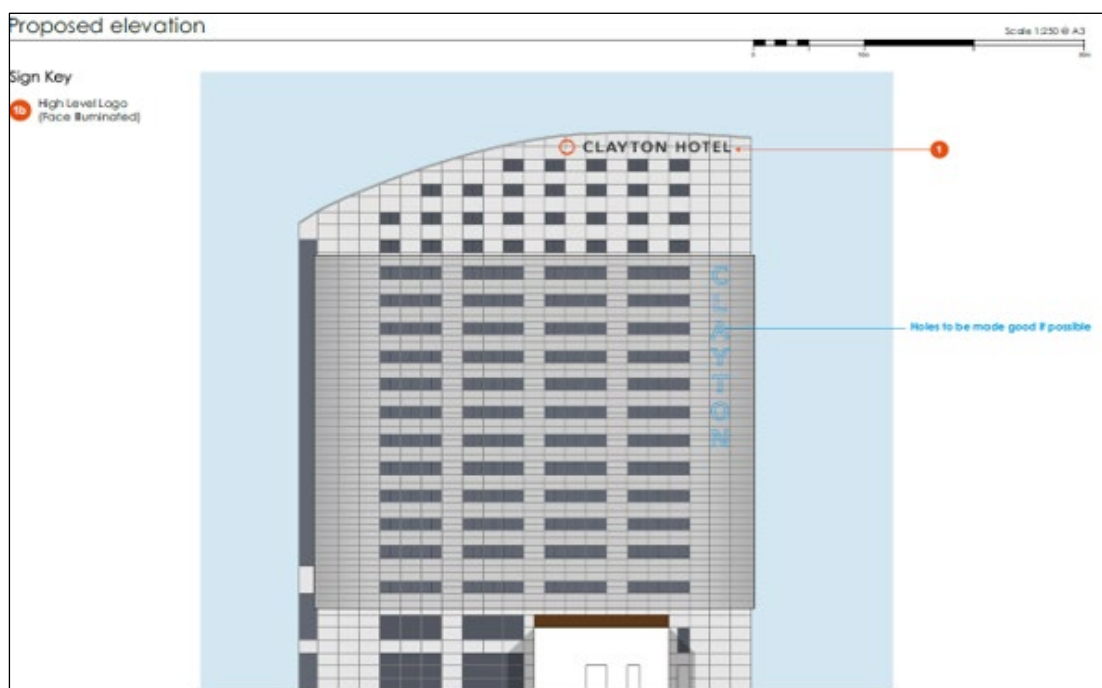


Figure 4: Proposed signage

- 7.6 Of note is that, while the proposed signage is to be relocated to a higher position relative to the existing signage, it will be at a similar height as the former 'Clarion' signage, as previously permitted. As such, the replacement signage is consistent with a previously established precedent at the hotel. In any event, recent case law highlights that replacing existing advertising/signage can be seen to not materially alter the external appearance of a structure.
- 7.7 The definition of a structure in the Act is not limited to buildings but comprises *any building, structure, excavation, or other thing constructed or made on, in or under land, or any part of a structure so defined*.
- 7.8 The sign in this instance meets that definition and furthermore forms an integral part of the building's façade and contributes to its established and permitted commercial character.
- 7.9 The replacement signage is of the same type, size, materials, and illumination as was already in place at the hotel. In terms of the texture, profile and individuality of the hotel building, no material change will arise.
- 7.10 The relocation of the sign is not considered to render the appearance inconsistent with the character of the existing building. The replacement sign is generally consistent with the nature and extent of the established and permitted sign at the hotel.
- 7.11 As such, the proposed changes can be considered to be works that contribute to improvement to the existing elevation and is consistent with the size and location of the signage on the eastern elevation.
- 7.12 Finally on this point, it is of relevance that a planning enforcement issue in relation to works carried out at the Topaz Cabra was successfully resolved to the satisfaction of Dublin City Council (**Enforcement File Reference E0080/15**). In that case Topaz had argued that:
- Said refurbishment works included the replacement of company signage and the renovation of the front elevation and an internal fit out. These do not require the benefit of planning permission as they relate to the maintenance, improvement or other alteration of the structure involved and therefore come within the scope of those works covered by Section 4(1)(h) of the Planning and Development Acts.*
- 7.13 On this basis, it is concluded that the works carried out here, comprising the relocation and replacement of the existing signage with like for like signage, benefit from the exemption available under s.4(1)(h) of the Act, being *development consisting of the carrying out of works for the maintenance, improvement, or other alteration of the structure....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*.
- 7.14 It is thus submitted to the Planning Authority that the replacement and relocation of existing permitted signage with signage of a like for like nature and character is exempted development and does not require planning permission.

8.0 CONCLUSION

8.1 Having regard particularly to:

- Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended.
- Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- The location and planning history of the subject site.
- The nature and extent of permitted development on the subject site.

We submit that:

- 1. The works to be undertaken constitute development;**
- 2. The works, comprising the replacement and relocation of existing permitted sign generally on a like for like basis, can avail of exemption available under Section 4(1)(h) of the Act and can be considered exempted development based on the conclusion that they 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.**
- 3. Permission for the existing sign on the building is in place. Its replacement with a sign of a similar nature is therefore considered exempt.**

8.2 In conclusion therefore, we submit to Limerick City and County Council that the replacement of existing sign at the Clayton Hotel Limerick constitutes development which is exempt from the requirement to obtain planning permission.

8.3 We trust the above information is satisfactory and look forward to a favourable decision pertaining to same in due course.

Planning Pack Map



Tailte
Éireann

**CENTRE
COORDINATES:**
ITM 556876,656776

PUBLISHED:
03/12/2025

ORDER NO.:
50506085_1

MAP SERIES:
1:1,000
1:1,000

MAP SHEETS:
4743-01
4743-02

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

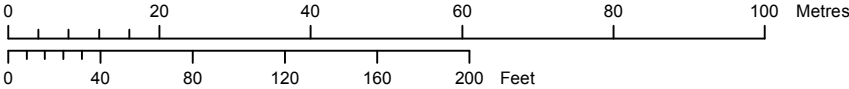
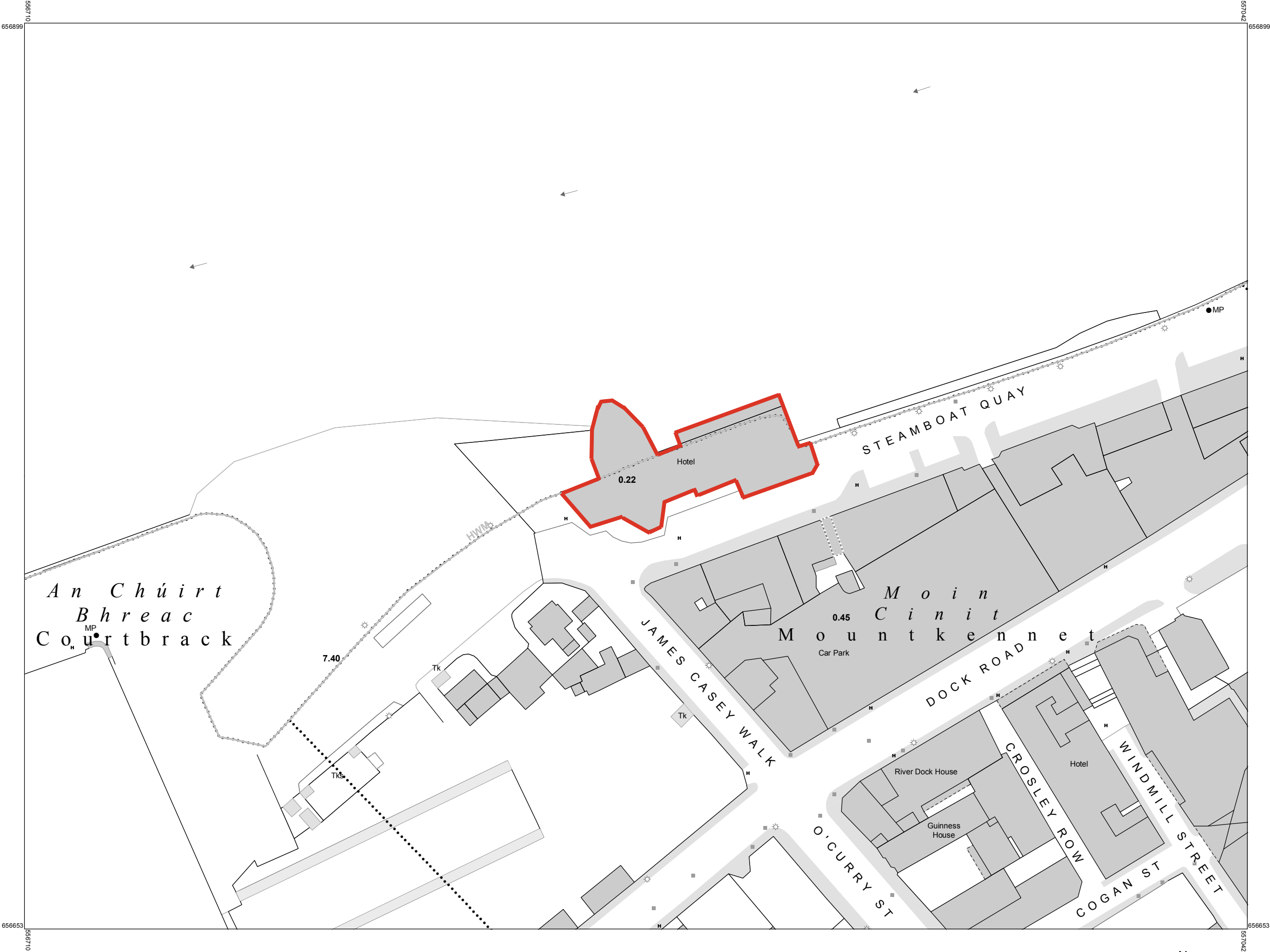
Any unauthorised reproduction
infringes Tailte Éireann copyright.

No part of this publication may
be copied, reproduced or transmitted
in any form or by any means without
the prior written permission of the
copyright owner.

The representation on this map of
a road, track or footpath
is not evidence of the existence
of a right of way.

This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

©Tailte Éireann, 2025.
All rights reserved.



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'



astley.

Delivering creative brand environments
through signage, print and digital solutions



CLAYTON

HOTELS

Client:
Dalata

Full Address:
Clayton Limerick

Title:
External Signage

Date:
11.09.25

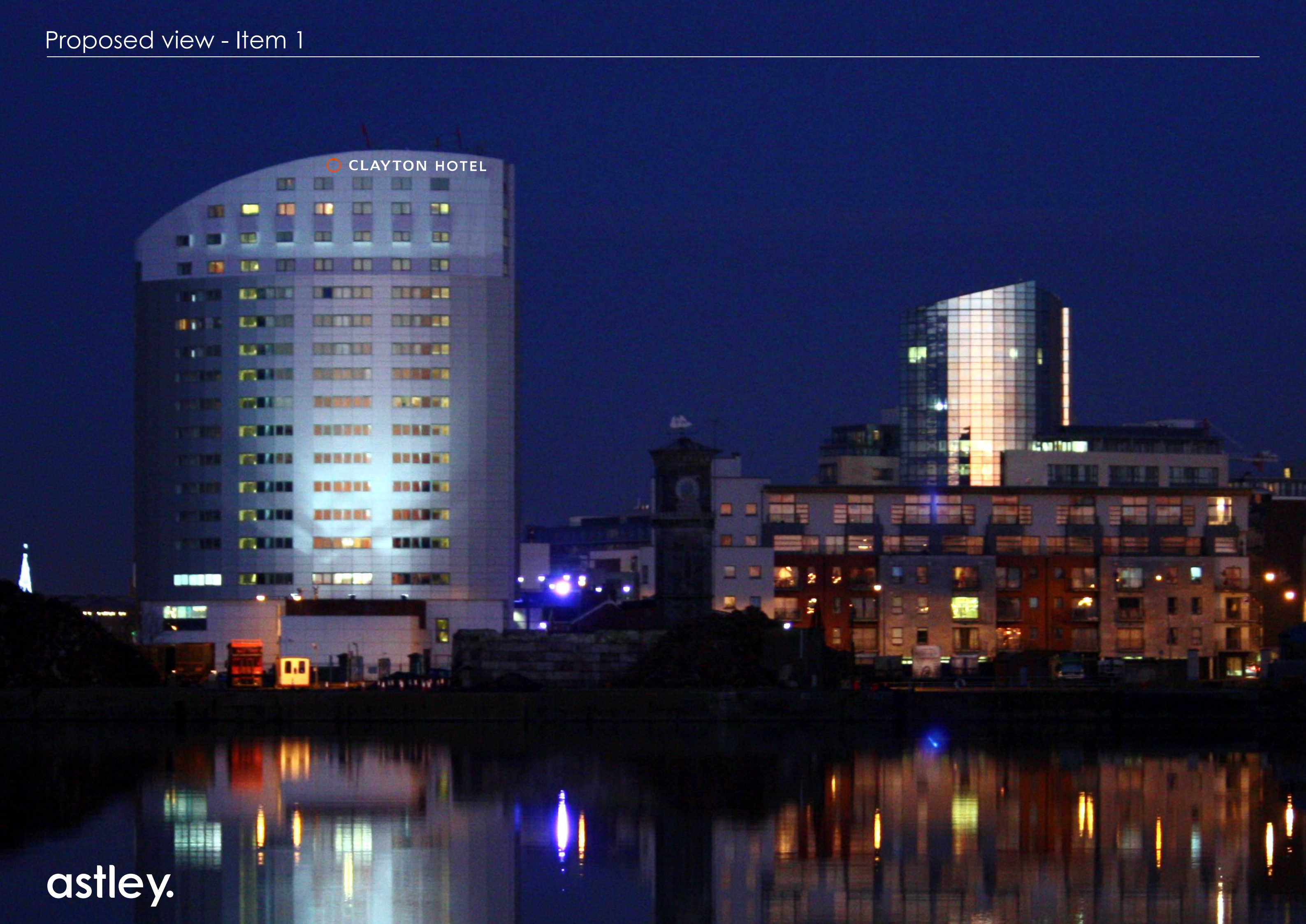
Drg by:
CS

Drawing Ref:
G 88553 - D

Visual Status:
APPROVED







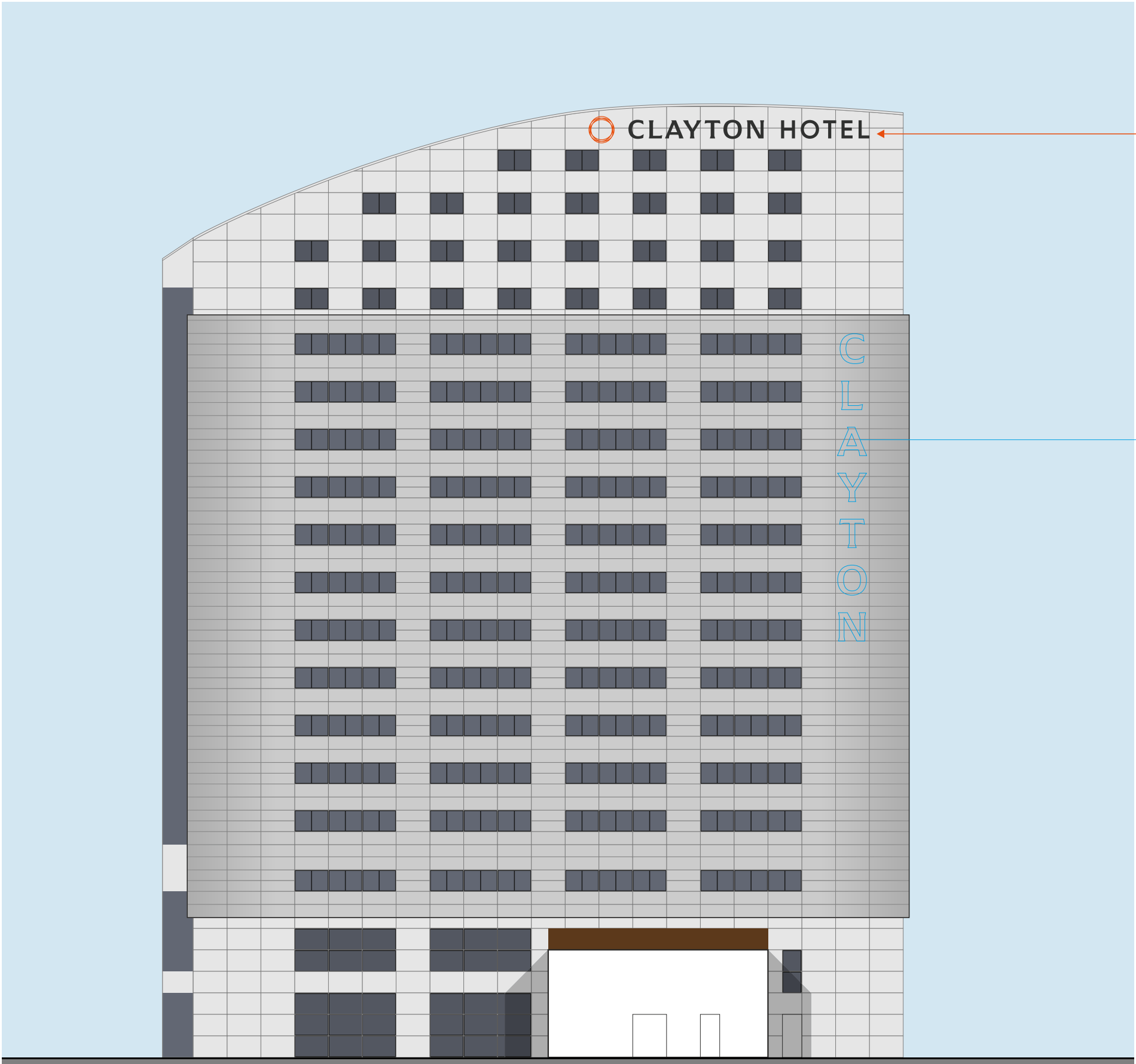
Proposed elevation

Scale 1:250 @ A3

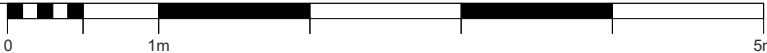


Sign Key

- 1b High Level Logo (Face Illuminated)



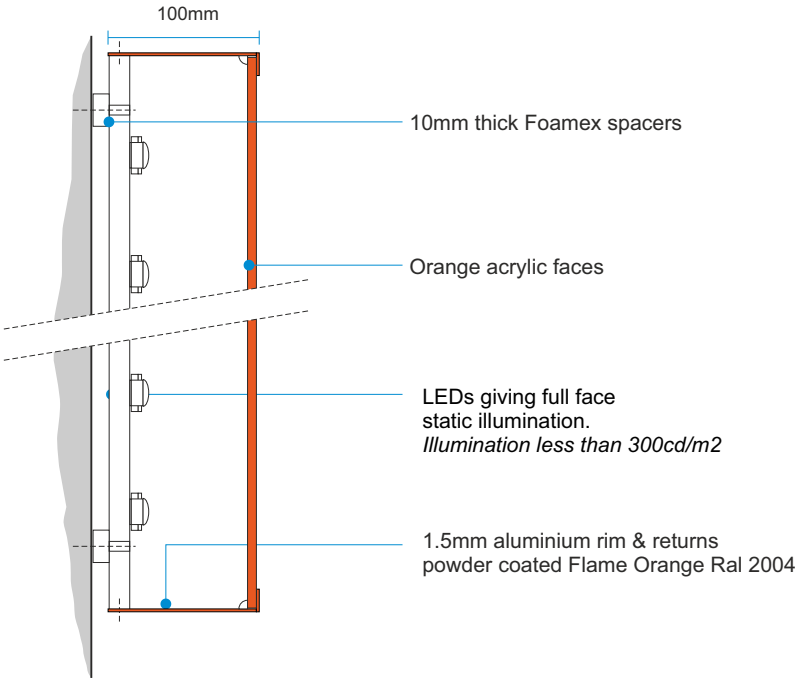
East elevation
Scale 1:250 @ A3



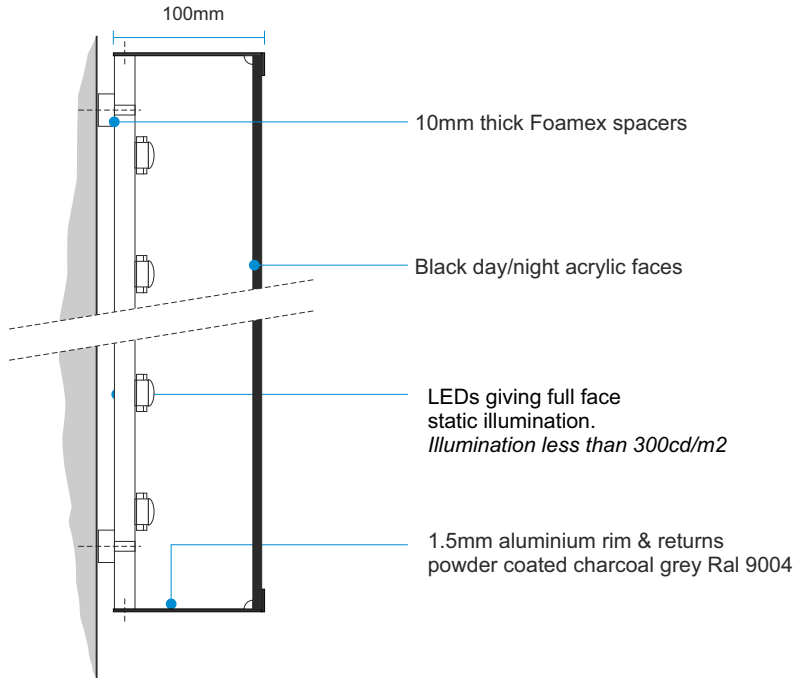
Face view
Scale 1:50

1

- 1No. set of fabricated illuminated letters fitted to building to replace existing installation.
- Fabricated aluminium letters & logo, returns powder coated Pantone 1665c (Flame Orange).
- Letter faces in opal acrylic, with black day and white night vinyl applied.
- Logo acrylic matching Pantone 1665C (Flame Orange).
- Logo and letters to be face illuminated only.
- Static face illumination, less than 300cd/m2



Device
Scale 1:4 @ A3



CLAYTON HOTEL
Scale 1:4 @ A3

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

Reference no. EC-251-25

Name and Address of Applicant: Dalata Hotel Group PLC
3 Arkle Road
Sandyford Business Park
Sandyford
Dublin 18

Agent: Drishya Babu Jayalekshmy
Coakley O'Neill Town Planning Ltd
NSC Campus
Mahon
Cork

Location: Clayton Hotel
Steamboat Quay
Mount Kenneth
Limerick
V94 H6HN

Description of Site and Surroundings:

The site is occupied by Clayton Hotel which is a 16 storey stand alone building on the southern banks of the River Shannon within Limerick City Centre. The site is bounded by Steamboat Quay to the south and Ted Russell Docks to the west.

Zoning:

City Centre

Proposal:

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

- Relocation of existing high level illuminated sign on the western elevation and replacement with a new illuminated sign orientated horizontally at a higher level.

This Section 5 declaration includes the following:

- Cover Letter
- Planning Statement
- Application Form
- Site Location Map
- Photomontages
- Signage details

Planning History:

16/967: Dalata Hotel Group PLC granted conditional permission for the removal of existing signage and for the erection of 4 no. new external signs and associated site works.

97/770409: Steamboat Development Ltd granted conditional permission for a 16 storey hotel to include 117 bedrooms, 21 bedroom suits, bar, restaurant, meeting rooms, reception area and associated ancillary service spaces and service yard.

Enforcement History

N/A

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.

‘advertisement’ as any word, letter, model, balloon, inflatable structure, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement or direction.

“advertisement structure” means any structure which is a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements or any attachment to a building or structure used for advertising purposes

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

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

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

The proposed development on site, which comprises of the relocation of the existing advertisement on the western façade to a higher point on the building is considered works and development.

Is the proposal exempted development?

Article 4(1) (h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

The proposed development involves removing the existing advertisement sign, which currently runs vertically along the western façade of the building, and installing a new sign in a higher position that will run horizontally across the building. The proposed sign matches the design and scale of the existing sign on the eastern elevation and measures 1.5 m in height and 15.5 m in length.

The applicant refers to Section 5 Declaration Ref. 8714 (Dún Laoghaire–Rathdown County Council), in which the replacement or refurbishment of signage at Dunnes Stores, Stillorgan Shopping Centre, was deemed exempt under Section 4(1)(h) of the Planning and Development Act. However, I consider that case to be distinguishable, as the sign in question was replaced in the same location as the original. In this instance, the proposed sign is to be positioned in a different location. Therefore, I do not consider the works to fall under the exemption provided by Section 4(1)(h).

Schedule 2, Part 2 Planning and Development Regulations

Class 1

Advertisements (other than those specified in classes 2, 3 or 5 of this Part of this Schedule) exhibited on business premises, wholly with reference to the business or other activity carried on or the goods or services provided on those premises.

Conditions and Limitations

1. The total area of such advertisements exhibited on or attached or affixed to the front of any building on the premises shall not exceed an area equal to 0.3 square metres for every metre length of such front, less the total area of any such advertisements exhibited on the premises but not exhibited on or attached or affixed to a building, and in any event shall not exceed 5 square metres.

NA, the proposed sign is to the side facade.

2. The total area of such advertisements exhibited on or attached or affixed to any face of a building on the premises other than the front thereof shall not exceed 1.2 square metres and the total area of any such advertisements on such face which are illuminated shall not exceed 0.3 square metres.

The proposed sign is 1.5m in height and 15.5m in length and therefore exceeds the 0.3sqm allowance for an illuminated sign.

3. The total area of such advertisements which are not exhibited on or attached or affixed to a building on the premises shall not exceed 3 square metres, of which not more than 1.5 square metres shall consist of advertisements which are illuminated.

NA, the proposed sign is to be attached and fixed to the building.

4.(a) No part of any such advertisement which is not exhibited on or attached or affixed to a building on the premises, or of an advertisement structure on which it is exhibited, shall be more than 2.5 metres in height.

NA, the proposed sign is to be attached and fixed to the building.

(b) No part of any such advertisement which is exhibited on or attached or affixed to a building on the premises shall be more than 4 metres in height above ground level.

The proposed sign is at the top of the building which is 14 storeys in height therefore more than 4m in height above ground level.

5. Where any such advertisement projects more than 5 centimetres over any public road, the sign or other advertisement structure on which it is exhibited shall not be less than 2 metres above the level of such road and shall not project more than 1 metre over such road.

NA. The sign does not project over a public road

6. Where any such advertisement consists of a circular sign and projects more than 5 centimetres over any public road, the diameter of such sign shall not exceed 1 metre and no other such advertisement shall be exhibited on a sign or other advertisement structure projecting more than 5 centimetres over such road.

NA. The sign is not circular and does not project over a public road.

7. Where any one or more such advertisements are exhibited on a swinging or fixed sign or other advertisement structure (other than a circular sign) projecting more than 5 centimetres from any external face of a building, the total area of such advertisements shall not exceed 1.2 square metres and the area of any face of any such advertisement shall not exceed 0.4 square metres.

The sign projects 10m from the external face of the building.

8. No such advertisement shall contain or consist of any symbol, emblem, model, logo or device exceeding 0.6 metres in height or any letter exceeding 0.3 metres in height.

The logo is 1.5m in height while the letters are 1m in height.

9. No such advertisement shall cover any part of any window or door of any building on which the advertisement is exhibited or to which it is attached or affixed.

Na, The sign does not cover any part of any window or door.

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

An AA Screening examination was carried out by Limerick City & County Council (see appendix 1). Overall it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not necessary (See appendix 1 for AA Screening Form).

Environmental Impact Assessment

Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

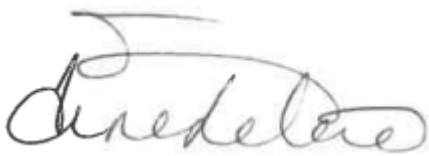
Conclusion/Recommendation

The replacement of existing signage with new signage and relocation of same as detailed on the application and plans submitted is considered to not be within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2000 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Article 4(1) (h) of the Planning and Development Act 2000 (as amended)
- (c) Class 1, Schedule 2, Part 2 of the Planning and Development Regulations 2001 (as amended).
- (b) The plans & particulars submitted with the application received on the 19th December 2025.
- (c) Article 9 of the Planning and Development Regulations 2001 (as amended).

It is therefore considered that the said works are development and not exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).



Áine Leland
Executive Planner
Date 23/01/2026



Agreed _____
Gráinne O'Keeffe
Senior Executive Planner
Date: 23/01/2026

Appendix 1- AA Screening examination
AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
a. File Reference No:	EC/251/25
b. Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether the removal of existing high level illuminated sign on the western elevation of the hotel and its replacement with a new illuminated sign oriented horizontally at a higher level is or is not exempted development.
c. Brief description of site characteristics:	The site is located within Limerick City Centre on Steamboat Quay
d. Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
e. Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
Lower River Shannon SAC 002165	Lower River Shannon SAC National Parks & Wildlife Service (npws.ie)	Immediately adjacent	N	N
River Shannon & River Fergus Estuaries SPA 004077	River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service (npws.ie)	Immediately adjacent	N	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 	None. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

<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 	
Operation phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g collision risk) • Potential for accidents or incidents 	None works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.
In-combination/Other	N/A given the level of development

b. Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	None. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

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



STEP 4: Screening Determination Statement
The assessment of significance of effects: Describe how the proposed development (alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development on fully serviced lands,
- 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. An appropriate assessment is not, therefore, required.

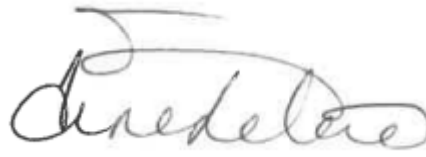
Conclusion: AA Screening is not required.

	Tick as appropriate:	Recommendation:
i. It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
ii. It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
iii. Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 <hr/> Áine Leland Executive Planner 14/01/2026	
Signature and Date of the Decision Maker:	 <hr/> Gráinne O'Keeffe Senior Executive Planner 23/01/2026	

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC/251/25	
Development Summary:	This is an application requesting a Section 5 Declaration on whether the removal of existing high level illuminated sign on the western elevation of the hotel and its replacement with a new illuminated sign oriented horizontally at a higher level is or is not exempted development.	
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes. no further action required <input checked="" type="checkbox"/> No. Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
<input type="checkbox"/> Yes. specify class: [insert here]_____		EIA is mandatory
		No Screening required
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here]_____		Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?		
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required

**Signature and Date of Recommending
Officer:**



Áine Leland
Executive Planner
14/01/2026

**Signature and Date of the Decision
Maker:**



Gráinne O'Keeffe
Senior Executive Planner
23/01/2026



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:

**Dalata Hotel Group PLC,
c/o Drishya Babu Jayalekshmy,
Coakley O'Neill Town Planning Ltd,
NSC Campus,
Mahon,
Cork.**

EC/251/26

23 January 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 Daill, Luimneach
Dooradoyle, Limerick

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

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/68

File Ref No. EC/251/26

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

RE: **A relocation of existing high level illuminated sign on the western elevation and replacement with a new illuminated sign orientated horizontally at a higher level at Clayton Hotel, Steamboat Quay, Mount Kenneth, 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 Áine Leland, Executive Planner dated 23/01/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Dalata Hotel Group PLC, c/o Drishya Babu Jayalekshmy, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork to state that the works as described above is

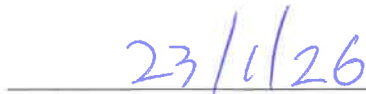
Development and is NOT Exempt Development.

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/2026/68 dated 23/1/26, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



Cornhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuar an Daill
Tuar an Daill, Luimneach
V94 WV78

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

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/251/26

Name and Address of Applicant: Dalata Hotel Group PLC, 3 Arkle Road, Sandyford Business Park,
Sandyford, Dublin 18.

Agent: Drishya Babu Jayalekshmy, Coakley O'Neill Town Planning Ltd, NSC
Campus, Mahon, Cork.

Whether the relocation of existing high level illuminated sign on the western elevation and replacement with a new illuminated sign orientated horizontally at a higher level at Clayton Hotel, Steamboat Quay, Mount Kenneth, 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 19th day of December 2025.

AND WHEREAS the Planning Authority has concluded that the relocation of existing high level illuminated sign on the western elevation and replacement with a new illuminated sign orientated horizontally at a higher level at Clayton Hotel, Steamboat Quay, Mount Kenneth, Limerick **DOES NOT** come within the scope of exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended). See Report attached.

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

Signed on behalf of the said Council

Date:

28.1.2026

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.