



Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Shane and Nicola Donohoe_____

Applicant's Address: 16 Milltown Manor, Monaleen Limerick, V94 A7YT

Telephone No.

Name of Agent (if any):

Address:

Telephone No.

Address for Correspondence:

16 Milltown Manor, Monaleen, Limerick, V94 A7YT_____

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

16 Milltown Manor, Monaleen, Limerick, V94 A7YT_____

Description of Proposed development:

Due to recent spiralling energy costs and global instability as we reach our retirement age, my wife and I made the decision that we needed to achieve fuel security / energy efficiency by removing our dependence on fossil fuels as well as an increased level of comfort in our home.

To achieve this, we approached a registered 'One Stop Shop' who carried out a number of design proposals. To facilitate the installation of an Air to Water heat pump, it is necessary to reduce the amount of heat lost through the build fabric (walls, roof, windows and door). With regards to the walls, External Wall insulation was selected as the only viable option, due to severe dust allergy issues associated with a person in our care, thus excluding internal insulation as an option. The installation of the External wall insulation will alter the facade of the building, by covering the existing brickwork.

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

We are seeking an exemption due to the fact that when we analysed the costs associated with installing brick slips on the exterior facade, the project became financially non-viable, and without upgrading the walls, the project as a whole becomes technically non-viable due to heat loss. We appreciate that not installing them alters the appearance of the building in comparison to our neighbours, however given the age of the property, it is likely that our neighbours will be hoping to carry out similar works in the not too distant future.

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

No

Applicant's interest in site: Owners of property wishing to bring the property to "A" rating allowing us reduce energy emissions and energy costs.

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

- Site Location Map _____
- Picture of front of the house

Have any previous extensions/structures been erected at this location 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**

09:31

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[EXTERNAL]Rec...



LIMERICK CITY & COUNTY COUNCIL
CASH OFFICE
CIVIC OFFICES
DOORADOYLE
CO LIMERICK
15/06/2026 09:17:32

Receipt No / Uimhir Admhála: LA25/25199494

Customer Address / Seoladh an Chustaiméara:

Shane and Nicola Donohoe
16 Milltown Manor
Monaleen
Limerick

Account / Cuntas: PL041

PL041

80.00 EUR

EXEMPTION CERTIFICATES

Paid With / Íoctha Le:	Credit / Debit Card
Total / Iomlán:	80.00 EUR
Tax (VAT):	0.00 EUR
Tendered / Tairgthe:	80.00 EUR

From / Ó: CASH OFFICE
HQ

Vat reg No. / Clárúimh CBL: 3267368TH

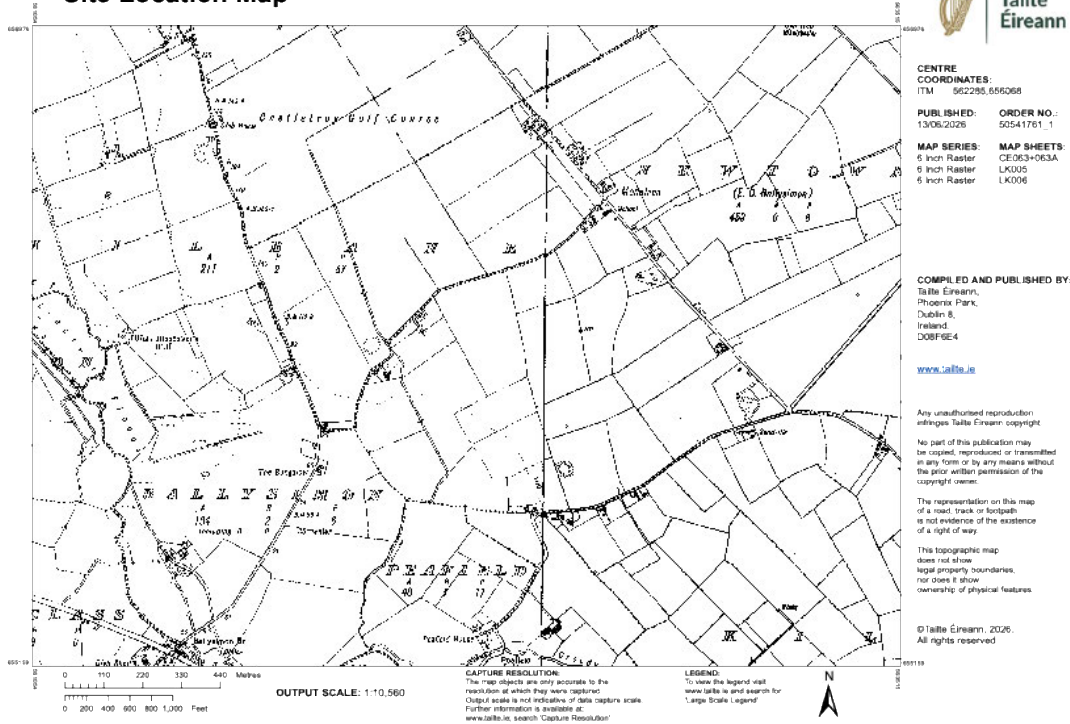
Please retain this receipt for your records

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Site Location Map



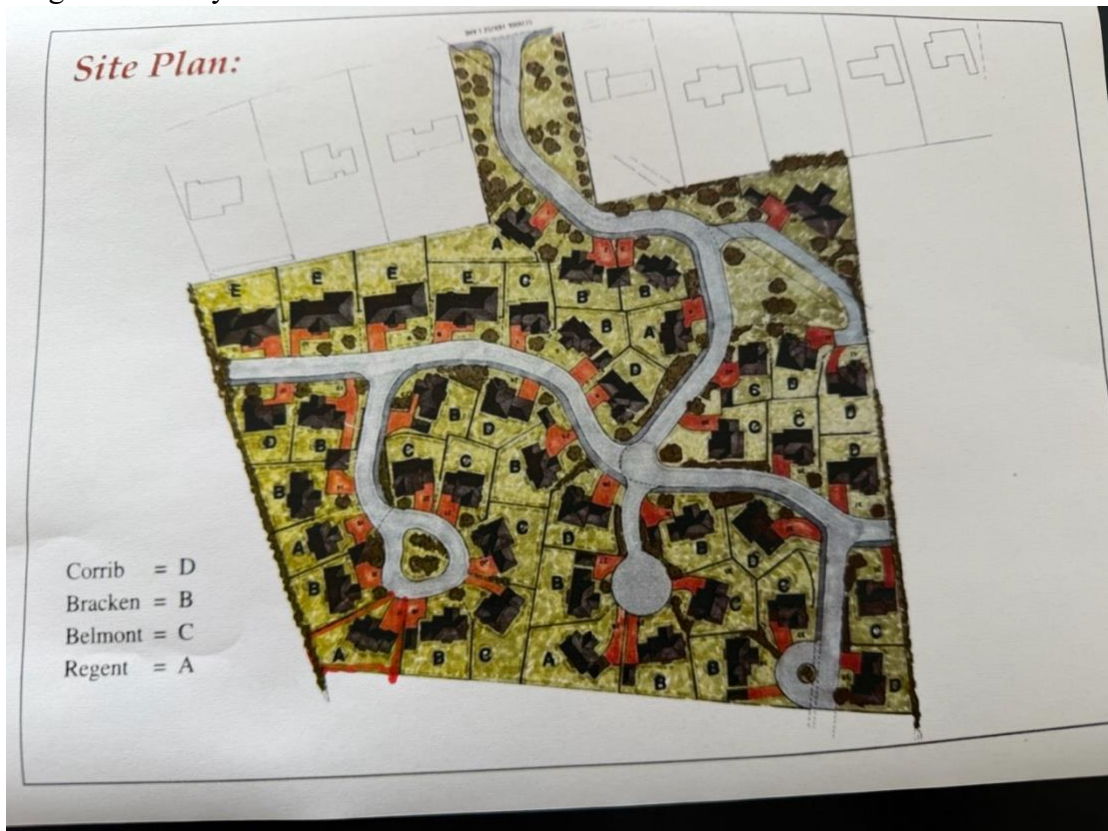
Planning Pack Map



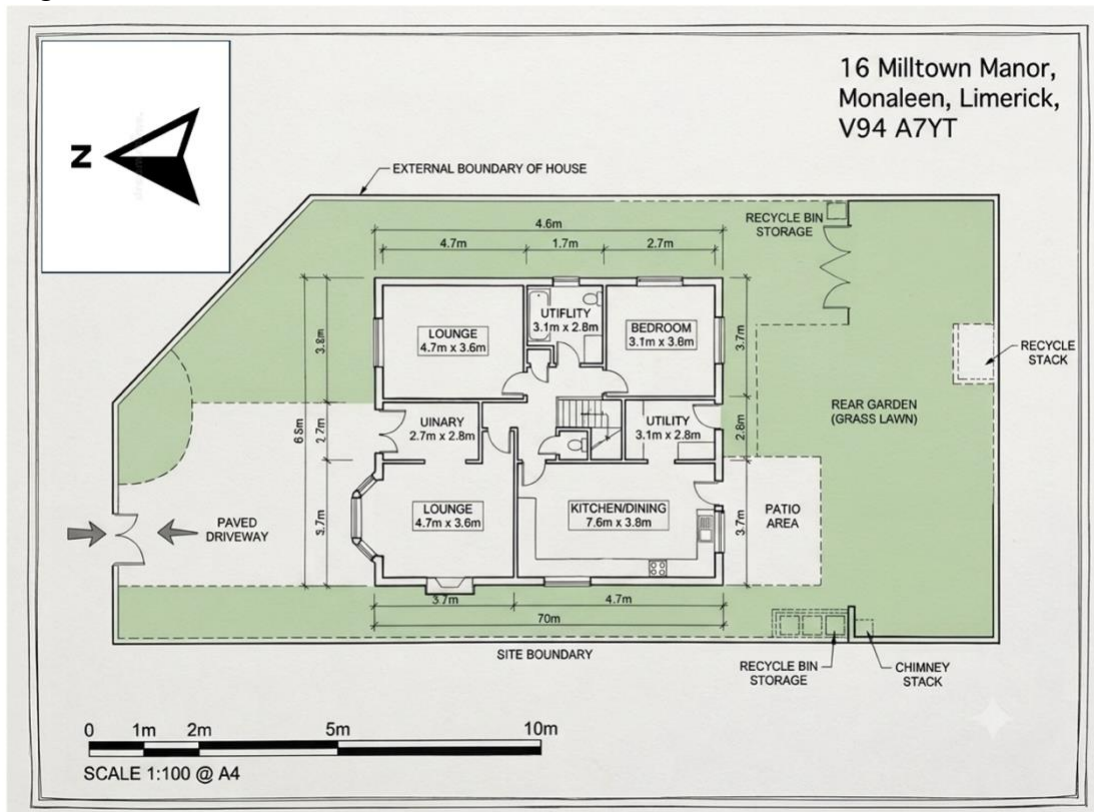
Original Site Layout Plan



Original Site Layout Plan – 16 Milltown manor has red marker outline



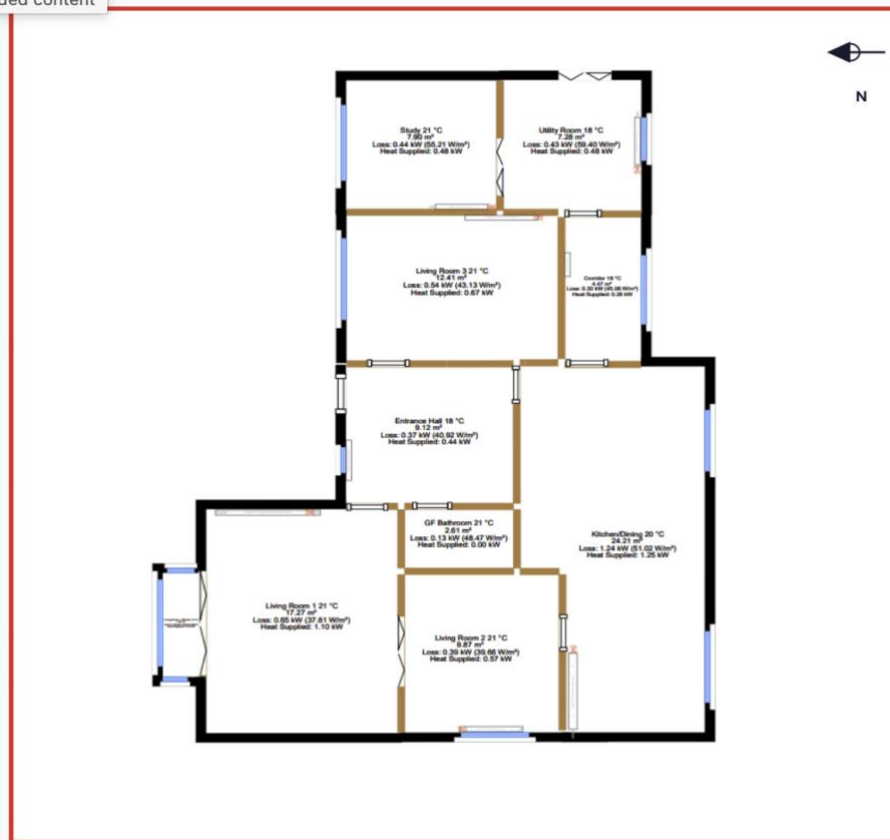
Original Site Plan



Site Map Internal Drawings from OSH

Site Map — Internal Drawings

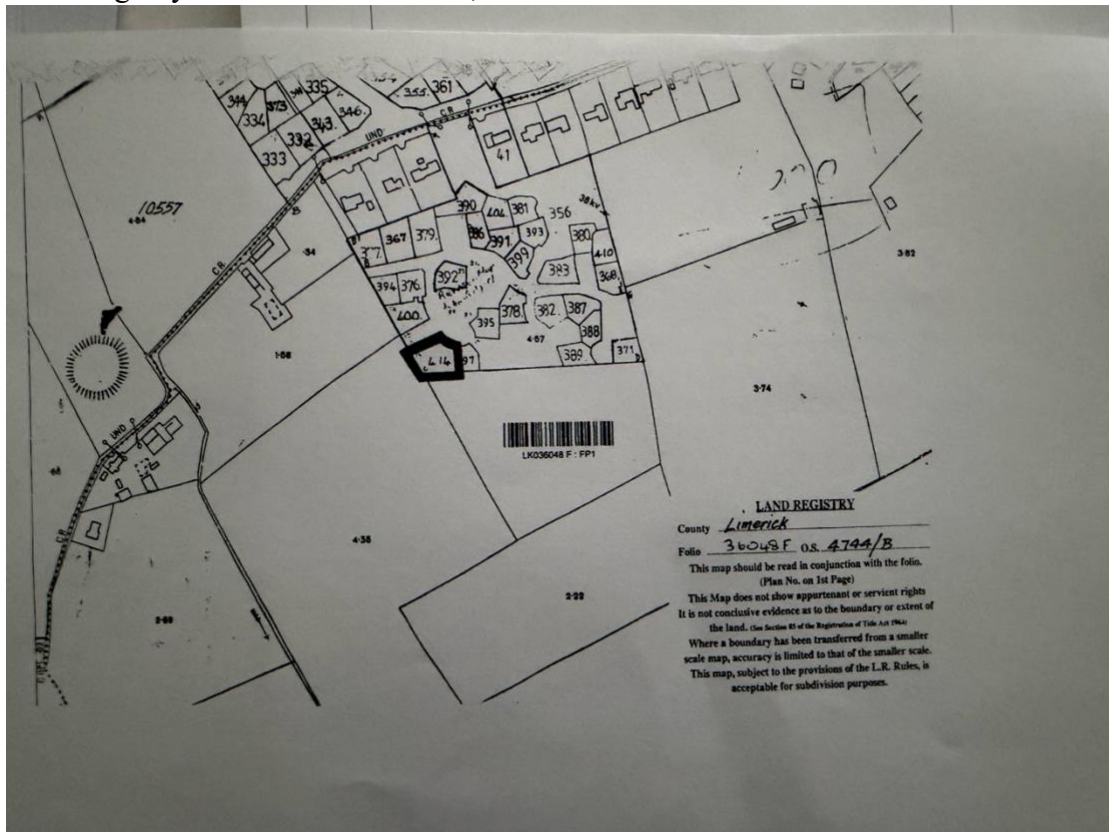
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Site boundary indicated in red. Internal layout with room designations.

Site Plan

Land Registry – 16 Milltown Manor, Monaleen



Photos of 16 Milltown Manor

Front of House



Rear of House



West side of house



East side of house



Image of House with EWI (External Wall Installation) installed



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

File Reference number	EC-107-26
Applicant(s)	Shane & Nicola Donohue
Location	16 Milltown Manor, Monaleen, Co. Limerick V94 A7YT

Description of Site and Surroundings:

The site is located at 16 Milltown Manor, Monaleen, Co. Limerick, comprising an existing two-storey detached dwelling. The external appearance of the dwelling notably includes a mock Tudor and red brick façade. It is situated in an established residential area and can be accessed from the Golf Links Rd, situated off the Southern Limerick Ring 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:

- The proposed development consists of the application of an External Wall Insulation (EWI) system to the external walls of the existing dwelling, including the application of a white rendered finish to replace the existing red brick and Tudor features

This Section 5 declaration includes the following:

- Application form
- Site location map
- Site layout plans
- Photos of dwelling
- Images of proposed dwelling with EWI

Planning History:

Subject site:

No recent planning history.

Adjacent:

00/374 – Conditional Permission – Retention of garage conversion to study and addition of bay window to front of same.

Enforcement History:

N/A

Relevant An Coimisiún Pleanála referrals:

An Coimisiun Pleanala - Case reference: RL29N.301692

The works which involved the addition of external insulation constituted development and not exempted development at 134, Cabra, Dublin 7, Dublin. It was decided under Section 4 (1)(h) that the development was inconsistent with the original and neighbouring structures in the streetscape. The façade had been altered to the extent that all of the original façade features in the external walls were no longer visible. In the report it said that the removal and altering of gable timbers and brackets jar with the original design that substantially remains in the neighbouring houses. In their judgement the whole effect of the alterations as viewed from the street would materially affect the external appearance of the structure such as to render the appearance inconsistent with the character of the structure and of neighbouring structures. Subsequently, the alterations were not considered 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 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 application of an External Wall Insulation (EWI) system to the external walls of the existing dwelling, including the application of a white rendered finish to replace the existing red brick and Tudor features, **constituting ‘works’ and ‘development’**.

Is the proposal exempted development?

Having established that the proposal constitutes "development" within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended), the next step is to assess whether the proposed works fall within the scope of exempted development under

Section 4(1)(h) of the Act. Section 4(1)(h) provides that:

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” shall be exempted development.

In the context of Section 4(1)(h), the salient issue is whether the structure will be materially altered such that it is inconsistent with the neighbouring structures in the area. It is noted that the entire external part of the dwelling, which consists of an existing red brick and mock Tudor style façade, will be altered to the extent that all the original façade features will no longer be visible. It is also noted that every house in this housing estate utilises a brick façade element. The proposed rendering of the entire dwelling would result in the loss of the existing brick and mock Tudor façade features which contribute to the character of both the structure and the surrounding residential streetscape, materially affecting the external appearance of the structure such as to render the appearance inconsistent with the character of the neighbouring structures.

Article 9 Restrictions

As the proposed development is not considered to fall within the scope of exempted development under Section 4(1)(h), consideration of Article 9 restrictions does not arise.

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 proposal, the application of an External Wall Insulation (EWI) system to the external walls of the existing dwelling, including the application of a white rendered finish to replace the existing red brick and Tudor façade features, is considered development. However, the proposed works do not fall into the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended). The exterior works are considered to impact the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. Regard has been had to ABP case reference: RL29N.301692, which similarly found that a complete alteration to the existing façade of a residential dwelling constituted development but not exempted development.

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);
- (c) An Coimisiun Pleanala - Case reference: RL29N.301692;
- (d) The plans and particulars submitted with the application received on the 18th of June 2026.

It is therefore considered that the said works constitute development but not exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Student Planner	Conor Deering	Date: 30/06/2026
Signature		
Graduate Planner	Isaac Cunningham	Date: 30/06/2026
Signature:		
Senior Executive Planner	Grainne O'Keeffe	Date: 02/07/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-107-26
(e) Brief description of the project or plan:	The proposed development consists of the application of an External Wall Insulation (EWI) system to the external walls of the existing dwelling, including the application of a white rendered finish to replace the existing red brick and Tudor features external finish.
(e) Brief description of site characteristics:	The site is located at 16, Milltown Manor, Monaleen, Co. Limerick and it comprises of an existing two-storey detached dwelling. The house is notably in a mock Tudor and red brick façade. It is situated in an established residential area and can be accessed from the Golf Links Rd, which is

	just off an exit from the Southern Limerick Ring Road.
(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
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	2.177 km	N/A	N
004077 River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/spa/004077	5.207 km	N/A	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 - 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	None. No direct encroachment or hydrological connection

- Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents	
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	☐	

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:		
		 _____ 30/06/2026

Signature and Date of the Decision Maker:

A handwritten signature in blue ink, appearing to read "G. G. Ladd".

02/07/2026

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

**Shane & Nicola Donohue
16 Milltown Manor,
Monaleen,
Co. Limerick.
V94 A7YT**

EC/107/26

13 July 2026

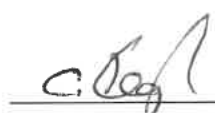
Re: Declaration under Section 5

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/2026/854

File Ref No. EC/107/26

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

RE: **External wall insulation to the external walls of the existing dwelling, including the application of a white rendered finish to replace the existing red brick and Tudor features at 16 Milltown Manor, Monaleen, Co. 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.

Now therefore pursuant to the delegation of the functions aforesaid, I, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Conor Deering, Student Planner dated 30/06/2026, Isaac Cunningham, Graduate Planner dated 30/06/2026 hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Shane & Nicola Donohue, 16 Milltown Manor, Monaleen, Co. Limerick to state that the works as described above is

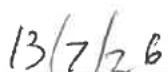
Development and is NOT Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date





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

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

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

t: 061 556 000

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/107/26

Name and Address of Applicant: Shane & Nicola Donohue, 16 Milltown Manor, Monaleen, Co. Limerick

Agent: N/A

Whether the external wall insulation to the external walls of the existing dwelling, including the application of a white rendered finish to replace the existing red brick and Tudor features at 16 Milltown Manor, Monaleen, 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 18th day of June 2026.

AND WHEREAS the Planning Authority has concluded that the external wall insulation to the external walls of the existing dwelling, including the application of a white rendered finish to replace the existing red brick and Tudor features at 16 Milltown Manor, Monaleen, Co. 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 Exempted Development.**

Signed on behalf of the said Council

Date:

13.7.2026

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.