



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: PADRAIG MADDEN

Applicant's Address: GORMANSTOWN, KNOCKAIRNEY

HOSPITAL, Co. LIMERICK.

V35 XA89

Telephone No.



Name of Agent (if any): _____

Address: _____

Telephone No. _____

Address for Correspondence:

GORMANSTOWN, KNOCKAIRNEY

HOSPITAL, Co. LIMERICK.

V35 XA89.

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

BAGGOTSTOWN WEST,
BRUFF,
Co. LIMERICK. V35 E030

Description of Proposed development:

Restoration of derelict home
as per attached Plans.

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: _____

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

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) Kevin McAuliffe

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**



**The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine**



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see www.prai.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbarry
- Pipeline
- Well
- Pump
- Septic Tank
- ◡ Soak Pit

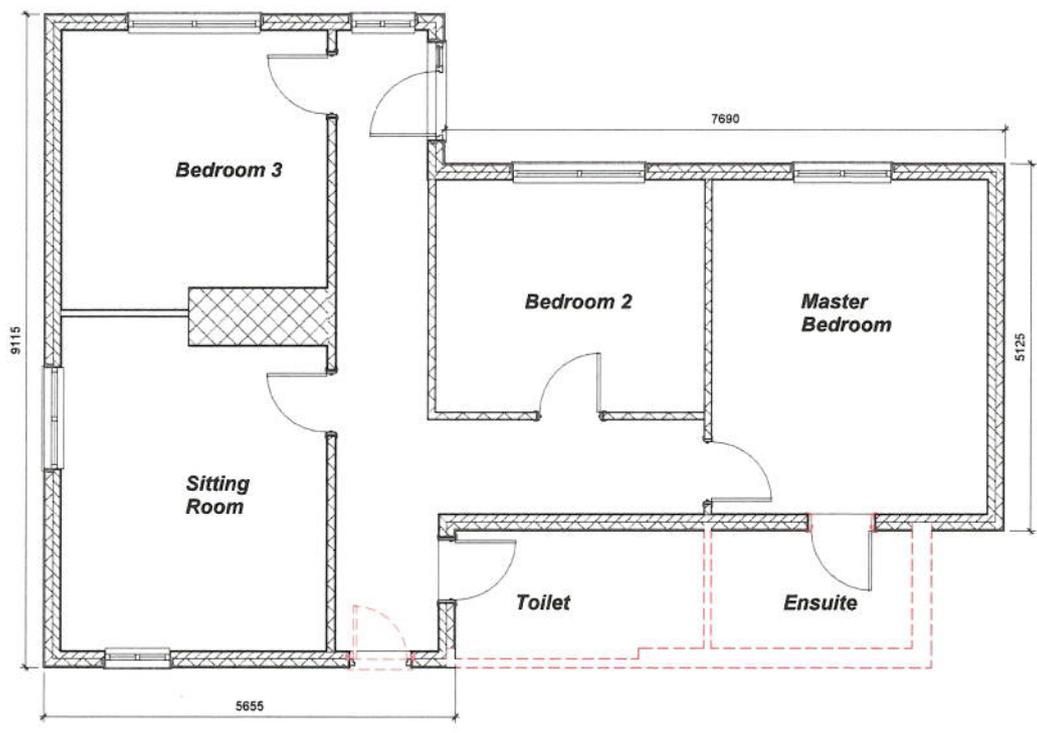
A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

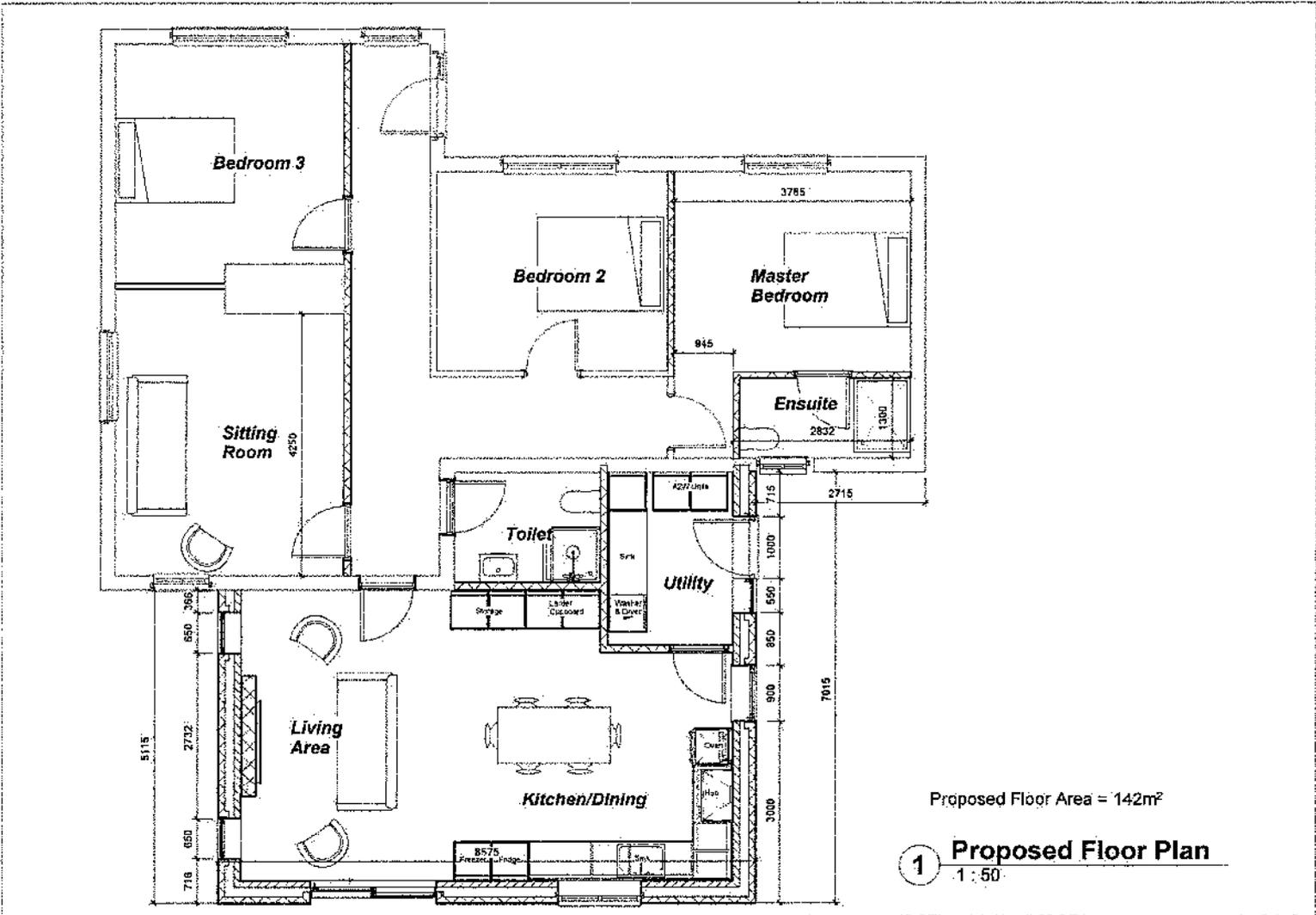
Creation Date: 15 August 2017 11:09:02





Existing Floor Area = 103m²

1 Existing Floor Plan
1 : 50



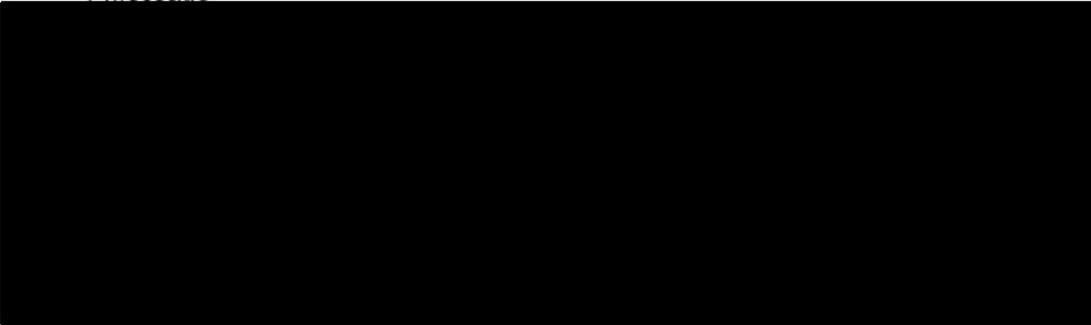
Proposed Floor Area = 142m²

1 Proposed Floor Plan
1 : 50



Re: [EXTERNAL]Receipt details

1 message



5 January 2026 at 12:53



Caution: This is an external email and may have a suspicious subject or attached content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department



LIMERICK CITY & COUNTY COUNCIL

CASH OFFICE

CIVIC OFFICES

DOORADOYLE

CO LIMERICK

05/01/2026 12:22:01

Receipt No / Uimhir LA25/25194679
Admhála:

Customer Address / Seoladh an
Chustaiméara:

Padraig Madden
Gormanstown
Hospital
Co Limerick
V35 XA89

PL041 **80.00 EUR**

EXEMPTION CERTIFICATES

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

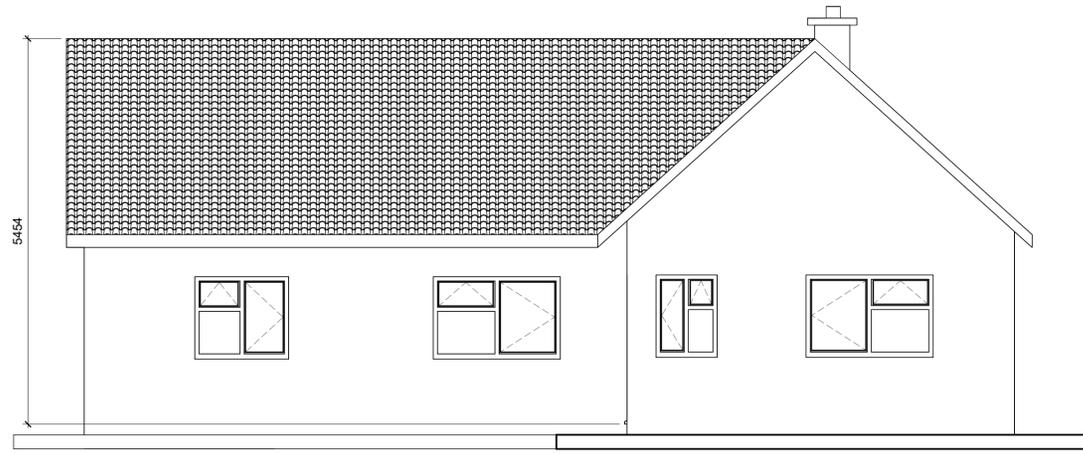
**Vat reg No. / Clárúimh
CBL:** 3267368TH

Please retain this receipt for your records

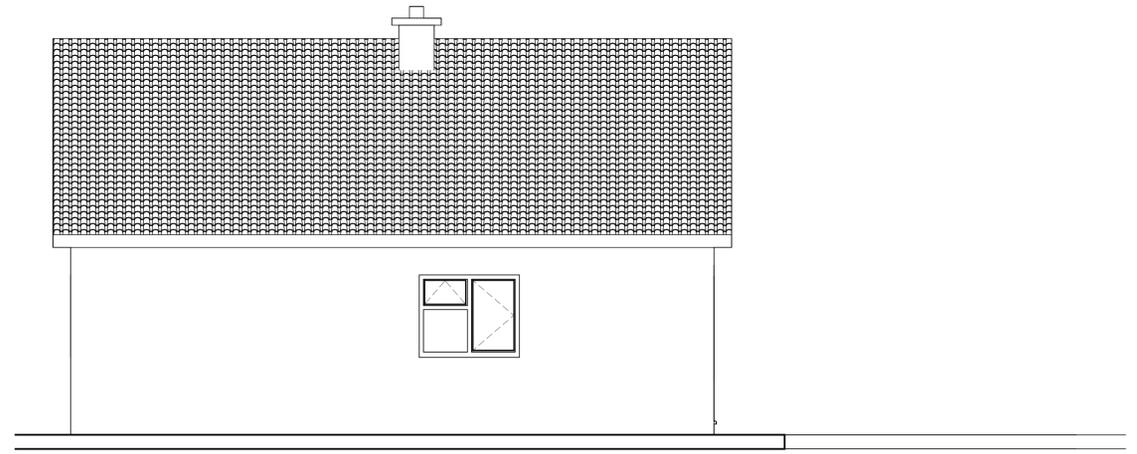
Please do not reply to this email



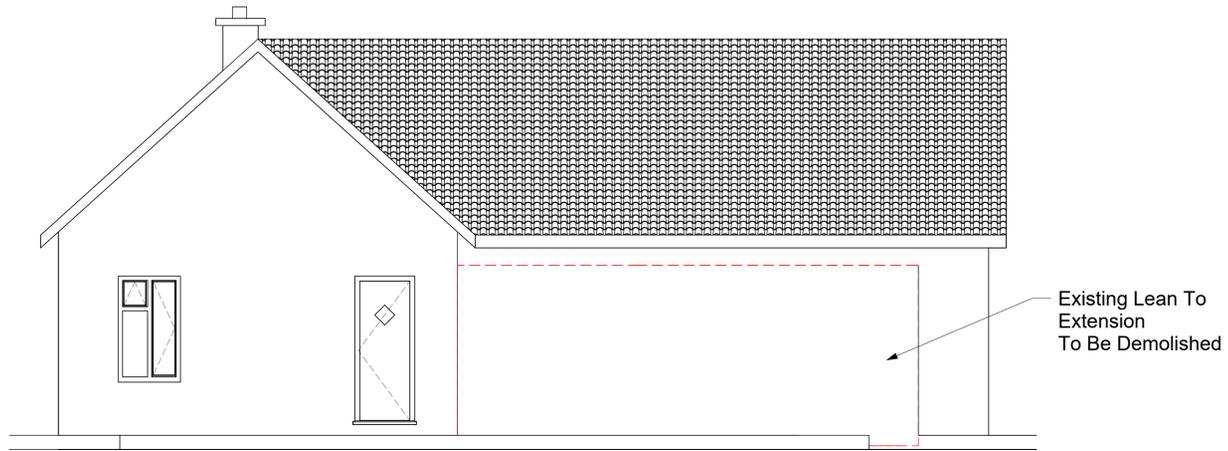
[Limerick City & County Council Disclaimer](#)



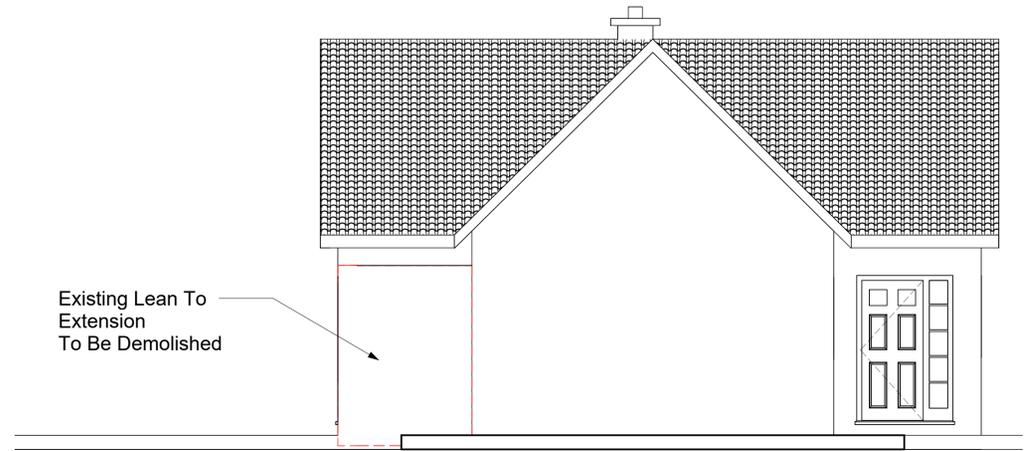
1 Existing East Elevation
1:50



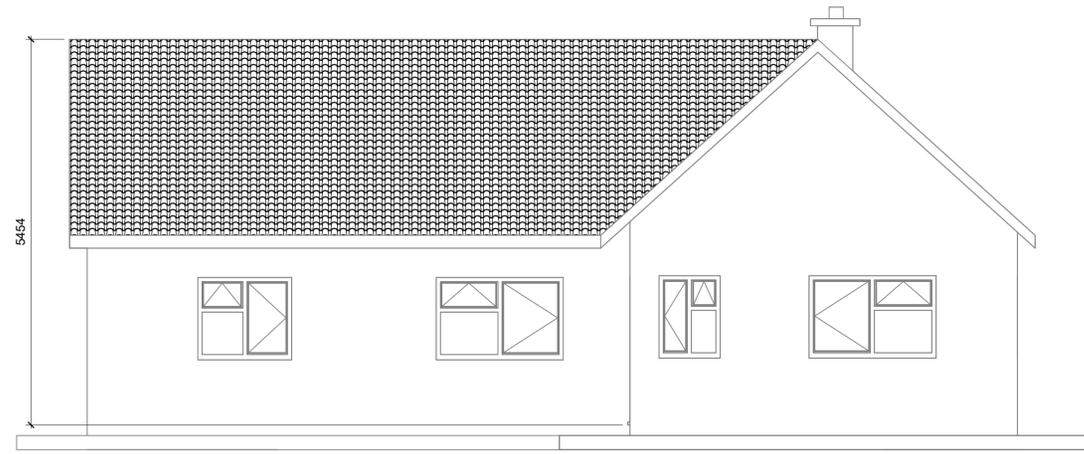
3 Existing North Elevation
1:50



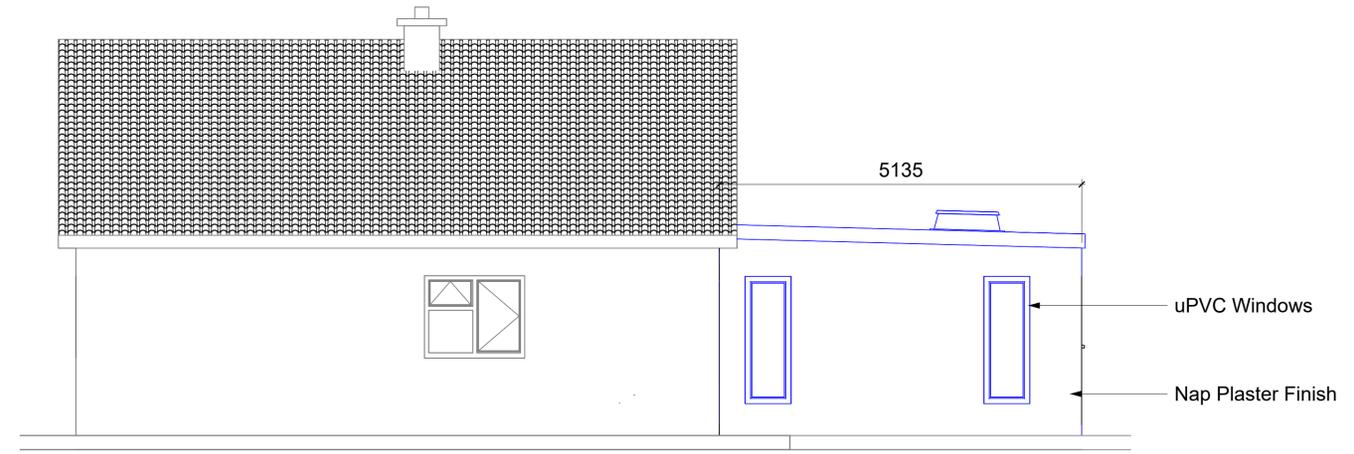
2 Existing West Elevation
1:50



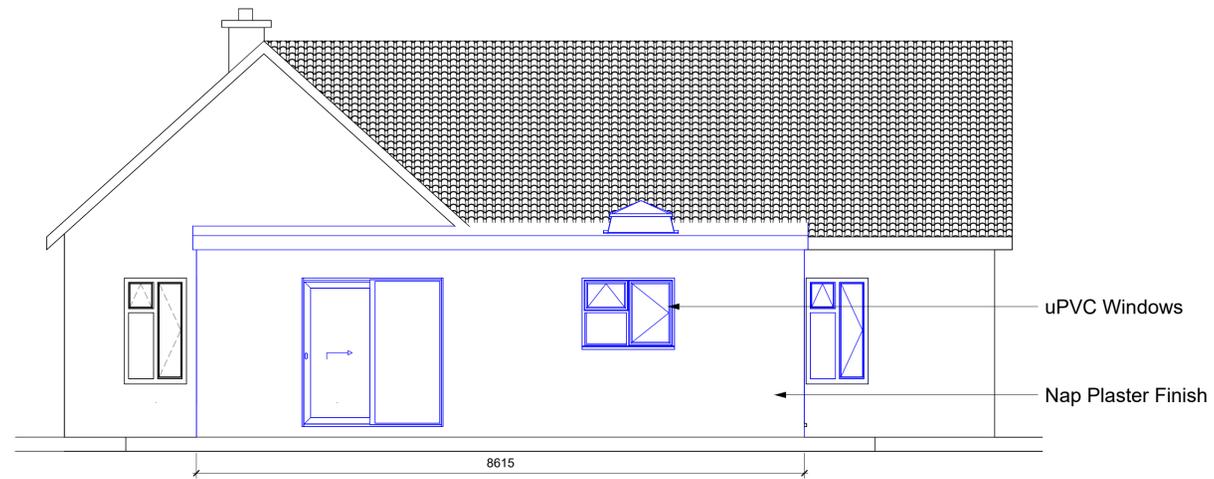
4 Existing South Elevation
1:50



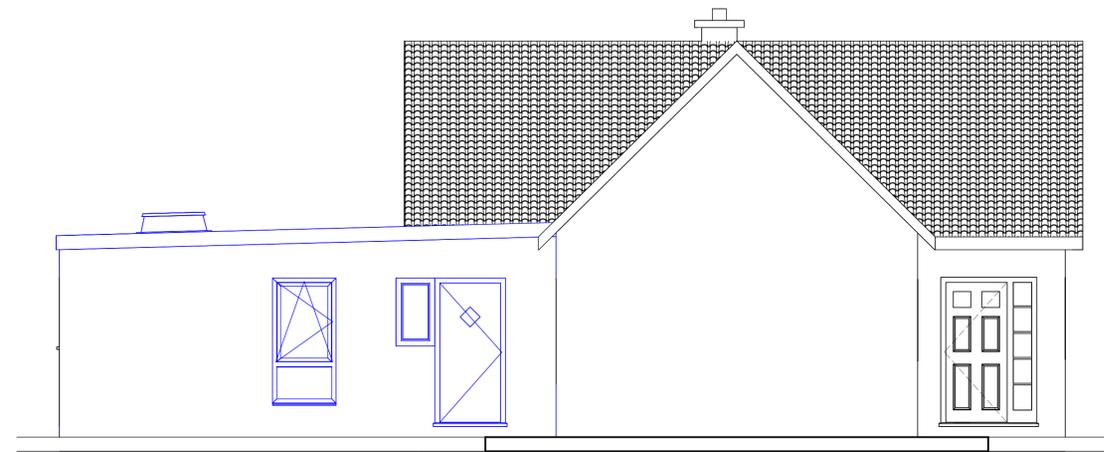
1 Proposed East Elevation
1:50



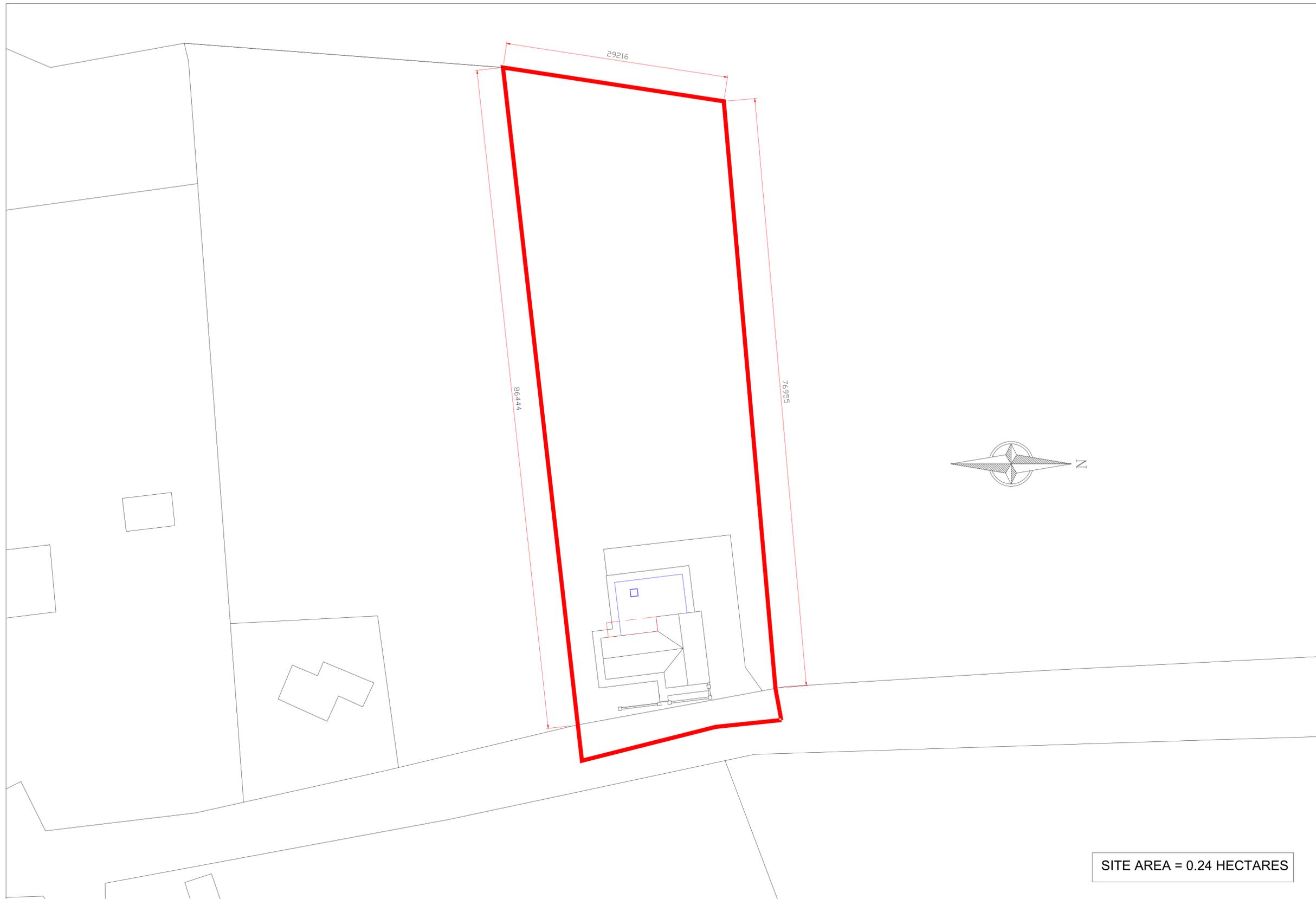
3 Proposed North Elevation
1:50



2 Proposed West Elevation
1:50



4 Proposed Side Elevation 2
1:50



1 Proposed Site Plan
Scale 1:250@A1

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

File Reference number	EC-023-26
Applicants	Padraig Madden
Location	Baggotstown West Bruff Co. Limerick V35 E030

Description of Site and Surroundings:

The site is located in the rural townland of Baggotstown West, along the L-1505 local road. The site features an existing one storey detached house with a gable roof. The existing dwelling is noted on iPlan as having an 'open' derelict site file; however, the property does not appear on the statutory Derelict Sites Register.

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 renovation and rear extension of an existing derelict one-storey detached dwelling house, this includes:
 1. The part demolition and internal reconfiguration of the existing site dwelling
 2. A proposed flat-roof rear extension, providing 39m² of additional floorspace

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

Subject site:

N/A.

Adjacent:

03/1421 – Conditional Permission – Construction of 1 no. dwelling, site entrance, puraflo treatment system and percolation area.

05/3365 – Conditional Permission – Construction of a single storey dwelling house, site entrance, puraflo treatment system, percolation area and associated site works.

08/1692 – Conditional Permission – Retention of dwelling house as constructed and permission for construction of an extension to existing dwelling house, conversion of attic space to habitable use, construction of a domestic garage and all associated site works.

Enforcement History:

DS-094-19 – Derelict Site – The site is marked as ‘open’, indicating that the property has been flagged for internal review by the Local Authority. It is noted that the site does not appear on the statutory Derelict Sites Register.

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 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.

‘**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 –

(b) in relation to a protected structure or proposed protected structure, includes—

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

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 concerns the renovation and rear extension of an existing derelict one-storey detached dwelling house, constituting 'works' and 'development'.

Is the proposal exempted development?

The question of whether the proposed renovation and rear extension is exempted development will be assessed against **Class 1** and **Class 50(b)** of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

1. Works to date

I note from Googlemap images taken from 2009 and 2024 (see Appendix 3) that the dwelling roof was removed and the wall made higher and a new roof put in place. In addition, an extension was constructed to the rear of the dwelling. The exact floor area of this extension is unclear, however from the submitted drawings, this extension would appear to be in the region of 12sqm (6m x 2m) and is now proposed to be demolished. It is unclear what the planning status of these works are, and it must be considered that they may be unauthorised.

In this regard, while the constructed rear extension may by itself be considered exempt under Class 1 of the Planning and Development Regulations 2001, as amended, and the replacement of the roof may be considered exempt under 4(1)(h) of the Planning and Development Act 2000 (as amended), I am not satisfied that the raising of the external walls does not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure and neighbouring structures, and therefore it cannot be considered exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

2. Proposed works

Is the development within the curtilage of a house?

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

Class 1

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

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

The house has been extended previously with the provision of an extension of c.12sqm as shown on the building layout plan and noted in Googlemap images above. Therefore this question does not apply.

(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 been extended previously with the provision of an extension of c.12sqm as shown on the building layout plan and noted in Googlemap images above. Therefore the proposed extension, which is 39sqm taken with the existing extension which is 12sqm, would exceed the permitted limit and would not comply with this Class.

(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 been extended previously, however no above ground level extension is proposed. 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 rear wall of the house partially includes a gable with the remainder having lower walls. From the submitted drawings, the proposed extension will wrap around the gable and lower side walls and it is not clear whether the height of the walls of the extension exceeds the height of the side walls of the house. Further information is needed 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 partially includes a gable with the remainder having lower walls. From the submitted drawings, the proposed extension will wrap around the gable and lower side walls and it is not clear whether the height of the walls of the extension exceeds the height of the side walls of the house. Further information is needed in this regard.

(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.

From the submitted drawings, it is not clear whether the height of the highest part of the roof of the proposed extension does not exceed the height of the eaves. Further information is needed in this regard.

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.

Class 50(b)

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

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

The proposed extension does not abut on another building in separate ownership.

*2. The cumulative floor area of any such building, or buildings, shall not exceed:
(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres.*

The total floor area of the existing extension has not been provided, however from the submitted drawings, this extension would appear to be in the region of 12sqm (6m x 2m) which does not exceed 40 square metres.

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

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

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

N/A, the development proposed does not facilitate development of any class prescribed for the purposes of section 176 of the Act i.e. Prescribed classes of development requiring assessment.

Article 9 Restrictions

Having regard to the works that have taken place to date on the site in particular the raising of the cottage walls, I consider these are unauthorised works and therefore the current proposal is restricted by part (viii) of in Article 9(1) of the Planning and Development Regulations 2001 (as amended), as follows.

(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,

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the absence of proximity or connectivity to a Natura 2000 European Site, no Appropriate Assessment issues

arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. An appropriate assessment screening report and determination is attached to this report.

Environmental Impact Assessment

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

Conclusion/Recommendation

The application for the refurbishment of an existing dwelling including the provision of a 39sq, rear extension. It is noted that works have already been carried out to the existing structure including the provision of a rear extension of c.12sqm, the raising of the external walls of the existing structure and replacement of the roof. Having reviewed the information submitted, the Planning Authority is not satisfied that the works to the external walls would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure and neighbouring structures and such works would therefore not be considered exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

In relation to the proposed extension, the floor area of same exceeds the limit of 40sqm when taken together with the floor area of the previous extension, and the wall and eaves height appear to be higher than the height of the existing rear wall and eaves, therefore cannot be considered exempted development under Class 1 of the of the Planning and Development Regulations 2001 (as amended). In terms of the proposed demolition of the existing extension, this complies with Class 50(b) of the of the Planning and Development Regulations 2001 (as amended), however cannot be considered exempted development having regard to Article 9 restrictions as set out below.

Having regard to the works carried out to date in particular the raising of the external walls of the existing structure, the Planning Authority is not satisfied that the proposed works are not restricted by Article 9(1)(viii) of the Planning and Development Regulations 2001 (as amended), as exempted development does not apply where the carrying out of such development would 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.

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- (b) Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- (c) Class 1 and Class 50(b) of the of the Planning and Development Regulations 2001 (as amended)
- (c) Article 9(viii) of the Planning and Development Regulations 2001 (as amended).
- (d) The plans & particulars submitted with the application received on 09/02/2026.

It is therefore considered that the said works are development, however the development proposal outlined in the plans and particulars submitted is not considered to be exempted

development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Class 1 and Class 50(b) and Article 9(1)(viii) of Schedule 2 the Planning and Development Regulations 2001 (as amended).

Graduate Planner	Isaac Cunningham	Date:
Signature:		02/03/2026
A/Senior Executive Planner	Jennifer Collins	Date:
Signature		04/03/2026

ADVICE NOTES

1. The applicant is advised that works within the site and to the site boundary including the laying of internal hard surfacing, laying of new pipes/cabling, the provision of new site boundaries, a new roadside boundary wall, entrance etc. may require planning permission.
2. Having regard to the age of the existing dwelling, the existing wastewater treatment system on the site may not be adequate to serve the overall proposal in compliance with current standards set out in the EPA Code of Practice. In this regard, should a new wastewater treatment system be required, this would be considered material and would require planning permission.

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-023-26
(e) Brief description of the project or plan:	The renovation and rear extension of an existing derelict one-storey detached dwelling house.
(e) Brief description of site characteristics:	The site is located in the rural townland of Baggotstown West, along the L-1505 local road. The site features an existing one storey detached house with a gable roof, currently flagged as derelict. It is noted that the site does not appear on the Limerick City and County Council Derelict Sites Register.
(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
Glen Bog SAC	https://www.npws.ie/protected-sites/sac/001430	4.01	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 - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests 	None. No direct encroachment or hydrological connection.

<p>Operation phase e.g.</p> <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	<p>None. No direct encroachment or hydrological connection.</p>
<p>In-combination/Other</p>	<p>N/A Given the urban environment.</p>

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

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

<p align="center">STEP 4: Screening Determination Statement</p>	
<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>	
<p>On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to:</p> <ul style="list-style-type: none"> • the nature and scale of the proposed development, • the intervening land uses and distance from European sites, • the lack of direct connections with regard to the Source-Pathway-Receptor model, 	

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

Conclusion: An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
i. It is clear that there is no likelihood of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
ii. It is uncertain whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
iii. Significant effects are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	 <hr/> Isaac Cunningham, Graduate Planner 02/03/2026	
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 04/03/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-023-26
Development Summary:	The renovation and rear extension of an existing derelict 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

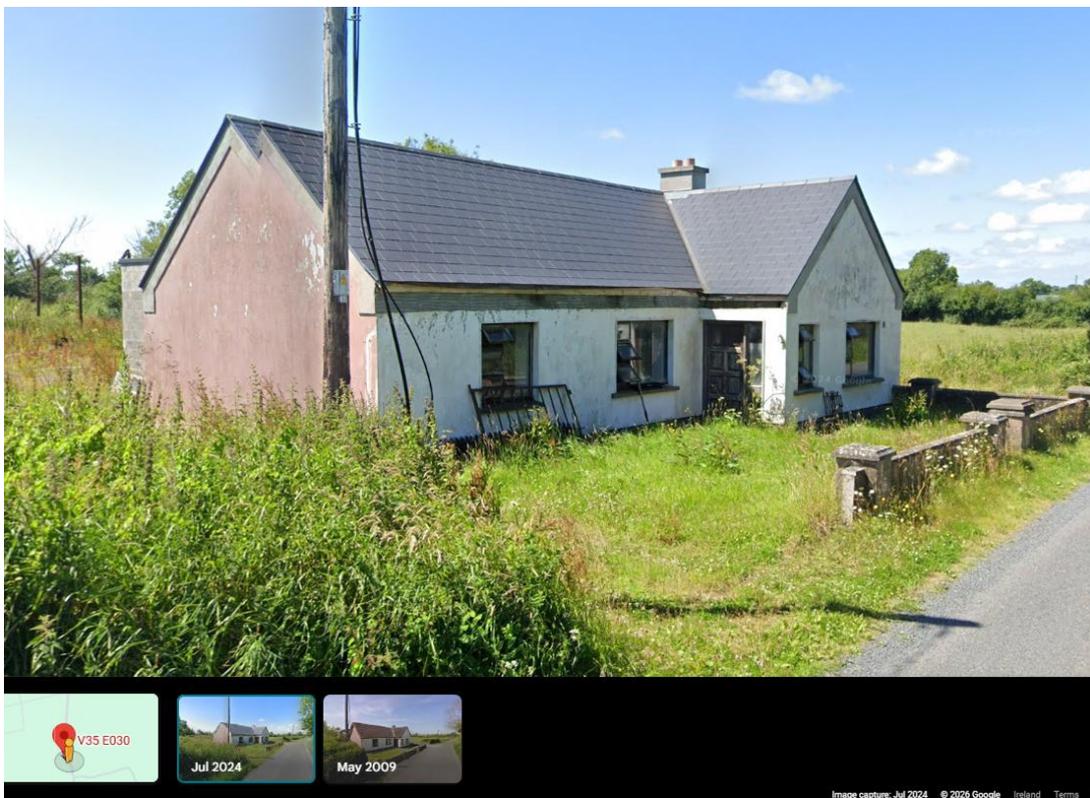
<p>No, Schedule 7A information/screening report has not been submitted by the applicant</p>	<p>Preliminary Examination required</p>
<p>Signature and Date of Recommending Officer:</p>	<p> <hr/> Isaac Cunningham, Graduate Planner 02/03/2026</p>
<p>Signature and Date of the Decision Maker:</p>	<p> Jennifer Collins, A/Senior Executive Planner 04/03/2026</p>

Appendix 2: Googlemap images 2009 and 2024

1. Walls raised and new roof put in place.

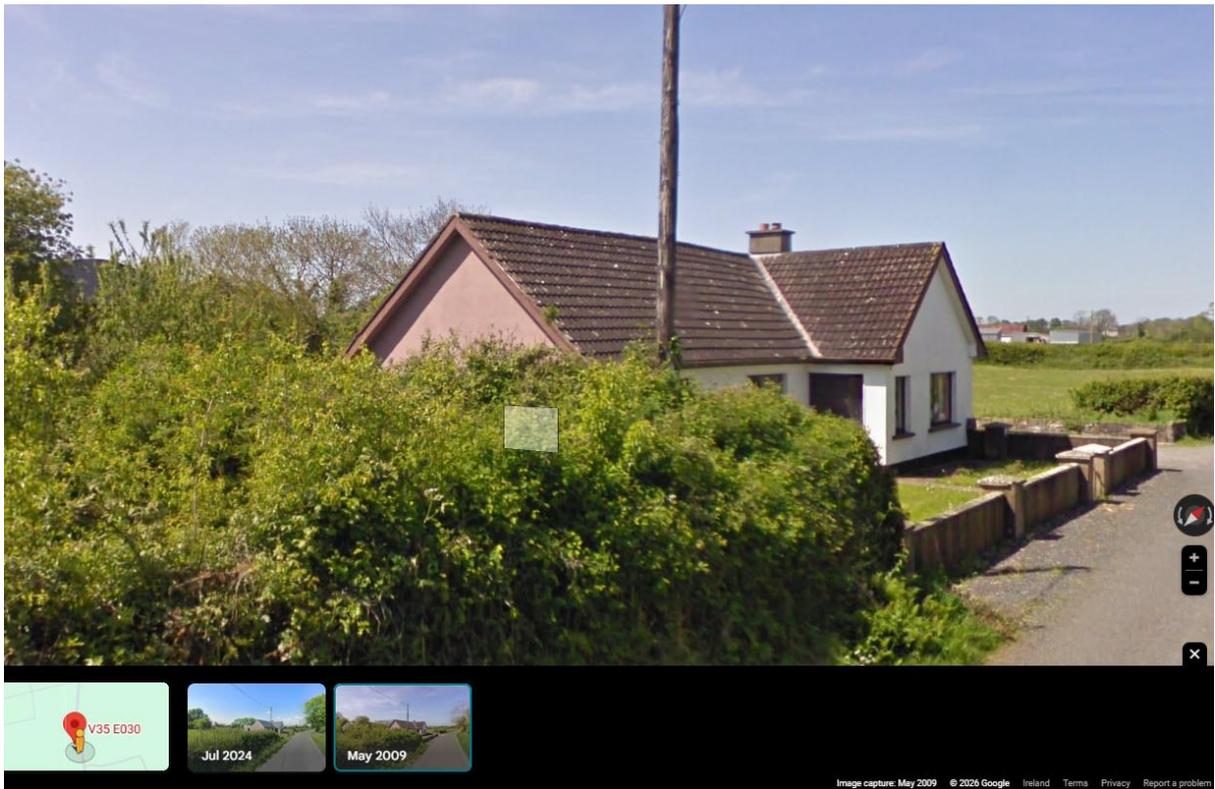


Above: Googlemaps 2009

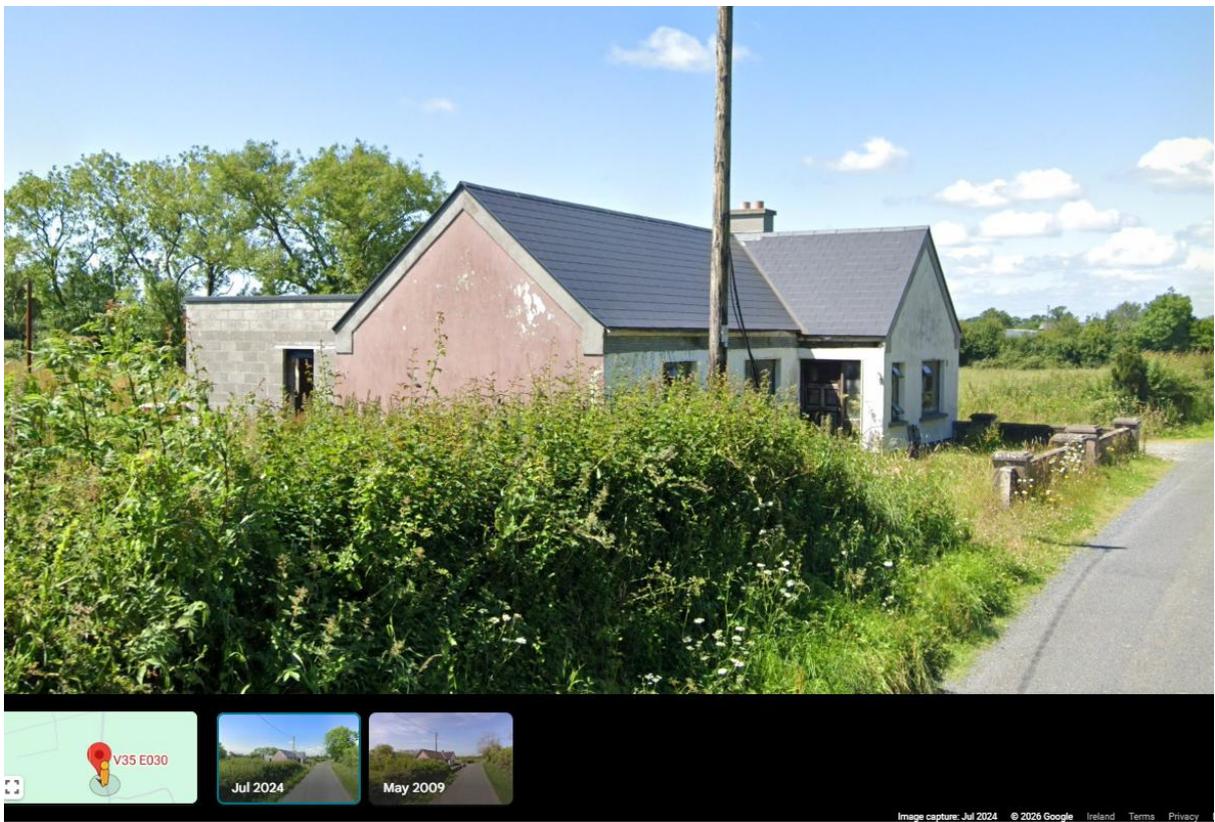


Above: Googlemaps 2024

2. New rear extension



Above: Googlemaps 2009



Above: Googlemaps 2024



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

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Tuar an Daill, Luimneach
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Planning and Place-Making
Limerick City and County Council
Dooradoyle Road
Dooradoyle, Limerick
V94 WV78

PLANNING & PLACE-MAKING

REG POST:

**Padraig Madden,
Gormanstown,
Hospital,
Co. Limerick,
V35XA89**

EC/023/26

05 March 2026

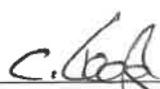
Re: Declaration under Section 5

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

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SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/023/26

Name and Address of Applicant: Padraig Madden, Gormanstown, Hospital, Co. Limerick

Agent: N/A

Whether the renovation and rear extension at Baggotstown West, Bruff, 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 WHEREAS the Planning Authority has concluded that the renovation and rear extension at Baggotstown West, Bruff, Co. Limerick **DOES NOT** come within the scope of exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Class 1 and Class 50(b) and Article 9(1)(viii) of Schedule 2 the Planning and Development Regulations 2001 (as amended). See Report attached.

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

Signed on behalf of the said Council

Date:

NOTE 1:

1. The applicant is advised that works within the site and to the site boundary including the laying of internal hard surfacing, laying of new pipes/cabling, the provision of new site boundaries, a new roadside boundary wall, entrance etc. may require planning permission.
2. Having regard to the age of the existing dwelling, the existing wastewater treatment system on the site may not be adequate to serve the overall proposal in compliance with current standards set out in the EPA Code of Practice. In this regard, should a new wastewater treatment system be required, this would be considered material and would require planning permission.

NOTE 2: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Coimisiún Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/241

File Ref No. EC/023/26

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 Baggotstown West, Bruff, 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.

oe 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 02/03/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Pdraig Madden, Gormanstown, Hospital, Co. Limerick to state that the works as described above is

Development and is NOT Exempt Development.

Signed



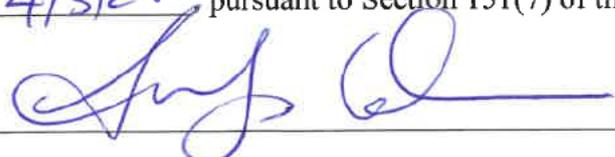
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

4/3/25

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/241 dated 4/3/25 pursuant to Section 151(7) of the Local Government Act 2001

Signed:



A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING