

Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Strand Leisure Investments Limited

Applicant's Address: Intercontinental Hotel, Simmonscourt Road, Ballsbridge, Dublin 4

Telephone No.

Name of Agent (if any): Dianne McDonogh, Town & Country Resources Limited

Address: Hawthorn, Breskamore, Clarina, Limerick.

Telephone No. 086 8391206

Address for Correspondence:

Dianne McDonogh, Town & Country Resources Limited

Hawthorn, Breskamore, Clarina, Limerick.

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

The Strand Hotel, Ennis Road, Limerick City

Description of Proposed development:

The proposed development comprises the conversion of meeting rooms and ancillary spaces within the hotel to provide 22 no. additional guest bedrooms.

Please refer to the Planning Statement and Drawings enclosed for further details.

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

Section 4(1)(h) of the Planning & Development Act, 2000 as amended.

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

YES/NO No

Applicant's interest in site: Owner

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

Please refer to the Cover Letter, Planning Statement and Drawings enclosed for further details.

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

If Yes please provide floor areas of all existing structures:

No

Signature of Applicant (or Agent)



NOTES: Application must be accompanied by:

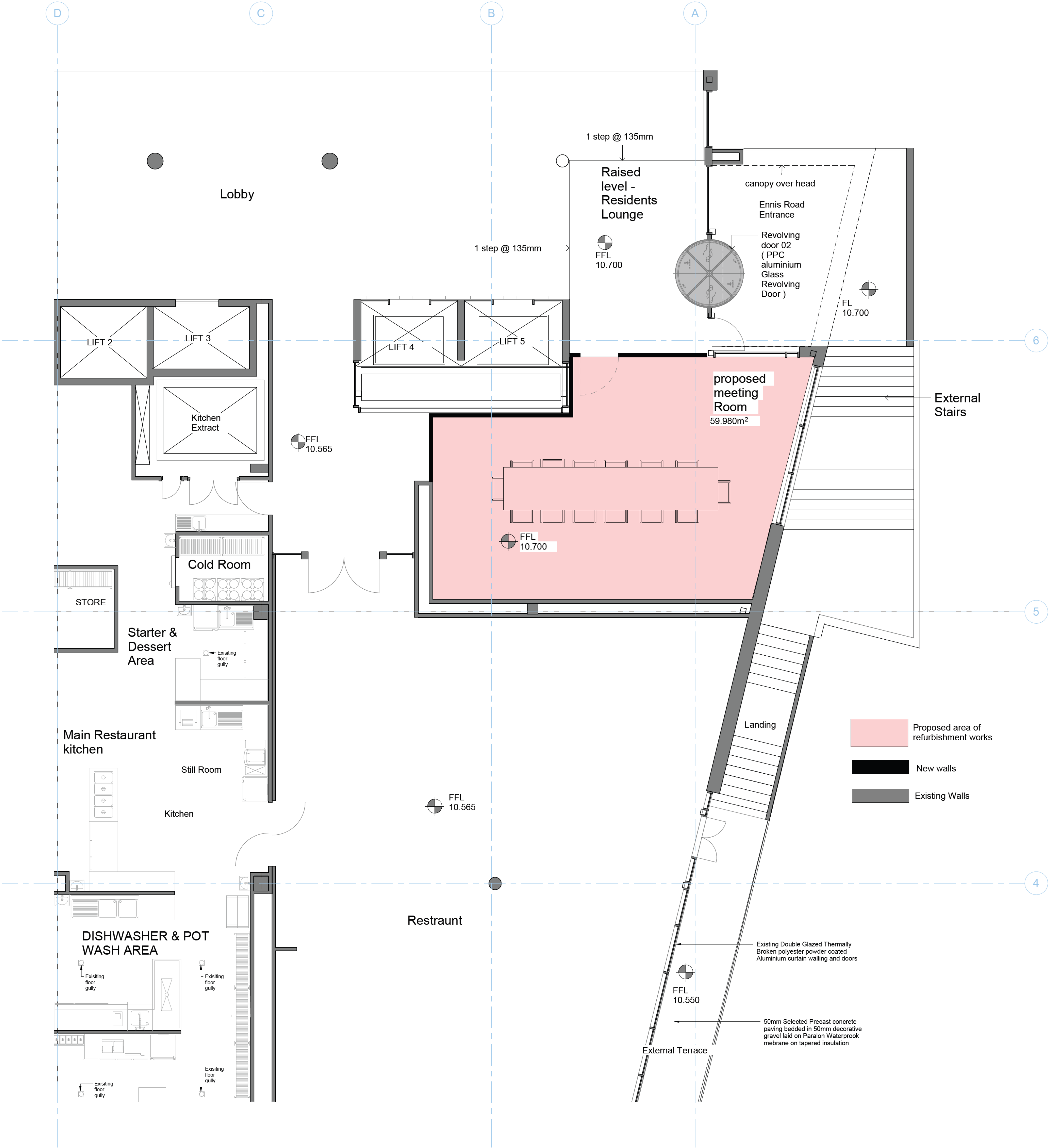
- (a) Fee of €80
- (b) Site location map
- (c) Site layout plan
- (d) Dimensioned plans and elevations of the structure and any existing structures.
- (e) Where the declaration is in respect of a farm building, a layout identifying the use of each existing building together with floor area of each building.

Application to be forwarded to:

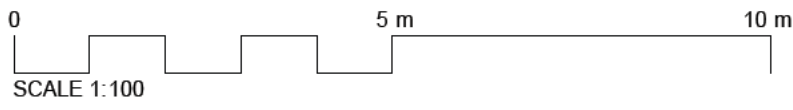
**Planning Department,
Limerick City & County Council,
Dooradoyle,
Limerick,
V94 XF67**

**Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie**





1 L01_GFL_proposed_Option 02
1 : 50



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No.	Date:	Comments	By
1	01/07/2026	For information	NR

Scale: (@ A1) 1 : 50	Drawing Purpose: Outline Proposal
Project: Strand Hotel, Limerick Ennis Road, Limerick MHL Collective	
Client: Drawn by: Author	Checked by: Checker
Date: 08/12/22	

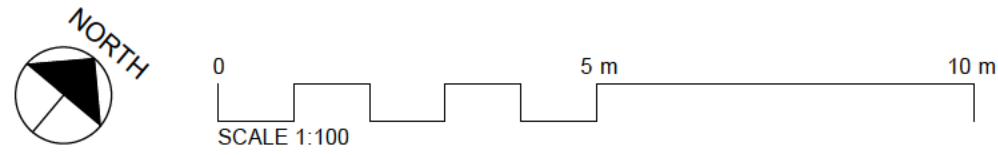
File Ref.	Drawing Title	Drawing No.	Rev.
	L01_Proposed_Floor Plan 02	2026-01-02	1
Block 2/3, Galway Technology Park, Parkmore, Galway H91 KFD3 T: +353 (0)91 771033 E: info@onom.ie W: onom.ie			
R I A I Registered Architect 2024 Architect Accredited in Conservation G3 FSPD Accreditation P O'NEILL O'MALLEY ARCHITECTURE			

DRAFT
FOR DISCUSSION PURPOSES



Demolition Walls

1 L04_Existing_Floor Plan
1 : 100



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No.	Date:	Comments	By
1	30/06/2026	For Information	SOD

Scale: (@ A1) 1 : 100	Drawing Purpose: Outline Proposal
Project: Strand Hotel, Limerick Ennis Road, Limerick MHL Collective	
Client: Drawn by: SOD Checked by: EB Date: 30/06/2026	

File Ref.	Drawing Title L04_Existing_Floor	Drawing No. P26162-2001	Rev. 1
Block 2/3, Galway Technology Park, Parkmore, Galway H91 KP103 T: +353 (0)91 771033 E: info@onom.ie W: onom.ie			

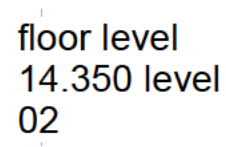
RIAI

Registered
Architect
2024

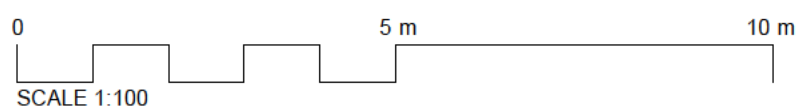
Architect
Accredited in
Conservation
G3

PSDP
Accreditation
P

ONEILL
O'MALLEY
ARCHITECTURE



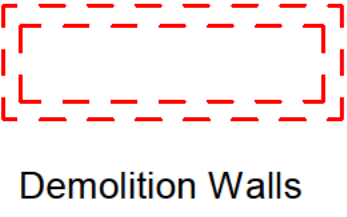
1 $\frac{1}{100}$



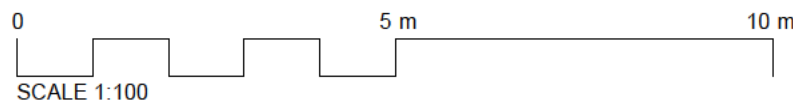
Block 2/3
Galway Technology
Park
Parkmore, Galway
H91 KFD
T: +353 (0)91 77103
E: info@onomik.com

[illegible]

File Ref.	Drawing Title L05_Existing_Floor plan	Drawing No. 26162-2002	Rev. 1
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1 100
1 : 100



Block 2/3
Galway Technology
Park
Parkmore, Galway
H91 KFD
T: +353 (0)91 77103
E: info@onomi

File Ref.	Drawing Title L06_Existing_Floor Plan	Drawing No. 26162-2003	Rev. 1
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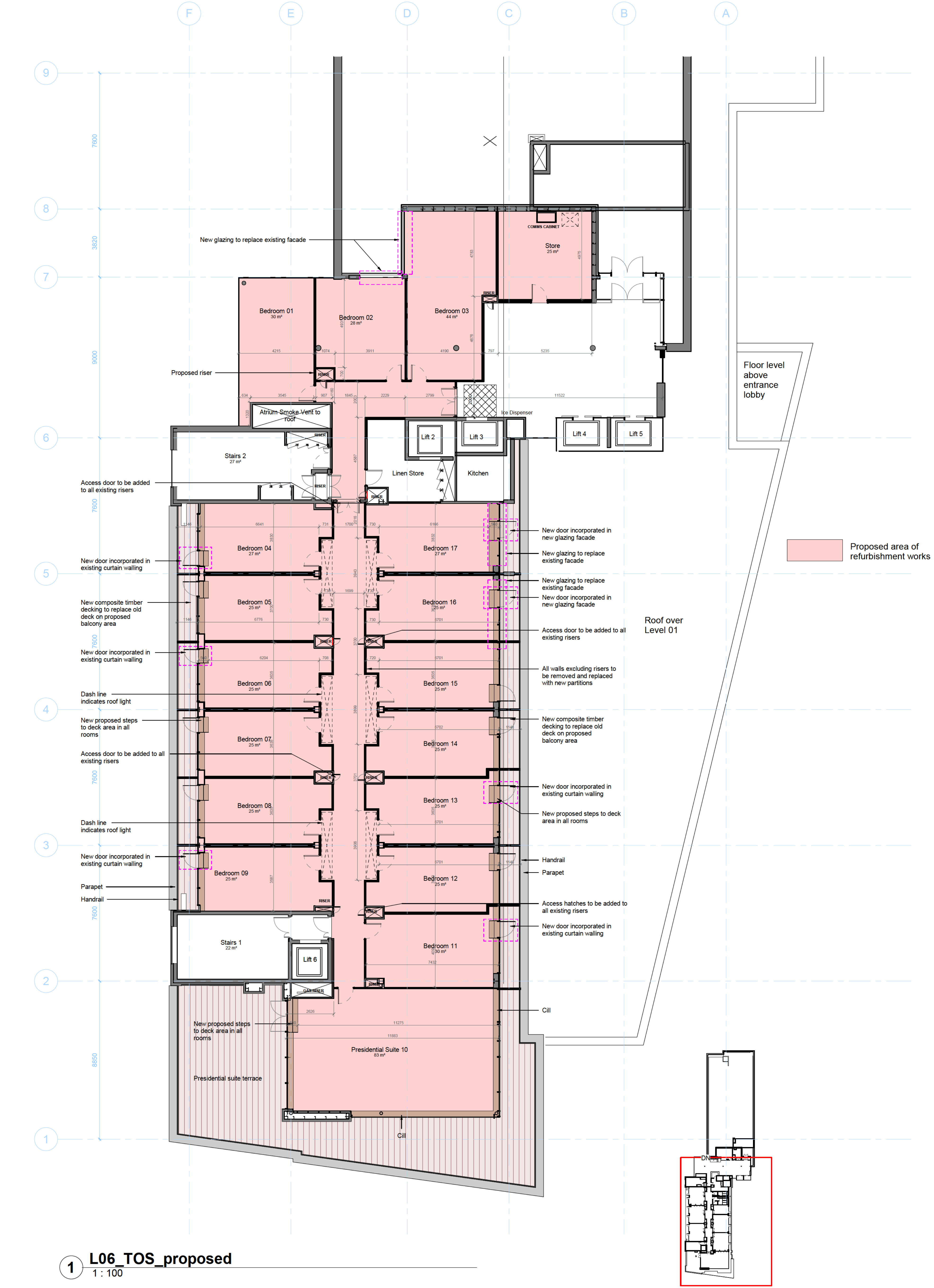


Registered Architect	Architect Accredited in Conservation	PSP Accreditation
2024	G3	P

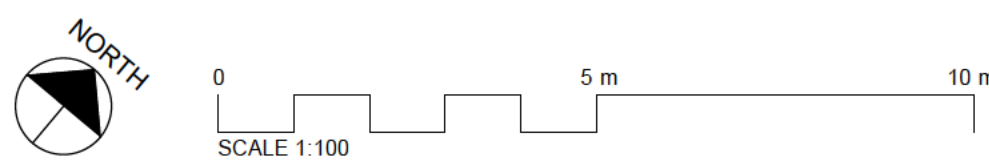
O'NEILL

O'MALLEY

Block 2/5
Galway Technology Park,
Parkmore, Galway H91 KFD
T: +353 (0)1 770351
E: info@onomalley.ie



1 L06_TOS_proposed
1 : 100



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No.	Date:	Comments	By
1	25/06/2026	For Information	SOD

Scale: (@ A1) As indicated	Drawing Purpose: Outline Proposal
Project: Strand Hotel, Limerick	Ennis Road, Limerick
MHL Collective	
Client:	
Drawn by: SOD	Checked by: EB
Date: 26/06/2026	

File Ref.	Drawing Title	Drawing No.	Rev.
	L06_Proposed Floor Plan	26162-2102	1
Registered Architect 2024	Architect Accredited in Conservation G3	PSDP Accreditation P	O'NEILL O'MALLEY ARCHITECTURE
Block 2/3, Galway Technology Park, Parkmore, Galway H91 KP103 T: +353 (0)91 771033 E: info@onom.ie W: onom.ie			

DRAFT
FOR DISCUSSION PURPOSES



No.	Date	Comments	By

REVISIONS

File Ref. Subject:

tion Existing and Proposed Elevations

RIAI Registered Architect 2025

Conservative Architect G2

PRDP Accreditation P

Project No.	Drawing No.	Rev.
26162	1001	-
Barracks Yard, James St. Westport, Co. Mayo. F28 K798		Unit 2, Galway Technology Park, Parkmore, Galway, H91 EPW0
T: +353(0) 91 771033		E: info@onom.ie



No	Date	Comments	Rv.

O'NEILL
O'MALLEY
ARCHITECTURE

Barracks Yard, Unit 2,
James St. Galway Technology Park,
Westport, Parkmore,
Co. Mayo, Galway,
F28 K798 H91 EPW0

T: +353(0)191 771033 F: info@necem.ie

The Strand Hotel

Section 5 Declaration Application

Drawings - Proposed Layout and Elevation Alterations

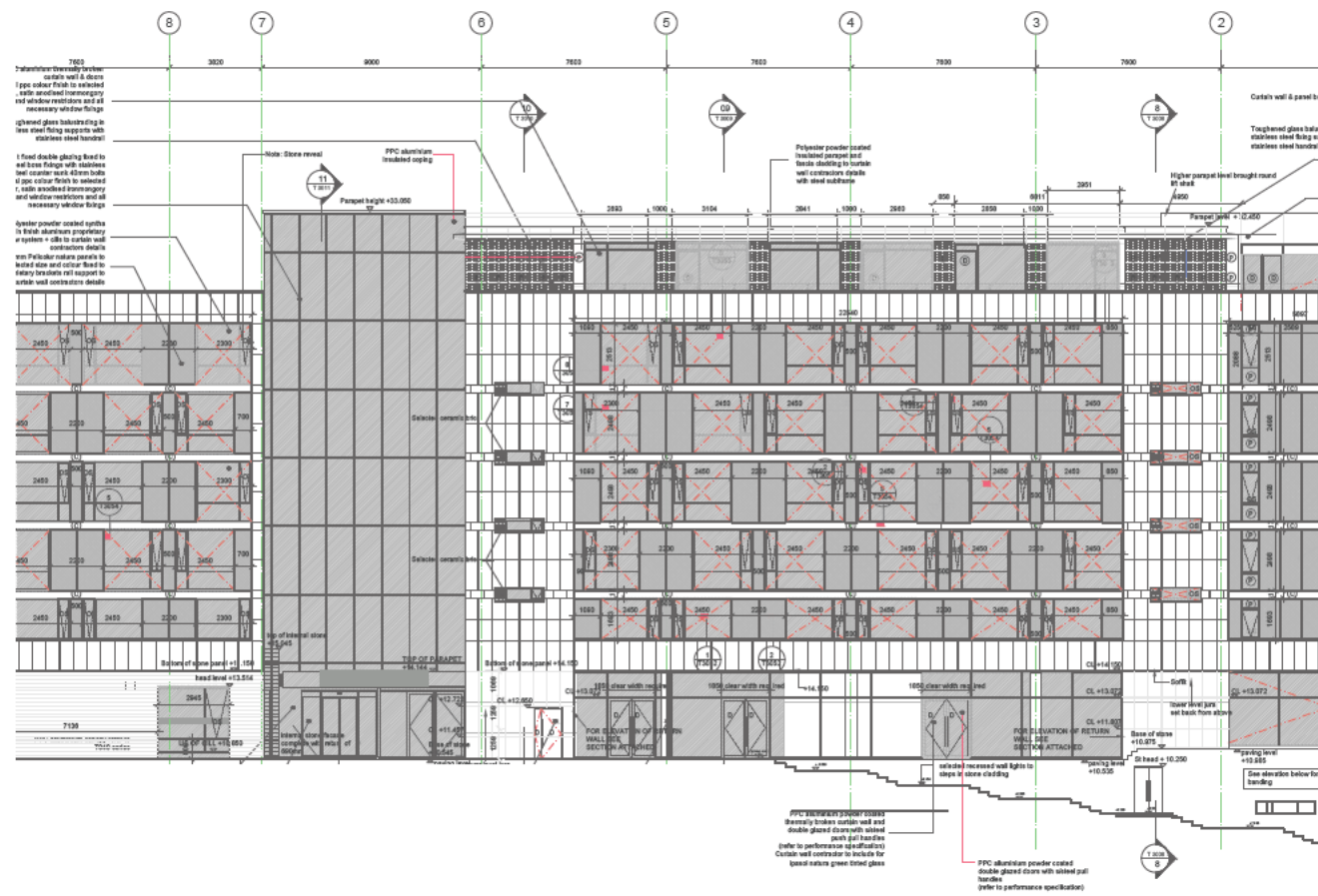
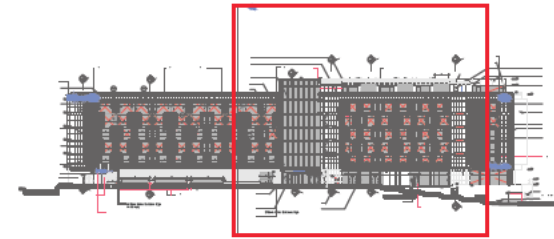
On behalf of MHL Hotel Collection



PROJ. NO. 26162
ISSUE 1ST
ISSUE DATE 24/07/2026
PURPOSE SECTION 5

RIAI	Registered Architect	Conservation Architect	PSDP Accreditation
	2025	G2	P

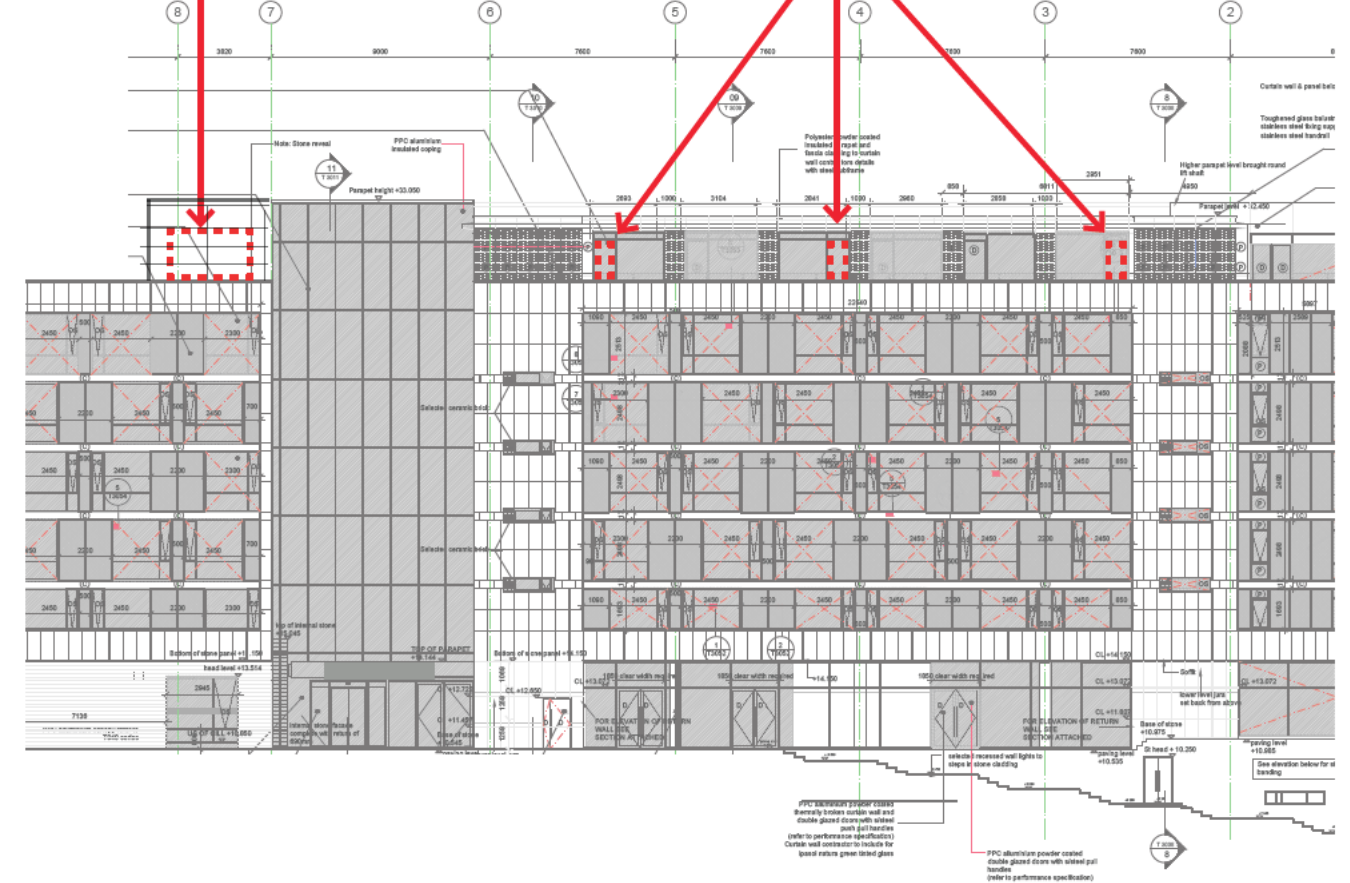
1.0 Existing and Proposed | South Elevation



**SOUTH ELEVATION
EXISTING**

**PROPOSED ELEVATION
CHANGE 2**
Replace approx. 3.6m metal cladding
with glazed facade.
(facade is set back at roof level)

**PROPOSED ELEVATION
CHANGE 1**
Replace 3no. fixed glazed
panels with 3no. doors to
provide guest access to bal-
cony/terrace.



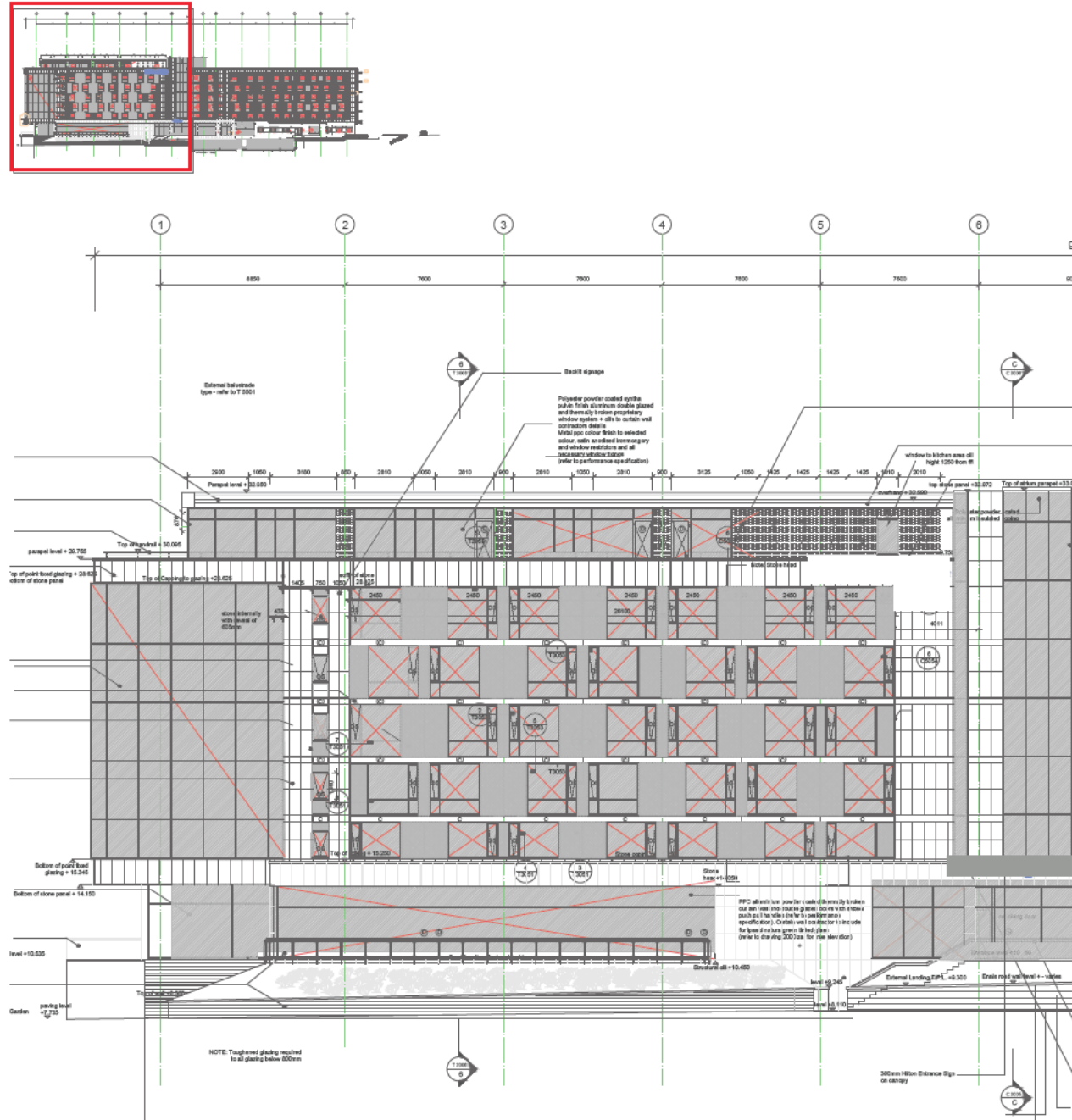
**SOUTH ELEVATION
PROPOSED CHANGES**

1.1 3D Images - Proposed Changes | South Elevation

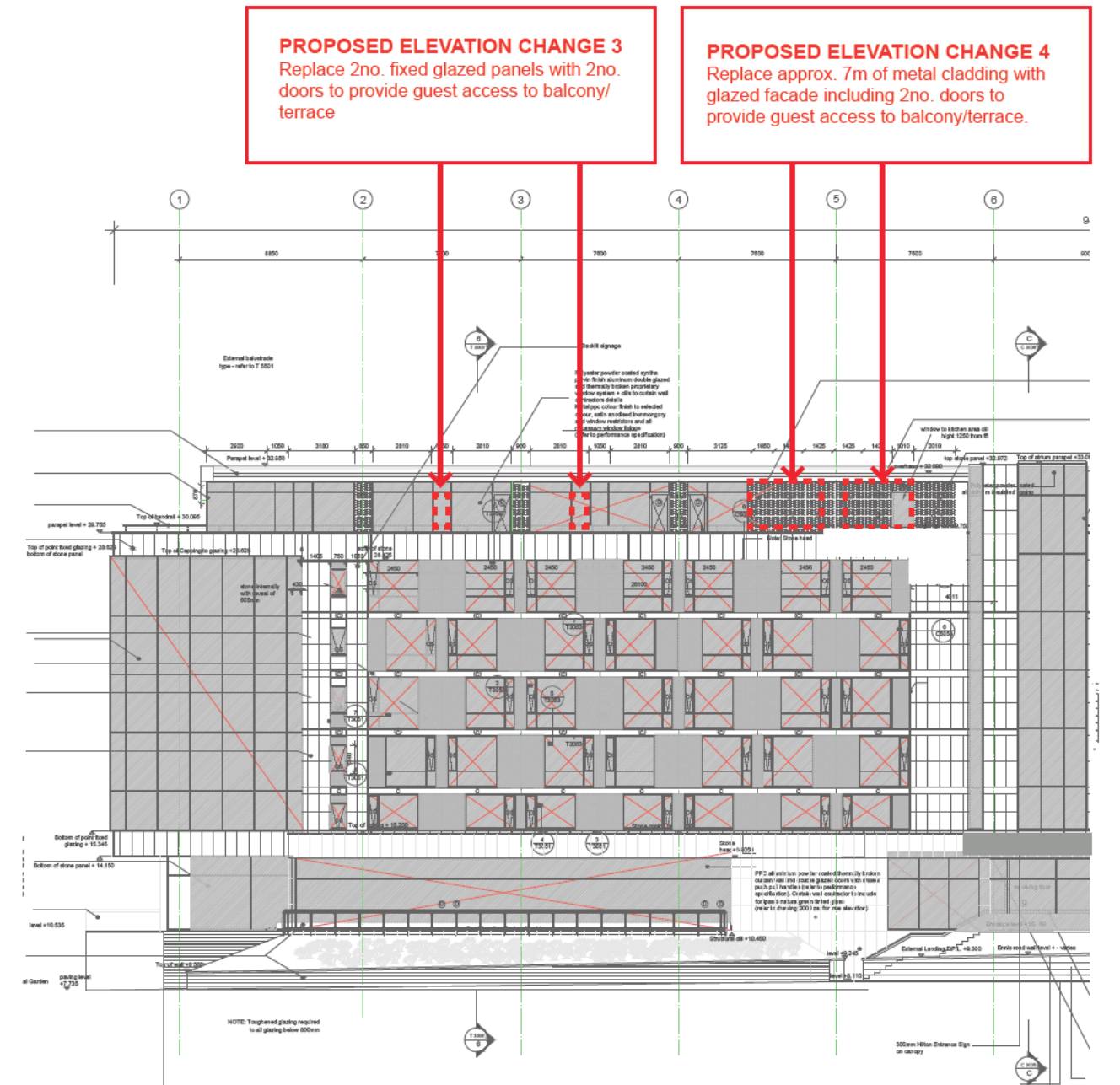


3D VIEW - SOUTH ELEVATION
PROPOSED CHANGES

1.2 Existing and Proposed | North Elevation



**NORTH ELEVATION
EXISTING**



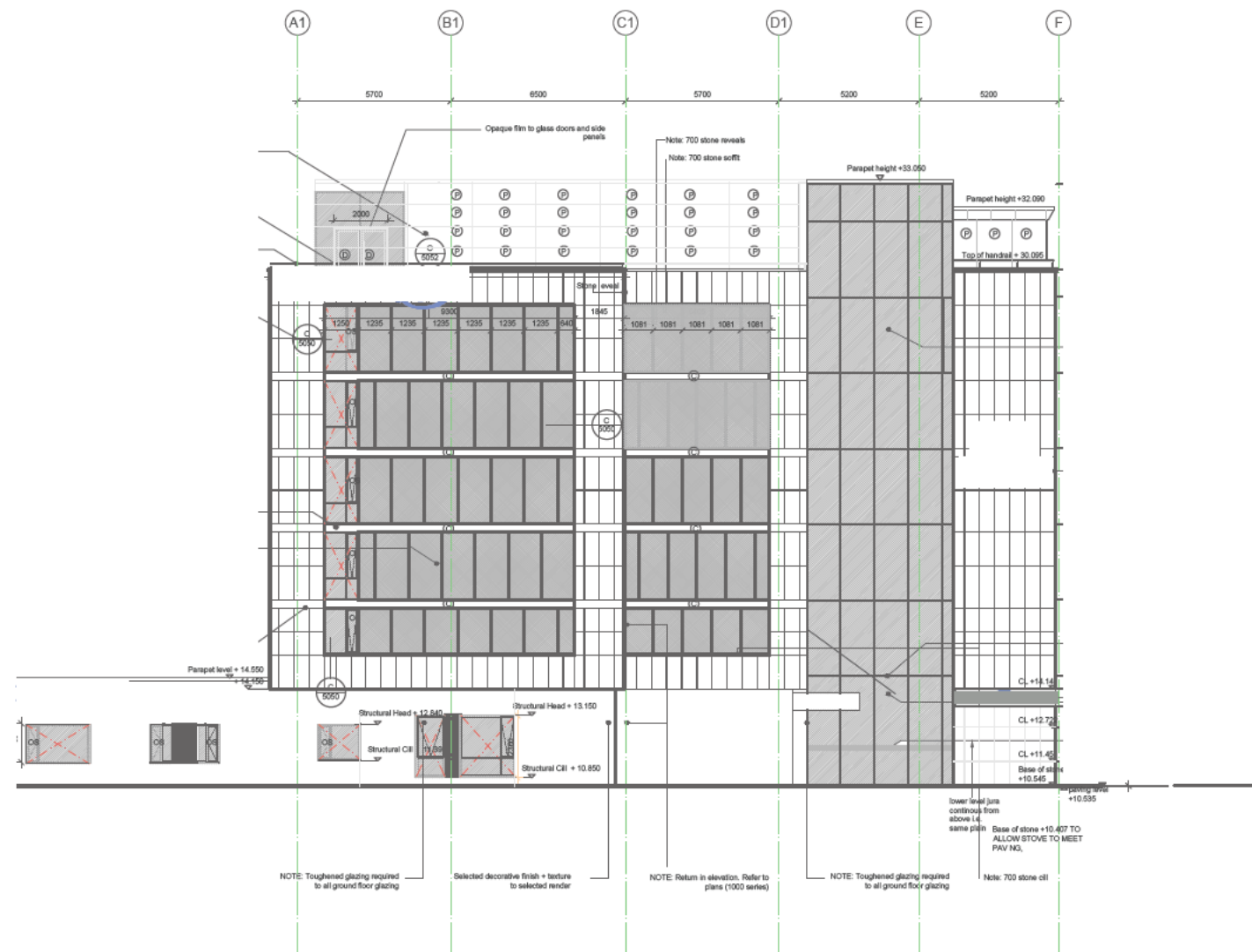
**NORTH ELEVATION
PROPOSED CHANGES**

1.3 3D Images - Proposed Changes | North Elevation

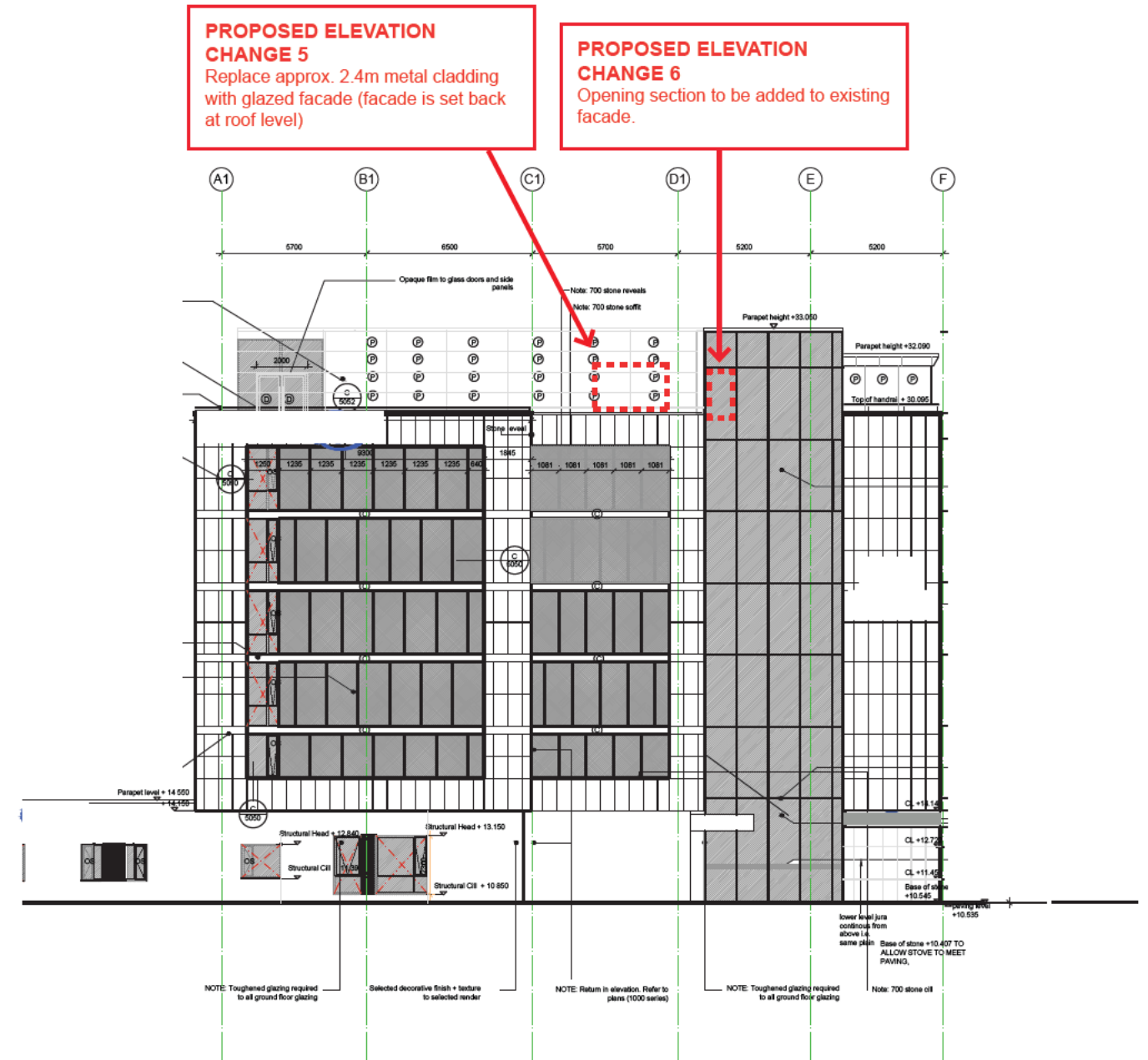


3D VIEW - NORTH ELEVATION
PROPOSED CHANGES

1.4 Existing and Proposed | West Elevation

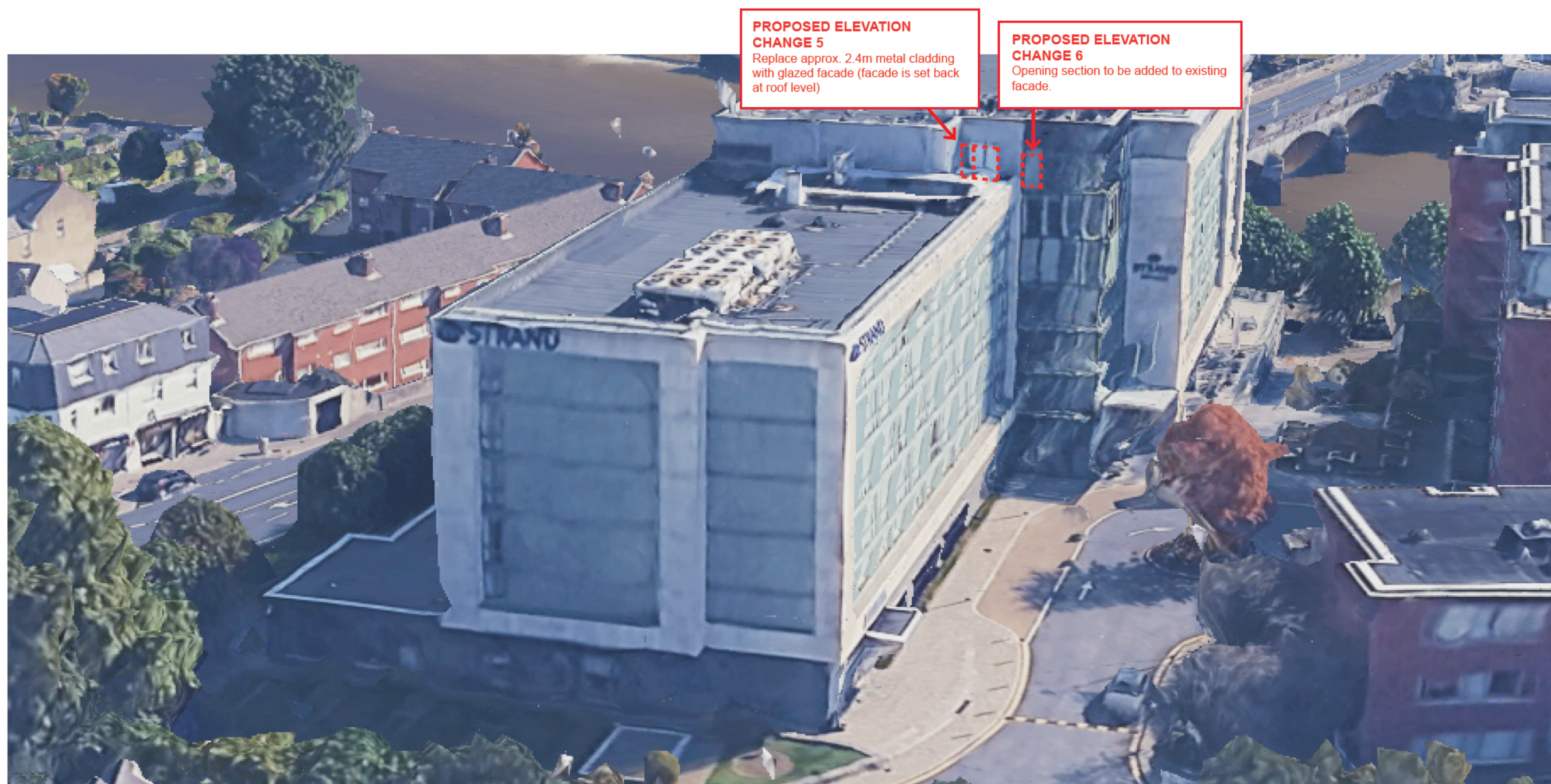


**WEST ELEVATION
EXISTING**



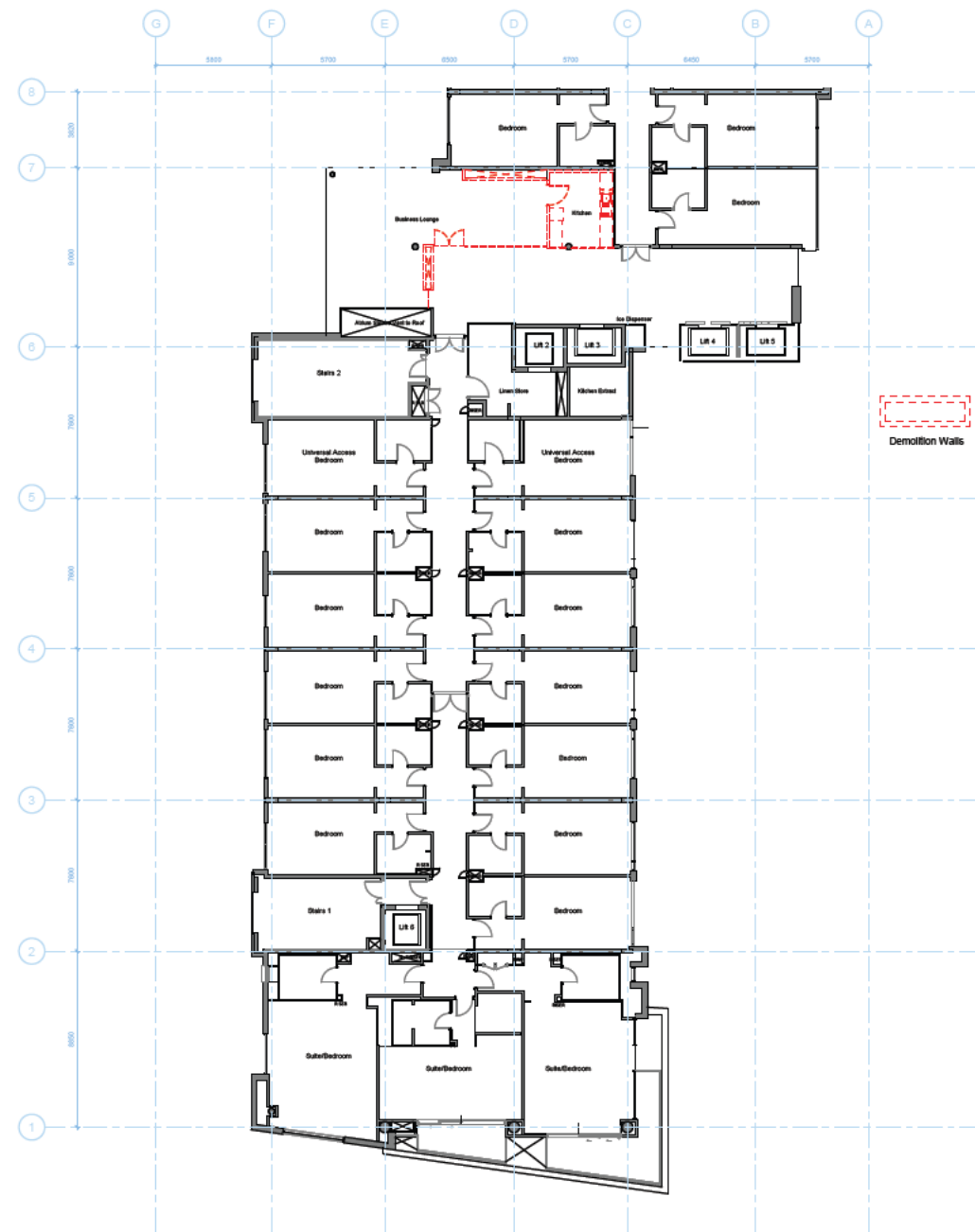
**WEST ELEVATION
PROPOSED CHANGES**

1.5 3D Images - Proposed Changes | West Elevation

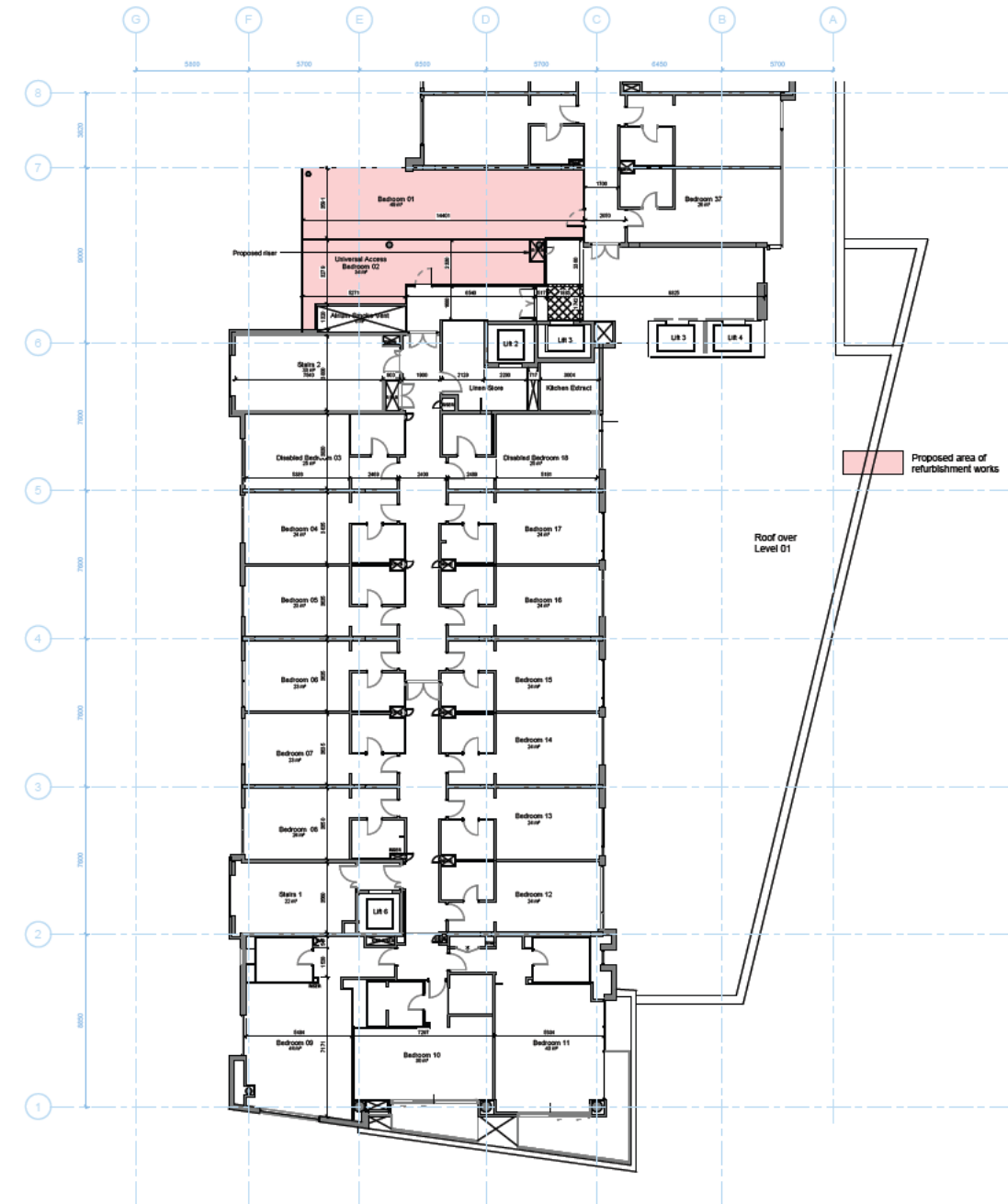


3D VIEW - WEST ELEVATION
PROPOSED CHANGES

1.6 Existing and Proposed Plans - Level 4



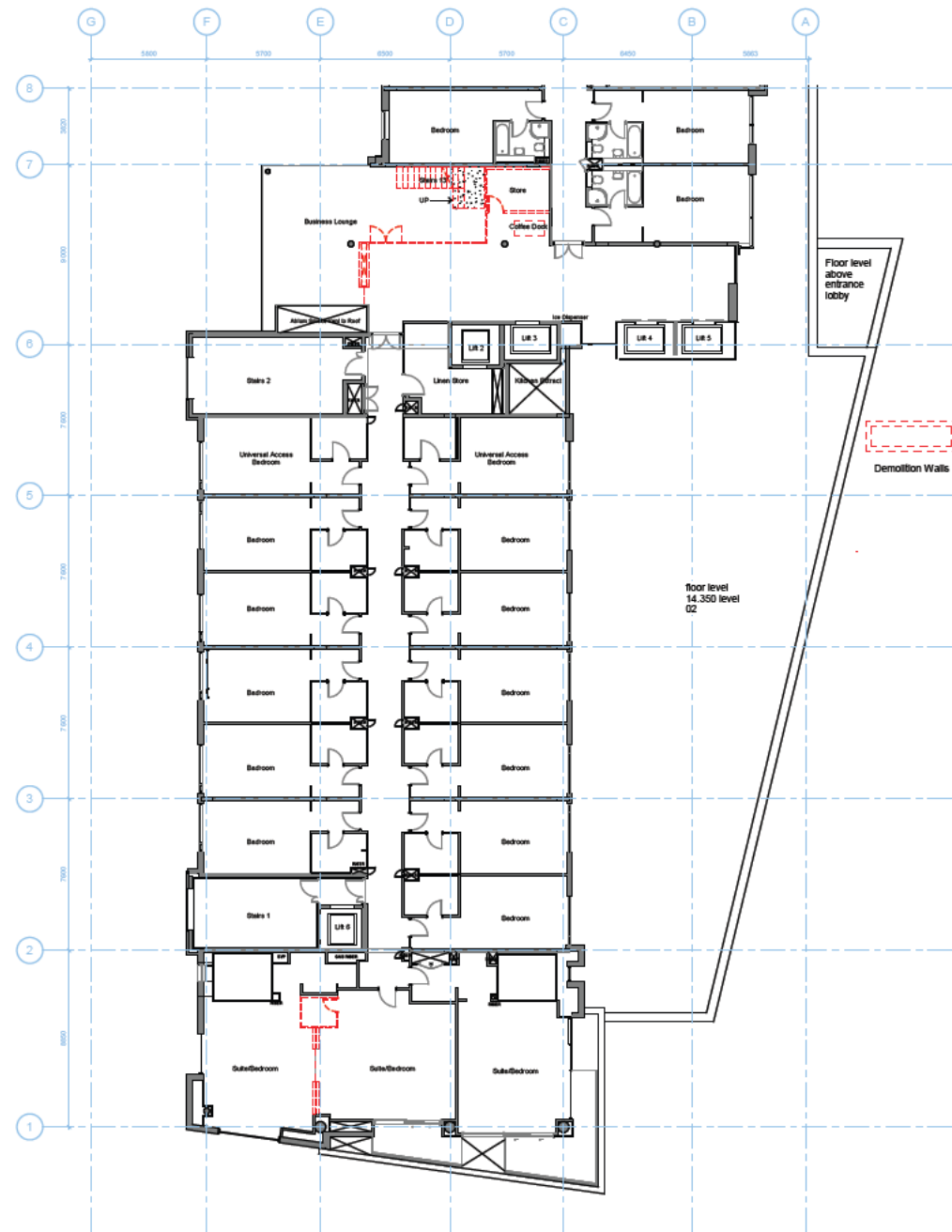
Level 4
EXISTING FLOOR PLAN



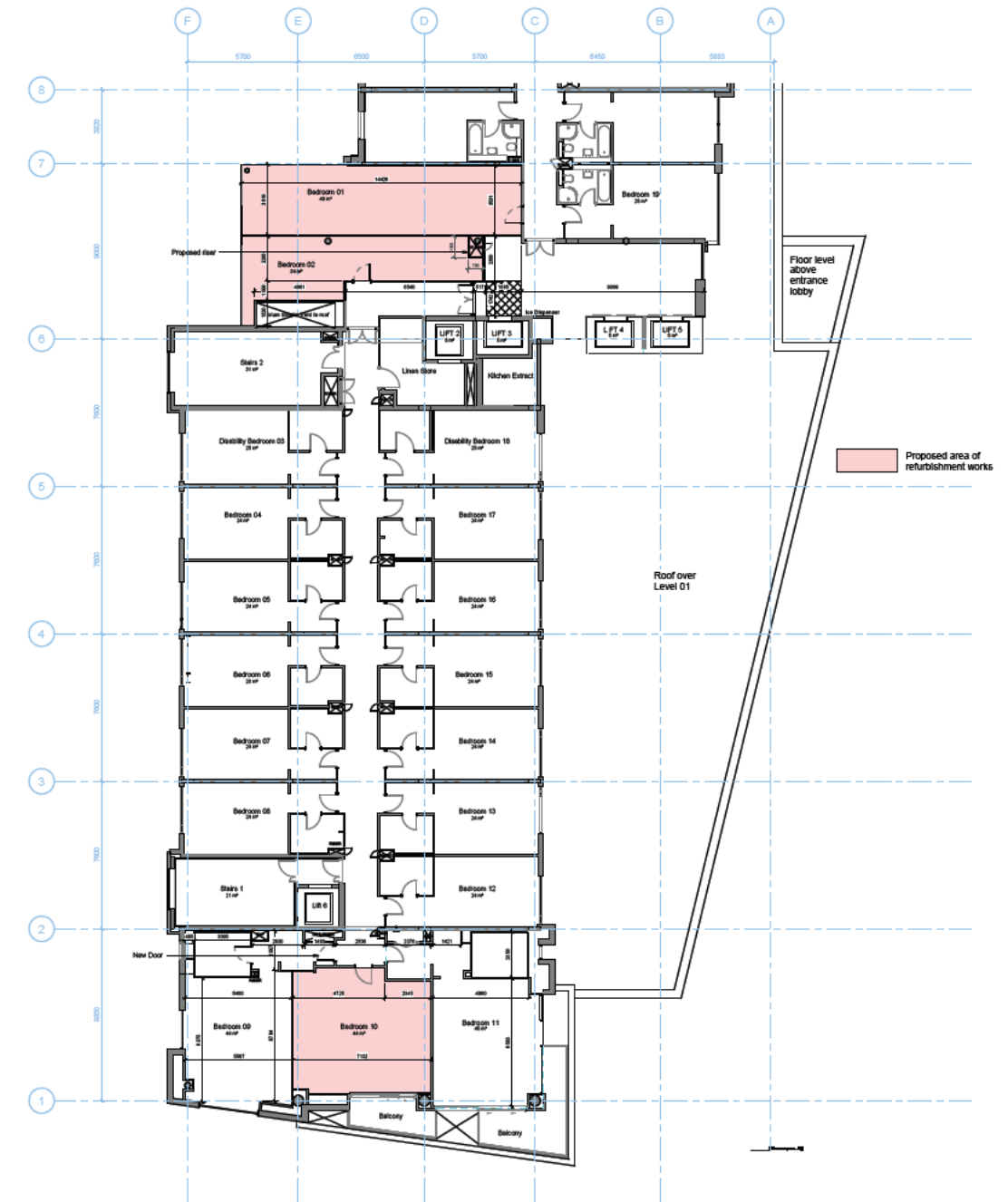
Level 4
PROPOSED FLOOR PLAN



1.7 Existing and Proposed Plans - Level 5

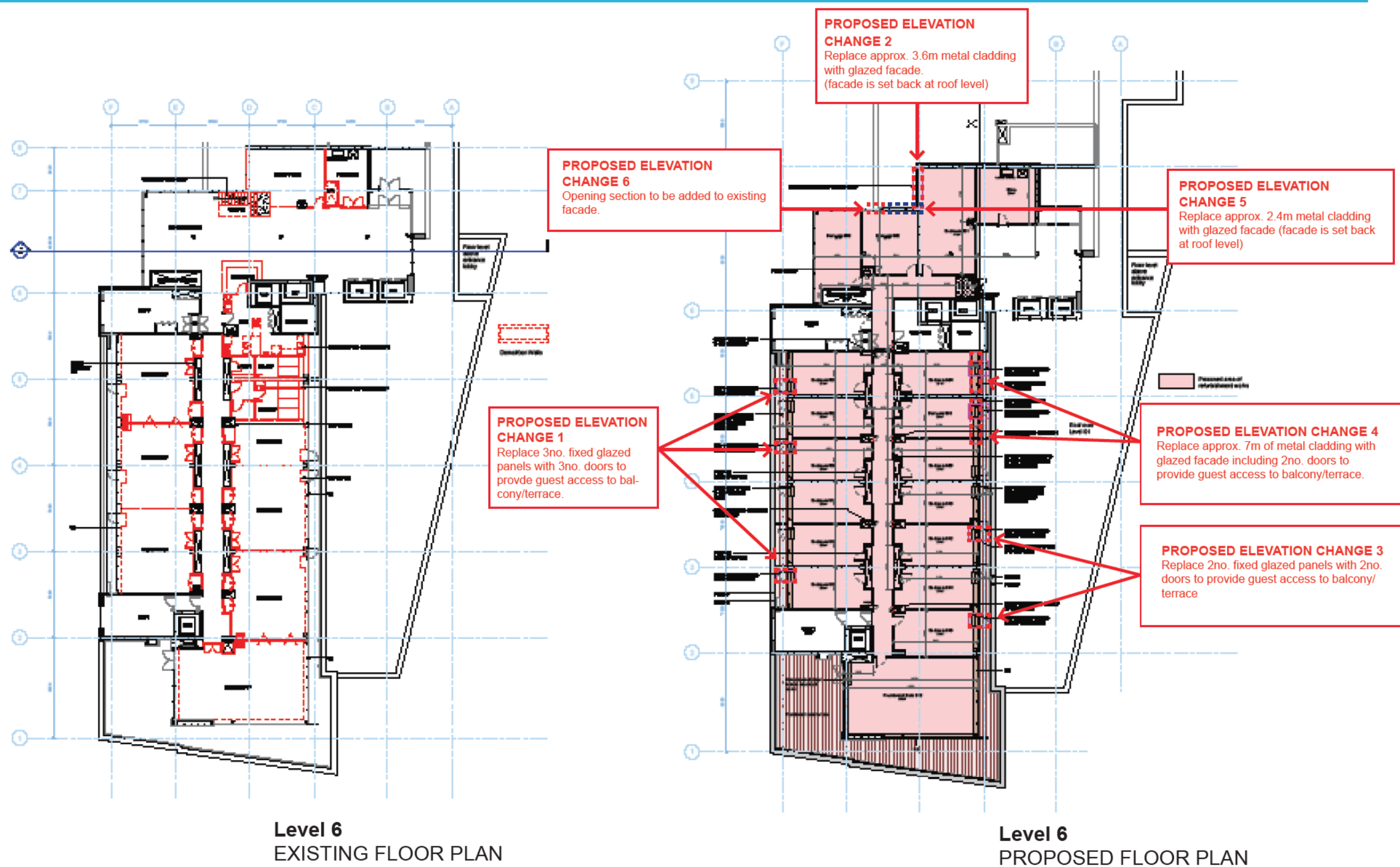


Level 5
EXISTING FLOOR PLAN



Level 5
PROPOSED FLOOR PLAN

1.8 Existing and Proposed Plans - Level 6



The Senior Administrative Officer,
Planning and Environmental Services Department,
Limerick City & County Council,
County Buildings,
Dooradoyle Road,
Limerick.

1 September 2026

Our Ref : 26128

Re : The Planning and Development Act, 2000, as amended and the Statutory Regulations. Application by Strand Leisure Investments Limited for a Section 5 Declaration

Dear Sir, Madam,

Town & Country Resources Limited, Planning and Development Consultants, are instructed by the Applicant, Strand Leisure Investments Limited, c/o Intercontinental Hotel, Simmonscourt Road, Ballsbridge, Dublin 4, to lodge this application for a Section 5 Declaration in respect of development at The Strand Hotel, Ennis Road, Limerick City.

We enclose the following items in support of this Request,

1. Completed Section 5 Application Form.
2. The Section 5 application fee of €80.00 has been paid by EFT, receipt no. 25201841.
3. Site Location Map.
4. Planning Statement.
5. Floor Plans and Elevation Drawings prepared by O'Neill O'Malley Architecture.

We would be pleased to supply any further information as required and look forward to a favourable decision on this application in due course.

Yours faithfully,



Dianne McDonogh
Town & Country Resources Limited
Planning & Development Consultants

**Request for a Section 5 Declaration at
The Strand Hotel, Ennis Road, Limerick City
Planning Statement**

Prepared By



August 2026

Document Control Sheet

Client	Strand Leisure Investments Limited
Project Title	Request for a Section 5 Declaration.
Document Title	Planning Statement
Document No./Revision	
Prepared By	S. Walsh
Approved By	D. McDonogh
Date of Issue	10/8/2026

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Executive Summary

Introduction

A declaration is requested to confirm that proposed internal works at The Strand Hotel, Ennis Road, Limerick City constitutes exempt development pursuant to the provisions of the Planning and Development Act 2000 (as amended).

Subject Site Overview

The application relates to the existing Strand Hotel on the Ennis Road, Limerick at/near the junction with O'Callaghan Strand and adjacent to Sarsfield Bridge. The hotel was constructed in 2005/2006 and commenced trading in May 2007. The building is arranged as a central core + south wing, 7 storeys high and a north wing, 6 storeys high. The hotel comprises 184 bedrooms, meeting rooms, leisure facilities, bar/restaurant, and function space.

Planning Context

The site is zoned '*City Centre*' with the zoning objective to facilitate a mix of commercial, leisure, residential and other city centre uses, including hotels. There are no protected structures (RPS) on the site and it is outside the boundaries of the Architectural Conservation Areas in Limerick City.

Proposed Development

The proposal is the conversion of meeting rooms, lobby spaces, and ancillary areas within the hotel to 22 additional guest bedrooms. Elevation changes/alterations are minimal and are limited primarily to the replacement of fixed glazed units with door openings at Level 6, facilitating guest access from the new bedrooms to existing balconies and terrace areas.

The addition of 22 bedrooms (an 11% increase) is not expected to intensify use. Instead, it is likely to reduce overall activity, as bedrooms generate less traffic and demand than meeting rooms.

The hotel already experiences strong demand, with occupancy rates of around 80%, including frequent peak periods where rooms are fully booked and demand is unmet. The extra bedrooms will help accommodate this demand and support the local economy, without indicating oversupply.

At the same time, demand for meeting space has declined due to the rise of virtual and hybrid working and increased in-house corporate facilities. As a result, existing meeting rooms are underutilised.

The proposal responds to these trends by reallocating space from lower-demand meeting facilities to higher-demand bedroom accommodation, while maintaining sufficient meeting provision.

Furthermore, there is an undersupply of visitor bed spaces in Limerick City; the additional rooms support future demand, including for the Ryder Cup 2027 at Adare Manor. We submit also that the

city centre context and current land use zoning support the principle of additional bedroom accommodation at The Strand Hotel.

The hotel would continue to operate as a single operational entity; no distinct new use/planning unit is created as a result of the proposed changes.

No material increase in traffic or planning impacts will arise; meeting rooms already generate activity associated with the hosting of events, and bedroom use remains part of the established hotel operation.

There are a number of relevant precedent cases and referrals to support the current proposal. These include the Clarence Hotel High Court case, where ancillary hotel uses were treated as part of a single planning unit; An Bord Pleanála referrals **RF0845** and **RF0857** concerning Perryville House in Kinsale, where internal changes involving replacement of hotel facilities with bedrooms were found not to amount to a material change of use; and **ABP-307417-20** concerning the Hilton Dublin Kilmainham Hotel, where amendments providing additional bedrooms were found not to constitute a material change of use or material intensification, and associated minor elevation changes were treated as exempt. The proposal at The Strand Hotel is comparable: internal hotel reconfiguration with no new use, no new planning unit, no material external impact and no material intensification arising.

The Planning Authority is requested to issue a Section 5 declaration confirming that the conversion of meeting rooms/lobby/ancillary areas to guest bedrooms at The Strand Hotel constitutes exempt development under the Planning and Development Act, 2000 (as amended).

1.0 Introduction

Town & Country Resources Limited, Planning & Development Consultants are instructed by the Applicant, Strand Leisure Investments Limited, c/o Intercontinental Hotel, Simmonscourt Road, Ballsbridge, Dublin 4, to lodge this application for a Section 5 declaration in respect of development at The Strand Hotel, Ennis Road, Limerick City.

The purpose of this Statement is to assist the Planning Authority in its assessment of the application for a Section 5 Declaration.

2.0 Description of the Subject Site

The subject site comprises The Strand Hotel premises on Ennis Road, Limerick City. The site location map, illustrating the site outlined in red, is shown on Drawing No. 001 enclosed. The Strand Hotel is located at the intersection of O'Callaghan Strand and Ennis Road, adjacent to Sarsfield Bridge in Limerick City. Formerly the location of Jury's Hotel, the hotel was constructed in 2006/2007 and commenced trading in May 2007.

The existing Strand Hotel building is divided into a central core, with two wings. The central core and south wing are 7 storeys high; the north wing is 6 storeys. The existing hotel contains 184 bedrooms, meeting rooms, bar and restaurant, function room and leisure centre.

The Strand Hotel is one of Limerick's most successful hotel brands, attracting a wide range of customers including business, leisure and short break guests. The hotel provides a very high standard of service and hospitality. The operators of the Strand Hotel are experiencing significant demand for additional accommodation at this site and are now planning to expand the total number of bedrooms available. Furthermore, the hotel will provide critical hospitality services and accommodation in support of the Ryder Cup to be hosted at Adare Manor in September 2027.

Adjoining Land Uses

The predominant contiguous land use is residential, ranging from 2-storey dwellings to 6-storey apartment blocks.

Services and Utilities

The existing site is served with standard utilities; power, water, drainage, foul sewer, gas and telecommunications.

Architectural and Archaeological Heritage

There are no protected structures (RPS) on the site. By reference to Volume 3 of the Limerick Development Plan 2022-2028, the site is situated outside the boundaries of each of the Limerick City Architectural Conservation Areas (ACAs).

3.0 Relevant Planning History

Planning Register Reference 04/0536 (the Parent Permission)

Permission granted for a substantial mixed-use development including demolition of the existing hotel (the former Jury's Hotel), construction of a 184-bedroom hotel in a 6-8 storey block; 157 apartments in four blocks, a leisure centre, bar/restaurant, conference/function room and meeting rooms, 3 no. retail units, basement, visitor and hotel parking, landscaping and site development works. Planning permission was granted on 14th September 2005, subject to 13 no. conditions.

Planning Register Reference 06/0159

Retention planning permission granted for completion and retention of alterations to a permitted 6-8 storey over basement hotel (as permitted under Reg. Ref. P04/536) comprising reconfiguration of the basement car park and minor extensions; decrease in overall height of the permitted hotel building; internal reconfigurations and external façade alterations to the hotel building and reconfiguration and minor extensions to adjacent permitted retail units. Final Grant of Permission is dated 21st February 2007.

Planning Register Reference 18/189

The construction of a single storey extension of 687 sq. m (gross floor area) to the north wing of the existing hotel. The extension will include the provision of 20 additional hotel rooms; maintenance desk area; and repositioning of plant from existing roof to the roof of the new extension. The Final Grant of Permission is dated 31st May 2018. This development has not been implemented.

4.0 Land Use Zoning

The subject site is designated under Zoning Objective 'City Centre'. The purpose of this zoning objective is *'To protect, consolidate and facilitate the development of the City Centre for a mix of commercial, retail, educational, leisure, residential, social, community, cultural and civic uses.'*

5.0 The Proposed Development

The proposed development comprises the conversion of meeting rooms and ancillary spaces within the hotel to provide 22 no. additional guest bedrooms, as follows :

1. Entrance Lobby : Amend the layout of the reception area to include provision of a meeting room..
2. Level 4 : Convert Executive Lounge to 2no. Bedrooms. **[2]**
3. Level 5: Convert Break-Out Lounge to 2no. Bedrooms; Convert Presidential Suite to provide 1 no. additional Bedroom. **[3]**
4. Level 6 : Convert meeting rooms & WCs/Kitchenette to 14 no. Bedrooms (1 of which will be a new Presidential Suite); Convert lobby/break-out space to 3 no. Bedrooms; **[17]**

The existing and proposed floor plans are outlined on drawing sheets included at section 1.6 and 1.7 of the enclosed drawing booklet prepared by O'Neill O'Malley Architecture, with guest bedrooms shown in lieu of the various meeting rooms and lobby areas. The elevation changes are set out, along with a series of 3D images for clarity, at sections 1.0-1.5 of the drawing booklet.

Proposed Elevation Changes :

Level 06

1. South Elevation - Replace 3no. fixed glazed panels with 3no. doors to provide guest access to balcony/terrace.
2. South Elevation – Replace approx. 3.6m of metal cladding with glazed façade. This façade is set back at roof level, as shown on the 3D image section 1.1 of the drawing booklet.
3. North Elevation - Replace 2no. fixed glazed panels with 2no. doors to provide guest access to balcony/terrace.
4. North Elevation – Replace approx. 7m of metal cladding with glazed façade where WC's are being replaced with Bedrooms; 2no. doors to be incorporated to provide guest access to balcony/terrace.
5. West Elevation – Replace approx. 2.4m of metal cladding with glazed façade.

6.0 Request for a Declaration

The Planning Authority is requested to consider whether the conversion of meeting rooms, lobby and ancillary areas to 22 no. guest bedrooms at The Strand Hotel, Limerick City constitutes exempt development under the provisions of Section 5 of the Planning and Development Act, 2000 (as amended), and to issue a declaration on the question.

7.0 Information in Support of the Declaration

7.1 Does the conversion of meeting rooms, lobby and ancillary areas to guest bedrooms constitute development, and if so, does it constitute exempt development under Section 4(1)(h) of the Planning and Development Act, 2000 (as amended) ?

It is reasonable to suggest that the works required to convert the meeting rooms, lobby and ancillary areas to guest bedrooms come within the meaning of 'development' under Section 3 of the Planning & Development Act (as amended). It is reasonable also to find that the works come within the scope of Section 4(1)(h) of the Planning & Development Act, 2000, as amended.

Drawing **26162-3001** enclosed illustrates the existing hotel elevations. The proposed elevations are shown on Drawing **26162-3101** enclosed, which shows the intention as per the elevation changes listed above.

The conversion works in question would affect only the interior appearance of the hotel, and whilst there are minor changes to hotel elevations, these changes would not materially

affect the external appearance of the structure, such as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Thus, we submit that the conversion works would come within the scope of Section 4(1)(h) of the Act and constitute exempt development.

7.2 Does the conversion of meeting rooms, lobby and ancillary areas to guest bedrooms constitute a material change of use amounting to development ?

On the question as to whether the conversion of meeting rooms, lobby and ancillary areas to bedrooms constitutes a material change of use amounting to development, the Applicant submits the following points for consideration.

In the first instance, the Planning Authority is requested to note that a number of referral or court cases have found that the 'swapping around' of ancillary uses within a hotel premises does not amount to a material change of use. We have set out a number of relevant references below for the information of the Planning Authority.

7.2.1 The Clarence Hotel High Court case (**Carroll and Colley v Brushfield Ltd.(unreported)**). In this case, a hotel garage was converted to a bar during the course of building renovation works at the hotel. Lynch J. decided that the change of use was not material as the development merely involved 'swapping around' of ancillary uses within the hotel and that the entire premises was considered to be a single planning unit.

7.2.2 **An Bord Pleanala Referral RF0845** – *'Whether works carried out including replacement of bar, lounge disco by additional bedrooms and use of former hotel as a guesthouse at Perryville house, Kinsale are or are not development and are or are not exempted development.'*

The Board concluded that the said alterations do not result in the making of a material change of use of the premises; that the said alterations involve carrying out works as defined by Section 3 of the 1963 Act; and that the said alterations consist of works which come within the scope of Section 4(1)(g) of the 1963 act. It was therefore concluded that the works were development and were exempted development.

7.2.3 **An Bord Pleanala Referral RF0857** – *'Whether the internal alteration works to convert the lounge bar and function room at Perryville House, Kinsale into 9 no. additional bedrooms represent either a material change of use or an intensification of the use of Perryville House and as such, are or are not development or are or are not exempted development.'*

The Board concluded that the said alterations do not result in the making of a material change of use of the premises; that the said alterations involve carrying out works as defined by Section 3 of the 1963 Act; and that the said alterations

consist of works which come within the scope of Section 4(1)(g) of the 1963 act. It was therefore concluded that the works were development and were exempted development.

7.2.4 An Bord Pleanála Referral ABP-307417-20 – ‘Whether amendments to an existing hotel at basement and ground floor levels resulting in 10 no. additional hotel bedrooms with ancillary uses is or is not development or is or is not exempted development at the Hilton Dublin Kilmainham Hotel, South Circular Road, Dublin D08 XAK3.’

In this case, the proposal also required ‘a rearrangement of spandrel panels on the ground floor eastern elevation to reflect new internal partition walls and the provision of two new windows on the western elevation’. In considering this issue, the Board Inspector found this work to be exempted development under the provisions of Section 4(1)(h) of the Planning and Development Act, 2000.

The Inspector noted further, ‘the works in question are a reconfiguration of the existing floor space for use as different type of guest accommodation (meeting rooms to bedrooms).’

‘The issue of intensification of use and whether such is a material change of use is relevant. The Council in their assessment have argued that the provision of 10 no. additional bedrooms would be an intensity of use whereas the referrer notes that it is not including providing a traffic statement to demonstrate that there will be no additional traffic generation. The referrer notes that the meeting rooms generate traffic in their own right (conferences/events) and that the change of such to bedrooms will not entail an increase in traffic or a material planning impact.’

‘The alterations to provide 10 additional bedrooms is not a change of use as the permitted use of the structure is not changing. The question arises whether the works in question are a material change in use in terms of intensity of activity. I would be off the view that the alterations would be unlikely to have a material impact in regard to traffic and would not constitute an intensification of use with any material planning impact. I would consider that the nature of the alterations are minor and unlikely to have any discernible planning impact over and above the existing operation of the hotel.’

In conclusion, the Board decided that the amendments to the existing hotel resulting in 10 additional bedrooms with ancillary uses ‘does not constitute a material change of use of the premises; the amendments would not constitute an intensification of use or have any material planning impact over and above the existing operation of the established hotel use, or any material consequences in terms of the proper planning and sustainable development of the area; the use of the premises remains as established hotel use and the alterations to the external elevations come under the provisions of section 4(1)(h) of the Planning and Development Act, 2000 (as amended) and as such, are exempted development.’

7.3 The 'Planning Unit' at The Strand Hotel Would Remain the Same, following the conversion of meeting rooms, lobby and ancillary areas to guest bedrooms.

In terms of the proposed development at The Strand Hotel, the primary use or the 'planning unit' at the premises, is the hotel constructed pursuant to the parent permission, Planning Register Reference 04/0536, with a range of ancillary functions and uses operating within, including guest bedrooms, meeting rooms, function rooms, restaurants and bars. The conversion of the meeting rooms, lobby and ancillary areas to guest bedrooms as proposed, would not involve the introduction of a new planning unit with physically distinct areas, operating for different purposes. In this case, there is no material distinction between the meetings rooms and bedrooms, as both are ancillary functions within the hotel, operated and managed by a single management entity, with no new 'planning unit' created, and thus no material change of use arising.

7.4 The Question of Intensification of Use

With respect to intensification of use, currently, The Strand Hotel provides 184 bedrooms. The additional 22 rooms in lieu of meeting rooms and ancillary areas will result in 206 bedrooms overall, an increase of 11% in the number of bedrooms and a decrease in the meeting room capacity of the hotel by 35%. It is considered that the level of occupancy of the 22 no. additional bedrooms would result in a decrease in patronage by comparison with the meeting rooms, with a consequential decrease in terms of traffic, car parking demand and services demands at the hotel.

7.4.1 Bedroom Occupancy and Demand

There is an undersupply of visitor bed spaces at The Strand Hotel and across Limerick City generally. Bedroom occupancy rates in recent years at the hotel are as follows :

- 2024 : 80%
- 2025 : 81%
- 2026 : 80%

The hotel annual occupancy rate of c80% represents a strong level of utilisation within the hospitality sector. However, this average masks significant peak-period compression, during which the hotel regularly reaches full occupancy and is required to turn away business. The proposed additional 22 rooms will enable the hotel to better accommodate peak demand, reduce displaced demand, and enhance its contribution to the local economy. The presence of a 20% annual vacancy does not indicate oversupply, but reflects normal seasonal and weekly demand variations inherent in hotel operations.

7.4.2 Meeting Rooms Occupancy and Demand

Currently, the Strand Hotel provides 933sq.m approx. of meeting and function room space. This is divided between 582.20sq.m. at ground floor/lower ground floor level and 351.6sq.m. at Level 6. The proposed re-configuration of space will result in all of the Level 6 meeting room space replaced with bedrooms, and the addition of a 60sq.m. meeting room in the Entrance Lobby, resulting in a 35% reduction overall in meeting room capacity at the hotel.

This proposed reconfiguration reflects a structural shift in demand within the corporate and events sector. In recent years, there has been a significant transition towards virtual and hybrid meeting formats, reducing reliance on traditional hotel-based meeting spaces. In parallel, many corporate occupiers have invested in enhanced in-house meeting and conferencing facilities within their own premises, further diminishing external demand. As a result, utilisation of on-site meeting space has declined and no longer justifies the existing provision at current scale. The proposed development reflects the change in demand and seeks to optimise the use of space towards higher-demand bedroom accommodation, while retaining an appropriate level of meeting facilities to serve ongoing guest and business needs.

7.4.3 Traffic Generation

An assessment of the traffic generation characteristics of the proposed bedrooms by comparison with the existing meeting rooms has been undertaken by Punch Consulting Engineers. This assessment finds that the conversion of the meeting rooms to bedrooms will generate different levels of traffic. TRICS* was used to establish the number of vehicle trips that the existing meeting rooms and proposed bedrooms are likely to generate. The predicted Passenger Car Units (PCUs) of the existing meeting rooms and proposed bedrooms generate during the AM and PM peak hours is outlined in table 1.1 and 1.2 below.

	Existing Meeting Rooms		
	Arrivals Peak	Departures Peak	Total PCUs
	PCU	PCU	
AM Peak	28	4	32
PM Peak	5	31	36

Table 1.1: PCU's generated by existing meeting rooms

	Proposed Bedrooms		
	Arrivals Peak	Departures Peak	Total PCUs
	PCU	PCU	
AM Peak	6	8	14
PM Peak	9	7	16

Table 1.2: PCU's generated by proposed bedrooms

As can be seen from the above tables, it is predicted that the proposed bedrooms will generate less PCU's than the existing meeting rooms with a reduction of 18 PCU's in the AM peak hour and 20 in the PM peak hour.

*TRICS enables its users to undertake calculations, using a number of calculation parameter options. It is based on traffic surveys of existing sites and is used to estimate the number of vehicle trips a development is likely to generate.

7.4.4 City Centre Context

Furthermore, growth of commercial and leisure tourism generally and more specifically associated with the **Ryder Cup 2027** will need to be supported by visitor accommodation growth into the future. In the majority of cases, hotel accommodation and an increase in hotel bed spaces is appropriate within City Centre and urban Town Centres, where public transport capacity and associated visitor services are available and prevalent. The Strand Hotel location is zoned 'City Centre'. The Objective of this zoning is *'To protect, consolidate and facilitate the development of the City Centre commercial, retail, educational, leisure, residential, social and community uses and facilities'*. Primary uses in this zone include hotels.

Currently, The Strand Hotel provides 184 bedrooms. The additional 22 rooms will result in 206 bedrooms overall, an increase of 11%. We submit that the principle of the provision of 22 additional hotel rooms is acceptable at this city centre location and based on the data provided in terms of car parking, traffic and services demands, will not result in an intensification of use such as to constitute a material change of use amounting to development.

8.0 Restrictions on Exemption

We have reviewed the provisions of Article 9(1) of the Planning and Development Regulations, which set out a range of different circumstances where development shall not be exempt development for the purposes of the Act, and we do not find that any of the restrictions apply in this particular instance.

Thus, the Planning Authority is requested to Declare that the conversion of meeting rooms, lobby areas and ancillary spaces to 24 no. guest bedrooms at The Strand Hotel, Ennis Road, Limerick City constitutes exempt development, and to issue a Declaration to that effect pursuant to the provisions of Section 5 of the Planning and Development Act, 2000, as amended.

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

File Reference number	EC-170-26
Applicant(s)	Strand Leisure Investments Limited
Location	The Strand Hotel, Ennis Road, Co. Limerick

Description of Site and Surroundings:

The subject site is located adjacent to the River Shannon in Stonetown in Limerick City. The site contains a 184-bedroom hotel which is 6 storeys high. It can be accessed from the Ennis 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:

Conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms.

This Section 5 declaration includes the following:

- Application form
- Accompanying letter
- Supporting documentation
- Elevations
- Floor plans

Planning History:

Subject site:

18/189 Conditional Permission - the construction of a single storey extension of 687 sq. m (gross floor area) to the north wing of the existing hotel. The extension will include the provision of 20 additional hotel rooms; maintenance desk area; and repositioning of plant from existing roof to the roof of the new extension

22/1087 Conditional Permission - the installation of Photovoltaic Panels to the roof levels and all associated works

Adjacent:

04/770536 Conditional Permission - Permission for a mixed use development comprising: (1) 157 no. apartments in four blocks (4-7 storeys). (2) 184 no. bedroom hotel in a 6-8 storey block to include leisure centre, bar and restaurant, conference centre/function room, meeting rooms. (3) 350 car parking spaces and 40 bicycle parking spaces in two levels below ground. (4) 3 no. retail units and residential concierge at ground floor of Block A. (5) Bin and

residential storage units at basement levels. SEE ATTACHED SCHEDULE FOR MORE DETAILS

06/770159 Conditional Permission - The development will consist of completion and retention of alterations to a permitted 6-8 storey over basement hotel (as permitted under Reg. Ref. P04/536) comprising reconfiguration of the basement car park and minor extensions; decrease in overall height of the permitted hotel building; internal reconfigurations and external façade alterations to the hotel building and reconfiguration and minor extensions to adjacent permitted retail units. See attached schedule

Enforcement History:

N/A

Relevant An Coimisiún Pleanála referrals:

ABP Ref. RF0845

This proposal was for whether works carried out including replacement of a bar and lounge disco by additional bedrooms and the use of a former hotel as a guesthouse is or is not development at Perryville House in Kinsale. The board concluded that the utilisation of these public function areas as bedrooms will not adversely affect the environment or make materially different demands on the local authority and therefore it is not considered that there has been an intensification of use and that the proposal is exempted under section 4(1)(g) of the 1963 Act.

ABP Ref. RF0857

This proposal was for whether the internal alteration works to convert the lounge bar and function room at Perryville House in Kinsale to 9 additional bedrooms was a material change of use or an intensification of use and as such, are the works considered development and exempted development. It was concluded by the board that the said alterations do not result in a material change of use and concluded that the works were development and not exempted development under Section 4(1)(g) of the 1963 Act.

ABP Ref. ABP-307417-20

This proposal was for whether amendments to an existing hotel at basement and ground floor levels resulting in 10 no. additional hotel bedrooms with ancillary uses is or is not development or is or is not exempted development at the Hilton Dublin Kilmainham Hotel, South Circular Road. The local authority argued in their assessment that the new rooms would provide traffic implications. The board argued that the alterations would be unlikely to have a material impact in regard to traffic and would not constitute an intensification of use with any material planning impact. The development is minor and would not have any major planning impact over and above the existing hotel. The use of the premises stayed as a hotel and comes within the scope of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and is therefore exempted development.

Assessment:

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

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

Is the proposal development?

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

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

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

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

(iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

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

The proposal concerns, conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms, **constituting ‘works’ and ‘development’**.

Is the proposal exempted development?

To assess whether the proposed development is exempted development, it will be assessed under Section 4(1)(h) of the Planning and Development Act (2000). Regard has been had to An Bord Pleanála referrals RF085, RF0857 and ABP-307417-20. These referrals are all similar in nature where new accommodation is provided for residents, substituting a different hotel use for bedrooms. In these reports it was concluded that the new bedrooms will not provide any new planning impacts, any intensification of use or any material change of use in the hotels for the local authorities to consider and therefore fall within the scope of exempted development.

The proposed addition of 22 bedrooms in this proposal is not expected to give rise to any planning implications. The introduction of these bedrooms will not intensify the use, where it will most likely reduce activity, as these new rooms will cause less activity than meeting rooms. The proposed works would only affect the interior appearance of the hotel.

There are also proposed minor changes to the hotel elevations. It is considered that these changes would not materially affect the external appearance of the structure such as to render the appearance inconsistent with the character of the structure or of neighbouring structures. It is considered that this development falls within the scope of Section 4(1)(h) of the Planning and Development Act (2000).

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	N/A

plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	
(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 would materially affect the character of the area,	N/A
(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	N/A

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.	
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

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 conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms can be considered development. It can also be considered exempted development under Section 4(1)(h) of the Planning and Development Act 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 of the Planning and Development Regulations 2001 (as amended);
- (c) The plans and particulars submitted with the application received on the 2nd of September 2026

It is therefore considered that the said works constitute development and exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Graduate Planner	Conor Deering	Date: 07/09/2026

Signature:		
Senior Executive Planner	Gráinne O'Keeffe	Date: 28/09/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-170-26
(e) Brief description of the project or plan:	Conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms.
(e) Brief description of site characteristics:	The subject site is located adjacent to the River Shannon in Stonetown in Limerick City. The site contains a 184-bedroom hotel which is 6 storeys high. It can be accessed from the Ennis Road.
(e) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 Lower River Shannon SAC	https://www.npws.ie/pr oteded-sites/sac/002165	23 m	N/A	N
004077 River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/pr oteded-sites/spa/004077	450 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 - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	None. No direct encroachment or hydrological connection.
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - 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:	 07/09/2026	
Signature and Date of the Decision Maker:	 28/09/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a 'sub-threshold development':		
Planning Register Reference:	EC-170-26	
Development Summary:	Conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms.	
Was a Screening Determination carried out under Section 176A-C?	Yes. no further action required No. Proceed to Part A	
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)		
☐ Yes. specify class: [insert here] _		EIA is mandatory No Screening required
☒ No		Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)		
☒ No. the development is not a project listed in Schedule 5, Part 2		No Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_		EIA is mandatory No Screening required
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : [insert here] _		Proceed to Part C
c. If Yes , has Schedule 7A information/screening report been submitted?		
Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required

No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
Signature and Date of Recommending Officer:  07/09/2026	
Signature and Date of the Decision Maker:  28/09/2026	



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:

**Strand Leisure Investments Limited
c/o Dianne McDonogh,
Town & Country Resources Limited,
Hawthorn,
Breskamore,
Clarina,
Limerick.**

EC/170/26

29 September 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/2026/1208

File Ref No. EC/170/26

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

RE: **Conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms at The Strand Hotel, Ennis Road, 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, Graduate Planner dated 07/09/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Strand Leisure Investments Limited, c/o Dianne McDonogh, Town & Country Resources Limited, Hawthorn, Breskamore, Clarina, Limerick to state that the works as described above is

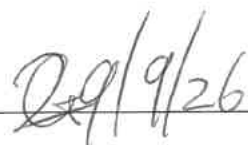
Development and is Exempt Development.

Signed



SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT,
PLANNING

Date





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SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/170/26

Name and Address of Applicant: Strand Leisure Investments Limited, Intercontinental Hotel,
Simmons Court Road, Ballsbridge, Dublin 4

Agent: Dianne McDonogh, Town & Country Resources Limited, Hawthorn,
Breskamore, Clarina, Limerick

Whether the conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms at The Strand Hotel, Ennis Road, 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 02nd day of September 2026.

AND WHEREAS the Planning Authority has concluded that the conversion of meeting rooms and ancillary spaces within the hotel to provide 22 additional guest bedrooms at The Strand Hotel, Ennis Road, Co. Limerick **DOES** come within the scope of exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended). See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is Exempted Development.**

Signed on behalf of the said Council C. Goff

Date: 29.9.2026

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.