

F7



LIMERICK CITY & COUNTY COUNCIL

PLANNING AND ENVIRONMENTAL SERVICES

SECTION 5 APPLICATION

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Liam COSGROVE

Applicant's Address: GARRAUN

LISNAHOLDY

Co. Limerick

Telephone No. [REDACTED]

Name of Agent (if any): JOSEPH BARRY

Address: CASTLECONNELL

Co. Limerick.

Telephone No. 087 130 30 73.

Address for Correspondence:

JOSEPH BARRY

CASTLECONNELL

Co. Limerick



Location of Proposed development:

WOODSTOWN

LISNABRY

Co. Limerick.

Description of Proposed development:

A NEW CATTLE HOUSING SHED WITH
AN UNDERGROUND SLURRY STORAGE
TANK.

GREEN FIELD SITE. SHED 267 m² IN AREA.
LANDHOLDING 32.37 HEZ. 5.50m OVERALL HEIGHT.

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.

BUILDING PLANS.

€80.00 FEE.

LANDHOLDING MAP.

Have any previous extensions/structures been erected at this location ~~YES~~/NO

If Yes please provide floor areas of all existing structures:

NONE

CALF TO BEEF ENTERPRISE.

N/A

Signature of Applicant (or Agent)

Joseph Barry.

Castlemore Co. Limerick
12th March 2026

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.

(F) *LAND LAYOUTING MAP.*

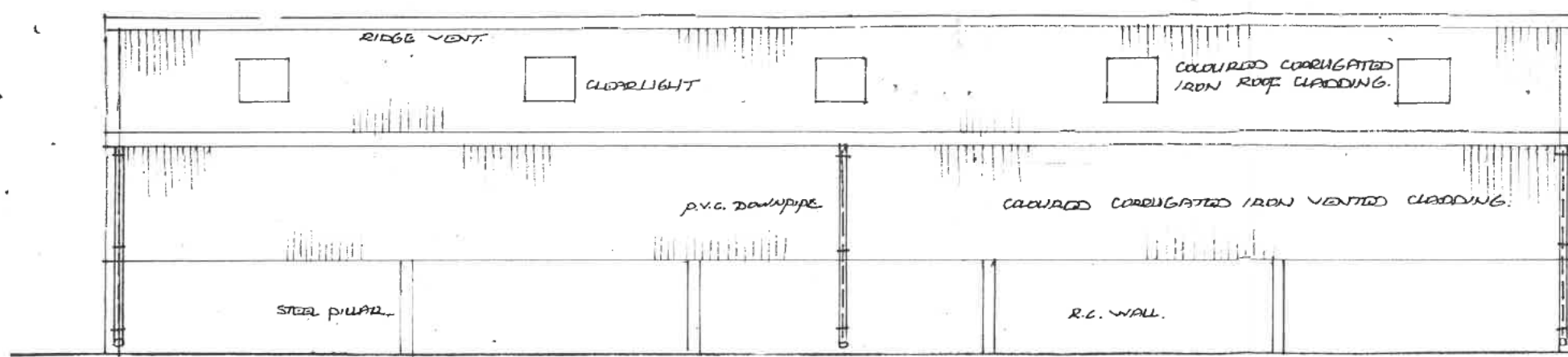
Application to be forwarded to:

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

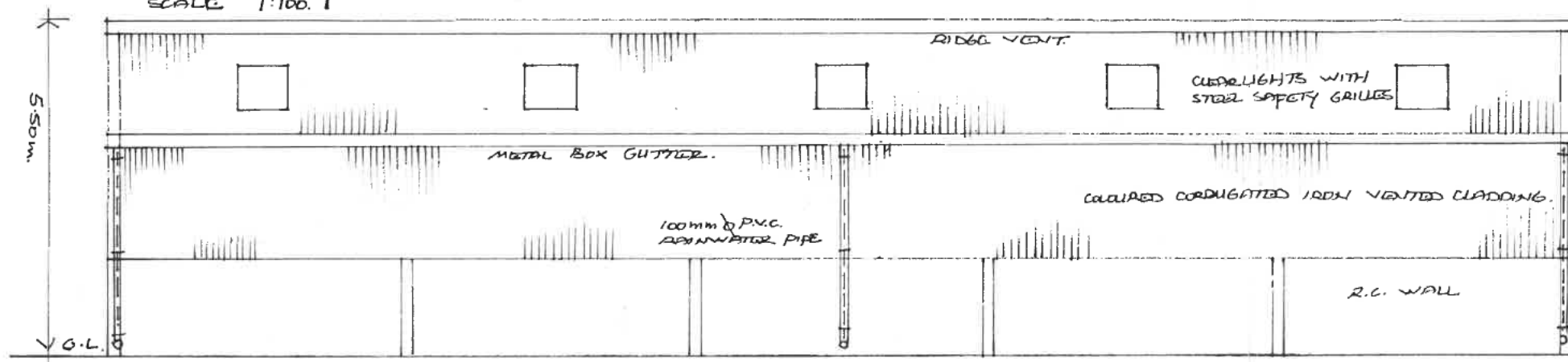
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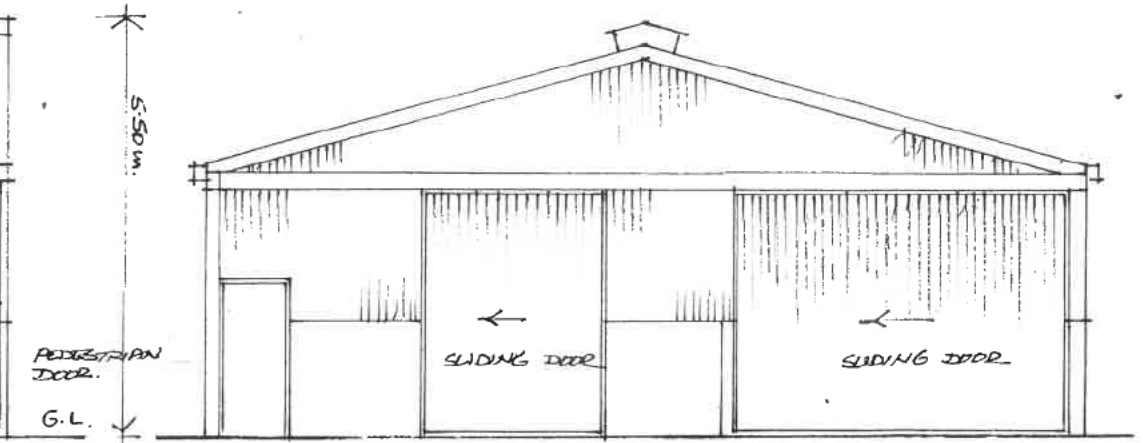
Fee Received _____ Date Due _____



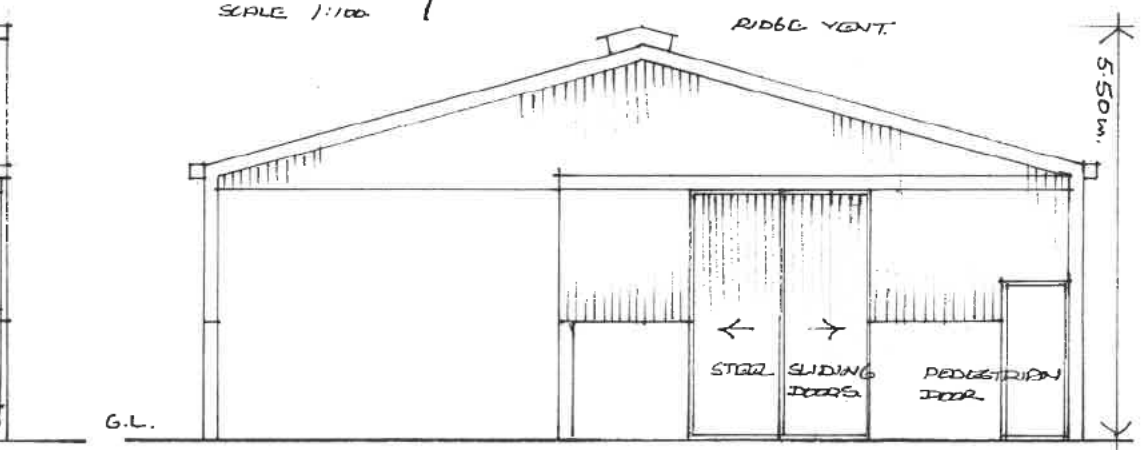
EAST ELEVATION.
SCALE 1:100.



WEST ELEVATION.
SCALE 1:100.



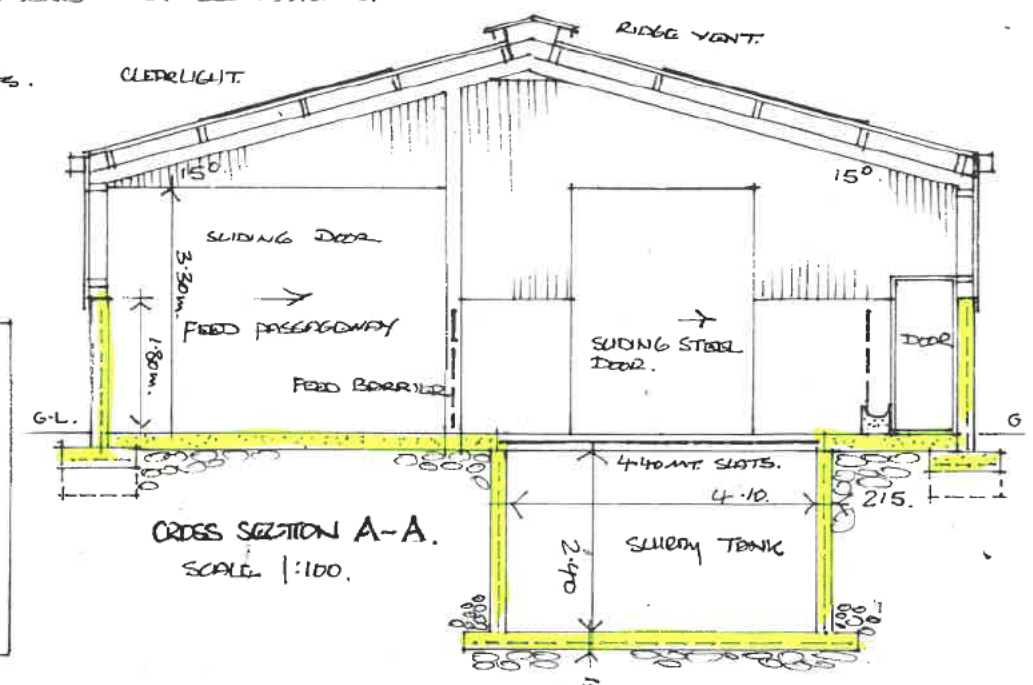
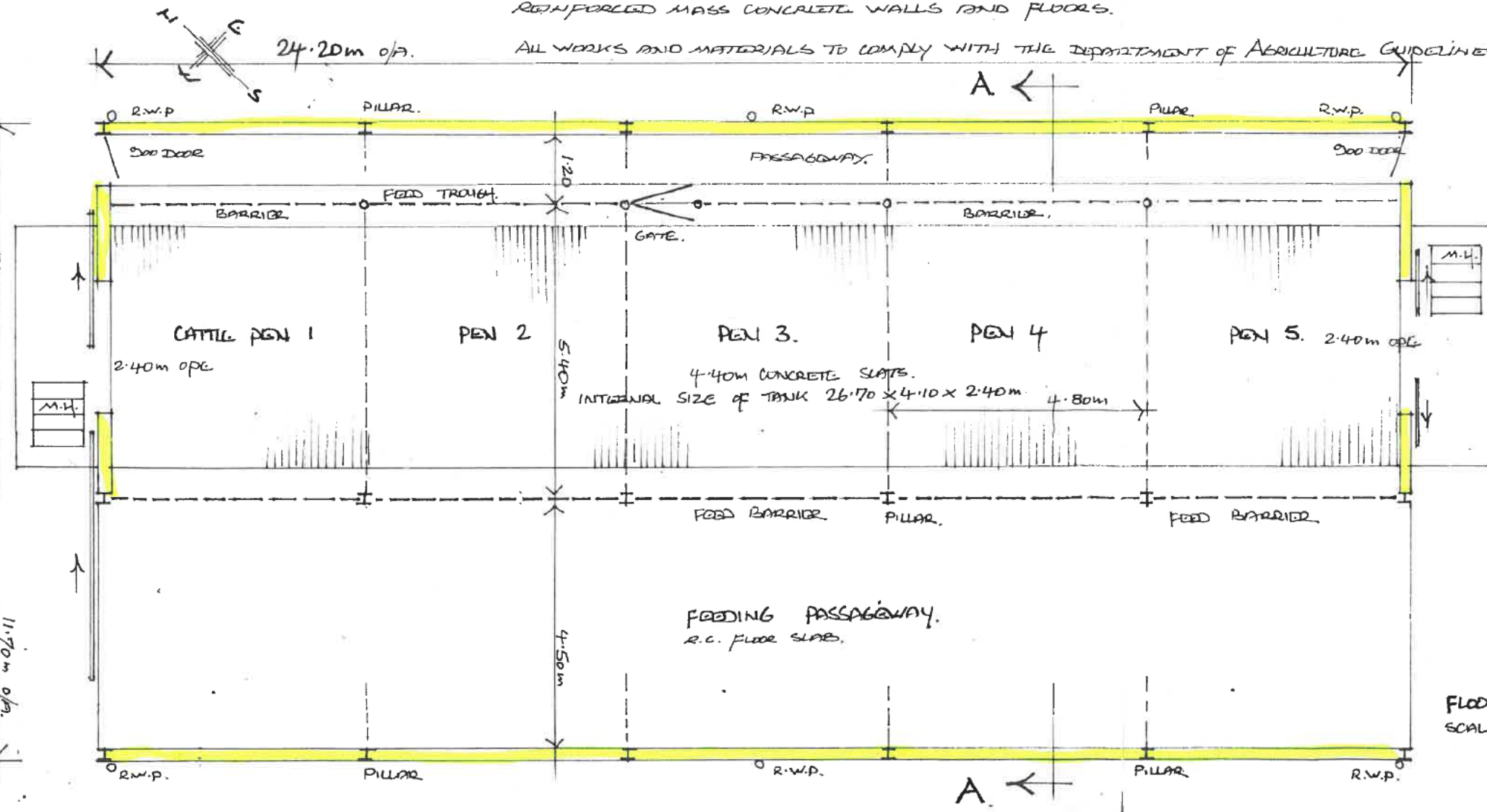
NORTH ELEVATION.
SCALE 1:100.



SOUTH ELEVATION.
SCALE 1:100.

SPECIFICATION:-
GALVANISED HOT DIPPED STEEL FRAMG.
COLOURED CORRUGATED IRON ROOF CLADDING ON TIMBER PURLING.
COLOURED CORRUGATED IRON WALL CLADDING ON TIMBER RAFTS. VENTED SHEETING TO EAST AND WEST ELEVATIONS.
REINFORCED MASS CONCRETE WALLS AND FLOORS.

ALL WORKS AND MATERIALS TO COMPLY WITH THE DEPARTMENT OF AGRICULTURE GUIDELINES.



TOTAL FLOOR AREA 267 m².
TANK STORAGE CAPACITY 240m³ EXCLUDING 200mm FREEBOARDING

FLOOR PLAN.
SCALE 1:100

NEW FARM BUILDING AT
WOODSTOWN, LISNAGRY
CO. LIMERICK
FOR MR. Liam Cosgrove.

JOSEPH BARRY
Architectural Technician & Surveyor
Castleconnell, Co. Limerick.
Tel. 061-377 378

Site Location Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 565124,656848

PUBLISHED: 11/03/2026
ORDER NO.: 50523516_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: CE063+063A LK006

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

www.tailte.ie

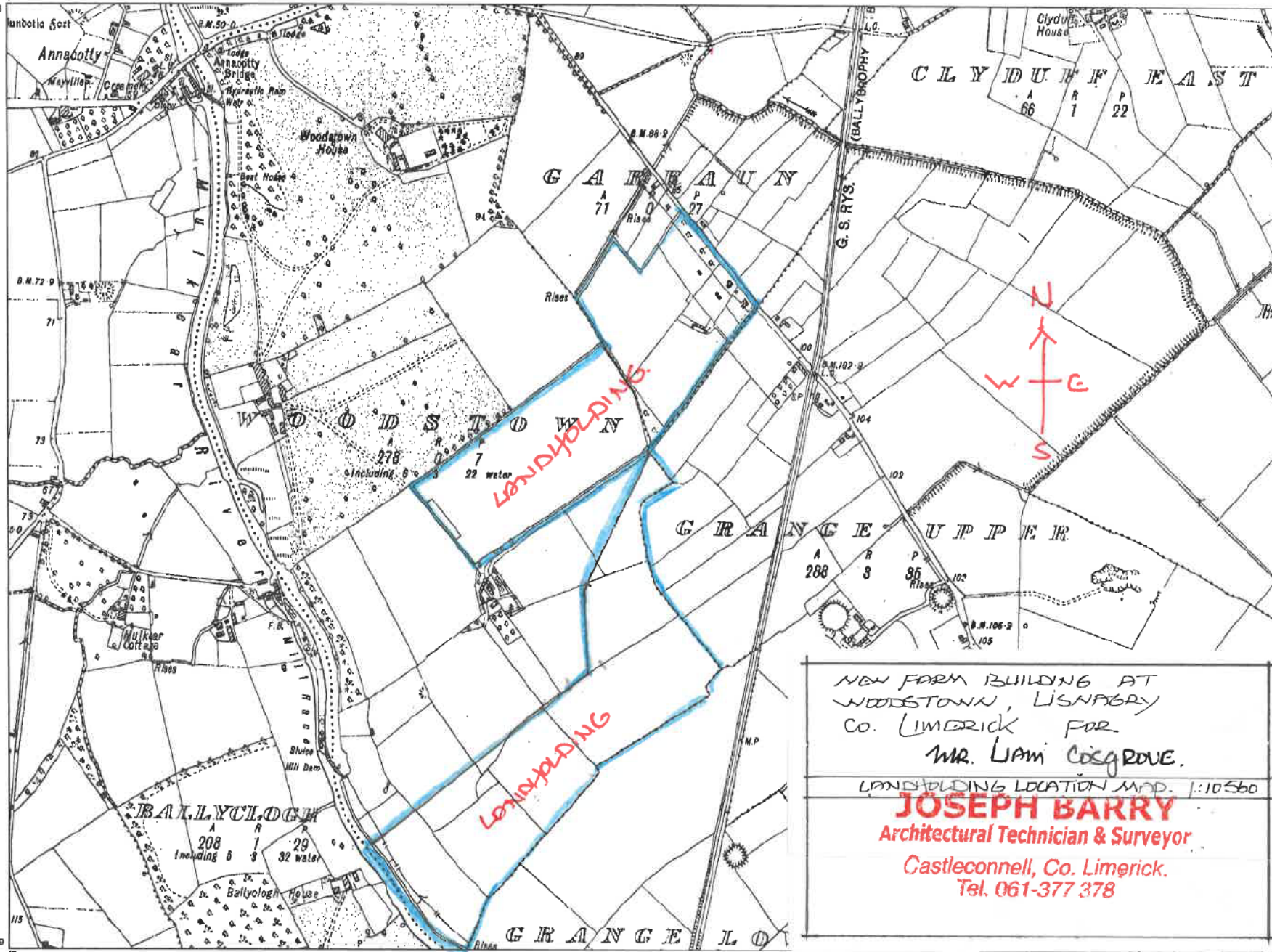
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OUTPUT SCALE: 1:10,560

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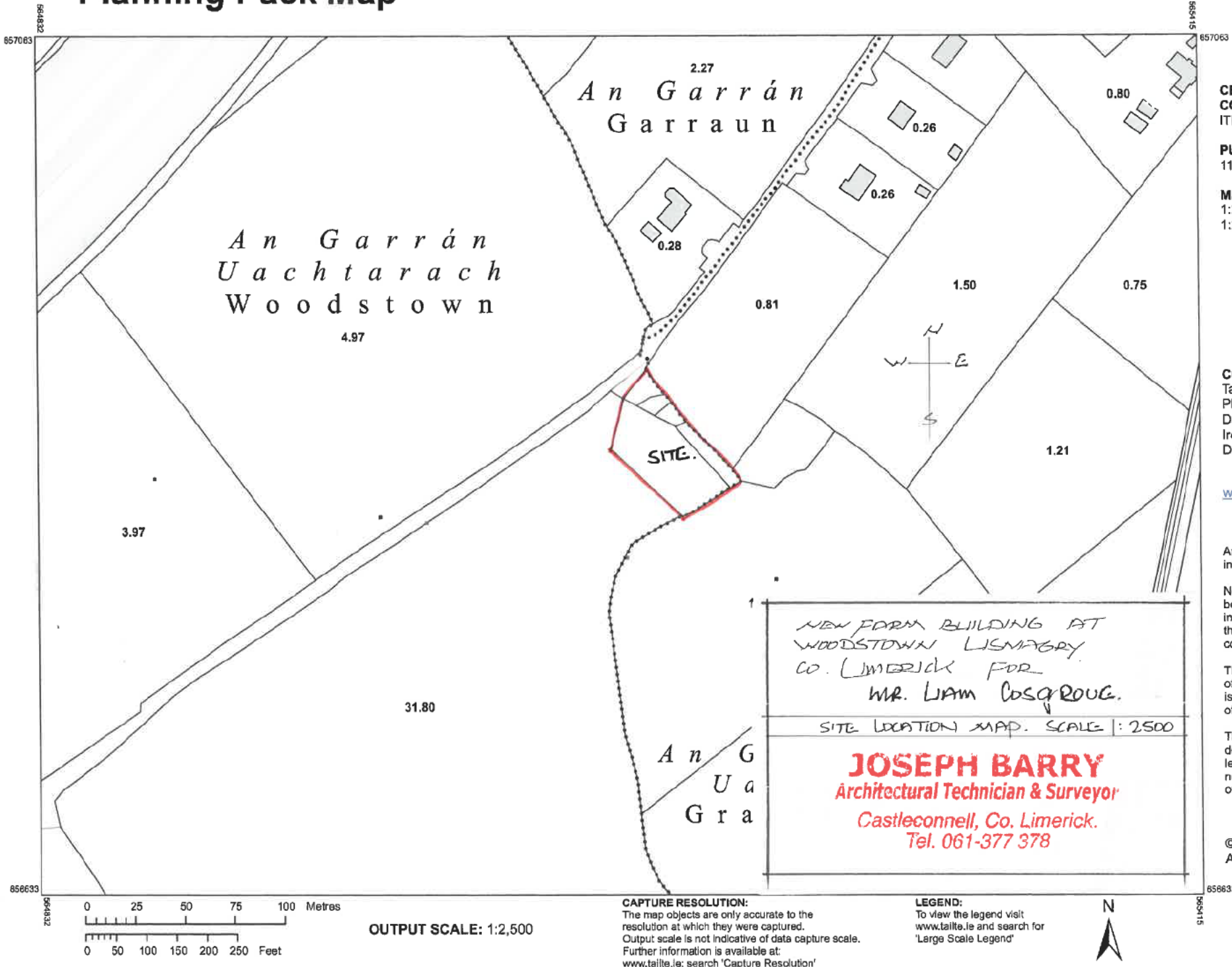
LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'



Planning Pack Map



**Tailte
Éireann**



**CENTRE
COORDINATES:**
ITM 565124,656848

PUBLISHED: 11/03/2026 **ORDER NO:** 5052356_11

MAP SERIES: 1:2,500 **MAP SHEETS:** 4684-C
1:2,500 4745-A

COMPILED AND PUBLISHED BY:
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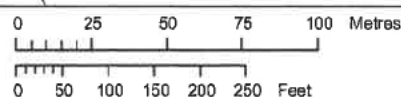
NEW FARM BUILDING AT
WOODSTOWN LISMAHRY
CO. LIMERICK FOR
MR. LIAM COSGROVE.

SITE LOCATION MAP. SCALE: 1:2500

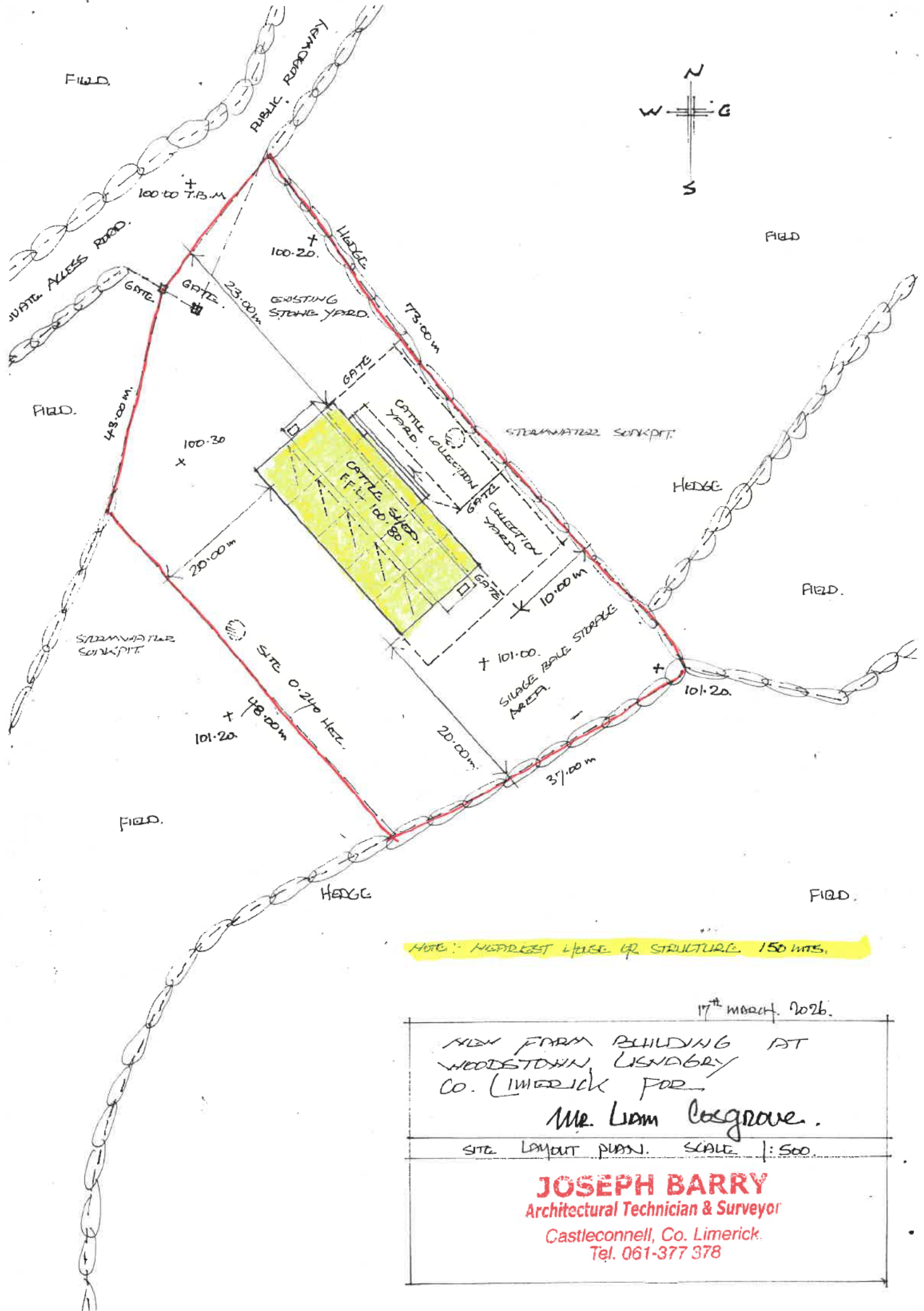
JOSEPH BARRY
Architectural Technician & Surveyor
Castleconnell, Co. Limerick.
Tel. 061-377 378

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



OUTPUT SCALE: 1:2,500



17th MARCH 2026.

NEW FARM BUILDING AT
WEDDESTOWN LISNABRY
CO. LIMERICK FOR
MR. LIAM COUGRAVE.

SITE LAYOUT PLAN. SCALE 1:500.

JOSEPH BARRY
Architectural Technician & Surveyor
Castleconnell, Co. Limerick.
Tel. 061-377 378



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

PLANNING, HERITAGE & RYDER CUP

REG POST:

EC/047/26

15 April 2026

**Liam Cosgrove,
c/o Joseph Barry,
Castleconnell,
Co. Limerick.**

RE: Declaration under Section 5

Dear Sir/Madam,

I refer to the above Section 5 Application you are hereby requested to submit the following further information:

1. The applicant is requested to submit revised site layout drawings clearly demarcating the proposed silage bale storage area, with the gross floor area stated in square metres, to enable the Planning Authority to assess compliance with Condition 2 of Class 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), which limits the gross floor area of such structures to 300 square metres.
2. The applicant is requested to provide revised drawings or supporting information, based on the information available to the applicant, clearly illustrating the spatial relationship between the development proposal and the lands subject to the extant planning permission (ref. 16/957), including the approved access route and temporary site compound. This information is required to enable the Planning Authority to assess whether the proposed development could prejudice or restrict the implementation of the extant planning permission for the remainder of its duration. (Restrictions on Exemptions in Article 9(1)(a)(i) of the Planning and Development Regulations 2001 (as amended)).

Your application will not be further processed until confirmation of the above is received. A complete response should be submitted.

I hereby give you notice that the statutory period of three weeks during which the Planning Authority is required to give a decision will date from the receipt of a satisfactory response to the notice seeking further information.

Please quote your planning reference number on all correspondence EC/047/26.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'C. Loft', is written over a horizontal line.

**(for) Senior Planner,
Development Management**

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

File Reference number	EC-047-26
Applicant(s)	Liam Cosgrove
Location	Woodstown, Lisnagry, Co. Limerick

Description of Site and Surroundings:

The site is located within the townland of Woodstown, in proximity to Annacotty Business Park, around 4.5km east of Limerick City. The site forms part of a larger 32.37 hectare landholding, however the greenfield area pertaining to this application is approximately 0.24 hectares in size. The site is situated off the junction between the L-50601 public roadway and an adjoining private access road. This site area overlaps with the public road access relating to an extant planning permission for the 'Mulkear Solar Farm', ref. 16/957, consisting of the proposed placement of 35,582m² of solar panels. This permission was granted for a period of ten years, expiring 04/04/2028, and has yet to be commenced.

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 erection of a 267m² cattle housing shed with an underground slurry storage tank, and adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

Subject site:

16/957 - Conditional Permission - A ten year permission for the development of a solar PV farm consisting of up to 35,582sq.m of solar panels on ground mounted steel frames, 1 no. substation, 3 no. inverter cabins, underground cable ducts, a temporary site compound area and ancillary facilities, boundary security fencing, site landscaping, a site entrance and

access track, CCTV and all associated site works. The proposed solar farm will be connected to the National Grid.

Adjacent:

93/1262 – Conditional Permission – Erection of five dwellinghouses and installation of five septic tanks.

97/1004 – Conditional Permission – Construction of Two Storey Dwelling house, entrance and septic tank.

99/1631 – Conditional Permission – Erection of garage, front boundary walls and entrance gates and revision of site boundaries from previously approved.

05/1244 – Conditional Permission – Construction of extension and conservatory to existing residential house.

22/615 – Conditional Permission – The construction of a two-storey dwelling house, garage, wastewater treatment system, polishing filter, vehicular entrance, connection to services and all ancillary site works.

Enforcement History:

N/A.

Relevant An Coimisiún Pleanála referrals:

No relevant An Coimisiún Pleanála referrals found for the site.

Assessment:

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

Section 2(1) in this Act, except where otherwise requires –

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

‘structure’ as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

- (b) in relation to a protected structure or proposed protected structure, includes—
- (i) the interior of the structure,
 - (ii) the land lying within the curtilage of the structure,
 - (iii) any other structures lying within that curtilage and their interiors, and
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

Section 3(1) defines ‘**development**’ as ‘the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’.

The proposal concerns the erection of a 267m² cattle housing shed with an underground slurry storage tank, and adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed, constituting ‘works’ and ‘development’.

Is the proposal exempted development?

To assess whether the proposed development is exempted development, the cattle housing shed, underground slurry storage tank and ancillary cattle collection yard will be assessed against Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), while the silage bale storage area will be assessed under Class 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Class 6 - Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.

1. *No such structure shall be used for any purpose other than the purpose of agriculture.*

The stated use is for agricultural purposes.

2. *The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 450 square metres gross floor space in aggregate.*

Due to the absence of other agricultural buildings in proximity, the site is considered to constitute an isolated farmyard complex for the purposes of Class 6 of Part 3 of Schedule 2. The proposed aggregate gross floor space of roofed cattle housing structures within this complex, amounts to 267m², which does not exceed the 450m² limit prescribed under Condition 2 of Class 6.

3. *Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.*

All works and materials are stated to conform with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements.

4. *No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.*

The structure and any effluent storage are shown no less than 23 metres away from a public road.

5. *No such structure within 100 metres of any public road shall exceed 8 metres in height.*

The height of the proposed structure does not exceed 5.5 metres.

6. *No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.*

The nearest house or structure is stated as 150 metres away.

7. *No such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone.*

The structure is not proposed to be constructed within Flood Zone A or B.

8. *No such structure shall be within 60 metres of a public or private water source.*

The structure is not within 60 metres of a public or private water source.

9. *No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10m in the case of extensions/modifications to an existing facility.*

The proposed structure is not situated less than 50 metres from a water course or water body.

10. *No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.*

The submitted documentation confirms that the structure will have a painted clad finish.

11. *The use of this Class of exemption requires a declaration from the relevant Planning authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction.*

The proposed development is being assessed under section 5 of the Principal Act.

12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

Condition 12 of Class 6 requires that, where appropriate, ancillary safety measures such as fencing, gates, signage or other infrastructure be provided in accordance with Health and Safety Authority guidance on slurry safety. The submitted drawings indicate that gated access is proposed, and the development is located approximately 23 metres from the public road. While detailed safety specifications fall outside the scope of a Section 5 determination, there is no information before the Planning Authority to indicate that compliance with this condition could not be achieved.

Class 8 - *Works consisting of the provision of roofless cubicles, open loose yards, self-feed silo or silage areas, feeding aprons, assembly yards, milking parlours or structures for the making or storage of silage or any other structures of a similar character or description, having an aggregate gross floor space not exceeding 200 square metres, and any ancillary provision for effluent storage.*

1. *No such structure shall be used for any purpose other than the purpose of agriculture.*

The stated use is for agricultural purposes.

2. *The gross floor space of such structures together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.*

The gross floor space of the silage bale storage area appears, based on the submitted drawings, to be up to approximately 740 square metres; however, the gross floor area is not clearly defined, further information is needed to ascertain compliance.

3. *Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and the Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.*

All works and materials are stated to conform with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements.

4. *No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.*

The area is more than 10 metres from a public road.

5. *No such structure within 100 metres of any public road shall exceed 8 metres in height.*

The proposed area does not exceed 8 metres in height.

6. *No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.*

The closest house/structure is more than 150 metres from the proposed silage bale storage area.

7. *No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.*

The proposed area is unroofed; the condition does not apply.

Article 9 Restrictions

The subject site overlaps with the boundaries of an extant planning permission for a solar farm, currently uncommenced, and due to expire on 04/04/2028, which includes an approved access route from the L-50601 public roadway forming an integral part of the permitted development. The proposal for this Section 5 application is located within this north-eastern access corridor from the public road, and the extant planning permission, ref. 16/957, also mentions the proposed temporary erection of a 2500m² site compound in this area.

Insofar as the proposed development would obstruct or otherwise compromise the implementation of the approved development, it would be inconsistent with the use specified in the existing permission, and Article 9(1)(a)(i) of the Planning and Development Regulations 2001 (as amended) may remove exempted development status. Article 9(1)(a)(i) relates to development which would contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.

While landownership has changed since the granting of permission ref. 16/957, and the applicant's agent has indicated that the current landowner does not consent to the development of the solar farm, the permission remains extant and capable of implementation for the remainder of its duration. Accordingly, if landownership were to change and a future owner sought to implement the permitted development, the exempted development now proposed could prejudice the capacity to do so. Further information is therefore required to confirm whether the Section 5 development proposal would prejudice or restrict the implementation of the extant planning permission, including the approved access and temporary site compound.

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.

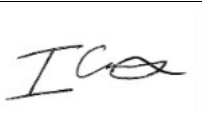
Environmental Impact Assessment

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

It is recommended further information is requested as follows:

1. The applicant is requested to submit revised site layout drawings clearly demarcating the proposed silage bale storage area, with the gross floor area stated in square metres, to enable the Planning Authority to assess compliance with Condition 2 of Class 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), which limits the gross floor area of such structures to 300 square metres.
2. The applicant is requested to provide revised drawings or supporting information, based on the information available to the applicant, clearly illustrating the spatial relationship between the development proposal and the lands subject to the extant planning permission (ref. 16/957), including the approved access route and temporary site compound. This information is required to enable the Planning Authority to assess whether the proposed development could prejudice or restrict the implementation of the extant planning permission for the remainder of its duration. (Restrictions on Exemptions in Article 9(1)(a)(i) of the Planning and Development Regulations 2001 (as amended))

Graduate Planner	Isaac Cunningham	Date: 10/04/2026
Signature:		
Senior Executive Planner	Gráinne O'Keeffe	Date: 14/04/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-047-26
(e) Brief description of the project or plan:	The applicant is proposing the erection of a 267m ² cattle housing shed with an underground slurry storage tank, and adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed
(e) Brief description of site characteristics:	The site is located within the townland of Woodstown, in proximity to Annacotty Business Park, around 4.5km east of Limerick City. The site forms part of a larger 32.37 hectare landholding, however the greenfield area pertaining to this application is approximately 0.24 hectares in size. The site is situated off the junction between the L-50601 public roadway and an adjoining private access road. This site area overlaps with the public road access relating to an extant planning permission for the Mulkear Solar Farm, ref. 16/957, consisting of the proposed placement of 35,582m ² of solar panels. This permission was granted for a period of ten years, expiring 04/04/2028, and has yet to be commenced.
(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/00216	0.684	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 - Vegetation clearance	None. No direct encroachment or hydrological connection

- 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	
Operation phase e.g. - 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:	
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	None. No direct encroachment or hydrological connection

(a) (Are ‘mitigation’ measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?)	
☐	Yes
☒	No

STEP 4: Screening Determination Statement		
The assessment of significance of effects: Describe how the proposed development alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives.		
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 no likelihood of significant effects on a European Site	☒	The proposal can be screened out: Appropriate Assessment not required.
ii. It is uncertain whether the proposal will have a significant effect on a European Site	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
iii. Significant effects are likely	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:	 Isaac Cunningham, Graduate Planner _____ 10/04/2026	
Signature and Date of the Decision Maker:	 _____ 14/04/2026	

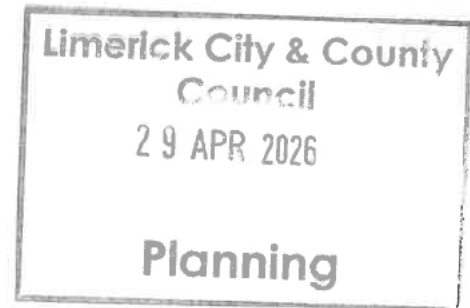
No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
Signature and Date of Recommending Officer:  Isaac Cunningham, Graduate Planner 10/04/2026	
Signature and Date of the Decision Maker:  14/04/2026	

29/0426

Woodstown

Lisnagry

Co Limerick



Planning Reference: EC/047/26

Dear Sir/Madam,

I refer to your recent correspondence in relation to the above planning exemption application.

I now attach letter from my Solicitor Michael O'Connor of DJ O'Malley & Co., together with supporting documents as requested.

Please note, in order to obtain a grant from the Department of Agriculture for this agricultural shed my Agricultural Consultant needs the planning exemption by 22/05/26.

Kind Regards

A handwritten signature in blue ink that reads "Liam Cosgrove". The signature is written over a horizontal line.

Liam Cosgrove



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Tailte Éireann Sealed and Certified Copy Folio (& Title Plan)

D J O'MALLEY & CO SOLICITORS
DX 3045
LIMERICK

This page forms part of the official document. Do not detach.

Folio Number: LK77125F
Application Number: D2024LR031211X
Your Reference: MJOC/DOL Cosgrove Liam & Geraldine

This document comprises a sealed and certified copy of the Tailte Éireann record for the above mentioned folio/title plan as of the date appearing.

Details of **dealings pending** (if any) are listed in the **Schedule** below.


An officer duly authorised by Tailte Éireann

Schedule



Notes:

1. Title plans should be read in conjunction with the folio. The description of the land on the folio or on the title plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Title plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. ~~If this is not the case, please return the document to Tailte Éireann immediately.~~

Land Registry

County Limerick**Folio 77125F****Register of Ownership of Freehold Land****Part 1(A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	The property shown coloured Red as plan(s) D9G8D, D9G7X, D9G74 on the Registry Map, situate in the Townland of WOODSTOWN, in the Barony of CLANWILLIAM, in the Electoral Division of BALLYVARRA. The Registration does not extend to the mines and minerals	From Folio LK14204N

Folio 77125F

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.

Land Registry

County Limerick

Folio 77125F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	23-FEB-2024 D2024LR031211X	LIAM COSGROVE of Woodstown, Lisnagry, County Limerick and GERALDINE COSGROVE of Woodstown, Lisnagry, County Limerick are full owners.

Land Registry

County Limerick

Folio 77125F

Part 3 - Burdens and Notices of Burdens

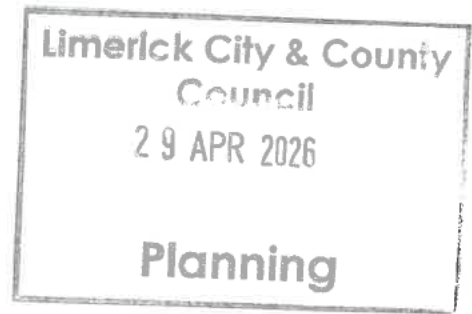
No.	Particulars
1	05-DEC-1986 P5769/86 Full right and liberty for Patrick Harrison, the registered owner of Folio LK21724F, his heirs and assigns, the registered owners from time to time of the property comprised in said Folio and his and their licensees at all times and for all purposes, on foot and with or without animals or vehicles to pass and repass and do all acts necessary for the servicing and maintenance of a roadway in good and proper condition over that part of the property herein by the way shown coloured yellow and lettered X-Y on Plan D9G7X and Plan D9G74 on the Registry Map thereof (O.S. 6/10). The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006. Note: Description altered 07/12/2017 D2017LR168154Q Altered - 23 Feb 2024, D2024LR031211X - this burden is also registered on LK14204.

29/0426

Woodstown

Lisnagry

Co Limerick



Planning Reference: EC/047/26

Dear Sir/Madam,

I refer to your recent correspondence in relation to the above planning exemption application.

I now attach letter from my Solicitor Michael O'Connor of DJ O'Malley & Co., together with supporting documents as requested.

Please note, in order to obtain a grant from the Department of Agriculture for this agricultural shed my Agricultural Consultant needs the planning exemption by 22/05/26.

Kind Regards

A handwritten signature in blue ink that reads "Liam Cosgrove". The signature is written in a cursive style and is positioned above a horizontal line.

Liam Cosgrove

D.J. O'MALLEY & CO.
SOLICITORS

Michael J. O'Connor B.A. D.L.S.

9 Glentworth Street
Limerick
V94 P793

Tel: (061) 415166
Fax: (061) 410918
email@djom.ie DX 3045

28th April 2026

Limerick City and County Council,
Planning Department,
County Hall,
Dooradoyle Road,
Limerick.

Re: Our clients: Liam Cosgrove and Geraldine Cosgrove
Lands at Woodstown, Lisnagry, Co. Limerick comprising Folio 77125F Co.
Limerick
Planning Reference: EC/047/26

Dear Sir/Madam,

We confirm acting for Liam Cosgrove and Geraldine Cosgrove registered owners of the above lands which comprise Folio 77125F of the Register of Freeholders County Limerick.

Our clients advise that they have lodged an Application for Planning as per Reference EC/047/26 for the construction of a slatted shed on their lands.

In order for our clients to obtain agricultural grants for the slatted shed an exemption from Planning is required to be issued by the 22nd May next.

We enclose herein for your attention copies of the following:

1. Land Registry Notice of Completion of Registration showing our clients as registered as owners on Folio 77125F Co. Limerick.
2. Certified copy Folio File Plan 77125F Co. Limerick.
3. Copy correspondence of ESB dated the 25th January 2022 advising that the option re Solar Farm between Mark O'Donoghue and Terra Solar Limited was no longer proceeding.
4. Copy correspondence of the ESB dated the 18th February 2024 as successors in title to Terra Solar Limited re no objection to sale to our clients.

In the circumstances we would be much obliged if you would proceed to issue the Certificate of Exemption.

Yours sincerely,



D.J. O'MALLEY & CO.
Our Ref: MJOC.DOL



D J O'MALLEY & CO SOLICITORS
DX 3045
LIMERICK

Our Reference: D2024LR031211X
Your Reference: MJOC/DOL Cosgrove Liam & Geraldine
Folio: LK14204
New Folio Number: LK77125F
Applicant: LIAM COSGROVE, GERALDINE COSGROVE

Notice of Completion

Dear Sir/Madam,

We are pleased to inform you that the above application has been completed. The returnable documents (if any) are listed in the schedule below.

Copy Folios and Copy Folio/Title Plans (if requested) will issue separately.

Tailte Éireann Registration

15th January 2026

SCHEDULE

1. No returnable documents



Energy for
generations

esb.ie

Rannóg Dlí
39-41 Cearnóg Mhuirfean Thoir,
Baile Atha Cliath 2, D02 NP96 Éire
Fon +353 1 676 5831

Legal Department
39-41 Merrion Square East
Dublin 2, D02 NP96 Ireland
Phone +353 1 676 5831

Ms Siobhan O' Neill,
Connolly O'Neill Solicitors,
13 Parnell Street,
Ennis,
DX25015 ENNIS

PK0655/JAC

25 January 2022

Your client: Mark Donohoe
Re: Coolduff Solar Farm – Option dated 6th of April 2017 between (1) Mark Donohoe (2) Terra Solar Limited

Dear Ms O'Neill,

The above matter and previous correspondence refer.

I wish to confirm that my client this no longer proceeding with the Option and hereby give two months-notice of termination of same in accordance of clause 13.3 of the said Option.

I would be grateful if you could confirm safe receipt of same.

Yours faithfully,

Jacobus Crous
SOLICITOR

Received this 25 day of January 2022

Connolly O'Neill Solicitors

Tel: (01) 7026446

Fax: 6384703

E-mail: jacobus.crous@esb.ie



Energy for
generations

Rannóg Dú
27 Sráid Mhic Liam Iochtarach
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Dublin, D02 KT92 Ireland
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Phone +353 1 676 5831

Ms Siobhan 'O'Neill
Connolly 'O'Neill Solicitors,
Newport,
County Tipperary

RD0597(d) /JC

VOConnor@connollyoneill.com

18 February 2024

Your Client: Mark Donohoe
Re: ESB Solar Ireland Limited – Mulkear Solar Farm 10kV Cable Easement
Folio 14204 County Limerick

Dear Madam,

Further to your letter dated the 14th of December, I hereby confirm on behalf of my clients ESB Solar (Ireland) Limited the successors in title to Terra Solar Limited the beneficiary of an inhibition registered against Folio 14204 County Limerick that it has no objection to the proposed sale of the lands.

Yours faithfully,

Jacobus Crous

SOLICITOR

Tel: (01) 7026446

Fax: 6384703

E-mail: jacobus.crous@esb.ie

565720 mE, 657060 mN



Tailte Éireann

Clárúcháin, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Folio: LK77125F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit



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

Tailte Éireann Registration operates a non-conclusive boundary system.
The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Report on application under Section 5 of the Planning and Development Act 2000 (as amended) – Following Receipt of Further Information

File Reference number	EC-047-26
Applicant	Liam Cosgrove
Location	Woodstown, Lisnagry, Co. Limerick

Previous Assessment:

The initial application related to the proposed erection of a 267m² cattle housing shed with an underground slurry storage tank, adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed. The applicant was requested to provide further information on the following:

1. Confirmation of the proposed silage bale storage area, with the gross floor area stated in square metres, to enable the Planning Authority to assess compliance with Condition 2 of Class 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), which limits the gross floor area of such structures to 300 square metres.
2. The context of the spatial relationship between the development proposal and the lands subject to an extant planning permission (ref. 16/957), including the associated approved access route and temporary site compound, to enable the Planning Authority to assess whether the proposed development would prejudice or restrict the implementation of the extant planning permission for the remainder of its duration.

Submitted Documents:

1. Cover letter and annotated site layout plans showing the floor area of the silage bale storage area.
2.
 - a. Copy of Folio/Title Plans confirming the creation of Folio LK77125F under the ownership of the current applicants, which relates to lands subject to planning permission ref. 16/957.
 - b. Copy of correspondence dated 25/01/2022 on behalf of Terra Solar Limited.
 - c. Copy of correspondence dated 18/02/2024 on behalf of ESB Solar (Ireland) Limited.

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?

As previously assessed, it is determined that: the development proposal, comprising the erection of a 267m² cattle housing shed with an underground slurry storage tank, adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed, constitutes 'works' and 'development', within the meaning given by the Planning and Development Act 2000 (as amended).

Is the proposal exempted development?

Following receipt of further information, the proposed silage bale storage area, with a specified floor area of 160m², can be considered compliant with Condition 2 of Class 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), as the proposed floor area of said structure is below the 300m² gross floor area limit of such structures.

As noted in the previous assessment, the subject lands overlap with areas associated with an extant planning permission for a solar farm (ref. 16/957), which remains valid for the remainder of its duration until 04/04/2028. It was therefore necessary to consider whether the proposed development could, in principle, physically restrict or prejudice the full implementation of that permission for the purposes of Article 9(1)(a)(i) of the Planning and Development Regulations 2001 (as amended).

Further information has since been submitted clarifying the status of the solar farm permission insofar as it relates to the subject lands. Correspondence on file confirms that Terra Solar Limited, the beneficiary of an inhibition registered against Folio LK14204N, terminated its option to proceed with the solar farm development and that ESB Solar (Ireland) Limited, as successor in title to Terra Solar Limited, raised no objection to the sale of the relevant lands and the opening of Folio LK77125F in the name of the current owners. The inhibition was subsequently vacated by the Land Registry.

While it is acknowledged that the termination of an option agreement and changes in land ownership do not, of themselves, extinguish a planning permission, this information is material to the assessment of whether the proposed development would realistically prejudice or restrict the implementation of the extant permission. In this case, there is no longer evidence of any continuing intention, consent, or practical basis for the implementation of the solar farm over the subject lands within the remaining planning permission duration.

Article 9 Restriction

In these circumstances, it is considered that the works would not prejudice or restrict the implementation of the extant solar farm permission, ref. 16/957, as there is no longer evidence of any continuing intention, consent, or practical basis for the implementation of the solar farm over the subject lands within the remaining planning permission duration. The proposed development is therefore not restricted by Article 9 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment

An AA Screening examination was carried out by Limerick City & County Council (see Appendix 1 in previous report). Overall, it is considered that the development as proposed should not exercise a significant effect on the conservation status of any SAC or SPA as there are no source-pathway-receptors and the site does not directly encroach on any Natura 2000 European Sites. Therefore, an Appropriate Assessment is not necessary (See appendix 1 for AA Screening Form).

Environmental Impact Assessment

An EIA Screening examination was carried out by Limerick City and County Council (see Appendix 2 in previous report). Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

Conclusion/Recommendation

It is satisfied that the development proposal, comprising the erection of a 267m² cattle housing shed with an underground slurry storage tank, adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed, constitutes development within the meaning of the Planning and Development Act 2000 (as amended).

It is also considered the development proposal meets the conditions and limitations of the respective exempted development classes of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), namely Class 6 and Class 8, and no restrictions arise under Article 9 of the Planning and Development Regulations 2001 (as amended).

Regard has been had to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) Article 6 & 9 of the Planning and Development Regulations 2001 (as amended), and Class 6 & 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended);
- (c) The plans and particulars submitted with the application received on the 20th of March 2026, the 13th and 29th of April 2026, and the 5th of May 2026.

It is therefore considered that the said works constitute development and exempted development under Class 6 and Class 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Graduate Planner	Isaac Cunningham	Date: 12/05/2026
Signature:		
Senior Executive Planner	Gráinne O'Keeffe	Date: 20/05/2026
Signature		



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

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

Liam Cosgrove
c/o Joseph Barry
Castleconnell,
Co. Limerick.

EC/047/26

20 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/2026/597

File Ref No. EC/047/26

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

RE: **A proposed erection of a cattle housing shed with an underground slurry storage tank, adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed at Woodstown, Lisnagry, Co. 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 12/05/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Liam Cosgrove, c/o Joseph Barry, Castleconnell, Co. Limerick 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

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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/047/26

Name and Address of Applicant: Liam Cosgrove, Garraun, Lisnagry, Co. Limerick

Agent: Joseph Barry, Castleconnell, Co. Limerick

Whether the proposed erection of a cattle housing shed with an underground slurry storage tank, adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed at Woodstown, Lisnagry, 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 20th day of March 2026 and further information received on the 13th day of April 2026, 29th day of April 2026 and the 5th day of May 2026.

AND WHEREAS the Planning Authority has concluded that the proposed erection of a cattle housing shed with an underground slurry storage tank, adjacent ancillary cattle collection yard, silage bale storage area and associated gates incidental to the agricultural use of the cattle shed at Woodstown, Lisnagry, Co. Limerick **DOES** come within the scope of exempted development under Class 6 and Class 8 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempt Development**.

Signed on behalf of the said Council

Date:

20.5.2026

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.