Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Matt Doherty

Applicant's Address: 2 Shannon Lawn, North Circular Road.

V94 F2HW

Telephone No. [redacted]

Name of Agent (if any): N/A

Address: N/A

Telephone No. N/A

Address for Correspondence:

2 Shannon Lawn, North Circular Road.

V94 F2HW

Limerick City & County Council
01 SEP 2023
Planning

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

2 Shannon Lawn, North Circular Road.

V94 F2HW

Description of Proposed development:

Extension to a pre-existing scullery to the rear of the house, creating a larger kitchen, and to the side of the house creating a utility room and interior side access, both built in 1979

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

Class 1 and Class 3 of Part 1 of Schedule 2

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

Applicant's interest in site: Owner /Occupier

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

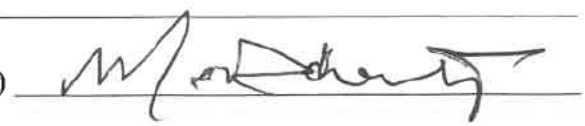
1:1000 Site Location Map, 1:200 Site Layout Plan,

1:100 Ground Floor and First Floor Plan, Cover Letter.

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

If Yes please provide floor areas of all existing structures:

No

Signature of Applicant (or Agent) 

MATTHEW O' DOHERTY
2 SHANNON LAWN
NORTH CIRCULAR RD
LIMERICK V94 F2[redacted] HW

[redacted]

File already handed in for EXEMPTION

Notified that There were NO ELEVATION PLAN INCLUDED

These plans include all plans as requested.

Please let me know that the plans are in order.

M O'Doherty

17/9/2020

Limerick City & County Council
17 SEP 2020
Planning



GENERAL NOTES:

A. THIS DRAWING IS FOR EXEMPTED DEVELOPMENT PURPOSES ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.

B. ALL DIMENSIONS ARE IN MILLIMETRESALL DIMENSIONS ARE TO FACE OF BLOCK OR BRICK OR STUD UNLESS NOTED OTHERWISE

SITE BOUNDARY OUTLINED IN RED

TO BE EXEMPTED FROM PLANNING OUTLINED IN BLUE

2 Shannon Lawn,
North Circular Road,
Limerick
V94 F2HW

N

0m 25m

Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Site Location Map
Drawing Number	EX_1000
Scale	1/1000 @ A3
Revision	2

13.09.26

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EXISTING SURFACE WATER DRAINAGE BELOW

EXISTING FOUL DRAINAGE BELOW

TO BE EXEMPTED FROM PLANNING SURFACE WATER DRAINAGE BELOW

TO BE EXEMPTED FROM PLANNING PROPOSED FOUL DRAINAGE BELOW

SITE BOUNDARY OUTLINED IN RED

TO BE EXEMPTED FROM PLANNING OUTLINED IN BLUE

2 Shannon Lawn,
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Limerick

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N

0m 5m

Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Site Layout Plan
Drawing Number	EX_200
Scale	1/200 @ A3
Revision	2

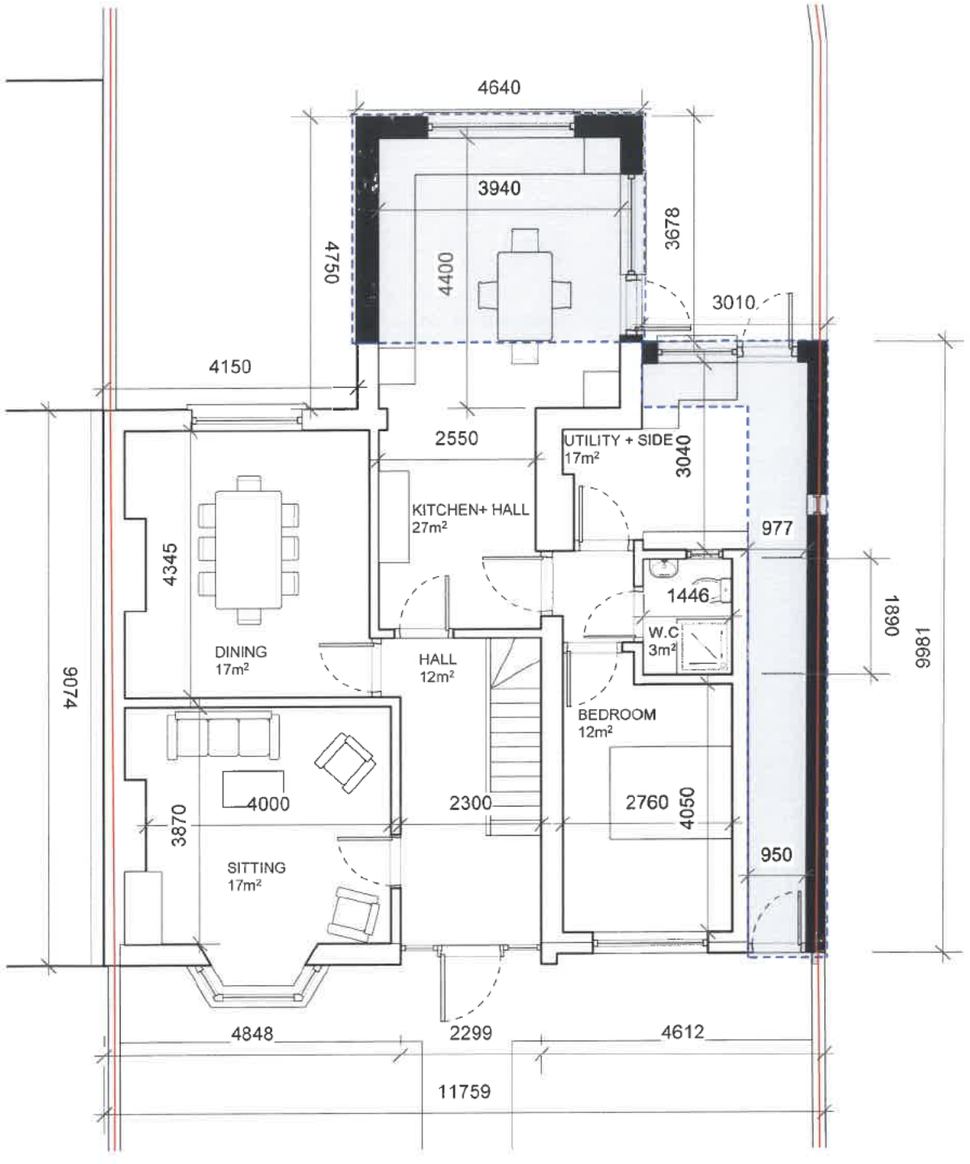
13.09.26

GENERAL NOTES:

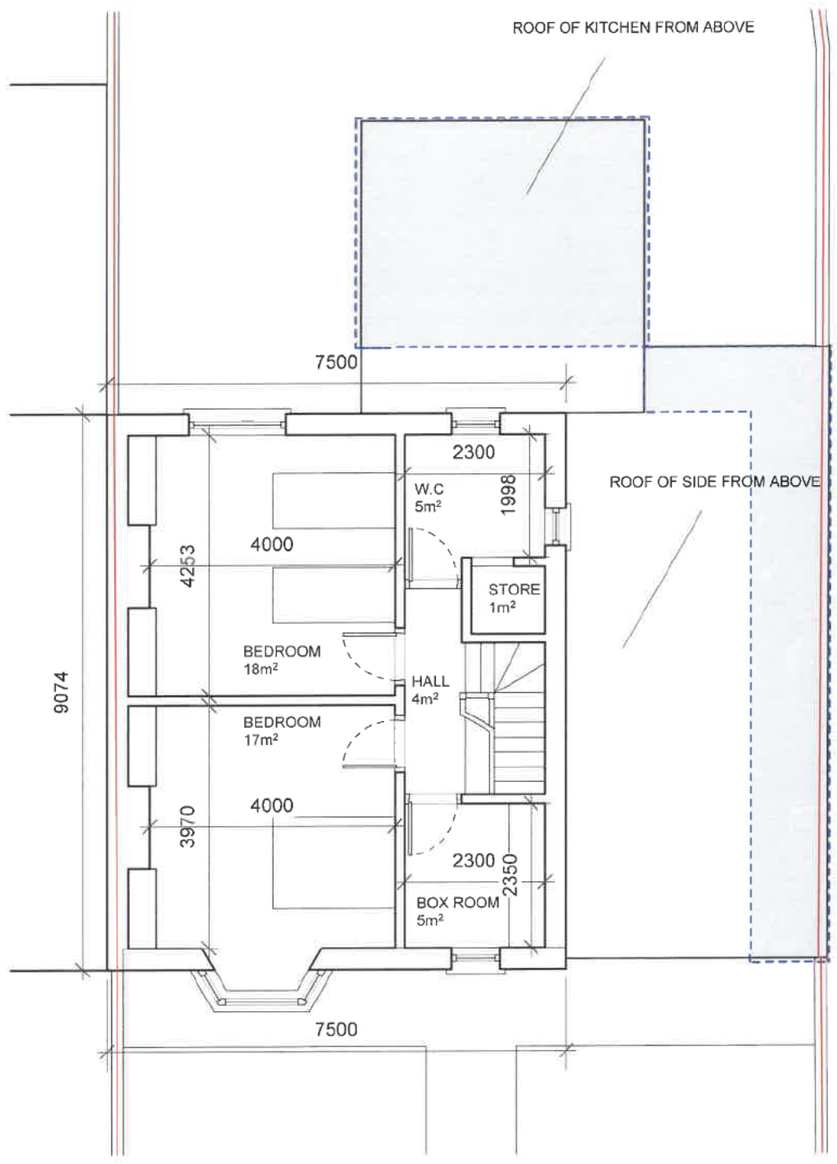
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



PRE-EXISTING FLOOR AREA	134m²
FLOOR AREA TO BE EXEMPTED FROM PLANNING	23m²
TOTAL FLOOR AREA	157m²

EXISTING HATCH

TO BE EXEMPTED FROM PLANNING HATCH

SITE BOUNDARY OUTLINED IN RED

TO BE EXEMPTED FROM PLANNING OUTLINED IN BLUE

2 Shannon Lawn,
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Limerick

V94 F2HW

N

0m 2.5m

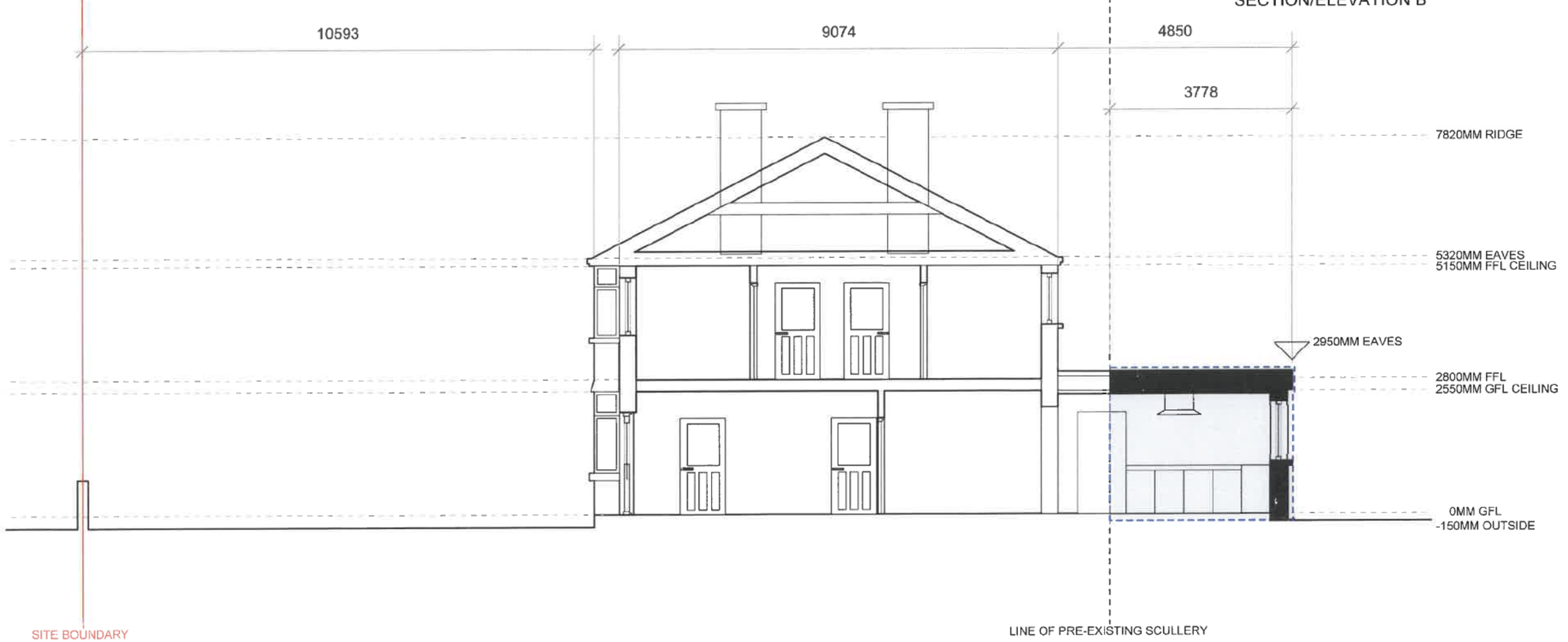
Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Ground + First Floor Plan
Drawing Number	EX_100
Scale	1/100 @ A3
Revision	2

13.09.26

SECTION/ELEVATION A



SECTION/ELEVATION B



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TO BE EXEMPTED FROM PLANNING HATCH

SITE BOUNDARY OUTLINED IN RED

TO BE EXEMPTED FROM PLANNING OUTLINED IN BLUE

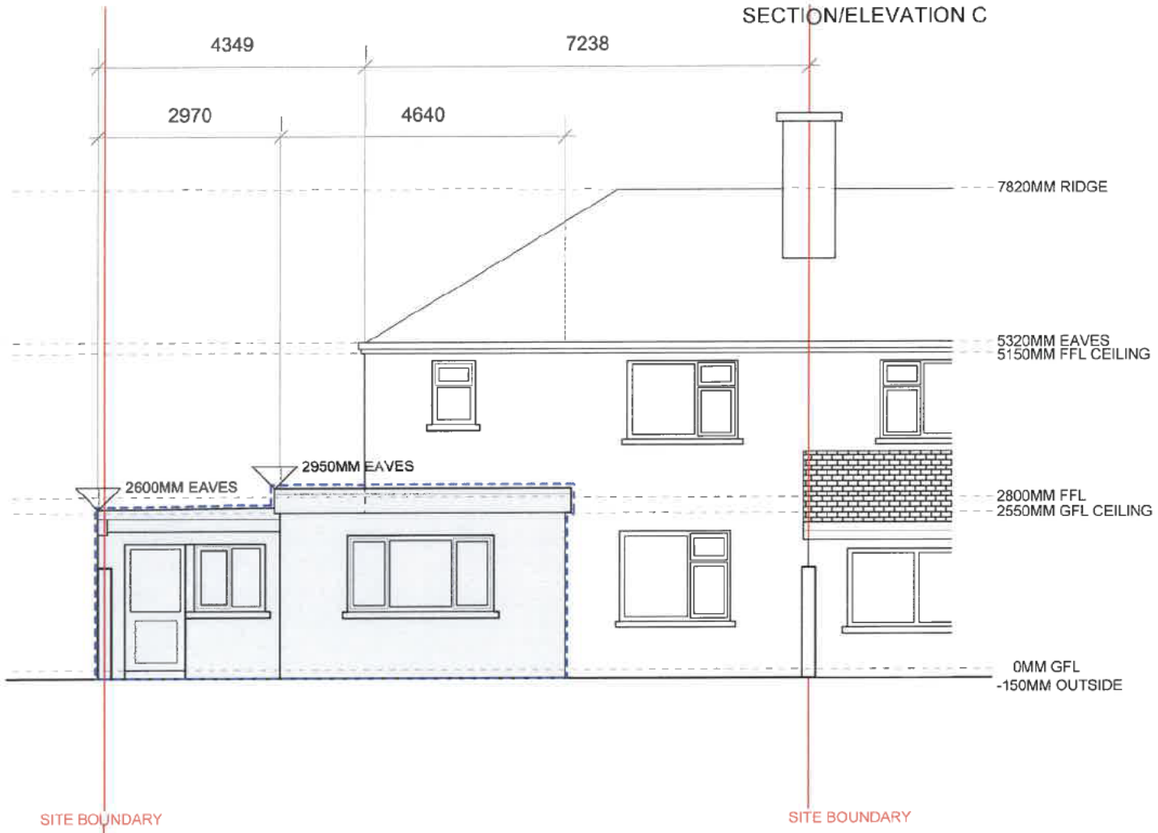
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0m 2.5m

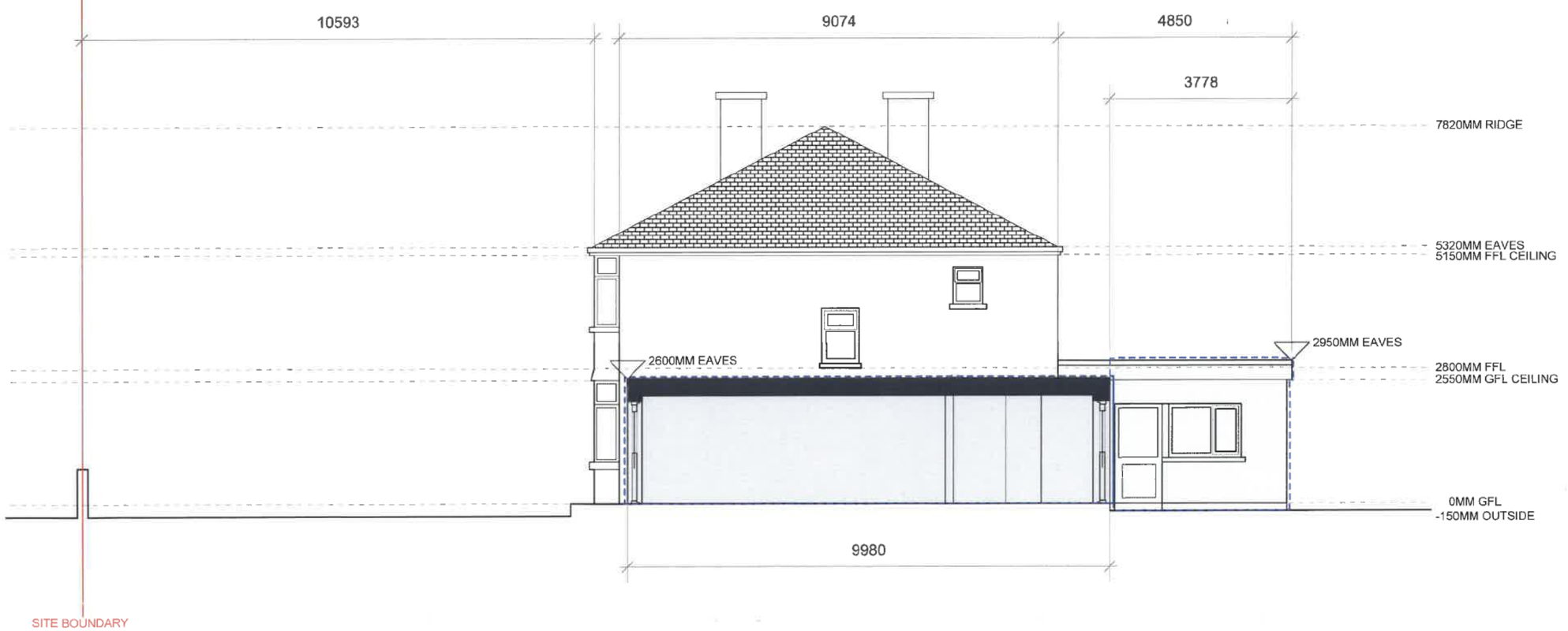
Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Sections + Elevations 1
Drawing Number	EX_201
Scale	1/100 @ A3
Revision	1

13.09.26

SECTION/ELEVATION C



SECTION/ELEVATION D



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2 Shannon Lawn,
North Circular Road,
Limerick
V94 F2HW

0m 2.5m

Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Sections + Elevations 2
Drawing Number	EX_202
Scale	1/100 @ A3
Revision	1

13.09.26



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2 Shannon Lawn,
North Circular Road,
Limerick
V94 F2HW

N

0m 25m

Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Site Location Map
Drawing Number	EX_1000
Scale	1/1000 @ A3
Revision	1

29.08.26

Folio Number: LK65748F

Application Number: P2013LR061155Y

556040 mE, 657220 mN

The Property Registration Authority
An tÚdarás Clárúcháin Maoine

Folio: LK65748F

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale, accuracy is limited to that of the orignial OSi map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.pral.ie.

This map incorporates Ordnance Survey Ireland (OSi) mapping data under a licence from OSi. Copyright © OSi and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:1000 Scale

555720 mE, 656960 mN

Date Printed: 27/11/2013

Creation Date: 27 November 2013 11:28:40

Application Number: P2013LR061155Y



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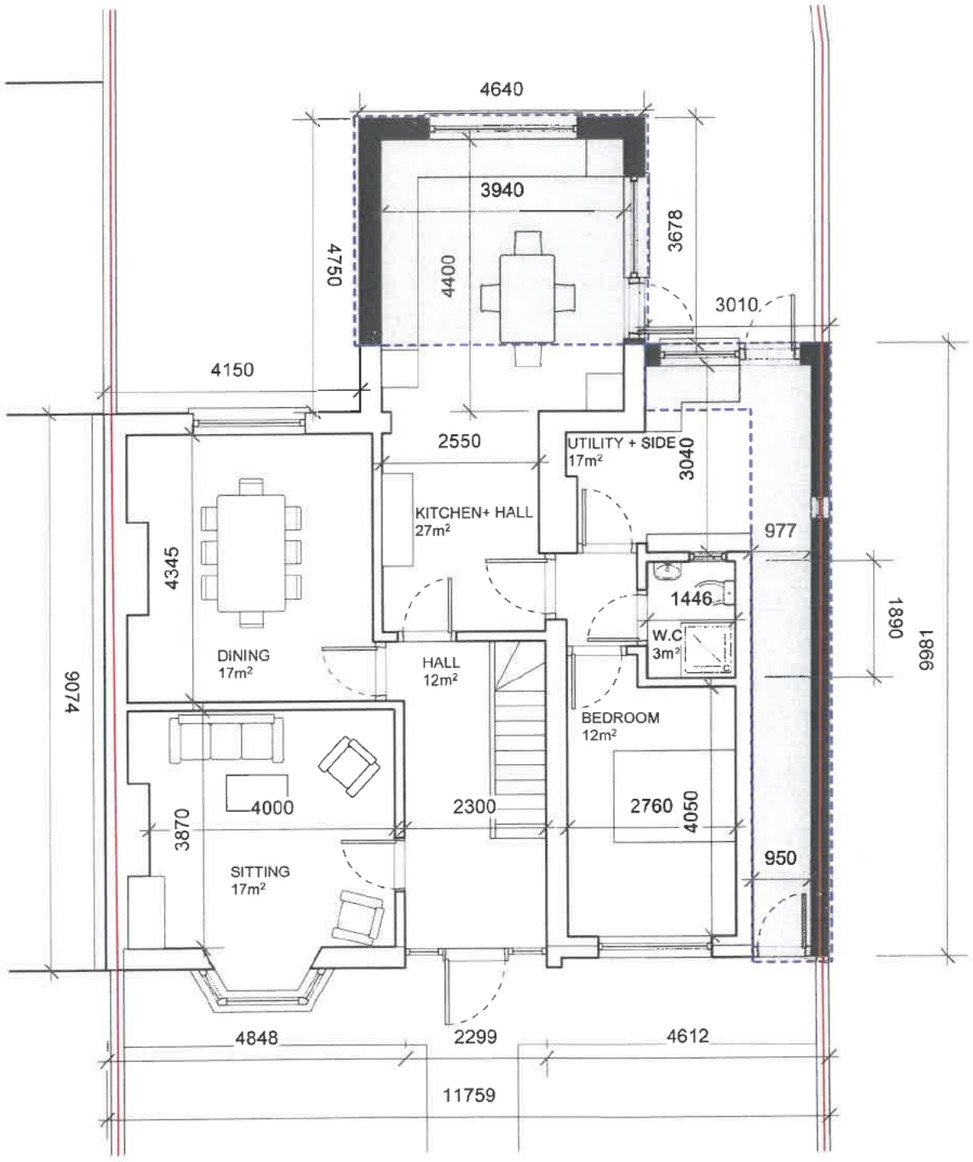
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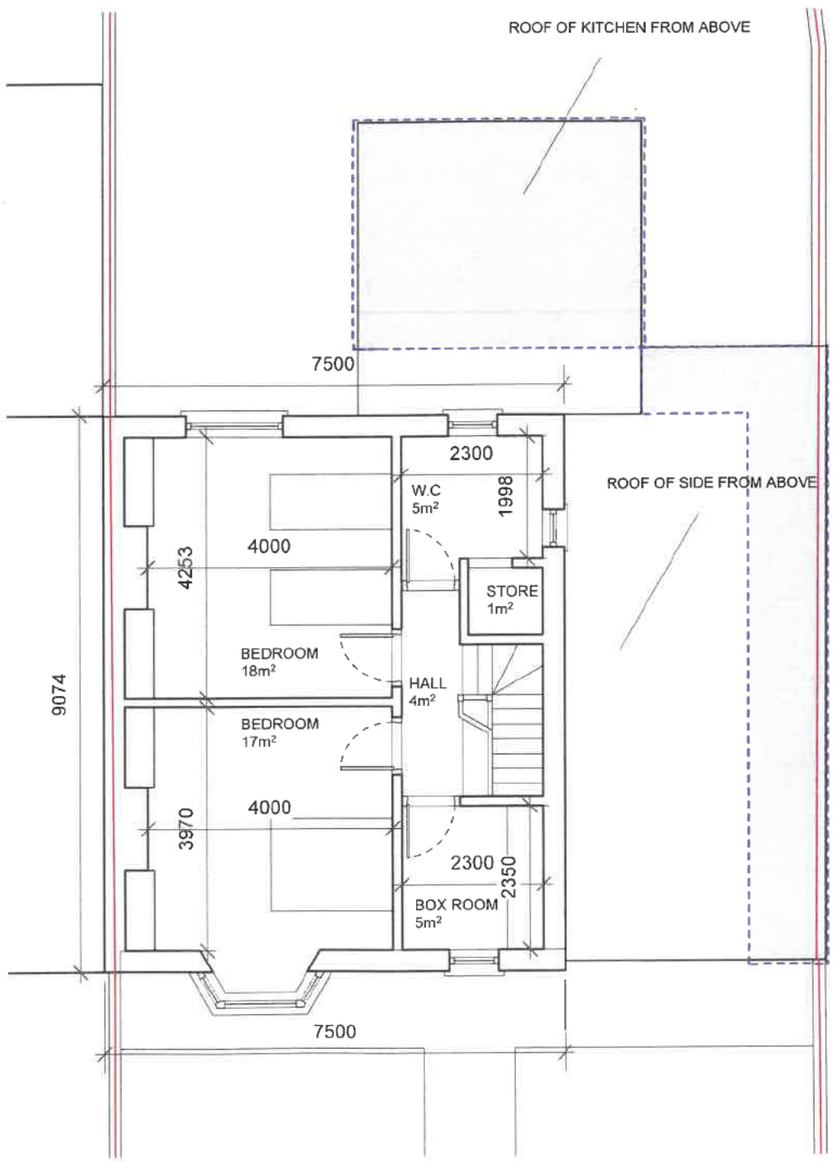
N

0m 5m

Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Site Layout Plan
Drawing Number	EX_200
Scale	1/200 @ A3
Revision	1

29.08.26





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Limerick

V94 F2HW

N

0m — 2.5m

Project	Doherty Exempted Development
Owner	Matt Doherty
Drawing Name	Ground + First Floor Plan
Drawing Number	EX_100
Scale	1/100 @ A3
Revision	1

29.08.26

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

File Reference number	EC-178-26
Applicant(s)	Matt Doherty
Location	2 Shannon Lawn, North Circular Road, Co. Limerick V94 F2HW

Description of Site and Surroundings:
The subject site is located in Shannon Lawn on the North Circular Road in Limerick City. It contains a two-storey semi-detached house. It can be accessed from the L-10059.

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:

An extension to a pre-existing scullery to the rear of the house, creating a larger kitchen, and to the side of the house creating a utility room and interior side access.

This Section 5 declaration includes the following:

- Application form
- Cover letter
- Site location map
- Site layout plan
- Ground and first floor plans
- Sections and elevations

Planning History:

Subject site:
None

Adjacent:
07770093 Conditional Permission - to demolish the existing garage and to alter and extend the existing dwelling house and associated site works

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, an extension to a pre-existing scullery to the rear of the house, creating a larger kitchen, and to the side of the house creating a utility room and interior side access**, constituting 'works' and 'development'.**

Is the proposal exempted development?
To assess whether the proposed development is exempted development, the proposal will be assessed under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (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:

The applicant has sought for a declaration of exemption for an extension to the rear **and** to the side of the house. Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations (as amended) provides for extensions to the rear of a house only and does not

provide an exemption for a side extension. Accordingly, the side extension cannot be considered exempted development under Class 1.

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 of the rear extension is 17sqm.

(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.

No development proposed above ground

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 no above ground floor extension

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	N/A

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,	
(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,	N/A
(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,	N/A
(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.	N/A
(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,	N/A
(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	N/A
(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,	N/A
(xi) obstruct any public right of way,	N/A
(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is	N/A

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,	
(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	N/A

regulation 31 of the Habitats Regulations 1997, and where regulation 31(5) does not apply.	

Appropriate Assessment

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

Environmental Impact Assessment

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

Conclusion/Recommendation

The proposal, an extension to a pre-existing scullery to the rear of the house, creating a larger kitchen, and to the side of the house creating a utility room and interior side access can be considered development. However, it cannot be considered exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). Class 1 does not provide for the construction of an extension to the side of a house and, therefore, the proposed development cannot be considered exempted development under this class.

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 17th of September 2026

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

Student Planner	Conor Deering	**Date: 18/09/2026**
Signature:		
Senior Executive Planner	Gráinne O'Keeffe	**Date: 13/10/2026**

Signature		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-178-26
(e) Brief description of the project or plan:	An extension to a pre-existing scullery to the rear of the house, creating a larger kitchen, and to the side of the house creating a utility room and interior side access.
(e) Brief description of site characteristics:	The subject site is located in Shannon Lawn on the North Circular Road in Limerick City. It contains a two-storey semi-detached house. It can be accessed from the L-10059.
(e) Relevant prescribed bodies consulted: **e.g. DHLGH (NPWS), EPA, OPW**	N/A
(e) Response to consultation:	N

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	150 m	**N/A**	**N**
004077 River Shannon and River Fergus Estuaries SPA	https://www.npws.ie/protected-sites/spa/004077	340 m	**N/A**	**N**

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	**Possible Significance of Impacts: (duration/Magnitude etc)**
Construction phase e.g - Vegetation clearance - Demolition	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. [AMEND]		
	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:	 18/09/2026	
Signature and Date of the Decision Maker:	 06/10/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a *'sub-threshold development':*	
Planning Register Reference:	EC-178-26

Development Summary:	An extension to a pre-existing scullery to the rear of the house, creating a larger kitchen, and to the side of the house creating a utility room and interior side access.
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:  18/09/2026	
Signature and Date of the Decision Maker:  06/10/2026	

Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

An Roinn Pleanála
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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:

Matt Doherty
2 Shannon Lawn,
North Circular Road,
Co. Limerick
V94 F2HW.

EC/178/26 15 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/2026/1268

File Ref No. EC/178/26

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

RE: **An extension to a pre-existing scullery to the rear of the house at 2 Shannon Lawn, North Circular Road, Co. Limerick**

ORDER: Whereas by Director General's Order No. DG/2026/058 dated 25th May 2026, Dr. Pat Daly, Director General, Limerick City & County Council did, pursuant to the powers conferred on him by Section 154 of the Local Government Act, 2001, (as amended by the Local Government Reform Act, 2014 and the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act, 2024), delegate unto Grainne O'Keeffe, Senior Executive Planner the functions as defined in the Local Government Acts, 1925 to 2024.

Now therefore pursuant to the delegation of the functions aforesaid, I, Grainne O'Keeffe, Senior Executive Planner, having considered the report and recommendation of Conor Deering, Student Planner dated 18/09/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Matt Doherty, 2 Shannon Lawn, North Circular Road, Co. Limerick to state that the works as described above is

Development and is NOT Exempt Development.

Signed GoKeeffe

SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT, PLANNING

Date 15/10/26

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& Contae Luimnigh

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SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO. **EC/178/26**

Name and Address of Applicant: Matt Doherty, 2 Shannon Lawn, North Circular Road, Co. Limerick

Agent: N/A

Whether the extension to a pre-existing scullery to the rear of the house at 2 Shannon Lawn, North Circular Road, Co. Limerick is or is not Development or is or is not Exempted Development. The works as described on the plans submitted with the application on the 17th day of September 2026.

AND WHEREAS the Planning Authority has concluded that the extension to a pre-existing scullery to the rear of the house at 2 Shannon Lawn, North Circular Road, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). See Report attached.

NOW THEREFORE the Planning Authority in exercise of the powers conferred on it by Section 5(2) (a) of the Planning and Development Act 2000 (as amended) hereby decides that the said development as described above is **Development and is NOT Exempted Development.**

Signed on behalf of the said Council C. Geoghegan

Date: 15.10.2026

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.