



Limerick City and County Council

Planning Department

Section 5 Application

**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name: RONAN CULHANE

Applicant's Address: BALLYGUILTENANE UPPER

GLIN, CO. LIMERICK

V94 F58E

Telephone No. [REDACTED]

Name of Agent (if any): JAMES O CONNOR "OCON PROJECTS LTD"

Address: TULLAHINNELL, BALLYLONAFORD

CO. KERRY, V31 XE4D

Telephone No. 087 9260741

Address for Correspondence:

SEE AGENT ADDRESS

\_\_\_\_\_

\_\_\_\_\_

Location of Proposed development (Please include EIRCODE):

GLENAGRAGARA, ATHEA  
CO. LIMERICK, V94 KX4D

Description of Proposed development:

RENOVATE EXISTING DERELICT DWELLING; INCLUSIVE  
OF 1) DEMOLITION OF DERELICT FRONT PORCH  
& REAR EXTENSION 2) NEW EXTERNAL WINDOWS & DOORS  
3) REPLACEMENT OF ROOF 4) NEW REAR SKYLIGHTS

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: OWNER

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

SITE LOCATION MAP, SITE LAYOUT PLAN,  
EXISTING BUILDING DRAWINGS, PROPOSED  
BUILDING DRAWINGS & DEMOLITION DRAWINGS

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) James O'Connor "AGENT"

NOTES: Application must be accompanied by:

- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

\*\*\*\*\*

Application to be forwarded to:

**Planning Department,  
Limerick City & County Council,  
Dooradoyle,  
Limerick,  
V94 XF67**

**Enquiries:  
Telephone: 061-556556  
E-Mail: [planning@limerick.ie](mailto:planning@limerick.ie)**

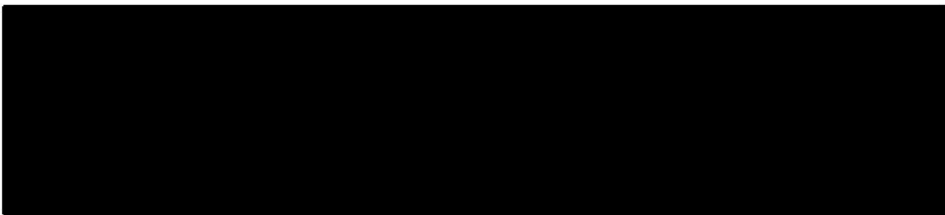
\*\*\*\*\*



Good morning, James,

Please see below for your attention.

Kind regards,



*While I may read and send emails outside normal working hours, I do not expect a response or action outside your own working hours.*

*Limerick City and County Council stands united against aggression, violence and misconduct towards our dedicated staff. We value collaboration and open dialogue, fostering an environment where everyone feels safe and respected. Together, we uphold a culture of dignity and professionalism, ensuring that our employees can serve you with enthusiasm.*

**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  
02/03/2026 09:55:22**

**Receipt No / Uimhir  
Admhála: LA25/25196410**

**Customer Address / Seoladh an**

**Chustaiméara:**

James O'Connor  
Tullahinnell  
Ballylongford  
Co Kerry  
V31 XE40

---

**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** 3267368TH  
**CBL:**

**Please retain this receipt for your records**

Please do not reply to this email

Limerick City & County Council Disclaimer



Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

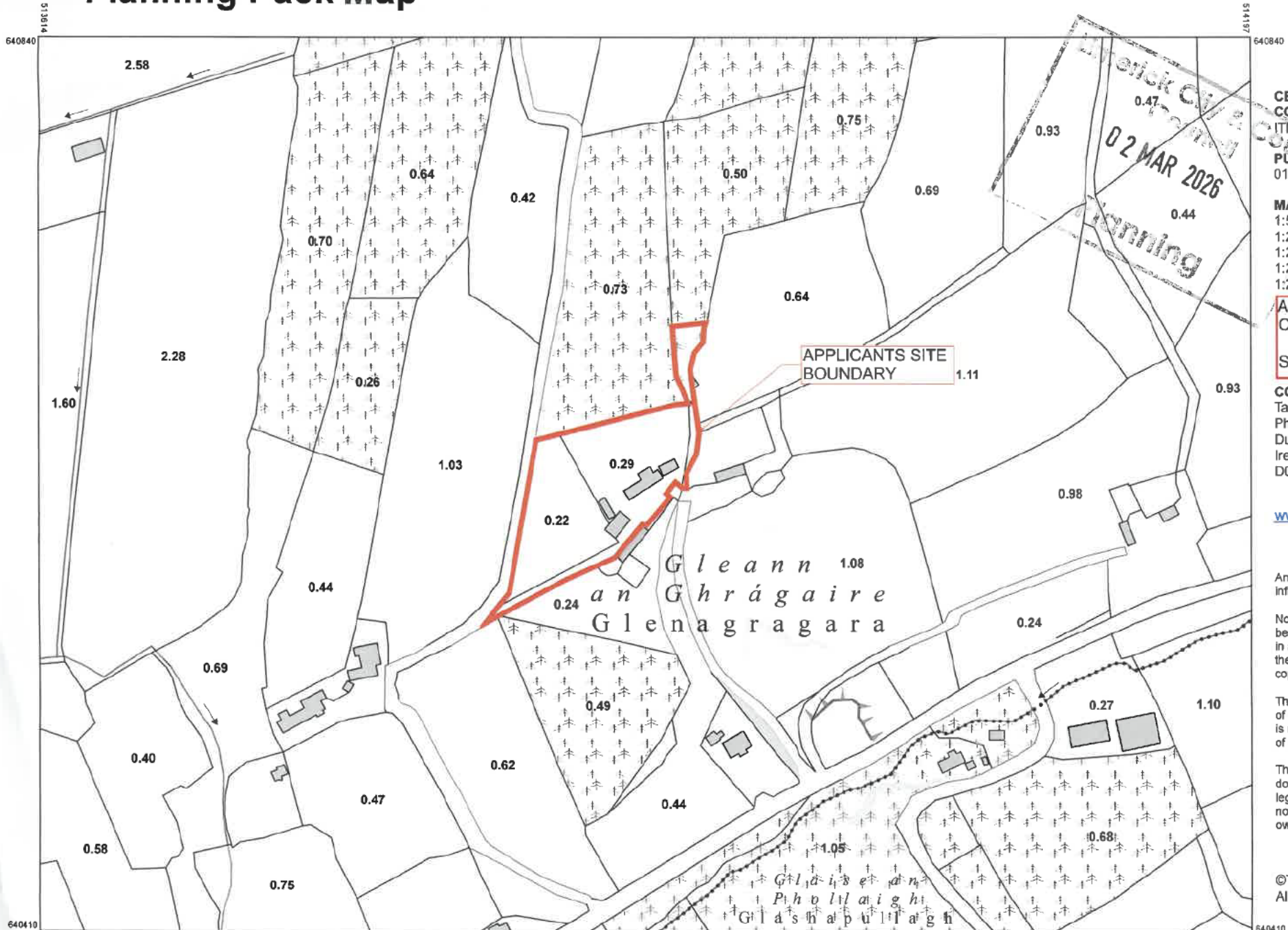


HEALTH  
& SAFETY  
ISO 45001:2018  
NSAI Certified

# Planning Pack Map



Tailte  
Éireann



**CENTRE COORDINATES:**  
ITM 513906,6400

**PUBLISHED:** 01/03/2026

**ORDER NO.:** 50521188\_1

**MAP SERIES:**  
1:5,000  
1:2,500  
1:2,500  
1:2,500  
1:2,500

**MAP SHEETS:**  
5037  
5037-A  
5037-B  
5037-C  
5037-D

**APPLICANT - RONAN CULHANE**

**SECTION 5 APPLICATION**

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

[www.tailte.ie](http://www.tailte.ie)

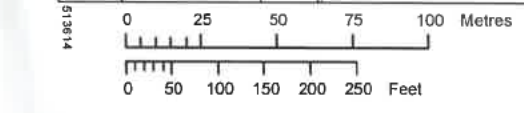
Any unauthorised reproduction infringes Tailte Éireann copyright.

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

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

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

©Tailte Éireann, 2026.  
All rights reserved.



OUTPUT SCALE: 1:2,500

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

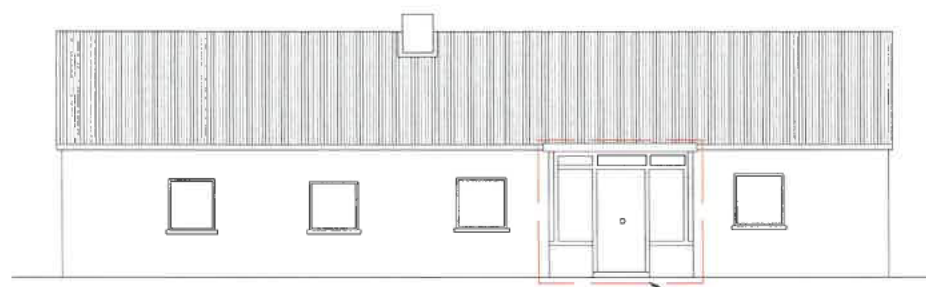
**LEGEND:**  
To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'



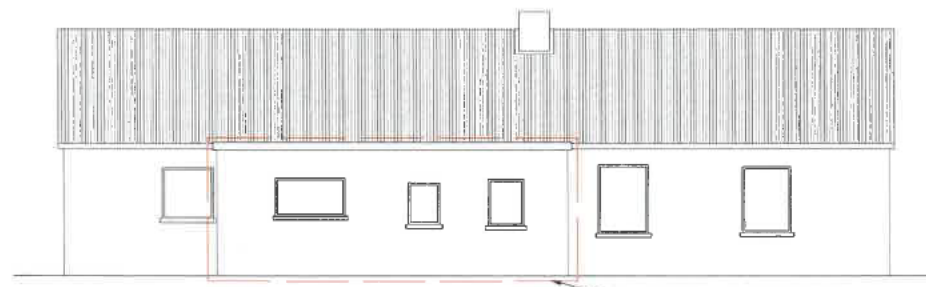
**NOTES:**  
 THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL STRUCTURAL INFORMATION NECESSARY TO CONSTRUCT OR PRICE THE BUILDING. IT DOES NOT PERTAIN ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS. ALL STRUCTURAL INFORMATION REQUIRED FOR THE CONSTRUCTION OF THIS BUILDING MUST BE AGREED WITH A STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT ON SITE.

ALL MEASUREMENTS IN MILLIMETRE (M)

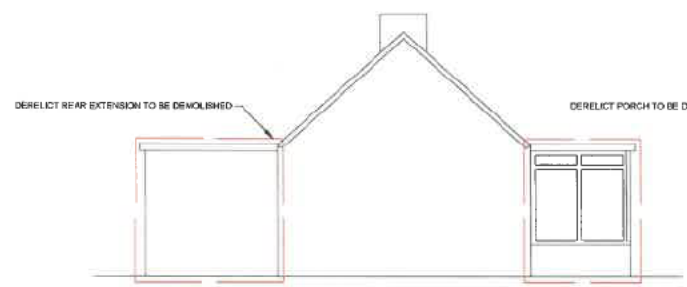
Limerick City & County Council  
 02 MAR 2026  
 Planning



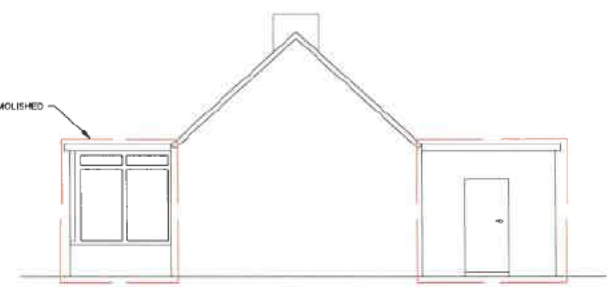
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION (WEST)



EXISTING SIDE ELEVATION (EAST)

REV	DATE	NOTES
00	09/05/09	FOR SECTION 5

Drawing Title :  
 DEMOLITION ELEVATIONS  
 Scale : 1:100 @ A3  
 Revision : 00

Project : Aitha, Co. Limerick  
 Drawn By : James O Connor, BSc (Hons), MSc  
 Drawing No: PP-003.0  
 Check By : JOC  
 Client : Roman Culhane

**OCON**  
 PROJECTS 

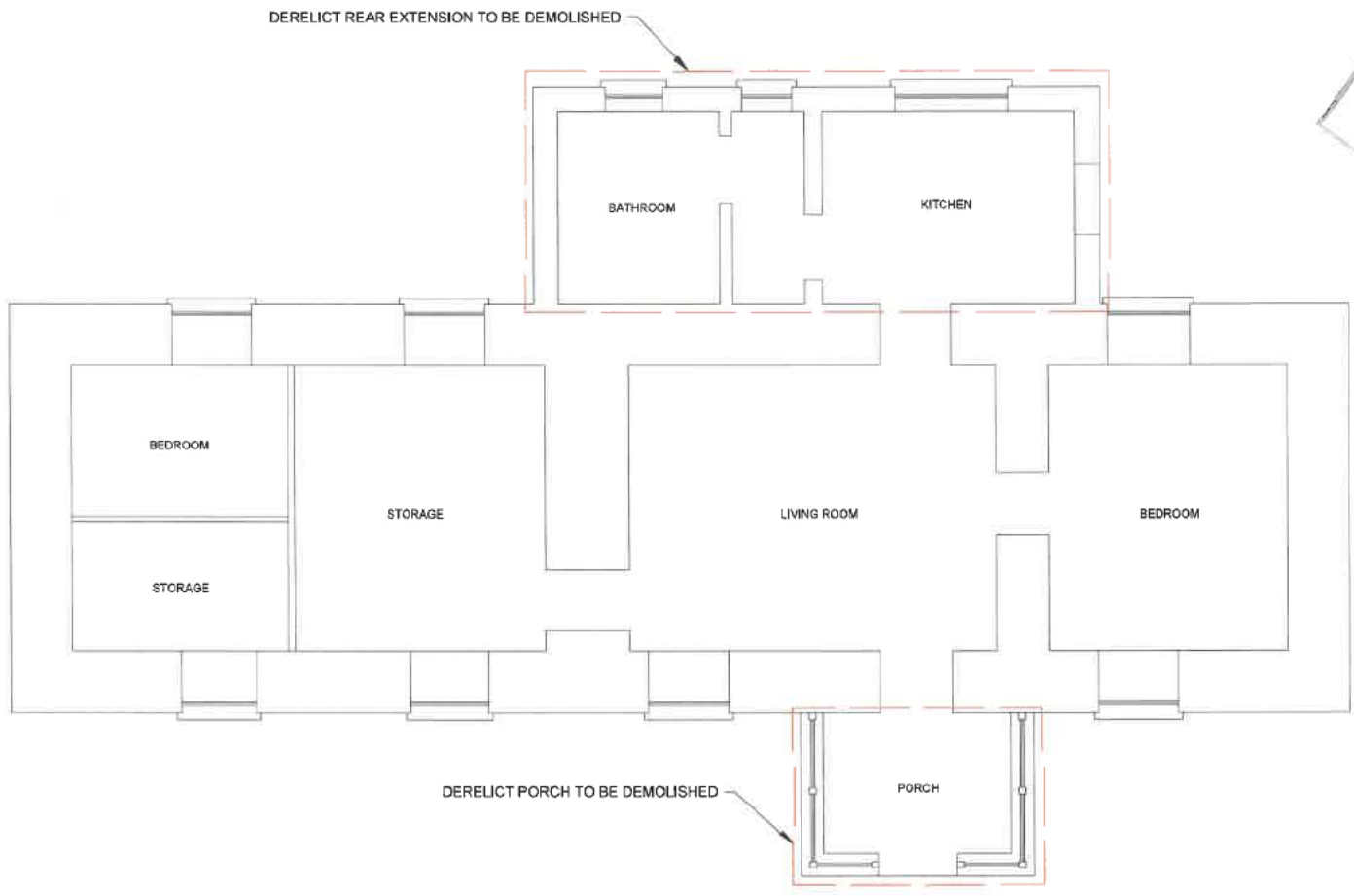
Website: [www.oconprojects.com](http://www.oconprojects.com)  
 Phone: 087 826 0741  
 Email: [james@oconprojects.com](mailto:james@oconprojects.com)

**NOTES:**  
 THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL STRUCTURAL INFORMATION NECESSARY TO CONSTRUCT OR FIXE THE BUILDING. IT DOES NOT PERTAIN ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS. ALL STRUCTURAL INFORMATION REQUIRED FOR THE CONSTRUCTION OF THIS BUILDING MUST BE AGREED WITH A STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT ON SITE.

ALL MEASUREMENTS IN MILLIMETRE 0



Limerick City & County Council  
 02 MAR 2026  
 Planning



EXISTING PLAN

REV	DATE	NOTES
00	01/03/26	FOR SECTION 5

Drawing Title :  
 DEMOLITION PLANS  
 Scale : 1:50 @ A3  
 Revision : 00

Project: Athea, Co. Limerick  
 Drawn By: James O Connor, BSc (Hons), MSc  
 Drawing No: PP-003.1  
 Check By: JOC  
 Client : Ronan Cullhane

**OCON PROJECTS** 

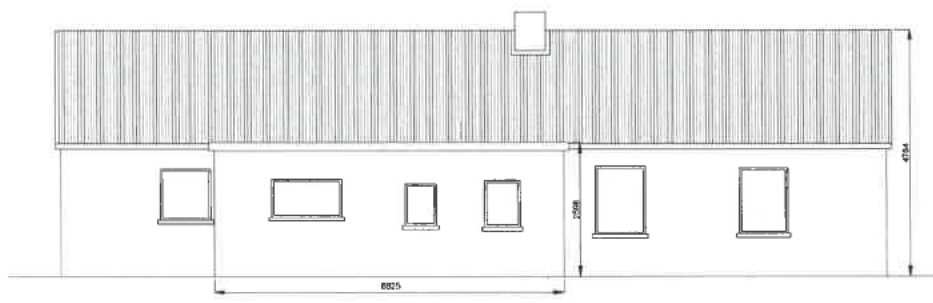
Website: [www.oconprojects.com](http://www.oconprojects.com)  
 Phone: 087 328 0741  
 Email: [james@oconprojects.com](mailto:james@oconprojects.com)

NOTES:  
 THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL STRUCTURAL INFORMATION NECESSARY TO CONSTRUCT OR PRICE THE BUILDING. IT DOES NOT PERTAIN ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS. ALL STRUCTURAL INFORMATION REQUIRED FOR THE CONSTRUCTION OF THIS BUILDING MUST BE AGREED WITH A STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT ON SITE.

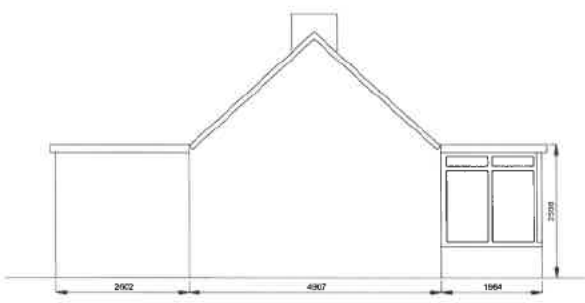
ALL MEASUREMENTS IN MILLIMETRE (M)



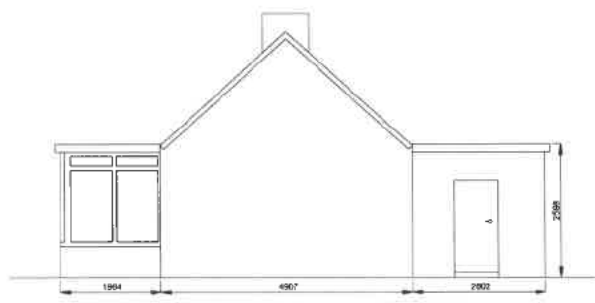
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION (WEST)



EXISTING SIDE ELEVATION (EAST)



REV	DATE	NOTES
00	01/05/20	FOR SECTION 5

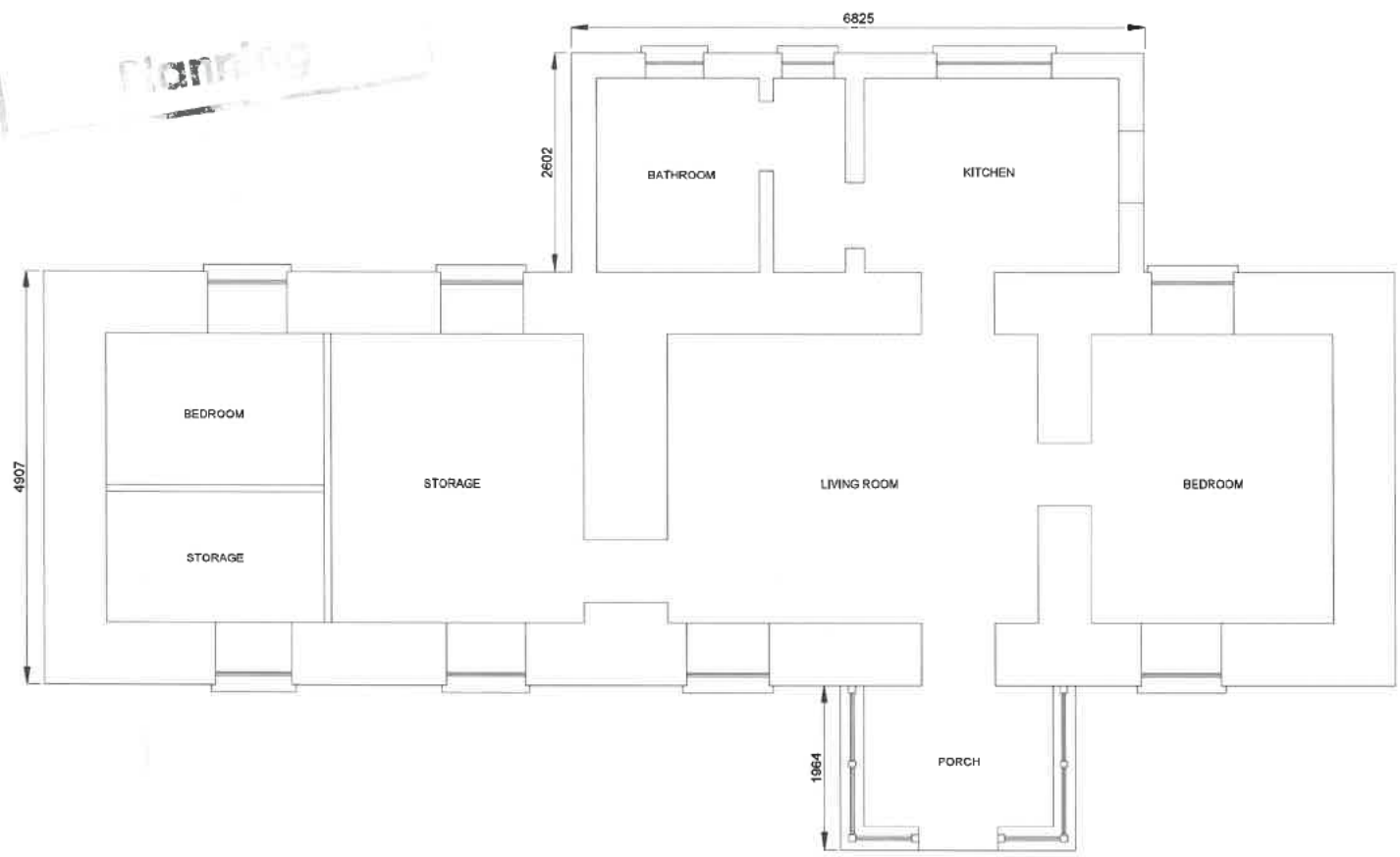
Drawing Title :  
 EXISTING ELEVATIONS  
 Scale : 1:100 @ A3  
 Revision : 00

Project: Athea, Co. Limerick  
 Drawn By: James O Connor, BSc (Hons), MSc  
 Drawing No: PP-401.0  
 Check By: JOC  
 Client : Ronan Cullhane

**OCON PROJECTS**

Website: [www.oconprojects.com](http://www.oconprojects.com)  
 Phone: 087 525 0741  
 Email: [james@oconprojects.com](mailto:james@oconprojects.com)

Limerick City & County  
 Council  
 02 MAR 2026  
 Planning



EXISTING PLAN

**NOTES:**  
 THIS DRAWING WAS PREPARED FOR THE PURPOSE OF BRINGING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL STRUCTURAL INFORMATION NECESSARY TO CONSTRUCT OR PRICE THE BUILDING. IT DOES NOT PERTAIN TO ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS. ALL STRUCTURAL INFORMATION REQUIRED FOR THE CONSTRUCTION OF THIS BUILDING MUST BE AGREED WITH A STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT ON-SITE.

ALL MEASUREMENTS IN MILLIMETRE

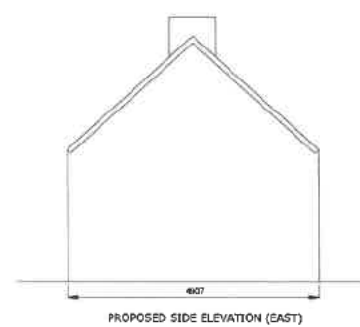
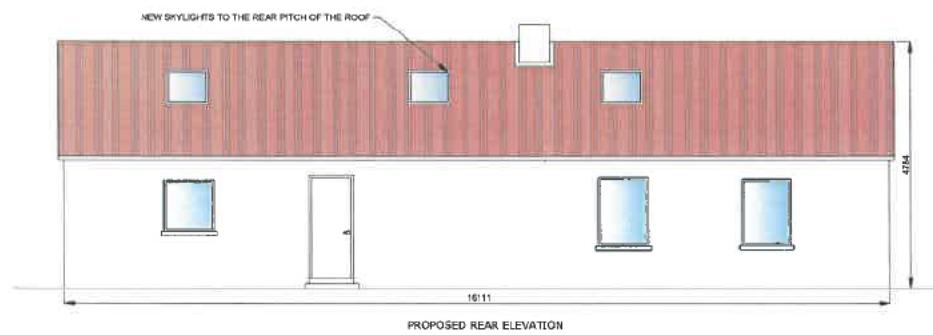
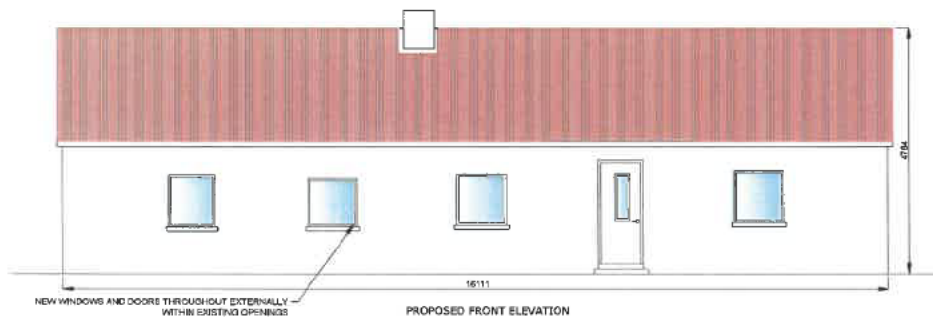
NO	DATE	FOR SECTION 3	NOTES
00	01/03/25	FOR SECTION 3	
REV	DATE	NOTES	

Drawing Title :  
 EXISTING PLANS  
 Scale : 1:50 @ A3  
 Revision : 00

Project : Althea, Co. Limerick  
 Drawn By : James O Connor, BSc (Hons), MSc  
 Drawing No: PP-001.1  
 Check By : JOC  
 Client : Ronan Culhane

**OCON**  
 PROJECTS

Website: [www.oconprojects.com](http://www.oconprojects.com)  
 Phone: 087 825 0741  
 Email: [james@oconprojects.com](mailto:james@oconprojects.com)



**NOTES:**  
 THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL STRUCTURAL INFORMATION NECESSARY TO CONSTRUCT OR PRICE THE BUILDING. IT DOES NOT PERTAIN ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS. ALL STRUCTURAL INFORMATION REQUIRED FOR THE CONSTRUCTION OF THE BUILDING MUST BE AGREED WITH A STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT ON SITE.

ALL MEASUREMENTS IN MILLIMETRE (M)



REV	DATE	NOTES
00	01/03/26	FOR SECTION 5

Drawing Title :  
 PROPOSED ELEVATIONS  
 Scale : 1:100 @ A3  
 Revision : 00

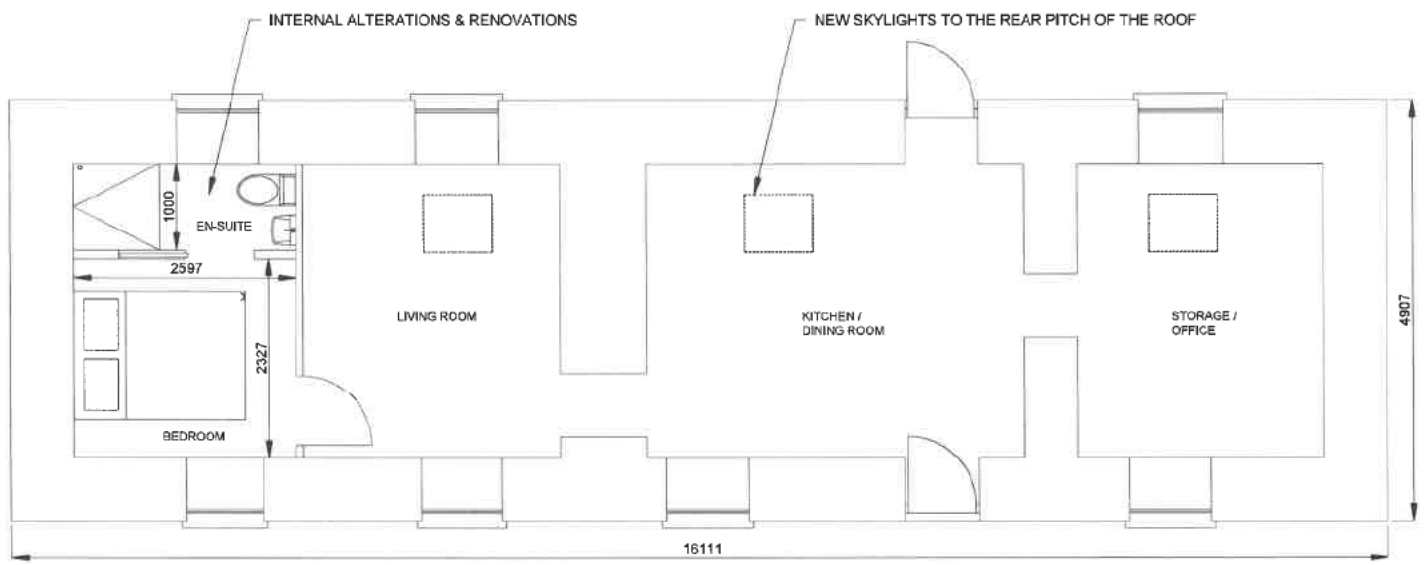
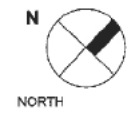
Project: Althea, Co. Limerick  
 Drawn By: James O Connor, BSc (Hons), MSc  
 Drawing No: PP-002.1  
 Check By: JOC  
 Client: Ronan Cuthane

**OCON PROJECTS**

Website: [www.oconprojects.com](http://www.oconprojects.com)  
 Phone: 087 926 0741  
 Email: [james@oconprojects.com](mailto:james@oconprojects.com)

**NOTES:**  
 THIS DRAWING WAS PREPARED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION ONLY. IT DOES NOT PERTAIN TO SHOW ALL STRUCTURAL INFORMATION NECESSARY TO CONSTRUCT OR PRICE THE BUILDING. IT DOES NOT FURNISH ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS. ALL STRUCTURAL INFORMATION REQUIRED FOR THE CONSTRUCTION OF THIS BUILDING MUST BE AGREED WITH A STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT ON SITE.

ALL MEASUREMENTS IN MILLIMETRE (M)



PROPOSED PLAN



REV	DATE	NOTES
00	01/03/20	FOR SECTION 0

Drawing Title :  
**PROPOSED PLANS**  
 Scale : 1:80 @ A3  
 Revision : 00

Project : Ailbea, Co. Limerick  
 Drawn By : James O Connor, BSc (Hons), MSc  
 Drawing No: PP-002.0  
 Check By : JOC  
 Client : Ronan Culhane

**OCON PROJECTS**   
 Website: [www.oconprojects.com](http://www.oconprojects.com)  
 Phone: 087 926 0741  
 Email: [james@oconprojects.com](mailto:james@oconprojects.com)

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

<b>File Reference number</b>	<b>EC-037-26</b>
<b>Applicant(s)</b>	<b>Ronan Culhane</b>
<b>Location</b>	<b>Glenagragara Athea Co. Limerick V94 KX4D</b>

**Description of Site and Surroundings:**

The site is located in the rural townland of Glenagragara, situated off a private road accessed from the L-1226 local road. The site features an existing one storey dwellinghouse, with an existing derelict front porch and rear extension.

**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 proposing the demolition of the existing front porch and rear extension of the one-storey dwellinghouse, and exterior replacement works to the roof, windows and doors, including the provision of new skylights on the rear roof pitch, alongside minor internal refurbishment and reconfiguration

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

**Planning History:**

*Subject site:*

**None found.**

*Adjacent:*

**None found.**

**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 –**

**“habitable house”** means a house which—

- (a) is used as a dwelling,
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or
- (c) was provided for use as a dwelling but has not been occupied;

**‘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 demolition of the existing front porch and rear extension of the one-storey dwellinghouse, and exterior replacement works to the roof, windows and doors, including the provision of new skylights on the rear roof pitch, alongside minor internal refurbishment and reconfiguration, constituting ‘works’ and ‘development’.**

## **Is the proposal exempted development?**

Works relating to the internal refurbishment and reconfiguration of the dwelling, as works which affect only the interior of the structure, and the replacement of the roof, windows and doors, including the provision of new skylights on the rear roof pitch, as works which do not materially affect the external appearance of the structure, fall under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

The demolition element of the proposal falls within the scope of Class 50(a) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), as it provides for the demolition of “a building, or buildings, within the curtilage of a house”. The existing front porch and rear extension constitute identifiable structures within the curtilage of the dwelling, and their removal does not amount to substantial demolition of the habitable house itself. As no new extension or porch is proposed, Class 50(b) is not applicable, and Class 50(a) is therefore the correct exempted development provision for the demolition works.

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

No structure proposed to be demolished abuts 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, and (b) in all other cases, 100 square metres.*

From the submitted drawings it is satisfied that the cumulative floor area to be demolished within the curtilage of the house does not exceed 40 square metres.

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

The proposed demolition will not facilitate development of classes prescribed for the purposes of section 176 of the Act.

## **Article 9 Restrictions**

The proposed development is not restricted by any of the restrictions of 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**

Outside of Class 50(a) of the Planning and Development Regulations 2001 (as amended), no other exempted development classes apply to the proposed works. The non-demolition elements (external replacement of windows, doors and roof finishes, installation of rear rooflights, and internal reconfiguration) fall to be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as they do not materially affect the external appearance of the dwellinghouse. Accordingly, the full proposal may be considered exempted development, comprising demolition compliant with Class 50(a) and works within the scope of Section 4(1)(h).

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 50(a) 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 the 2<sup>nd</sup> of March 2026.

It is therefore considered that said works are development and exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended) and Class 50(a) of Part 1 of Schedule 2 of Planning and Development Regulations 2001 (as amended).

<b>Graduate Planner</b>	<b>Isaac Cunningham</b>	<b>Date:</b>
<b>Signature:</b>		<b>20/03/2026</b>
<b>A/Senior Executive Planner</b>	<b>Jennifer Collins</b>	<b>Date:</b>
<b>Signature</b>		<b>01/04/2026</b>

## Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-037-26
(e) Brief description of the project or plan:	The applicant is proposing the demolition of the existing front porch and rear extension of the one-storey dwellinghouse, and exterior replacement works to the roof, windows and doors, including the provision of new skylights on the rear roof pitch, alongside minor internal refurbishment and reconfiguration.
(e) Brief description of site characteristics:	The site is located in the rural townland of Glenagragara, situated off a private road accessed from the L-1226 local road. The site features an existing one storey dwellinghouse, with an existing derelict front porch and rear extension.
(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 <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA	<a href="https://www.npws.ie/protected-sites/spa/004161">https://www.npws.ie/protected-sites/spa/004161</a>	0.033	None	N
Lower River Shannon SAC	<a href="https://www.npws.ie/protected-sites/sac/002165">https://www.npws.ie/protected-sites/sac/002165</a>	3.1	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"> <li>- Vegetation clearance</li> <li>- Demolition</li> </ul>	Although the site lies approximately 33 metres from the Stack's to Mullaghareirk Mountains, West Limerick Hills & Mount Eagle SPA, the proposed works are minor domestic alterations located

<ul style="list-style-type: none"> <li>- Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>- Dust, noise, vibration</li> <li>- Lighting disturbance</li> <li>- Impact on groundwater/dewatering</li> <li>- Storage of excavated/construction materials</li> <li>- Access to site</li> <li>- Pests</li> </ul>	<p>within the existing developed curtilage and do not involve habitat loss, intensification, or any activity capable of disturbing Hen Harrier breeding or foraging behaviour. Having regard to the SPA conservation objectives, the proposal is not likely to have significant effects on the SPA. There is also no hydrological connection to the Lower River Shannon SAC.</p>
<p><b>Operation phase e.g.</b></p> <ul style="list-style-type: none"> <li>- Direct emission to air and water</li> <li>- Surface water runoff containing contaminant or sediment</li> <li>- Lighting disturbance</li> <li>- Noise/vibration</li> <li>- Changes to water/groundwater due to drainage or abstraction</li> <li>- Presence of people, vehicles and activities</li> <li>- Physical presence of structures (e.g collision risk)</li> <li>- Potential for accidents or incidents</li> </ul>	<p>The installation of rear-facing skylights within the roof of the existing dwelling does not give rise to any potential for significant effects on the Stack's to Mullaghareirk Mountains, West Limerick Hills &amp; Mount Eagle SPA (004161). The works do not alter habitat, create disturbance of a type or magnitude relevant to Hen Harrier conservation objectives, nor intensify land use. There is also no hydrological connection to the Lower River Shannon SAC.</p>
<p><b>In-combination/Other</b></p>	<p>N/A.</p>

<p><b>(a) Describe any likely changes to the European site:</b></p>	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> <li>- Reduction or fragmentation of habitat area</li> <li>- Disturbance to QI species</li> <li>- Habitat or species fragmentation</li> <li>- Reduction or fragmentation in species density</li> <li>- Changes in key indicators of conservation status value (water or air quality etc)</li> <li>- Changes to areas of sensitivity or threats to QI</li> <li>- Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	<p>No changes to the Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA are expected. The works are minor and confined to an existing dwelling. They do not involve any habitat loss, fragmentation, disturbance of Hen Harrier (the sole Qualifying Interest), or changes to habitat structure, species density, air/water quality, or any ecological processes supporting the SPA's conservation objectives. There is also no hydrological connection to the Lower River Shannon SAC, and no likely changes are expected with regard to the SAC.</p>

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



### 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.

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 is not required.

	Tick as appropriate:	Recommendation:
i. It is clear that there is <b>no likelihood</b> of significant effects on a European Site	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate Assessment not required.
ii. It is <b>uncertain</b> whether the proposal will have a significant effect on a European Site	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
iii. <b>Significant effects</b> are likely	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
<b>Signature and Date of Recommending Officer:</b>	 Isaac Cunningham, Graduate Planner _____ 20/03/2026	
<b>Signature and Date of the Decision Maker:</b>	 _____ 01/04/2026	

## Appendix 2: EIA Screening

Establishing if the proposal is a ' <i>sub-threshold development</i> ':	
Planning Register Reference:	EC-037-26
Development Summary:	The applicant is proposing the demolition of the existing front porch and rear extension of the one-storey dwellinghouse, and exterior replacement works to the roof, windows and doors, including the provision of new skylights on the rear roof pitch, alongside minor internal refurbishment and reconfiguration.
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 <b>Part A</b></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] _	<b>EIA is mandatory</b>  No Screening required
<input checked="" type="checkbox"/> No	Proceed to <b>Part B</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	<b>No Screening required</b>
<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]_	<b>EIA is mandatory</b>  No Screening required
Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _	Proceed to <b>Part C</b>
c. If Yes, has Schedule 7A information/screening report been submitted?	





Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City  
& County Council**

Pleanáil, Oidhreacht agus Corn Ryder  
Comhairle Cathrach agus Contae Luimnigh  
Bóthar Thuar an Dail  
Tuar an Dail  
Luimneach. V94 WV78

Planning, Heritage and Ryder Cup  
Limerick City and County Council  
Dooradoyle Road  
Dooradoyle  
Limerick. V94 WV78

t: +353 (0) 61 556 000

## PLANNING, HERITAGE AND RYDER CUP

### REG POST:

**Ronan Culhane,  
c/o James O'Connor "Ocon Projects Ltd"  
Tullahennel,  
Ballylongford,  
Co. Kerry**

EC/037/26

31 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**

**LIMERICK CITY & COUNTY COUNCIL**

**APPROVED OFFICER'S ORDER**

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


**No. AOO/DC/2026/350**

**File Ref No. EC/037/26**

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

**RE:** **A demolition of the existing front porch and rear extension of the one-storey dwellinghouse, and exterior replacement works to the roof, windows and doors, including the provision of new skylights on the rear roof pitch, alongside minor internal refurbishment and reconfiguration at Glenagragara, Athea, Co. Limerick.**

**ORDER:** Whereas by Director General's Order No. DG/2026/037 dated 31<sup>th</sup> March 2026, 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, 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, Executive Planner, having considered the report and recommendation of Isaac Cunningham, Graduate Planner dated 20/03/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Ronan Culhane, c/o James O'Connor "Ocon Projects Ltd", Tullahennel, Ballylongford, Co. Kerry to state that the works as described above is

**Development and is Exempt Development.**

Signed

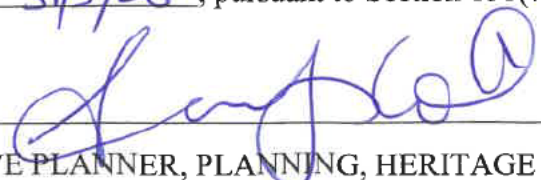
  
EXECUTIVE PLANNER, PLANNING, HERITAGE & RYDER CUP

Date

3/3/26

Certified to be a true copy of Approved Officer's Order, Planning & Development Order No. AOO/DC/2026/350 dated 3/3/26, pursuant to Section 151(7) of the Local Government Act 2001

Signed:

  
EXECUTIVE PLANNER, PLANNING, HERITAGE & RYDER CUP



Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

Pleanáil, Oidhreacht agus Corn Ryder  
Comhairle Cathrach agus Contae Luimnigh  
Bóthar Thuar an Daill  
Tuar an Daill  
Luimneach. V94 WV78

Planning, Heritage and Ryder Cup  
Limerick City and County Council  
Dooradoyle Road  
Dooradoyle  
Limerick. V94 WV78

t: +353 (0) 61 556 000

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

**DECLARATION NO.**

**EC/037/26**

**Name and Address of Applicant:** Ronan Culhane, Ballygiltenan Upper, Glin, Co. Limerick.

**Agent:** James O'Connor "Ocon Projects Ltd", Tullahennel, Ballylongford, Co. Kerry

**Whether** the demolition of the existing front porch and rear extension of the one-storey dwellinghouse, and exterior replacement works to the roof, windows and doors, including the provision of new skylights on the rear roof pitch, alongside minor internal refurbishment and reconfiguration at Glenagragara, Athea, 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 02<sup>nd</sup> day of March 2026.

**AND WHEREAS** the Planning Authority has concluded that the demolition of the existing front porch and rear extension of the one-storey dwellinghouse, and exterior replacement works to the roof, windows and doors, including the provision of new skylights on the rear roof pitch, alongside minor internal refurbishment and reconfiguration at Glenagragara, Athea, 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 50(a) of Part 1 of Schedule 2 of 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: 31/03/2026

**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.