



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Mairead Dore

Applicant's Address: Meenoline North,

Templeglantine

Telephone No.



Name of Agent (if any): _____

Address: _____

Telephone No. _____

Address for Correspondence:

Meenoline North, Templeglantine, Co. Limerick.

Location of Proposed development (Please include **EIRCODE**):

Meenoline North, Templeglantine, Co. Limerick. V94FV02

Description of Proposed development:

Small 10x10ft room attached at rear of house used for sewing bags and accessories

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

Small-scale, non intrusive commercial or professional activity at home

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

YES/NO No

Applicant's interest in site: To be used as a sewing room

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

Site Map

Room is located on the site map marked M2140300052

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

If Yes please provide floor areas of all existing structures:

No

Signature of Applicant (or Agent) Maureen Done

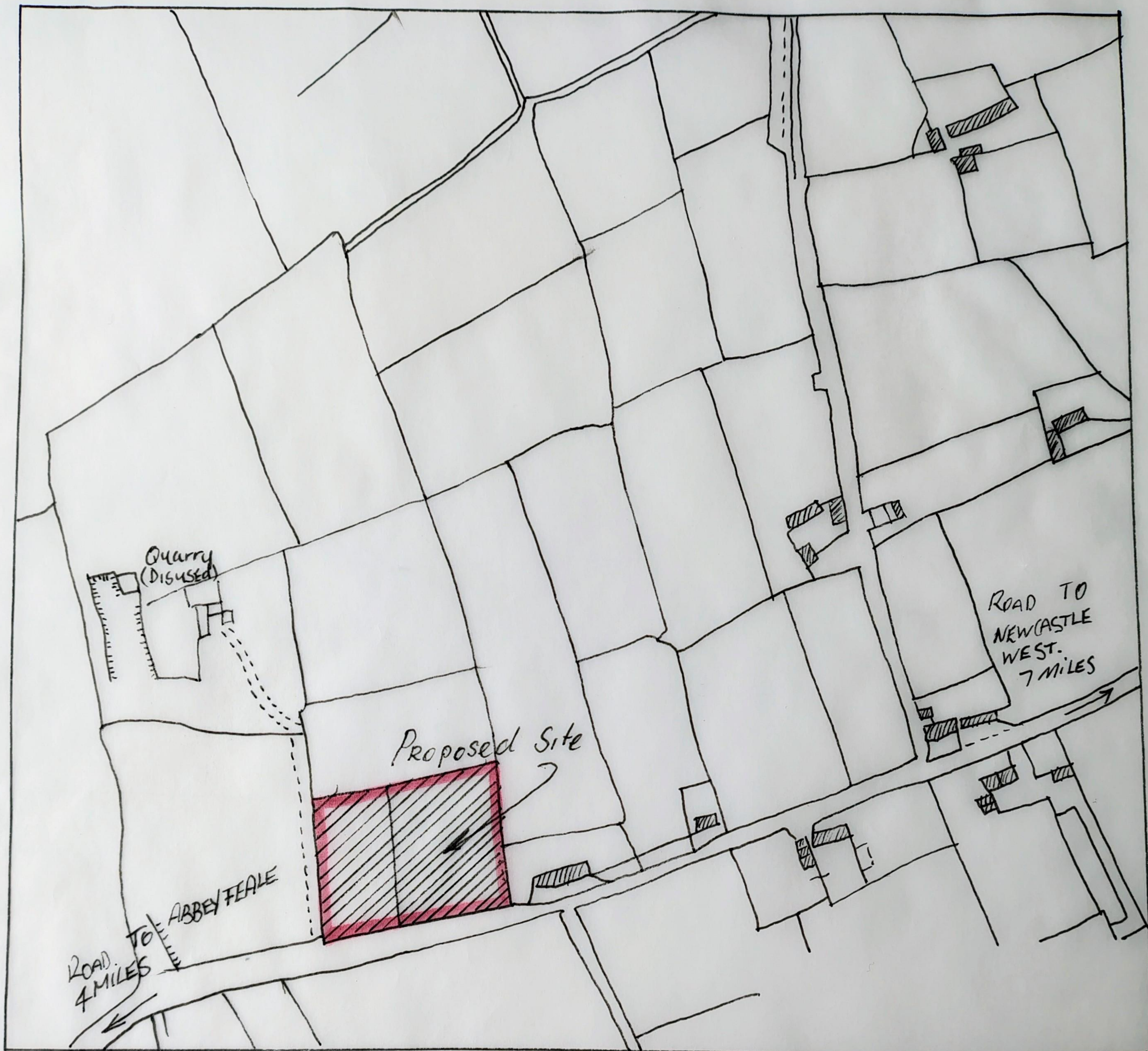
NOTES: Application must be accompanied by:

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

Application to be forwarded to:

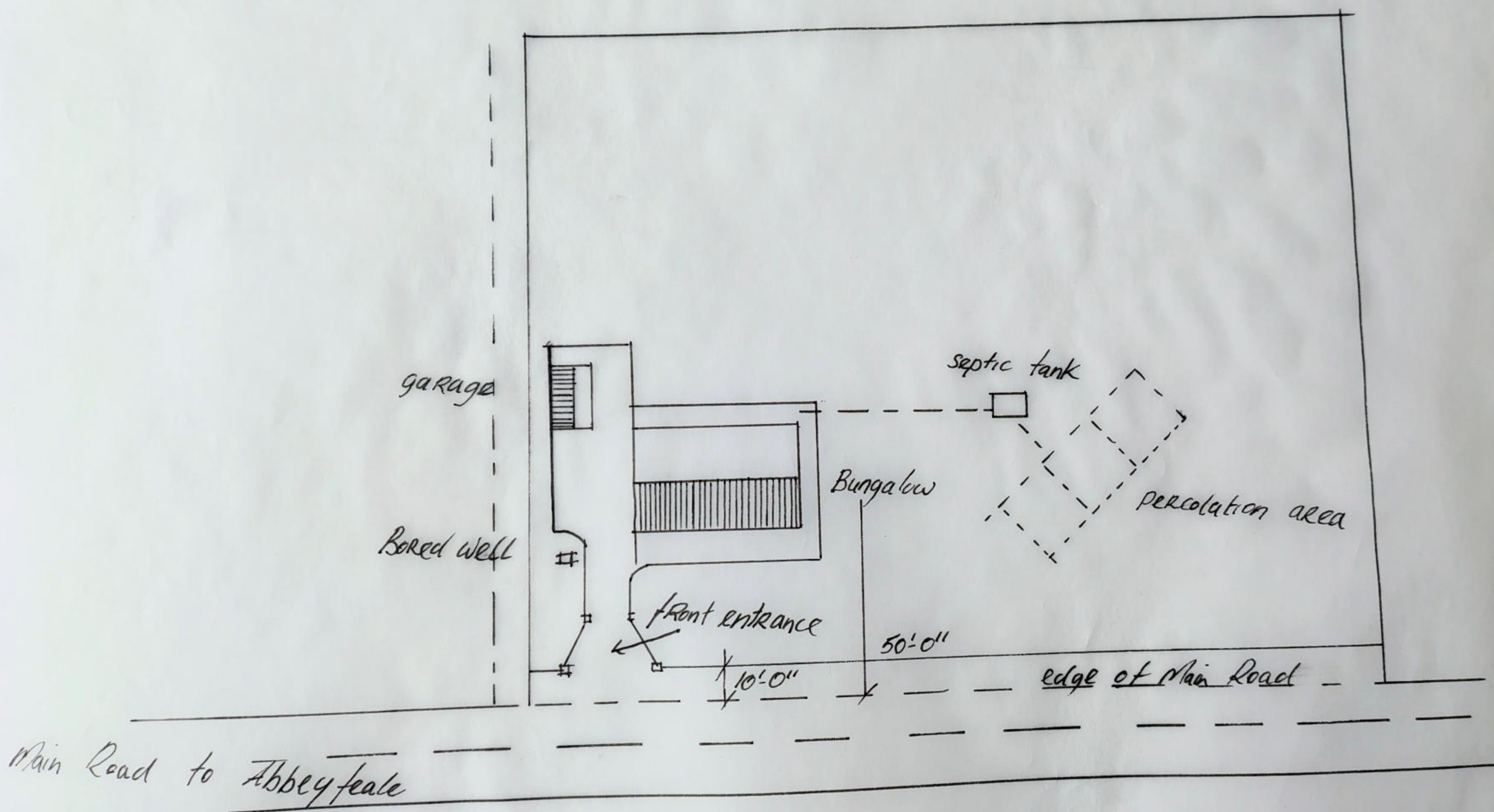
**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

**Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie**



SITE LOCATION MAP
O.S.S. NO. 43-3. LIMK

SCALE 1/2500



SITE LAYOUT MAP. SCALE 1/500.

smooth plaster finish to
chimney & lead flashing
to abutment

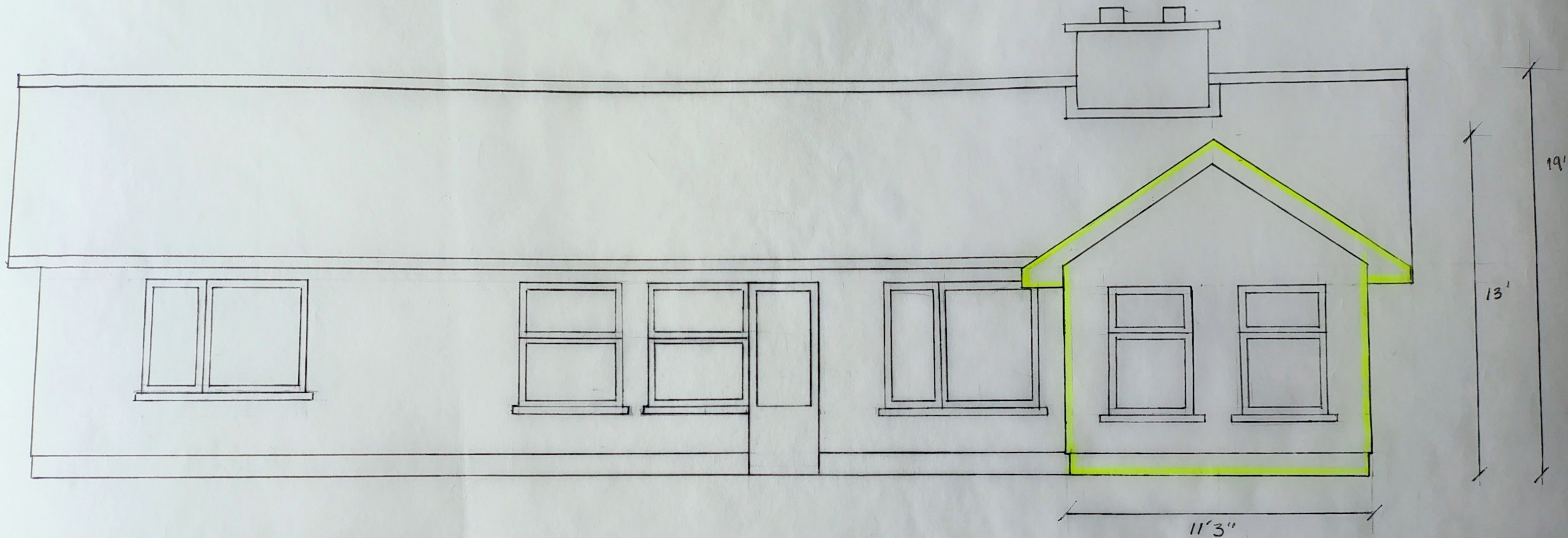
19'

FRONT ELEVATION (SOUTH)

1200 teak screen + door
ope size 7'-0" x 5'-0" wide

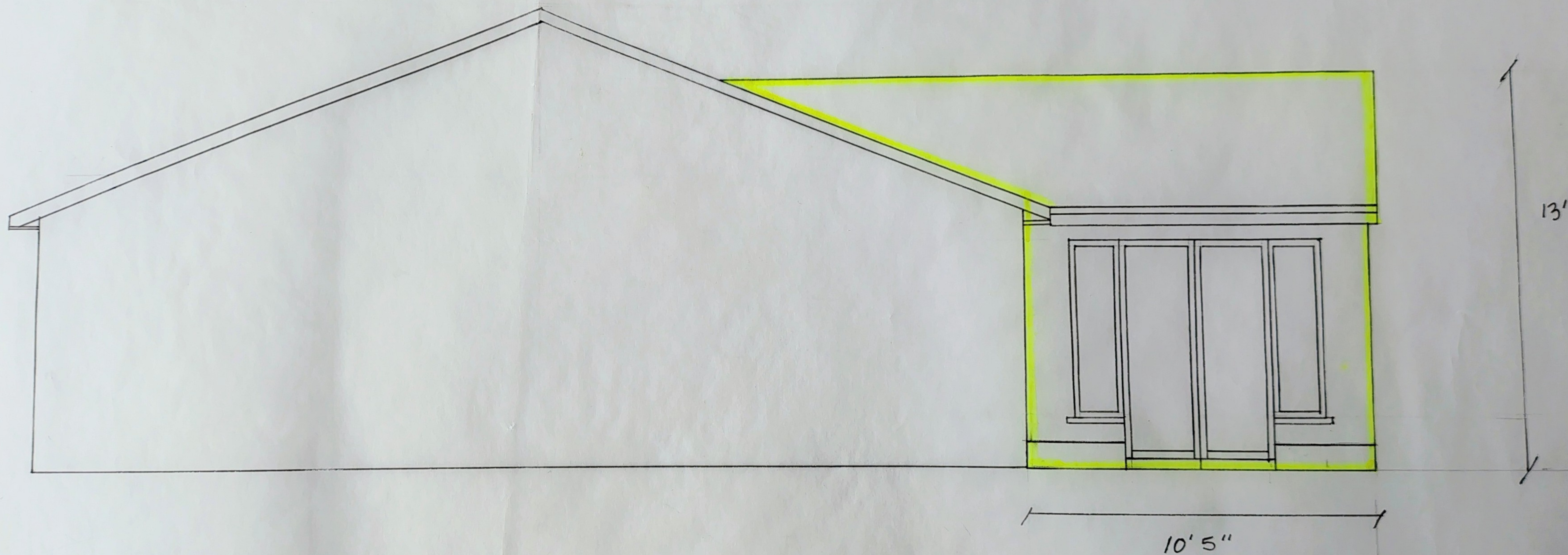
1200 teak window
size 4'-6" x 4'-0"

1200 teak window purpose
made
ope size: 6'-0" high x 10'-0" wide



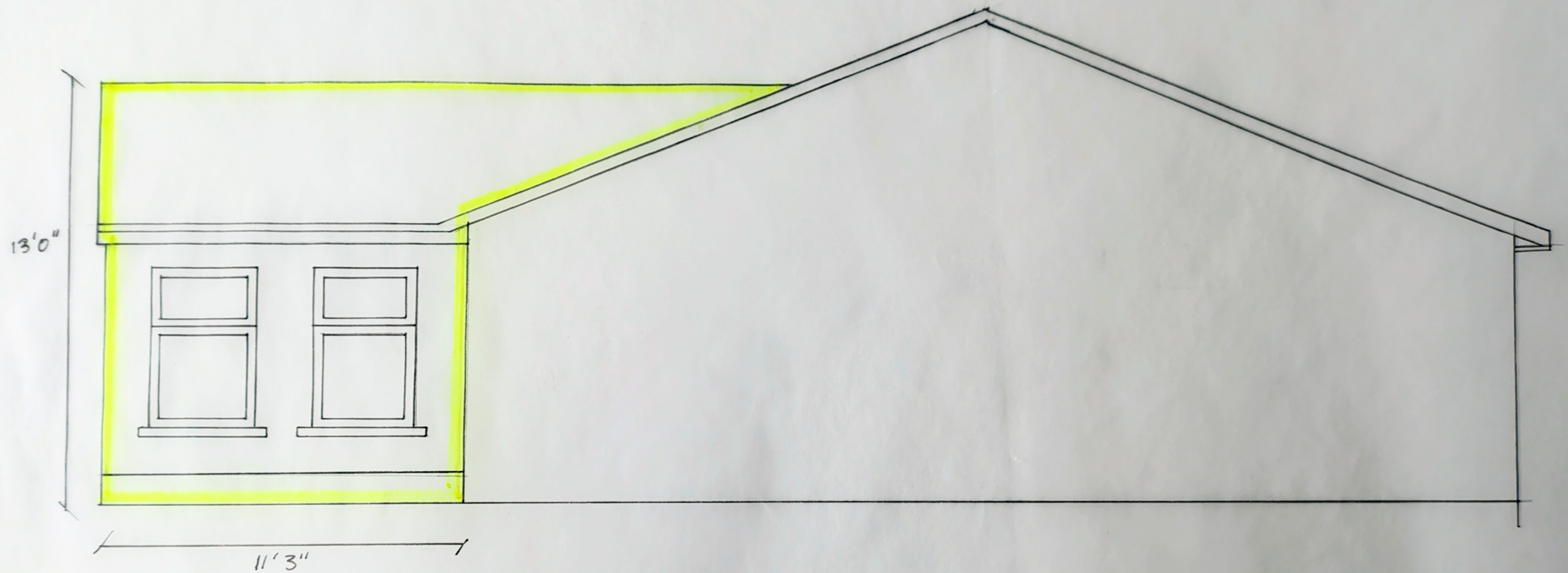
REAR ELEVATION (NORTH)

Windows Height 5'3" x width 3'6"



EAST ELEVATION

Windows Height 5'1" x Width 1'5"
French Doors Height 6'9" x Width 2'4"



Windows Height 5'3" x Width 3'6"

WEST ELEVATION



For Basic Payment Income Support for Sustainability, Areas
of Natural Constraint Scheme and other Area Based Scheme
purposes only

Year: 2025

Name: DONAL DORE
Address: MEENOLINE NORTH
TEMPLEGLANTINE
CO LIMERICK

Herd Nos: M214243X
Townland Code : M21403
Townland Name: MEENYLINE NORTH

Parcel	Digitised	Eligible Hectare	Claimed
M2140300003	0.45	0.45	0.43
M2140300006	1.14	1.14	1.11
M2140300052	0.15	0	0
M2140300053	0.2	0	0
M2140300054	3.05	3.05	3.05

Exclusions					
Parcel	Excl	Area	Red%	Elig	Type
M2140300054	0033	0	100	0	Stream

Ortho Used: ColOrthoFullCov:WMS:Imagery

All areas displayed above are in hectares

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Imagery Dates: 11/08/2022
Unauthorized reproduction is not permitted.



M214243X

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Comhairle Cathrach
& Contae **Luimnigh**

**Limerick City
& County Council**

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

File Reference Number	EC-070-26
Applicant	Mairead Dore
Location	Meenoline North, Templeglantine, Co. Limerick

1. Description of Site and Surroundings:

The site is located at Meenoline North, Templeglantine, Co. Limerick. There is a detached single storey dwelling on site.

2. Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or not exempted development:

Small scale, non-intrusive commercial or professional activity at home – a sewing room.

This Section 5 declaration includes the following:

- Section 5 Declaration
- Cover letter
- Site location map
- Extension plan

3. Planning History:

N/A on site

Adjacent:

20/158 – Permission granted for the construction of a new dwelling house, site entrance, detached garage, waste-water treatment system, percolation area and all associated site works.

4. Enforcement History

None

5. Relevant An Bord Pleanála referrals

311946-21

Whether the change of use of part of the residential dwelling house to use as a part-time beautician by appointment only is or is not development and is or is not exempted development.

RL2354

Whether the demolition of part of a house and its replacement with an extension at 39 Rock Road, Blackrock, Co. Dublin, is or is not exempted development.

6. 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).

5.1 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.

‘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 –

(a) Where the context so admits, includes the land on, in or under which the structure is situated.

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 proposed development on site, comprising a room attached to the rear and its potential commercial use is considered ‘works’ and ‘development’.

5.2 Is the proposal exempted development?

Is the proposal exempted development?

There are two parts to this question

- (i) To assess whether the rear extension is exempted development, the proposal will be assessed against Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). However, it is unclear if the extension to the rear of the house is proposed or existing. It is noted that it has not been shown on the site layout plan submitted and has not been clarified on the applicant’s submitted documents. The applicant has also note indicated on their application form what part of the Act or Regulations the exemption is being sought under.
- (ii) Whether the use of the extension as a *small scale, non-intrusive commercial or professional activity at home – specifically a sewing room* is or is not exempted development.

Is the development within the curtilage of a house?

Yes, the proposed development is within the curtilage of the house.

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

1.(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

The house has not been extended previously. Approximately 9.29m² proposed.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

House is detached. The question does not apply.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

The house is detached.

2.(a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

N/A

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

N/A

No above ground level extension proposed. The question does not apply.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

N/A

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

No adjoining properties.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

The rear wall of the house does not include a gable and the submitted rear elevation shows that the height of the rear wall of the extension would extend above the height of the rear wall of the house. The proposal does not comply with this condition/limitation.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

N/A

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

The height of the highest part of the roof of the proposed extension does not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25m².

The proposed extension does not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25m².

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

All proposed windows at ground level are more than 1m from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 1.1 metres from the boundary it faces.

No above ground level extension proposed. The question does not apply.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 1.1 metres from the boundary it faces.

No above ground level extension proposed. The question does not apply.

7. The roof of any extension shall not be used as a balcony or roof garden.

The application and submitted drawings for the proposed extension does not mention or show any intended use of the roof of the extension as a balcony or roof garden.

Section 4(1)(j) of the Planning and Development Act, 2000, (as amended) states that development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such. The applicant has not provided any information regarding the commercial operation on site such as hours and days of operation, employees, whether members of the public would visit and whether any signage would be used. Notwithstanding that the structure does not comply with Condition 4(a) of Class 1 it is considered that the applicant has failed to demonstrate compliance with Section 4(1)(j) of the Planning and Development Act (as amended) based on the information provided.

6. Article 9 Restrictions

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

The proposed development does not fall within any of the restrictions set out under Article 9 of the Planning and Development Regulations 2001 (as amended), in that it would not give rise to any environmental effects requiring assessment, would not adversely affect the character of any protected structure or Architectural Conservation Area, is not located within or adjacent to any designated European site, does not contravene any condition of a planning permission, and would not result in a traffic hazard. Accordingly, the proposed development is not precluded from being considered exempted development.

7. 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.

8. 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.

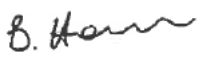
9. Conclusion/Recommendation

The development proposal does not fall within the scope of Class 1, Part 1, of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and specifically Condition/Limitation 4(a). In addition to this, the proposal does also not comply with Section 4(1)(j) of the Planning and Development Act, 2000, (as amended)

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Article 6 and 9 and Class 1, Part 1, of Schedule 2 of the Planning and Development Regulations 2001 (as amended) of the Planning and Development Regulations 2001 (as amended)
- (c) Section 4(1)(j) of the Planning and Development Act, 2000, (as amended)
- (d) The plans & particulars submitted with the application received on 24/02/2026.

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

Senior Executive Planner	Barry Henn	Date:
		04/06/26

AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
File Reference No:	EC-070-26
Brief description of the project or plan:	<i>Small scale, non-intrusive commercial or professional activity at home – a sewing room.</i>
Brief description of site characteristics:	Rural Site
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
002165	Lower River Shannon SAC https://www.npws.ie/protected-sites/sac/002165	Circa 2.5km	None	None
004077	River Shannon and River Fergus Estuaries SPA https://www.npws.ie/protected-sites/spa/004077	Circa 25km	None	None
004161	Stack's to Mullaghareirk Mountains, West Limerick Hills & Mount Eagle SPA https://www.npws.ie/protected-sites/spa/004161	Circa 68m	None	None

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 - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration	None. A dwelling exists on site.

• 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. A dwelling exists on site.
In-combination/Other	N/A given the level of development in the area

b. 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. A dwelling exists on site.

c. (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:

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development on fully serviced lands,
- the intervening land uses and distance from European sites,

the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives. An appropriate assessment is not, therefore, required.

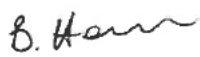
Conclusion: This development is for the development of a small scale, non-intrusive commercial or professional activity at home – a sewing room in an existing domestic dwelling. Given that the site does not encroach on any SAC/SPA and the scale of the development, an AA is not required.

	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:		
Signature and Date of the Decision Maker:	 Barry Henn, Senior Executive Planner 04/06/26	

APPENDIX 2

EIA SCREENING EXAMINATION

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-070-26
Development Summary:	<i>Small scale, non-intrusive commercial or professional activity at home – a sewing room.</i>
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further actions required ☒ No, proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes specify class here:	EIA is mandatory No Screening required
☒ 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)	
☒ No, the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ 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> :	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:		
Signature and Date of the Decision Maker:		 Barry Henn, Senior Executive Planner 04/06/26



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

REG POST:

EC/070/26

04/06/2026

Mairead Dore
Meenoline North,
Templeglantine,
Co. Limerick

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.

Please quote your planning reference number on all correspondence EC/070/26.

Yours sincerely,

(for) Senior Planner,
Development Management

Tuair an Daill, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
@LimerickCouncil
061 - 556 000

LIMERICK CITY & COUNTY COUNCIL

APPROVED OFFICER'S ORDER

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

No. AOO/DC/2026/686

File Ref No. EC/070/26

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

RE: **The small scale, non-intrusive commercial or professional activity at home – a sewing room at Meenoline North, Templeglantine, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2026/056 dated 25th of May, 2026 Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Barry Henn, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Barry Henn, Senior Executive Planner, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Mairead Dore, Meenoline North, Templeglantine, Co. Limerick to state that the works as described above is

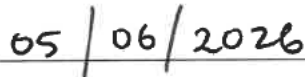
Development and is NOT Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date





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& Contae Luimnigh
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Limerick
V94 WV78

t: 061 556 000

PLANNING & DEVELOPMENT ACTS 2000 (as amended)

PLANNING & DEVELOPMENT REGULATIONS, 2001 (as amended)

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/070/26

Name and Address of Applicant: Mairead Dore, Meenoline North, Templeglantine, Co. Limerick

Agent:

N/A

Whether the small scale, non-intrusive commercial or professional activity at home – a sewing room at Meenoline North, Templeglantine, 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 24th February 2026.

AND WHEREAS the Planning Authority has concluded that the small scale, non-intrusive commercial or professional activity at home – a sewing room at Meenoline North, Templeglantine, Co. Limerick **DOES NOT** come within the scope of exempted development as defined under Class 1, Part 1, of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and Section 4(1)(j) of the Planning and Development Act, 2000, (as amended). See Report attached.

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

Signed on behalf of the said Council

Date:

4/06/2026

NOTE: A Declaration on Development or Exemption issued by Limerick City & County Council may be referred to An Bord Pleanála on payment of €220 for review within 4 weeks after the issuing of the declaration.