



Comhairle Cathrach
& Contae Limerick
Limerick City
& County Council



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

Mr. Joe Dore

Applicant's Address:

Camas

Newcastle West,

Co. Limerick U42UX49

Telephone No.

Name of Agent (if any):

~~1000~~ Nora M. Curtin

Address:

Planning & Engineering,

Barnacurra,

Newmarket,

Telephone No.

Co. Cork

(029) 607910

Address for Correspondence:

Ms. Catriona Liston, Ballydoarty,

Castlemahon, Co. Limerick

(daughter of applicant)

Limerick City & County
Council
3 MAY 2026
Planning

Location of Proposed development (Please include EIRCODE):

Camas, Newcastle West, Co. Limerick
U42VX49

Description of Proposed development:

Extension at back of existing dwellinghouse -
(bungalow). Small extension - see
drawings attached

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

Schedule 2, Part 1, Class 1, Planning & Development
Regulations

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

Plan + Elevations

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

If Yes please provide floor areas of all existing structures:

N/A

Signature of Applicant (or Agent)

Joe Dave

NOTES: Application must be accompanied by:

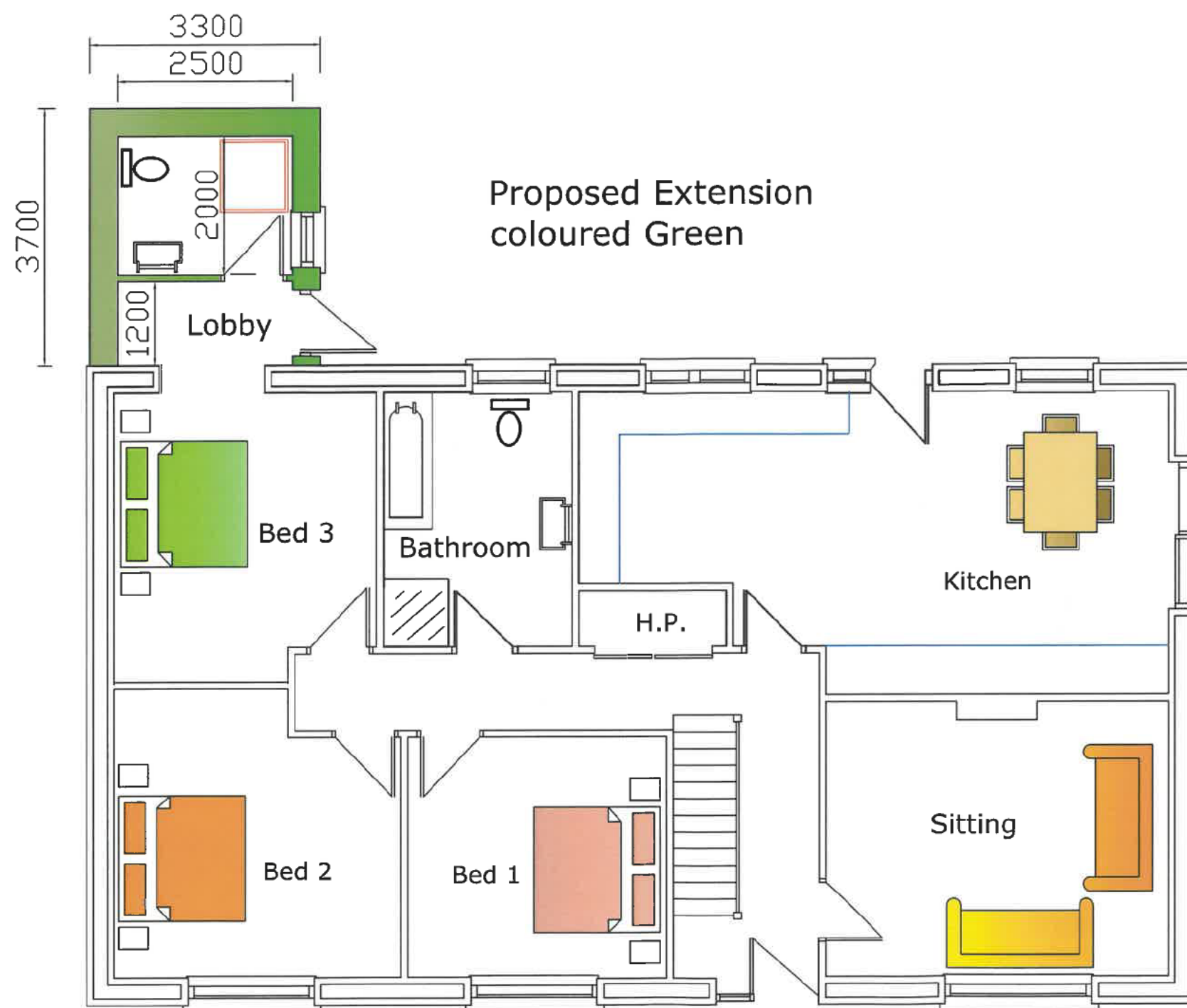
- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

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

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

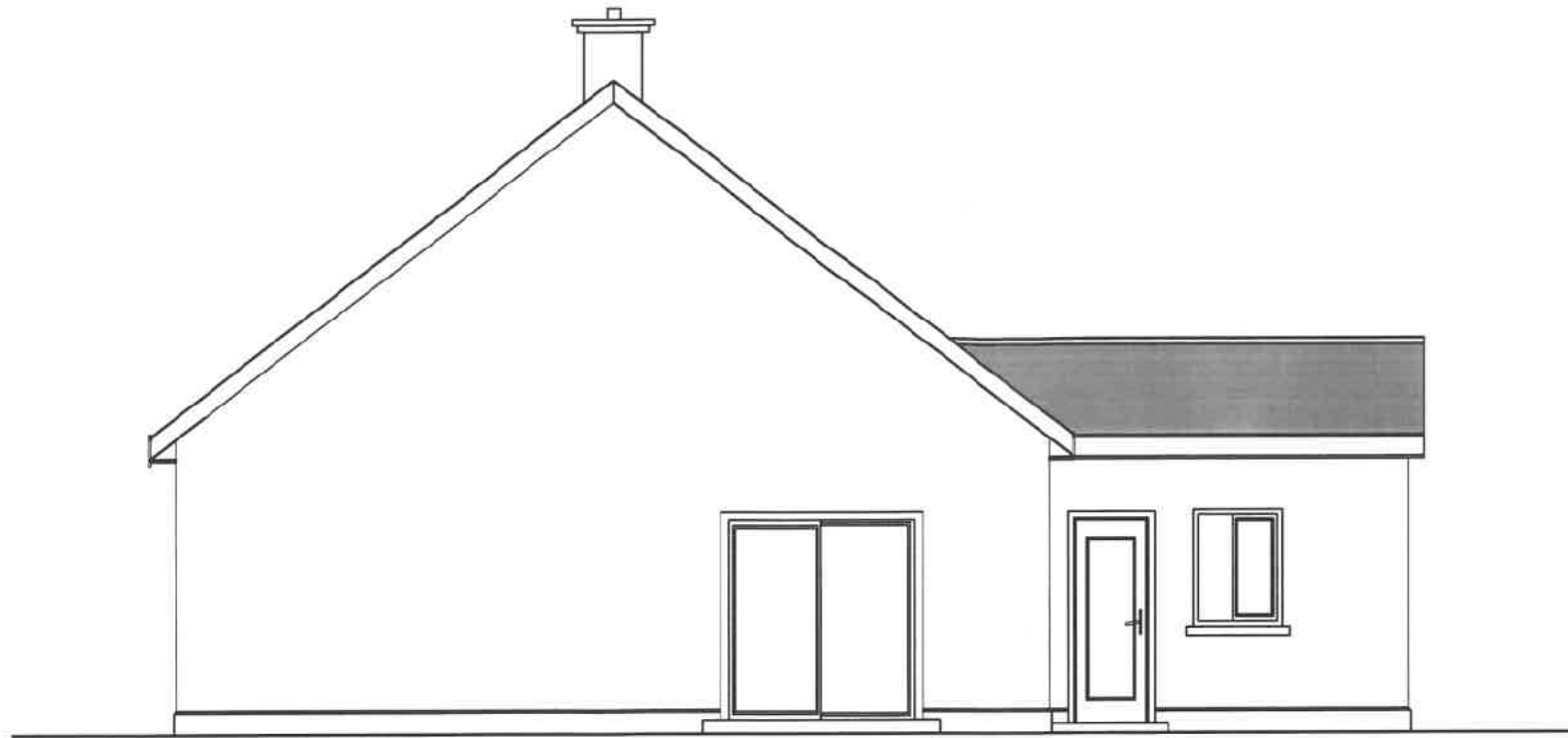




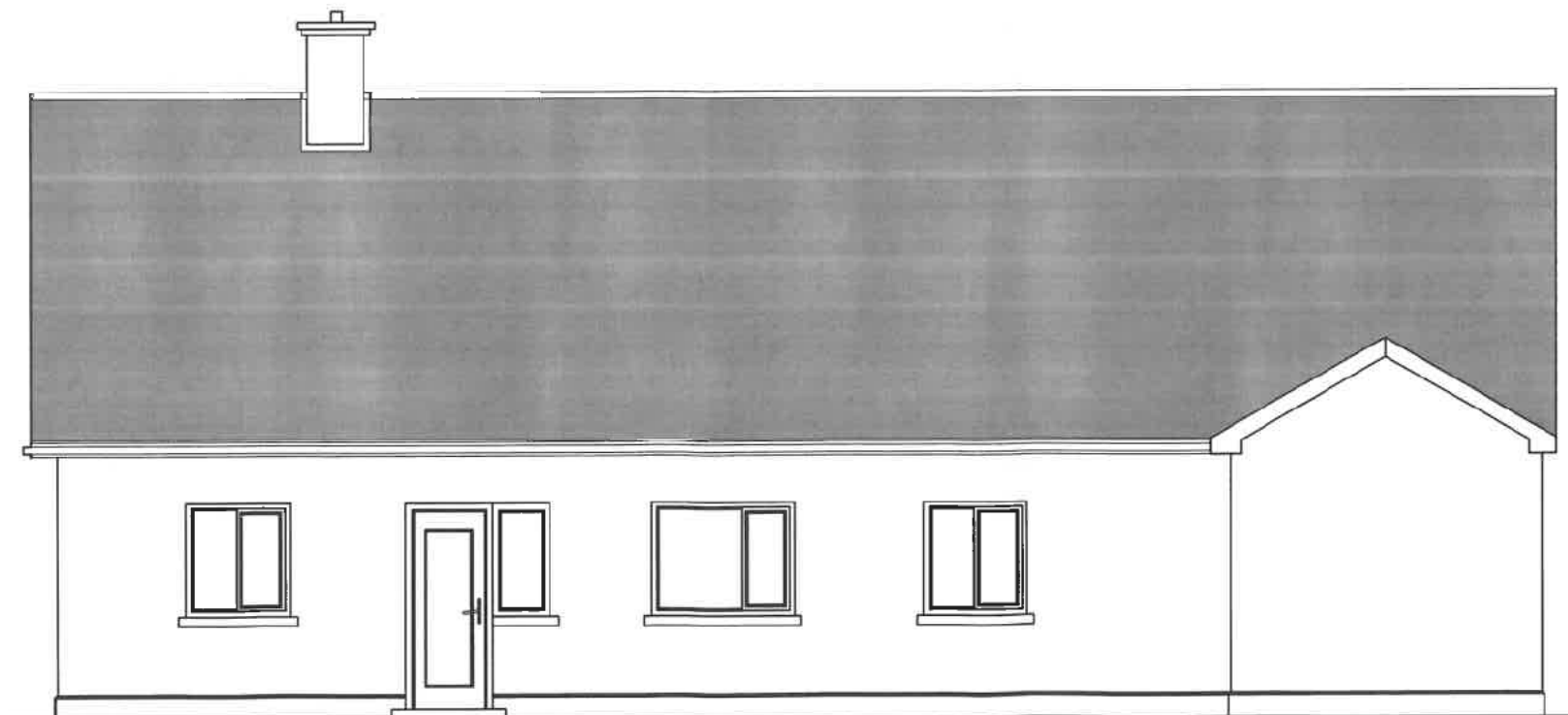
GROUND FLOOR PLAN



Nora M. Curtin, Planning Consultant, Barnacurra, Newmarket, Co. Cork Tel : 029 60790 Mobile : 087 2563595 e mail : noramarycurtin@gmail.com		Proposed Extension to dwelling at Camas, Newcastlewest	
		Client: Joe Dore	Date : April 2026
		Scale 1:75	



SIDE ELEVATION (NORTH)



REAR ELEVATION

Nora M. Curtin, Planning Consultant, Barnacurra, Newmarket, Co. Cork Tel : 029 60790 Mobile : 087 2563595 e mail : noramarycurtin@gmail.com	Proposed Extension to dwelling at Camas, Newcastlewest Client: Joe Dore Scale 1:75 Date : April 2026
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Upper road to the Cottages

Site Boundary
Outlined in Red

16150

4500

Lawned area

79900

NORTH

Nora M. Curtin
Planning & Engineering
Barnacurra
Newmarket
Co. Cork

Proposed extension to
Dwelling at
Camas

Joe Dore

Date: 1 May 2025
Scale: 1:500

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine



Folio: LK4087F

This map should be read in conjunction with the folio. The description of the land on the folio and map is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act, 1964).

As inserted by Section 62 of the Registration of Deed and Title Act 2006.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.prai.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

Freehold (centre-line of parcel edge aligned)



Leasehold (centre-line of parcel aligned)



Burdens (may not all be represented on map)

Right of Way / Wayleave

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

For use by The Property
Registration Authority Only



Created

Registration App. No.: P2009LR035484X

Date: 11 June 2009 11:44:57

1:2500



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

File Reference number	EC-075-26
Applicants	Joe Dore
Location	Camas Newcastle West Co. Limerick V42VX49

Description of Site and Surroundings:

The site features an existing single storey dwelling house, located in the townland of Camas, approximately 5km south of Newcastle West. The site is accessed via private road off the L-7032 local road,

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:

- Extension at the back of existing dwelling (bungalow)- floorspace 8sq.m

This Section 5 declaration includes the following:

- Application form
- Site location
- Elevations
- Floor plans

Planning History:

84/24788 – **Conditional Permission** – Erection of new entrance and boundary walls

77/12460 – **Conditional Permission** – Erection of bungalow and installation of septic tank
septic tank.

Enforcement History:

No enforcement history found for the site.

Relevant An Coimisiún Pleanála referrals:

06D.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.

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.

‘**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 proposal, comprising the construction of a one-storey pitched-roof extension to an existing dwelling house, constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

The question of whether the proposed development is exempted development will be assessed against **Class 1** of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

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 does not appear to have been extended previously and the total extended floor area, at 8m², does not exceed 40 square metres.

(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.

The house is detached; the question does not apply to the proposal.

(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.

No above ground level extension is proposed.

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.*

The house does not appear to have been extended previously; the question does not apply.

(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.

The house is detached, has not been extended previously and no above ground extension has been 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.

The house is detached but does not appear to have been extended previously, and no extension is proposed above ground. The question does not apply.

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

No above ground extension has been proposed. The question does not apply.

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 does include a gable and the rear wall of the proposed extension does exceed the height of the rear wall of the house and extends over the eaves.

(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 proposed extension's roof 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 25 square metres.

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 25 square metres.

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

Windows proposed at ground level are more than 1 metre from the boundary they face.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

There is no above ground 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 11 metres from the boundary it faces.

There is no above ground 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.

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).

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 extension detailed on the application and plans submitted is not considered to be within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Condition/Limitation 4(a) of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) Article 9 of the Planning and Development Regulations 2001 (as amended)

(d) The plans & particulars submitted with the application received on 13/05/2026.

(e) An Coimisiún Pleanála Referral Decisions; 06D.RL2354

It is therefore considered that the said works are development but not exempted development having regard to Condition/Limitation 4(a) of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Executive Planner	Mary O Malley	Date:
Signature:	<i>Mary O Malley</i>	10/06/2026
Senior Executive Planner	Barry Henn	Date:
Signature:	<i>B. Henn</i>	10/06/2026

Appendix 1: AA PN01 Screening Form

AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(1) File Reference No:	EC-075-26
(2) Brief description of the project or plan:	Permission for extension at back of existing dwelling house- 8sq.m
(3) Brief description of site characteristics:	Rural residential site
(4) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(5) 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
004161	Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA	3.3	N	N
002165	Lower River Shannon SAC	5.1	N	N

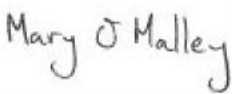
¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² if the site or part thereof is within the European site or adjacent to the European site, state here

STEP 3: Assessment of Likely Significant Effects	
(1) 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 - 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. - 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 given the level of development in the area. Existing urban area.

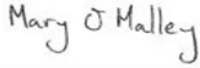
(2) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators 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.

(3) (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		
Conclusion: The site is an infill site flanked by single dwellings on either side. Given the sites size, no hydrological connection to any SAC/SPA, the site does not encroach on any SAC/SPA and the scale of the development, An AA Screening is not required.		
	Tick as appropriate:	Recommendation:
(1) 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.
	☐	

(2) 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
(3) Significant effects are likely	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:	 Mary O'Malley, Executive Planner Date: 10/06/2026	
Signature and Date of the Decision Maker:	Barry Henn, Senior Executive Planner Date:	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-075-26
Development Summary:	Permission for extension at back of existing dwelling house- 8sq.m
Was a Screening Determination carried out under Section 176A-C?	Yes. no further action required

Signature and Date of Recommending Officer:	 Mary O Malley, Executive Planner 10/06/2026
Signature and Date of the Decision Maker:	 Barry Henn, Senior Executive Planner 10/06/2026

Appendix 3: Site visit 09/06/2026





Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

An Roinn Pleanála
Comhairle Cathrach agus Contae Luimnigh
Bóthar Thuar an Daili
Thuar an Daili
Luimneach
V94 WV78

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

t: 061 556 000

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

Joe Dore
c/o Ms. Catriona Liston,
Ballydoorty,
Castlemahon,
Co. Limerick.

EC/075/26

10 June 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/2026/711

File Ref No. EC/075/26

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

RE: **An extension at the back of existing dwelling at Camas, Newcastle West, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2026/056 dated 25th 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, having considered the report and recommendation of Mary O Malley, Executive Planner dated 10/06/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Joe Dore, c/o Ms. Catriona Liston, Ballydoorty, Castlemahon, 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

10/06/2026



Comhairle Cathrach
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Limerick City
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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/075/26

Name and Address of Applicant: Joe Dore, Camas, Newcastle West, Co. Limerick

Agent: Nora M. Curtin, Planning & Engineering, Barnacurra, Newmarket, Co. Cork.

Whether the extension at the back of existing dwelling at Camas, Newcastle West, 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 13th day of May 2026.

AND WHEREAS the Planning Authority has concluded that the extension at the back of existing dwelling at Camas, Newcastle West, Co. Limerick **DOES NOT** come within the scope of exempted development under Condition/Limitation 4(a) of Class 1 of Part 1 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 NOT Exempt Development.**

Signed on behalf of the said Council C. Loft

Date: 10.6.2026

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.