

Limerick City and County Council

Planning Department

Section 5 Application

**Limerick City & County
Council**

03 SEP 2023

Planning

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name:

DAVID & KATELYNE COSACK.

Applicant's Address:

40 MEADOW SPRINGS.

CLAREVIEW

Limerick. V94 PX6P.

Telephone No.

Name of Agent (if any):

GILBERT M'DONNELL O'SHAUGHNESSY

Address:

UNIT 15 LIMERICK BUSINESS COMPLEX.

KEATING ROAD, RATHEN BUSINESS

PARK, LIMERICK V94 F68A.

Telephone No.

061-500050.

Address for Correspondence:

GILBERT M'DONNELL O'SHAUGHNESSY LTD

UNIT 15 LIMERICK BUSINESS COMPLEX.

KEATING ROAD, RATHEN BUSINESS PARK. LIMERICK.

Location of Proposed development (Please include EIRCODE):

40 Meadow Springs
Clareville
Limerick V94 PX6P.

Description of Proposed development:

CONVERSION OF EXISTING ATTACHED GARAGE TO LIVING
ACCOMMODATION INCLUDING WINDOW TO FRONT ELEVATION &
CONSTRUCTION OF A SINGLE STOREY EXTENSION TO
REAR OF EXISTING DWELLING AND ASSOCIATED SITE WORKS.

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

CLASS 1

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

Applicant's interest in site: Owner

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

Doc 26.020.01 SITE LAYOUT PLAN
Doc 26.020.02 PLANS ELEVATIONS & SECTION.
Doc 26.020.03 EXISTING DWELLING SURVEY

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

If Yes please provide floor areas of all existing structures:

PROPOSED AREAS: EXTENSION 25.7 sq m.
IMAGE CONVERSION: 13.39 sq m.

EXISTING DWELLING GND FLOOR 50.48 (NOT INCL GARAGE)
FIRST FLOOR 480 sq m. TOTAL 98.48

Signature of Applicant (or Agent)

JOSEPH GARDNER
Dated: 02.09.2026.

SITE AREA: 0.032 ha.

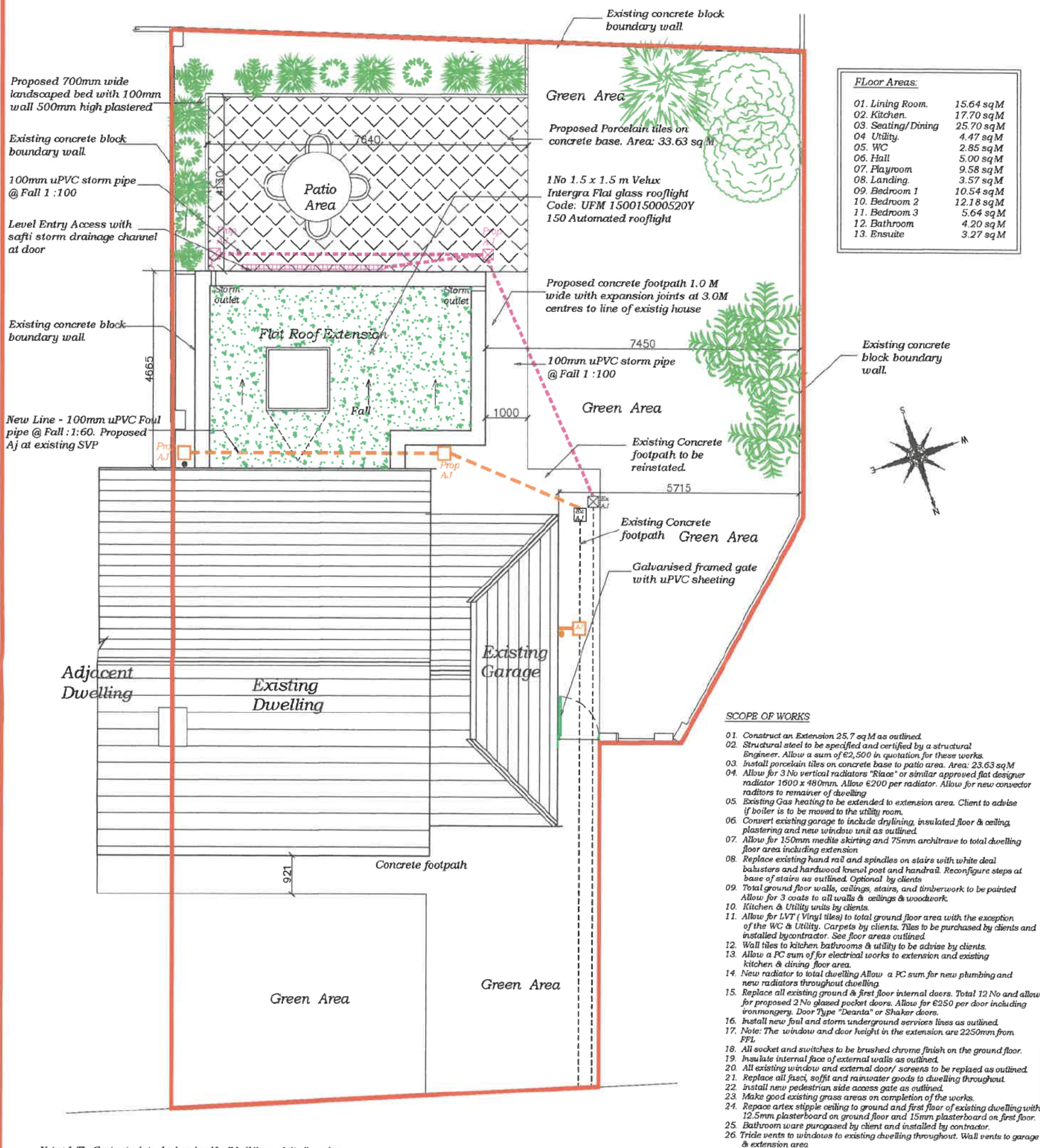
NOTES: Application must be accompanied by:

- (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**



Notes: 1. The Contractor is to check and verify all building and site dimensions levels, and sewer invert levels at connection points, before work starts
2. The drawings must be read with and checked against any structural or other specialist drawings provided.
3. All details or dimensions relating to Subcontractors or Suppliers, work must be checked and agreed between the General Contractors and the Subcontractors or Suppliers.
4. The contractor is to comply in all aspects with the current Building Regulation, whether or not specifically stated on drawings.
5. The drawing and the building works depicted, are the copyright of the Architects, and may not be reproduced except by written permission.

Site Layout Plan:
Scale: 1:100
Site Area: 0.032 Ha

Extension & Renovations
Existing Dwelling
Proposed Storm connection
Proposed Foul connection
Existing services lines

**GILLEECE
McDONNELL
O'SHAUGHNESSY
G.M:D:S**

Unit 15 Limerick Business Complex,
Keating Rd, Raheen Business Park,
Limerick

**CHARTERED
SURVEYORS
&
DESIGN/
PLANNING
CONSULTANTS**

Tel: 061-500050
Email: info@gmcdos.ie

Job: PROPOSED EXTENSION & RENOVATIONS
40 MEADOW SPRINGS, CLAREVIEW LMK
Client: DAVID & KATELYNE CUSACK
Desp: SITE LAYOUT PLAN & DETAILS

Date: MAY 2026 | Drawn by: J.O.S. | Scale (s): 1:100 1:25

Job no:
26.020

Sheet:
01

Rev:
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Land Registry Compliant Map



Tailte
Éireann

**CENTRE
COORDINATES:**
ITM 555364,658057

PUBLISHED: 27/08/2026
ORDER NÓ.: 50555751_1

MAP SERIES: 1:1,000
MAP SHEETS: 4681-20

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NORTHERN RING ROAD

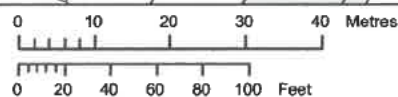
SHEELIN ROAD

Caherdavin
Park

An tSeannbhuail
Shannabooly

Meadow
Springs

May
Centre
Cúil Raithní
Coolraine



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
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Output scale is not indicative of data capture scale.
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www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
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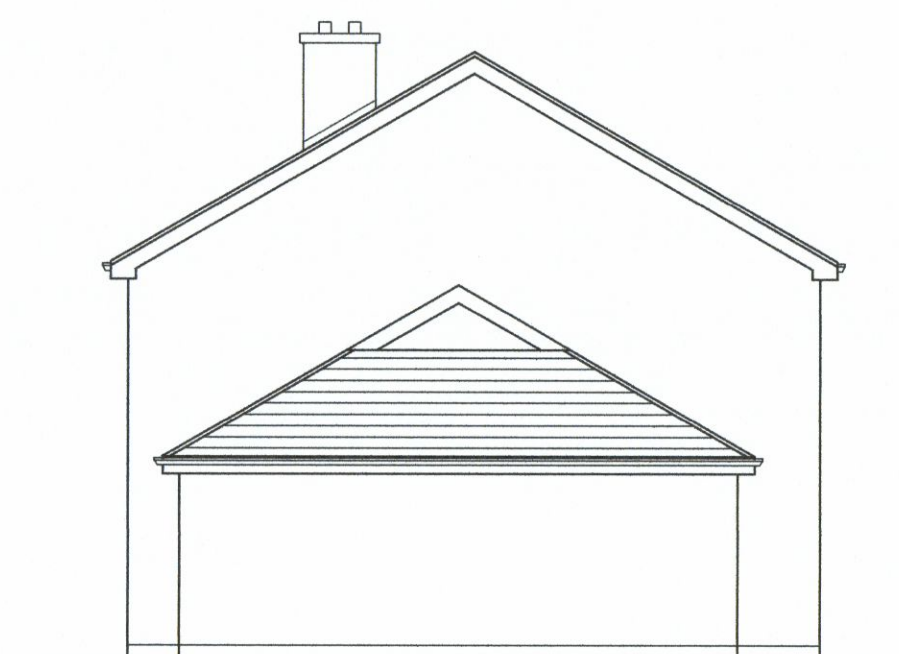




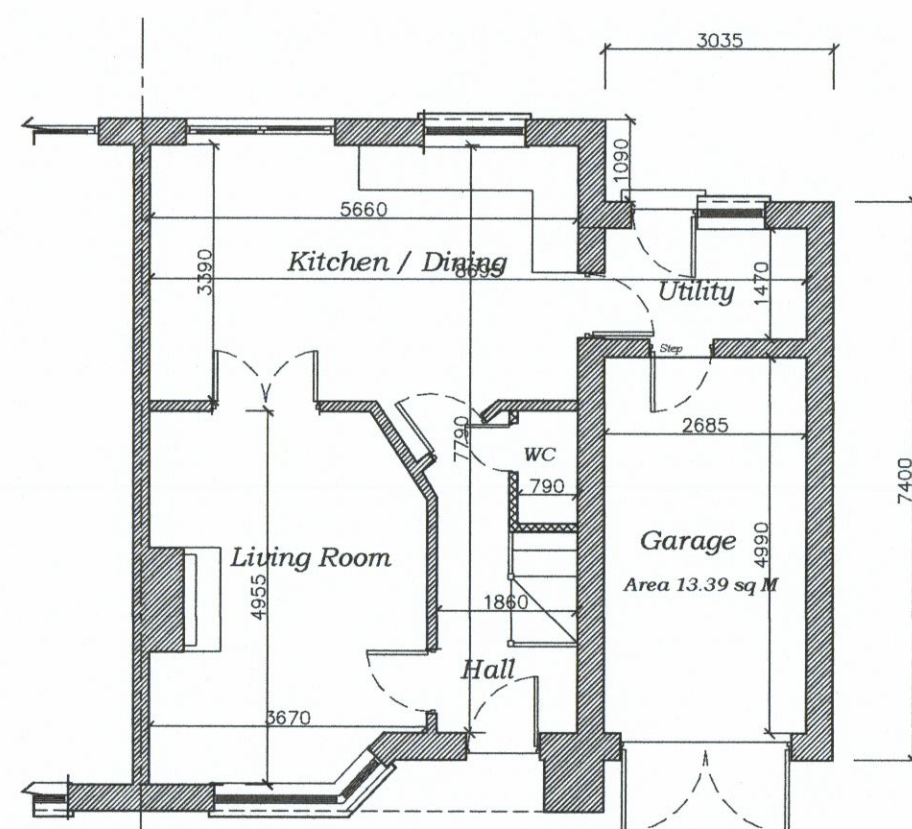
Rear Elevation
Scale: 1:100



Front Elevation
Scale: 1:100

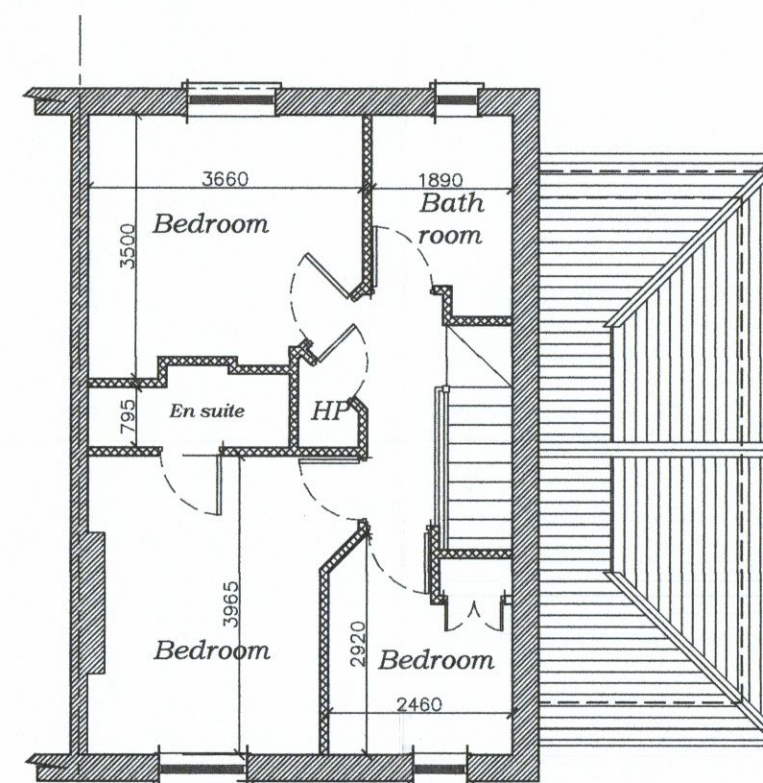


Side Elevation
Scale: 1:100



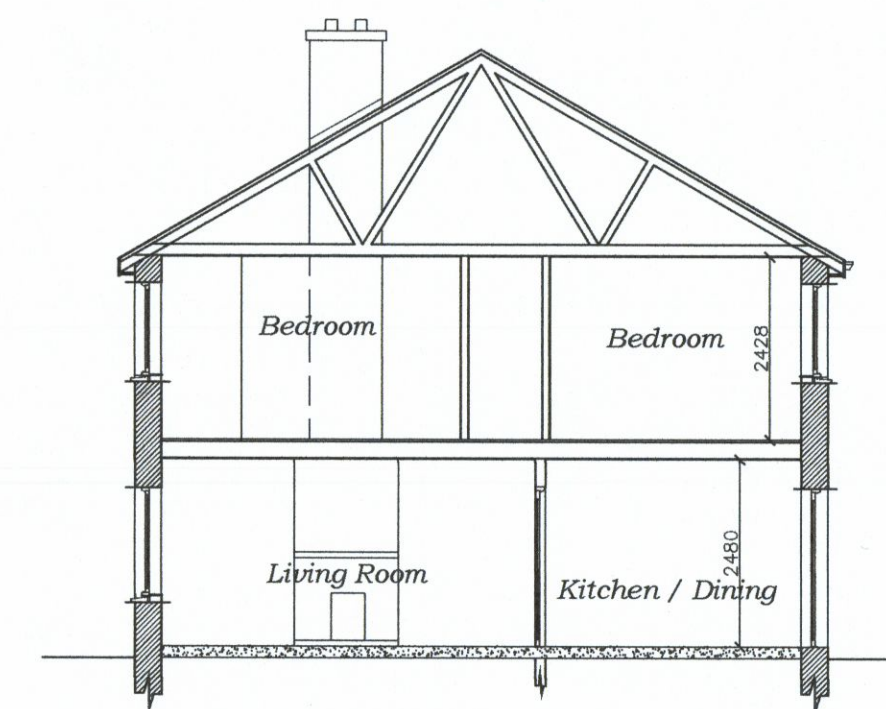
Ground Floor Plan
Scale: 1:100

Ground Floor Area: 50.48 sq M
Garage Area: 13.39 sq M



First Floor Plan
Scale: 1:100

First Floor Area: 48.0 sq M



Section A-A
Scale: 1:100

Total Dwelling Area: 98.48 sq M
Garage Area: 13.39 sq M

- The drawings must be read with and checked against any structural or other specialist drawings provided.
- All details or dimensions relating to Subcontractors or Suppliers, work must be checked and agreed between the General Contractors and the Subcontractors or Suppliers.
- The contractor is to comply in all aspects with the current Building Regulation, whether or not specifically stated on drawings.
- The drawing and the building works depicted, are the copyright of the Architects, and may not be reproduced except by written permission.

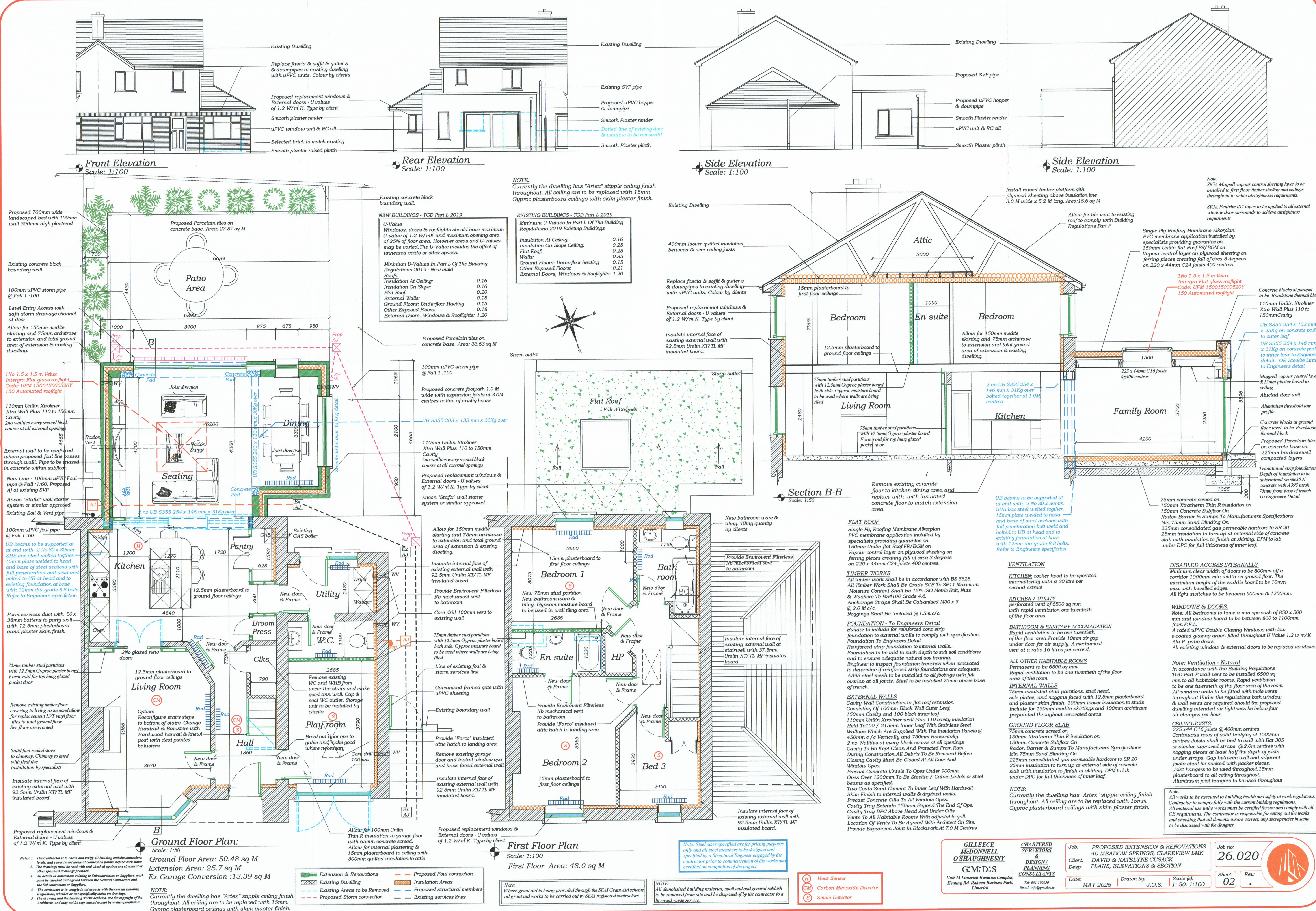
**GILLEECE
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Tel: 061-300050
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Job: PROPOSED EXTENSION & RENOVATIONS
MEADOW SPRINGS, CLAREVIEW, LMK
Client: DAVID & KATELYNE CUSACK
Desp: EXISTING DWELLING SURVEY
Date: APRIL 2026 | Drawn by: J.O.S. | Scale (s): 1:100

Job no: 26.020
Sheet: 03
Rev: .





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

File Reference number	EC-171-26
Applicant(s)	David & Katelyne Cusack
Location	40 Meadow Springs, Clareview, Co. Limerick V94 PX6P

Description of Site and Surroundings:

The subject site is located in the Meadow Springs housing estate and it comprises of an existing semi-detached two storey dwelling. It is situated in an established residential area and can be accessed from the Northern Ring Road.

Proposal:

This is an application requesting a Section 5 Declaration on whether the following works are or are not development or are or are not exempted development:

Conversion of an existing attached garage to living accommodation including window to front elevation and construction of a single storey extension to rear of the existing dwelling and associated site works

This Section 5 declaration includes the following:

- Application form
- Land Registry Compliant Map
- Site layout plans
- Proposed elevations
- Proposed sections
- Existing site layout

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, conversion of an existing attached garage to living accommodation including window to front elevation and construction of a single storey extension to rear of the existing dwelling and associated site works **constituting ‘works’ and ‘development’**.

Is the proposal exempted development?

To assess whether the proposed development is exempted development, both the existing garage and the proposed extension will be assessed under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). The proposed change from the door of the garage to a window for the conversion of the garage to living accommodation will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

The works to the interior of the house are considered acceptable in principle. The conversion of the door to a window at the front of the house is relatively small in scale, and from looking at other dwellings in the same housing estate, there are several houses with this design on their house. (the majority of the houses are similar/identical). In this case, it is determined that the works will affect only the interior of the structure and will not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. This is acceptable under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house is considered Exempted Development, subject to the following Conditions and Limitations:

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

The house has not been extended previously and stated floor area is 39.09sqm.

(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.

No development proposed above ground.

(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.

N/A house is not detached

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.*

House has not been extended previously.

(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.

N/A no works proposed above ground floor.

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

N/A no works proposed above ground floor.

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

N/A no works proposed above ground floor.

4. *(a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.*

Rear wall does not include a gable. Height of extension would not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

N/A

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

Height would not exceed height of eaves or parapet or height of highest part of the roof of the dwelling.

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

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

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

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

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

N/A no above ground floor extension

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

N/A

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

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

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 exemption will only be used on the principal house.

The proposal is not subject to any conditions or limitations set out in Column 2.

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 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	N/A

seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,	
(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:—	N/A
(i) of class 1, 3, 11, 16, 21, 22, 27, 28, 29, 31, (other than paragraph (a) thereof), 33 (c) (including the laying out and use of land for golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), 39, 44 or 50(a) specified in column 1 of Part 1 of Schedule 2, or	N/A
(ii) consisting of the use of a structure or other land for the exhibition of advertisements of class 1, 4, 6, 11, 16 or 17 specified in column 1 of Part 2 of the said Schedule or the erection of an advertisement structure for the exhibition of any advertisement of any of the said classes, or	N/A
(iii) of class 3, 5, 6, 7, 8, 9, 10, 11, 12 or 13 specified in column 1 of Part 3 of the said Schedule, or	N/A
(iv) of any class of Parts 1, 2 or 3 of Schedule 2 not referred to in subparagraphs (i), (ii) and (iii) where it is stated in the order made under section 202 of the Act that such development shall be prevented or limited,	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 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 proposal, the conversion of an existing attached garage to living accommodation including window to front elevation and construction of a single storey extension to rear of the existing dwelling and associated site works can be considered development. It can also be considered to be exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (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 3rd 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) and & Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)

Student Planner	Conor Deering	Date: 11/09/2026

Signature:		
Senior Executive Planner	Senior Executive Planner	Date: 23/09/2026
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-171-26
(e) Brief description of the project or plan:	The conversion of an existing attached garage to living accommodation including window to front elevation and construction of a single storey extension to rear of the existing dwelling and associated site works.
(e) Brief description of site characteristics:	The subject site is located in the Meadow Springs housing estate and it comprises of an existing semi-detached two storey dwelling. It is situated in an established residential area and can be accessed from the Northern Ring Road.
(e) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptors)	Considered further in screening Y/N
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	1.25 km	N/A	N
004077 River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/spa/004077	1.4 km	N/A	N

STEP 3: Assessment of Likely Significant Effects
--

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/Magnitude etc)
Construction phase e.g - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	None. No direct encroachment or hydrological connection.
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - 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	None. No direct encroachment or hydrological connection.

structure or ecological function of the site	
--	--

(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:	 _____ 11/09/2026	
Signature and Date of the Decision Maker:		



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:

**David & Katelyne Cusack,
c/o Gilleece McDonnell O'Shaughnessy Ltd,
Unit 15 Limerick Business Complex,
Keating Road,
Raheen Business Park,
Limerick.
V94 F68A**

EC/171/26

25 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/2026/1197

File Ref No. EC/171/26

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

RE: **Conversion of an existing attached garage to living accommodation including window to front elevation and construction of a single storey extension to rear of the existing dwelling and associated site works at 40 Meadow Springs, Clareview, 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 11/09/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to David & Katelyne Cusack, c/o Gilleece McDonnell O'Shaughnessy Ltd, Unit 15 Limerick Business Complex, Keating Road, Raheen Business Park, 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**

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

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

t: 061 556 000

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO.

EC/171/26

Name and Address of Applicant: David & Katelyne Cusack, 40 Meadow Springs, Clareview, Co. Limerick

Agent: Gilleece McDonnell O'Shaughnessy Ltd, Unit 15 Limerick Business Complex, Keating Road, Raheen Business Park, Limerick

Whether the conversion of an existing attached garage to living accommodation including window to front elevation and construction of a single storey extension to rear of the existing dwelling and associated site works at 40 Meadow Springs, Clareview, 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 03rd day of September 2026.

AND WHEREAS the Planning Authority has concluded that the conversion of an existing attached garage to living accommodation including window to front elevation and construction of a single storey extension to rear of the existing dwelling and associated site works at 40 Meadow Springs, Clareview, Co. Limerick **DOES** come within the scope of exempted development under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended) and & Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). See Report attached.

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

Signed on behalf of the said Council

Date: 25/09/2026

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.