



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Sarah Buckley + Shane Bennis
Applicant's Address: Ballynort
Askeaton
Co. Limerick V94 TXY6

Telephone No. [REDACTED]

Name of Agent (if any): _____

Address: _____

Telephone No. _____

Address for Correspondence:

Ballynort, Askeaton, Co. Limerick
V94 TXY6

Location of Proposed development (Please include EIRCODE):

Ballynort, Askeaton, Co. Limerick
V9G TX Y6

Description of Proposed development:

full renovation of existing bungalow
including an extension less than
40 sqm

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

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

~~YES~~/NO

Applicant's interest in site: In process of buying the

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

architectural drawings, dimensions,
location, layout, elevations.

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

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent)

John Buckley Shane Dennis

Gaiige



XY 535758 652679
 Scale 1 : 2500
 Townland Ballynort
 Barony Connello Lower
 County Limerick

Property Data

> Back

Title Number	L60463F
Title Level	Freehold
Plan Number	A68QW
Property Number	1
Area of selected plan	0.26 hectares.
Number of Plans on this folio:	1
Address	Ballynort, Asherton, Co. Limerick, V94 DX95

[View Folio PDF](#)
[Request Certified Copy](#)

*PPA Boundaries and Plan Area are not conclusive. See [Section 6\(2\)\(1\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

Print Current View

Help

SECTION A-B



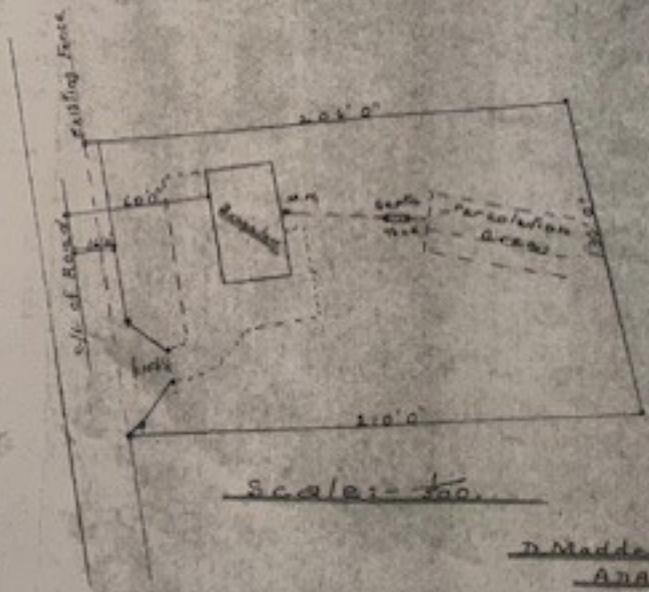
Site plan for Proposed Building located on Ordinance
Map Limerick No. 506 of Mullinahill, ASKEATON
Scale: 1"=100'

Area of Site = 2 Acres 2 Roods 20 Poles

Internal Floor Area = 1826 sq. ft.

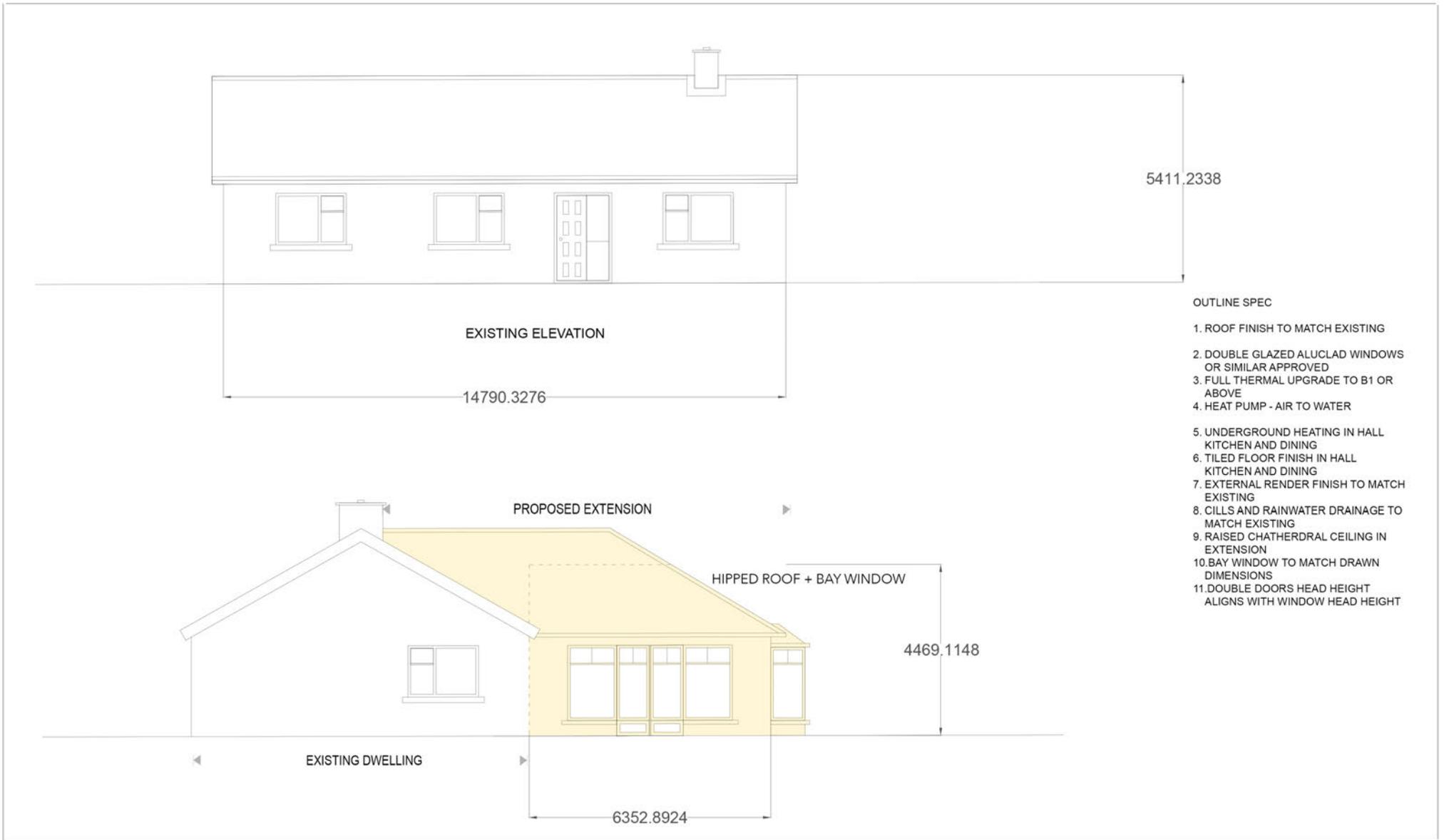
Scale: 1/4" = 10'

ASKEATON, CO. LIMERICK.



Scale: 1"=100'

D. Madden & Co.
ARCHT.
CO. LIMERICK.



OUTLINE SPEC

1. ROOF FINISH TO MATCH EXISTING
2. DOUBLE GLAZED ALUCLAD WINDOWS OR SIMILAR APPROVED
3. FULL THERMAL UPGRADE TO B1 OR ABOVE
4. HEAT PUMP - AIR TO WATER
5. UNDERGROUND HEATING IN HALL KITCHEN AND DINING
6. TILED FLOOR FINISH IN HALL KITCHEN AND DINING
7. EXTERNAL RENDER FINISH TO MATCH EXISTING
8. CILLS AND RAINWATER DRAINAGE TO MATCH EXISTING
9. RAISED CHATHERDRAL CEILING IN EXTENSION
10. BAY WINDOW TO MATCH DRAWN DIMENSIONS
11. DOUBLE DOORS HEAD HEIGHT ALIGNS WITH WINDOW HEAD HEIGHT

NOTE:
ALL DIMENSIONS TO BE VERIFIED ON SITE

ODB DESIGN

ARCHITECT AND DESIGNER
MOUNT CATHERINE, CLONLARA, CO. CLARE.
Ph: 0851548217 E: osindebarra@yahoo.com

Note:
This drawing is for discussion purposes only and not intended for construction purposes.

**PROJECT ASKEATON
DRAWING ELEVATIONS**

DATE	02/26	SCALE	1:100	2
DRAWN	ODB			

OSIN DE BARRA B.ARC

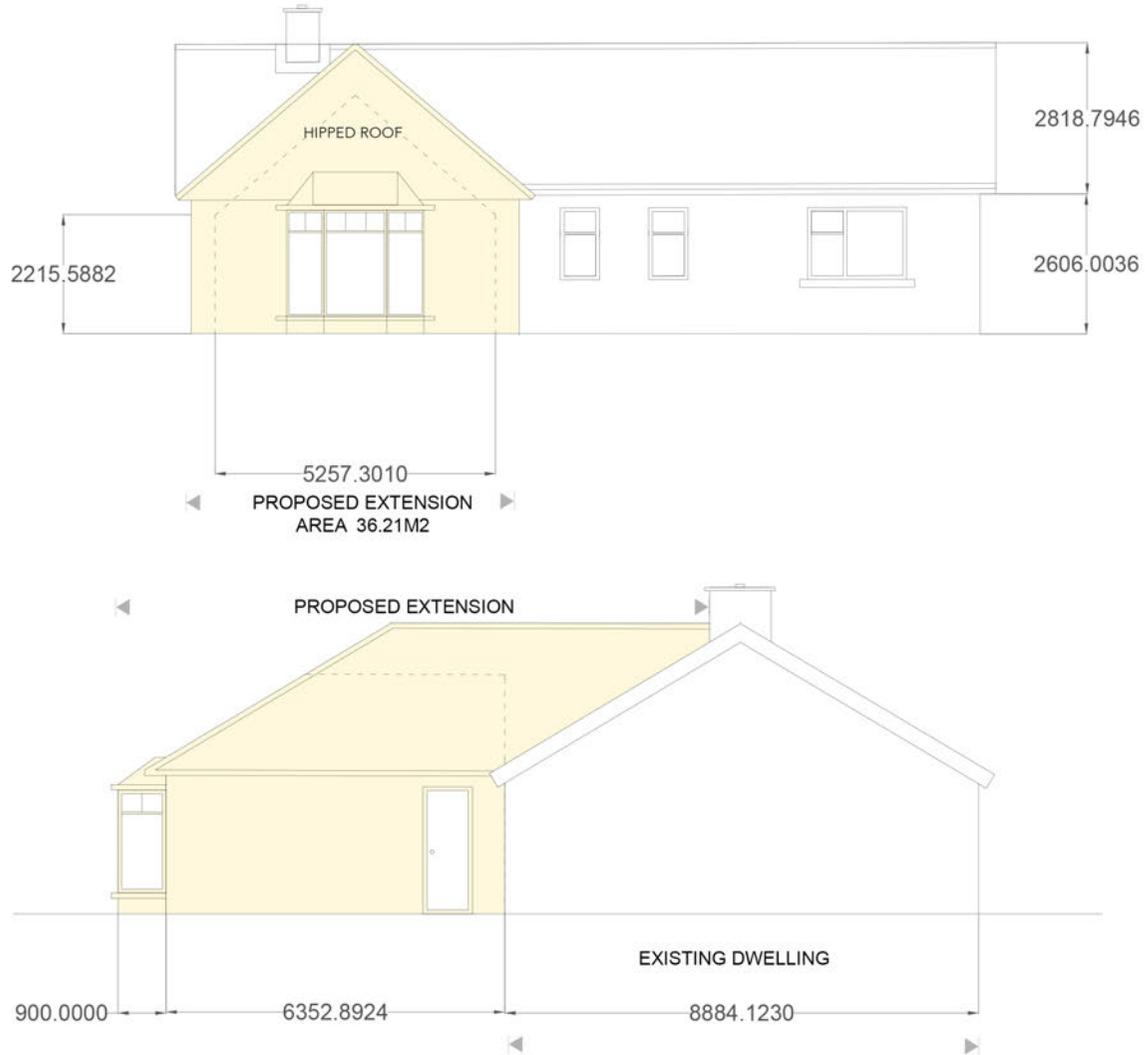
CLIENT NAME : SHANE/SARAH

LOCATION : BALLYNORT HAZE

EIRCODE : V94TXY6

DATE : 26/02/26





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PROJECT ASKEATON

DRAWING ELEVATIONS

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DRAWN	ODB				

OISIN DE BARRA B.ARC

CLIENT NAME : SHANE/SARAH

LOCATION : BALLYNORT HAZE

EIRCODE : V94TXY6

DATE : 26/02/26



OUTLINE SPECS

- 1.0 WALL BUILDUP 450MM TO CURRENT REGS
- 2.0 DOUBLE GLAZED WINDOWS FACING SOUTH AND WEST
TRIPPLE GLAZED NORTH AND EAST
- 3.0 RAISED CEILING OVER EXTENSION
- 4.0 4.5M OF KITCHEN WALL SPACE TO FIT
(600MM UNITS)
- 5.0 ISLAND IN CENTER OF KITCHEN ALLOWING
SEATING
- 6.0 MAIN BATHROOM SHOWER 900MM X 1200MM
AND STANDARD BATH
- 7.0 ENSUITE SHOWER 900MM X 1000MM
- 8.0 UTILITY HOUSES HEAT PUMP ETC

LEGEND

- 1.0 LOUNGE
- 2.0 KITCHEN
- 3.0 DINING
- 4.0 UTILITY
- 5.0 GUEST W.C
- 6.0 BATHROOM
- 7.0 MASTER BEDROOM
- 8.0 ENSUITE
- 9.0 DOUBLE ROOM
- 10. GEUST BEDROOM
- 11. HALLWAY
- 12. ENTRANCE



CLIENT NAME : SHANE/SARAH

LOCATION : BALLYNORT HAZE

EIRCODE : V94TXY6

DATE : OCT 2025



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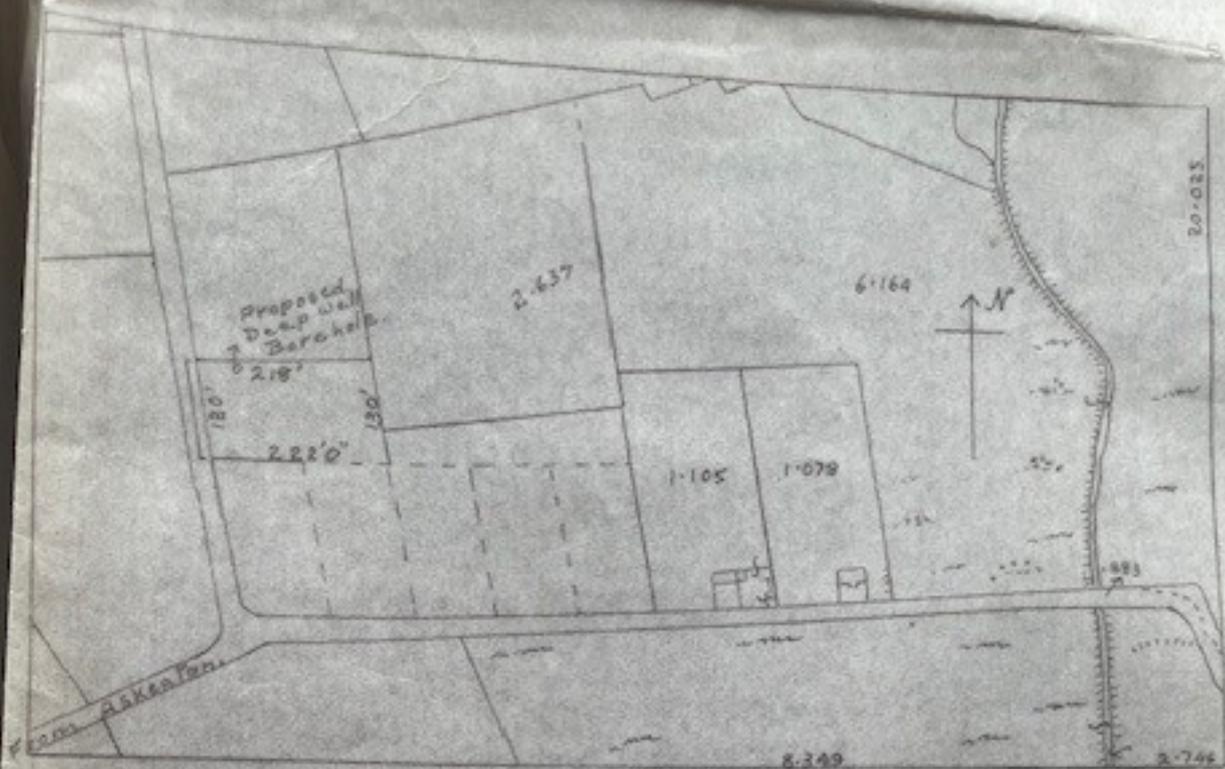
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PROJECT ASKEATON

DRAWING FLOOR PLAN

DATE	OCT 25	SCALE	1:100	2
DRAWN	ODB			

OSIN DE BARRA B.ARC

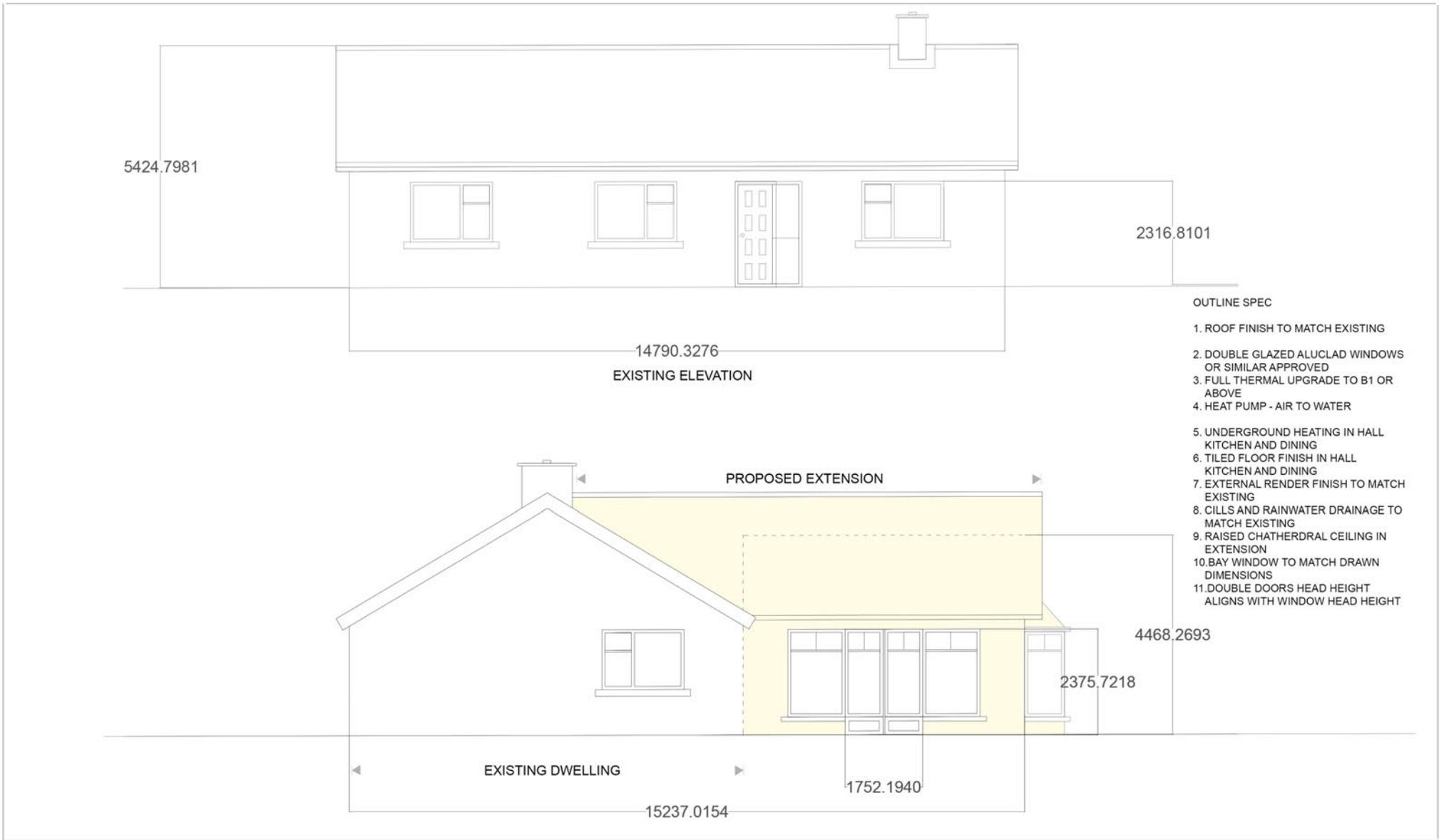


Site Map for Proposed Bungalow traced from Ordnance
Maps LIMERICK 3 - XI. 5+6, at Ballynort, ASKEATON.
Scale: 1/500.

Area of Site :- 0 Acres, 2 Rood & 21 Perches.

Internal Floor Area = 1226 ft².

Scale: - 1/4" = 1'0".



CLIENT NAME : SHANE/SARAH

LOCATION : BALLYNORT HAZE

EIRCODE : V94TXY6

DATE : OCT 2025



NOTE:
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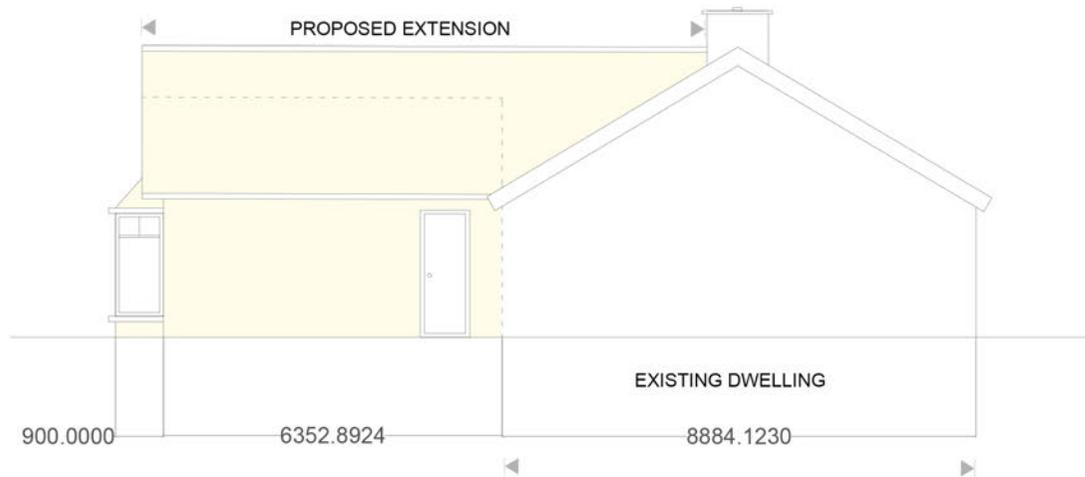
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PROJECT ASKEATON
DRAWING ELEVATIONS

DATE	OCT 25	SCALE	1:100	2
DRAWN	ODB			

OISIN DE BARRA B.ARC



CLIENT NAME : SHANE/SARAH

LOCATION : BALLYNORT HAZE

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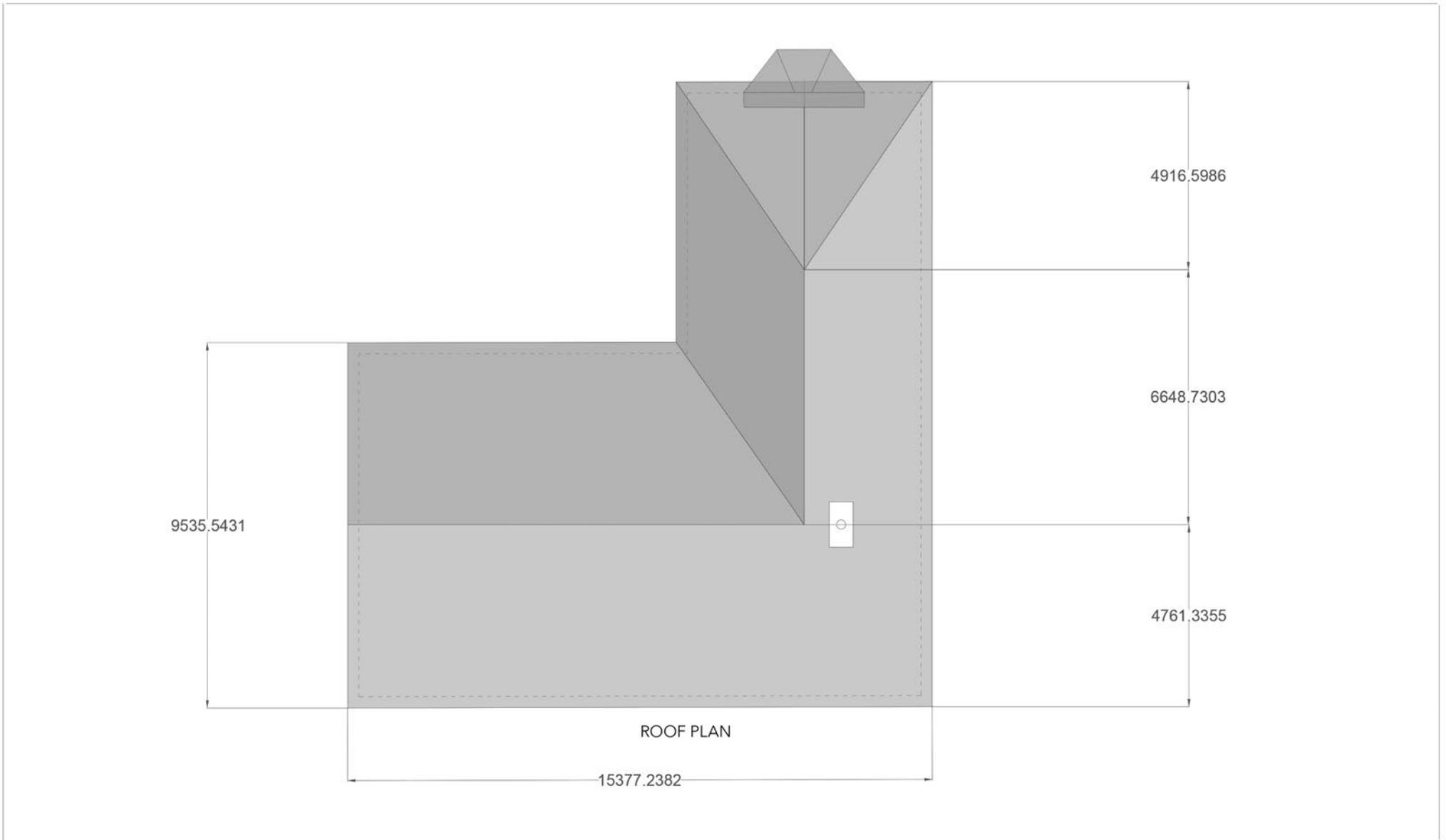
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PROJECT ASKEATON

DRAWING ELEVATIONS

DATE	OCT	SCALE	1:100	2	
DRAWN	ODB				

OISIN DE BARRA B.ARC



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PROJECT ASKEATON

DRAWING ROOF PLAN

DATE	02/26	SCALE	1:100	2
DRAWN	ODB			

OISIN DE BARRA B.ARC

CLIENT NAME : SHANE/SARAH

LOCATION : BALLYNORT HAZE

EIRCODE :V94TXY6

DATE : 26/02/26



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

File Reference number	EC-021-26
Applicants	Sarah Buckley & Shane Bennis
Location	Ballynort Askeaton Co. Limerick V94 TXY6

Description of Site and Surroundings:

The site is located in the rural townland of Ballynort, within the Shannon ICZM Landscape Character Area, around 2.5km from the level 4 large village of Askeaton. The site features an existing one-storey detached dwelling house with a gable roof.

Zoning:

No zoning conditions applicable.

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 declaration of exemption for the renovation and rear extension of an existing one-storey detached dwelling house

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

Subject site:

N/A.

Adjacent:

16/708 – Conditional Permission - The construction of two extensions (comprising of a sunroom and kitchen) to existing dwelling house and Planning Permission for the construction of an extension to existing dwelling house and all ancillary site works.

Enforcement History:

N/A.

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, the renovation and rear extension of an existing one-storey dwelling house, constitutes 'works' and 'development'.

Is the proposal exempted development?

It is considered the proposed renovation of the existing dwelling house structure is covered by exempted development legislation Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), as works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

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

Is the development within the curtilage of a house?

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

Class 1

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

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

The house does not appear to have been extended previously; the building layout plan shows the proposed rear extension floor area as 34.56sqm (5.4sqm x 6.4sqm) which does not exceed 40 square metres.

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

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

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

No above ground level extension is proposed; the question does not apply to the proposal.

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 house has not been extended previously; the question does not apply to the proposal.

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

The house is detached and has not been extended previously. 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.

The house has not been extended previously. 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.

No above ground level extension is proposed. 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 original rear wall of the house does not include a gable; the proposed height of the adjoining extension walls does not exceed the height of the original rear wall. However, the rear gable wall of the proposed extension does exceed the height of the rear wall of the existing dwelling. Further information is required in this regard.

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

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

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

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

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

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

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

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

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

No above ground extension proposed. 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.

No above ground extension proposed. 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 of the roof of the extension as a balcony or roof garden.

Article 9 Restrictions

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

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the absence of proximity or connectivity to a Natura 2000 European Site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. An appropriate assessment screening report and determination is attached to this report.

Environmental Impact Assessment

Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations it has been concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

Conclusion/Recommendation

It is recommended further information is requested as follows:

The proposal extension includes a gable wall to the rear which exceeds the height of the rear wall of the existing dwelling. This is not compliant with Condition 4 of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, as set out below.

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.

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.

In this regard the applicant is advised that in order to comply with Condition 4, a revised design to include a reduction in the height of the rear wall of the proposed extension to that of the rear wall of the existing dwelling i.e.2.606m (shown on submitted elevations) should be submitted. The revised design could include a hipped roof. Revised drawings should also be submitted.

Graduate Planner	Isaac Cunningham	Date:
Signature:		23/02/2026

A/Senior Executive Planner	Jennifer Collins	Date:
Signature		24/02/2026

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-021-26
(e) Brief description of the project or plan:	The applicants are seeking a declaration of exemption for the renovation and rear extension of an existing one-storey detached dwelling house.
(e) Brief description of site characteristics:	The site is located in the rural townland of Ballynort, within the Shannon ICZM Landscape Character Area, around 2.5km from the level 4 large village of Askeaton. The site features an existing one-storey detached dwelling house with a gable roof.
(e) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
Askeaton Fen Complex SAC	https://www.npws.ie/protected-sites/sac/002279	1.92	None	N
River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/spa/004077	1.81	None	N
Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	2.19	None	N
Curraghchase Woods SAC	https://www.npws.ie/protected-sites/sac/000174	4.95	None	N

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g <ul style="list-style-type: none"> - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance 	None. No direct encroachment or hydrological connection.

<ul style="list-style-type: none"> - 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. No direct encroachment or hydrological connection.
In-combination/Other	N/A Given the urban environment.

(a) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site 	None. No direct encroachment or hydrological connection.

(a) (Are 'mitigation' 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
<p>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</p>

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

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

Conclusion: An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
i. It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
ii. It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
iii. Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 Isaac Cunningham, Graduate Planner <hr style="width: 20%; margin-left: 0;"/> 23/02/2026	
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 24/02/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	EC-021-26
Development Summary:	The applicants are seeking a declaration of exemption for the renovation and rear extension of an existing one-storey detached dwelling house.
Was a Screening Determination carried out under Section 176A-C?	<p style="text-align: center;">Yes. no further action required</p> <p style="text-align: center;">No. Proceed to Part A</p>
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
Yes. specify class: [insert here] _	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No. the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	EIA is mandatory No Screening required
Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _	Proceed to Part C
c. If Yes , has Schedule 7A information/screening report been submitted?	
Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required

<p>No, Schedule 7A information/screening report has not been submitted by the applicant</p>	<p>Preliminary Examination required</p>
<p>Signature and Date of Recommending Officer:</p>	<p> <hr/> Isaac Cunningham, Graduate Planner 23/02/2026</p>
<p>Signature and Date of the Decision Maker:</p>	<p> <hr/> Jennifer Collins, A/Senior Executive Planner 24/02/2026</p>



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

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

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

PLANNING & PLACE-MAKING

REG POST:

EC/021/26

24 February 2026

**Sarah Buckley & Shane Bennis,
Ballynort,
Askeaton,
Co. Limerick,
V94TXY6**

RE: Declaration under Section 5

Dear Sir/Madam,

I refer to the above Section 5 Application. You are hereby requested to submit the following further information:

The proposed extension includes a gable wall to the rear which exceeds the height of the rear wall of the existing dwelling. This is not compliant with Condition 4 of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, as set out below.

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.

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In this regard the applicant is advised that in order to comply with Condition 4, a revised design to include a reduction in the height of the rear wall of the proposed extension to that of the rear wall of the existing dwelling i.e.2.606m (shown on submitted elevations) should be

submitted. The revised design could include a hipped roof. Revised drawings should also be submitted.

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted.

I hereby give you notice that the statutory period of three weeks during which the Planning Authority is required to give a decision will date from the receipt of a satisfactory response to the notice seeking further information.

Please quote your planning reference number on all correspondence EC/021/26.

Yours sincerely,



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

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

File Reference number	EC-021-26
Applicant	Sarah Buckley & Shane Bennis
Location	Ballynort Askeaton Co. Limerick V94 TXY6

Previous Assessment:

This application relates to the proposed renovation and rear extension of an existing one-storey detached dwelling house. Previous assessment concluded that the Planning Authority was not in a position to determine whether the proposal is or is not exempted development. This was due to uncertainty regarding compliance with condition 4 of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), whereby the rear gable wall of the proposed extension appeared to exceed the height of the rear wall of the existing dwelling. The applicant was requested to provide further information on the following:

- A revised design to include a reduction in the height of the rear wall of the proposed extension to that of the rear wall of the existing dwelling i.e.2.606m (shown on submitted elevations), The revised design could include a hipped roof

Submitted Documents:

- The applicants have provided additional elevation, floor and roof plan drawings

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?

As previously assessed, it is determined that: the proposed development on site, consisting of the renovation and rear extension of an existing one-storey dwelling house, constitutes 'works' and 'development', within the meaning given by the Planning and Development Act 2000 (as amended).

Is the proposal exempted development?

- Following the receipt of further information, the revised roof design no longer features a rear gable wall, instead the design now features a hipped roof and the height of the walls of the proposed extension do not exceed the height of the rear wall of the house; It be can be satisfied that the development proposal complies with condition 4 of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Article 9 Restriction

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

Conclusion/Recommendation

The development proposal refers to the renovation of an existing dwelling house and the construction of a rear extension under 40 square meters. It is considered the proposed development meets the criteria set out in Section 4(1)(h) of the Planning and Development Act 2000 (as amended), and the conditions and limitations of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Article 6, 9 & Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) The plans & particulars submitted with the application received on 09/02/2026 and 02/03/2026.

It is therefore considered that the said works are development and exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended), and Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Graduate Planner	Isaac Cunningham	Date:
Signature:		12/03/2026
A/Senior Executive Planner	Jennifer Collins	Date:
Signature		12/03/2026



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:

**Sarah Buckley & Shane Bennis,
Ballynort,
Askeaton,
Co. Limerick,
V94TXY6**

EC/021/26

13 March 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](https://twitter.com/LimerickCouncil)
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/278

File Ref No. EC/021/26

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

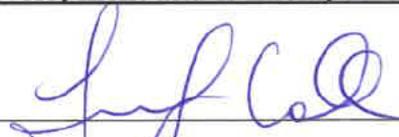
RE: **A renovation and rear extension at Ballynort, Askeaton, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2025/200 dated 24th November 2025, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Jennifer Collins, A/Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

ee Now therefore pursuant to the delegation of the functions aforesaid, I, Jennifer Collins, A/Senior Executive Planner, having considered the report and recommendation of Isaac Cunningham, Graduate Planner dated 12/03/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Sarah Buckley & Shane Bennis, Ballynort, Askeaton, Co. Limerick to state that the works as described above is

Development and is Exempt Development.

Signed



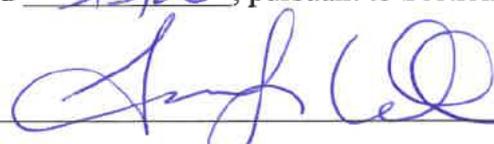
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

13/3/26

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/278 dated 13/3/26, pursuant to Section 151(7) of the Local Government Act 2001

Signed:



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

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

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/021/26

Name and Address of Applicant: Sarah Buckley & Shane Bennis, Ballynort, Askeaton, Co. Limerick

Agent: N/A

Whether renovation and rear extension at Ballynort, Askeaton, 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 09th day of February 2026 and further information plans submitted 02nd March 2026.

AND WHEREAS the Planning Authority has concluded that the renovation and rear extension at Ballynort, Askeaton, Co. Limerick **DOES** come within the scope of exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended), and Class 1 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 Exempt Development.**

Signed on behalf of the said Council

Date: 13/03/2026

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.