

Comhairle Cathrach
& Contae **Luimnigh**

**Limerick City
& County Council**

Limerick City and County Council

Planning Department

Section 5 Application



DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

Sandra O'Brien

Applicant's Address:

Tullane Broadford

Dromcolliher Co

Limerick

Telephone No.



Name of Agent (if any):

Address:

N/A



Coolinane Kent

Co Cork P51 F6 F2

Location of Proposed development (Please include Eircode):

Tullaha, Broadford, Dromcolliher, Co. Limerick

Description of Proposed development:

Proposed extension to the rear of existing dwelling

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

Schedule 2 of the Planning and Development Regulations 2001

Is this a Protected Structure or within the curtilage of a Protected Structure.
NO

Applicant's interest in site : Owner

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

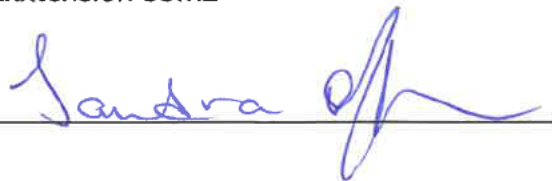
Site Location Map
Elevations and Plans

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

If Yes please provide floor areas of all existing structures:

Existing House : 50m² – Proposed Exxtension 35m²

Signature of Applicant (or Agent)

A handwritten signature in blue ink, appearing to read 'Sandra O'Connell', is written over a horizontal line.

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**

OFFICE USE ONLY

Ref. No. _____

Date Received _____

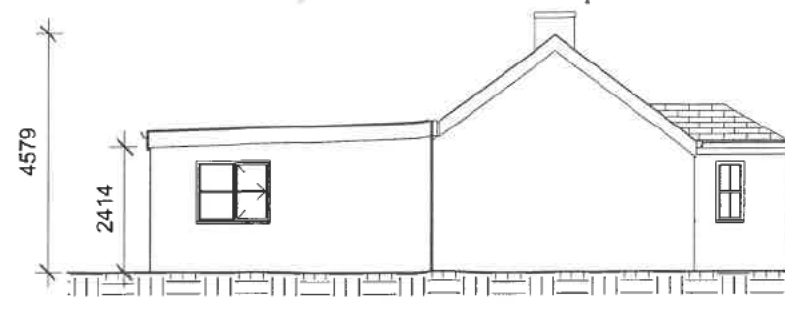
Fee Received _____

Date Due _____

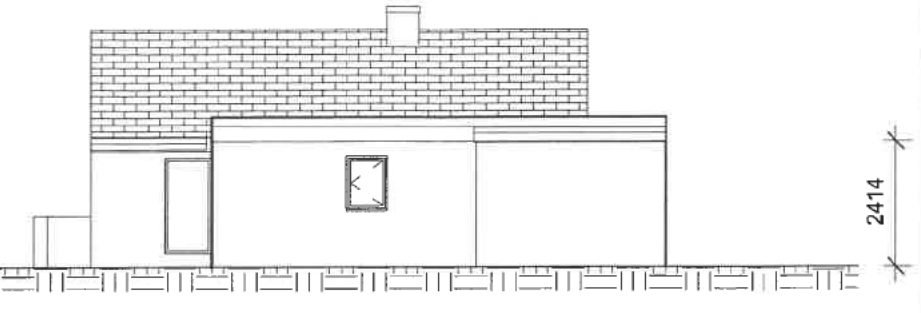


1 South Elevation
1 : 100

Existing Render to be
cleaned down,
repaired and repainted

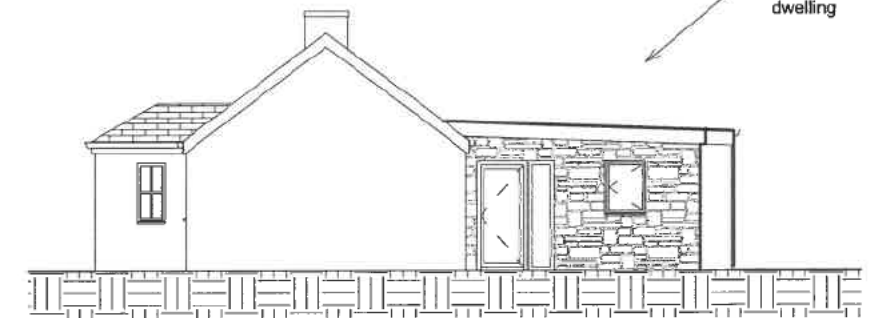


2 West Elevation
1 : 100

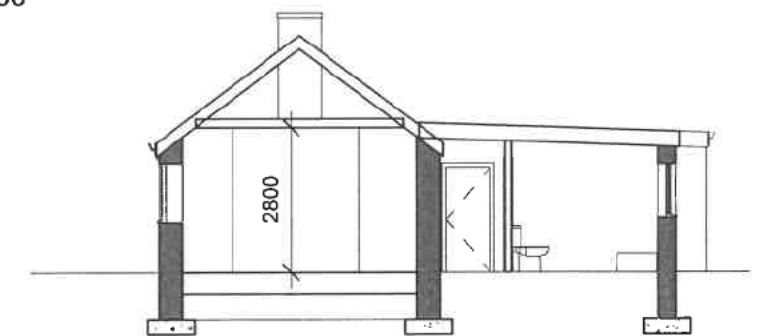


3 North Elevation
1 : 100

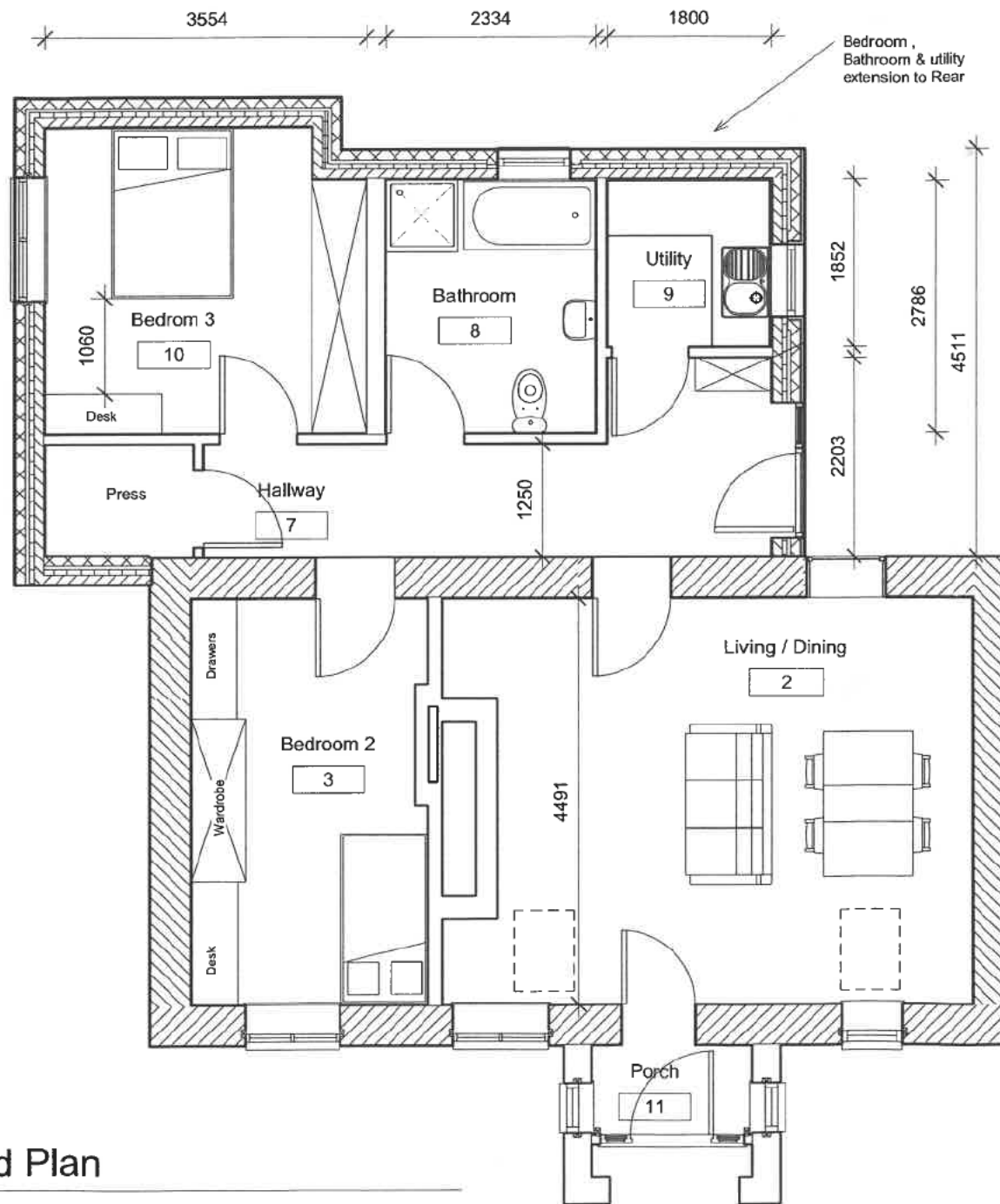
Roof slate to
match existing
dwelling



4 East Elevation
1 : 100



6 Proposed Section
1 : 100



5 Proposed Plan
1 : 50



2634 5871
Existing Floor Area 50m²

Proposed Extensions outlined in blue 35m²



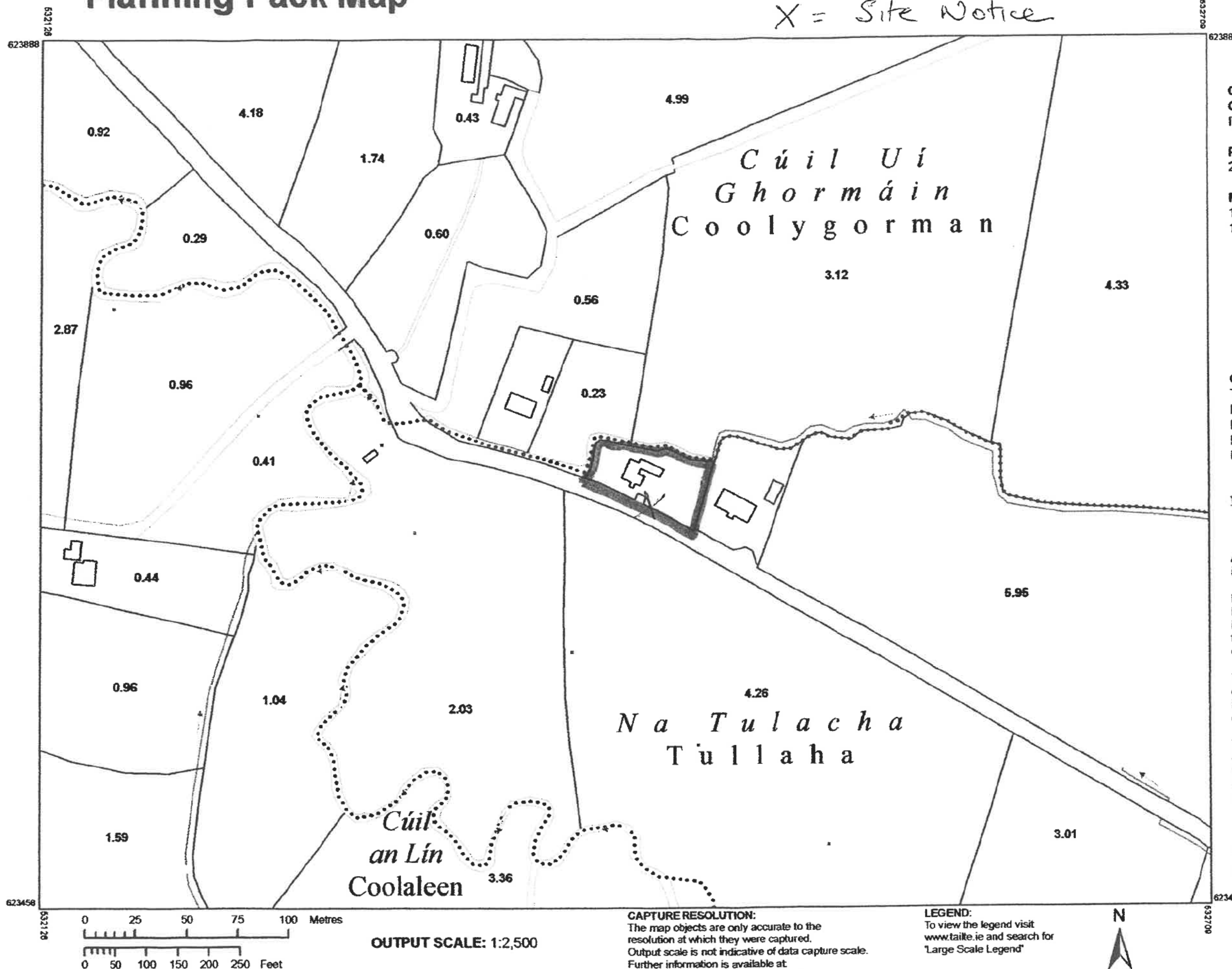
PROJECT		
Tullaha, Broadford, Dromcolliher		
TITLE		
Proposed Plans & Elevations		
CLIENT		
Sandra O Flynn		
DRAWN BY	CHECKED BY	DATE
IS	Checker	15/07/2026
SCALE (@A2)		PROJECT NUMBER
As indicated		26- SOF01
DRAWING NUMBER		REV
26D/1-002 - 001		02

Planning Pack Map

Site Boundary in Red.
X = Site Notice



Tailte
Éireann



CENTRE
COORDINATES:
ITM 532418,623673

PUBLISHED: 21/01/2026
ORDER NO.: 50513197_1

MAP SERIES: 1:5,000
1:2,500
MAP SHEETS: 5408
5408-A

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

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www.tailte.ie and search for
'Large Scale Legend'



OUTPUT SCALE: 1:2,500



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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

File Reference number	EC-125-26
Applicant	Sandra Flynn
Location	Tullaha, Broadford, Dromcolliher, Co. Limerick

1.0 Description of Site and Surroundings:

The site, consisting of a single-storey cottage, is located in the townland of Tullaha approximately 2.4km north of Broadford village along local road L-1311. There is also a mobile home located on the site. See File No: 26/60219.

2.0 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.

The application refers to a proposed extension of 35m² to the rear of the existing dwelling. It is considered that the proposal should be assessed under the provisions of Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended) determine whether it qualifies as exempted development.

This Section 5 declaration includes the following:

- Application Form
- Copy receipt of fee
- Site location Map
- Proposed elevations and floor plans

3.0 Planning History:

Subject site:

26/60219 - Further Information - Construction of an extension to the sides and rear of the existing dwelling, the installation of a new wastewater treatment system and all associated site works.

Adjacent:

93/874 - Conditional Permission - Erection of dwellinghouse and installation of septic tank.

02/823 - Incompleted Application - Construction of a dwellinghouse, domestic garage, septic tank & percolation area, entrance & boundary walls

02/1268 - Refusal - Construction of a dwellinghouse, domestic garage, septic tank & percolation area, entrance & boundary walls

03/2197 - Conditional Permission - construction of dwelling house, domestic garage, proprietary treatment system, percolation area, entrance and boundary walls

02/199 - Conditional Permission - Construction of a bungalow, entrance, front boundary walls, puraflo wastewater treatment system, raised percolation area and site works

06/2620 - Refusal - Construction of two storey dwellinghouse, domestic garage, proprietary treatment system, percolation area, entrance, boundary walls and carry out associated site works. Outline ref. 03/2197

25/ 60824 - Conditional Permission - Construction of a single storey extension to the side of an existing dwelling house

3.1 Enforcement History

N/A

4.0 Relevant An Coimisiún Pleanála referrals

N/A

5.0 Assessment

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

5.1 Is the proposal development?

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

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

‘**structure**’ as any building, structure, excavation, or other thing constructed or made on, in or under any land, or part of a structure so defined, and –

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

Section 3(1) defines ‘**development**’ as ‘the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land’.

The proposed development on site, comprising of a proposed extension of 35m² to the rear of the existing dwelling constitutes ‘works’ and ‘development’.

5.2 Is the proposal exempted development?

To assess whether the proposed development, an extension of 35m² to the rear of the existing dwelling, is exempted development. It is considered that the proposal should be assessed against the provisions of 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 45 square metres.

Existing floor plans have not been submitted with this application, however having viewed Google Maps and reviewed the documents submitted with Planning Application Ref 26/60219, the house has previously been extended (aprox. 11.1sq.m) to the rear of the original cottage.

The proposed extension to the rear is stated to be 35sq.m, when taken with the existing extension this would be marginally above the 45sq.m allowance.

It appears the proposed extension would be on the footprint of the existing rear extension, but this application does not include any proposals for demolition, which would be necessary.

Notwithstanding this, the proposed extension is not entirely to the rear of the house as it projects to the side of the house and therefore is not exempted development.

(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, as it is not terraced or semi-detached this condition does not apply.

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

The house is detached and has not been extended previously. No development proposed above ground level; this condition does not apply.

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 45 square metres.

Existing floor plans have not been submitted with this application, however having viewed Google Maps and reviewed the documents submitted with Planning Application Ref 26/60219, the house has previously been extended (aprox. 11.1sq.m) to the rear of the original cottage.

The proposed extension to the rear is stated to be 35sq.m, when taken with the existing extension this would be marginally above the 45sq.m allowance.

(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, this condition 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.

No development proposed above ground level; this condition does not apply.

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

No development proposed above ground level; this condition 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 of the house does not include a gable, the height of the walls of the proposed extension do 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.

The rear wall of the house does not include a gable; this condition does not apply.

(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 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 applicant has not demonstrated 25sq.m private open space, reserved exclusively for the use of the occupant will remain at other rear of the dwelling. However, having reviewed the site layout plan under planning application Ref. 2660219 this appears achievable and is not considered a limiting factor.

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

No windows are proposed less than 1 metre from the boundary.

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

No development proposed above ground level; this condition 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.

No development proposed above ground level; this condition does not apply.

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.

6.0 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).

Article 9(1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—	N/A
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(a) if the carrying out of such development would—	
(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,	N/A
(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,	N/A
(iii) endanger public safety by reason of traffic hazard or obstruction of road users,	N/A
(iia) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,	N/A
(iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	
(v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,	N/A

(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	N/A
(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,	N/A
(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,	N/A
(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,	N/A

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.	N/A
(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,	N/A
(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	N/A
(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,	N/A
(xi) obstruct any public right of way,	N/A
(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development	N/A

would materially affect the character of the area,	
(b) in an area to which a special amenity area order relates, if such development would be development:—	N/A
(i) of class 1, 3, 11, 16, 21, 22, 27, 28, 29, 31, (other than paragraph (a) thereof), 33 (c) (including the laying out and use of land for golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), 39, 44 or 50(a) specified in column 1 of Part 1 of Schedule 2, or	N/A
(ii) consisting of the use of a structure or other land for the exhibition of advertisements of class 1, 4, 6, 11, 16 or 17 specified in column 1 of Part 2 of the said Schedule or the erection of an advertisement structure for the exhibition of any advertisement of any of the said classes, or	N/A
(iii) of class 3, 5, 6, 7, 8, 9, 10, 11, 12 or 13 specified in column 1 of Part 3 of the said Schedule, or	N/A
(iv) of any class of Parts 1, 2 or 3 of Schedule 2 not referred to in subparagraphs (i), (ii) and (iii) where it is stated in the order made under section 202 of the Act that such development shall be prevented or limited,	
(c) if it is development to which Part 10 applies, unless the development is required by or under any statutory provision (other than the Act or these Regulations) to comply with procedures for the purpose of giving effect to the Council Directive,	N/A
(d) if it consists of the provision of, or modifications to, an establishment, and could have significant repercussions on major accident hazards.	N/A
Article 9(2) Sub-article (1)(a)(vi) shall not apply where the development consists of the construction by any electricity undertaking of an overhead line or cable not exceeding 100 metres in length for the purpose of	N/A

conducting electricity from a distribution or transmission line to any premises.	
Article 9 (3) For the avoidance of doubt, sub-article (1)(a)(vii) shall not apply to any operation or activity in respect of which a Minister of the Government has granted consent or approval in accordance with the requirements of regulation 31 of the Habitats Regulations 1997, and where regulation 31(5) does not apply.	N/A

7.0 Appropriate Assessment

Having regard to the nature and scale of the proposed development and the absence of proximity or connectivity to a Natura 2000 European Site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. An appropriate assessment screening report and determination is attached to this report.

8.0 Environmental Impact Assessment

Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations it has been concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

9.0 Conclusion/Recommendation

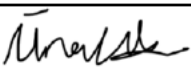
As the proposed rear extension would project beyond the side of the original dwelling, it does not fall within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

The proposal does not comply with condition 4 (b), where the height of the walls of the extension will exceed the side walls of the house. It also does not comply with condition 4 (c), where it says a flat roofed extension shall not exceed the height of the eaves or parapet. The height of the wall of the extension is higher than the eaves of the house. Therefore, this proposal does not fall under the scope of exempted development.

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 20/07/2026

It is therefore considered that the said works are development but **not** exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Student Planner	Una Walsh	Date: 17/08/2026
Signature:		
Senior Executive Planner	Grainne O'Keeffe	Date: 17/08/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-125-26
(e) Brief description of the project or plan:	A proposed extension of 35m ² to the rear of the existing dwelling.
(e) Brief description of site characteristics:	The site, consisting of a single-storey cottage, is located in the townland of Tullaha approximately 2.4km north of Broadford village along local road L-1311. There is also a mobile home located on the site. See File No: 26/60219.
(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
004161 - Stack's to Mullaghareirk Mountains,	https://www.npws.ie/protected-sites/spa/004161	Approx. 3.7km	None	N

West Limerick Hills and Mount Eagle SPA				
002165 - Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	Approx. 6.8km	Potential link	Yes
002170 - Blackwater River (Cork/Waterford) SAC	https://www.npws.ie/protected-sites/sac/002170	Approx. 5.4km	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 - Storage of excavated/construction materials - Access to site - Pests	Limited risk of suspended solids into Killagh River during construction but given separation distance to Lower River Shannon SAC, these would be diluted and no significant impact likely. Works are minimal and will involve temporary construction works; therefore, no likely significant impact on the conservation objectives of the above named site.
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
On the basis of the information submitted, which is considered adequate to undertake a screening determination and having regard to: • the nature and scale of the proposed development, • 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.
Conclusion: An appropriate assessment is not required.

	Tick as appropriate:	Recommendation:
(iii) 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.
(iii) 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:	 17/08/2026	
Signature and Date of the Decision Maker:	 	

No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
---	--

Signature and Date of Recommending Officer:	 17/08/2026
Signature and Date of the Decision Maker:	 17/08/2026

Appendix 3: Site visit XX/XX/2025

----> insert site visit photos here

- 1.
- 2.



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:

Sandra O'Flynn
c/o Coolnahane,
Kanturk,
Co. Cork.
P51 F6F2

EC/125/26

18 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/2026/1040

File Ref No. EC/125/26

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

RE: **Proposed extension to the rear of the existing dwelling at Tullaha, Broadford,
Dromcolliher, 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 Una Walsh, Student Planner dated 17/08/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Sandra O'Flynn, c/o Coolnahane, Kanturk, Co. Cork to state that the works as described above is

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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 Dail
Tuar an Dail
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/125/26

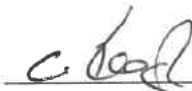
Name and Address of Applicant: Sandra O'Flynn, Tullaha, Broadford, Dromcolliher, Co. Limerick

Agent: N/A

Whether the proposed extension to the rear of the existing dwelling at Tullaha, Broadford, Dromcolliher, 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 20th day of July 2026.

AND WHEREAS the Planning Authority has concluded that the proposed extension to the rear of the existing dwelling at Tullaha, Broadford, Dromcolliher, Co. Limerick **DOES NOT** 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) 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: 18.8.2026

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.