



Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

Joshua Spelman

Applicant's Address:

22 The Pears, North
Circular Road,
Limerick

Telephone No.



Name of Agent (if any):

Ian Daniels (Dancorch)

Address:

Ground Floor, Old Windmill
Court, Lower Gerard Griffin
Street, Limerick

Telephone No.

061 411399

Address for Correspondence:

Ian Daniels (Dancorch)
Ground Floor, Old Windmill Court, Lower Gerard
Griffin Street, Limerick

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

22 The Park, North Circular Road,
Limerick
V94 DD72

Description of Proposed development:

Wrap Existing External walls with
external insulation

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

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 layout Map
Elevation Drawings

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

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent) 

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**



OUTLINE SPECIFICATION

ALL BUILDING WORK AND MATERIALS ARE TO COMPLY WITH 2000 BUILDING REGULATIONS

EXCAVATION
EXCAVATE OVER ENTIRE AREA OF BUILDING, DRIVEWAY, PATHS ETC TO A MINIMUM DEPTH OF 150MM AND TO SUCH A DEPTH AS MAY BE REQUIRED TO REMOVE ALL VEGETATION AND ROOPY SOIL ETC.

FOUNDATIONS
THE FOUNDATIONS MUST HAVE AT LEAST A MINIMUM WIDTH EQUAL TO 3 TIMES THE THICKNESS OF THE WALL IT IS SUPPORTING. THE MINIMUM DEPTH OF FOUNDATION IS TO BE EXCAVATED BELOW FINISHED GROUND LEVEL IS TO BE 100MM. THE MINIMUM THICKNESS OF CONCRETE IS TO BE 300MM. ENSURE THAT ALL BLOCKWORK WALLS ARE BUILT FROM A FOUNDATION.

GROUND FLOOR SLAB
USE GOOD QUALITY hardcore, E.G. CLEAN WELL GRADED BROKEN STONE MAX 100MM. COMPACTED hardcore IN LAYERS OF AT LEAST 225MM. THE hardcore SHOULD BE BLENDED WITH A 50MM COVERING OF SAND. A D.P.M. OF AT LEAST 1200 GAUGE SHOULD BE LAID WITH JOINTS LAPPED AND SEALED. 50MM HIGH DENSITY RIGID INSULATION TO BE PLACED ON TOP OF THE D.P.M. WITH 25MM HIGH DENSITY INSULATION TO BE PLACED ALONG EDGE OF FLOOR SLAB. 50MM SAND/CEMENT screed TO BE LAID ON 150MM CONCRETE FLOOR SLAB.

EXTERNAL WALLS
CAVITY BLOCKWORK TO CONSIST 100MM CONCRETE BLOCK INNER LEAF, 100MM CAVITY AND 100MM OUTER BLOCKWORK LEAF. 50MM HIGH DENSITY INSULATION TO BE PLACED AGAINST OUTER FACE OF INNER LEAF. ALL OPES TO HAVE D.P.C. PLACED AT HEADS, JAMBS AND SILLS. EXTERNAL FINISH TO BE 18MM RENDER FINISH.

ALL INTERNAL WALLS TO BE 100MM CONCRETE BLOCK WITH PLASTER FINISH.

ROOF
ADEQUATE TRIANGULATION OF THE ROOF SHOULD BE ACHIEVED AT ALL TIMES. 100MM X 75MM WALL PLATE TO BE FIXED TO TOP OF CAVITY WALL WITH GALVANISED STRIPS FIRED AT 1MM CENTRES. SLATED ROOF ON 44MM X 34MM SOFTWOOD BATTENS ON SARKING FELT ON ROOF STRUCTURE TO ENGINEER'S DESIGN AND SPECIFICATION.

WINDOWS AND DOORS
ALL WINDOWS TO BE P.V.C. TEAM FRONT DOOR. ALL WINDOW OPENING SECTIONS ARE TO COMPLY WITH BUILDING REGULATIONS PART B, SECTION 1.5.6. I.E. ALL WINDOWS TO HABITABLE ROOMS TO HAVE OPENING SECTIONS OF NOT LESS THAN 800MM X 500MM. P.V.C. DOWN PIPES FIXED TO SEAMLESS ALUMINIUM GUTTERS WHICH IN TURN ARE FIXED TO P.V.C. FASCIA ON P.V.C. SOFFIT WHICH IS TO HAVE CONTINUOUS VENTILATION TO COMPLY WITH BUILDING REGULATIONS.

FOOTPATHS
1000MM WIDE FOOTPATHS AROUND PERIMETER OF HOUSE. FOOTPATHS ARE TO BE CONSTRUCTED OF 100MM DEEP CONCRETE SLAB ON 225MM LAYERS OF COMPACTED hardcore.

ALL STRUCTURAL CONCRETE TO BE GRADE C35. ALL BUNDING CONCRETE TO BE GRADE C15.

ALL TIMBER IS TO BE PRESSURE IMPREGNATED WITH AN APPROVED INORGANIC SOLVENT.

CLIENT NAME

JOSHUA SPELMAN

SITE ADDRESS

22 THE PARC,
NORTH CIRCULAR ROAD,
LIMERICK,

TITLE

EXISTING AND
PROPOSED
ELEVATIONS

Drawing No: P-01

SCALE

1:100

DATE

MAY 2026

DRAWN BY

IAN DANIELS
087 2957494

Planning Pack Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 555702,656990

PUBLISHED: 07/05/2026
ORDER NO.: 50534378_1

MAP SERIES: 1:1,000
1:1,000
MAP SHEETS: 4681-25
4742-05

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

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LEGEND:
To view the legend visit
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'Large Scale Legend'



Site Location Map



Tailte
Éireann

**CENTRE
COORDINATES:**
ITM 555702,656990

PUBLISHED: 07/05/2026
ORDER NO.: 50534378_1

MAP SERIES: 6 Inch Raster
6 Inch Raster
6 Inch Raster
MAP SHEETS: CE062
CE063+063A
LK005

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
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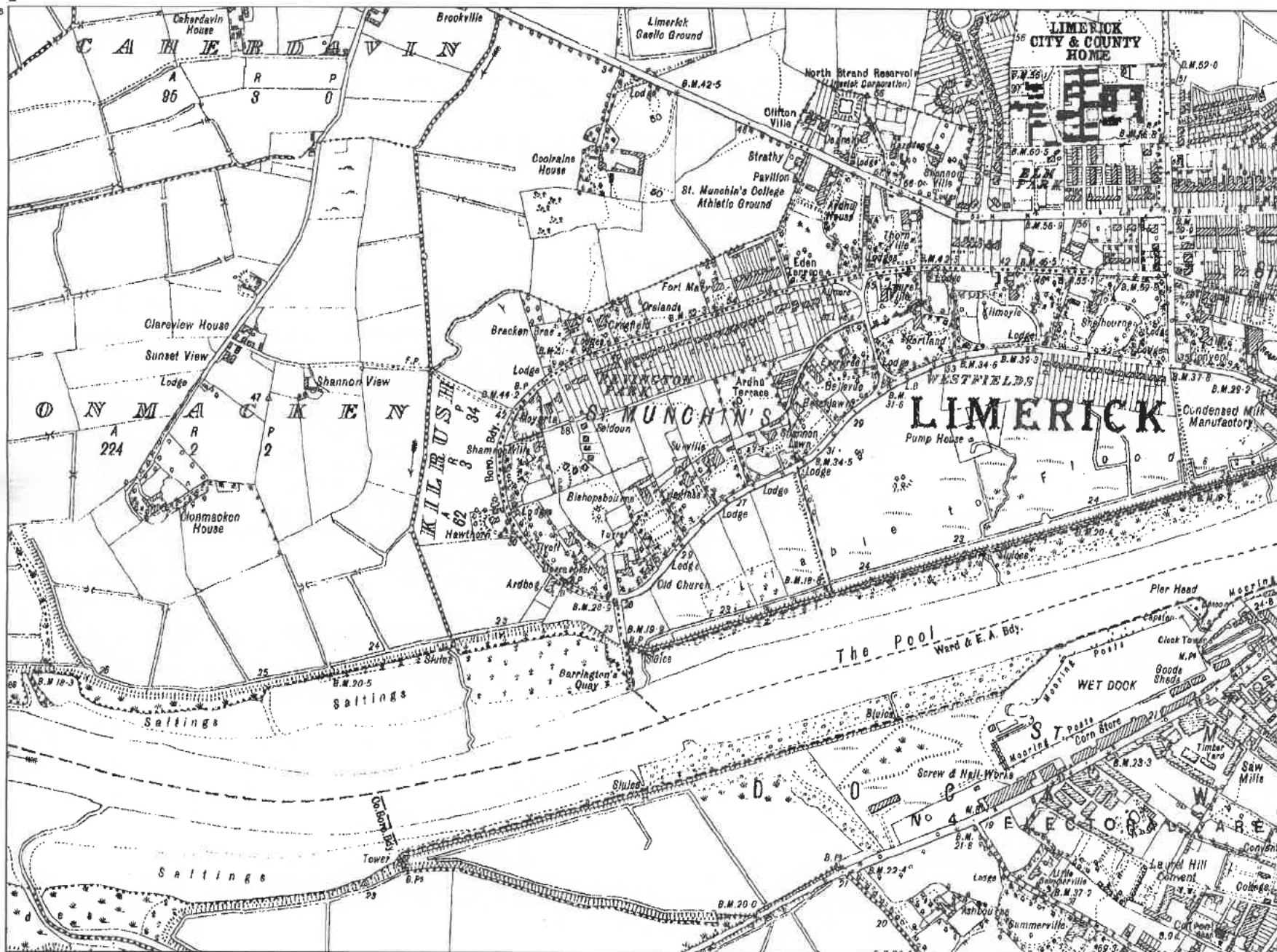
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'Large Scale Legend'



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

Reference no. EC-077-26

Name and Address of Applicant: Joshua Spelman,
22 The Parc,
North Circular Road,
Limerick

Agent: Ian Daniels (Dunarch)
Ground Floor, Old Windmill Court,
Lower Gerard Griffin Street,
Limerick

Location: 22 The Parc,
North Circular Road,
Limerick
V94 DD72

Description of Site and Surroundings:

The site is an existing two storey end of terrace dwelling located within a gated development accessed from Kyleglass located circa 130m north of The North Circular Road.

Zoning:

Existing Residential

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:

- Wrap existing external walls with external insulation

This Section 5 declaration includes the following:

- Application Form
- Site location
- Existing and proposed elevation drawings

Planning History:

None

Enforcement History

N/A

Relevant An Bord Pleanála referrals

N/A

Assessment

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

Is the proposal development?

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

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

‘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 Wrap existing external walls with external insulation constitutes ‘works’ and ‘development’.

Is the proposal exempted development?

From the drawings submitted the proposal to wrap existing external walls with external insulation will be assessed under 4(1) (h) of the Planning and Development Act 2000 (as amended).

Is the development within the curtilage of a house?

Yes, the extension is within the curtilage of a house.

Section 4(1)(h)

Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

The proposal is for the external insulation of the existing dwelling house. The application site is not a protected structure or located within an ACA. However, this end of terrace dwelling house is part of three dwellings that have a distinct architectural feature which consists of a render finish to the front and a brown brick to the side and rear as seen in the image below.



Figure 1: Images from front, side and rear of no. 22 The parc North Circular Road

The inclusion of external wrap around insulation would materially affect the external appearance of the character of the structure as to render the appearance inconsistent with the character of the structure or of neighbouring structures. Therefore, the proposal would not comply with Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

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

An AA Screening examination was carried out by Limerick City & County Council (see appendix 1). 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). 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

The proposed external insulation would materially affect the external appearance of the character of the structure as to render the appearance inconsistent with the character of the structure or of neighbouring structures and would therefore not comply with 4(1)(h) 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) Section 4(1) (h) of the Planning and Development Act 2000 (as amended)
- (c) The plans & particulars submitted with the application received on 18th of May 2026.

It is therefore considered that the proposal to wrap existing external walls with external insulation is development and is NOT exempted development under Section 4(1) (h) of the Planning and Development Act 2000 (as amended).

Ella O'Brien

Ella O'Brien
Executive Planner

Date 22/05/2026

Agreed

[Signature]

~~Barry Hann~~, S.E.P

Date:

28/5/26

Appendix 1- AA Screening examination
AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
a. File Reference No:	EC/077/26
b. Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether the proposal to wrap existing external walls with external insulation is or is not exempted development.
c. Brief description of site characteristics:	The site is an existing two storey end of terrace dwelling located at 22 The Parc circa 130m north of the North Circular Road Road.
d. 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 National Parks & Wildlife Service	1km	No	N
004077	River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service	1.3km	No	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	
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 • Lighting disturbance	None. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

• 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 works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.
In-combination/Other	N/A given the level of development

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. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named 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: 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
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: AA Screening 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:	 Ella O'Brien Executive Planner 22/05/2026	
Signature and Date of the Decision Maker:	 Grainne O'Keeffe, Senior Executive Planner	

Establishing if the proposal is a 'sub-threshold development':

Planning Register Reference:	EC-077-26	
Development Summary:	Whether the proposal to wrap existing external walls with external insulation is or is not exempted development	
Was a Screening Determination carried out under Section 176A-C?	☐ Yes. no further action 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: [insert 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> : [insert here]_____		Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?		
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
☐ No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required
Signature and Date of Recommending Officer:	 Ella O'Brien Executive Planner 22/05/2026	

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

A handwritten signature in dark ink, appearing to read 'Grainne O'Keeffe', written over a horizontal line.

Grainne O'Keeffe, Senior Executive Planner

Site Visit Photographs 19.05.26





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

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

**Joshua Spelman,
c/o Ian Daniels (Dunarch)
Ground Floor, Old Windmill Court,
Lower Gerard Griffin Street,
Limerick**

EC/077/26

09 June 2026

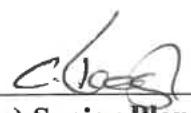
Re: Declaration under Section 5

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/2026/698

File Ref No. EC/077/26

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

RE: **Wrap of existing external walls with external insulation at 22 The Parc, North Circular Road, Limerick**

ORDER: Whereas by Director General's Order No. DG/2026/058 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 Grainne O'Keeffe, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

a Now therefore pursuant to the delegation of the functions aforesaid, I, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Ella O'Brien, Executive Planner dated 22/05/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Joshua Spelman, c/o Ian Daniels (Dunarch), Ground Floor, Old Windmill Court, Lower Gerard Griffin Street, Limerick to state that the works as described above is

Development and is NOT Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date

9/6/26



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

An Roinn Pleanála
Comhairle Cathrach agus Contae Luimnigh
Bóthar Thuar an Daill
Tuar an Daill
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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/077/26

Name and Address of Applicant: Joshua Spelman, 22 The Parc, North Circular Road, Limerick

Agent: Ian Daniels (Dunarch), Ground Floor, Old Windmill Court, Lower Gerard Griffin Street, Limerick

Whether the wrap of existing external walls with external insulation at 22 The Parc, North Circular Road, 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 18th day of May 2026.

AND WHEREAS the Planning Authority has concluded that the wrap of existing external walls with external insulation at 22 The Parc, North Circular Road, Limerick **DOES NOT** come within the scope of exempted development under Section 4(1) (h) of the Planning and Development Act 2000 (as amended). See Report attached.

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

Signed on behalf of the said Council

C. Keogh

Date:

9.6.2026

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.