

Location of Proposed development (Please include EIRCODE):

Slieve Rue, O'Connell Ave.
Limerick City. V94 Y68F

Description of Proposed development:

Provision of enlarged rear extension
Removal of existing lean to roof to be replaced by a flat roof with glazed roof lantern - P's to same - concealed behind raised parapets. French doors to rear entry way. Replacement of existing front door (UPVC) with joinery door. Small ensuite to 1st floor primary bedroom. Revised extension to measure 19.75 sq mtrs

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

Section 5.

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

YES/NO ✓

Applicant's interest in site: Owner Occupier

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

Place Map. Conservation Report,
As built survey, Demolition Drawings.
Proposed plans & Elevations,
Extension detail.

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

If Yes please provide floor areas of all existing structures:

Kitchen extension - 14.9 sq mtrs.

Signature of Applicant (or Agent)

Alan M. Ryan

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**

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Conservation Report

Assessing the Potential Impact on the Architectural Conservation Area

Proposed Rear Extension & Alterations
at
Slieve Rue
O Connell Avenue
Limerick
V94 Y68F

Report Prepared By: Damien Kennedy MRIAI

Date of Report: 15th May 2026



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Introduction

Stonetown Architects Ltd was engaged by the homeowner, Ms. Linda Mullins, to prepare a conservation report to address concerns raised by Limerick City & County Council regarding the proposed rear extension and alterations to the property 'Slieve Rue', O'Connell Avenue, Limerick.

The semi-detached property of which 'Slieve Rue' is the more northerly of the pair, was understood to have been constructed circa 1929.

Whilst neither the property itself nor its adjoining neighbour is recorded on the register of protected structures, it is located within an Architectural Conservation Area (specifically ACA 3 as per Volume 3 of the Limerick City & County Council Development Plan 2022-2028). There are a number of protected structures within the immediate vicinity of the subject site.

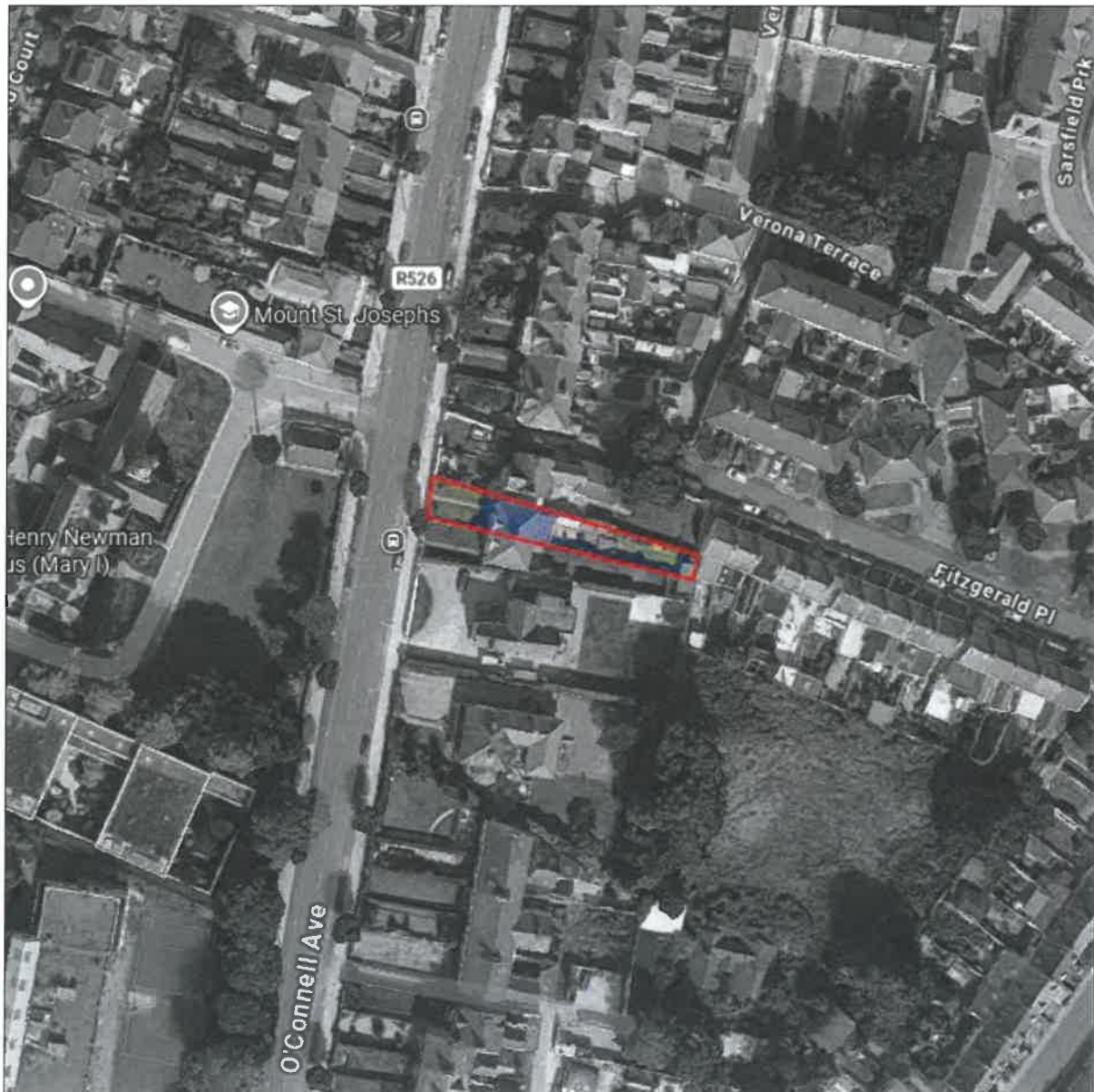


Figure 1: Slieve Rue in Context (Google Maps)

Aim of Report

This report was prepared to evaluate and assess the potential impacts, if any, of the proposed alterations to the property on the O'Connell Avenue Architectural Conservation Area (referred as ACA hereafter).

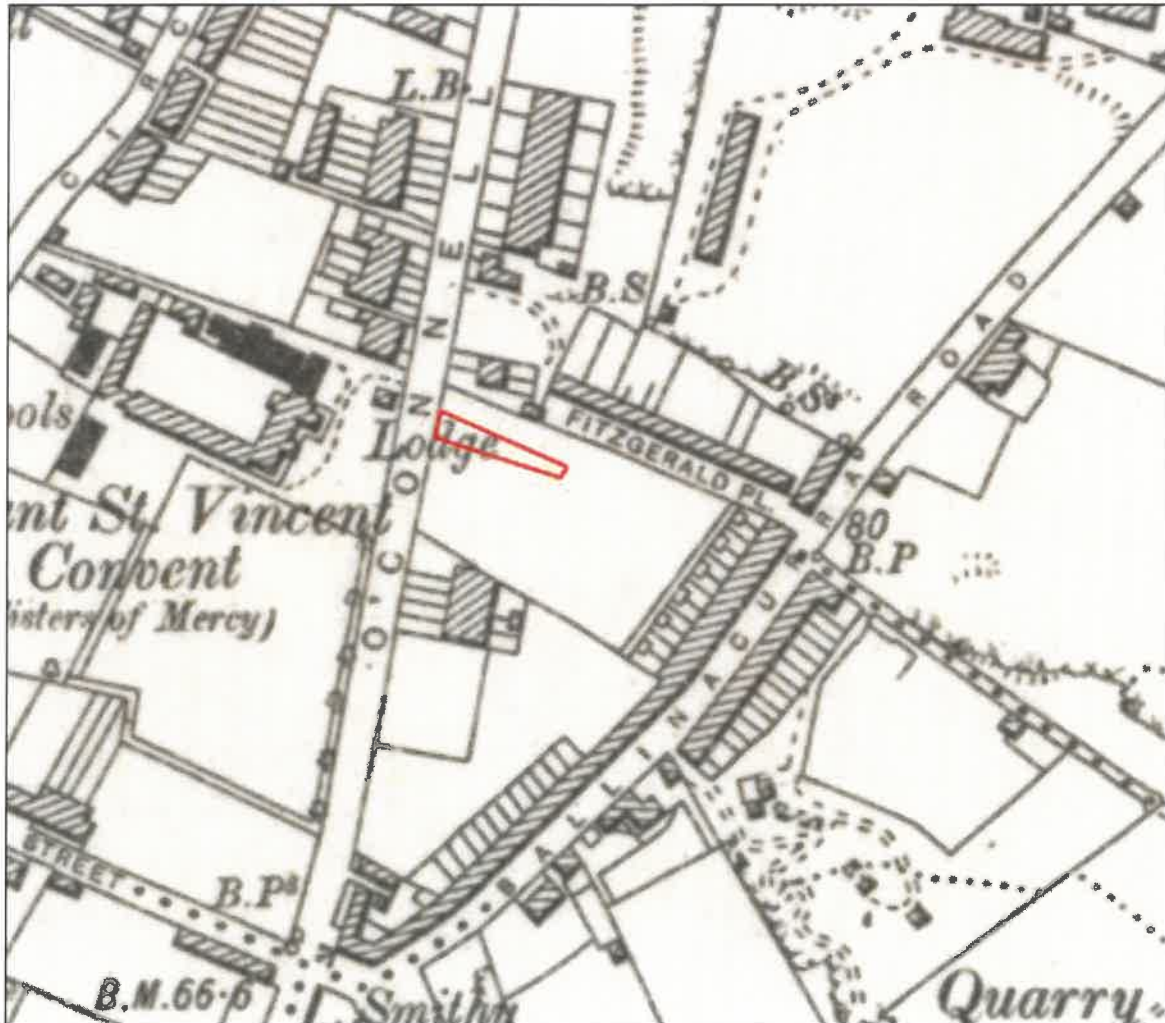


Figure 2: 1903 OS 6 inch Map. O Connell Avenue under development with clear gaps in the streetscape. Subject site (outlined approximately in red) not yet developed.

The Site & Setting

ACA Definition

An ACA is defined in the Architectural Heritage Protection – Guidelines for Planning Authorities (2011) 'as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve. An area of special planning control (ASPC) is all, or part, of an ACA which a planning authority considers of special importance to, or as respects, the civic life or the architectural, historical, cultural or social character of a city or town in which it is situated.'

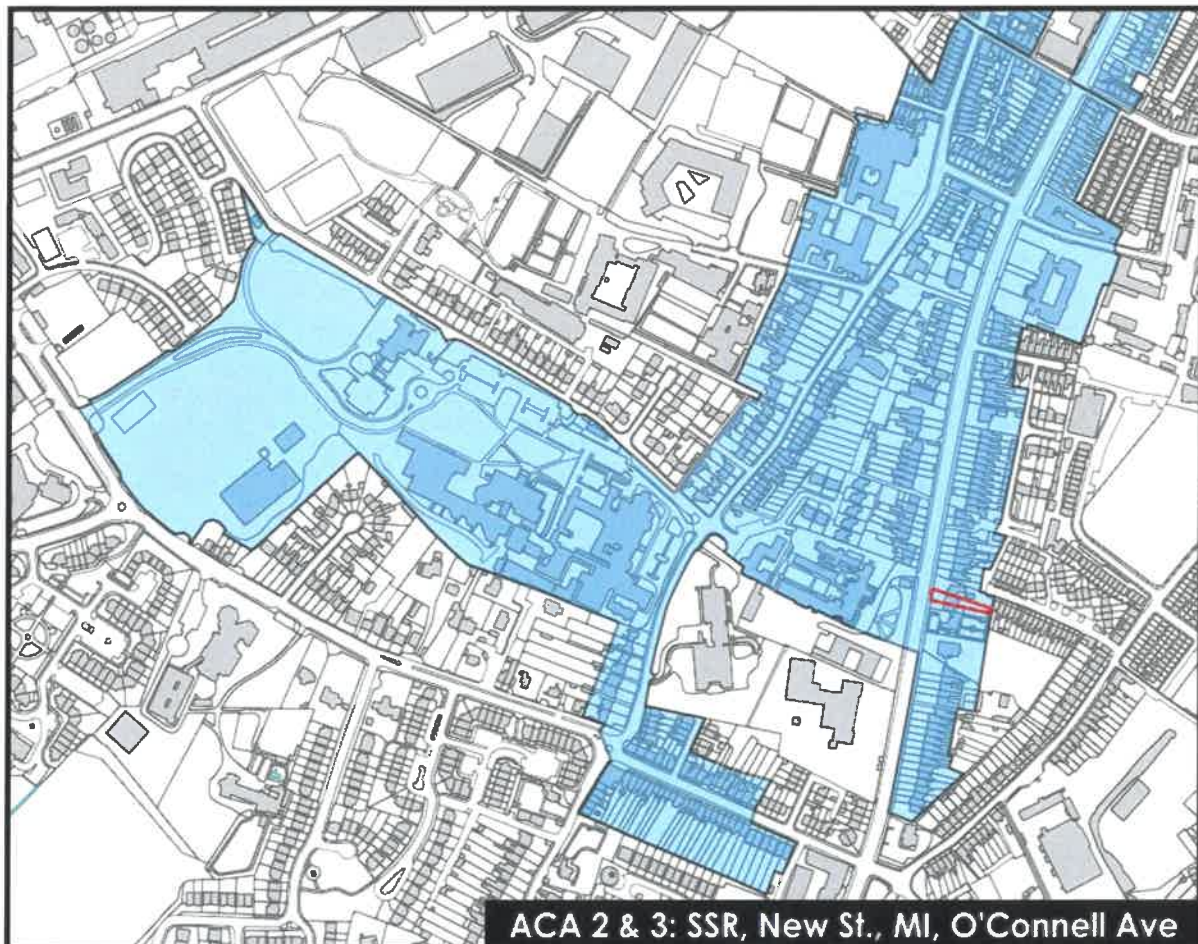


Figure 3: ACA Map (Slieve Rue Outlined in red).

O'Connell Avenue Architectural Conservation Area

The O'Connell Avenue ACA is characterised by the migration of affluent citizens from Georgian Limerick to more salubrious, former suburban locations in the early 19th Century, offering more expansive houses with gardens, in particular to O'Connell Avenue, North and South Circular Roads, Ennis Road, Ballinacurra Road and Mill Road.

The streetscape displays many fine examples of ornate late 19th and early 20th Century terraced dwellings, with Edwardian and Victorian features, including bay windows, circular windows, balustraded balconies, pebble stone render, stucco detail, white brick dressings, use of redbrick and

limestone, iron railings and gates with fine stone walls. Technical advances in the manufacturing of construction material such as the use of machine-made red brick replacing hand-made brick, and cast iron replacing wrought iron features, are evident on Quin Street.

There is a range of residential types including terraced and detached, single storey stuccoed villas, two and three storey houses, some with basements. The imposing Dutch Baroque designed Limerick Technical Institute by architect William Patrick Ryan reflects the revival of this style of architecture in the early 20th Century in Ireland.

The nearby Model School is an exemplar of schools established in Ireland by the Commissioners for National Education, to implement a teacher-training programme for Catholic and Protestant children in the 19th and 20th Centuries. Designed by the architect Frederick Darley in 1850s, the use of limestone ashlar on a scale comprising eight bays and two storeys, renders this structure a formidable presence on the streetscape.

Over 40 buildings in this ACA have been listed by the National Inventory of Architectural Heritage, indicating the architectural significance of these buildings. This ACA refers to the following streets:

- O'Connell Avenue from the junction with St. Gerard's Street to circa 50m north of the junction of Punch's Cross
- St. Gerard's Street, Upper Henry Street between St. Gerard's Street and Quin Street and St. Alphonsus Avenue
- Quin Street and O'Connell Terrace, Mortell Villas, Violet Villas, Munster Terrace and Jasmine Villas (on O'Connell Avenue);
- The Model School and grounds;
- Verona Villas, Swanson Terrace, Auburn Villas, Mount Vincent Terrace, Ascot Terrace, Hawthorne Villas, Carlyle Terrace, and Mount Vincent View.



Figure 4: View of part of Military Road (now O'Connell Avenue), Limerick (between ca.1900-1939)

Image courtesy of National Library of Ireland



Figure 5: Slieve Rue (image centre) in the context of O Connell Avenue



Figure 6: View from front garden in the context of O Connell Avenue / John Henry Newman Campus. Note high rubblestone boundary wall.

Appraisal of Existing Building

Semi-detached two-bay two-storey house, built c.1929, comprising a symmetrical rendered façade with projecting gabled breakfronts to the upper storey. Pitched, slate roof hipped at the gable with rendered chimney stacks and terracotta pots. Smooth rendered wall surfaces with restrained classical detailing including decorative hood moulds over window openings and rendered quoins.

Round-headed entrance opening with recessed doorcase and over light set within a moulded render surround. Replacement uPVC window units to square-headed openings throughout. Distinctive paired gables with semi-circular headed upper windows and decorative render detailing contribute to the architectural character of the composition.

Set back from the road behind a landscaped front garden with central concrete pathway and mature planting, bounded by high stone walls and hedging. The building retains its original form, scale and massing and makes a positive contribution to the suburban streetscape, reflecting the quality of domestic residential development carried out in Limerick during the inter-war period. As previously stated, the subject property is not recorded on the register of protected structures.



Figure 7: Slieve Rue Front Elevation (image centre)



Figure 8: Slieve Rue Rear Elevation (image centre)



Figure 9: View looking south within Kitchen / Dining Extension

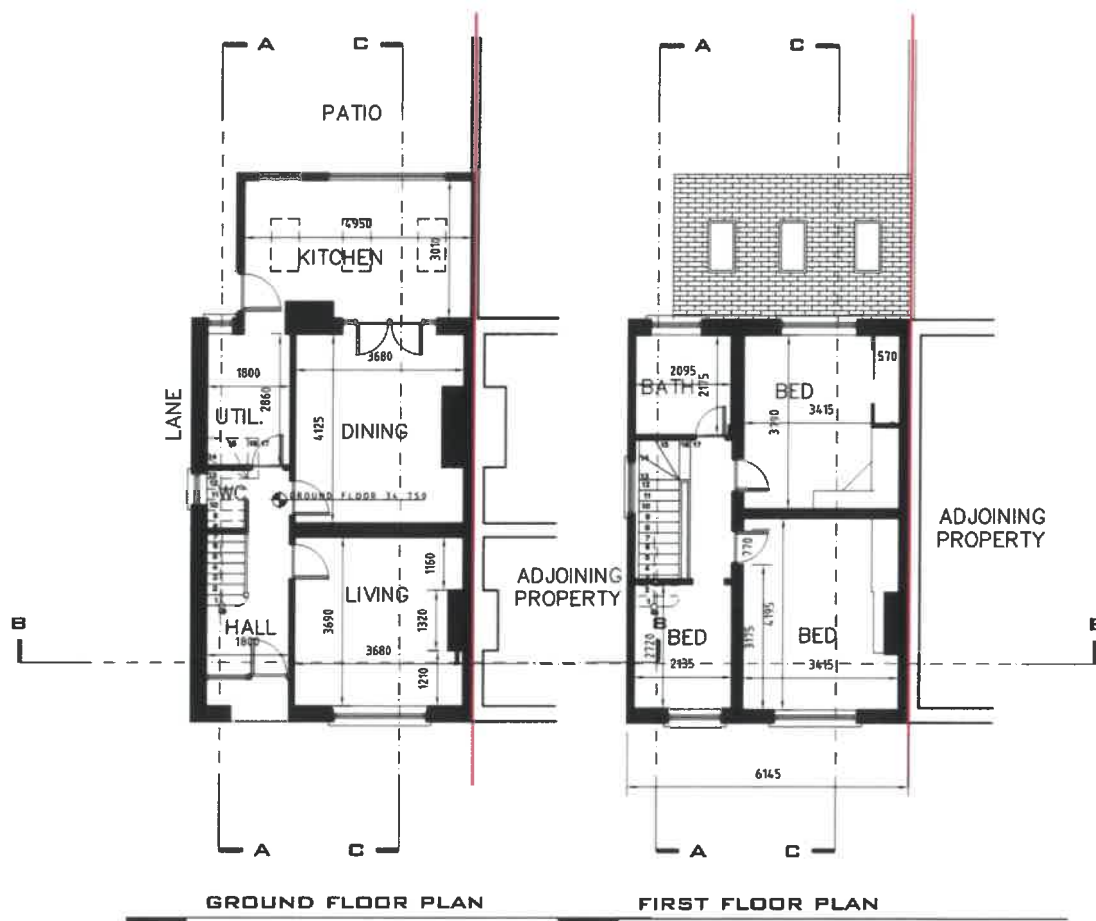


Figure 10: Floor Plans (As Existing) Not to Scale

A non-original lean-to extension which pre-dates the current ownership was constructed to the rear elevation providing an enlarged kitchen and dining / sunroom area. The rear extension is stepped inward of the exterior gable line and is not visible from the public roadway.

Following an on-line search of the Limerick City & County Council planning portal it doesn't appear that planning permission for the rear extension was sought prior to its construction. It is very likely however, given the rudimentary construction methods and generally poor condition of the rear extension that these works pre-dated the 2010 designation of O Connell Avenue as an ACA. If this is indeed the case, then planning permission would not have been necessary at the time.

Development Proposal

The client has recently purchased the subject property as her primary residence and intends to modernise and modestly extend the property to provide for contemporary living whilst seeking to respect the character of the existing building and its context within the ACA.



Figure 11: Floor Plans (As Proposed) Not to Scale

On ground floor, it is intended to provide and enlarged rear extension area (circa 1000mm longer x circa 400mm wider – proposed GIA 19.7m²) to accommodate a new, reconfigured kitchen space. The existing lean-to roof will be removed and replaced by a new flat roof construction with glazed roof lantern and roof-mounted solar PV's all concealed behind raised parapets. Glazed, French doors are proposed to provide improved connectivity between the kitchen and the rear garden.

On the roadside elevation, a new replacement glazed and panelled front door is proposed to replace an existing upvc/composite unit.

On first floor, no external changes are proposed. It is proposed to insert a compact ensuite bathroom between Bedrooms 1 & 2 to serve the primary bedroom. This will drain to a new soil and vent pipe to be located on the rear elevation.



Figure 12: Elevations (As Proposed) Not to Scale

Assessment of Potential Impact on ACA

The proposed extension is modest in scale and limited to the rear of the property. The overall form and material finishes are sympathetic to the main house. It will remain stepped inward of the exterior gable line and shall not be visible from the public roadway. The O Connell Avenue property line generally is set back from the public roadway, and in addition, the subject site is bounded by high stone walls minimising the visible impact of the proposed extension.

The only proposed change to the front roadside elevation takes the form of a replacement front door & glazed side light. This style of door is a more aesthetically appropriate proposal to the standard upvc/composite unit currently in situ. Again, this should be considered a net positive addition to the property and by extension, to the O Connell Avenue ACA.

The proposed works seek to improve the existing condition of the property which is currently dated and in need of refurbishment / modernisation. Overall, these measures should have a net positive impact on the main house which contributes positively to the O Connell Avenue ACA.

Sources & Reference Material

The following information was consulted in the preparation of this desktop report:

- The Limerick Development Plan 2022-2028 (as varied)
- Architectural Heritage Protection – Guidelines for Planning Authorities (2011)
- Local Historical Records and antiquarian journals.
- The listings of National Monuments
- Preservation Orders
- Register of Historic Monuments
- The Record of Monuments and Places (RMP)
- The Record of Protected Structures (RPS)
- Architectural Conservation Areas (ACAs) detailed in the current Limerick City Development Plan 2022-2028 (as varied)
- Tailte Eireann Ordnance Survey Mapping
- National Library of Ireland Historic Photograph Archive
- National Library of Scotland Historic Map Viewer

Land Registry Compliant Map



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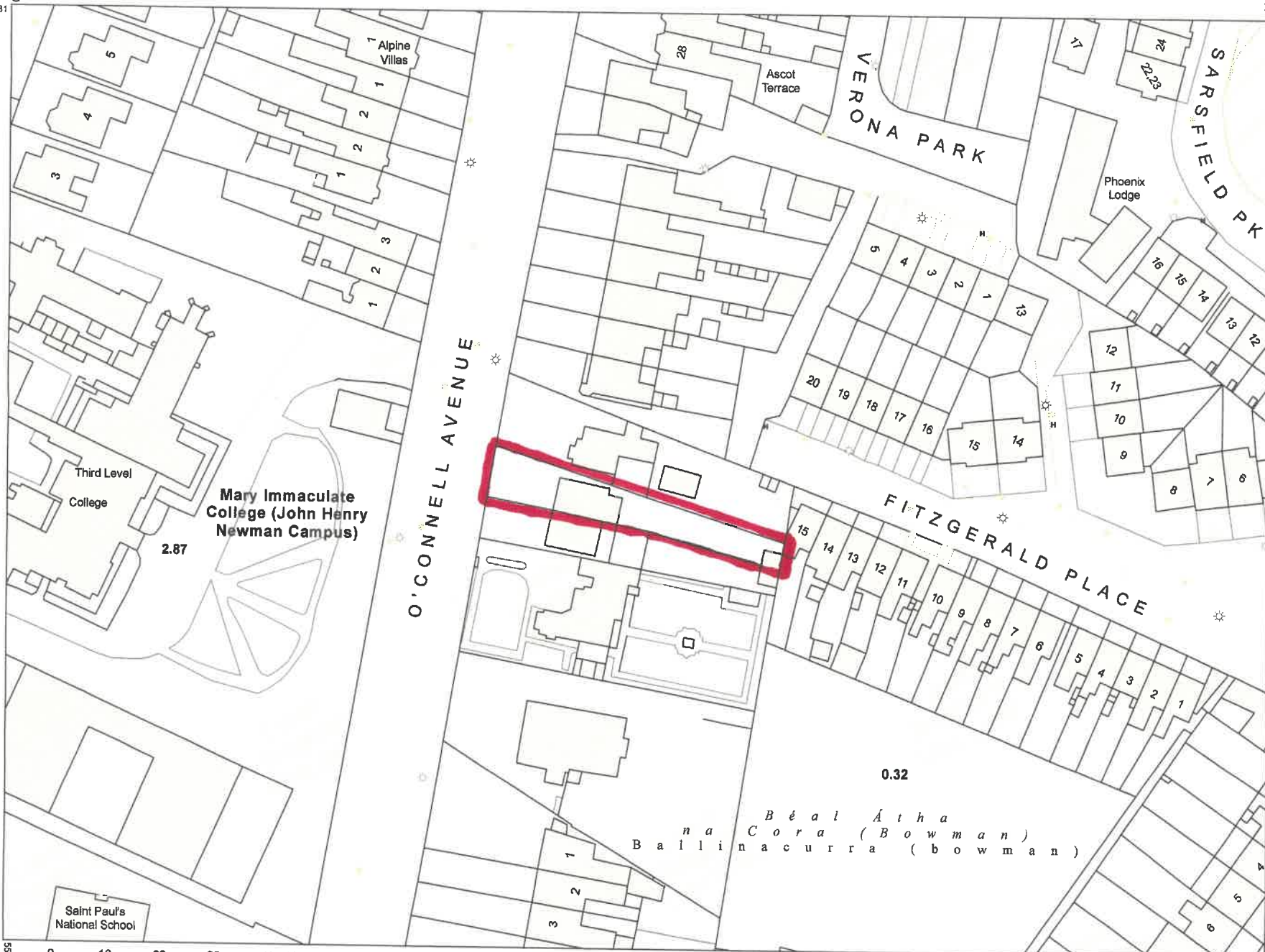
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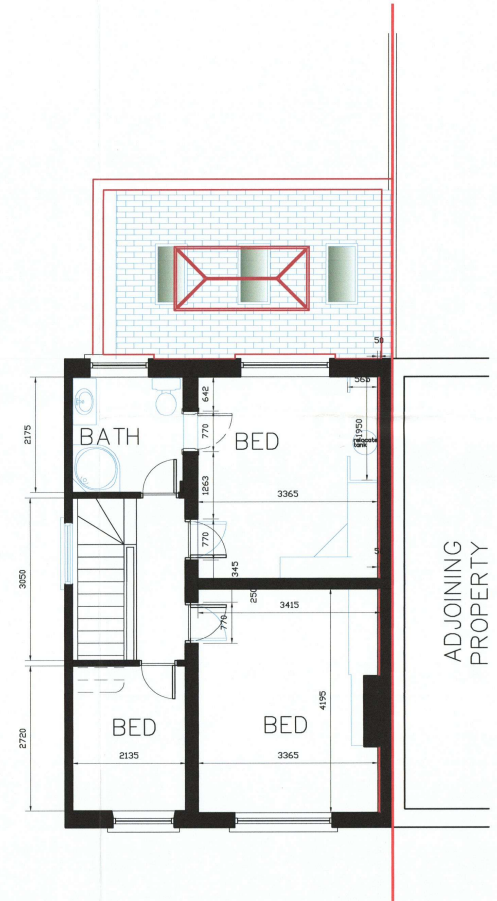
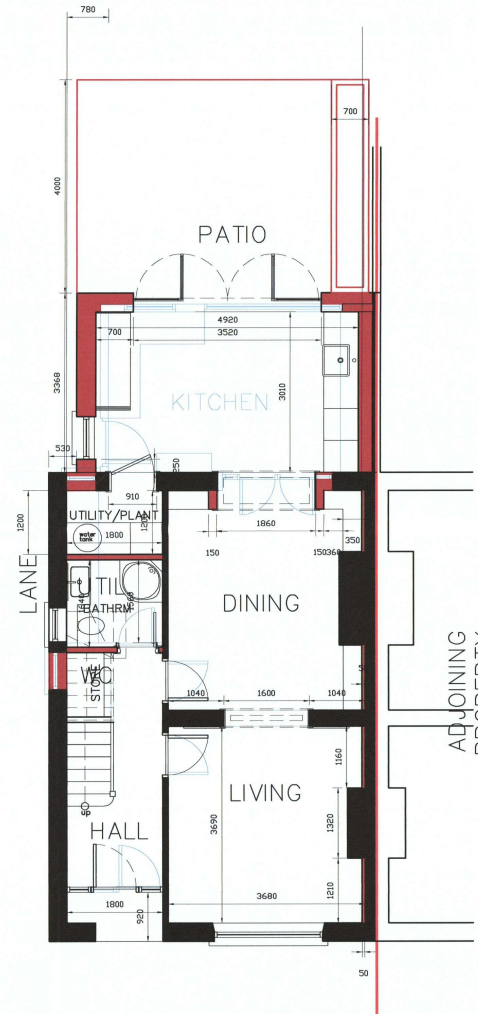
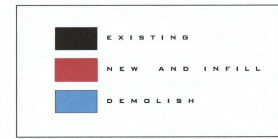


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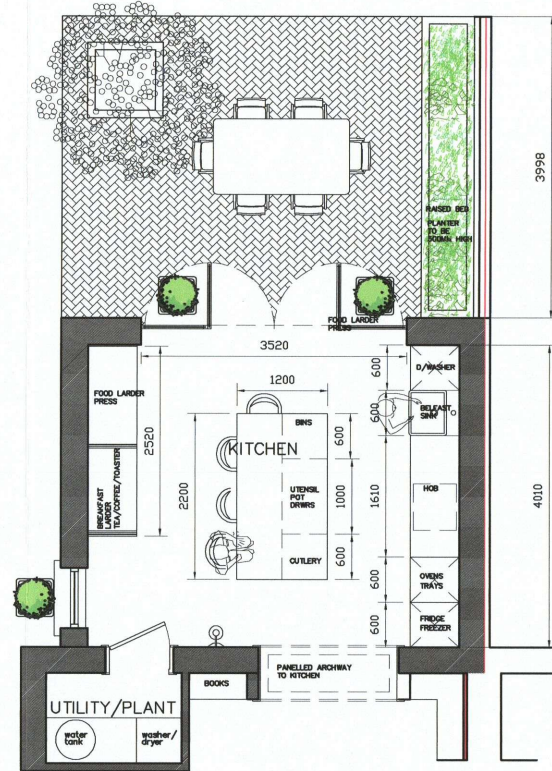
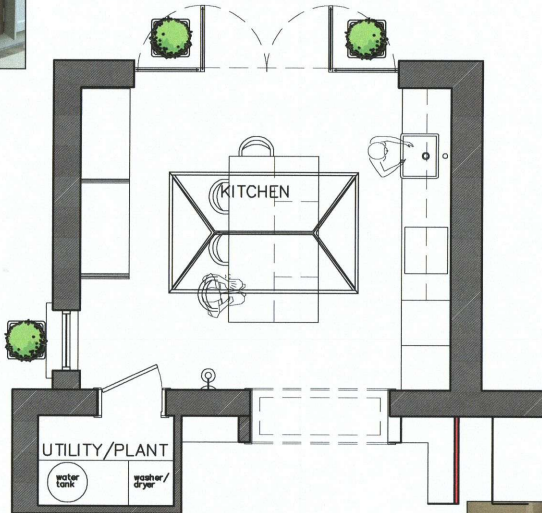
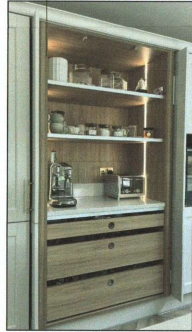
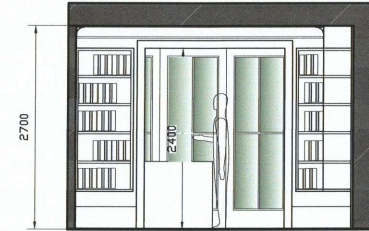
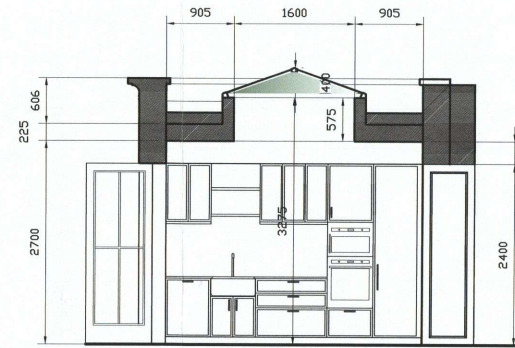
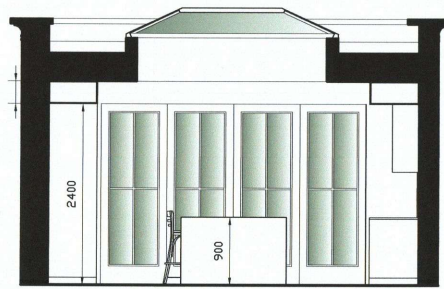
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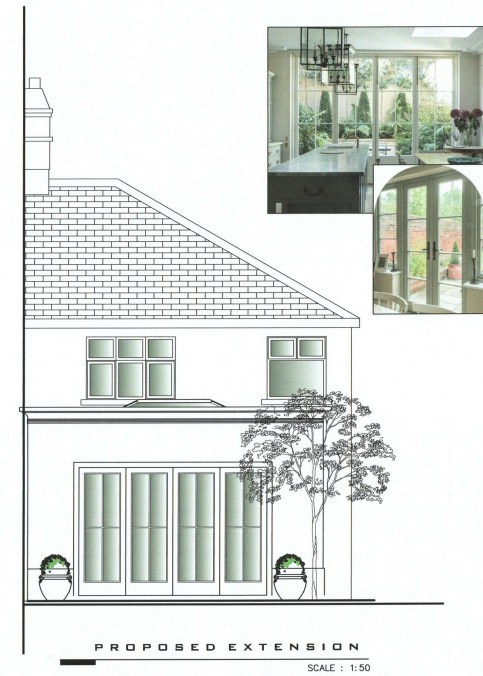
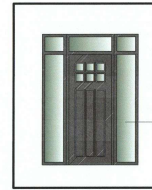
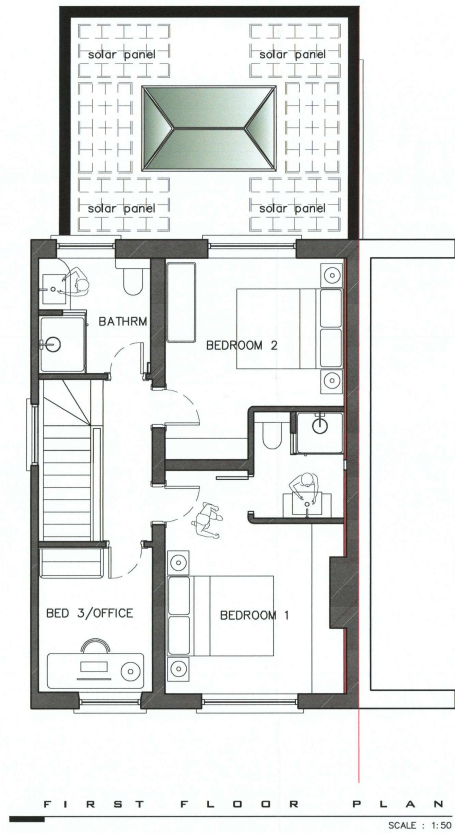
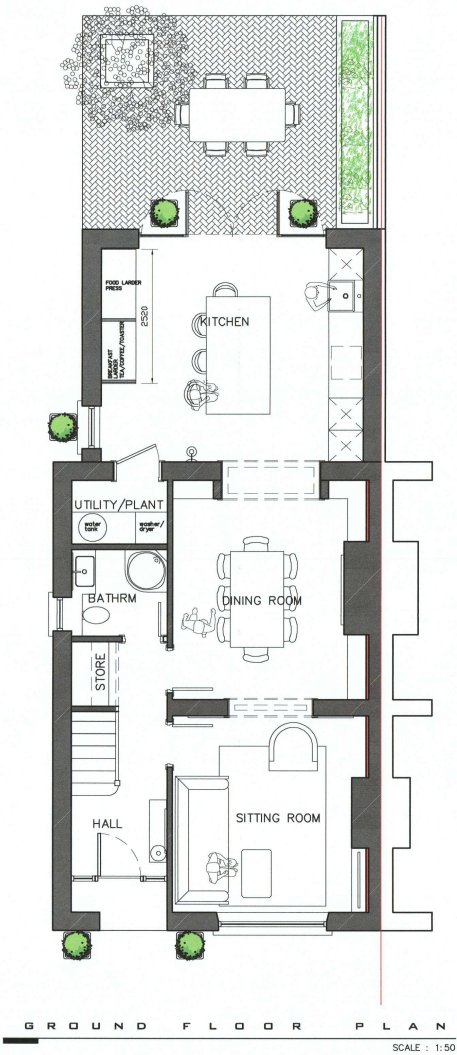




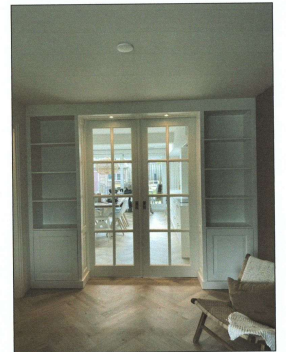
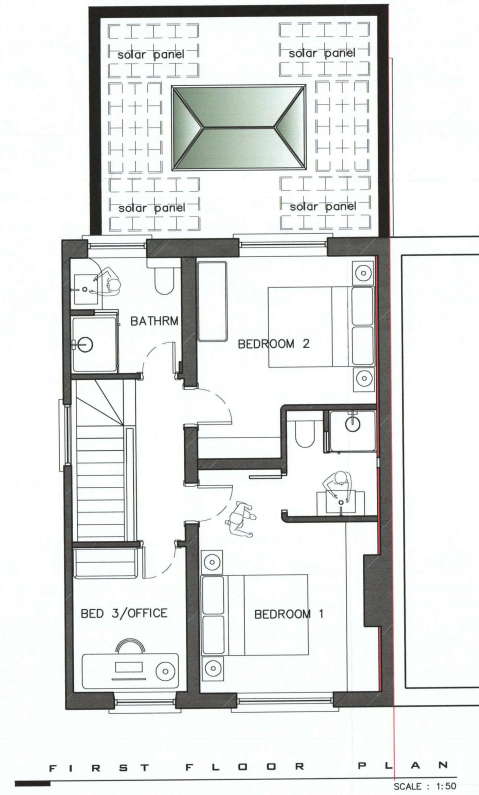
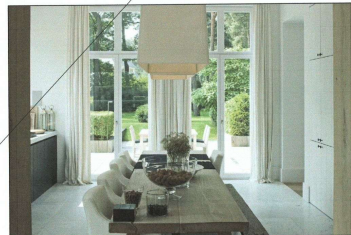
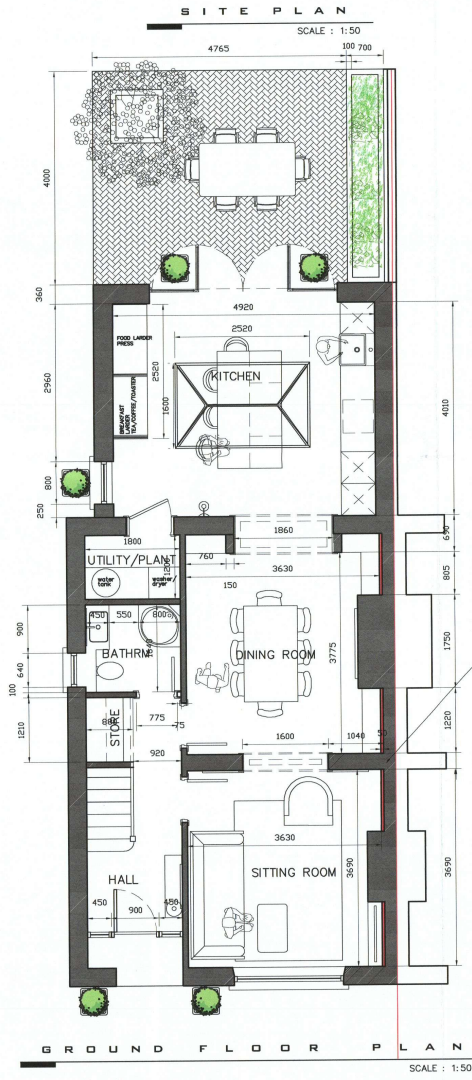
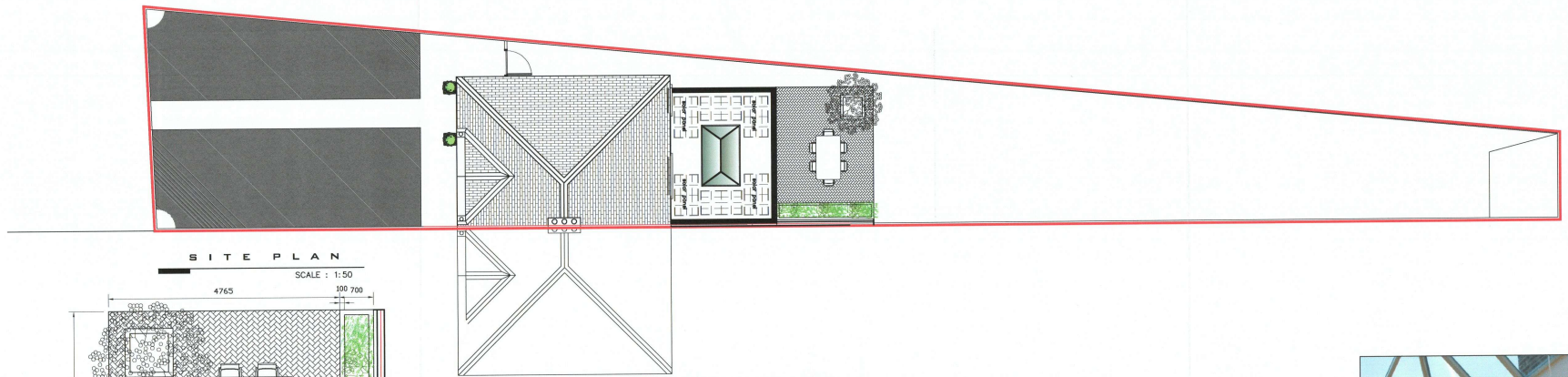
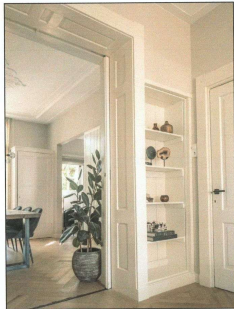
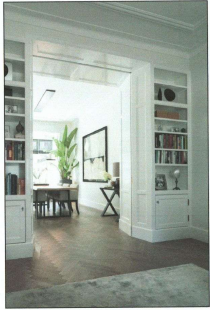
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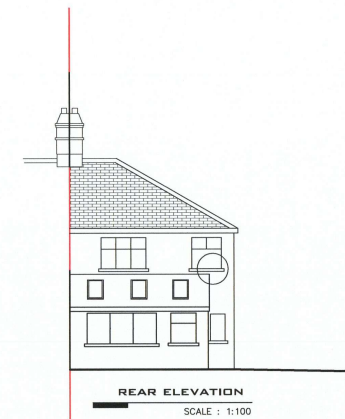
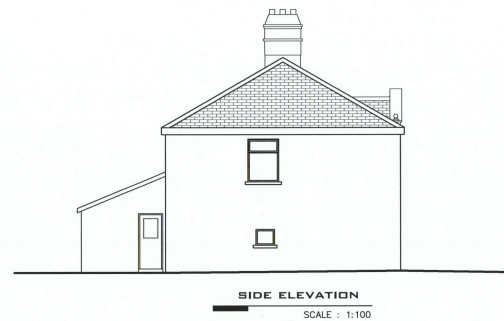
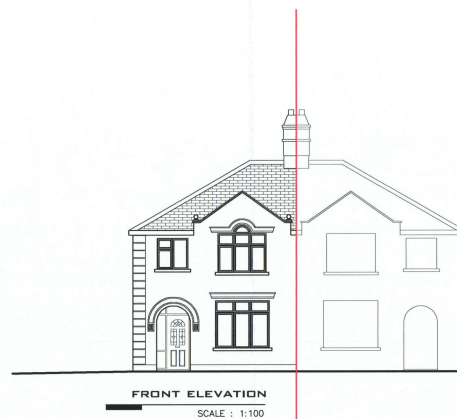
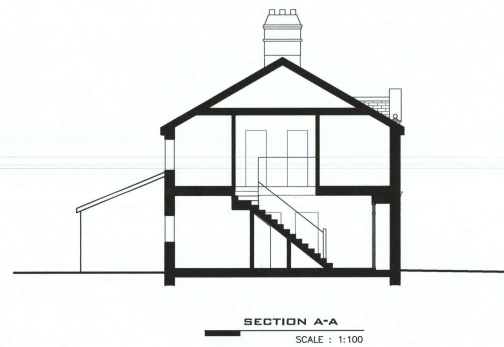
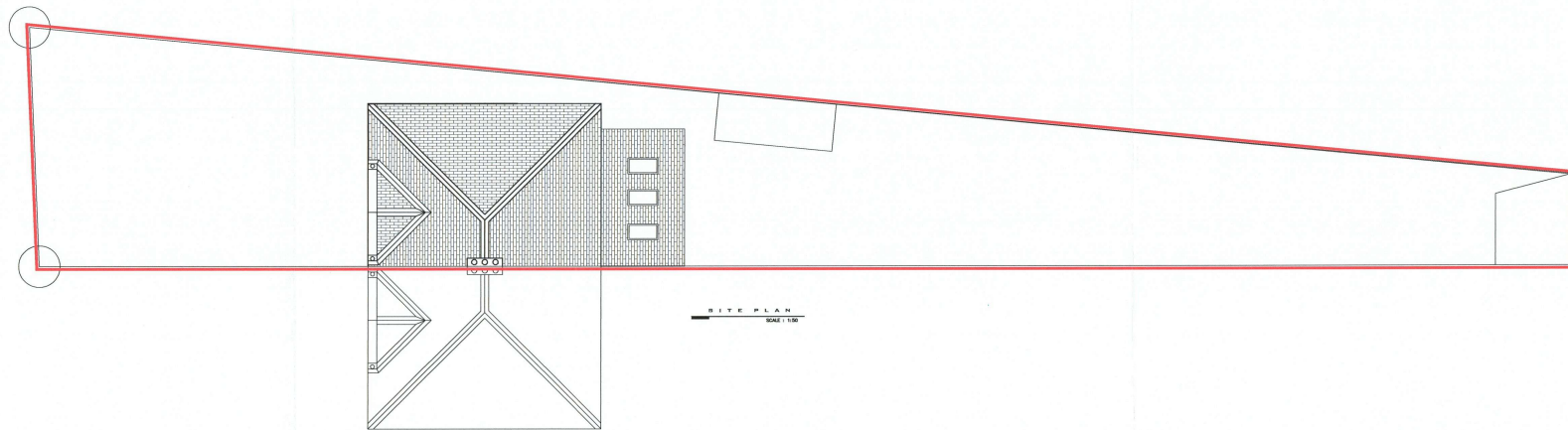
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project:
PRIVATE RESIDENTIAL DEVELOP.
client: LINDA MULLINS
ADDRESS OF PROJECT: SLIEVE RUE, O'CONNELL AVE, LIMERICK

title:
PLANS

project no:	date: April 2026
stage: PRELIMINARY	drawn: a.r
remarks:	scale : 1:50
sheet no.	revision no.1
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FLOOR AREAS:
GROUND FLOOR = 60.95SQ.M. (656SQ. FT.)
FIRST FLOOR = 43.65SQ.M. (469SQ. FT.)
TOTAL AREA: 104.55SQ.M (1125SQ. FT.)

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

Reference no. EC-084-26

Name and Address of Applicant: Linda Mullins
Slieve Rue
O'Connell Avenue
Limerick
V94 Y68F

Agent: Erin Ryan
Ashville
Ballysheedy
Limerick
V94 KPY8

Location: Slieve Rue
O'Connell Avenue
Limerick
V94 Y68F

Description of Site and Surroundings:

The site is an existing two storey detached dwelling located on O'Connell Avenue within Limerick City

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:

- Replacement of existing lean-to roof of rear extension with a flat roof and glazed roof lantern and solar panels
- replace existing upvc/composite front door with a new glazed and panelled front door
- relocate side gable ground floor window associated with a bathroom

This Section 5 declaration includes the following:

- Application Form
- Site Location Map
- Proposed Layout
- Elevations
- Floor plans
- Conservation Report

Planning History:

None

Enforcement History

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 is considered to be works and development.

Is the proposal exempted development?

The proposal will be assessed under 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 extension is to the rear of the house and within the curtilage.

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 is considered Exempted Development, subject to the following Conditions and Limitations:

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

It appears that the house has previously been extended but there is no planning history associated with same. The gfa of the proposed works does not change the floor area of the existing extension which is 19.7sqm.

(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.

There is no above ground extension

(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.

Na.

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.

House has been extended previously. The gfa of the proposed works does not change the floor area of the existing extension which is 19.7sqm.

(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.

No extension above ground floor.

(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.

Na.

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

No works proposed above ground floor.

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 not include a gable. The height of the walls of the extension would not exceed the height of the rear wall of the house.

(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.

Na

(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.

Height would not exceed height of eaves or parapet or height of 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 site has the benefit of a larger rear garden. The construction of the rear extension would not reduce the area of private open space to less than 25sqm.

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

An overall site layout has not been submitted so I cannot establish whether the window proposed on the gable elevation meets the required 1m separation distance. Further information to be requested.

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

N/A no above ground floor extension

(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.

N/A

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

The submitted plans do not show a balcony or roof garden.

Conservation

It is noted that the dwelling is not a protected structure but is within an Architectural Conservation Area. LCCC's Conservation Officer has reviewed the documentation submitted and considers that the applicant has addressed the proposed potential impacts of the works in its existing setting. The new rear extension, while larger than the existing rear extension, will not negatively impact the SACA due to its overall height and form. Is request that the new front door should match the style of the original neighbouring door to contribute to the ACA, including the correct positioning of the door, letter box and any other features.

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

Based on a preliminary examination of the proposal there is no real likelihood of significant effects on the environment and EIA is not required.

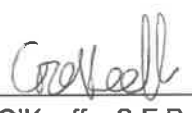
Conclusion/Recommendation

The applicant shall be requested to submit the following further information:

- Site layout plan showing the distance of the extension to the rear side boundary wall;
- Revised front elevation confirming that the proposed new door will match the style of the original neighbouring door, including the correct positioning of the door, letter box and any other features.



Áine Leland
Executive Planner
Date 11/06/2026

Agreed 
Gráinne O'Keeffe, S.E.P

Date: 

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/084/26
b. Brief description of the project or plan:	This is an application requesting a Section 5 Declaration on whether an extension to the rear of dwelling is or is not exempted development.
c. Brief description of site characteristics:	The site is occupied by a semi detached dwelling on O'Connell Avenue in Limerick City
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
Lower River Shannon SAC 002165	Lower River Shannon SAC National Parks & Wildlife Service (npws.ie)	900m	None	N
River Shannon & River Fergus Estuaries SPA 004077	River Shannon and River Fergus Estuaries SPA National Parks & Wildlife Service (npws.ie)	900m	None	N

STEP 3: Assessment of Likely Significant Effects	
a. Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering	None. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.

• 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 given the size of the development proposed; therefore, no likely significant impact on the conservation objectives of the above named site.
In-combination/Other	N/A given the level of development

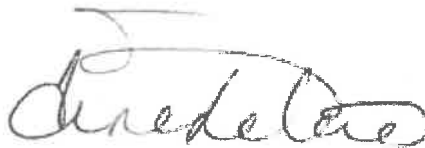
b. Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators 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:	 Áine Leland Executive Planner 11/06/2026	
Signature and Date of the Decision Maker:	 Gráinne O'Keeffe, Senior Executive Planner 11/06/2026	

Appendix 2 – EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC/084/26	
Development Summary:	This is an application requesting a Section 5 Declaration on whether an extension to the rear of dwelling 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 sub-threshold : _____[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:	 Aine Leland, Executive Planner 11/06/2026	

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


Grainne O'Keeffe, SEP
11/06/2026



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

An Róirín 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:

**Linda Mullins,
c/o Erin Ryan,
Ashville,
Ballysheedy,
Limerick.
V94 KPY8**

EC/084/26

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/2026/821

File Ref No. EC/084/26

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

RE: **Replacement of existing lean-to roof of rear extension with a flat roof and glazed roof lantern and solar panels, replace existing upvc/composite front door with a new glazed and panelled front door & relocate side gable ground floor window associated with a bathroom at Slieve Rue, O'Connell Avenue, 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 Áine Leland, Executive 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 Linda Mullins, c/o Erin Ryan, Ashville, Ballysheedy, Limerick to state that the works as described above is

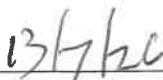
Development and is Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date





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SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/084/26

Name and Address of Applicant: Linda Mullins, Slieve Rue, O'Connell Avenue, Limerick

Agent: Erin Ryan, Ashville, Ballysheedy, Limerick

Whether the replacement of existing lean-to roof of rear extension with a flat roof and glazed roof lantern and solar panels, replace existing upvc/composite front door with a new glazed and panelled front door & relocate side gable ground floor window associated with a bathroom at Slieve Rue, O'Connell Avenue, 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 28th day of May 2026 and further information received 22nd day of June 2026.

AND WHEREAS the Planning Authority has concluded that the replacement of existing lean-to roof of rear extension with a flat roof and glazed roof lantern and solar panels, replace existing upvc/composite front door with a new glazed and panelled front door & relocate side gable ground floor window associated with a bathroom at Slieve Rue, O'Connell Avenue, Limerick **DOES** come within the scope of exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and 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 Exempted Development.**

Signed on behalf of the said Council

Date:

18.7.2026

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.



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t: 061 556 000

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

EC/084/25

18 June 2026

**Linda Mullins,
c/o Erin Ryan,
Ashville,
Ballysheedy,
Limerick.
V94 KPY8**

RE: Declaration under Section 5

Dear Sir/Madam,

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

- Site layout plan showing the distance of the extension to the rear side boundary wall.
- Revised front elevation confirming that the proposed new door will match the style of the original neighbouring door, including the correct positioning of the door, letter box and any other features.

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

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

Please quote your planning reference number on all correspondence EC/084/26.

Yours sincerely,



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

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

Reference no. EC-084-26

Name and Address of Applicant: Linda Mullins
Slieve Rue
O'Connell Avenue
Limerick
V94 Y68F

Agent: Erin Ryan
Ashville
Ballysheedy
Limerick
V94 KPY8

Location: Slieve Rue
O'Connell Avenue
Limerick
V94 Y68F

Assessment:

The following further information was submitted on the 22nd June 2026:

- Revised site layout plan showing the distance of the extension to the rear side boundary wall which confirms that the window on the side elevation is 1.2m from the boundary wall and therefore compliant with condition/limitation 6 of Class 1
- Revision of the front elevation to reflect the neighbouring door. Conservation Officer has reviewed and is satisfied and supportive of the proposed works. Requesting that the works are carried out by a suitably qualified professional and that same should submit a record of completed works to the Architectural Conservation Office. Additionally, the applicant should be made aware of the Built heritage Investment Scheme for 2027.

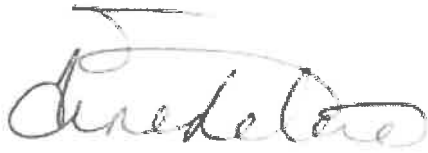
Conclusion/Recommendation:

The construction of an extension to rear of dwelling detailed on the application and plans submitted is considered to be within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2000 (as amended).

Regard has been had to –

- (a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (c) The plans & particulars submitted with the application received on 28th May 2026 and the 22nd June 2026.
- (d) Section 4(1) (h) of the Planning and Development Act 2000 (as amended)

It is therefore considered that the said works are development and exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and Section 4(1)(h) of the Planning and Development Act 2000 (as amended).



Áine Leland
Executive Planner
Date 30/06/2026

Agreed 
Gráinne O'Keeffe, S.E.P.
Date: 30/6/26