Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Maurice Ahern

Applicant's Address: Townparks, Cahir

Telephone No. [redacted]

Name of Agent (if any): _____

Address: _____

Telephone No. _____

Address for Correspondence:

Townparks, Cahir

Co. Tipperary

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

Unit 9, Garanbawn Centre, Garanbawn

Liscreagh, Moroe, Co. Limerick

EIR CODE not available

Description of Proposed development:

DWA TWO SINGLE BEDROOM APARTMENTS OVER THE SHOP SUITABLE FOR

THE VACANT ABOVE THE SHOP GRANT APPLICATION

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

Article 10(6) of the Planning and Development Regulation 2001 (as amended)

Section 4(1)(h) and Section 5 of the Planning and Development Act 2000 (as amended)

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

Applicant's interest in site: Purchasing from MAP Publication Ltd.

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

1. Site Location Map (1:2500)

2. Site Layout (1:500)

3. Plans, Sections, Elevations (1:100)

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

If Yes please provide floor areas of all existing structures:

Signature of Applicant (or Agent) 

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.

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Application to be forwarded to:

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

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

****

[redacted]

Planning Section
Limerick City and County Council
Dooradoyle Road, Dooradoyle
Limerick, V94 WV78

Date: 27th August 2026

APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTED DEVELOPMENT
Location: Unit 9, Garanbawn Centre, Garanbawn, Liscreagh, Murroe, Co. Limerick
Applicant: Maurice Ahern

Dear Sir/Madam,

Please accept this cover letter and accompanying documentation as a formal application for a Section 5 Declaration under the Planning and Development Act 2000 (as amended) regarding the property at Unit 9, Garanbawn Centre, Garanbawn, Liscreagh, Murroe, Co. Limerick.

1. Details & Purpose of Proposed Development

The application relates to the proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and a change of use to create two (2) self-contained single-bedroom apartments suitable for the Over the Shop Grant application.

- **Vacant Above the Shop Grant Support:** This Section 5 Declaration application is prepared specifically in support of an application under the Vacant Property Refurbishment Grant (Croí Cónaithe / Vacant Above the Shop Scheme) to establish formal planning compliance.
- **Article 10(6) Statutory Notification:** It is expressly confirmed that this Section 5 application is lodged to provide planning certainty for the grant approval stage. Following receipt of formal Grant Approval in Principle, and prior to the commencement of any physical on-site works, the applicant will formally submit the statutory Article 10(6) Notification Form to the Planning Authority at least two (2) weeks prior to construction.
- **Vacancy & Standards:** The subject commercial premises have been continuously vacant for over two (2) years and are not a Protected Structure. All works have been designed to strictly comply with national apartment standards (Sustainable Urban Housing: Design Standards for New Apartments), ensuring adequate floor areas, dedicated internal storage, natural daylighting to all habitable rooms, and full compliance with Building Regulations.

2. Schedule of Accompanying Drawings & Documentation

The application is accompanied by the following statutory documentation and architectural drawings:

- **Completed Section 5 Application Form:** Duly signed and dated.
- **OSI Site Location Map:** Rural PLACE Map Sheet (Scale 1:2,500), clearly indicating the site boundary outlined in red.
- **Site Layout Plan:** Scaled at 1:500, showing site context, property boundaries, and access.
- **Architectural Drawings (Scale 1:100):** Comprehensive plans, sections, and elevations illustrating existing commercial layouts and proposed residential layouts for two (2) single-bedroom apartments, including room dimensions, gross internal floor areas (sq.m), storage provisions, natural daylight compliance, and elevational treatments.

3. Statutory Application Fee (€80.00)

The statutory application fee of €80.00 applies to this declaration. As this application is submitted electronically, could you please advise on the preferred method for processing payment (e.g., card payment via telephone, EFT bank transfer, or online portal payment reference)?

4. Nominated Public Representatives

For administrative consultation and transparency regarding this application, the applicant formally includes the following public representatives as nominated contacts:

- Mattie McGrath, TD and Máirín McGrath, Public Representative
- Frankie Daly, Public Representative

I trust the enclosed documentation is in order and look forward to receiving formal acknowledgement and the Council's determination. Should you require any further clarification or details, please contact me directly.

Yours sincerely,



Maurice Ahern
Applicant / Purchasing from MAP Publication Ltd.

Planning Section **Maurice Ahern**
Limerick City and County Council
Dooradoyle Road, Dooradoyle
Limerick, V94 WV78
Date: 30th Sept 2026 **REF: EC/163/26**

REF: Further info / Proof of Vacancy EC/163/26 - Applicant: Maurice Ahern

–APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTED DEVELOPMENT
Location: Unit 9, Garanbawn Centre, Garanbawn, Liscreagh, Murroe, Co. Limerick

Dear Sir/Madam, -– I've attached letter sent to Lorraine McDaid Rates dept each year in Sept 2025 which has the signed Garda stamped vacant forms, Auctioneers vacancy letter and interior & pictures and rates vacancy forms. Lorraine in your Rates office will also have all the originals for these if ye want to copy more pages from her file. I bought unit 8 in Jan 2024 formerly the House of blinds unit the Electricity was disconnected when I bought the unit 8 and has not been reconnected since. I've been trying to track down a MPRN number but I found nothing yet. Last Electricity connected would haven been about 5 years ago in House of Blinds.

Please accept this cover letter and accompanying documentation as a formal application for a Section 5 Declaration under the Planning and Development Act 2000 (as amended) regarding the property at Unit 9, Garanbawn Centre, Garanbawn, Liscreagh, Murroe, Co. Limerick.

- **Vacant Above the Shop Grant Support:** This Section 5 Declaration application is prepared specifically in support of an application under the Vacant Property Refurbishment Grant (Croí Cónaithe / Vacant Above the Shop Scheme) to establish formal planning compliance.

4. Nominated Public Representatives

The applicant formally includes the following public representatives as nominated contacts:

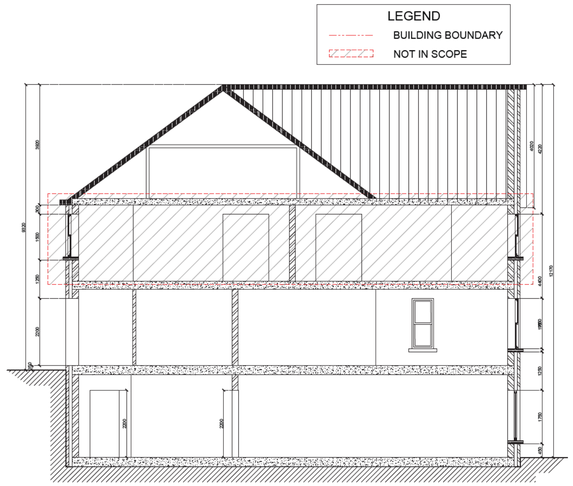
- Mattie McGrath, TD and Máirín McGrath, Public Representative
- Frankie Daly, Public Representative

Should you require any further clarification or details, please contact me directly.

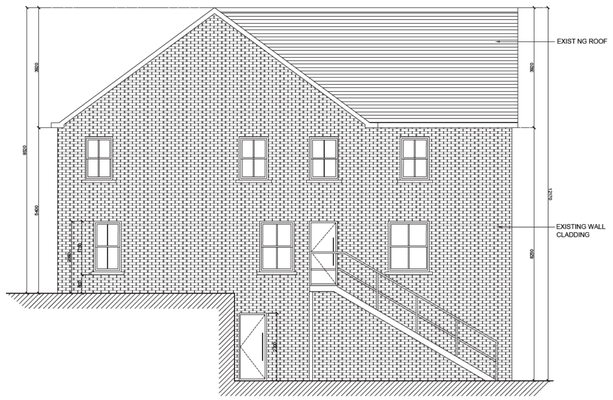
Yours sincerely,



Maurice Ahern
Applicant / Purchasing from MAP Publication Ltd.



SECTION AA' (EXISTING)
SCALE 1:100



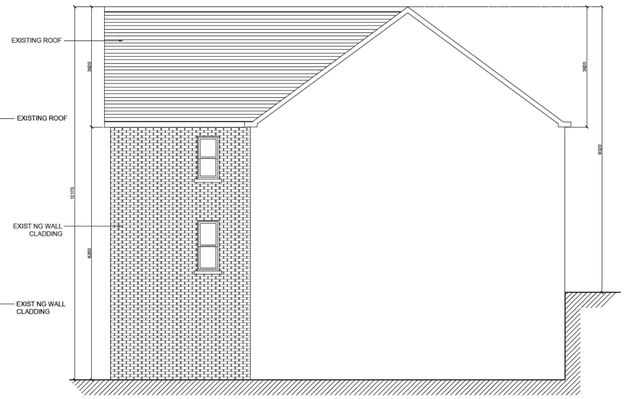
SIDE ELEVATION - WEST (EXISTING)
SCALE 1:100



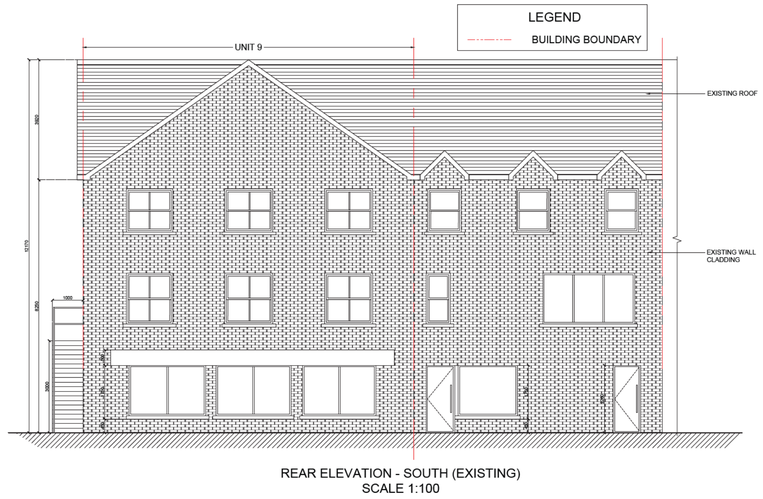
FRONT ELEVATION - NORTH (EXISTING)
SCALE 1:100



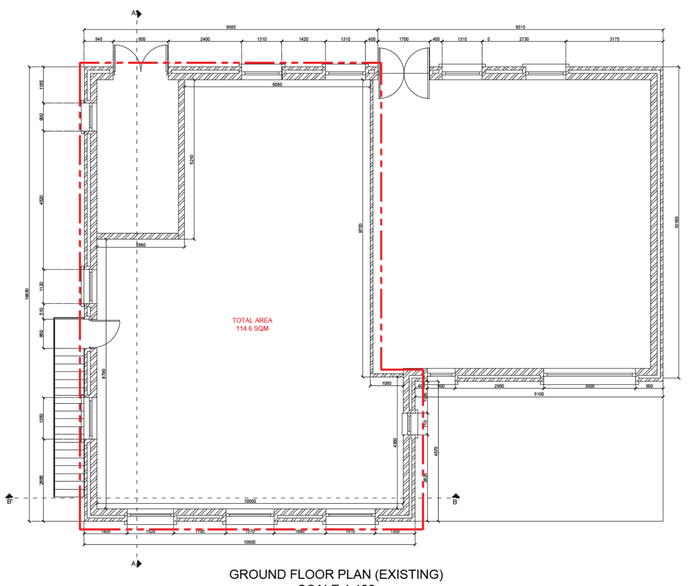
SECTION BB' (EXISTING)
SCALE 1:100



SIDE ELEVATION -EAST (EXISTING)
SCALE 1:100



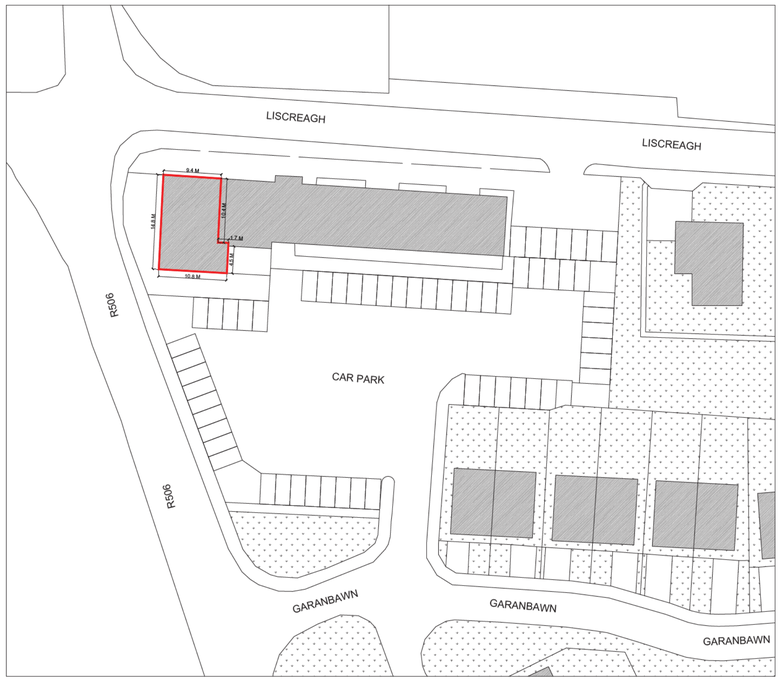
REAR ELEVATION - SOUTH (EXISTING)
SCALE 1:100



GROUND FLOOR PLAN (EXISTING)
SCALE 1:100







SITE LAYOUT
SCALE 1 :500
AREA 129.62 SQM (0.13 HA)

NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS SPECIFIED OTHERWISE.
2. REFER TO THE INDIVIDUAL SCALE NOTED DIRECTLY BENEATH EACH DRAWING.
3. SIDE ELEVATIONS ARE INDICATIVE ONLY AND BASED ON ASSUMPTIONS FROM THE PLAN AND SITE LAYOUT, DUE TO ADJACENT ATTACHED BUILDINGS PREVENTING PHYSICAL ACCESS/SURVEY.
4. ALL STATED AREAS ARE NET INTERNAL AREAS (EXCLUDING WALLS).

PROJECT DESCRIPTION

TWO SINGLE BEDROOM APARTMENTS SUITABLE FOR THE VACANT ABOVE THE SHOP GRANT APPLICATION

THE PROPOSED INTERNAL REFURBISHMENT OF THE EXISTING VACANT COMMERCIAL PREMISES TO CREATE A SMALLER SHOP UNIT AND CHANGE OF USE TO CREATE TWO (2) SELF-CONTAINED SINGLE-BEDROOM APARTMENTS SUITABLE FOR THE **VACANT ABOVE THE SHOP GRANT** APPLICATION. THE SPACE HAS BEEN CONTINUOUSLY VACANT FOR OVER TWO YEARS AND IS BEING RESTORED SOLELY FOR LONG-TERM RESIDENTIAL RENTAL USE. ALL WORKS ARE DESIGNED TO COMPLY WITH BUILDING REGULATIONS, FIRE SAFETY COMPARTMENTATION, AND STATUTORY PLANNING REQUIREMENTS.

REMARKS

TOTAL AREA	
GROUND FLOOR	115 SQM
LOWER GROUND FLOOR	
TOTAL	115 SQM

JOB DESCRIPTION

PROPOSED REFURBISHMENT OF EXISTING VACANT PROPERTY

LOCATION

UNIT 9, GARANBAWN CENTRE,
GARANBAWN, LISCREAGH, MOROE,
CO. LIMERICK

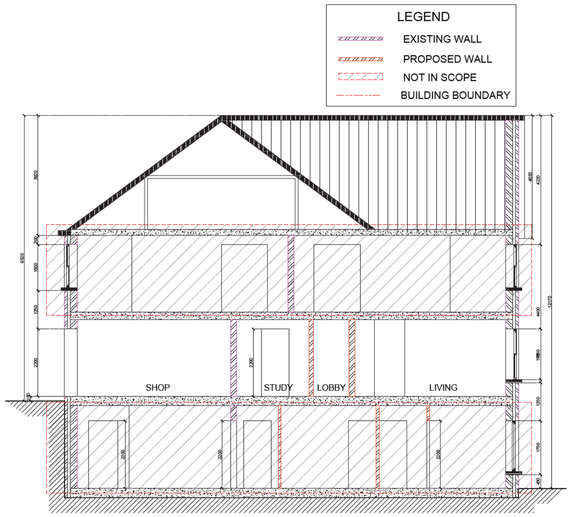
CLIENT

MAURICE AHERN

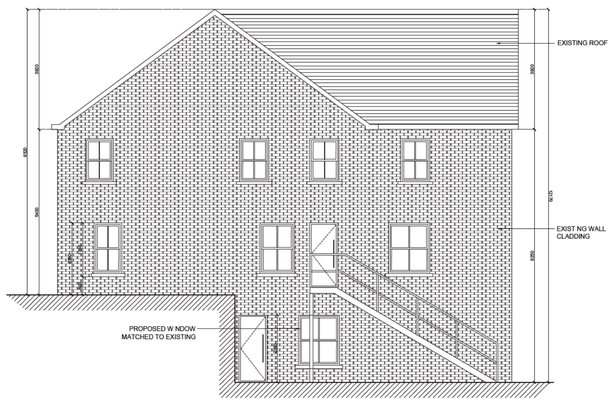
DRAWING TITLE

PLANNING PERMISSION DRAWING - EXISTING

DATE	DRAWN BY	SCALE
27-08-2026	MH	AS MENTIONED IN THE DRAWING



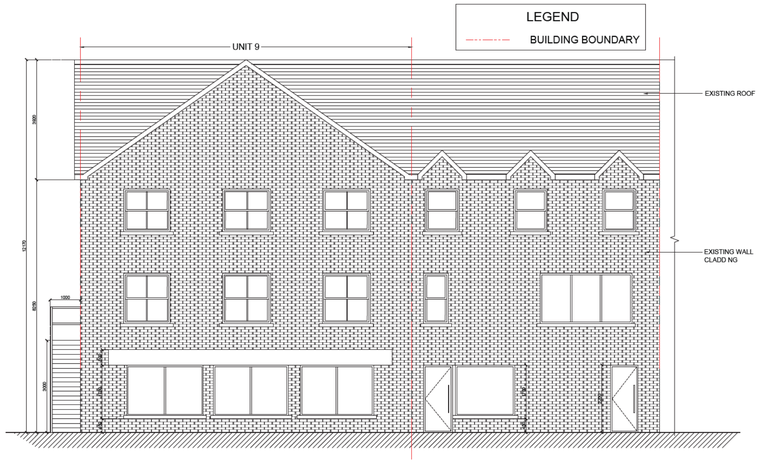
SECTION AA' (PROPOSED)
SCALE 1:100



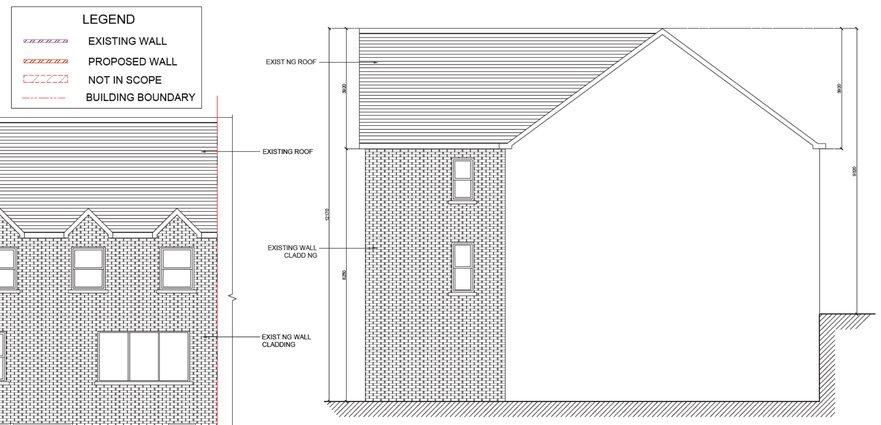
SIDE ELEVATION - WEST (PROPOSED)
SCALE 1:100



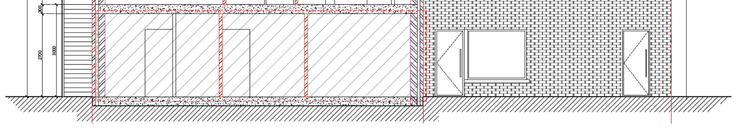
FRONT ELEVATION - NORTH (PROPOSED)
SCALE 1:100



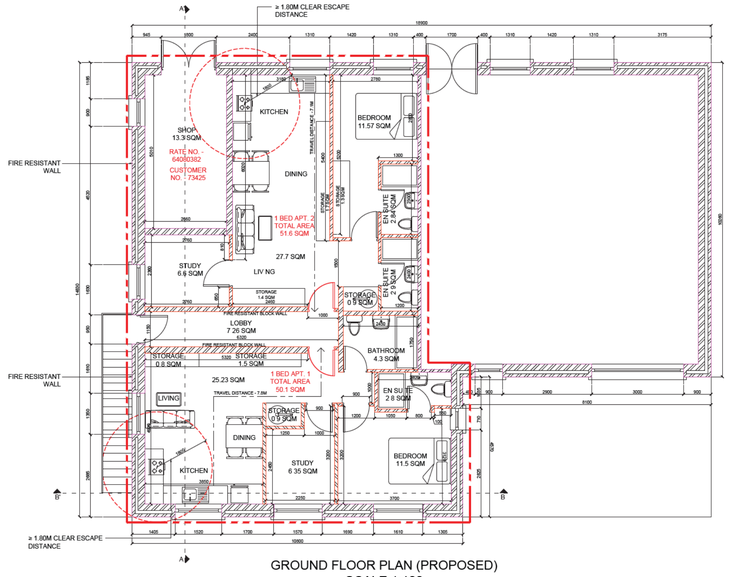
REAR ELEVATION - SOUTH (PROPOSED)
SCALE 1:100



SIDE ELEVATION -EAST (PROPOSED)
SCALE 1:100



SECTION BB' (PROPOSED)
SCALE 1:100



GROUND FLOOR PLAN (PROPOSED)
SCALE 1:100

N

NOTE

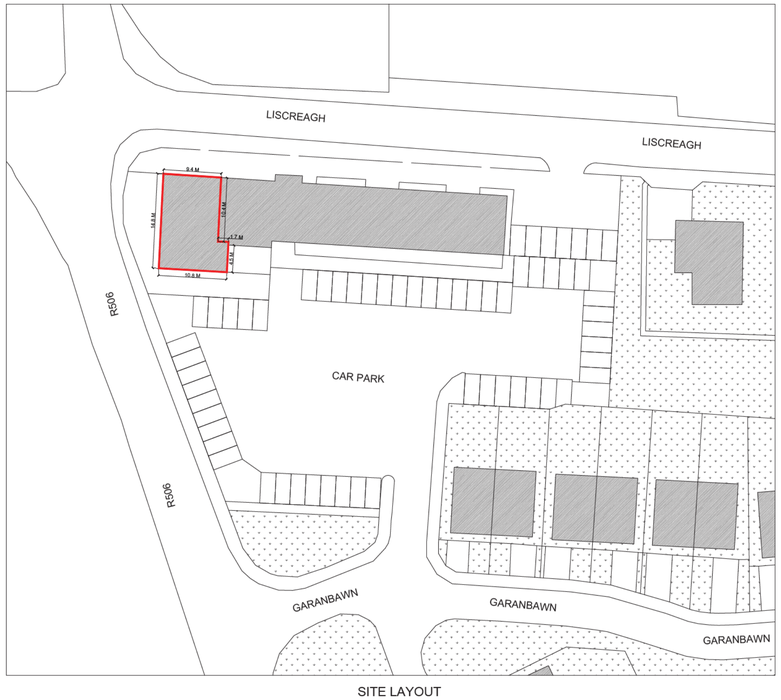
1. THE MAIN ENTRANCE DOOR TO EACH FLAT SHALL BE A CERTIFIED FIRE DOOR LEAF AND FRAME ASSEMBLY.
2. ALL ENTRANCE DOORS SHALL BE FITTED WITH AN AUTOMATIC INTERNAL OVERHEAD MECHANICAL SELF-CLOSING DEVICE CAPABLE OF CLOSING THE DOOR FROM ANY ANGLE AGAINST THE LATCH.
3. ALL LOCKS, LATCHES, OR BOLT-FASTENINGS ON THE INSIDE OF THE FLAT ENTRANCE DOORS SHALL BE FITTED WITH SIMPLE THUMB-TURN MECHANISMS ONLY.
4. THE MECHANISM MUST BE READILY OPERABLE FROM THE INSIDE ESCAPE DIRECTION WITHOUT THE USE OF A KEY OR TOOL, AND WITHOUT THE NEED TO MANIPULATE MORE THAN ONE SINGLE MECHANISM.
5. THE MAXIMUM INTERNAL TRAVEL DISTANCE FROM THE DEEPEST POINT OF THE OPEN-PLAN FLAT TO THE MAIN ENTRANCE DOOR SHALL STRICTLY NOT EXCEED 9 METERS.
6. COOKING FACILITIES MUST BE LOCATED REMOTE FROM THE ENTRANCE DOOR AND NOT PREJUDICE THE ESCAPE ROUTE.

TOTAL AREA
1 BED APT. 1: 50.1 SQM
1 BED APT. 2: 51.6 SQM

LEGEND
- PROPOSED WALL
- EXISTING WALL
- PROPOSED FIRE DOOR
- BUILDING BOUNDARY

N

LEGEND
EXISTING SITE BOUNDARY



SITE LAYOUT
SCALE 1 :500
AREA 129.62 SQM (0.13 HA)

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PROJECT DESCRIPTION

TWO SINGLE BEDROOM APARTMENTS SUITABLE FOR THE VACANT ABOVE THE SHOP GRANT APPLICATION

THE PROPOSED INTERNAL REFURBISHMENT OF THE EXISTING VACANT COMMERCIAL PREMISES TO CREATE A SMALLER SHOP UNIT AND CHANGE OF USE TO CREATE TWO (2) SELF-CONTAINED SINGLE-BEDROOM APARTMENTS SUITABLE FOR THE **VACANT ABOVE THE SHOP GRANT** APPLICATION. THE SPACE HAS BEEN CONTINUOUSLY VACANT FOR OVER TWO YEARS AND IS BEING RESTORED SOLELY FOR LONG-TERM RESIDENTIAL RENTAL USE. ALL WORKS ARE DESIGNED TO COMPLY WITH BUILDING REGULATIONS, FIRE SAFETY COMPARTMENTATION, AND STATUTORY PLANNING REQUIREMENTS.

REMARKS

TOTAL AREA	
GROUND FLOOR	115 SQM
LOWER GROUND FLOOR	
TOTAL	115 SQM

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LOCATION

UNIT 9, GARANBAWN CENTRE,
GARANBAWN, LISCREAGH, MOROE,
CO. LIMERICK

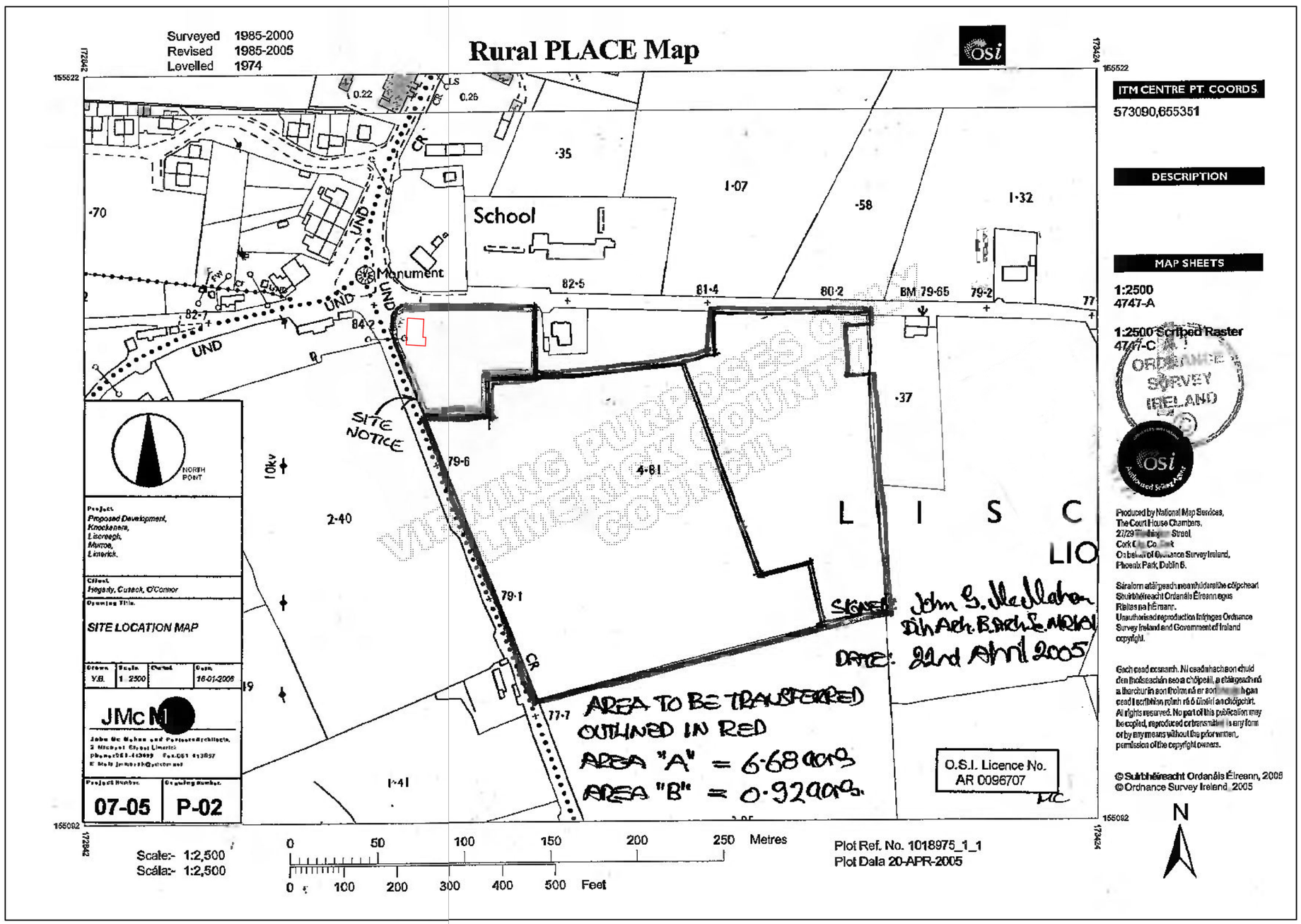
CLIENT

MAURICE AHERN

DRAWING TITLE

PLANNING PERMISSION DRAWING - PROPOSED

DATE	DRAWN BY	SCALE
27-08-2026	MH	AS MENTIONED IN THE DRAWING



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4. ALL STATED AREAS ARE NET INTERNAL AREAS (EXCLUDING WALLS).

PROJECT DESCRIPTION

TWO SINGLE BEDROOM APARTMENTS OVER THE SHOP SUITABLE FOR THE VACANT ABOVE THE SHOP GRANT APPLICATION

PROPOSED CONVERSION AND REFURBISHMENT OF THE VACANT UPPER FLOORS OF AN EXISTING BUILDING TO CREATE TWO INDEPENDENT SINGLE BEDROOM APARTMENT RESIDENTIAL UNITS,WITH THE GROUND-FLOOR COMMERCIAL UNIT RETAINED,PREPARED SPECIFICALLY FOR APPLICATION UNDER THE **VACANT ABOVE THE SHOP GRANT SCHEME**. THE SPACE HAS BEEN CONTINUOUSLY VACANT FOR OVER TWO YEARS AND IS BEING RESTORED SOLELY FOR LONG-TERM RESIDENTIAL RENTAL USE. ALL WORKS ARE DESIGNED TO COMPLY WITH BUILDING REGULATIONS, FIRE SAFETY COMPARTMENTATION, AND STATUTORY PLANNING REQUIREMENTS.

REMARKS

TOTAL AREA	
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LOWER GROUND FLOOR	
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JOB DESCRIPTION

PROPOSED REFURBISHMENT OF EXISTING VACANT PROPERTY

LOCATION

UNIT 9, GARANBAWN CENTRE,
GARANBAWN, LISCREAGH, MOROE,
CO. LIMERICK

CLIENT

MAURICE AHERN

DRAWING TITLE

OSI MAP_4747-A (1:2500 SCALE)

DATE	DRAWN BY	SCALE
27-08-2026	MH	AS MENTIONED IN THE DRAWING

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

File Reference number	EC-163-26
Applicant(s)	Maurice Ahern
Location	Unit 9, Garanbawn Centre, Liscreagh, Moroe, Co. Limerick

Description of Site and Surroundings:
The subject site is located within a commercial permitted unit which is in a multipurpose complex in Moroe, Co. Limerick. It can be accessed from the R-506 and the L-1127.

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:

The proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments.

This Section 5 declaration includes the following:

- Application form
- Supporting letter
- Site location map
- Floor plans

Planning History:

Subject site:
07/104 Conditional Permission - revisions to planning permission ref. no: 04/1942 & 05/936 comprising: (A) Change of use from public house to use as 2 no. commercial units at ground floor level (B) Change of use from restaurant to use as 3 no. apartments at first floor level (C) Change of use from barrell store and toilets to use as commercial units at ground floor level (D) General revisions to elevations

04/1942 Conditional Permission - (a) construction of a public house and restaurant, (b) constuction of 5 no. commercial/retail units, (c) construction of 5 no. duplex townhouses over commercial units, (d) connection to public services and all associated site works, (e) construction of new stone boundary walls with entrance and exit to and from site

Adjacent:
10/565 – Conditional Permission - change of use from retail unit to restaurant/takeaway

05/936 – Conditional Permission - revisions to planning permission already granted, ref no: 04/1942 comprising (a) change of use of townhouse to 2 no. apartments and (b) change of use of basement area of pub/restaurant to use as self contained commercial/retail unit

Enforcement History:

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, internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments**, constituting 'works' and 'development'.**

Is the proposal exempted development?
To assess whether the proposed development is exempted development, the proposal to create a smaller shop unit and the change of use to create two self-contained single-

bedroom apartments constitutes exempted development, will be assessed against Class 14 of Part 1 of Schedule 2, Part 4 of Schedule 2 and Article 10 of the Planning and Development Regulations 2001 (as amended). The internal refurbishments will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

As per the drawings submitted, proposed works will affect only the interior of the structure and will not materially affect the external appearance of the structure. The proposed works are to the ground floor only and will not alter the existing ground floor shop front and will remain consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures which in turn falls within the scope of Section under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Class 14:

Class 14 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) provides for a limited number of exempted changes of use including from use for *the sale of hot food for consumption off the premises, for sale or leasing or display for sale or leasing of motor vehicles, as a public house, funeral home, amusement arcade, restaurant, financial services, professional services (other than health or medical services) an any other services (including a betting shop) where services are provided principally to vesting members of the public, to use as a shop.*

However, there are no exemptions under Class 14 for change of use from a shop to residential. It is therefore considered, having regard to the existing retail use of the unit, the proposed development does not constitute exempted development under Class 14 of Part 1 of Schedule 2.

Article 10 (6)
(6)(a) In this sub-article—
'habitable room' means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

'relevant period' means the period from 8 February 2018 until 31 December 2028

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—

No documentary evidence has been submitted by the applicant as to whether the structure has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development. Further information is required.

(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018.

The structure concerned was completed prior to the Planning and Development

(Amendment) (No. 2) Regulations 2018.

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12,

The structure concerned has an established use as a shop and has been used for the purpose of its current use class, being Class 1 "Use as a shop."

(iii)the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

No documentary evidence has been submitted by the applicant as to whether the structure has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development. Further information is required.

(d)(i) The development is commenced and completed during the relevant period.

The proposed development may only avail of the exemption where it is commenced and completed during the relevant period as defined under Article 10(6). Compliance with this requirement is a condition of the exemption.

(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall –

(I) primarily affect the interior of the structure,

As per the drawings submitted, all proposed works will affect only the interior of the structure and will therefore not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure.

(II) retain 50 per cent or more of the existing external fabric of the building, and

The submitted drawings indicate that the proposed works are confined to the interior of the existing structure and that no external alterations are proposed. Therefore, more than 50% of the existing external fabric of the building will be retained.

(III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

As per the drawings submitted, all proposed works will affect only the interior of the structure and will therefore not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the

remainder of the structure or of neighbouring structures.

As per the drawings submitted, proposed works will affect only the interior of the structure and will not materially affect the external appearance of the structure. The proposed works are to the ground floor only and will not alter the existing ground floor shop front and will remain consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

(Iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

The proposed works consist of the proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments is located on lands zoned Local Centre in the Limerick Development Plan 2022-2028 with an objective to protect and provide local centre facilities to serve the needs of new/ existing neighbourhoods and residential areas. The Land Use Zoning Matrix contained in Chapter 12 of the LDP indicates that residential use is generally acceptable on lands zoned Local Centre.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

The proposed works will provide a total of two residential units in total.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines

From the information submitted by the applicant it appears that they comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

The submitted drawings indicate that all proposed habitable rooms are served by external windows. On the basis of the information submitted, it is considered that habitable rooms as proposed have adequate natural lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

The existing retail unit is not a protected structure. This requirement does not apply.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

The development does not contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

The subject site is not located within an area subject to a Special Amenity Area Order. This condition does not apply.

(II) an area of special planning control;

The subject site is not located within an Area of Special Planning Control. This condition does not apply. The proposal complies with this requirement.

III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

The subject site is not within the relevant consultation distance of an establishment to which the Major Accident Regulations apply. This condition does not apply

(xi) No development shall relate to matters in respect of which any of the restrictions set out in sub-paragraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

The proposal has been assessed against Article 9 of the Planning and Development Regulations 2001, as amended (Assessment below). It is considered that none of the relevant restrictions apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment 9 and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

The proposed development does not include the provision of an onsite wastewater treatment and disposal system. This requirement does not arise.

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:—	
(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

It is recommended further information is requested as follows:

1. The applicant is requested to submit documentary evidence to confirm that the subject site has been vacant for two years or more. Such evidence could include but not be limited to ESB/electricity consumption records, utility bills, rates records, solicitors letters, letters from auctioneers or other relevant documentation demonstrating the period of vacancy. It is recommended that the applicant provides as full a suite of documents as possible.

Student Planner	Conor Deering	**Date: 09/09/2026**
Signature:		
Senior Executive Planner	Barry Henn	**Date: 22/09/2026**
Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-163-26
(e) Brief description of the project or plan:	internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments.
(e) Brief description of site characteristics:	subject site is located within a commercial permitted unit which is in a multipurpose complex in Moroe, Co. Limerick. It can be accessed from the R-506 and the L-1127.
(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 km	**N/A**	**N**
004165 Slievefelim to Silvermines Mountains SPA	https://www.npws.ie/protected-sites/spa/004165	1.7 km	**N/A**	**N**
001432 Glenstal Wood SAC	https://www.npws.ie/protected-sites/sac/001432	1.5 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	None. No direct encroachment or hydrological connection.

- 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	
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:	 09/09/2026	
Signature and Date of the Decision Maker:	 22/09/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a *'sub-threshold development':*	
Planning Register Reference:	EC-163-26
Development Summary:	internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments
Was a Screening Determination carried out under Section 176A-C?	Yes. no further action required No. Proceed to **Part A**

A. Schedule 5 Part I - 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
X 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)	
X No. the development is not a project listed in Schedule 5, Part 2	**No Screening required**
Yes the project is listed in Schedule 5. Part 2 **and** meets/exceeds the threshold, specify class (including threshold): _[specify class & threshold here]_	**EIA is mandatory** No Screening required
Yes the project is of a type listed **but** is *sub-threshold:* [insert here] _	Proceed to **Part C**
c. If Yes, has Schedule 7A information/screening report been submitted?	
Yes, Schedule 7A information/screening report has been submitted by the applicant	**Screening Determination required**

No, Schedule 7A information/screening report has not been submitted by the applicant	**Preliminary Examination required**
Signature and Date of Recommending Officer: 09/09/2026	
Signature and Date of the Decision Maker: 22/09/2026	

Appendix 3 - site visit photos




DNG

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

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

EC/163/25

24 September 2026

Maurice Ahern
Townparks,
Cahir,
Co. Tipperary.

RE: Declaration under Section 5

Dear Sir/Madam,

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

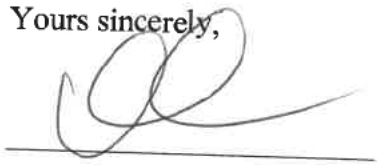
1. The applicant is requested to submit documentary evidence to confirm that the subject site has been vacant for two years or more. Such evidence could include but not be limited to ESB/electricity consumption records, utility bills, rates records, solicitors letters, letters from auctioneers or other relevant documentation demonstrating the period of vacancy. It is recommended that the applicant provides as full a suite of documents as possible.

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

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

Please quote your planning reference number on all correspondence EC/163/26.

Yours sincerely,



(for) Senior Planner,
Development Management

Tuar an Daill, Luimneach
Dooradoyle, Limerick

customerservices@limerick.ie
www.limerick.ie
@LimerickCouncil
061 - 556 000

Patrick Caplice BSc.

Auctioneer, Valuer & Estate Agent.
Church Street, Cahir, Co. Tipperary.
Telephone: 052 7441514. Fax: 052 42596.

16th Sept 2025

Re: Map Publications Ltd

Floor 0, Unit 8 Garranbaun Court Centre, Murroe Centre, Co Limerick.

To whom it concerns,

We would like to confirm that Mr Maurice Ahern has employed this office to find new tenants for

1. Floor 0, Unit 8 Garranbaun Court Centre, Murroe Centre, Co Limerick

1. Unit 8 Garranbaun Court Centre, Murroe Centre, Co Limerick has been vacant for all of 2025. It has been vacant for many years and is still presently vacant. During this time we have been actively marketing and trying to find a tenant for this property.

Signed:

Patrick Caplice I.A.V.I BSc



UNIT 8 GARANBAWN CENTRE, MURROE, CO. LIMERICK

€65,000

122.6 m² BER ▸ D1

Description & Accommodation

Accommodation: Unit 8 extends to a gross internal area of approx. 123 sq.m (1,320 sq.ft) Measurements are approximate only and we recommend that interested parties carry out an independent survey. Asking Price / Rent The unit is available either For Sale or To Let. Price €65,000. Rent €8,000 per annum. Price / Rent quoted is plus VAT @ the applicable rate. Rates: TBC Annual Service Charge.

Show More

REQUEST A VIEWING ENQUIRE NOW


HOUSE
BLINDS





FORMERLY HOUSE OF BLINDS UNIT -
UNIT 8 GARANBAWN CENTRE MURROE, CO LIMER-





5k Expert Advise Grants - Registered Architect & Assigned Certifier
Over Shop Grant 95k Apts + 20k + 20k max 135k Shop Retained
UNITS 6 9 & 8 GARANBAWN CENTRE MURROE, CO LIMERICK.
ALL 3 UNITS HAVE BEEN VACANT FOR MORE THAN 2 YEARS.
MANY OTHER COMMERCIAL UNITS ON THE LOWER GROUND FLOOR HAVE ALREADY BEEN CONVERTED INTO RESIDENTIAL.







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

File Reference number	**EC-163-26**
Applicant(s)	**Maurice Ahern**
Location	**Unit 9 Garabawn Centre** **Liscreagh** **Moroe** **Co. Limerick** **V94**

Previous Assessment:

This application relates to the proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments. Previous assessment concluded that the Planning Authority was not in a position to determine whether the development falls within an exempted development class under Article 10(6) of the Planning and Development Act 2000 (as amended).

Submitted Documents:

The authorised agent of the applicant submitted the following as response to RFI:

In relation RFI point 1, the applicant has submitted a range of documentation which supports the assertion that the property has been vacant. While the information submitted does not provide a complete evidential record demonstrating vacancy throughout the entirety of the required two-year period, on balance, the Planning Authority considers the documentation sufficient to accept that the property has been vacant for the required period.

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, internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments **constituting 'works' and 'development'.**

<u>Is the proposal exempted development?</u>

Article 10 (6)

(6)(a) In this sub-article—

'habitable room' means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

'relevant period' means the period from 8 February 2018 until 31 December 2028

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred

to in paragraph (b)—

The applicant has submitted a range of documentation which supports the assertion that the structure has been vacant. While the information submitted does not provide a complete evidential record demonstrating vacancy throughout the entirety of the required two-year period, on balance, the Planning Authority is satisfied that sufficient evidence has been provided to accept that the structure has been vacant for a period of two years or immediately prior to the commencement of the proposed development.

(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018.

The structure concerned was completed prior to the Planning and Development (Amendment) (No. 2) Regulations 2018.

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12,

The structure concerned has an established use as a shop and has been used for the purpose of its current use class, being Class 1 "Use as a shop."

(iii)the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

The applicant has submitted a range of documentation which supports the assertion that the structure has been vacant. While the information submitted does not provide a complete evidential record demonstrating vacancy throughout the entirety of the required two-year period, on balance, the Planning Authority is satisfied that sufficient evidence has been provided to accept that the structure has been vacant for a period of two years or immediately prior to the commencement of the proposed development.

(d)(i) The development is commenced and completed during the relevant period.

The proposed development may only avail of the exemption where it is commenced and completed during the relevant period as defined under Article 10(6). Compliance with this requirement is a condition of the exemption.

(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall –

(I) primarily affect the interior of the structure,

As per the drawings submitted, all proposed works will affect only the interior of the structure and will therefore not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure.

(II) retain 50 per cent or more of the existing external fabric of the building, and **the submitted drawings indicate that the proposed works are confined to the interior of the existing structure and that no external alterations are proposed. Therefore, more than 50% of the existing external fabric of the building will be retained.**

(*III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.*

As per the drawings submitted, all proposed works will affect only the interior of the structure and will therefore not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

As per the drawings submitted, proposed works will affect only the interior of the structure and will not materially affect the external appearance of the structure. The proposed works are to the ground floor only and will not alter the existing ground floor shop front and will remain consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

(Iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

The proposed works consist of the proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments is located on lands zoned Local Centre in the Limerick Development Plan 2022-2028 with an objective to protect and provide local centre facilities to serve the needs of new/ existing neighbourhoods and residential areas. The Land Use Zoning Matrix contained in Chapter 12 of the LDP indicates that residential use is generally acceptable on lands zoned Local Centre.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

The proposed works will provide a total of two residential units in total.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines

From the information submitted by the applicant it appears that they comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

The submitted drawings indicate that all proposed habitable rooms are served by external windows. Based on the information submitted, it is considered that habitable rooms as proposed have adequate natural lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in Section 57(1)(b) of the Act, of the structure.

The existing retail unit is not a protected structure. This requirement does not apply.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

The development does not contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

The subject site is not located within an area subject to a Special Amenity Area Order. This condition does not apply.

(II) an area of special planning control;

The subject site is not located within an Area of Special Planning Control. This condition does not apply. The proposal complies with this requirement.

III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

The subject site is not within the relevant consultation distance of an establishment to which the Major Accident Regulations apply. This condition does not apply

(xi) No development shall relate to matters in respect of which any of the restrictions set out in sub-paragraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

The proposal has been assessed against Article 9 of the Planning and Development Regulations 2001, as amended (Assessment below). It is considered that none of the relevant restrictions apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment 9 and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

The proposed development does not include the provision of an onsite wastewater treatment and disposal system. This requirement does not arise.

Conclusion/Recommendation

The development proposal refers to the internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments. It is considered the proposed development meets the criteria under Article 10(6) of the Planning and Development Act 2000 (as amended).

Regard has been had to –

(a) Section 2, 3 and 4 of the Planning and Development Act 2000 (as amended)

(b Article 10(6) of the Planning and Development Act 2000 (as amended).

(c) The plans & particulars submitted with the application received on 28/08/2026 and 01/10/2026.

It is therefore considered that said works are development and exempted development under Article 10(6) of the Planning and Development Act 2000 (as amended).

Student Planner	Conor Deering	**Date:**
Signature:		02/10/2026
Senior Executive Planner	Barry Henn	**Date:** 07/10/2026
Signature:		

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

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V94 WV78

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

t: 061 556 000

DEVELOPMENT MANAGEMENT, PLANNING

REG POST:

Maurice Ahern
Townparks,
Cahir,
Co. Tipperary.

EC/163/26 12 October 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/2026/1254

File Ref No. EC/163/26

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

RE: **Proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments at Unit 9 Garanbawn Centre, Liscreagh, Moroe, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2026/056 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 Barry Henn, 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, Barry Henn, Senior Executive Planner, having considered the report and recommendation of Conor Deering, Student Planner dated 02/10/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Maurice Ahern, Townparks, Cahir, Co. Tipperary to state that the works as described above is

Development and is Exempt Development.

Signed B. Henn

SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT, PLANNING

Date 12/10/2026

Comhairle Cathrach & Contae Luimnigh
Limerick City & County Council

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SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO. **EC/163/26**

Name and Address of Applicant: Maurice Ahern, Townparks, Cahir, Co. Tipperary

Agent: N/A

Whether the proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments at Unit 9 Garanbawn Centre, Liscreagh, Moroe, 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 28th day of August 2026 & further information received 01st day of October 2026.

AND WHEREAS the Planning Authority has concluded that the proposed internal refurbishment of the existing vacant commercial premises to create a smaller shop unit and change of use to create two self-contained single-bedroom apartments at Unit 9 Garanbawn Centre, Liscreagh, Moroe, Co. Limerick **DOES** come within the scope of exempted development under Article 10(6) of the Planning and Development Act 2000 (as amended). See Report attached.

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

Signed on behalf of the said Council _____

Date: 12.10.2026

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.