



Limerick City & County  
Council  
15 APR 2026  
Planning *AE*

Limerick City and County Council

Planning Department

Section 5 Application

**DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

Applicant's Name:

Jimmy Hourigan

Applicant's Address:

REASK

PALLASGREEN

Telephone No.

\_\_\_\_\_

Name of Agent (if any):

E. HORAN ARCHITECTURAL SERVICES

Address:

BALLINULTY

CULLEN

CO. TIPPERARY

Telephone No.

086 8378363

Address for Correspondence:

E. HORAN ARCHITECTURAL SERVICES

BALLINULTY, CULLEN, CO. TIPPERARY

Location of Proposed development (Please include EIRCODE):

REASK, PALLASGREEN, Co. LIMERICK  
V94 H9F8

Description of Proposed development:

UPGRADE TO EXISTING DERELICT DWELLING  
HOUSE

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

CLASS 1 DEVELOPMENT - CONDITION 6(a)

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 PLAN - 01  
PLANS, SECTION & ELEVATIONS - 02  
DERELICTION REPORT - RYAN ENG. SOLUTIONS

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)

  
(TED HORAN)

**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)**

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# Planning Pack Map



CENTRE COORDINATES:  
ITM 580673.645994

PUBLISHED: 23/02/2021  
ORDER NO.: 50173682\_1

MAP SERIES: 1:5,000  
MAP SHEETS: 4934  
1:2,500 4934-C

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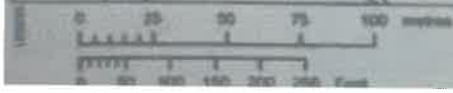
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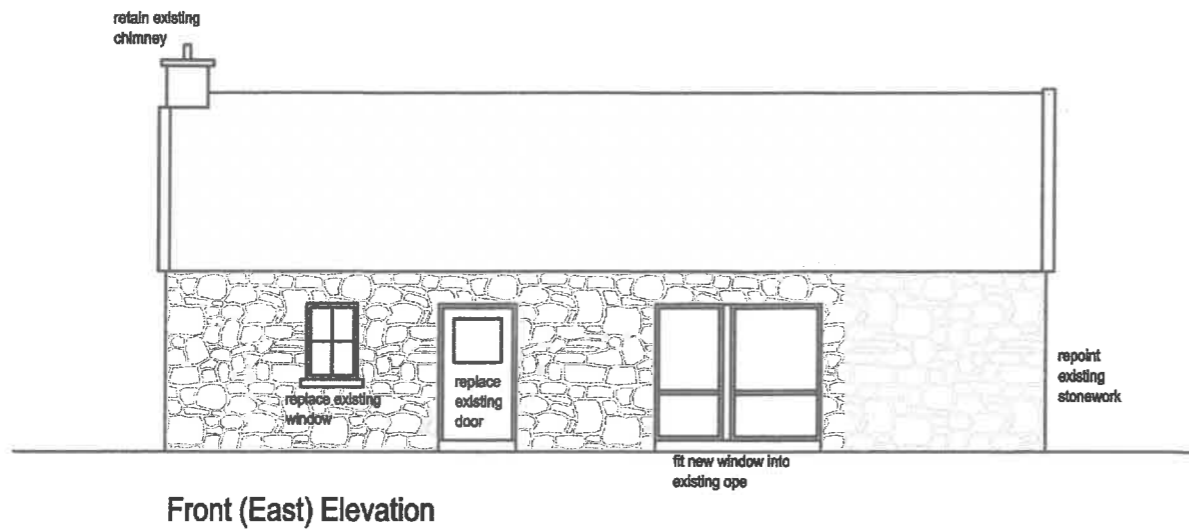
LEGEND:  
<http://www.osi.ie>  
search: Large Scale Legend



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:  
Coordinates are only accurate to the  
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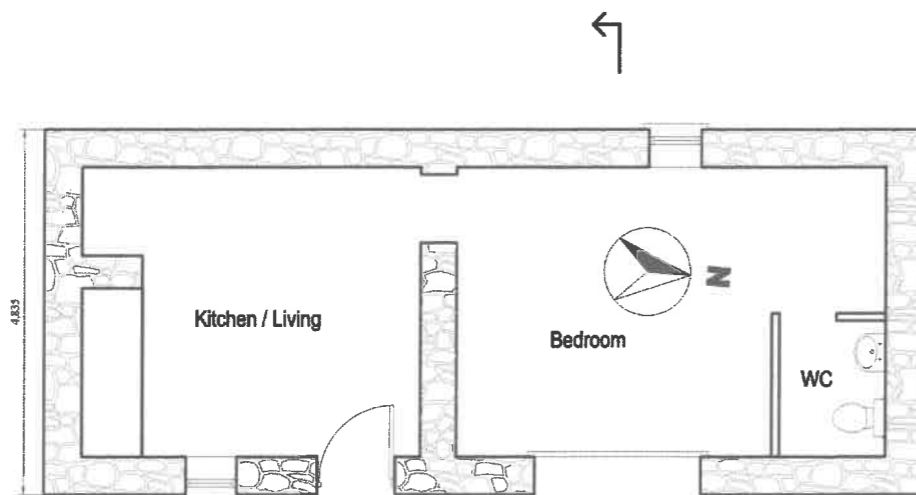




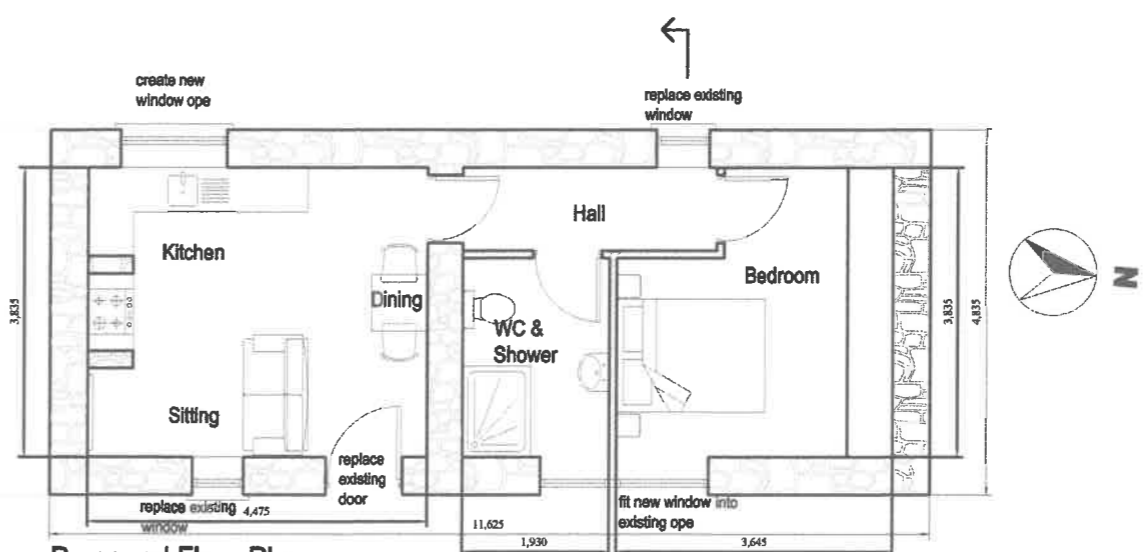
Front (East) Elevation



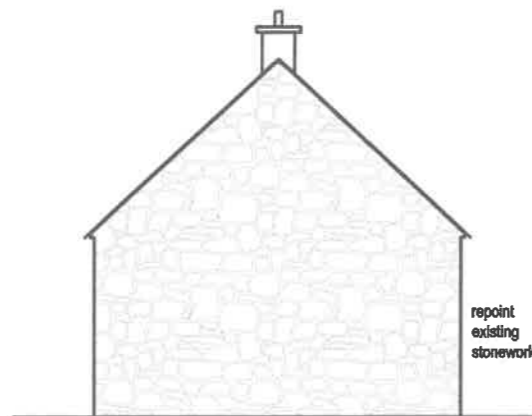
Rear (West) Elevation



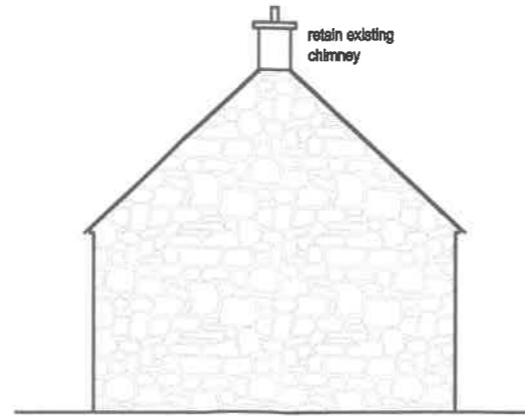
Existing Floor Plan  
Area - 41 sq.m.



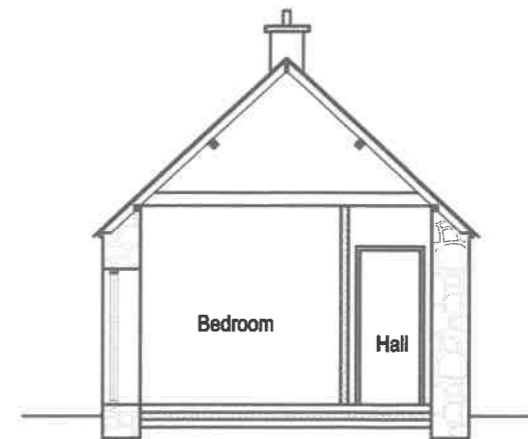
Proposed Floor Plan  
Area - 41 sq.m.



Side (North) Elevation



Side (South) Elevation



Section

# Horan Architectural Services

CULLEN, CO. TIPPERARY

Tel : 086 8378363

e-mail : tedhoran@hotmail.com

**GENERAL NOTES:**

- A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
- C. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.
- E. THE DEVELOPMENT IS TO BE CONSTRUCTED IN COMPLIANCE WITH CURRENT BUILDING REGULATIONS.

**PROJECT:**

**Alterations at Reask**

**CLIENT:**

**J. Hourigan**

**DRAWING TITLE:**

**Plan, Section & Elevations**

**DRAWING NO.:**

**24.03.JH/02**

**SCALE:**

**1 : 100**

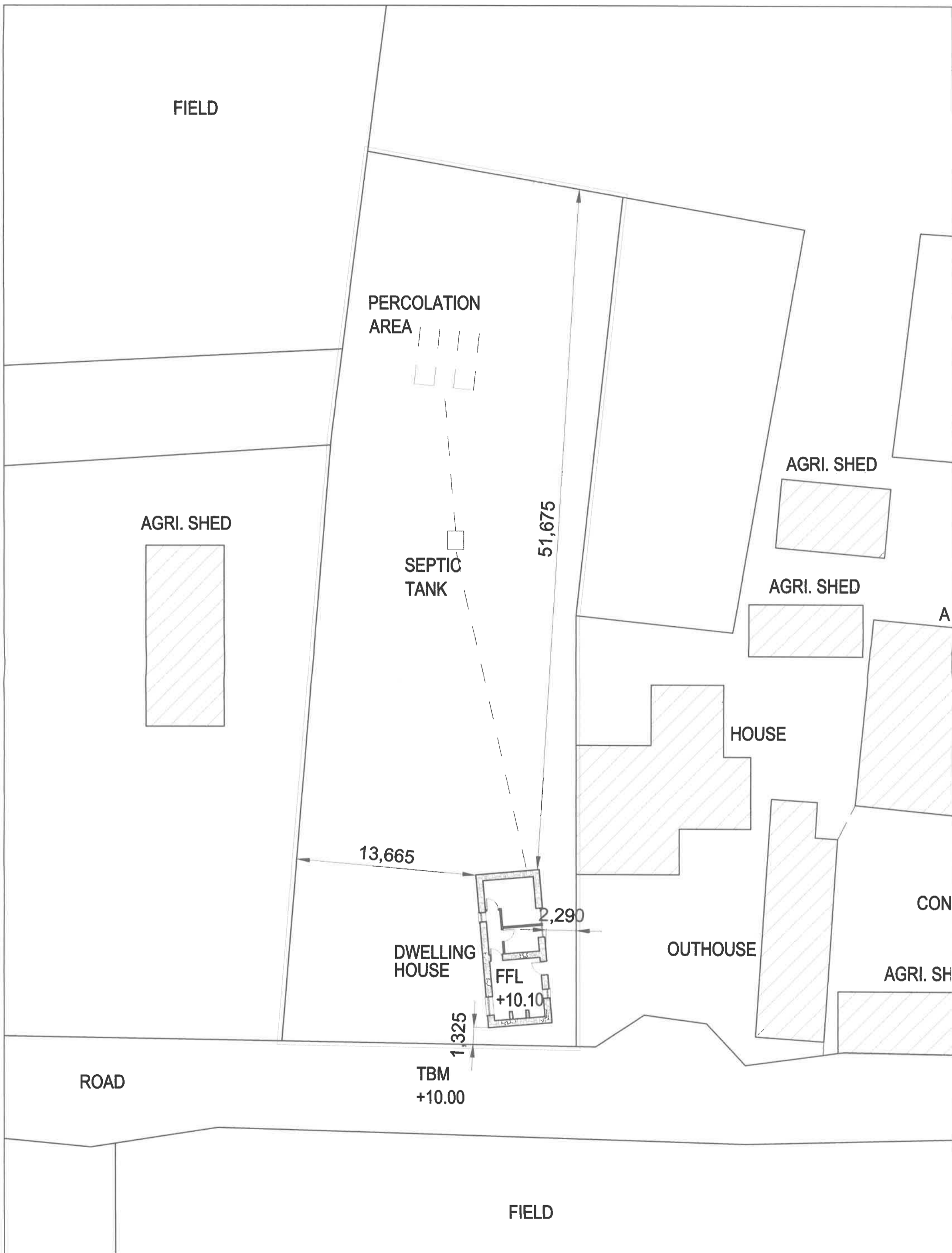
**STATUS: SECTION 5 APPLICATION**

**DRAWN:** TH

**CHECKED:** TH

**DATE:** 07.04.2026

**REV.:**



**Horan Architectural Services**

CULLEN, CO. TIPPERARY

Tel : 086 8378363  
 e-mail : tedhoran@hotmail.com

PROJECT: **Alterations and Extension at Reask**

CLIENT: **J. Hourigan**

DRAWING NO.: **26.03.JH/01**

DRAWING TITLE: **Site Layout**

SCALE: <b>1 : 200, 250</b>	STATUS: <b>SECTION 5 APPLICATION</b>
DRAWN: <b>TH</b>	CHECKED: <b>TH</b>
DATE: <b>07.04.2026</b>	REV.: <b></b>



# Property at Reask, Pallasgreen, Co. Limerick for Mairead & Jimmy Hourigan

## Dereliction Report

No 227 Bloomfield,  
Newtown, Annacotty  
County Limerick  
Email: [joe@ryaneng.ie](mailto:joe@ryaneng.ie)  
[www.ryaneng.ie](http://www.ryaneng.ie)

Registered in Ireland  
Company Registration No. 314393  
J Hourigan Dereliction report

## 1.0 Inspection Details

<b>Address</b>	Reask, Pallasgreen, Co. Limerick V94H9F8
<b>Date of Inspection</b>	05/04/2024
<b>Time of Inspection</b>	3pm
<b>Weather conditions</b>	Overcast with Showers
<b>Undertaken by</b>	Joe Ryan
<b>Main Contractor</b>	N/a

## 2.0 Introduction

This survey has taken the form of an appraisal of the property arising out of a visual inspection only. No tests were carried out on the electrical, plumbing, or drainage installations. No opening up was performed.

## 3.0 Inspection Findings

The property is a detached building on the site of an existing farmhouse. The property would appear to have been constructed before the existing farmhouse. The gable with the chimney and open fireplace is adjacent to the public road. The walls are stone rubble walls approx. 450mm thick. The roof slates are an old Killaloe slate with parging to the underside. From inspection of the property, it is evident that minimum maintenance has been carried out for some time and the building has fallen into disrepair. At present the property is uninhabitable. There is evidence that it was inhabited at some stage in the past with mains water, light switches, sockets, foul water connection, open fireplace with its old iron crane still insitu.

## 4.0 Recommendations

As the building is constructed of stone rubble walls with lime mortar joints it may have no

traditional strip foundations and will be constructed of a slightly wider stone foundation which may be at shallow depths. As the roof covering and gutters have not been maintained, the ground conditions may have become soft under these stone walls and hence may require underpinning. The damp penetration onto the external stonework has had a detrimental effect on the lime mortar joints and any timber in contact with the external walls will have to be replaced.

The existing concrete floor is only 100mm thick built on the existing soil. To modernise this building and upgrade the ground floor in terms of insulation, radon barrier and damp proofing the floors will require excavating and installation of a new concrete ground floor slab. As existing stone walls may have shallow foundations it may not be possible to excavate down to facilitate the depth of the new floor and insulation therefore underpinning of existing walls may be required.

Given the extent of missing roof slates there will be considerable damp penetration which will have a negative effect on structural timbers resulting in wet rot. This wet rot will result in replacement of the wall plate and all structural timbers. The fixings for the natural slate are starting to corrode and fail as there are a lot of slipped and missing slates. The entire roof structure will require replacement and it would be recommended to provide a breathable roofing felt under the new slatting battens.

Given the poor condition of this property and the defects encountered, it is envisaged that only the main walls be retained, and these will most likely require underpinning, stitching of cracks, damp proofing and replacing of timber heads.

In conclusion, I consider that due to its current condition, the property is uninhabitable and in my view is therefore a derelict property.



## 5.0 Terms and Conditions

**This report has been compiled and provided in line with the ACEI conditions of engagement for the appointment of Consulting Engineers for report and advisory work RA 9101 (if required a copy of RA 9101 can be provided). No opening up of any areas was undertaken during the inspection. As such, RyanEng cannot be held liable for any issues that could not be seen as part of the visual inspection.**

## Appendix A

## Photos

1		Eastern Elevation
2		Southern Elevation

7 .	 A photograph showing a section of an interior wall. The wall is partially covered with dark wood paneling. To the left, there is a rough, textured surface, possibly stone or concrete. A window is visible on the right side, showing a bright outdoor scene. Several electrical wires are visible, some bundled together and others running individually. A small electrical box or outlet is mounted on the wood paneling.	Existing Electrical Services
8 .	 A photograph of a ceiling area. The ceiling is made of dark wood planks. A single light fixture is hanging from the ceiling. The walls below the ceiling are made of stone or concrete, with some areas showing peeling paint or plaster. The overall appearance is that of an old, possibly unfinished, interior space.	Existing Electrical Services

10.		<b>Natural Slates</b>
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11.		<p>Natural Slates with Plastering to underside</p>
12.		<p>Internal Face of External Wall showing Damp Penetration</p>

Signed  
Joseph Ryan BE CEng MIEI MStructE MSc



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

File Reference number	EC-058-26
Applicant(s)	Jimmy Hourigan
Location	Reask Pallasgreen, Co. Limerick, V94 H9F8

### Description of Site and Surroundings:

The site is located 4km west of Pallasgreen, in the townland of Reask, accessed via the L-5040 local road. The subject site relates to a detached derelict gable-roof structure with stone rubble walls and a natural slate roof, situated within the curtilage of an existing farmhouse.

### 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:

'Upgrade to existing derelict dwelling house'.

This Section 5 declaration includes the following:

- Application form
- Site location maps

### Planning History:

*Subject site:*

**08/2400 – Conditional Permission** – Construction of an agricultural shed over slatted tank with covered feeding area and all associated site works.

**21/300 – Conditional Permission** – Construction of an agricultural shed over slatted tank with covered feeding area and all associated site works.

**EC-064-24 – Not Exempt** – Proposed single storey extension attached to existing single storey “dwelling”, deemed uncompliant with Condition 4(a) of Column 2 of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

**EC-073-24 – Not Exempt** – Proposed single storey extension to rear of existing single storey “dwelling”, most recent use identified as an outhouse/outbuilding, the proposal therefore comprised a material change of use to a habitable dwelling, falling outside the scope to be considered under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

*Adjacent:*

**05/2388 – Refused Permission** – Construction of a dwelling house, garage, entrance, installation of a proprietary wastewater treatment system, percolation area and ancillary site works.

**05/2705 – Refused Permission** – Construction of a single storey dwelling house, front entrance, drive, boundary walls, gates and piers, Bison wastewater treatment system and percolation area, and associated site works.

**Enforcement History:**

**None found.**

**Relevant An Coimisiún Pleanála referrals:**

RL21.RL3395, 91. RL.3352 & ABP-304512-19.

**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 renovation of an existing 41m<sup>2</sup> derelict outbuilding to re-establish habitable use, constituting ‘works’ and ‘development’.**

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

Under the definition of a “habitable house” in the Planning and Development Act 2000 (as amended), a building that was last used as a dwelling and is not derelict qualifies as a habitable house. Based on the submitted Dereliction Report, residential use has been abandoned and EC-073-24 considered previous use of the structure as an outhouse rather than a residential dwelling. In light of both dereliction and previous use, the subject structure does not constitute a habitable house to be assessed under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations (2001).

While the Dereliction Report identifies evidence of previous inhabitation and historic connections to services, the functionality of such services is unknown. Precedent from An Coimisiún Pleanála<sup>1</sup> referrals confirm that the resumption of habitable use of a derelict structure gives rise to material planning considerations, including compliance with current standards relating to the provision of services, such as wastewater treatment, which fall outside the scope of exempted development.

Furthermore, Section 4(1)(h) of the Planning and Development Act 2000 (as amended) does not apply, as the works would materially affect the external appearance of the structure due to the need for substantial reconstruction. The submitted Dereliction Report envisages that only the main walls of the outbuilding would be retained. Therefore, works required to restore use as a habitable house would constitute a material change of use and would fall outside the scope of exempted development provisions.

### **Article 9 Restrictions**

No restrictions apply under 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

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<sup>1</sup> See relevant An Coimisiún Pleanála referrals: RL21.RL3395, 91. RL.3352 & ABP-304512-19.

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.


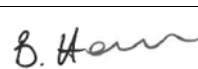
**Conclusion/Recommendation**

The development proposal, the renovation of an existing 41m<sup>2</sup> derelict outbuilding to re-establish habitable use, is considered development. However, the subject structure does not qualify as a habitable house for the purposes of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), having regard to its derelict condition. Furthermore, the works required to reinstate habitable use would involve substantial reconstruction and therefore fall outside the scope of Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Regard has been had to –

- (a) Section 2, 3, 4 & 5 of the Planning and Development Act 2000 (as amended)
- (b) Article 6, 9 & Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended.
- (c) The plans & particulars submitted with the application received on the 15<sup>th</sup> of April 2026.
- (d) An Coimisiún Pleanála referrals: RL21.RL3395, 91. RL.3352 & ABP-304512-19.

It is therefore considered that the said works constitute development but not exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

<b>Graduate Planner</b>	<b>Isaac Cunningham</b>	<b>Date: 24/04/2026</b>
<b>Signature:</b>		
<b>Senior Executive Planner</b>	<b>Barry Henn</b>	<b>Date: 07/05/2026</b>
<b>Signature:</b>		

### Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-058-26
(e) Brief description of the project or plan:	The applicant is proposing the renovation of an existing 41m <sup>2</sup> derelict outbuilding to re-establish habitable use.
(e) Brief description of site characteristics:	The site is located 4km west of Pallasgreen, in the townland of Reask, accessed via the L-5040 local road. The subject site relates to a detached derelict gable-roof structure with stone rubble walls and a natural slate roof, situated within the curtilage of an existing farmhouse.
(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
Lower River Shannon SAC	<a href="https://www.npws.ie/protected-sites/sac/002165">https://www.npws.ie/protected-sites/sac/002165</a>	1.01	None	N
Philipston Marsh SAC	<a href="https://www.npws.ie/protected-sites/sac/001847">https://www.npws.ie/protected-sites/sac/001847</a>	7.68	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)
<b>Construction phase e.g</b> <ul style="list-style-type: none"> <li>- Vegetation clearance</li> <li>- Demolition</li> <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> </ul>	None. No direct encroachment or hydrological connection

- Pests	
<b>Operation phase e.g.</b> <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>	None. No direct encroachment or hydrological connection
<b>In-combination/Other</b>	N/A.

<b>(a) Describe any likely changes to the European site:</b>	
Examples of the type of changes to give consideration to include: <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>	None. No direct encroachment or hydrological connection

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

<b>STEP 4: Screening Determination Statement</b>
<b>The assessment of significance of effects:</b> 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.
<b>Conclusion:</b> 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 _____ 24/04/2026	
<b>Signature and Date of the Decision Maker:</b>	 _____ Barry Henn, SEP 07/05/2026	

**Appendix 2: EIA Screening**

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-058-26
Development Summary:	The applicant is proposing the renovation of an existing 41m <sup>2</sup> derelict outbuilding to re-establish habitable use.
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>
<b>A. Schedule 5 Part 1</b> - Does the development comprise a project listed in Schedule 5, <b>Part 1</b> , 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>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, <b>Part 2</b> , of the Planning and Development Regulations 2001 (as amended) <b>and</b> 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 <b>and</b> 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 <b>but</b> is <i>sub-threshold</i> : [insert here] _	Proceed to <b>Part C</b>
<b>c. If Yes</b> , has Schedule 7A information/screening report been submitted?	
Yes, Schedule 7A information/screening report has been submitted by the applicant	<b>Screening Determination required</b>

<p>No, Schedule 7A information/screening report has not been submitted by the applicant</p>	<p><b>Preliminary Examination required</b></p>
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**Signature and Date of Recommending Officer:**




Isaac Cunningham, Graduate Planner

---

24/04/2026

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



---

Barry Henn, SEP

07/05/2026



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

Ari Roinn Pleanála  
Comhairle Cathrach agus Contae Luimnigh  
Bóthar Thuar an Daill  
Tuair an Daill  
Luimneach  
V94 WV78

Planning Department  
Limerick City & County Council  
Dooradoyle Road  
Dooradoyle  
Limerick  
V94 WV78

t: 061 556 000

## DEVELOPMENT MANAGEMENT, PLANNING

### REG POST:

**Jimmy Hourigan**  
c/o E. Horan Architectural Services,  
Ballinulty,  
Cullen,  
Co. Tipperary.

EC/058/26

11 May 2026

**Re: Declaration under Section 5**

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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/2026/555**

**File Ref No. EC/058/26**

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

**RE: An upgrade to existing derelict dwelling house at Reask, Pallasgreen, Co. Limerick**

**ORDER:** Whereas by Director General's Order No. DG/2026/033 dated 18<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 Barry Henn, 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, Barry Henn, Senior Executive Planner, having considered the report and recommendation of Isaac Cunningham, Graduate Planner dated 24/04/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Jimmy Hourigan, c/o E. Horan Architectural Services, Ballinulty, Cullen, Co. Tipperary to state that the works as described above is

**Development and is NOT Exempt Development.**

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,  
PLANNING

Date

11/05/2026



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City  
& County Council**

An Roinn Pleanála  
Comhairle Cathrach agus Contae Luimnigh  
Bóthar Thuar an Daill  
Tuar an Daill  
Lumneach  
V94 WV78

Planning Department  
Limerick City & County Council  
Dooradoyle Road  
Dooradoyle  
Limerick  
V94 WV78

t: 061 556 000

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

**DECLARATION NO.**

**EC/058/26**

**Name and Address of Applicant:** Jimmy Hourigan, Reask, Pallasgreen, Co. Limerick

**Agent:** E. Horan Architectural Services, Ballinulty, Cullen, Co. Tipperary

**Whether** the upgrade to existing derelict dwelling house at Reask, Pallasgreen, 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 15<sup>th</sup> day of April 2026.

**AND WHEREAS** the Planning Authority has concluded that the upgrade to existing derelict dwelling house at Reask, Pallasgreen, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and Section 4(1)(h) of the Planning and Development Act 2000 (as amended). See Report attached.

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

Signed on behalf of the said Council



Date:

11.5.2026

**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.