



Limerick City & County Council
RECEIVED
17 FEB 2026
Customer Services Post
Dovercourt

Limerick City and County Council

Planning Department

Section 5 Application

Limerick City & County Council
RECEIVED
12 FEB 2026
Customer Services Post
Dovercourt

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Cappamore Manor Property Developments Limited

Applicant's Address: Moore Street,
Cappamore,
Co. Limerick.

Telephone No. [REDACTED]

Name of Agent (if any): Gerald McCarthy Architects Limited

Address: 72 Main Street,
Macroom,
Co. Cork

Telephone No. 026 23880

Address for Correspondence:
72 Main Street, Macroom,
Co. Cork

Limerick City & County Council
18 FEB 2026
Planning

Location of Proposed development (Please include EIRCODE):

Moore Street, Cappamore,
Co. Limerick

Description of Proposed development:

Incorporation of Study to
first floor. Dwellinghouse still
in compliance with Sustainable
Urban Housing guidelines.

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

to be confirmed.

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

YES/NO

Applicant's interest in site: Owners of Site

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

4x Record Place Map.
4x Rural Place Map
4x Site layout Plan
4x sections, plans + elevations of Houses.
4x " " " "

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)

Sarah W. Mhuirche
on behalf of Gerald McAlathy
Architects Limited

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
17/02/2026 12:18:44

Receipt No / Uimhir LA25/25195968
Admhála:

Customer Address / Seoladh an Chustaiméara:
GERARD MCCARTHY ARCHITECTS
72 MAIN STREET
MACROOM
CO CORK
RE; CAPPAMORE MANOR PROPERTY
DEVELOPMENTS LTD

Account / Cuntas: PL041
PL041 **80.00 EUR**
AIB501088

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

From / Ó: CASH OFFICE
HQ

Vat reg No. / Clárúimh 3267368TH
CBL:

Please retain this receipt for your records

Please do not reply to this email



NOTE (Wall Types):

- - - - PROPOSED 2M HIGH CONCRETE BLOCK WALL WITH PCC CAPPING TO REAR OF GARDENS
- - - - PROPOSED 1.8m HIGH CONCRETE POST & TIMBER INFILL PANEL FENCE
- - - - PROPOSED 1.8M HIGH CONCRETE BLOCK WALL WITH PCC CAPPING TO PUBLIC AREA BOUNDARY - RENDER TO PUBLIC SIDE & FAIRFACED BLOCKWORK TO OTHER SIDE
- - - - PROPOSED 1.0M HIGH CONCRETE BLOCK WALL WITH PCC CAPPING TO FRONT OF GARDENS - RENDERED ON BOTH SIDES

SCHEDULE OF ACCOMODATION:

HOUSE TYPE A: 3 BED SEMI-DETACHED 107m ² (1,152ft ²)	2 NO.
HOUSE TYPE B: 4 BED SEMI-DETACHED 150m ² (1,615ft ²)	6 NO.
HOUSE TYPE C: 3 BED TERRACED 104m ² (1,119ft ²)	6 NO.
HOUSE TYPE D: 2&3 BED TERRACED 3 Bed = 108m ² (1,162ft ²) 2 Bed = 99m ² (1,065ft ²)	8 NO.
TOTAL NUMBER OF HOUSES:	22 NO.

PROPERTY AREAS:

HOUSE NO. 1 - 242m ² , 0.060 Acres	HOUSE NO. 12 - 169m ² , 0.042 Acres
HOUSE NO. 2 - 214m ² , 0.053 Acres	HOUSE NO. 13 - 216m ² , 0.053 Acres
HOUSE NO. 3 - 199m ² , 0.049 Acres	HOUSE NO. 14 - 258m ² , 0.063 Acres
HOUSE NO. 4 - 161m ² , 0.040 Acres	HOUSE NO. 15 - 283m ² , 0.070 Acres
HOUSE NO. 5 - 223m ² , 0.055 Acres	HOUSE NO. 16 - 307m ² , 0.076 Acres
HOUSE NO. 6 - 224m ² , 0.055 Acres	HOUSE NO. 17 - 261m ² , 0.064 Acres
HOUSE NO. 7 - 187m ² , 0.041 Acres	HOUSE NO. 18 - 211m ² , 0.052 Acres
HOUSE NO. 8 - 168m ² , 0.042 Acres	HOUSE NO. 19 - 188m ² , 0.042 Acres
HOUSE NO. 9 - 218m ² , 0.054 Acres	HOUSE NO. 20 - 211m ² , 0.052 Acres
HOUSE NO. 10 - 216m ² , 0.053 Acres	HOUSE NO. 21 - 269m ² , 0.066 Acres
HOUSE NO. 11 - 168m ² , 0.042 Acres	HOUSE NO. 22 - 319m ² , 0.079 Acres


 North
 Site Area = 1.01 ha

- - - - OUTLINE OF HOUSES FOR PART V APPLICATION

NOTES:

-  PROPOSED USABLE GREEN SPACE (17%)
-  PROPOSED OVERALL PUBLIC GREEN SPACE (21%)
-  SITE BOUNDARY AREA 1.01 ha, 2.50 ACRES
-  SIGHTLINES

Teamhrach Turagh

NO. 3		
NO. 2	UPDATED PFL TO HOUSE TYPE 6-13	18.08.25
NO. 1	UPDATED PFL TO HOUSE TYPE 1-13	08.06.25
NO.	REVISION	DATE

Not a Drawing for Building Regulations. Planning Application Drawing only
 Figure dimensions to be taken on site before commencement of work
 Contractor to check all dimensions on site before commencement of work
 Architect to be informed of any discrepancies before work proceeds
 Large scale drawings take preference over smaller drawings
 This drawing is copyright



72 Main Street,
 Macroom,
 Co. Cork
 T: 026 23880 E: info@gmcarthy.ie

Client: Kalimna Ltd. Scale: 1:500 @ A1
 Date: February 2026
 Drawing Title: Site Layout Plan
 Drawn: EMK
 SLP_01

NOTE (Wall Types):

- PROPOSED 2M HIGH CONCRETE BLOCK WALL WITH PCC CAPPING TO REAR OF GARDENS
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107m ² (1,152ft)	
HOUSE TYPE B: 4 BED SEMI-DETACHED	6 NO.
150m ² (1,615ft)	
HOUSE TYPE C: 3 BED TERRACED	6 NO.
104m ² (1,119ft)	
HOUSE TYPE D: 2&3 BED TERRACED	8 NO.
3 Bed = 108m ² (1,162ft)	
2 Bed = 99m ² (1,065ft)	
TOTAL NUMBER OF HOUSES:	22 NO.

PROPERTY AREAS:

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HOUSE NO. 10 - 216m ² , 0.053 Acres	HOUSE NO. 21 - 269m ² , 0.066 Acres
HOUSE NO. 11 - 186m ² , 0.042 Acres	HOUSE NO. 22 - 319m ² , 0.079 Acres

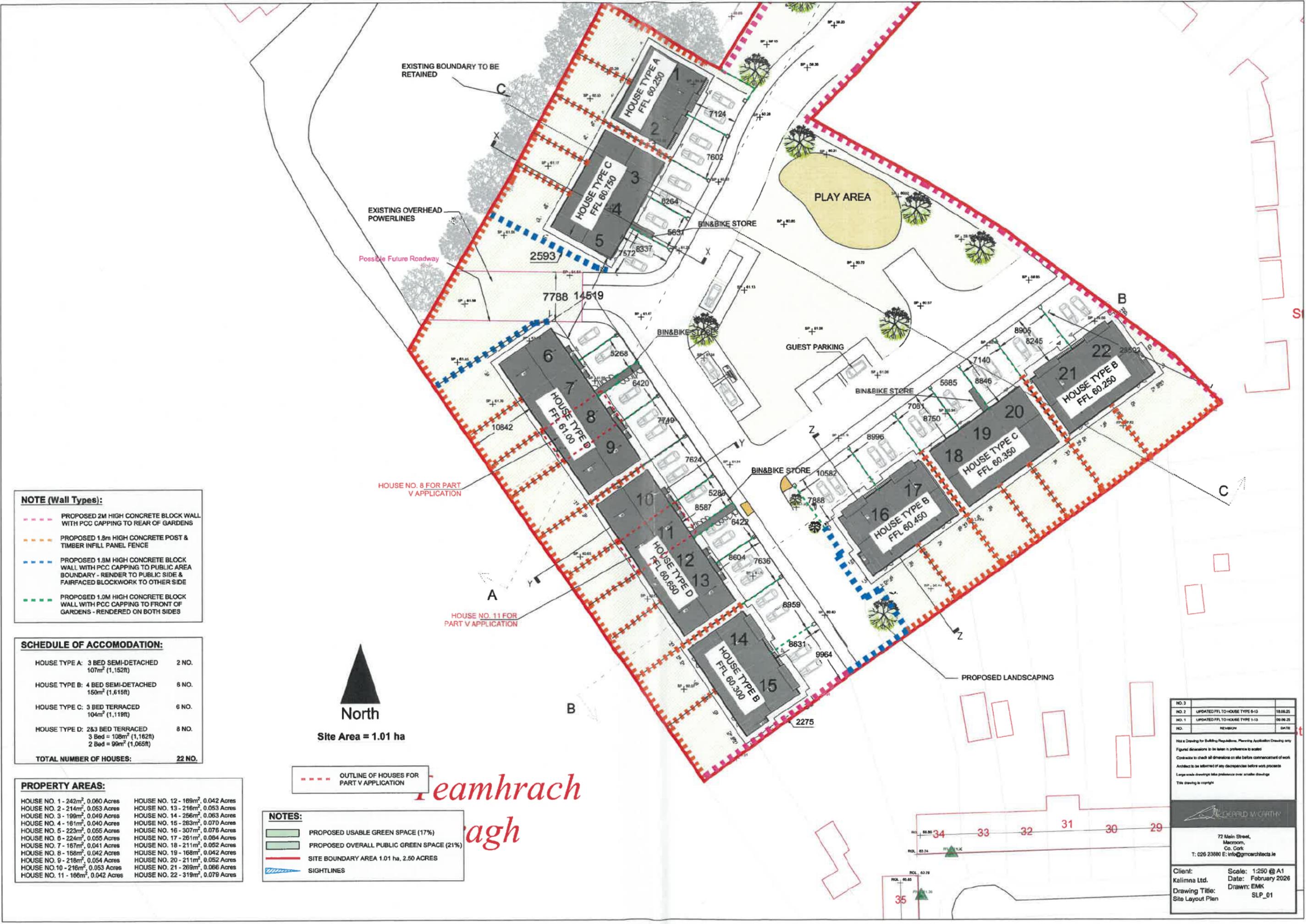
NOTES:

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- PROPOSED OVERALL PUBLIC GREEN SPACE (21%)
- SITE BOUNDARY AREA 1.01 ha, 2.50 ACRES
- SIGHTLINES



--- OUTLINE OF HOUSES FOR PART V APPLICATION

*Teamhrach
agh*

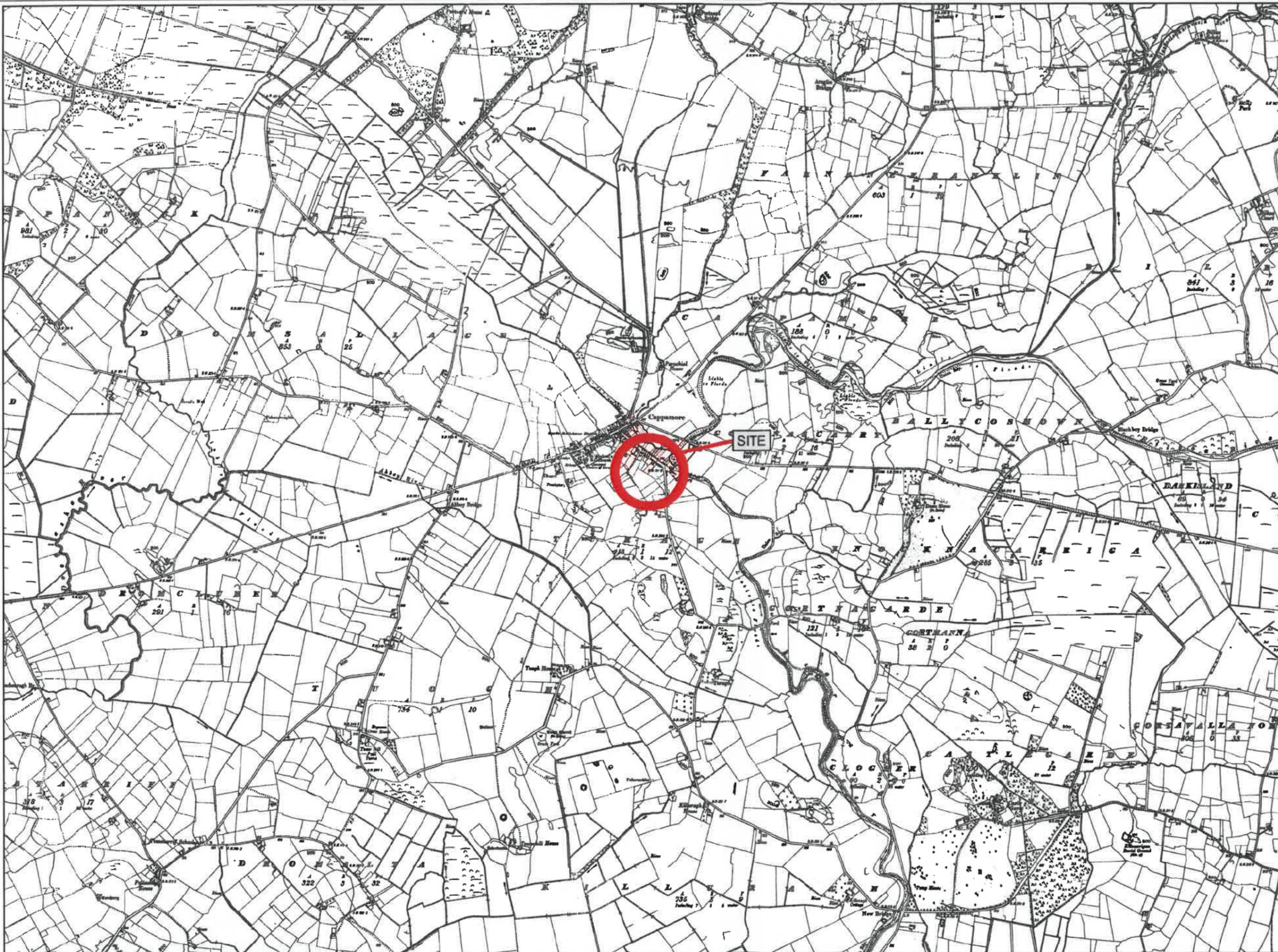


NO. 3		
NO. 2	UPDATED PFL TO HOUSE TYPE 6-13	18.08.25
NO. 1	UPDATED PFL TO HOUSE TYPE 1-13	09.06.25
NO.	REVISION	DATE

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GERARD M. CARROLL
72 Main Street,
Macroom,
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T: 026 23680 E: info@gmcarroll.ie

Client: Kalimna Ltd. Scale: 1:250 @ A1
Date: February 2026
Drawing Title: Drawn: EMK
Site Layout Plan SLP_01

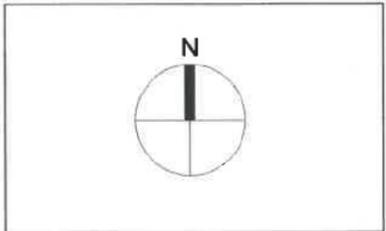


Description
 Historic 6" Latest Edition
 Publisher / Source
 Ordnance Survey Ireland OSB
 Data Source / Reference
 TY044
 Revision Date =
 Survey Date =
 Levelled Date = 31-Dec-1906
 TY050
 Revision Date =
 Survey Date =
 Levelled Date = 31-Dec-1906
 LK015
 Revision Date =
 Survey Date = 31-Dec-1924
 Levelled Date = 31-Dec-1927

File Format
 Tagged Image File Format (TIFF)
 File Name
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 Clip Extent / Area of Interest (AOI)
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 LRX,LRY= 580758.0677,646714.3248
 ULX,ULY= 573748.0677,653908.3248
 URX,URY= 580758.0677,653908.3248
 Projection / Spatial Reference
 IRENET95_Irish_Transverse_Mercator
 Centre Point Coordinates
 X,Y = 577253.0677,651811.3248
 Data Extraction Date
 15-Nov-2022
 Product Version
 1.3
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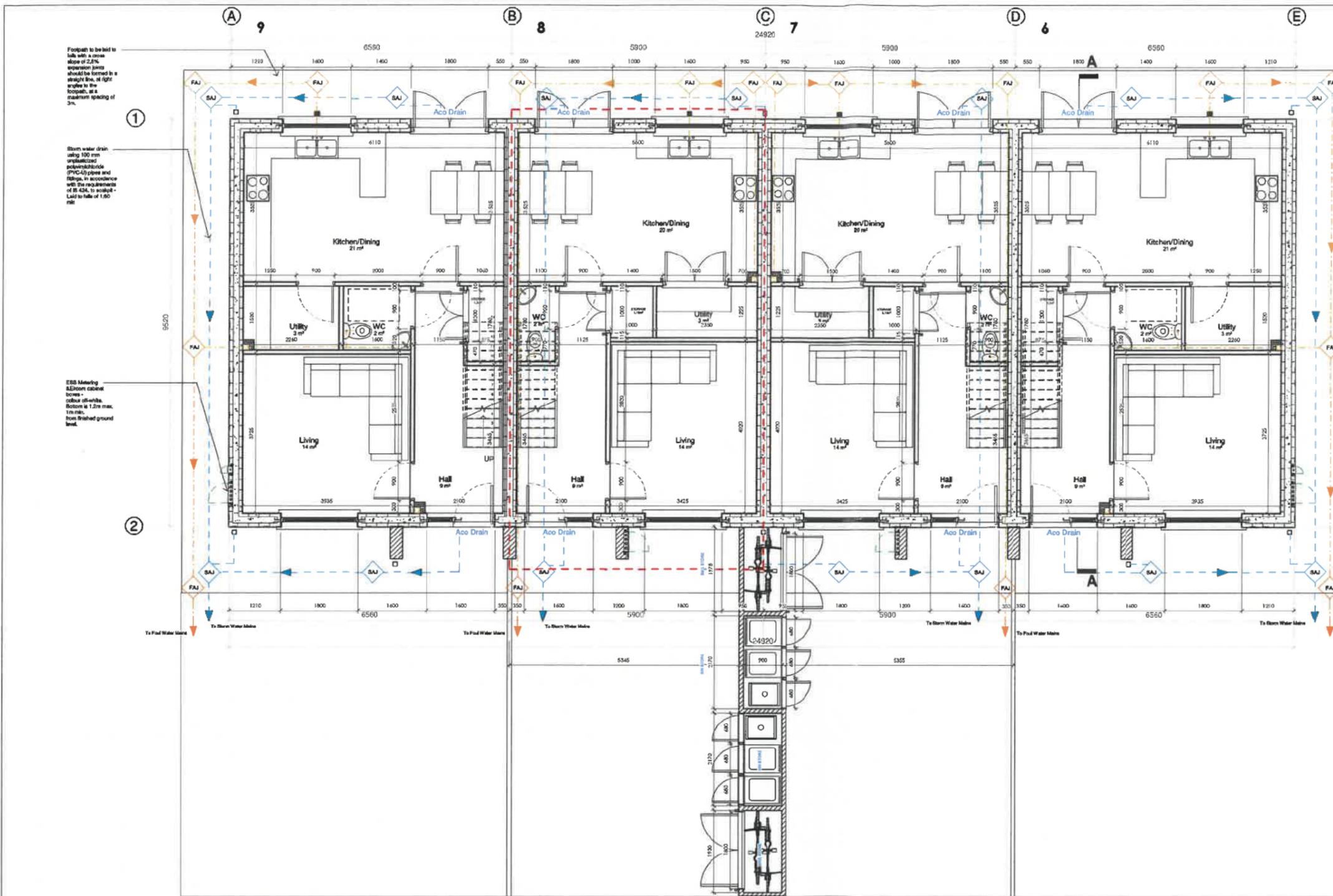
GERALD M. CARTHY
 ARCHITECTS
 72 Main Street, Macroom, Co. Cork
 Tel: 026 23880 / 029 71939
 Mob: 086 8324301
 Email: info@gmcarcitects.ie



No.	Description	Date

CLIENT
 Kalimna Ltd.
JOB TITLE
 Proposed Housing Development

DRAWING TITLE		OS- 01	
Project number	22.00	Scale	1 : 10,560
Date	September 2023		
Drawn by	DOD		
Checked by	GMC		



- RADON PIPE
- FOUL WATER ACCESS JUNCTION
- STORM WATER ACCESS JUNCTION
- FOUL WATER LINE
- STORM WATER LINE
- SOIL VENT PIPE
- BACK INLET GULLY
- BOX IRON STRUCTURAL SUPPORT
- RSL LOW LEVEL
- INTERNAL SOIL VENT PIPE
- STORM WATER GULLY

NB: ALL DIMENSIONS INCLUDING DOOR OPES ARE STRUCTURAL DIMENSIONS TAKEN TO ICF OR STUDWORK

ALL GRIDLINES ARE TO EXTERNAL ICF BLOCK AND CENTRE OF PARTY WALL

NB: ALL ICF TO ALL-IRELAND ICF'S DETAILS AND SPECIFICATIONS

MVHR SYSTEM WITH AIR TO WATER HEATING UNIT AND FULL AIR TIGHTNESS PACKAGE

FINISHED FLOOR LEVELS VARY - REFER TO SITE LAYOUT PLAN

HOUSE TYPE D 3 Bed End-Terrace (6)
 GROUND FLOOR AREA: 54.13 sq.m | 582.65 sq.ft
 FIRST FLOOR AREA: 54.13 sq.m | 582.65 sq.ft

TOTAL FLOOR AREA: 108.26 sq.m | 1165.30 sq.ft

HOUSE TYPE D 2 Bed Mid-Terrace (7)
 GROUND FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
 FIRST FLOOR AREA: 49.59 sq.m | 533.78 sq.ft

TOTAL FLOOR AREA: 99.18 sq.m | 1067.56 sq.ft

HOUSE TYPE D 2 Bed Mid-Terrace (8)
 GROUND FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
 FIRST FLOOR AREA: 49.59 sq.m | 533.78 sq.ft

TOTAL FLOOR AREA: 99.18 sq.m | 1067.56 sq.ft

HOUSE TYPE D 3 Bed End-Terrace (9)
 GROUND FLOOR AREA: 54.13 sq.m | 582.65 sq.ft
 FIRST FLOOR AREA: 54.13 sq.m | 582.65 sq.ft

TOTAL FLOOR AREA: 108.26 sq.m | 1165.30 sq.ft

Ground Floor Plan
1 : 50

Gerald McCarthy
 Registered Architect
 72 Main Street, Macroom, Co. Cork
 Tel: 035 23880/025 71939
 Mob: 086 8324301
 Email: info@gmcarcitects.ie



RIAI
 Registered Architect
 2022
 PSOP Accreditation
 P



Figural dimensions to be taken in preference to scales.
 Architect to be informed of any discrepancies before work proceeds.
 Contractor to check all dimensions on site before commencement of work.
 Large scale drawings take preference over smaller drawings.
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No.	Description	Date
A	First Issue	15/09/2025

CLIENT
 Cappamore Manor Developments Ltd.

JOB TITLE
 HOUSE TYPE D - 2-bed / 3-bed
 Townhouse Plots 6|7|8|9

DRAWING TITLE
 Ground Floor Plan

Project number 23_00

Date September 2025

Drawn by EMK

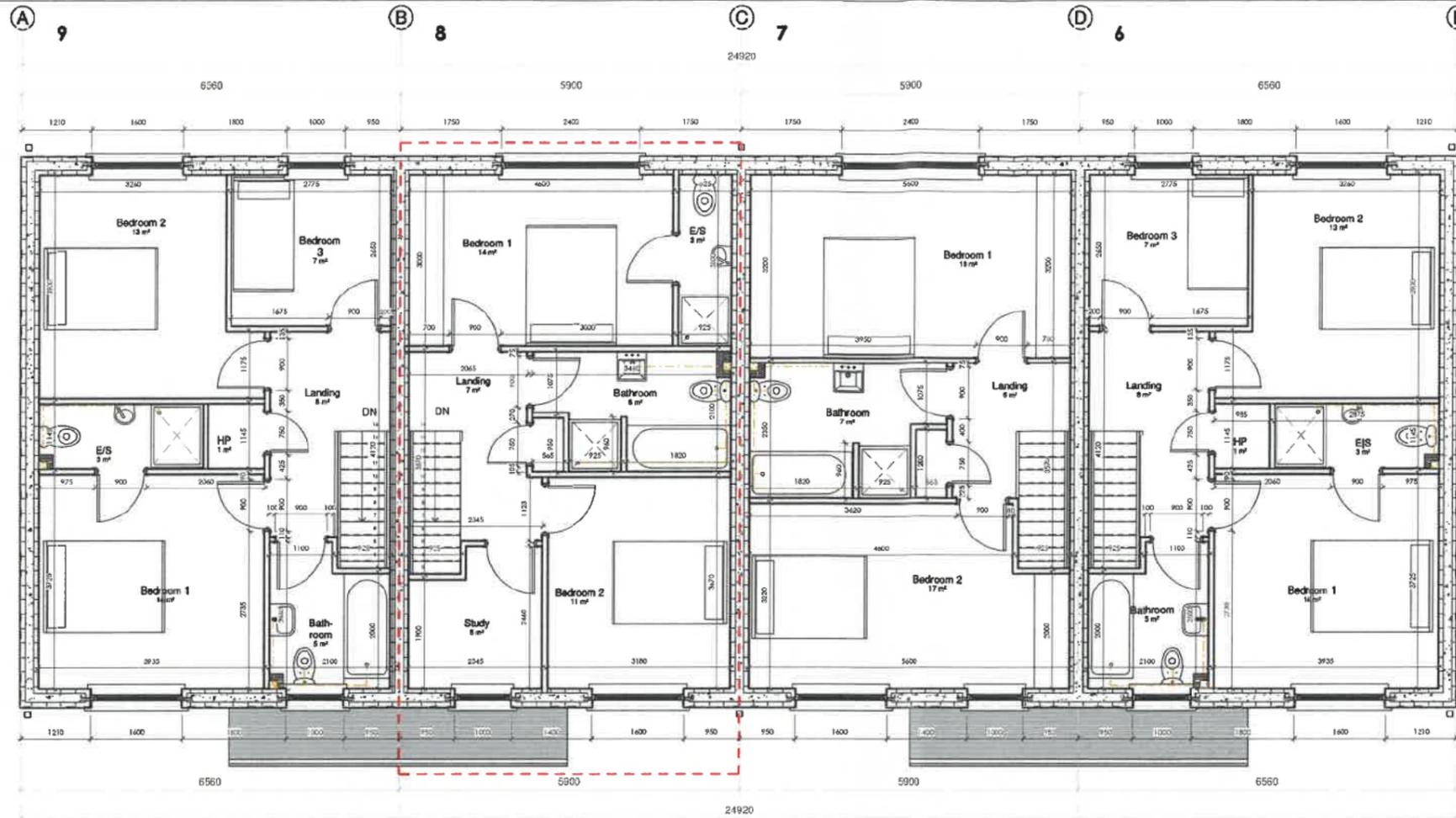
Checked by GMC

Scale

C501

1 : 50

14/09/2025 11:58:08



- (FFL 60.45m)
- FINISHED FLOOR LEVEL
- RADON PIPE
- FOUL WATER ACCESS JUNCTION
- STORM WATER ACCESS JUNCTION
- FOUL WATER LINE
- STORM WATER LINE
- SOIL VENT PIPE
- BACK INLET GULLY
- BOX IRON STRUCTURAL SUPPORT
- RSJ LOW LEVEL
- INTERNAL SOIL VENT PIPE
- STORM WATER GULLY

NB: ALL DIMENSIONS INCLUDING DOOR OPENS ARE STRUCTURAL DIMENSIONS TAKEN TO ICF OR STUDWORK

ALL GRIDLINES ARE TO EXTERNAL ICF BLOCK AND CENTRE OF PARTY WALL

NB: ALL ICF TO ALL-IRELAND ICF'S DETAILS AND SPECIFICATIONS

MVHR SYSTEM WITH AIR TO WATER HEATING UNIT AND FULL AIR TIGHTNESS PACKAGE

FINISHED FLOOR LEVELS VARY - REFER TO SITE LAYOUT PLAN

First Floor Plan
1 : 50

<p>HOUSE TYPE D 3 Bed End-Terrace (6) GROUND FLOOR AREA: 54.13 sq.m 582.65 sq.ft FIRST FLOOR AREA: 54.13 sq.m 582.65 sq.ft</p>	<p>HOUSE TYPE D 2 Bed Mid-Terrace (8) GROUND FLOOR AREA: 49.59 sq.m 533.78 sq.ft FIRST FLOOR AREA: 49.59 sq.m 533.78 sq.ft</p>
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<p>TOTAL FLOOR AREA: 108.26 sq.m 1165.30 sq.ft</p>	<p>TOTAL FLOOR AREA: 99.18 sq.m 1067.56 sq.ft</p>
<p>TOTAL FLOOR AREA: 99.18 sq.m 1067.56 sq.ft</p>	<p>TOTAL FLOOR AREA: 108.26 sq.m 1165.30 sq.ft</p>



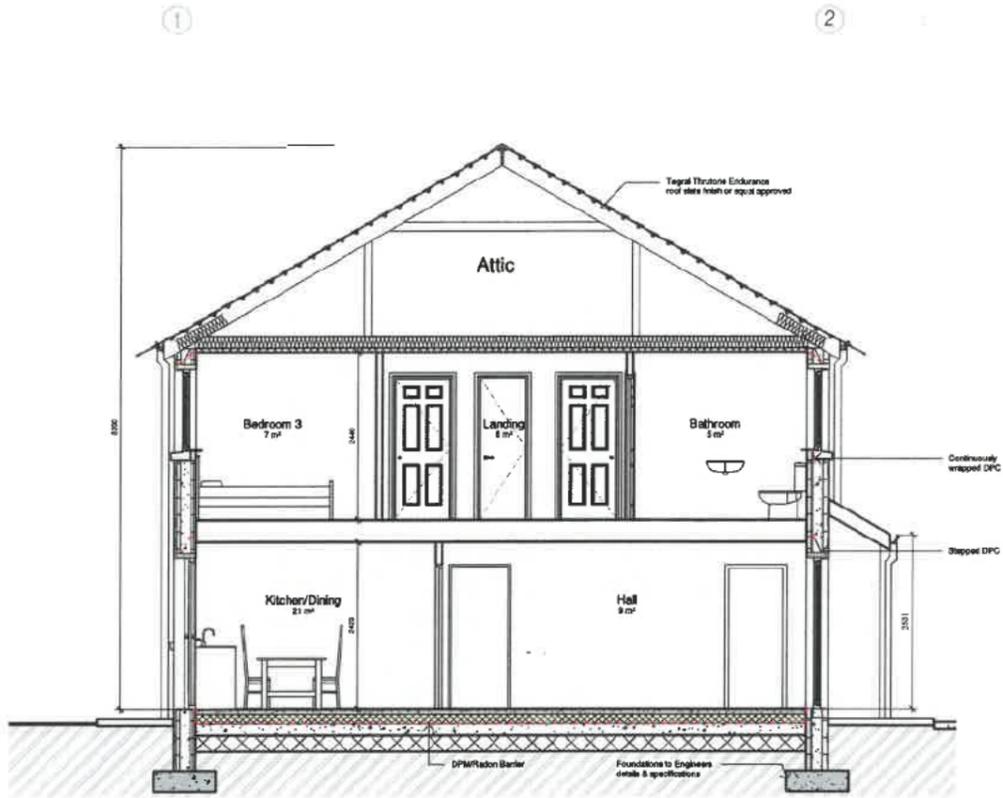
Front Elevation
1 : 100



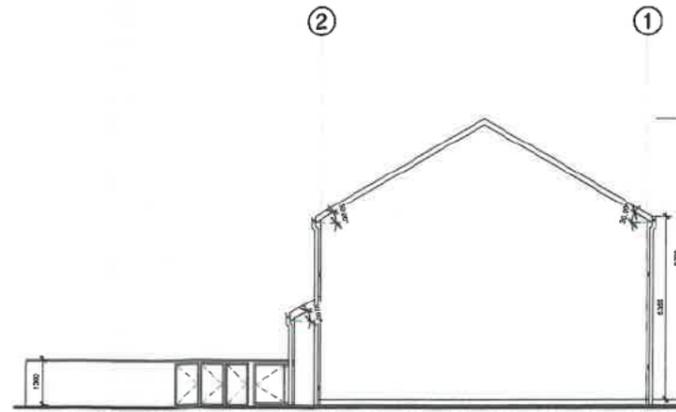
Rear Elevation
1 : 100

<p>Gerald McCarthy Registered Architect Main Street, Macroom, Co. Cork Tel: 026 23880/029 71939 Mob: 086 8324301 Email: info@gmcarthy.ie</p>	<p>Registered Architect 2022</p>	<p>PSDP Accreditation P</p>		<p>Figured dimensions to be taken in preference to scale. Architect to be informed of any discrepancies before work proceeds. Contractor to check all dimensions on site before commencement of work. Large scale drawings take preference over smaller drawings. This drawing is copyright. IF IN DOUBT, ASK!</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>First Issue</td> <td>19/09/2025</td> </tr> </tbody> </table>	No.	Description	Date	A	First Issue	19/09/2025	<p>CLIENT Cappamore Manor Developments Ltd.</p>	<p>DRAWING TITLE First Floor Plan</p>
					No.	Description	Date						
A	First Issue	19/09/2025											
<p>JOB TITLE HOUSE TYPE D - 2-bed / 3-bed Townhouse Plots 6 7 8 9</p>	<p>Project number 23... Date September 2025 Drawn by KOB Checked by GMC</p>	<p>C502 Scale As Indicated</p>											

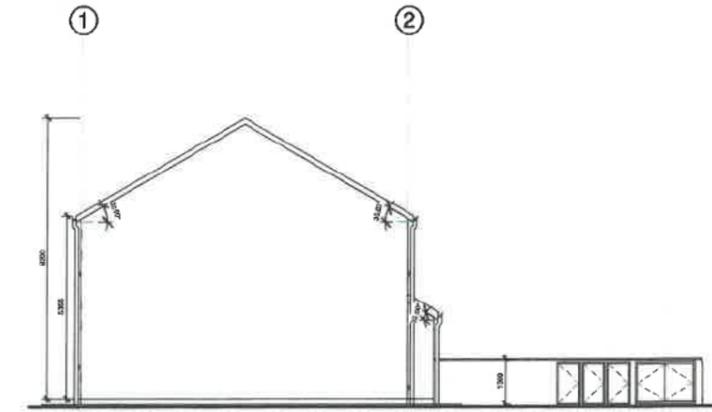
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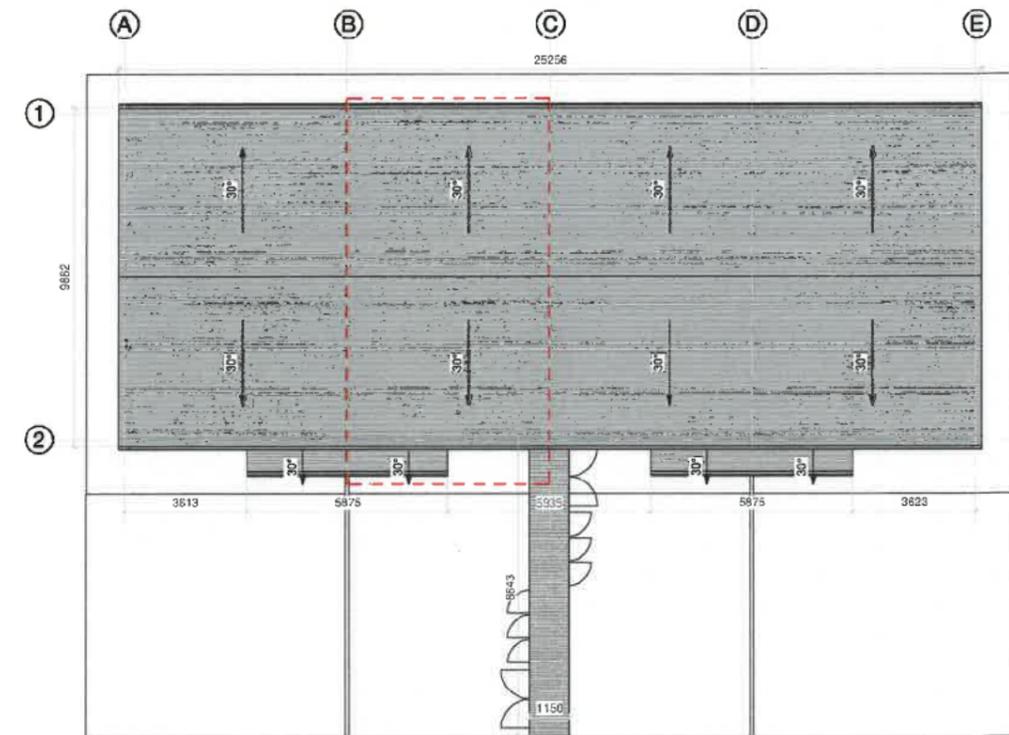
Section A-A
1 : 50



Side Elevation 1
1 : 100



Side Elevation 2
1 : 100



Roof Plan
1 : 100

Gerald McCarthy
Registered Architect
72 Main Street, Macroom, Co. Cork
Tel: 026 23886/025 71939
Mob: 086 8324301
Email: info@gmcarthymc.com



RIAI
Registered Architect
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Figured dimensions to be taken in preference to scaled.
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ZENOCOURT.ABS

No.	Description	Date
A	First Issue	19/09/2025

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Cappamore Manor Developments Ltd.
JOB TITLE
HOUSE TYPE D - 2-bed / 3-bed
Townhouse Plots 6|7|8|9

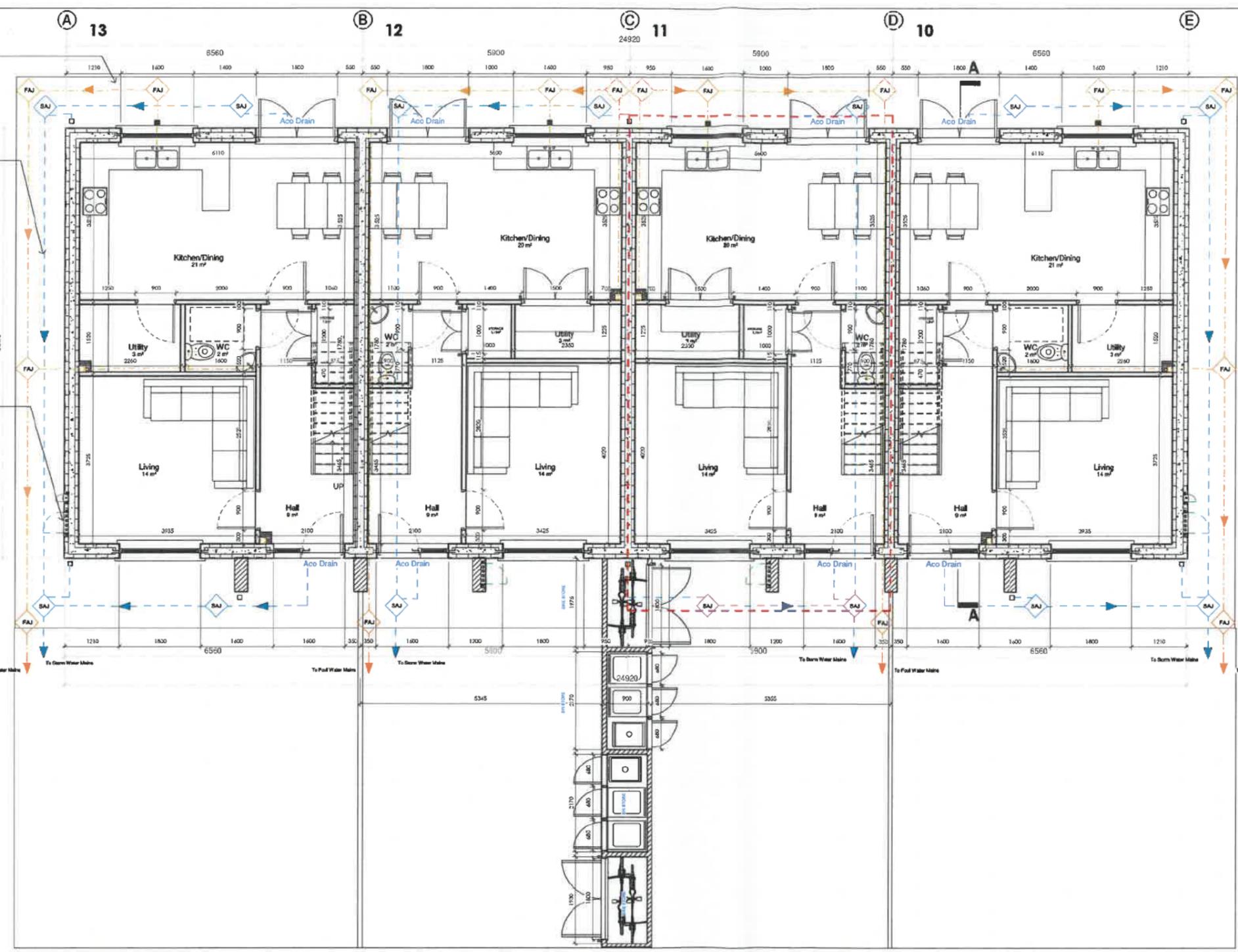
DRAWING TITLE		Section A-A, Elevations, Roof Plan & 3D Views	
Project number	23	Date	September 2025
Drawn by	EMK	Checked by	GMC
Scale	As indicated	C503	

19/09/2025 11:06:17

Footpath to be laid to fall with a cross slope of 2.5%, expansion joints should be formed in a straight line, at right angles to the footpath, at a maximum spacing of 7m.

Storm water drain using 100mm unplasticized polypropylene (PVC-U) pipes and fittings, in accordance with the requirements of BS 4291, in scotch-lead to fall of 1:80 min.

ESB Mellowe ERoom cabinet base - colour off-white, bottom is 1.2m max. 1m min, form finished ground level.



- RADON PIPE
- FOUL WATER ACCESS JUNCTION
- STORM WATER ACCESS JUNCTION
- FOUL WATER LINE
- STORM WATER LINE
- SOIL VENT PIPE
- BACK INLET GULLY
- BOX IRON STRUCTURAL SUPPORT
- RSJ LOW LEVEL
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MVHR SYSTEM WITH AIR TO WATER HEATING UNIT AND FULL AIR TIGHTNESS PACKAGE

FINISHED FLOOR LEVELS VARY - REFER TO SITE LAYOUT PLAN

HOUSE TYPE D 3 Bed End-Terrace (10)
 GROUND FLOOR AREA: 54.13 sq.m | 582.65 sq.ft
 FIRST FLOOR AREA: 54.13 sq.m | 582.65 sq.ft
TOTAL FLOOR AREA: 108.26 sq.m | 1165.30 sq.ft

HOUSE TYPE D 2 Bed Mid-Terrace (11)
 GROUND FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
 FIRST FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
TOTAL FLOOR AREA: 99.18 sq.m | 1067.56 sq.ft

HOUSE TYPE D 2 Bed Mid-Terrace (12)
 GROUND FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
 FIRST FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
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HOUSE TYPE D 3 Bed End-Terrace (13)
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 FIRST FLOOR AREA: 54.13 sq.m | 582.65 sq.ft
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Ground Floor Plan
1 : 50

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 2022
 PSOP Accreditation
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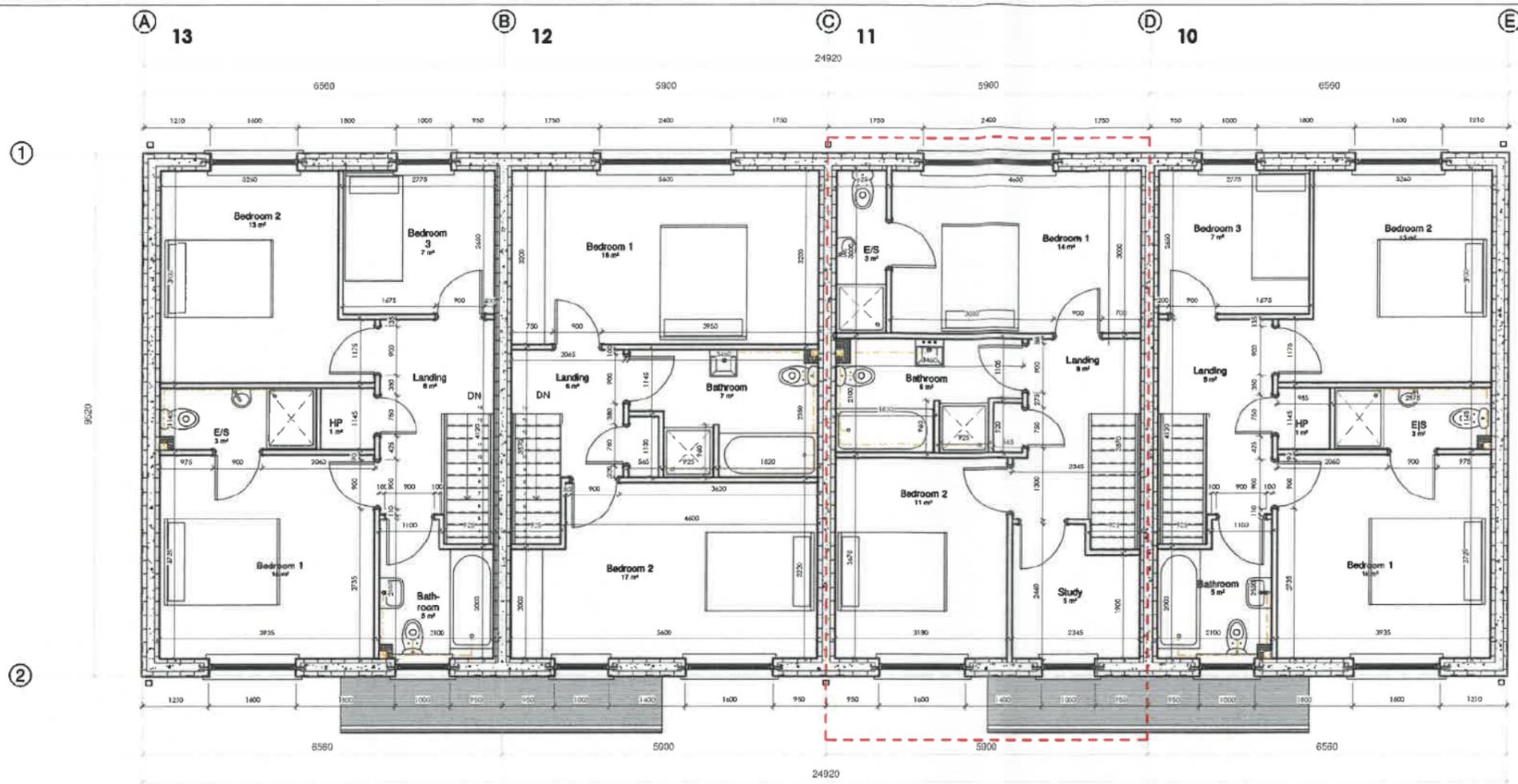
No.	Description	Date
A	First Issue	19/09/2025

CLIENT
 Cappamore Manor Developments Ltd.

JOB TITLE
 HOUSE TYPE D - 2-bed / 3-bed
 Townhouse Plots 10|11|12|13

DRAWING TITLE		Project number		C501
Ground Floor Plan		23	September 2025	
Drawn by	EMK	Checked by	GMC	Scale
				1 : 50

16/02/2026 12:02:57



- (FFL 60.45m) FINISHED FLOOR LEVEL
- RADON PIPE
- ◇ FAJ FOUL WATER ACCESS JUNCTION
- ◇ SAJ STORM WATER ACCESS JUNCTION
- FOUL WATER LINE
- STORM WATER LINE
- SVP SOIL VENT PIPE
- B.I.G. BACK INLET GULLY
- BOX IRON STRUCTURAL SUPPORT
- RSL LOW LEVEL
- I.S.V.P. INTERNAL SOIL VENT PIPE
- S.W.G. STORM WATER GULLY

NB: ALL DIMENSIONS INCLUDING DOOR OPENS ARE STRUCTURAL DIMENSIONS TAKEN TO ICF OR STUDWORK

ALL GRIDLINES ARE TO EXTERNAL ICF BLOCK AND CENTRE OF PARTY WALL

NB: ALL ICF TO ALL-IRELAND ICF'S DETAILS AND SPECIFICATIONS

MVHR SYSTEM WITH AIR TO WATER HEATING UNIT AND FULL AIR TIGHTNESS PACKAGE

FINISHED FLOOR LEVELS VARY - REFER TO SITE LAYOUT PLAN

First Floor Plan
1 : 50

HOUSE TYPE D 3 Bed End-Terrace (10)
GROUND FLOOR AREA: 54.13 sq.m | 582.65 sq.ft
FIRST FLOOR AREA: 54.13 sq.m | 582.65 sq.ft

HOUSE TYPE D 2 Bed Mid-Terrace (12)
GROUND FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
FIRST FLOOR AREA: 49.59 sq.m | 533.78 sq.ft

TOTAL FLOOR AREA: 108.26 sq.m | 1165.30 sq.ft

TOTAL FLOOR AREA: 99.18 sq.m | 1067.56 sq.ft

HOUSE TYPE D 2 Bed Mid-Terrace (11)
GROUND FLOOR AREA: 49.59 sq.m | 533.78 sq.ft
FIRST FLOOR AREA: 49.59 sq.m | 533.78 sq.ft

HOUSE TYPE D 3 Bed End-Terrace (13)
GROUND FLOOR AREA: 54.13 sq.m | 582.65 sq.ft
FIRST FLOOR AREA: 54.13 sq.m | 582.65 sq.ft

TOTAL FLOOR AREA: 99.18 sq.m | 1067.56 sq.ft

TOTAL FLOOR AREA: 108.26 sq.m | 1165.30 sq.ft



Front Elevation
1 : 100



Rear Elevation
1 : 100

Gerald McCarthy
Registered Architect
72 Main Street, Macroom, Co. Cork
Tel: 028 23886029 71939
Mob: 086 8324901
Email: info@mcarchitects.ie



RIAI
Registered Architect
2022
PECP Accreditation
P



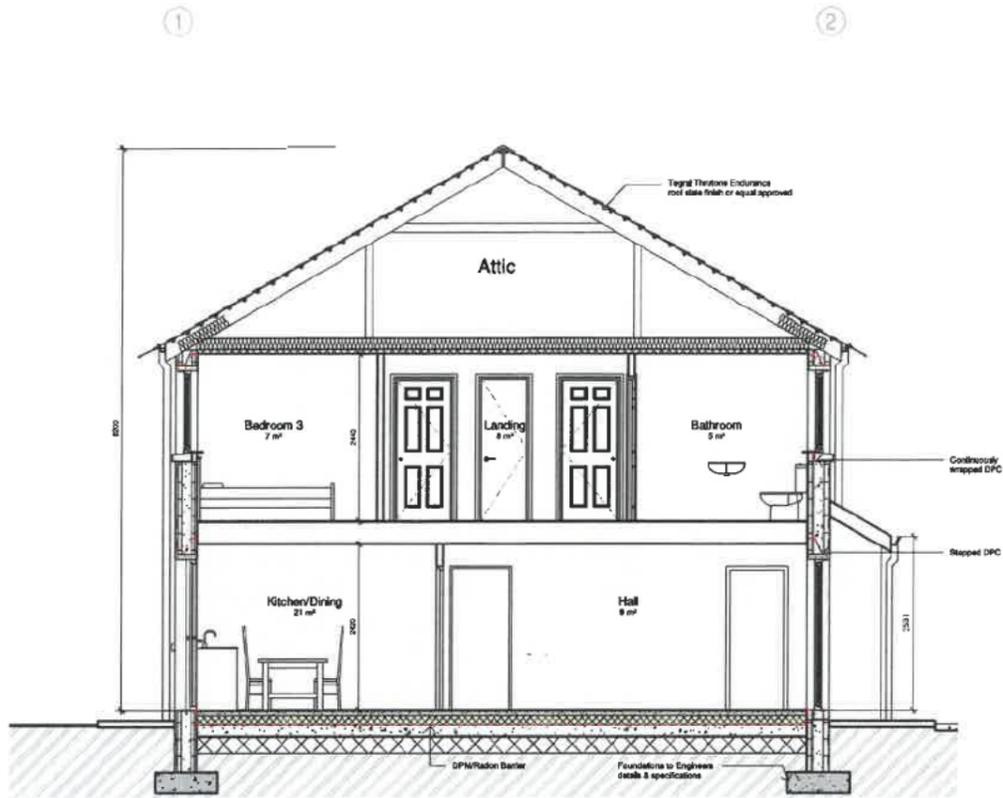
Figural dimensions to be taken in preference to scale.
Architect to be informed of any discrepancies before work proceeds.
Contractor to check all dimensions on site before commencement of work.
Larger scale drawings take preference over smaller drawings.
This drawing is copyright.
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No.	Description	Date
A	First Issue	19/09/2025

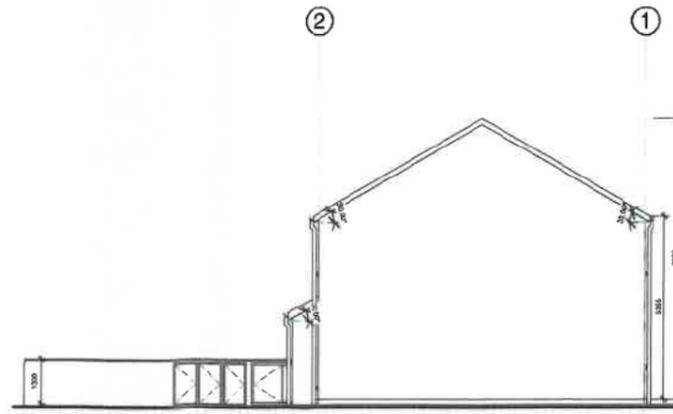
CLIENT
Cappamore Manor Developments Ltd.
JOB TITLE
HOUSE TYPE D - 2-bed / 3-bed
Townhouse Plots 10|11|12|13

DRAWING TITLE		C502	
Project number	23_	Scale	As Indicated
Date	September 2025		
Drawn by	KOB		
Checked by	GMC		

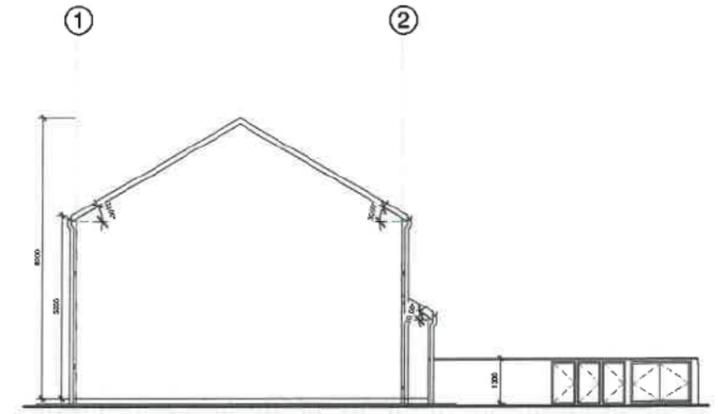
14/02/2025 13:02:58



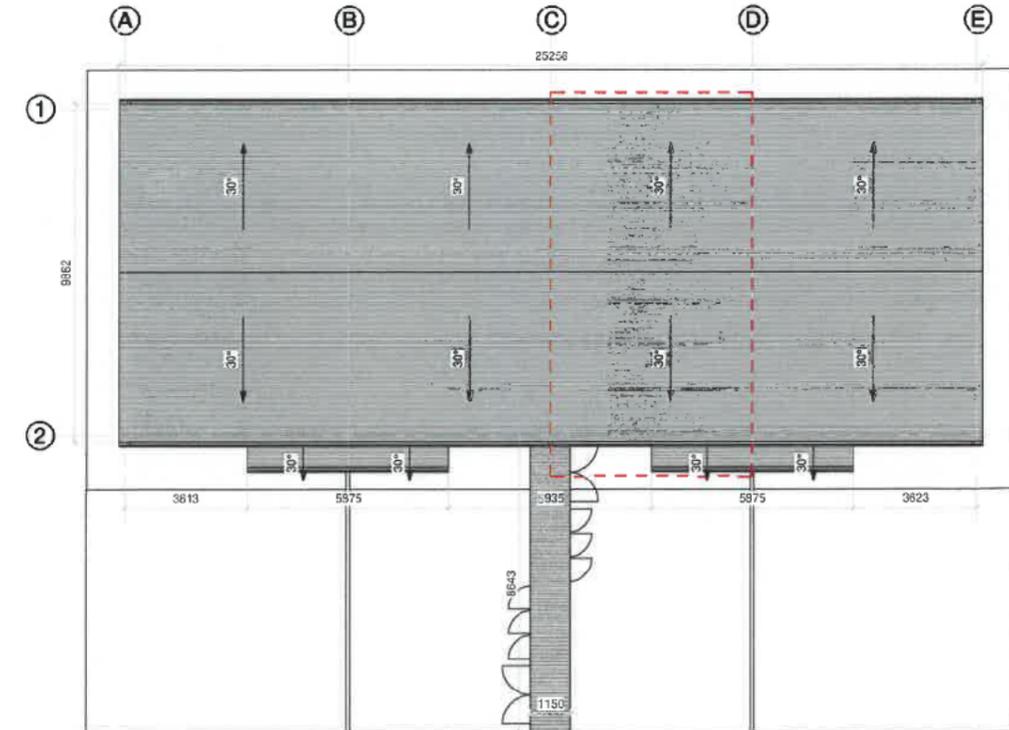
Section A-A
1 : 50



Side Elevation 1
1 : 100



Side Elevation 2
1 : 100



Roof Plan
1 : 100

Gerald McCarthy
Registered Architect
72 Main Street, Macroom, Co. Cork
Tel: 026 23890/029 71939
Mobi: 086 8324301
Email: info@mcarchitects.ie



RIAI
Registered Architect
2022
PSOP Accreditation
P

Figural dimensions to be taken in preference to scaled.
Architect to be informed of any discrepancies before work proceeds.
Contractor to check all dimensions on site before commencement of work.
Large scale drawings take preference over smaller drawings.
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No.	Description	Date
A	First Issue	19/09/2023

CLIENT
Cappamore Manor Developments Ltd.

JOB TITLE
**HOUSE TYPE D - 2-bed / 3-bed
Townhouse Plots 10|11|12|13**

DRAWING TITLE
Section A-A, Elevations, Roof Plan & 3D Views

Project number 23...
Date September 2023
Drawn by EMK
Checked by GNC Scale As Indicated

C503

19/09/2023 12:53:53

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

File Reference number	EC-027-26
Applicant(s)	Cappamore Manor Property Developments Limited
Location	Moore Street Cappamore Co. Limerick

Description of Site and Surroundings:

The site is accessed along Moore Street within the level 4 large village of Cappamore, in an area zoned as New Residential in the Cappamore settlement plan. The subject site measures slightly over one hectare in area and relates to a new 22-unit housing infill development.

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 applicant is seeking a declaration of exemption for the internal reconfiguration of the first floor to comprise the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11)

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

Subject site:

23529 – Permission was granted for the construction of new 22-unit housing development consisting of the following: 6 No 4 bedroom detached dwellinghouses, 2 No 3-bedroom semi-detached dwellinghouses, 10 No 3 bedroom townhouses, and 4 no 2 bedroom townhouses, new vehicular entrance, storm and surface water sewers including attenuation system, public lighting, boundary walls, footpaths, open spaces, new entrance to existing dwellinghouse to the north west together with all other ancillary site works.

16/254 – Permission was granted for the construction of a new single storey nursing home with 39 no. bedrooms and ancillary accommodation, provision for 32 no. on site car parking spaces and all associated site works. This was appealed to An Bord Pleanála and permission was granted.

14/936 – Permission was refused for the construction of a new single storey nursing home with 45 bedrooms and ancillary accommodation, the provision for 34 on site car parking spaces and all associated site works.

04/175 – Permission was granted for the construction of 36 bed nursing home.

99/2362 – An application for Construction of 23 no dwelling houses is deemed withdrawn.

Adjacent:

09/196 – Permission was granted to Anne Wetzel for change of front elevation to include raising of the ridge height of the main roof and a side utility extension and PERMISSION for a front entrance lobby and all associated development works.

93/584 – Permission was granted to Greta Mulcahy for Construction of bungalow and associated site works.

87/27/651 – Permission was granted for Construction of bungalow and associated 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 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 internal reconfiguration of the first floor to comprise the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11), constituting 'works' and 'development'.

Is the proposal exempted development?

Under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), 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, shall be considered exempted development. It is considered the proposed internal modifications of the existing dwelling types satisfies the above criteria.

Furthermore, the resulting floor areas of the bedrooms at 11.6m², which have been reconfigured to facilitate the addition of a study, comply with the Quality Housing for Sustainable Communities: Design Guidelines (2007), which mandates a minimum floor area of a double bedroom of at least 11.4m².

I note that the proposed study room does not comply with room space requirements in terms of the use of the room as an additional bedroom and that the overall space provision and room sized requirements as set out in *Table 5.1: Space provision and room sizes for typical dwellings* for a two bedroom dwelling are significantly less than that of a three bedroom dwelling. Therefore, I consider that any use of the proposed study room as a bedroom would be material and could therefore not be considered as exempted development. The applicant shall be advised of same.

Article 9 Restrictions

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

Appropriate Assessment

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

Environmental Impact Assessment

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

Conclusion/Recommendation

The proposed internal reconfiguration of the internal reconfiguration of the first floor to provide the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11), satisfies the exempted development criteria set out in Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), provided that the proposed study room is not used as an additional bedroom.

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Article 6 & 9 of the Planning and Development Regulations 2001 (as amended)
- (c) The plans & particulars submitted with the application received on 18/02/2026.

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) provided that the proposed study room is not used as an additional bedroom.

Graduate Planner	Isaac Cunningham	Date:
Signature:		11/03/2026
Senior Executive Planner	Jennifer Collins	Date:
Signature		12/03/2026

Advice Note:

It is noted that proposed study room does not comply with room space requirements in terms of the use of the room as an additional bedroom and that the overall space provision and

room sized requirements as set out in *Table 5.1: Space provision and room sizes for typical dwellings* for a two bedroom dwelling are significantly less than that of a three bedroom dwelling. Therefore, the applicant is advised that any future use of the proposed study room as a bedroom would be considered material and would not be exempted development.

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-027-26
(e) Brief description of the project or plan:	The internal reconfiguration of the first floor to comprise the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11).
(e) Brief description of site characteristics:	The site is accessed along Moore Street within the level 4 large village of Cappamore, in an area zoned as New Residential in the Cappamore settlement plan. The subject site measures slightly over one hectare in area and relates to a new 22-unit housing infill development.
(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
Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	0.24	None	N
Slievefelim to Silvermines Mountains SPA	https://www.npws.ie/protected-sites/spa/004165	3.22	None	N

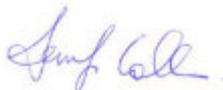
STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (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 	None. No direct encroachment or hydrological connection

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

(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
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.		
The site is located within an established urban environment. Given the sites size, no hydrological connection to any SAC/SPA, no encroachment on any SAC/SPA and the limited scale of the development proposed, an AA is not required.		
Conclusion: AA 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 11/03/2026	
Signature and Date of the Decision Maker:	 Jennifer Collins, A/Senior Executive Planner 12/03/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-027-26
Development Summary:	The internal reconfiguration of the first floor to comprise the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11).
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
<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?	
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>Isaac Cunningham, Graduate Planner 11/03/2026</p>
<p>Signature and Date of the Decision Maker:</p>	 <p>Jennifer Collins, A/Senior Executive Planner 12/03/2026</p>



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:

**Cappamore Manor Property Developments Limited,
c/o Gerald McCarthy Architects Limited,
72 Main St,
Sleeven East,
Macroom,
Co. Cork**

EC/027/26

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/2026/279

File Ref No. EC/027/26

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

RE: **An internal reconfiguration of the first floor to comprise the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11) at Moore Street, Cappamore, 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.

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 11/03/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Cappamore Manor Property Developments Limited, c/o Gerald McCarthy Architects Limited, 72 Main St, Sleveen East, Macroom, Co. Cork to state that the works as described above is

Development and is Exempt Development.

Signed



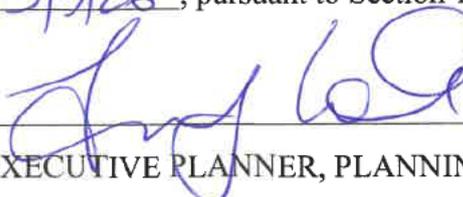
A/SENIOR EXECUTIVE PLANNER, PLANNING & PLACE-MAKING

Date

13/3/26

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/279 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

Pleanáil, agus Cruthú Áite
Comhairle Cathrach agus Contae Luimnigh
Bothar Thuair 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/027/26

Name and Address of Applicant: Cappamore Manor Property Developments Limited, Moore Street
Cappamore, Co. Limerick

Agent: Gerald McCarthy Architects Limited, 72 Main St, Sleveen East,
Macroom, Co. Cork

Whether the renovation of the internal reconfiguration of the first floor to comprise the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11) at Moore Street, Cappamore, 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 18th day of February 2026.

AND WHEREAS the Planning Authority has concluded that the internal reconfiguration of the first floor to comprise the addition of a study to house type D 2-bed mid-terrace (8) & to house type D 2-bed mid-terrace (11) at Moore Street, Cappamore, Co. Limerick **DOES** come within the scope of exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended) provided that the proposed study room is not used as an additional bedroom. 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 1: It is noted that proposed study room does not comply with room space requirements in terms of the use of the room as an additional bedroom and that the overall space provision and room sized requirements as set out in Table 5.1: Space provision and room sizes for typical dwellings for a two bedroom dwelling are significantly less than that of a three bedroom dwelling. Therefore, the applicant is advised that any future use of the proposed study room as a bedroom would be considered material and would not be exempted development

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.