



LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Helen McCarthy

Applicant's Address: Clare View House

O'Connell Avenue

Telephone No. [REDACTED]

Name of Agent (if any): Richard McLoughlin

Address: Lotts Architecture and Urbanism Ltd

22 South William Street

Dublin 2, D02 H394

Telephone No. 0863856755

Address for Correspondence:

Lotts Architecture and Urbanism Ltd

22 South William Street

Dublin 2, D02 H394

Location of Proposed development:

Clare View House

O'Connell Avenue

Limerick, V949KR9X

Description of Proposed development:

Proposed repair works to a Protected Structure (RPS 5021) consisting of reslating of

outer slopes of roof, renewal of rainwater goods and re-rendering of chimneys.

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:

OS Place Map, 459-26-001 Site Layout Plan, 459-26-002 Roof Plan,

459-26-003 Elevations, Conservation Method Statement

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)

Richard McLoughlin

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:

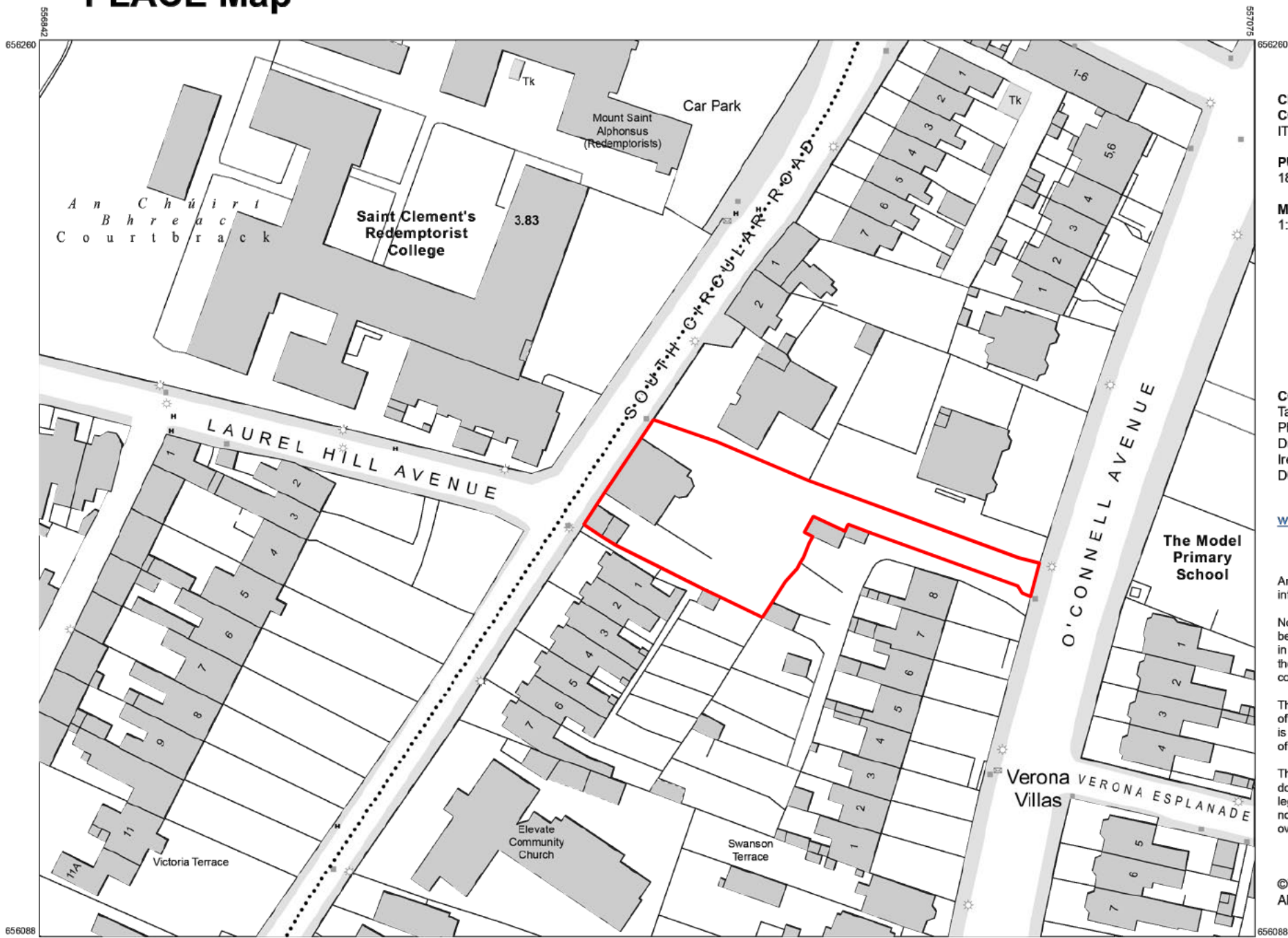
Limerick City & County Council,
Planning and Environmental Services,
City & County Council Offices,
Dooradoyle Road,
Limerick.

OFFICE USE ONLY

Ref. No. _____ Date Received _____

Fee Received _____ Date Due _____

PLACE Map



CENTRE COORDINATES:
ITM 556959,656174

PUBLISHED: 18/03/2026
ORDER NO.: 50524683_1

MAP SERIES: 1:1,000
MAP SHEETS: 4743-07

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

www.tailte.ie

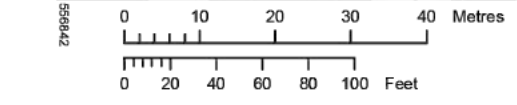
Any unauthorised reproduction infringes Tailte Éireann copyright.

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.

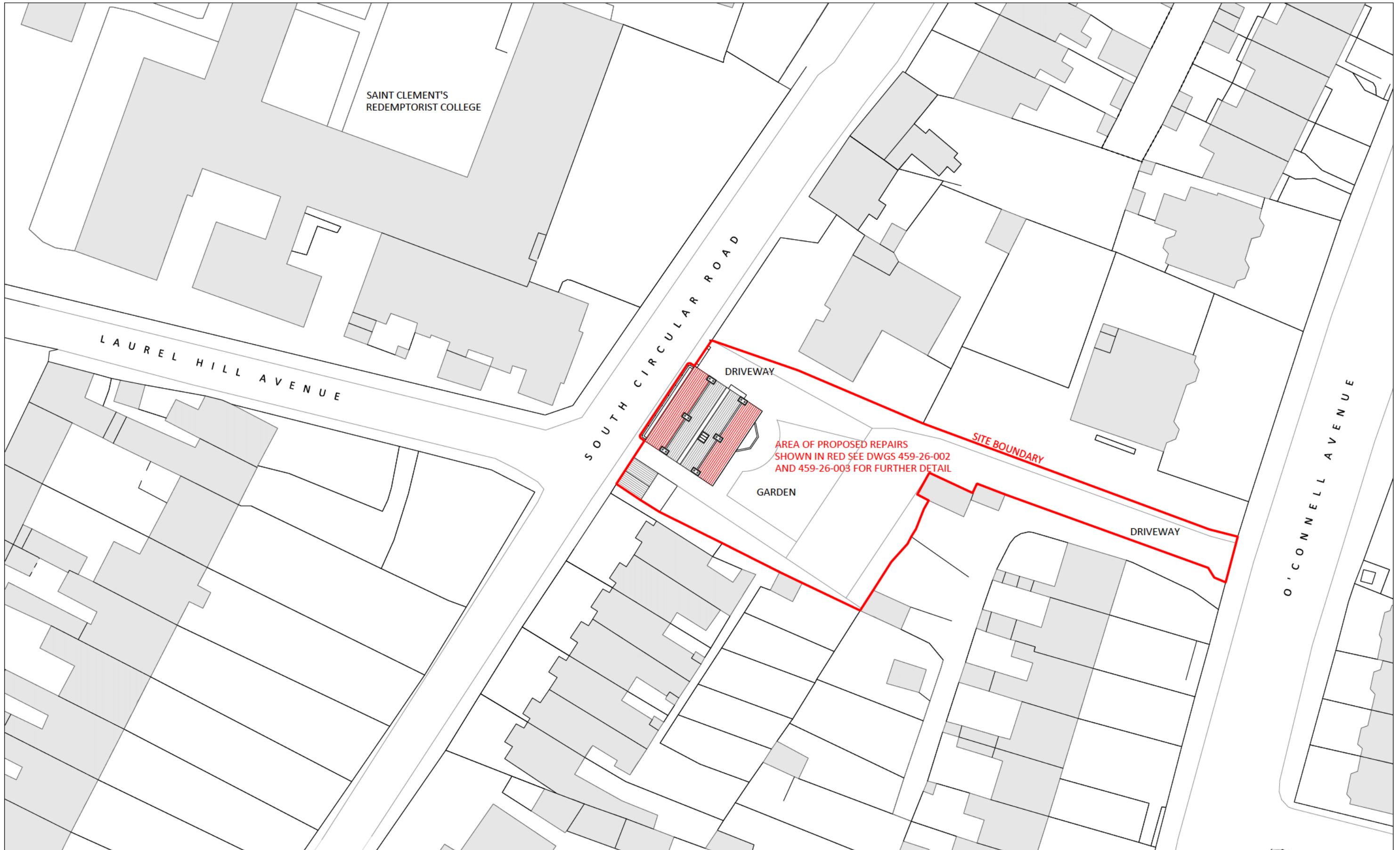


OUTPUT SCALE: 1:1,000

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; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'





lotts

architecture and urbanism ltd
 RIAI Grade 1 Conservation Practice

22 South William Street, Dublin 2
 Tel 01 677 10 06

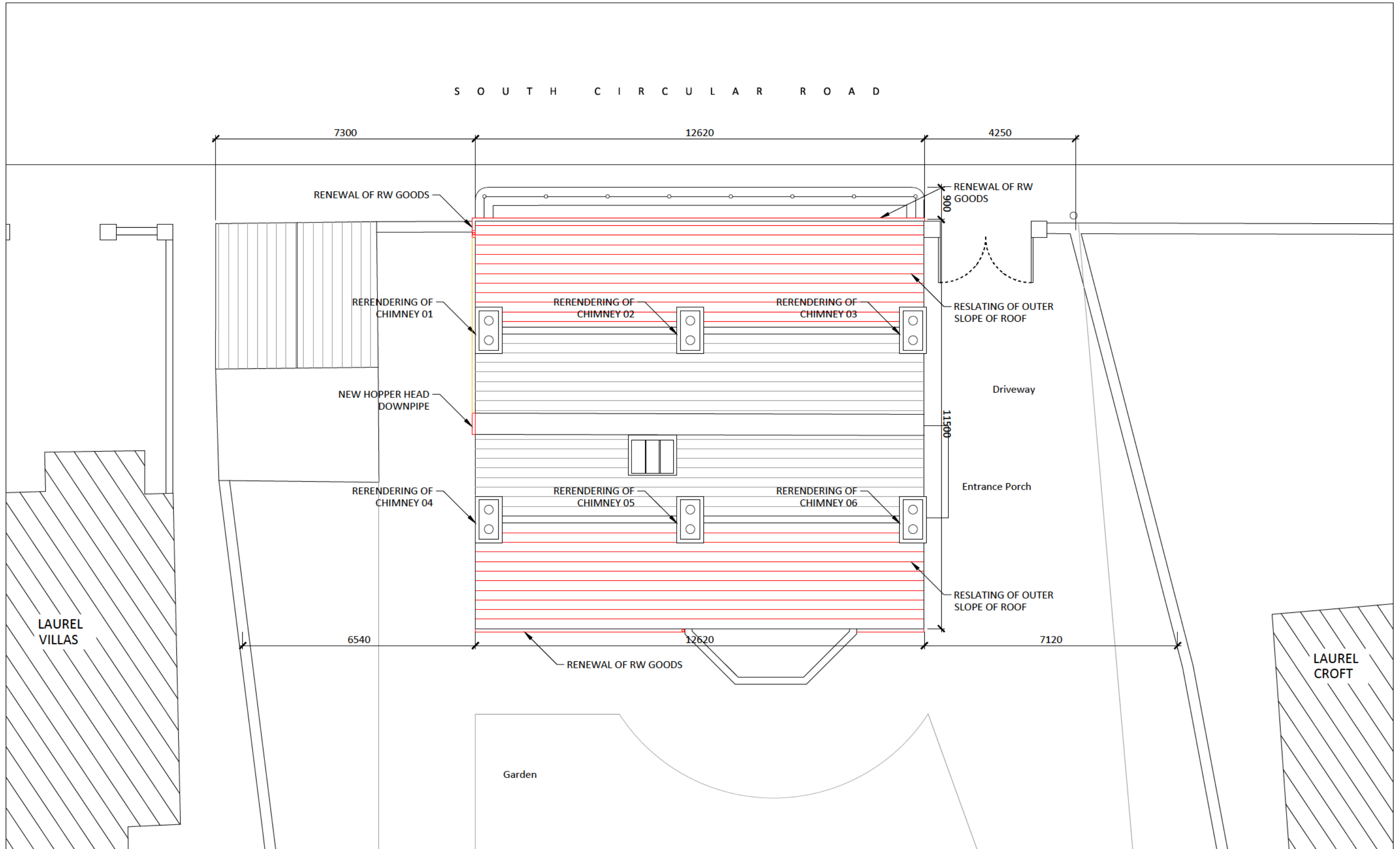
email info@lotts.ie
 www.lotts.ie

rev no.:	date:	description:

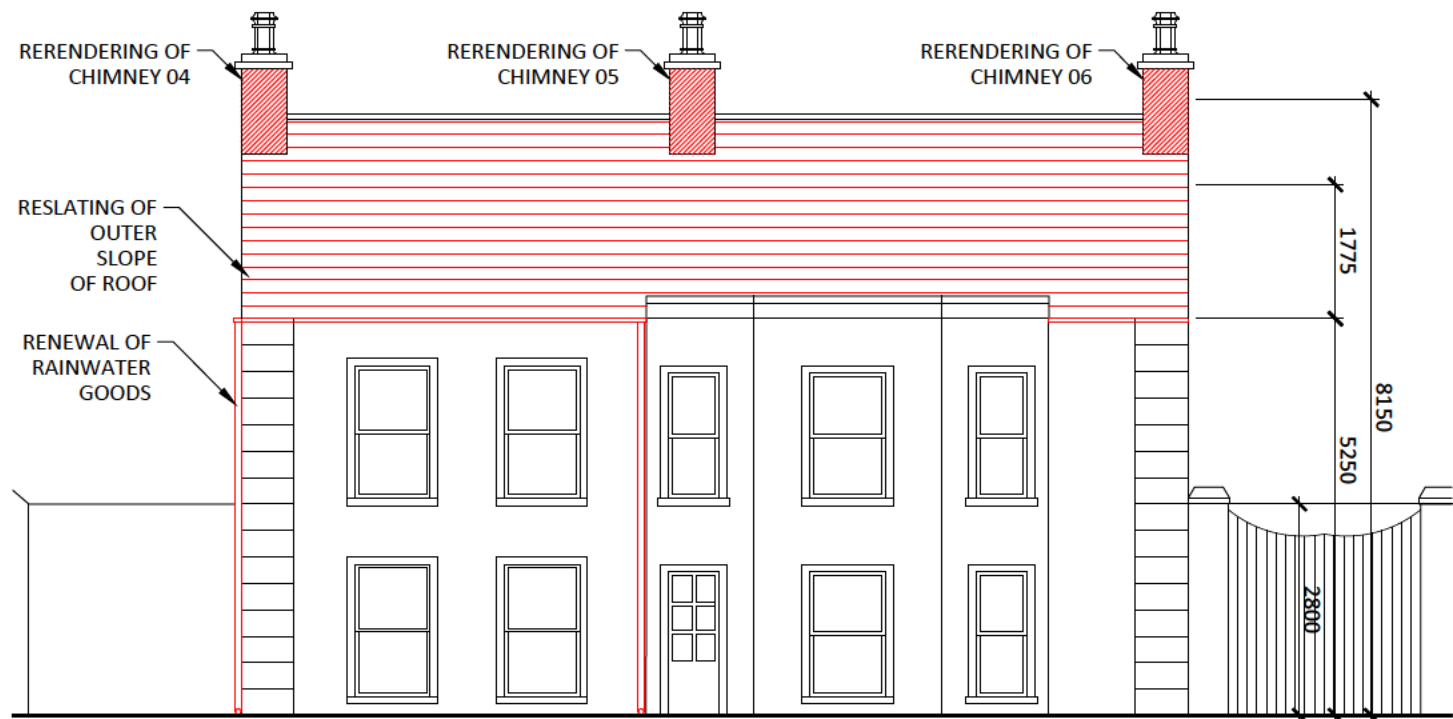
project:	ROOF REPAIRS Clare View House	
client:	Helen McCarthy	
stage:	SECTION 5	drawn by: BD
format:	A3	checked by: RMcL

drawing title:	SITE LAYOUT PLAN	
scale:	1:500	drawing: 459-26-001
date:	APRIL 2026	rev:

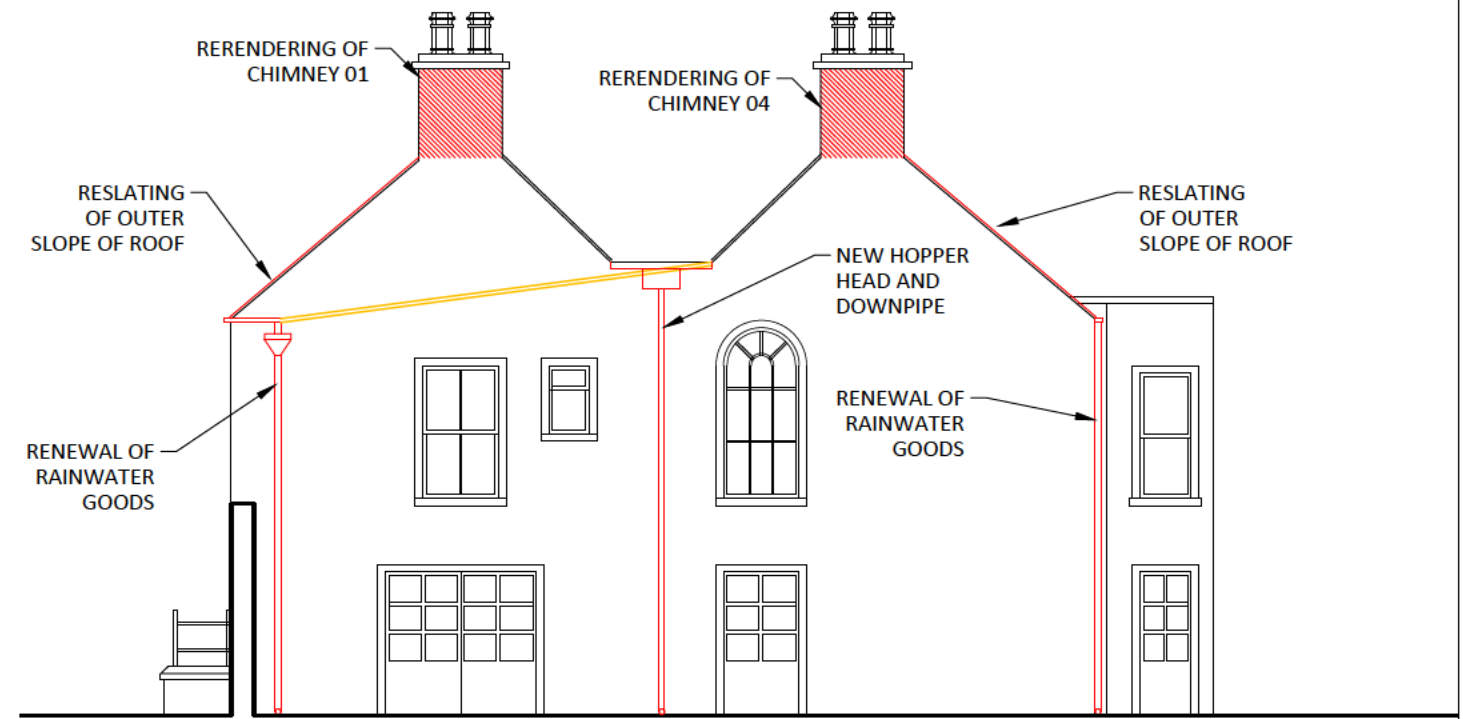
S O U T H C I R C U L A R R O A D



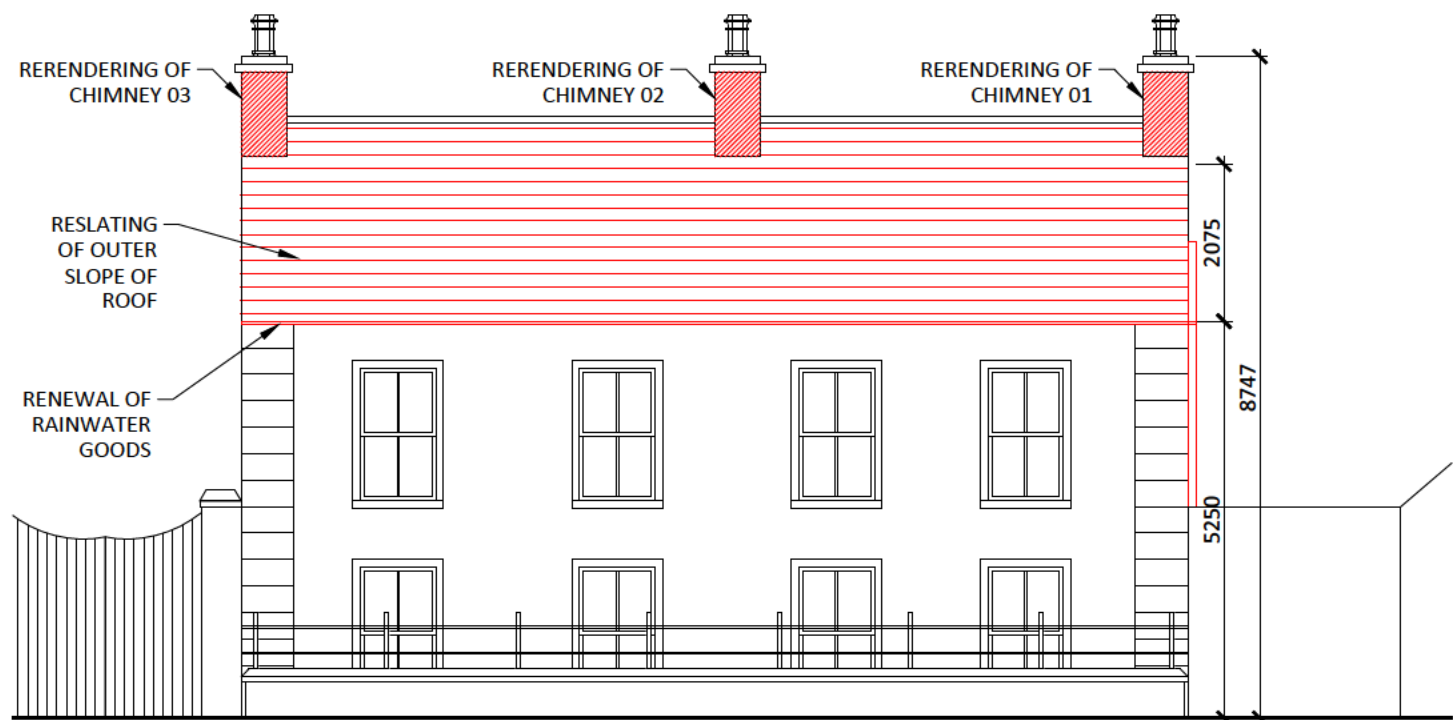
<p>lotts architecture and urbanism ltd RIAI Grade 1 Conservation Practice</p> <p>22 South William Street, Dublin 2 Tel 01 677 10 06</p> <p>email info@lotts.ie www.lotts.ie</p>	rev no.:	date:	description:	project:	ROOF REPAIRS Clare View House		drawing title:	ROOF PLAN	
				client:	Helen McCarthy				
				stage:	PLANNING	drawn by:	BD	scale:	1:100
				format:	A3	checked by:	RMcL	date:	APRIL 2026
								drawing:	459-26-002



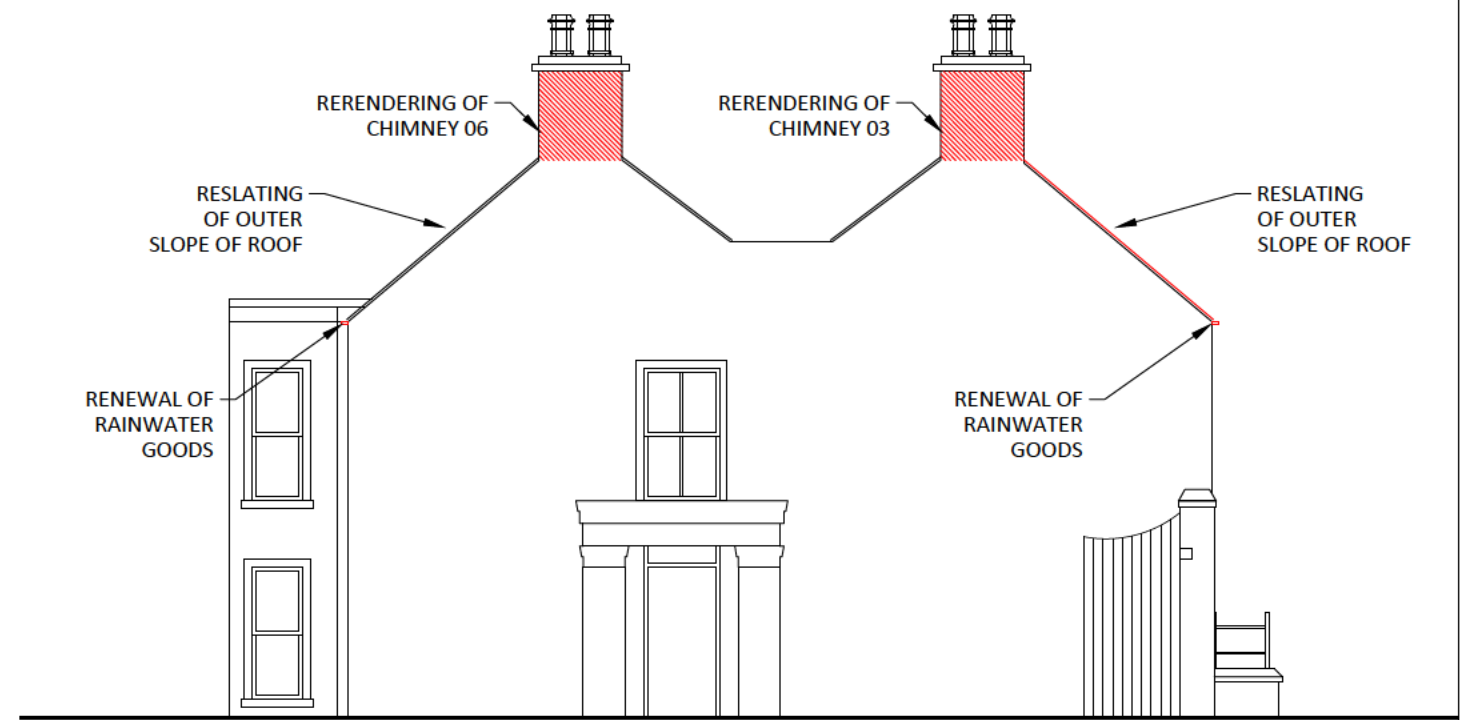
1 SOUTHEAST ELEVATION (TO GARDEN)
SCALE 1:100



2 SOUTHWEST ELEVATION
SCALE 1:100



3 NORTHWEST ELEVATION (TO SOUTH CIRCULAR ROAD)
SCALE 1:100



4 NORTHEAST ELEVATION
SCALE 1:100

lotts

architecture and urbanism ltd
RIAI Grade 1 Conservation Practice

22 South William Street, Dublin 2
Tel 01 677 10 06

email info@lotts.ie
www.lotts.ie

rev no.:	date:	description:

project:	ROOF REPAIRS Clare View House	
client:	Helen McCarthy	
stage:	SECTION 5	drawn by: BD
format:	A3	checked by: RMcL

drawing title:	ELEVATIONS	
scale:	1:100	drawing: 459-26-003
date:	APRIL 2026	rev:

lotts

architecture and urbanism ltd

22 William Street South, Dublin D02 H394
tel. 01 677 1006

email: richard@lotts.ie
www.lotts.ie

RIAI ACCREDITED CONSERVATION ARCHITECT GRADE I

Project:

CLARE VIEW HOUSE
O'Connell Avenue, Limerick
V94KR9X



Title:

**CONSERVATION METHOD STATEMENT
for
REPAIRS to ROOF and CHIMNEYS**

Stage:

Application for a Section 5 Declaration

Date:

April 2026

Directors

Desmond Byrne BArch MRIAI – Richard McLoughlin BArch MSc MRIAI
Registered in Ireland no. 408083 VAT no. 6428083T

Prepared by:	Beibhinn Delaney	
Checked by:	Richard McLoughlin	
Document Issue		
Date:	Rev:	Description:
15/04/2026	-	Application for a Section 5 Declaration

Table Of Contents

1.0	Introduction	4
1.1	Purpose of Report.....	4
1.2	Summary Description.....	4
1.3	Protection Status	4
2.0	Historical Development	5
2.1	Historic Map Analysis.....	5
3.0	Description of Clare View House	6
3.1	National Inventory of Architectural Heritage (NIAH) Record	6
3.2	Condition	6
4.0	Method Statement for Works	7
4.1	Proposed Works.....	7
4.2	Conservation of Built Heritage.....	9
4.3	Methods and Materials.....	10
5.0	Confirmation of Statutory Compliance	14
5.1	Compliance with Section 57 of the Planning and Development Act 2000.....	14
6.0	Photographs	15

1.0 Introduction

1.1 Purpose of Report

This method statement has been prepared for an application to Limerick City and County Council for a Section 5 Declaration for repairs to the outer slopes of the roof and to 6no. chimneys at Clare View House, to demonstrate that these works will not materially affect the character and special interest of the protected structure.

These works have been allocated a conservation grant under the Built Heritage Investment Scheme (BHIS), and the works must be completed by September 2026.

1.2 Summary Description

Clare View House is a fine, classical styled, detached house built in two separate phases. The earlier phase was a single-storey pile vernacular house of c. 1790 and predates the neighbouring structures, the frontage of the house now embedded in the street on the South Circular Road.

There was a substantial 19th century addition of a double gable with a bay window looking out into a period garden with an avenue entrance to O'Connell Avenue. The South Circular Road elevation includes the addition of a plinth wall and railings. In scale, materials and form the house is set apart from the local typologies. The low horizontal emphasis has a distinctly rural character which is today set within a Victorian and Edwardian context.

The house is a unique witness to the transformation from rural to urban in the development of this part of Limerick. The name 'Clare View' indicates that there were formerly views from house to County Clare on the far side of the River Shannon. Clare View was under the jurisdiction of the Faithful Companions of Jesus Sisters for a period in the late 1940s until c. 1960 when some classes from the neighbouring school at Laurel Hill were taught on the premises.

1.3 Protection Status

1.3.1 Record of Protected Structures

Clare View House is a protected structure, included in the Limerick City and County Council Record of Protected Structures with RPS Ref. No. 5021.

1.3.2 National Inventory of Architectural Heritage

Clare View House is included in the NBHS National Inventory of Architectural Heritage (Reg. No. 21521046).

2.0 Historical Development

2.1 Historic Map Analysis



Figure 1: Historic 6 inch to 1 mile map 1839

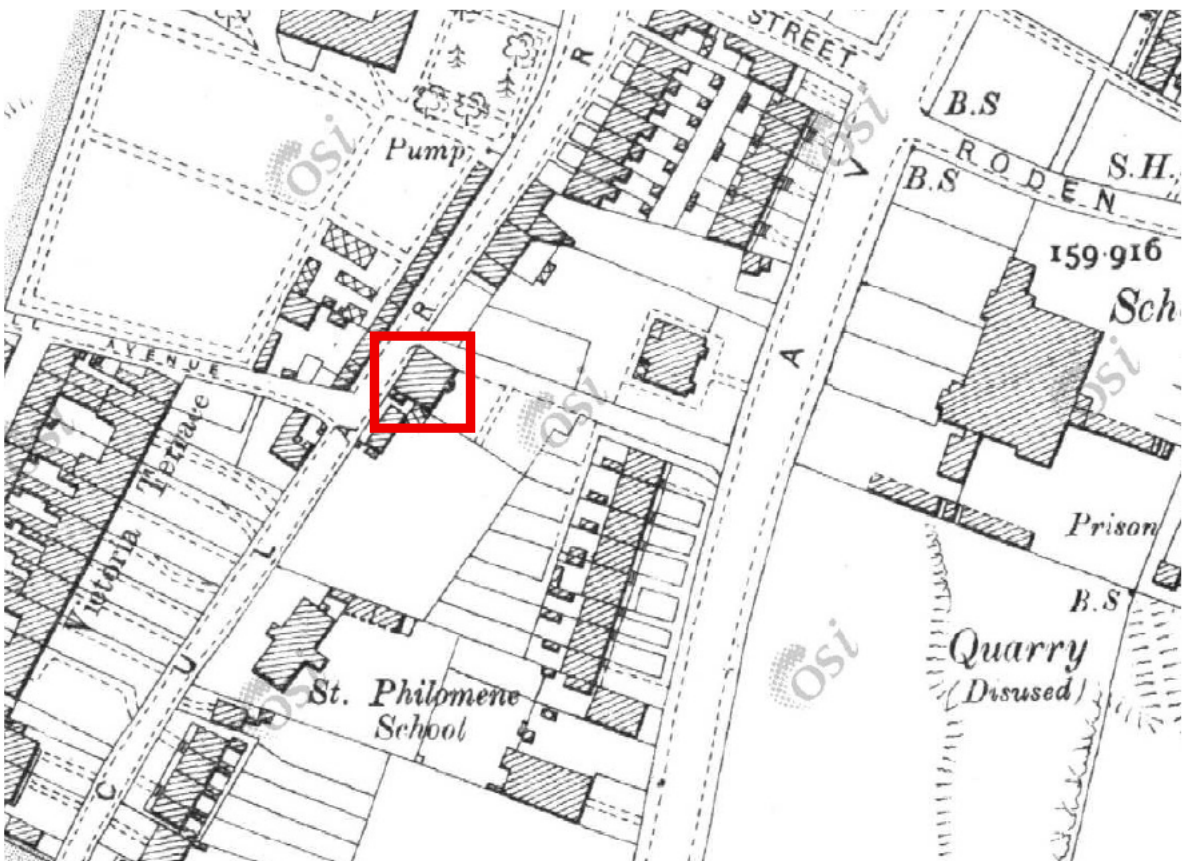


Figure 2: Historic 25 inch to 1 mile map 1906

3.0 Description of Clare View House

3.1 National Inventory of Architectural Heritage (NIAH) Record

Reg No:	21521046
Rating:	Regional
Categories of special interest:	Architectural, Artistic
Original Use:	House
Date:	1790-1810
Date Recorded:	26/06/2005

Description: *Detached four-bay two-storey rendered house, built c. 1800, with a low ground floor window level, and a narrow enclosed front site. Vehicular access to east and a rendered boundary wall with integrated gabled-fronted outbuilding to west. Gabled M-profile slate roof with moulded ridge tiles. Rendered chimneystacks rising from apex of gabled elevations and from ridge, with stringcourses and octagonal clay pots. Painted ruled and lined rendered walls with rusticated quoining to edge of front elevations. uPVC rainwater goods. To front elevation square-headed window openings, with rendered architraves, painted sills, and uPVC windows. Round-arch stair hall window opening to side elevation with six-pane fanlight upper sash, lower sash not seen. Other square-headed window openings to side elevations with rendered reveals, two-over-two timber sash windows. Projecting, possible three-sided bay window to side elevation, seen from the road. Front door not seen. Limited front site enclosed by rubble limestone plinth wall, erected c. 1860, returning on a curve to meet the front elevation, with limestone coping and cast-iron railings. Vehicular opening to roughcast rendered boundary wall with square-plan smooth rendered piers, with cappings reading Clare View, supporting plank timber gates.*

Appraisal: *This detached house appears to predate the neighbouring structures, and possibly the road. In scale, materials and form it is set apart from the local typologies. The low horizontal emphasis of this detached house has a distinctly rural character, which is today set within a Victorian and Edwardian context. The plinth wall and railings are late nineteenth-century in date.*

3.2 Condition

Prior to works in 2024, water ingress was causing damage to the historic internal fabric of the structure. Roofing repair works were carried out to the inner slopes of the roof and the lead valley in 2024 with BHIS funding.

To complete the work and ensure proper protection of the house, repair works for 2026 are proposed to the outer slopes of the roof and the gutters under the BHIS, as well as to the chimneys.

4.0 Method Statement for Works

4.1 Proposed Works

A grant has been awarded by Limerick City and County Council under the Built Heritage Investment Scheme (BHIS) for the following works:

- Re-slating of outer roof slopes including underlay and splice repairs to rafters and wall plates where necessary.
- Lifting and re-bedding of ridge tiles in lime mortar.
- Repair and renewal of rainwater goods

In addition to these works, re-rendering of the 6 no. chimneys in lime with a smooth finish is proposed to replace inappropriate cement render that is contributing to moisture ingress at roof level.

The following drawings are included in this submission showing the proposed works:

459-26-001	Site Layout Plan	Scale 1:500
459-26-002	Roof Plan	Scale 1:100
459-26-003	Elevations	Scale 1:100

The works are intended to halt ongoing damage to historic fabric that is of special interest in the protected structure and restore the original character of the roof and chimneys which has been adversely affected by previous inappropriate repairs.

4.1.1 Repair of slated roof and timber structure

It is proposed to repair the outer slopes of the double-pile roof. All repairs will be like-for-like, retaining as much historic material as possible, as described in Section 4.3 of this method statement. In summary:

- Existing moulded clay ridge tiles set aside during repairs to roof valley will be reused.
- Existing slates will be reused where possible.
- Inappropriate sprayed foam insulation will be removed from the underside of the roof structure.
- Splice repairs to the timber structure where necessary.

These works are in accordance with the Detailed Guidance Notes contained in Part 2 of the Architectural Heritage Protection Guidelines for Planning Authorities (AHPG). The sections which form the basis for our conservation-led approach are Sections 9.2.3, 9.2.5, 9.2.8, 9.2.9, and 9.4.4 in relation to repair of the roof structure, with Sections 9.3.4, 9.3.6, 9.3.7 and 9.3.8 in relation to the proposed slating work, and Section 9.4.5 in relation to the ridge tiles.



Figure 3: Underside of roof structure to southeast outer slope showing spray foam insulation to be removed.

4.1.2 Repair and renewal of rainwater goods

It is proposed to repair and renew the gutters and downpipes. All repairs will be like-for-like, retaining as much historic material as possible, as described in Section 4.3 of this method statement.

These works are in accordance with the Detailed Guidance Notes contained in Part 2 of the AHPG. The section which forms the basis for our conservation-led approach is Section 9.4.24 in relation to repair of the rainwater goods, and Sections 9.4.26, 9.4.27 and 9.4.28 in relation to the proposed repair and renewal of rainwater goods.



Figure 4: Rainwater goods on the southwest elevation to be renewed.

4.1.3 Re-rendering of chimneys

- Chimneys will be re-rendering using lime.
- Leadwork flashing will be renewed.

These works are in accordance with the Detailed Guidance Notes contained in Part 2 of the AHPG. The sections which form the basis for our conservation-led approach is Section 9.4.10 in relation to repair of chimneys, shafts and pots, and Section 9.4.11 for the proposed works.



Figure 5: Chimney photographed during 2024 works.

4.2 Conservation of Built Heritage

4.2.1 Conservation principles

All works to the building to be carried out in accordance with best conservation practice, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters, and articulated for the Irish context in the NHBS Advice Series booklet *Roofs, the Repair of Historic Roofs*.

The following basic principles should be adhered to at all times:

- Conservation work should be based on an understanding of the building and its historical development, and the primary aim should be to retain and recover the significance of the building.
- Any alterations should be carried out in accordance with the principle of ‘minimal intervention’.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials.
- Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible.

- Modern interventions should be reversible and if appropriate visually identifiable. New work should be recorded.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.

4.2.2 Conservation Architect

All work to be specified and overseen on site by the project conservation architect with RIAI accreditation at Grade 1.

4.3 Methods and Materials

The works are designed to avoid any adverse impact on the special interest of the protected structure and protect elements and features which are of special interest and add to the character of the building but are endangered by the current deteriorating condition of the roof.

The works are like for like repairs using tradition materials and construction methods, retaining as much original historic fabric as possible, that will not materially affect the character of the structure

4.3.1 Scaffolding

- No fixings to be fixed into the walls of the building. Scaffolding to be propped and supported from ground level.

4.3.2 Stripping of Roof

- Carefully remove existing ridge tiles, to be replaced with existing previously removed during works to roof valley.
- Starting at the ridge carefully remove slates and inspect for damage and delamination. Separate damaged slates from sound and carefully stack on end in piles sorted by length. Damaged slates to be set aside for redressing.
- Spray foam that has been applied to the underside of the roof and the timber structure is to be carefully removed to avoid damage to timbers and slates.

4.3.3 Timber Repairs

- Repairs to timber structure to follow principle of 'minimal intervention', i.e. all sound timber to be retained in situ (not dismantled and reassembled); partly decayed rafters to be splice-repaired if necessary to restore structural integrity.
- Architect to approve extent of timber replacement prior to removal.
- Measure original slating battens and use new battens of same thickness to avoid raising of roof level. Use pre-treated battens and treat cut ends with approved product.
- Rafters, collars and wall plates should be cleaned down without defrassing and inspected for signs of active decay or infestation. Replacement of roofing timbers should be restricted to those which threaten the structural soundness of the roof. Repairs to roof timbers should be carried out as far as possible in the same timber, using appropriate repair methods which minimise loss of existing timbers, and do not regularise the appearance of the roof.
- New timber should be dried to a moisture content of between 15 and 20 per cent and should match the existing in size and species. Softwoods should be pressure-impregnated with preservative before being brought to the site and any cut ends or

bored holes should be treated with mammal safe insecticide/fungicide before being used.

- Splice repairs to rafters/purlins/beams and wall plates where necessary. Splice repairs to rafters (up to 125mm depth): Remove only loose rotted timber. Insert splice rafter with overlap of min 1m on sound original timber, thickness 44mm, depth to match existing. Fix splice rafter with 6 no. woodscrews to 5mm diameter and approx. 80mm length. Pre-drill new splice timber.
- Wall plates to be replaced only where decayed with timber of matching type and equal dimension.

4.3.4 Re-slating of Roof

- Re-slate roof reusing existing slates or approved natural slate alternative. Allow for salvage of 50% of surviving slates.
- New slating battens of matching thickness to previous battens to be used to avoid the raising of roof level. Use pre-treated battens and treat cut ends with approved product.
- Slates previously removed from the roof to be used. Any shortfalls to be made up with new or salvaged slates of matching size, colour and texture. Samples to be approved by the architect.
- Slates to be graded by thickness and size, with longer and thicker slates in lower courses. Slates to be fixed with copper medium shank nails. Slate hooks to be used only where approved by the architect.
- Underside of slates to be parged with well-haired lime plaster. Apply parging to back of slates. Lime mortar mix for parging to be 3 parts sand 1 part NHL2 with hair added to mix. Mortar is to be applied with a small trowel. Mortar not to be forced down the laps or perpend joints and must not lift slates.
- Alternatively breathable underlay to be laid as approved by the architect.
- Ridge tiles to be bedded in lime mortar.
- Reset existing ridge cappings using hydraulic lime mortar NHL3.5 or NHL 5 with sharp sand aggregate to neat detail approved by architect.

4.3.5 Re-rendering of Chimneys

- Hack off sand and cement render to each face of each chimney.
- Care to be taken to avoid damage to masonry, cappings, flaunching and octagonal chimney pots.
- Architect to inspect chimneys following removal of sand and cement before proceeding with works to determine and agree the extent of any repairs needed.
- Do not apply render if the temperature is below 5°C.
- Apply external render in 2 to 3 coats as necessary.
- Daubing out should be in multiple coats as necessary, none exceeding 12mm in thickness. Each coat to be finished with a wood float and scratched to receive next coat. Allow drying out and partial carbonation before subsequent coat. Where depths of over 25mm are required spalls of masonry to be used to reduce overall depth of mortar.

- Apply render coats to achieve good compaction and contact to the background by throwing or using gauging trowel or plasterer's trowel. Check at all times that render is firm and does not peel away from the background.
- Apply render with one stroke and avoid overworking the mortar as this will draw the lime binder to the surface and weaken the render.
- Carefully create a continuous key in the scratch coat by scoring in diamond or wavy pattern with a lath scratcher to take the second coat.
- Allow the scratch coat to dry out slowly for at least one week to allow partial carbonation and full shrinkage of the surface before application of the finish coat. Cover all surfaces with damp hessian for this entire duration.
- Brush off any dust and moisten the scratch coat well before application of the finish coat.
- Apply the finish coat using a wood float for a smooth, ruled and lined finish.
- Samples: Provide samples of external render for approval of the architect. Samples to be prepared using the specified mix proportions and techniques to allow complete appraisal of the finished plaster in terms of appearance, finish, set and resistance to cracking. The area of each sample should be 1200 x 1200mm.

4.3.6 Lime for Mortar and Render

- Lime for pointing and bedding mortar to be natural hydraulic lime (NHL)
- Manufacturers: St. Astier, Otterbein, Secil, Round Tower lime, or approved equivalent
- Alternative: Non-hydraulic lime putty or hot-mixed lime. Consult architect for correct use.
- Suppliers: Traditional Lime Company, Rath, Shillelagh Road, Tullow, Co. Carlow. Contact Edward Byrne, tel. 059 915 1750, email: info@traditionallime.com, www.traditionallime.com
- Mix proportions: 2.5 parts sand to 1 part NHL 2 or NHL 3.5 lime as binder.
- NB: Apart from water, no other additives to be used.
- Sand: Coarse, sharp, well-graded from 6mm particles down to fine sand, to ensure volume of voids as small as possible. Darker particles will lessen the whiteness of the mortar. Sample to be approved in advance by architect.
- Sand to be hard, durable, clean and free from adherent coatings such as clay. Ideally source sand from local sand pits.
- Proportion of water to binder to be the least possible required to give mortar of adequate workability.
- Mortar to be very well mixed, 'balling' to be avoided. If using a drum mixer, mix for at least 20 minutes and take particular care to avoid adding too much water.
- Leave mortar to stand for 20 minutes to allow lime to "fatten up" and improve its workability. Mix again briefly with shovel or mixer immediately before using.
- Use all hydraulic mortar within 2 hrs of mixing. Do not knock up, re-temper or use mortar that has begun to stiffen.
- Do not use if air temperature is at or below 5°C and falling, or below 3°C and rising. Maintain work above freezing until fully hardened.

4.3.7 Health and Safety Using Lime

- All lime and lime mortars are caustic and can dehydrate the skin. When using wear gloves, goggles, protective overalls, and if handling over prolonged periods barrier cream to protect exposed parts of the body.
- When using bagged lime in powder form, wear a dust mask to protect the lungs.
- All lime on the skin should be washed off as soon as possible. Keep a supply of clean water close at hand.
- Lime in the eye should be removed immediately and the eye washed out with distilled or clean water for at least 20 minutes. An eye wash bottle should always be kept at hand for this purpose.
- Seek medical attention where washing out does not alleviate the injury.

4.3.8 Lead Flashing

- All lead details to be in accordance with Lead Sheet Association guidance manual.
- Renew leadwork where necessary around chimneys. Ensure 75mm upstand on soakers and aprons. Cover flashing to overlap soaker upstand by at least 65mm. Use Code 3 lead for soakers, Code 5 lead for aprons and cover flashings and Code 6 lead for valley gutters in accordance with Lead Sheet Association guidance manual.

4.3.9 Gutter and Downpipe Repairs

- New cast iron rainwater goods to NW, SW and SE of the house.
- Samples to be approved by architect.
- All surviving section of gutters and downpipes to be repaired, reconditioned, and reused.

4.3.10 Bat Protection

- Bats are protected species under Irish and EU law. It is an offence to harm a bat, or its resting or breeding roost, or to block access to these roosts, even if such harm is done unintentionally (Wildlife Act 1976, amended 2000).
- All site operatives to be made aware of procedures specified for protection of bats.

5.0 Confirmation of Statutory Compliance

5.1 Compliance with Section 57 of the Planning and Development Act 2000

The proposed works involve like for like repairs to the existing historic roof. Modern alterations to the roof made with inappropriate materials which adversely affect the character of the structure will be removed. As much of the original fabric as possible will be retained and repairs will be made using traditional methods and materials.

The aim is to retain the remaining elements of the structure which are of special architectural interest, protect items within the building that are of special artistic interest and restore the historic character of the roof and chimneys.

This method statement demonstrates that the proposed works will be carried out in close adherence to best conservation practice, as articulated in the Architectural Heritage Protection Guidelines for Planning Authorities.

Richard McLoughlin BArch MSc MRIAI
RIAI Conservation Architect Grade I
Lotts Architecture and Urbanism Ltd

6.0 Photographs









Ridge tiles to be reused:



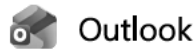
Gutters and downpipes:





Roof works completed to inner slopes in 2024:





Outlook

RE: EC-060-26 Section 5 Works to a Protected Structure

From O'Keeffe, Shona <shona.okeeffe@limerick.ie>
Date Mon 27/04/2026 10:31
To Cunningham, Isaac <isaac.cunningham@limerick.ie>

Hi Isaac,

Thank you for sending this on. I'm happy with the submitted conservation method statement and am satisfied that the works will not materially alter the character of the Protected Structure.

Shóna O'Keeffe

Executive Architectural Conservation Officer | Forward Planning, Urban Development and Heritage | Planning, Heritage and Ryder Cup Directorate

Limerick City & County Council

Merchants Quay | Limerick V94 EH90

061 556 051

www.limerick.ie | @LimerickCouncil | #LimerickEdgeEmbrace

From: Cunningham, Isaac <isaac.cunningham@limerick.ie>
Sent: Monday 27 April 2026 10:18
To: O'Keeffe, Shona <shona.okeeffe@limerick.ie>
Subject: EC-060-26 Section 5 Works to a Protected Structure

Hi Shona,

I hope you're well.

I wanted to get your advice on a Section 5 application I'm working on, which is proposing repair/conservation works to a protected structure (Clare View house, ref. 5021).

If you're able to get back to me either this week or early next week, please let me know if you're happy with the submitted conservation method statement.

Many thanks,
Isaac

Isaac Cunningham | Graduate Planner | Development Management | Planning, Heritage and Ryder Cup Directorate | Limerick City and County Council | Dooradoyle Office | Limerick V94 WV78 | 061 556 953 | www.limerick.ie | [@LimerickCouncil](https://twitter.com/LimerickCouncil) | [#LimerickEdgeEmbrace](https://www.instagram.com/LimerickEdgeEmbrace)

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

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

File Reference number	EC-060-26
Applicant(s)	Helen McCarthy
Location	Clare View House O'Connell Avenue, Limerick, V94 KR9X

Description of Site and Surroundings:

Clare View is a detached four-bay two-storey rendered house, built c. 1800, backing onto the South Circular Road and accessed via O'Connell Avenue. Clare View is a protected structure (ref. 5021), listed on the NIAH (ref. 21521046), and situated within the South Circular Road, New Street and University of Limerick Mary Immaculate College Campus Architectural Conservation Area (ACA 2). The site is zoned as Existing Residential under the Limerick Development Plan 2022-2028.

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 works to halt ongoing damage caused by water ingress to the roof of the structure, these works include:
 - Re-slating of outer roof slopes
 - Lifting and re-bedding of ridge tiles in lime mortar
 - Repair and renewal of rainwater goods
 - Re-rendering of 6 no. chimneys

This Section 5 declaration includes the following:

- Application form
- Site location maps

Planning History:

Subject site:

None found.

Adjacent:

00/770123 – Conditional Permission – Modifications to front walls to provide vehicular access and hard stands.

17/26 – Conditional Permission – the demolition of the former and disused St. Clements College building, excluding the small chapel at the corner of south circular road and laurel hill avenue. The demolition of the existing tall stone boundary wall to the front of the former St. Clement's college onto south circular road and onto part of laurel hill avenue. Permission is also being sought for the modifications to the existing care park with the construction of a new low boundary wall to the front of the former St. Clement's college and the provision of landscaped gardens. Permission is also being sought for an 83 space non-commercial car park to the rear of the former St. Clement's college. All to include all associated site works above and below ground. The proposed development is within the curtilage of the Redemptorist, St. Alphonsus church and monastery which are protected structures - extended under 21/7028 until 12/06/2027.

Enforcement History:

None found.

Relevant An Coimisiún Pleanála referrals:

N/A.

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, conservation/repair works to halt ongoing damage caused by water ingress to the roof of a protected structure, constituting ‘works’ and ‘development’.

Is the proposal exempted development?

The development proposal, conservation/repair works to halt ongoing damage caused by water ingress to the roof of a protected structure, is considered to fall within the scope of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), as development consisting of the carrying out of works for the maintenance and improvement of a structure, being works which do not materially affect the character of the structure or of neighbouring structures.

Additional requirements are laid out under Section 57 of the Planning and Development Act 2000 (as amended), regarding the extent of works to a protected structure which may be considered exempted development. In this regard, the submitted Conservation Method Statement has been reviewed by an Executive Architectural Conservation Officer of Limerick City and County Council, who is satisfied that the proposed works would not materially alter the character of the Protected Structure.

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 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, conservation/repair works to halt ongoing damage caused by water ingress to the roof of a protected structure, is considered development. The proposal also falls within the scope of Section 57 and Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as the works would not materially affect the character of the protected structure, and development is therefore considered exempted development.

Regard has been had to –

- (a) Section 2, 3, 4, 5 & 57 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 the 16th of April 2026.

It is therefore considered that the said works constitute development and exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Graduate Planner	Isaac Cunningham	Date: 27/04/2026
Signature:		
Senior Executive Planner	Gráinne O'Keeffe	Date: 12/05/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-060-26
(e) Brief description of the project or plan:	The applicant is proposing conservation/repair works to halt ongoing damage caused by water ingress to the roof of a protected structure.
(e) Brief description of site characteristics:	Clare View is a detached four-bay two-storey rendered house, built c. 1800, backing onto the L-10441 South Circular Road and accessed via the R-526 O'Connell Avenue. Clare View is a protected structure (ref. 5021), listed on the NIAH (ref. 21521046), situated within the South Circular Road, New Street and University of Limerick Mary Immaculate College Campus Architectural Conservation Area (ACA 2). The site is zoned as Existing Residential under the Limerick Development Plan 2022-2028.
(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	0.7	None	N
River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/spa/004077	0.7	None	N

STEP 3: Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:



Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g. <ul style="list-style-type: none"> - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests 	None. No direct encroachment or hydrological connection
Operation phase e.g. <ul style="list-style-type: none"> - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents 	None. No direct encroachment or hydrological connection
In-combination/Other	N/A.

(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 	<p>None. No direct encroachment or hydrological connection</p>
--	--



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

STEP 4: Screening Determination Statement		
<p>The assessment of significance of effects:</p>		
<p>Describe how the proposed development alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives.</p>		
<p>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.</p>		
<p>Conclusion: AA is not required.</p>		
	<p>Tick as appropriate:</p>	<p>Recommendation:</p>
<p>i. It is clear that there is no likelihood of significant effects on a European Site</p>	<p><input checked="" type="checkbox"/></p>	<p>The proposal can be screened out: Appropriate Assessment not required.</p>
<p>ii. It is uncertain whether the proposal will have a significant effect on a European Site</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/> Request further information to complete screening</p> <p><input type="checkbox"/> Request NIS</p> <p><input type="checkbox"/> Refuse planning permission</p>

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 _____ 27/04/2026	
Signature and Date of the Decision Maker:	 _____ 12/05/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-060-26
Development Summary:	The applicant is proposing conservation/repair works to halt ongoing damage caused by water ingress to the roof of a protected structure.
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 I - Does the development comprise a project listed in Schedule 5. Part 1. of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
Yes. specify class: [insert here] _	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B

B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
<input checked="" type="checkbox"/>	No. the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/>	Yes the project is listed in Schedule 5. Part 2 and meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	EIA is mandatory No Screening required
	Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _	Proceed to Part C
c. If Yes, has Schedule 7A information/screening report been submitted?		
	Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
	No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
Signature and Date of Recommending Officer: <div style="text-align: right;">  Isaac Cunningham, Graduate Planner _____ 27/04/2026 </div>		
Signature and Date of the Decision Maker: <div style="text-align: right;">  _____ 12/05/2026 </div>		

Appendix 3. Internal Reports.

 Outlook

RE: EC-060-26 Section 5 Works to a Protected Structure

From O'Keeffe, Shona <shona.okeeffe@limerick.ie>
Date Mon 27/04/2026 10:31
To Cunningham, Isaac <isaac.cunningham@limerick.ie>

Hi Isaac,

Thank you for sending this on. I'm happy with the submitted conservation method statement and am satisfied that the works will not materially alter the character of the Protected Structure.

Shóna O'Keeffe
Executive Architectural Conservation Officer | Forward Planning, Urban Development and Heritage | Planning, Heritage and Ryder Cup Directorate
Limerick City & County Council
Merchants Quay | Limerick V94 EH90
061 556 051
www.limerick.ie | @LimerickCouncil | #LimerickEdgeEmbrace



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

An 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:

Helen McCarthy
c/o Richard McLoughlin,
Lotts Architecture and Urbanism Ltd,
22 South William Street,
Dublin 2.
D02 H394

EC/060/26

13 May 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/2026/564

File Ref No. EC/060/26

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


RE: **A proposing works to halt ongoing damage caused by water ingress to the roof of the structure, these works include re-slating of outer roof slopes, lifting and re-bedding of ridge tiles in lime mortar, repair and renewal of rainwater goods and re-rendering of 6 no. chimneys at Clare View House, O'Connell Avenue, Limerick**

ORDER: Whereas by Director General's Order No. DG/2026/031 dated 18th 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 Grainne O'Keeffe, 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, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Isaac Cunningham, Graduate Planner dated 27/04/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Helen McCarthy c/o Richard McLoughlin, Lotts Architecture and Urbanism Ltd, 22 South William Street, Dublin 2 to state that the works as described above is

Development and is Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date





Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

An Roinn Pleanála
Comhairle Cathrach agus Contae Luimnigh
Bóthar Thuar an Daill
Tuar an Daill
Luimneach
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/060/26

Name and Address of Applicant: Helen McCarthy, Clare View House, O'Connell Avenue, Limerick

Agent: Richard McLoughlin, Lotts Architecture and Urbanism Ltd, 22 South William Street, Dublin 2

Whether the proposing works to halt ongoing damage caused by water ingress to the roof of the structure, these works include re-slatting of outer roof slopes, lifting and re-bedding of ridge tiles in lime mortar, repair and renewal of rainwater goods and re-rendering of 6 no. chimneys at Clare View House, O'Connell Avenue, 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 16th day of April 2026.

AND WHEREAS the Planning Authority has concluded that the proposing works to halt ongoing damage caused by water ingress to the roof of the structure, these works include re-slatting of outer roof slopes, lifting and re-bedding of ridge tiles in lime mortar, repair and renewal of rainwater goods and re-rendering of 6 no. chimneys at Clare View House, O'Connell Avenue, Limerick **DOES** come within the scope of exempted development under 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 Exempt Development.**

Signed on behalf of the said Council C. Leahy

Date: 13.5.2026

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.