



Comhairle Cathrach
Contae Luimnigh
Limerick City
County Council

ATLANTIC EDGE
LIMERICK
EUROPEAN EMBRACE

1. The Limerick City and County Council has the honour to acknowledge the receipt of your letter of the 14th day of June 2011 in relation to the above matter.

2. The Council has considered your letter and the matter has been referred to the relevant committee for consideration.

3. The Council has decided to grant your request for the above matter.

Yours faithfully,

Councillor [Name] Mayor
Limerick City and County Council

Enclosed for you is a copy of the Council's decision in relation to the above matter.

If you have any queries in relation to the above matter, please contact the relevant committee member.

Yours faithfully,

Councillor [Name] Mayor
Limerick City and County Council

Location of Proposed development (Please include EIRCODE):

SUNVILLE

NEW STREET

LIMERICK ~~V94~~ V94 F464

Description of Proposed development:

RENOVATION OF PROPERTY INCLUDING SMALL

8sqm EXTENSION TO REAR OF HOUSE

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

SECTION 4(1)(h) of planning & development Act 2000

SCHEDULE 2, PART 1, CLASS 1 of planning & development Regulatory 2001

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

YES/NO

Applicant's interest in site: PART OWNER IN PROCESS OF BUYING OUTRIGHT

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

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

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent) Pravir Nealan

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**

Land Registry Compliant Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 556837,655714

PUBLISHED: 26/07/2024
ORDER NO.: 50413297_1

MAP SERIES: 1:1,000
1:1,000
MAP SHEETS: 4743-11
4743-12

Area Enclosed in Red
= 0.096 Ha.

Newlinn BE
22/8/24

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

www.tailte.ie

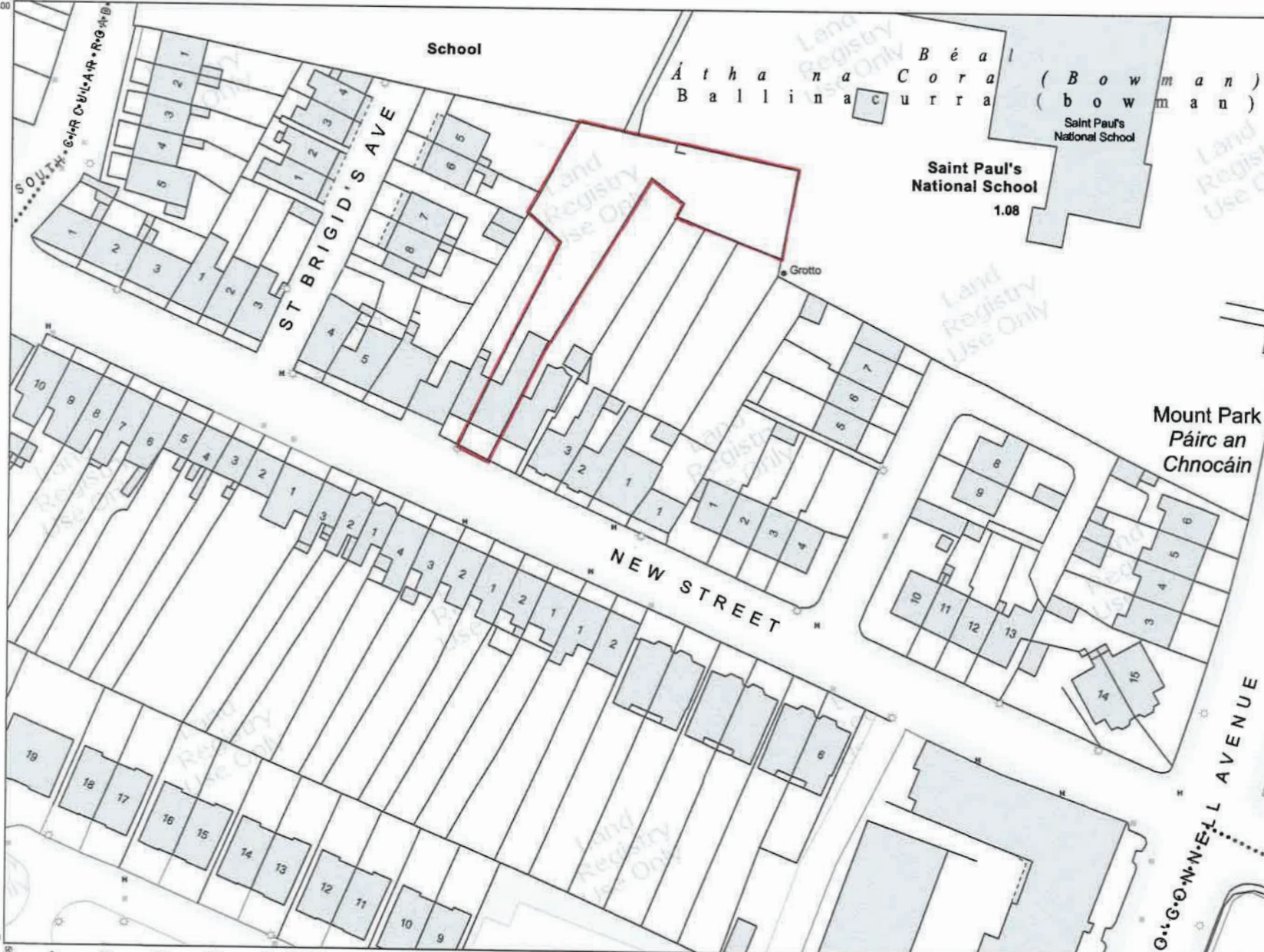
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OUTPUT SCALE: 1:1,000

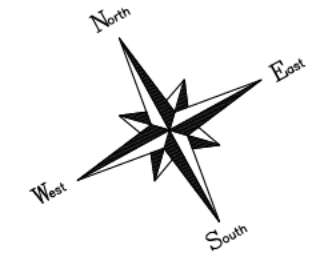
CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'



PLEASE NOTE:
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STRUCTURAL DEMOLITIONS /
ALTERATIONS SHOWN THUS

ALL MATERIALS REMOVED FROM HOUSE TO BE
CAREFULLY DISPOSED OF OFF SITE.
CONTRACTOR TO MAKE NECESSARY
ALLOWANCES FOR SAME

CONTRACTOR TO MAKE GOOD TO ANY
SURROUNDING AREAS DAMAGED DURING
DEMOLITIONS AND ALTERATIONS

LEGEND
EXISTING WALLS

DATE	REVISION	DETAILS	DRAWN

 **DIARMUID KEANE + ASSOCIATES LTD**
Architecture | Engineering | Surveying
O'Curry Street, Kilkee, Co. Clare.
T: 005-9083007 M: 087-4070082
E: info@diarmuidkeane.ie
W: www.diarmuidkeane.ie

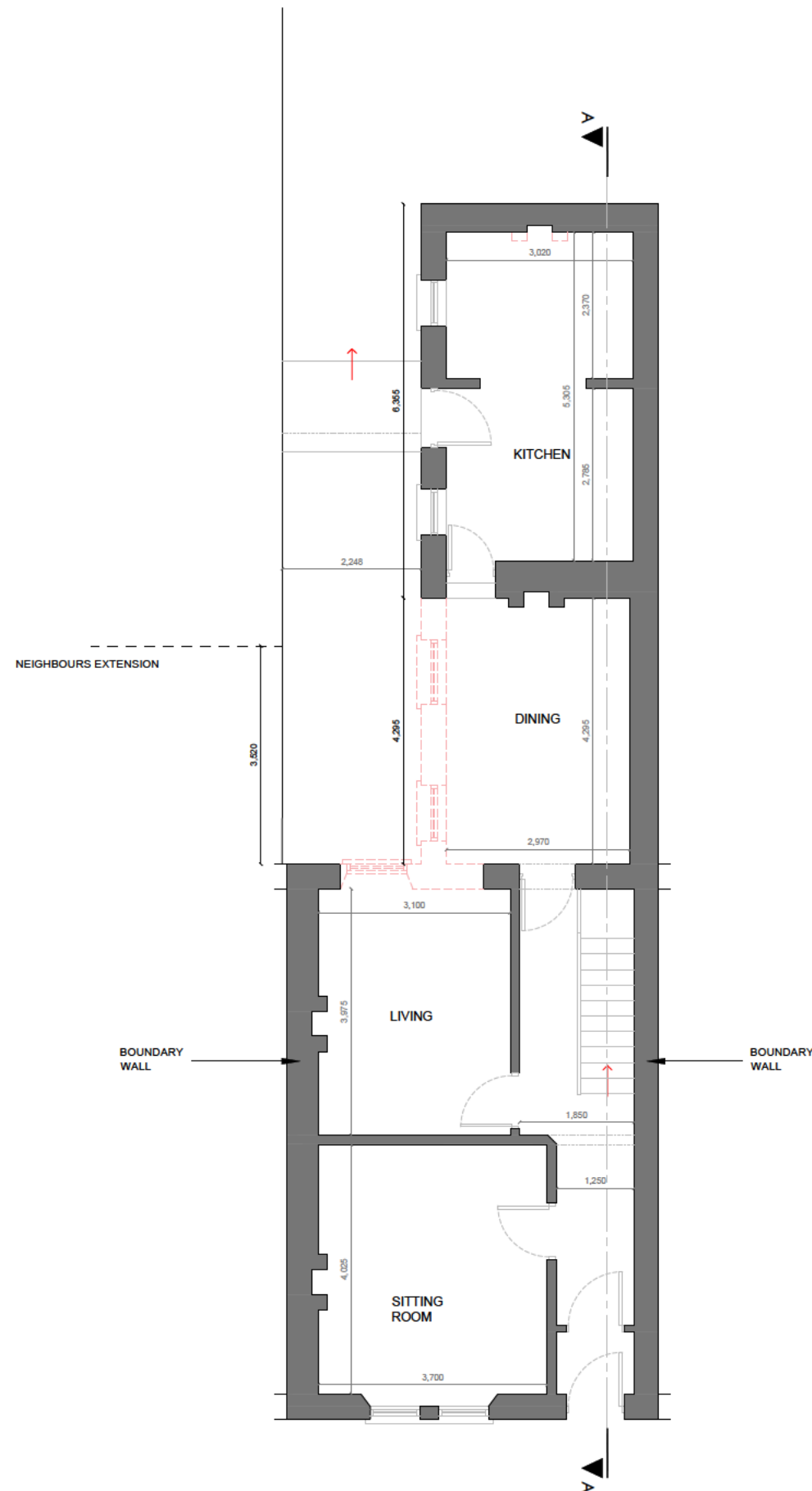
Project:
Proposed Upgrade to Existing Dwelling @ Sunville, New St. Limerick. V04 FY6Y

Client:
Ruairi Nealon

Project Stage:
Tender Stage

Drawing:
Demolition Floor Plans

Drawing By: Eoin Rudkins	Checked By: Diarmuid Keane	Client Ref No.: DKA / 1942
Date: 20-03-2026		Drawing No.: DKA / 1942 / TS / 1
Scale: 1:100 @ A3		

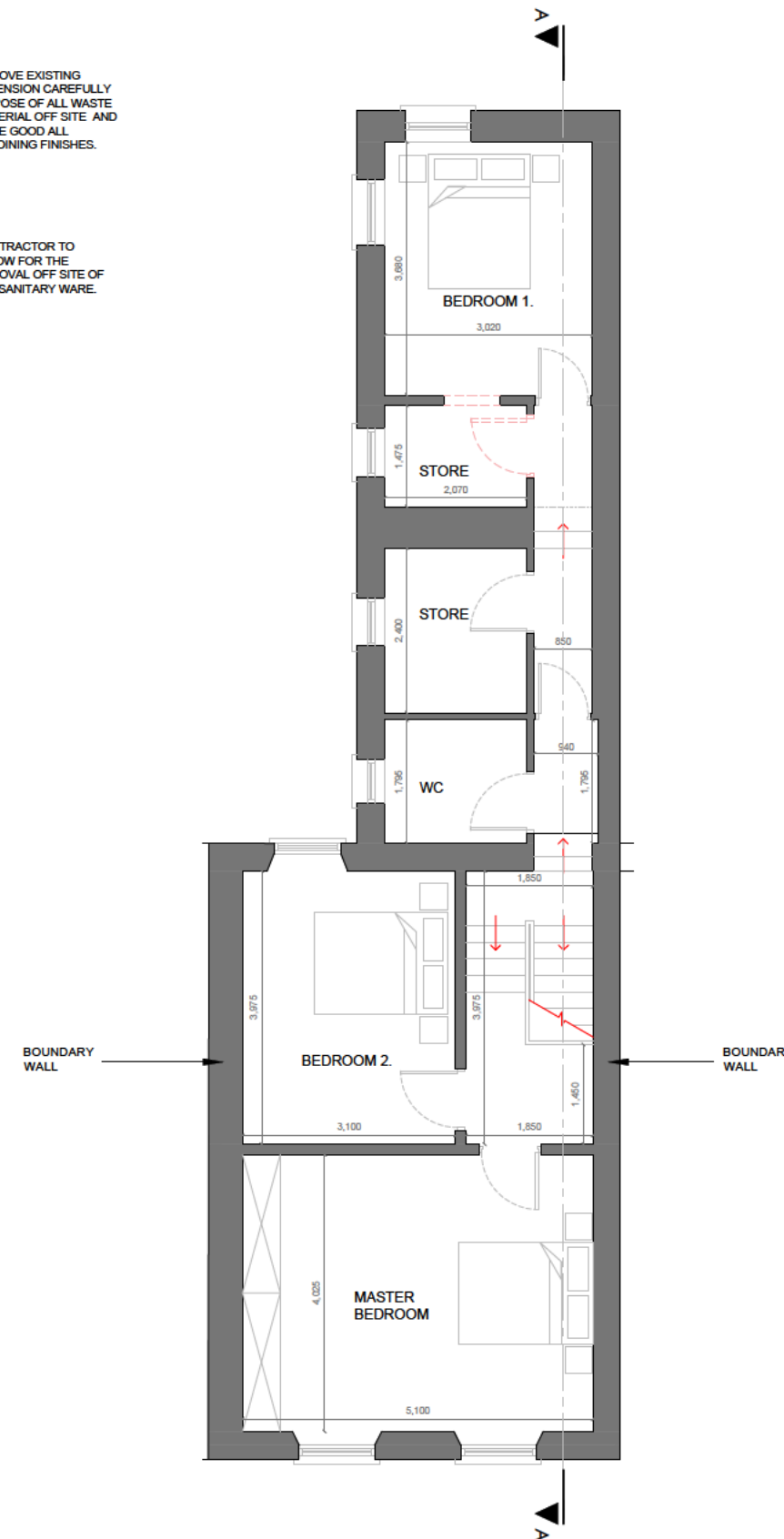


01 GROUND FLOOR PLAN

SCALE 1:100

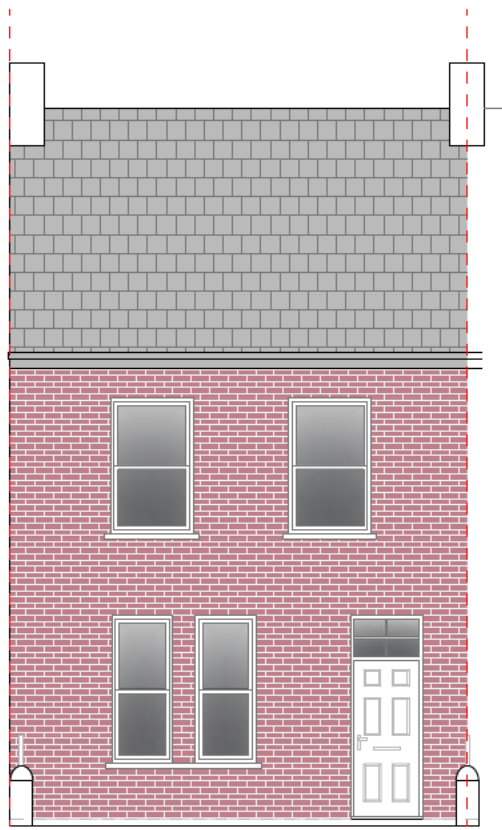
REMOVE EXISTING
EXTENSION CAREFULLY
DISPOSE OF ALL WASTE
MATERIAL OFF SITE AND
MAKE GOOD ALL
ADJOINING FINISHES.

CONTRACTOR TO
ALLOW FOR THE
REMOVAL OFF SITE OF
ALL SANITARY WARE.



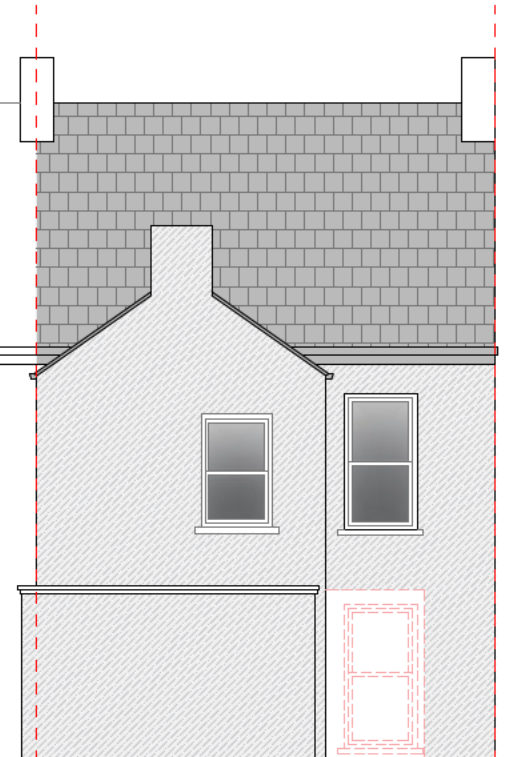
02 FIRST FLOOR PLAN

SCALE 1:100



01 FRONT ELEVATION

SCALE 1:100

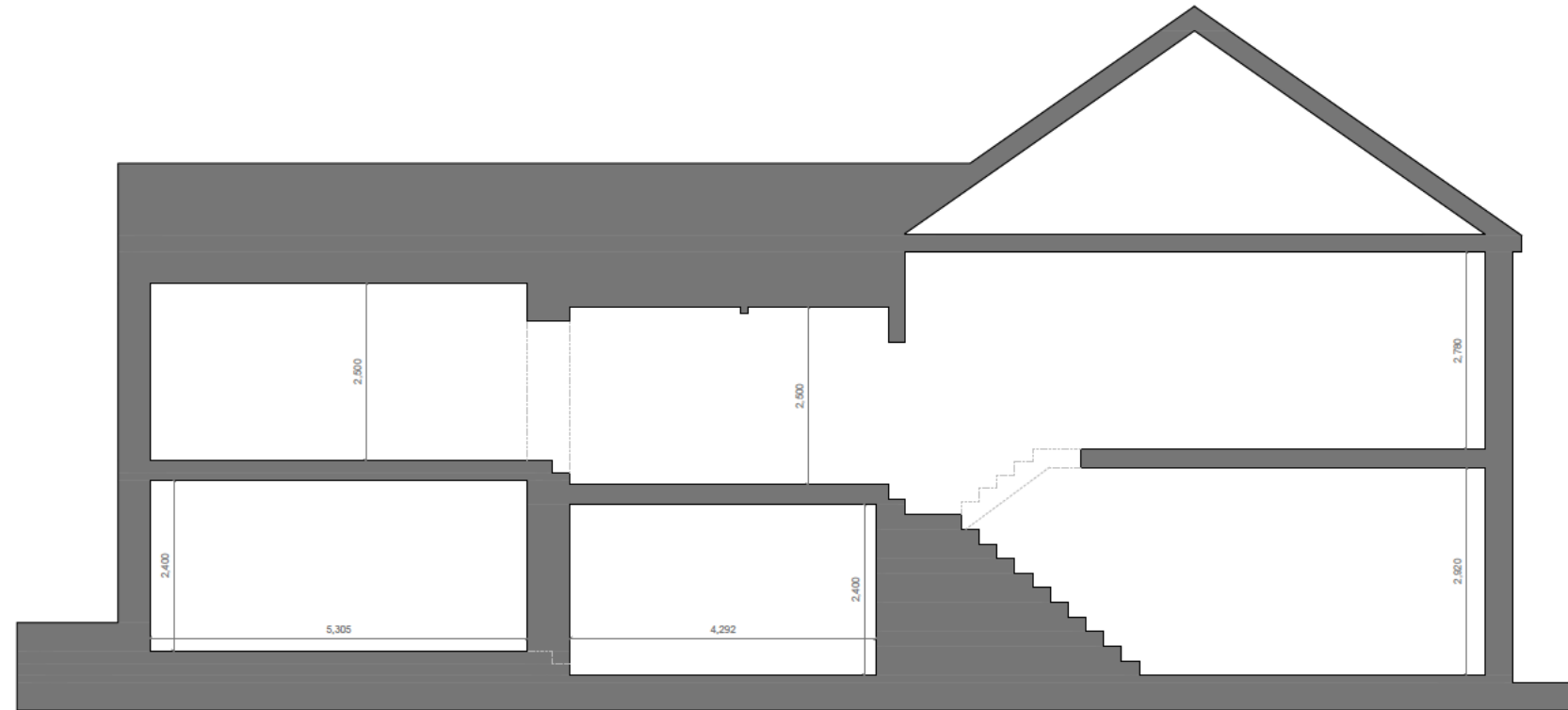
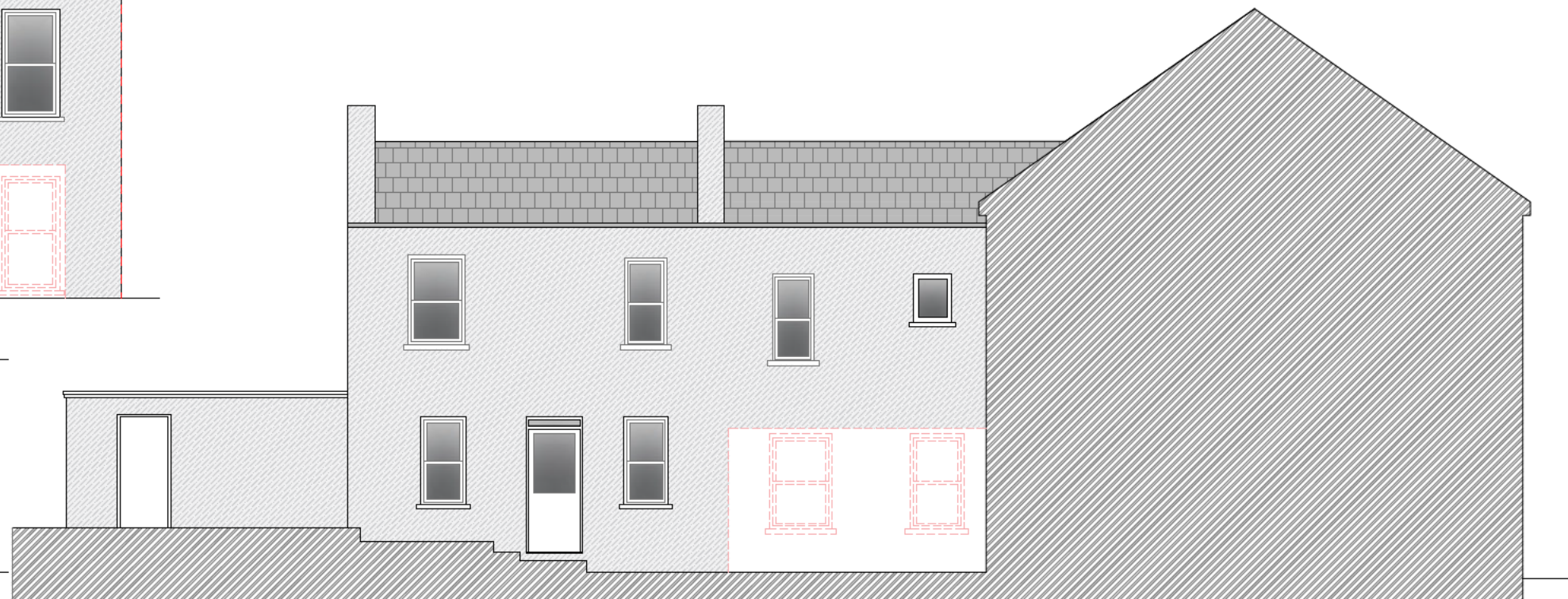


02 REAR ELEVATION

SCALE 1:100

03 SIDE ELEVATION

SCALE 1:100



04 SECTION A-A

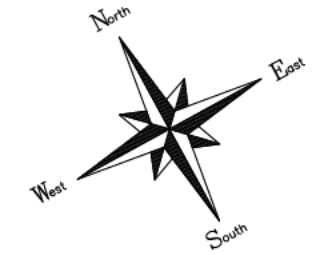
SCALE 1:100

CONTRACTOR TO ALLOW FOR THE
REMOVAL OF WINDOW UNITS,
WHERE INDICATED, OFF SITE &
ALTERATIONS TO BLOCK WALLS AS
REQUIRED

CONTRACTOR TO ALLOW FOR THE
REMOVAL OF DOOR UNITS, WHERE
INDICATED, OFF SITE &
ALTERATIONS TO BLOCK WALLS AS
REQUIRED

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STRUCTURAL DEMOLITIONS /
ALTERATIONS SHOWN THUS

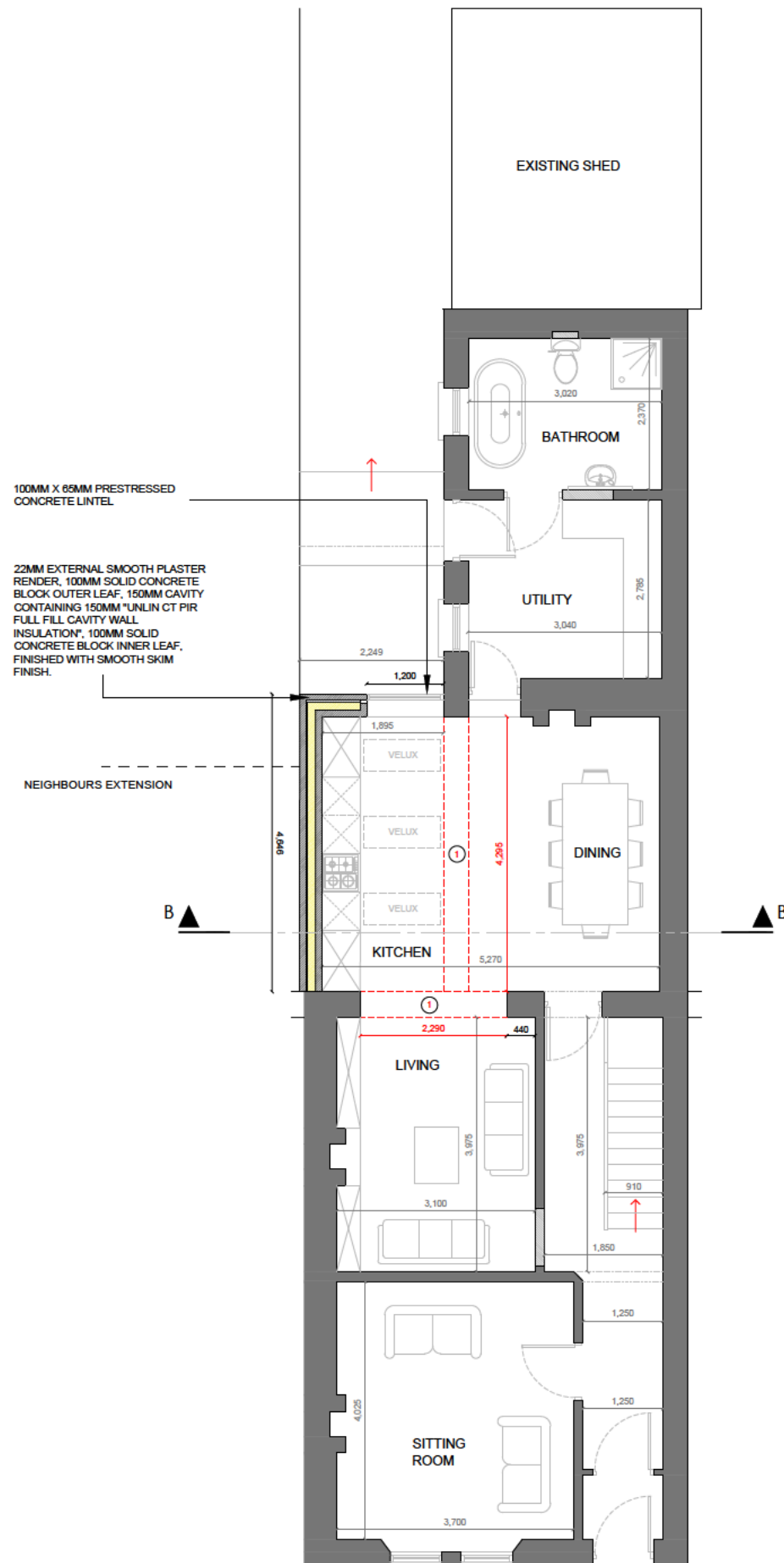
ALL MATERIALS REMOVED FROM HOUSE TO BE
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CONTRACTOR TO MAKE NECESSARY
ALLOWANCES FOR SAME

CONTRACTOR TO MAKE GOOD TO ANY
SURROUNDING AREAS DAMAGED DURING
DEMOLITIONS AND ALTERATIONS

DATE	REVISION	DETAILS	DRAWN

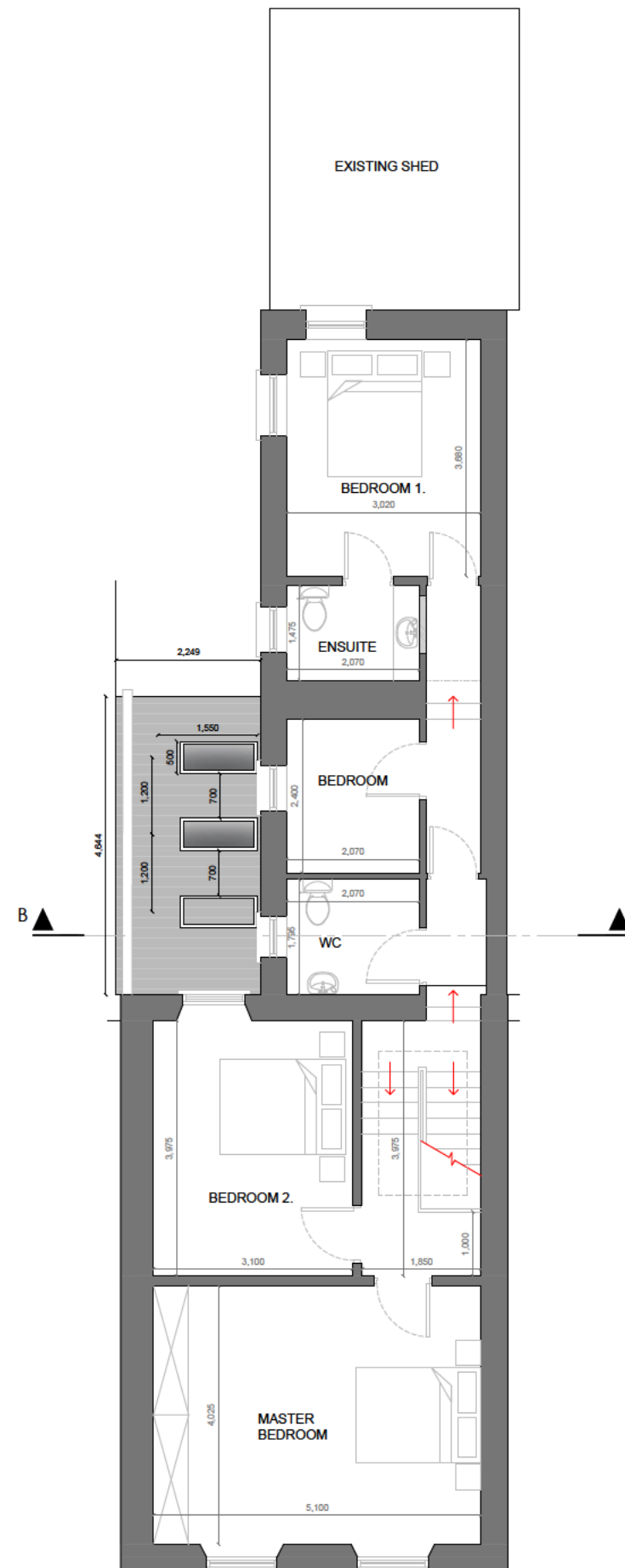


<u>Project:</u> Proposed Upgrade to Existing Dwelling @ Sunville, New St. Limerick. V04 FY6Y		
<u>Client:</u> Ruairi Nealon		<u>Project Stage:</u> Tender Stage
<u>Drawing:</u> Demolition Elevations & Sections		
<u>Drawing By:</u> Eoin Rudkins	<u>Checked By:</u> Diarmuid Keane	<u>Client Ref No.:</u> DKA / 1042
<u>Date:</u> 20-03-2026		<u>Drawing No.:</u> DKA / 1042 / TS / 2
<u>Scale:</u> 1:100 @ A3		



GROUND FLOOR PLAN

01 SCALE 1:100



FIRST FLOOR PLAN

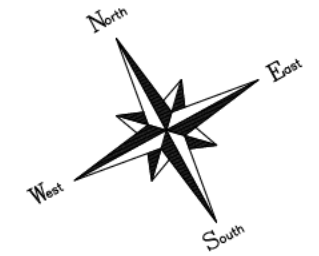
02 SCALE 1:100

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STEEL LEGEND

1 - 2no. 203x133x30kg UB, (300x300x10mm base plate top & bottom)

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SPECIFICATIONS FOR PROPOSED WORKS:
BUILDING REGULATIONS:
ALL WORKS MUST COMPLY WITH THE DEPARTMENT OF THE ENVIRONMENT BUILDING REGULATIONS AS REQUIRED UNDER THE BUILDING CONTROL ACT OF 1997 AND ALL SUBSEQUENT AMENDMENTS.

FOUNDATIONS:
STRIP FOUNDATIONS 1050MM X 400MM 35N CONCRETE (20MM AGGREGATE SIZE) TO BE REINFORCED WITH BOTTOM LAYER OF A393 MESH, MINIMUM OF 50MM FROM BASE OF FOUNDATION, ALL TO ENGINEERS SPECIFICATIONS.

FLOOR CONSTRUCTION:
75MM LIQUID SCREED ON 150MM "KINGSPAN THERMAFLOOR TF70" OR EQUIVALENT FLOOR INSULATION ON "MONARFLEX RMB 400" OR EQUIVALENT RADON BARRIER, LAPPED WITH GAS TIGHT JOINTS USING PROBAND TAPE, LAID ON 150MM 30N X 20MM CAST IN-SITU CONCRETE SLAB ON 50MM SAND BLINDING ON MINIMUM 150MM HARDCORE, PROPERLY COMPACTED.

RADON GAS:
PROVIDE DUCTING VENTED TO FOOTPATH TO ELIMINATE RADON GAS EMISSIONS AND RADON BARRIER TO BE SUPPLIED AND FITTED BY SPECIALIST CONTRACTORS.

ROOF - PROPOSED SINGLE STORY PITCHED ROOF:
ZINC OR SIMILAR STANDING SEAM FINISH INSTALLED TO MANUFACTURERS INSTRUCTIONS ON 140MM "UNILIN FRMG" ROOF INSULATION ON VAPOUR CONTROL LAYER ON 18MM MARINE GRADE PLYWOOD DECKING ON 200MM X 44MM C16 TIMBER JOISTS. ALLOW FOR ALL NECESSARY FLASHINGS AND GRADIENTS AS REQUIRED BY MANUFACTURERS.

EXTERNAL WALL CONSTRUCTION - EXTENSION:
22MM EXTERNAL PLASTER RENDER, 100MM SOLID CONCRETE BLOCK OUTER LEAF, 150MM CAVITY CONTAINING 150MM "UNILIN CT PIR FULL FILL CAVITY WALL INSULATION", 100MM SOLID CONCRETE BLOCK INNER LEAF, FINISHED WITH SMOOTH SKIM FINISH.

INTERNAL UPPER GROUND & FIRST FLOOR PARTITION WALLS:
ALL NEW INTERNAL WALLS TO BE 100MM TIMBER STUD PARTITIONS. TIMBER STUD PARTITIONS TO BE CONSTRUCTED USING 100 X 44MM C16 TIMBERS FITTED WITH 100MM ISOVER ACOUSTIC ROLL INSULATION BETWEEN STUDS. 12.5MM STANDARD PLASTERBOARD ON EACH SIDE WITH SMOOTH HARDWALL SKIM FINISH.

INTERNAL JOINERY:
DOOR FRAMES: SOFTWOOD- TO BE INSTALLED PRIOR TO PLASTERING.
WINDOW BOARDS: SOLID TIMBER- TO BE INSTALLED PRIOR TO PLASTERING.
ARCHITRAVE 150MM - HALF-SPLAYED- PRIMED - BY DEANTA OR SIMILAR APPROVED SKIRTING 200MM - HALF-SPLAYED PRIMED - BY DEANTA OR SIMILAR APPROVED DOORS- DEANTA- PRIMED.
IRONMONGERY- FORTESSA MILAN OR SIMILAR HANDLES AND BALL BEARING HINGES.

LEGEND

EXISTING WALLS	
INTERNAL TIMBER STUD WALLS	
PROPOSED STEEL	
INSULATION	
BLOCKWORK	

DATE	REVISION	DETAILS	DRAWN



Project:
Proposed Upgrade to Existing Dwelling @ Sunville, New St. Limerick. V04 FY6Y

Client:
Ruairi Nealon

Project Stage:
Tender Stage

Drawing:
General Construction Floor Plans

Drawing By:
Eoin Rudkins

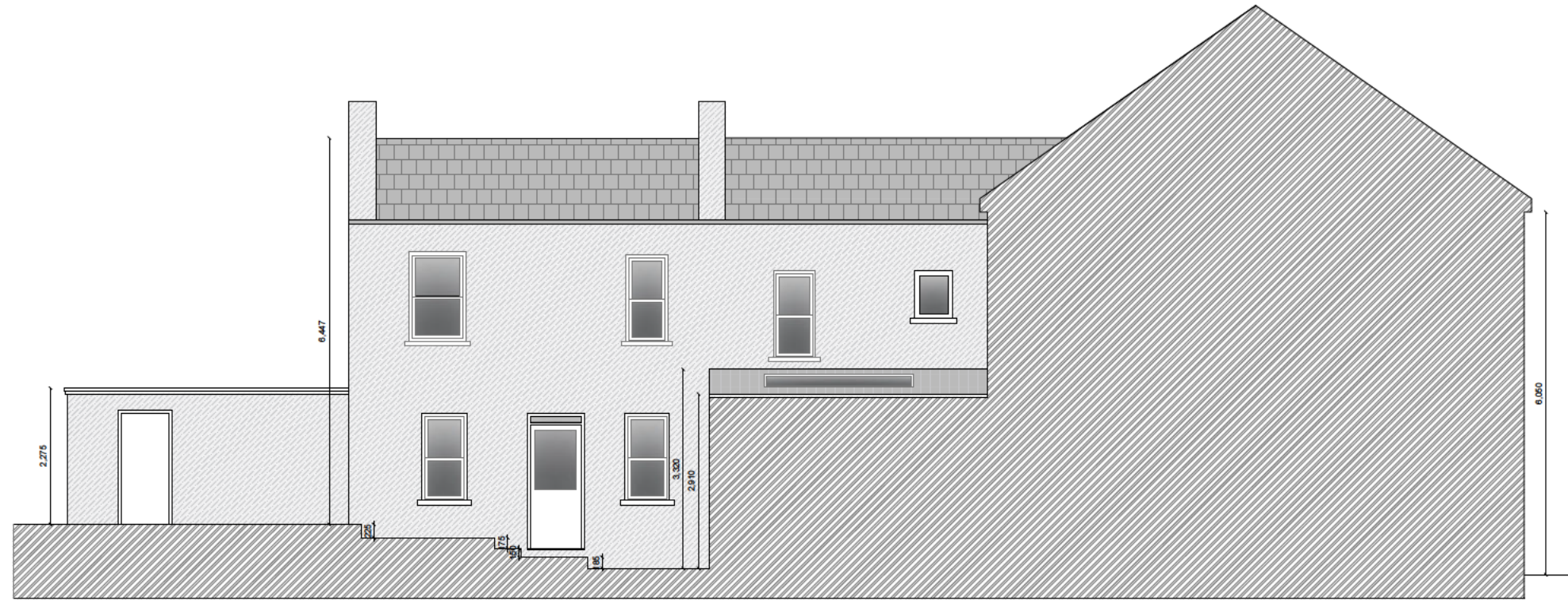
Checked By:
Diarmuid Keane

Client Ref No.:
DKA / 1942

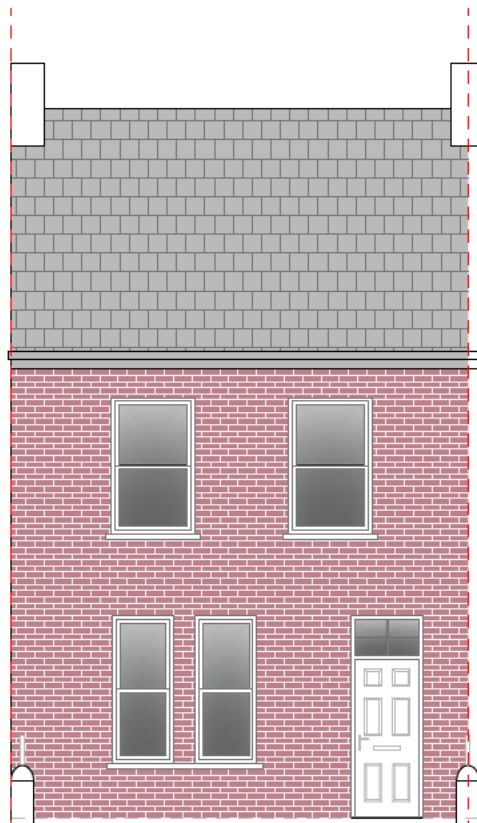
Date: 20-03-2026

Drawing No.:
DKA / 1942 / TS / 3

Scale: 1:100 @ A3



01
SIDE ELEVATION
SCALE 1:100



02
FRONT ELEVATION
SCALE 1:100



03
REAR ELEVATION
SCALE 1:100

STANDING SEAM ZINC ROOF
FINISH. COLOUR TO BE
CONFIRMED BY CLIENT

SMOOTH PLASTER FINISH

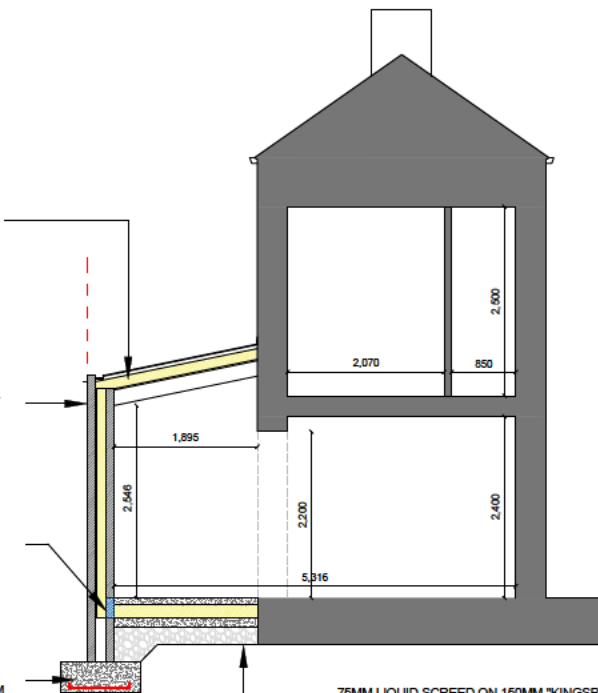
DRAIN FINISH TBC

ZINC OR SIMILAR STANDING SEAM FINISH
INSTALLED TO MANUFACTURERS
INSTRUCTIONS ON 140MM 'UNILIN FRIMG'
ROOF INSULATION ON VAPOUR CONTROL
LAYER ON 18MM MARINE GRADE PLYWOOD
DECKING ON 200MM X 44MM C16 TIMBER
JOISTS. ALLOW FOR ALL NECESSARY
FLASHINGS AND GRADIENTS AS REQUIRED
BY MANUFACTURERS.

22MM EXTERNAL SMOOTH PLASTER
RENDER, 100MM SOLID CONCRETE
BLOCK OUTER LEAF, 150MM CAVITY
CONTAINING 150MM 'UNILIN CT PIR FULL
FILL CAVITY WALL INSULATION', 100MM
SOLID CONCRETE BLOCK INNER LEAF,
FINISHED WITH SMOOTH SKIM FINISH.

FIRST LAYER OF SUPERSTRUCTURE
BLOCKWORK ON INNER FACE OF
EXTERNAL WALLS AND ALL GROUND
FLOOR PARTITION WALLS TO BE
CONSTRUCTED USING 'QUINN LITE B7'
OR SIMILAR THERMAL BLOCKS

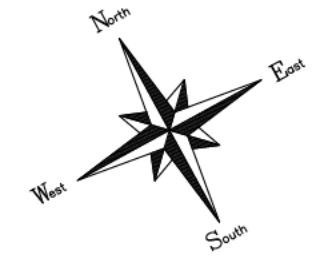
STRIP FOUNDATIONS 1050MM X 400MM
35N CONCRETE (20MM AGGREGATE
SIZE) TO BE REINFORCED WITH BOTTOM
LAYER OF A393 MESH, MINIMUM OF
50MM FROM BASE OF FOUNDATION, ALL
TO ENGINEERS SPECIFICATIONS



75MM LIQUID SCREED ON 150MM 'KINGSPAN
THERMAFLOOR TF70' OR EQUIVALENT FLOOR
INSULATION ON 'MONARFLEX RMB 400' OR
EQUIVALENT RADON BARRIER, LAPPED WITH GAS
TIGHT JOINTS USING PROBAND TAPE, LAID ON
150MM 30N X 20MM CAST IN-SITU CONCRETE SLAB
ON 50MM SAND BLINDING ON MINIMUM 225MM
SR21 ANNEX E CERTIFIED HARDCORE FILL,
PROPERLY COMPACTED.

04
SECTION B-B
SCALE 1:100

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SLAB ON 50MM SAND BLINDING ON MINIMUM 150MM HARDCORE,
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INSULATION ON VAPOUR CONTROL LAYER ON 18MM MARINE GRADE
PLYWOOD DECKING ON 200MM X 44MM C16 TIMBER JOISTS. ALLOW FOR
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EXTERNAL WALL CONSTRUCTION - EXTENSION:
22MM EXTERNAL PLASTER RENDER, 100MM SOLID CONCRETE BLOCK
OUTER LEAF, 150MM CAVITY CONTAINING 150MM 'UNILIN CT PIR FULL FILL
CAVITY WALL INSULATION', 100MM SOLID CONCRETE BLOCK INNER LEAF,
FINISHED WITH SMOOTH SKIM FINISH.

INTERNAL UPPER GROUND & FIRST FLOOR PARTITION WALLS:
ALL NEW INTERNAL WALLS TO BE 100MM TIMBER STUD PARTITIONS.
TIMBER STUD PARTITIONS TO BE CONSTRUCTED USING 100 X 44MM C16
TIMBERS FITTED WITH 100MM ISOVER ACOUSTIC ROLL INSULATION
BETWEEN STUDS. 12.5MM STANDARD PLASTERBOARD ON EACH SIDE
WITH SMOOTH HARDWALL SKIM FINISH.

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DOOR FRAMES: SOFTWOOD- TO BE INSTALLED PRIOR TO PLASTERING.
WINDOW BOARDS- SOLID TIMBER- TO BE INSTALLED PRIOR TO
PLASTERING.
ARCHITRAVE 150MM - HALF-SPLAYED- PRIMED - BY DEANTA OR SIMILAR
APPROVED SKIRTING 200MM - HALF-SPLAYED PRIMED - BY DEANTA OR
SIMILAR APPROVED DOORS- DEANTA- PRIMED.
IRONMONGERY- FORTRESSA MILAN OR SIMILAR HANDLES AND BALL
BEARING HINGES.

LEGEND

EXISTING WALLS	
INTERNAL TIMBER STUD WALLS	
PROPOSED STEEL	
INSULATION	
BLOCKWORK	

DATE	REVISION	DETAILS	DRAWN



Project:
Proposed Upgrade to Existing Dwelling @ Sunville, New St. Limerick. V04 FY6Y

Client:
Ruairi Nealon

Project Stage:
Tender Stage

Drawing:
General Construction Elevations & Section B-B

Drawing By:
Eoin Rudkins

Checked By:
Diarmuid Keane

Client Ref No.:
DKA / 1942

Date: 20-03-2026

Drawing No.:
DKA / 1942 / TS / 4

Scale: 1:100 @ A3

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

File Reference number	EC-140-26
Applicant(s)	Ruairi Nealon
Location	Sunville, New Street, Co. Limerick V94 FY6Y

Description of Site and Surroundings:

The site comprises of a two storey terraced house located in ACA 2 "South Circular Road, New Street and University of Limerick Mary Immaculate College Campus". It is located on New Street just off the South Circular Road in Limerick City. It can be accessed from Ashbourne Avenue, O' Connell Avenue and South Circular 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:

Renovation to property including small 8 sqm extension to rear of the house.

This Section 5 declaration includes the following:

- Application form
- Floor Plans
- Elevations and Sections

Planning History:

Subject site:

None

Adjacent:

None

Enforcement History:

N/A

Relevant An Coimisiún Pleanála referrals:

N/A

Assessment:

Consideration as to whether a development constitutes exempted development or not is governed by Sections 4 and 5 of the Planning and Development Act 2000 (as amended) and

Articles 5, 6, 7, 8, 9, 10 and 11 of the Planning and Development Regulations 2001 (as amended).

Is the proposal development?

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

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal 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, renovation to property including small 8 sqm extension to rear of the house, **constituting ‘works’ and ‘development’**.

Is the proposal exempted development?

To assess whether the proposed development is exempted development, the construction of a single storey rear extension and all associated site development works will be assessed under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres.

The floor area of the proposed extension is 9 sqm, this will not exceed 45 sqm.

(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 extension is not above ground level.

(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 extension is not above ground level.

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.

The proposed extension shall not exceed 45 sqm.

(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 extension is not above ground level.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

The extension is not above ground level.

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

The extension is not above ground level.

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 house has a gable.

(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 height of the wall of the extension does not exceed the height of the rear wall of the house as indicated on the drawings

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

The height of the highest part of the 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.

5. The construction or erection of any such extension to the rear of the house shall not reduce the total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants of the house to less than 25 square metres.

The area of private open space reserved exclusively for the use of the occupants of the house will not be less than 25 sqm.

(b) Any window proposed above ground level in any such extension shall not be less than 8 metres from the boundary it faces.

There is no above ground level extension proposed.

(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 8 metres from the boundary it faces.

There is no above ground level extension proposed.

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

The roof of the extension will not be used as a balcony or terrace.

8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.

The extension will only be used on the principal house.

Article 9 Restrictions

Planning and Development Regulations 2001 – 2025 Article 9(1) Development to which article 6 relates shall not be exempted development for the purposes of the Act— (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

(iiia) 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,	N/A
(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	N/A

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,	
(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 would materially affect the character of the area,	The proposed development is located in ACA 2 "South Circular Road, New Street and University of Limerick Mary Immaculate College Campus" on the Limerick Development Plan 2022-2028. Due to the relatively small in nature works proposed and the visibility of the proposed development

	from the road, it is considered the works would not materially affect the character of the ACA. Neighbouring houses also have similar types of works done to the rear of their house, with also shows no significant impact to the ACA.
(b) in an area to which a special amenity area order relates, if such development would be development:—	
(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,	N/A
(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 conducting electricity from a distribution or transmission line to any premises.	N/A
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	N/A

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.	

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, which is renovation to the property including a small 8 sqm extension to rear of the house can be considered development. It can also be considered exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2000 (as amended).

Regard has been had to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) Article 6, 9 & Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended);
- (c) The plans and particulars submitted with the application received on the 31st of July 2026

It is therefore considered that the said works constitute development and exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2000 (as amended).

Student Planner	Conor Deering	Date: 07/08/2026
Signature:		
Senior Executive Planner	Grainne O'Keeffe	Date: 26/08/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-140-26
(e) Brief description of the project or plan:	Renovation to property including small 8 sqm extension to rear of the house.
(e) Brief description of site characteristics:	The site comprises of a two-storey terraced house located in ACA 2 "South Circular Road, New Street and University of Limerick Mary Immaculate College Campus". It is located on New Street just off the South Circular Road in Limerick City. It can be accessed from Ashbourne Avenue, O' Connell Avenue and South Circular 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
004077 River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/spa/004077	900 m	N/A	N
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	900 m	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	None. No direct encroachment or hydrological connection.

- Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g. collision risk) - Potential for accidents or incidents	None. No direct encroachment or hydrological connection
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 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:	 _____ 07/08/2026	
Signature and Date of the Decision Maker:	 _____ 26/08/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	EC-140-26
Development Summary:	Renovation to property including small 8 sqm extension to rear of the house.
Was a Screening Determination	Yes. no further action required

Cey

07/08/2026

Signature and Date of the Decision Maker:

G. M. Liddle

26/08/2026



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

An Roinn Pleanála
Comhairle Cathrach agus Contae Luimnigh
Bóthar Thuar an Daill
Thuar 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:

Ruairi Nealon
Sunville,
New Street,
Co. Limerick

EC/140/26

27 August 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/2026/1080

File Ref No. EC/140/26

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

RE: **Renovation to the property including a small 8 sqm extension at Sunville, New Street, 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 07/08/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Ruairi Nealon, Sunville, New Street, Co. Limerick to state that the works as described above is

Development and is Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

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t: 061 556 000

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/140/26

Name and Address of Applicant: Ruairi Nealon, Sunville, New Street, Co. Limerick

Agent: N/A

Whether the renovation to the property including a small 8 sqm extension at Sunville, New Street, 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 31st day of July 2026.

AND WHEREAS the Planning Authority has concluded that renovation to the property including a small 8 sqm extension at Sunville, New Street, Co. Limerick **DOES** come within the scope of exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 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 C. Doyle

Date: 27.8.2026

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.