Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: Kevin BOYLE

Applicant's Address: MountFune
MURROE
Co.Limerick

Telephone No. [redacted]

Name of Agent (if any): Ivan Shaw

Address: 1 Lower Mallow Street
Limerick

Telephone No. 061 311133

Address for Correspondence:

MountFune
MURROE
Co Limerick
V94 23F9.

Limerick City & County Council
24 SEP 2023
Planning

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

MountFune, Murroe, Co Limerick
V94 Y407

Description of Proposed development:

Too keep old Farm House as is,
Same Window's, Repaint old stone
natural slate on a new Roof.

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

Section 5

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

Applicant's interest in site: owner.

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

Are included

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) Kevin Boyle

NOTES: Application must be accompanied by:

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

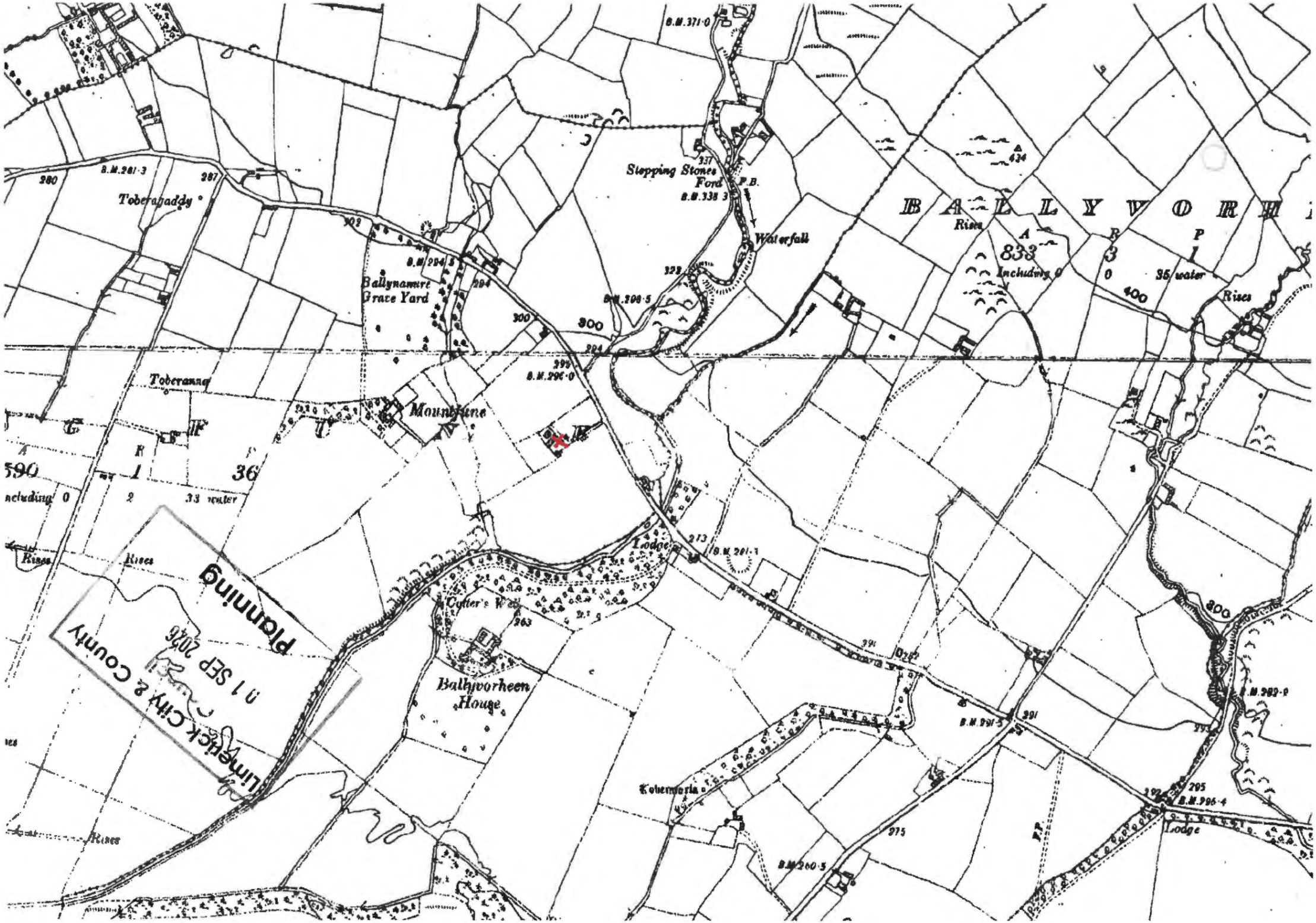
****

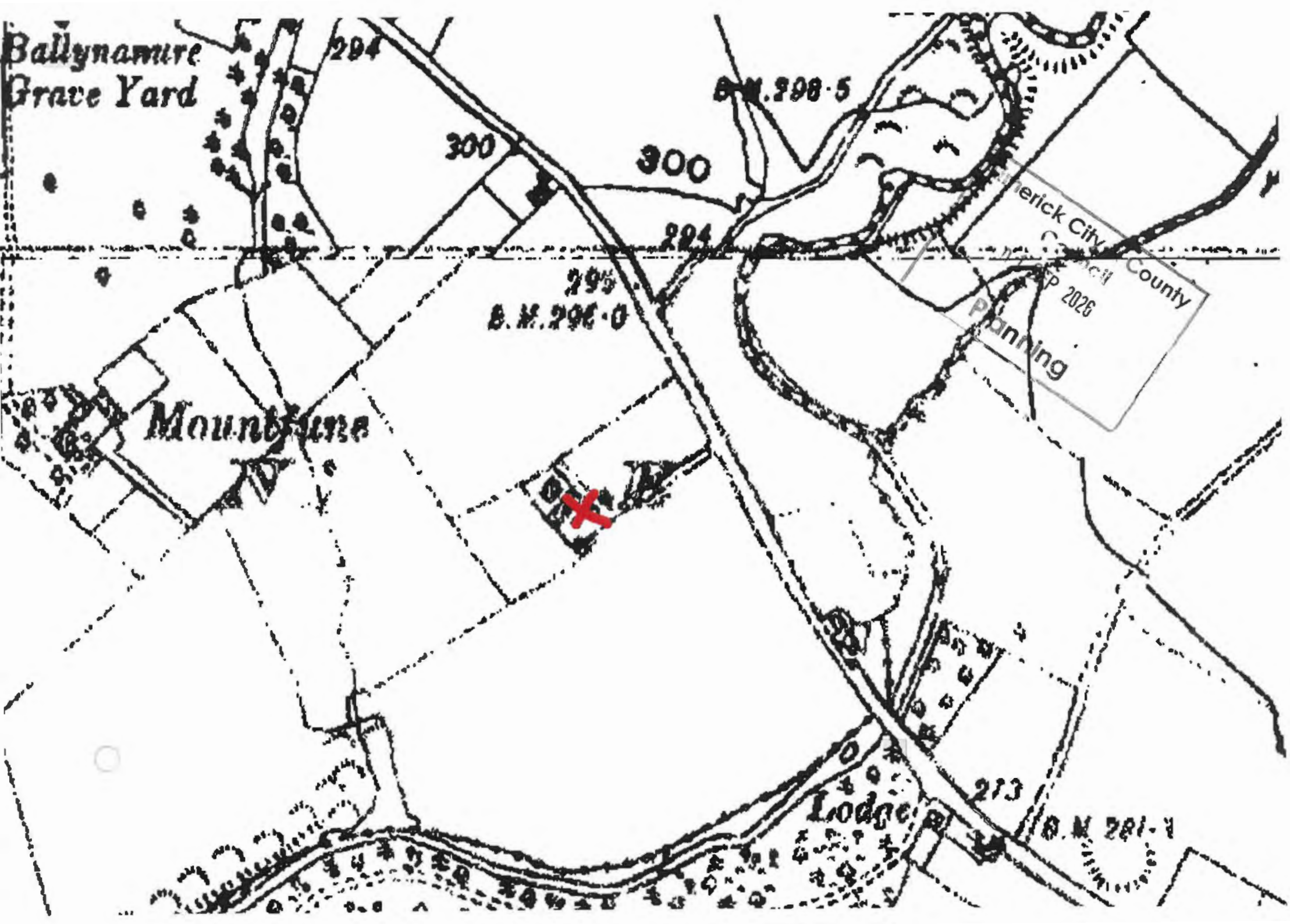
Application to be forwarded to:

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

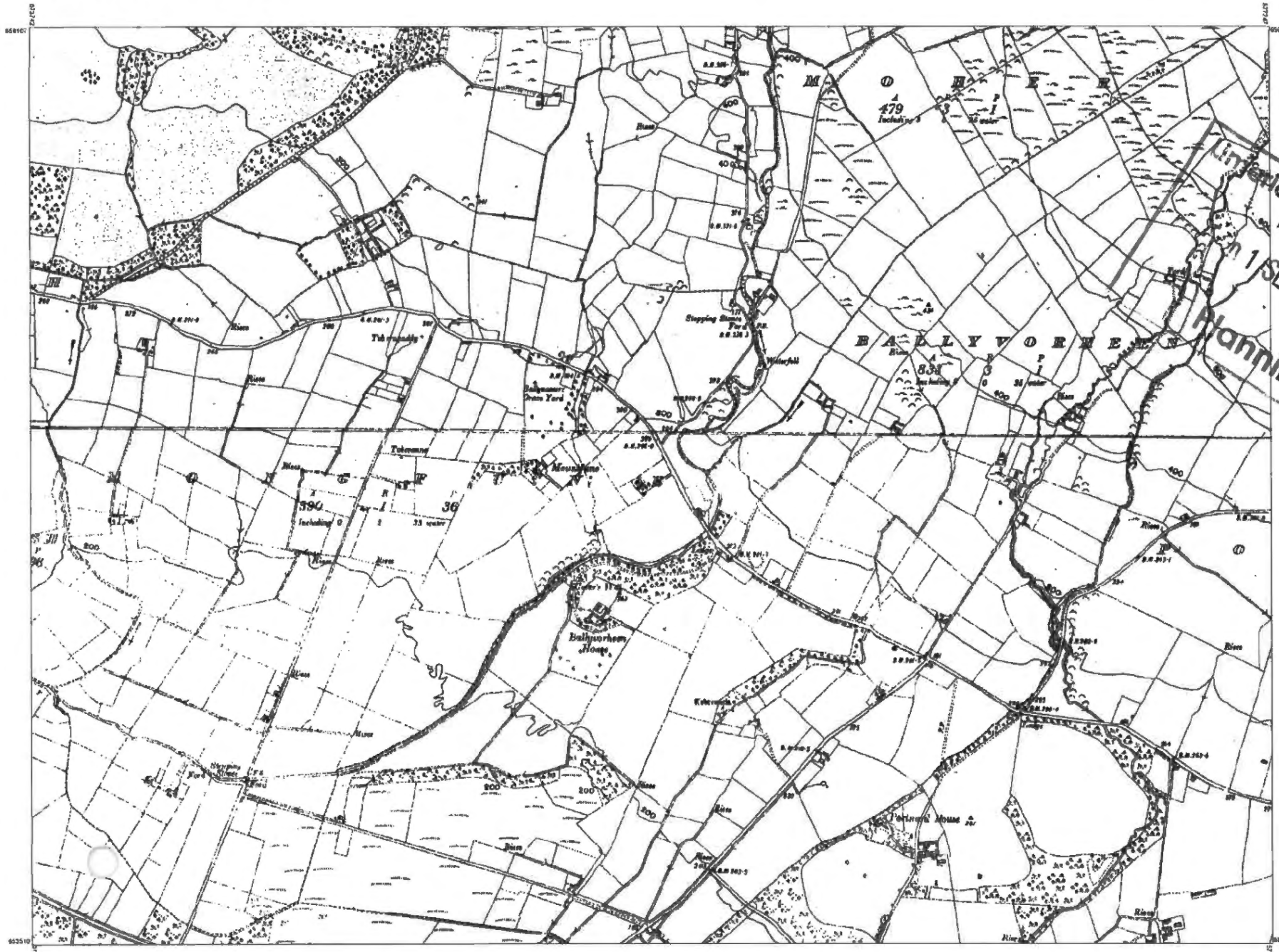
Enquiries:
Telephone: 061-556556
E-Mail: planning@limerick.ie

****


Stepping Stones
Ford
Waterfall
BALLYWORH
Rises
Inchudwy
Ballynamire
Grace Yard
Toberanaddy
Toberanna
Mountjane
Lodge
Cutler's Wood
Ballyvorheen
House
Kolemperia
Rises
Limerick City & County
Planning
01 SEP 2026


Ballynamure
Grave Yard
294
300
300
294
B.M.298·5
295
B.M.296·0
Mountshine
Lodge
213
B.M.281·1
Limerick City
County
Council
2026
Planning

Site Location Map



Tailte Éireann

CENTRE COORDINATES:
ITM 575495,654809

PUBLISHED:
26/08/2026

ORDER NO.:
50555540_1

MAP SERIES:
6 Inch Raster
6 Inch Raster

MAP SHEETS:
LK007
LK015

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

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2026.
All rights reserved.

0 225 450 675 900 1,125 Metres
0 425 850 1,275 1,700 2,125 Feet

OUTPUT SCALE: 1:10,560

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

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

N

Land Registry

County Limerick

Folio 78105F

Limerick City & County Council
21 AUG 2026
Planning

Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.

Land Registry

County Limerick **Folio 78105F**

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	The property shown coloured Red as plan(s) 9A, ED87W on the Registry Map, situate in the Townland of MONGFUNE, in the Barony of OWNEYBEG, in the Electoral Division of ABINGTON. The Registration does not extend to the mines and minerals	From Folio LK31022F
2	The property shown coloured Red as plan(s) 32 on the Registry Map, situate in the Townland of MONGFUNE, in the Barony of OWNEYBEG, in the Electoral Division of ABINGTON. The Registration does not extend to the mines and minerals	From Folio LK31022F

Land Registry

County Limerick **Folio 78105F**

Part 2 - Ownership

Title ABSOLUTE

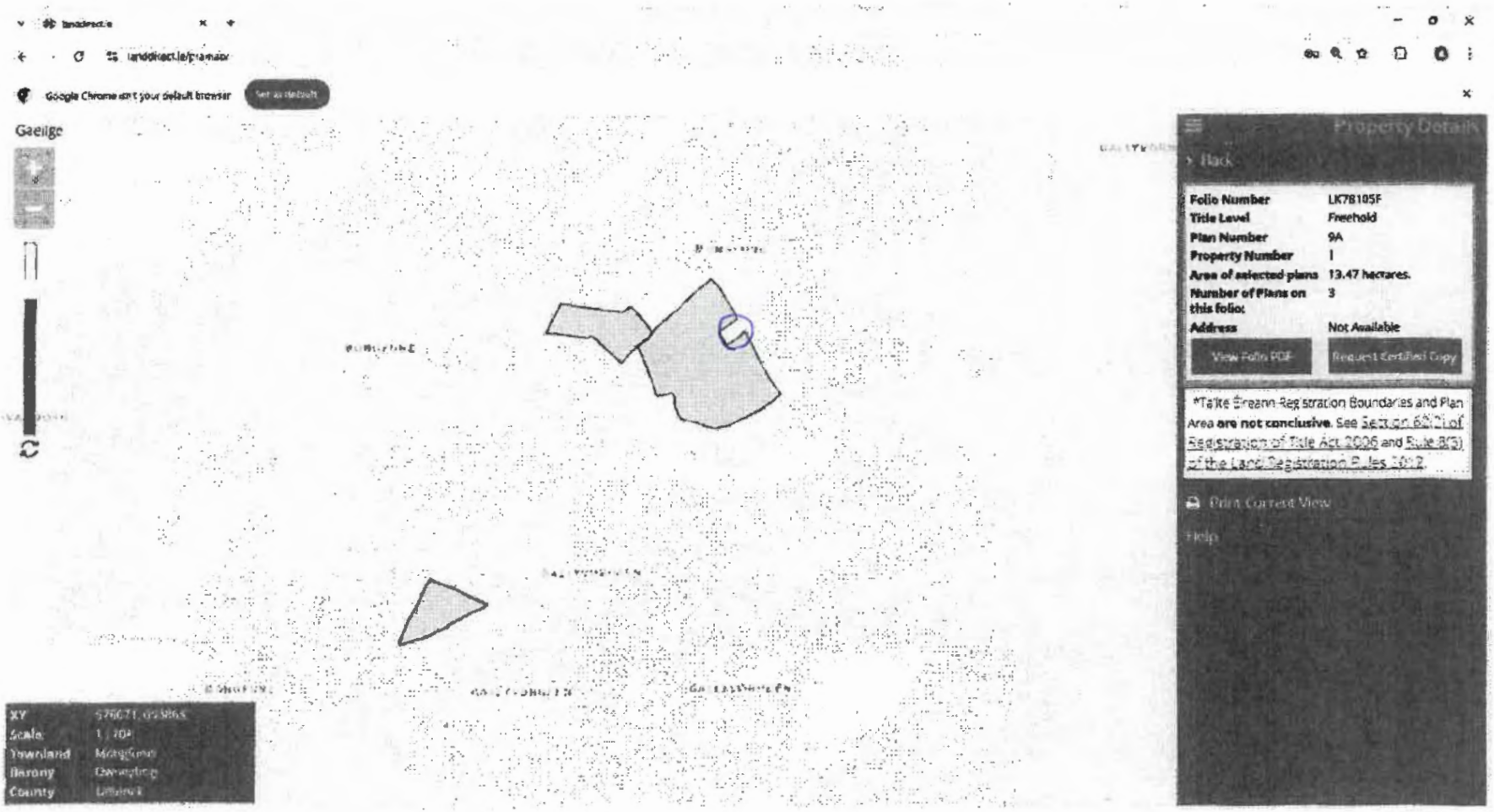
No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	16-JAN-2025 D2025LR008316K	KEVIN BOYLE of Mongfune, Murroe, County Limerick is full owner.

Land Registry

County Limerick **Folio 78105F**

Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	L.R.6/57326	The property No. 2 is subject to the fishing rights and fisheries (if any) reserved to the Land Commission by its Fiat.
2	L.R.6/57326	The property no.2 is subject to the right of the Land Commission it's successors, licencees and assigns to pass and repass thereover on foot and with horses, or other animals with or without carts and other conveyances and for every purpose by the way coloured yellow on the plan thereof.
3	16-JAN-2025 D2025LR008316K	The right of way and such other easements as specified in Instrument Number D2025LR00316K in favour of George Boyle the registered owner of the property comprised in folio LK31022F, his heirs, assigns and others as specified therein affecting the part of the property shown coloured yellow on Property number 2, Plan 32 of the Registry Map.


landdirect.ie
Google Chrome isn't your default browser
Gaeilge
Property Details
Back
Folio Number LK78105F
Title Level Freehold
Plan Number 9A
Property Number 1
Area of selected plans 13.47 hectares.
Number of Plans on this folio: 3
Address Not Available
View Folio PDF
Request Certified Copy
*Tá le Sreann Registration Boundaries and Plan Area are not conclusive. See Section 62(7) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.
Print Current View
Help
XY
Scale
Townland
Barony
County

TO BE READ IN CONJUNCTION WITH GROUND FLOOR PLAN

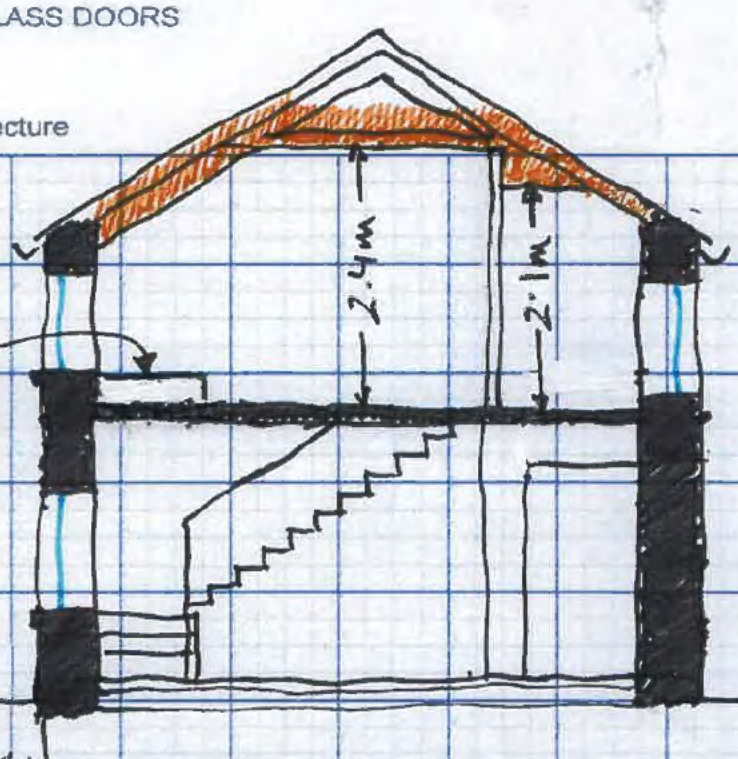
LEGEND:

- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- NEW WINDOWS / GLASS DOORS
- INSULATION

© 2024 O'Neill Architecture

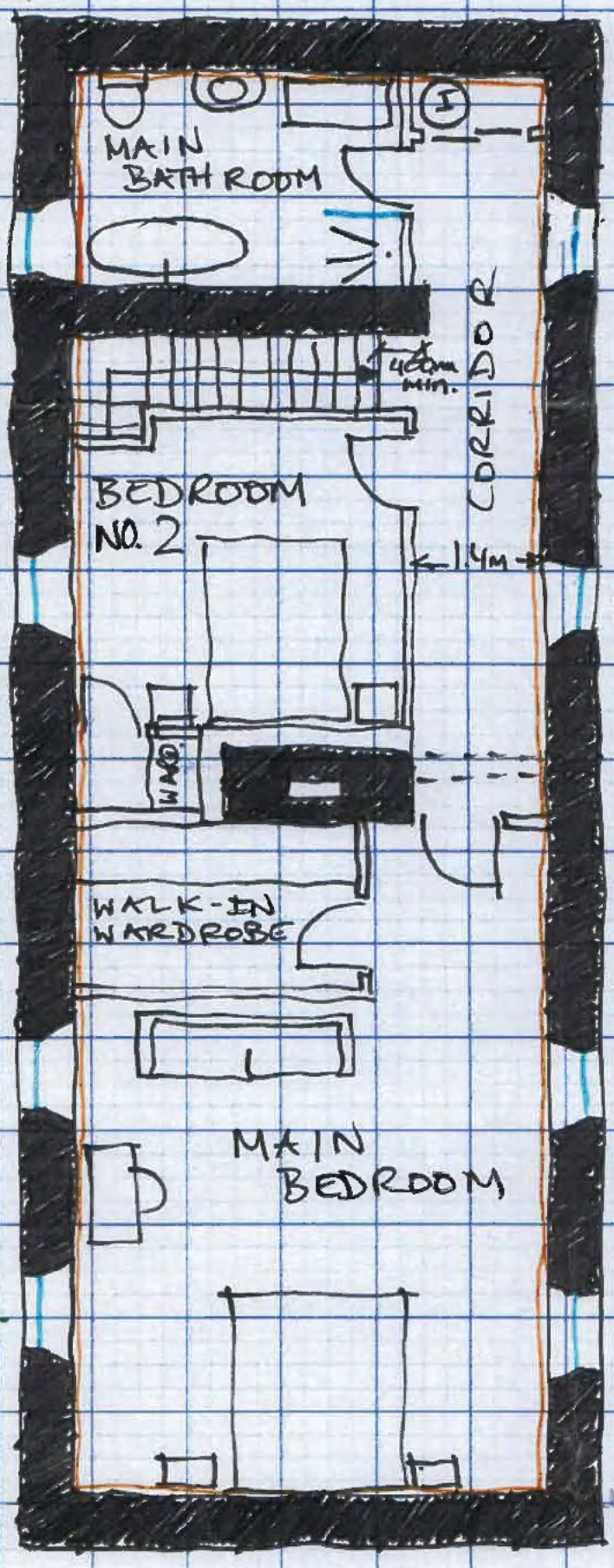
O'NEILL ARCHITECTURE
ARCHITECTURE | PLANNING | DESIGN

DESIGN CLINIC: MONGTUNE V94 Y4D7
CLIENTS: Kevin Boyle
CONTACT: 087 232 5362
EMAIL: boylek324@gmail.com
DRAWING: FIRST FLOOR PLAN + SECTION
SCALE: 1:100@A4 DATE: 27/2/2024



UPSTAND ABOVE STAIRS TO ALLOW FOR 2m HEADHEIGHT AT LOWER STEPS AS PER TGD K P.8 DIAGR. 3

SECTION A-A
SCALE 1 TO 100 @A4



GREAT VIEWS

NORTH

FIRST FLOOR PLAN
SCALE 1 to 100 @A4

CONSERVATION WORKS:
REMOVE ALL CEMENT.

FLOORS = 200 - 100 mm LECCA + LIME INSULATION UNDER LIMECRETE 50 - 70 mm FINISHED WITH 1-2mm STUCCO - EXTRA FLOOR SEALED WITH BESPOKE STONE RESIN.

WALLS = INTERNAL WALLS: EXPOSED STONE POINTED WITH LIME MORTAR NHL EXTERNAL WALLS: HEMP LIME INSULATION 40-50mm OR WOODFIBRE BOARD AS PER SUPPLIERS RECOM. WITH LIME RENDER FINISH.

ROOF = INSULATE WITH SHEEPSWOOL + WOODFIBRE BOARD + AIRTIGHTNESS BARRIER DB+ PAPER. 2.1 M HEADHEIGHT IN CORRIDOR TO ALLOW FOR INSULATION. REDUCED THICKNESS OF INSULATION ALONG EAVES FOR HEADHEIGHT.

ROOF WORKS =
AS PER SKETCH SECTION ATTACHED SHOWING SLATE LEVEL ENDING AT GUTTER LEVEL (NO SOFFIT BOXES!!)

WINDOWS
CLIENT TO CONSIDER SPLICE REPAIR OF EXISTING WOODEN WINDOWS WITH SLIMLITE DOUBLE GLAZING

Carhue, Ballycommon, Nenagh, Co.Tipperary, Ireland
POSTCODE E45 A268 E patti@oneillarchitecture.com
M +353 87 7489410 W www.oneillarchitecture.com
Patti O'Neill Dipl.-Ing. MRIAI, Architect Reg. No.11011

0 Scale in metres 5
0 Scale in feet 10

RIAI | Registered Architect 2024 | Architect Accredited in Conservation G3 | Practice Member 2024

TO BE READ IN CONJUNCTION WITH FIRST FLOOR PLAN

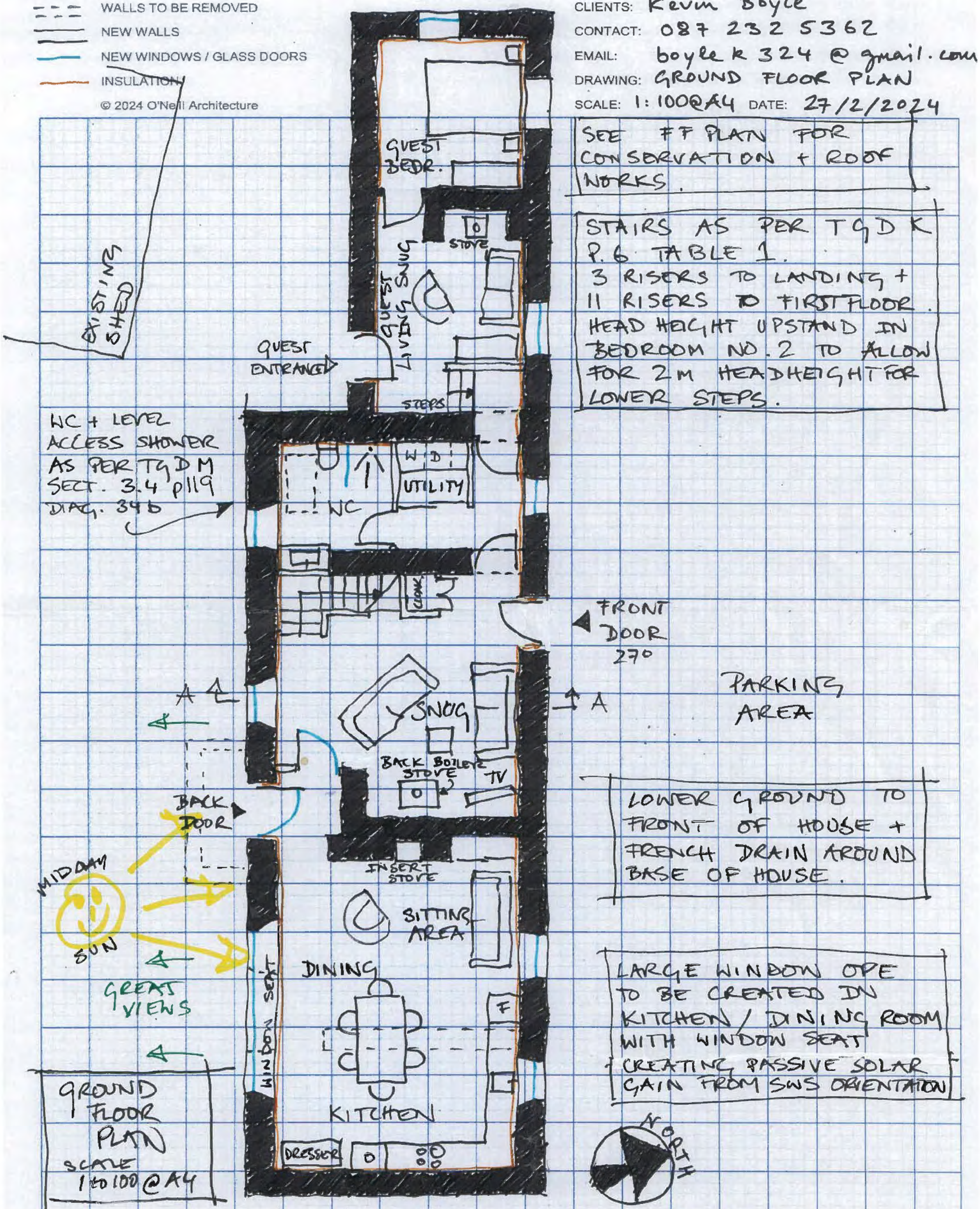
LEGEND:

- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- NEW WINDOWS / GLASS DOORS
- INSULATION

© 2024 O'Neill Architecture

O'NEILL ARCHITECTURE
ARCHITECTURE | PLANNING | DESIGN

DESIGN CLINIC: MONGTUNE V94 Y4D7
CLIENTS: Kevin Boyle
CONTACT: 087 232 5362
EMAIL: boylek324@gmail.com
DRAWING: GROUND FLOOR PLAN
SCALE: 1:100@A4 DATE: 27/2/2024



SEE FF PLAN FOR CONSERVATION + ROOF WORKS.

STAIRS AS PER TGDK P.6 TABLE 1.
3 RISERS TO LANDING + 11 RISERS TO FIRST FLOOR.
HEAD HEIGHT UPSTAND IN BEDROOM NO. 2 TO ALLOW FOR 2M HEADHEIGHT FOR LOWER STEPS.

LOWER GROUND TO FRONT OF HOUSE + FRENCH DRAIN AROUND BASE OF HOUSE.

LARGE WINDOW OPE TO BE CREATED IN KITCHEN / DINING ROOM WITH WINDOW SEAT CREATING PASSIVE SOLAR GAIN FROM SWS ORIENTATION

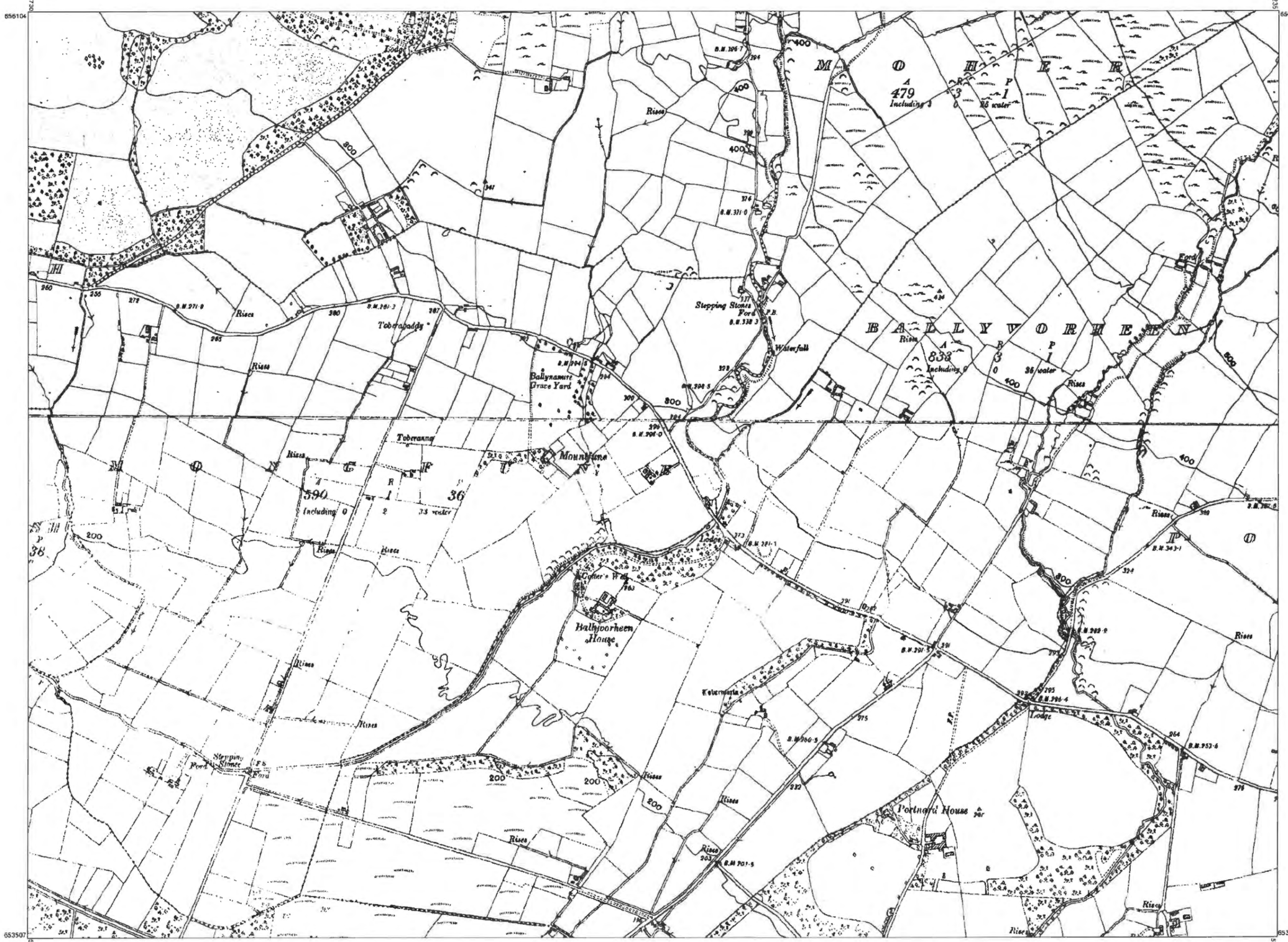
GROUND FLOOR PLAN
SCALE 1 to 100 @ A4

Carhue, Ballycommon, Nenagh, Co.Tipperary, Ireland
POSTCODE E45 A268 E patti@oneillarchitecture.com
M +353 87 7489410 W www.oneillarchitecture.com
Patti O'Neill Dipl.-Ing. MRIAI, Architect Reg. No.11011

0 Scale in metres 5
0 Scale in feet 10

RIAI | Registered Architect 2024 | Architect Accredited in Conservation G3 | Practice Member 2024

Site Location Map



0 225 450 675 900 1,125 Metres

0 425 850 1,275 1,700 2,125 Feet

OUTPUT SCALE: 1:10,560

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

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

N

Tailte Éireann

CENTRE COORDINATES:
ITM 575483,654806

PUBLISHED:
20/08/2026

ORDER NO.:
50554445_1

MAP SERIES:
6 Inch Raster
6 Inch Raster

MAP SHEETS:
LK007
LK015

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

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

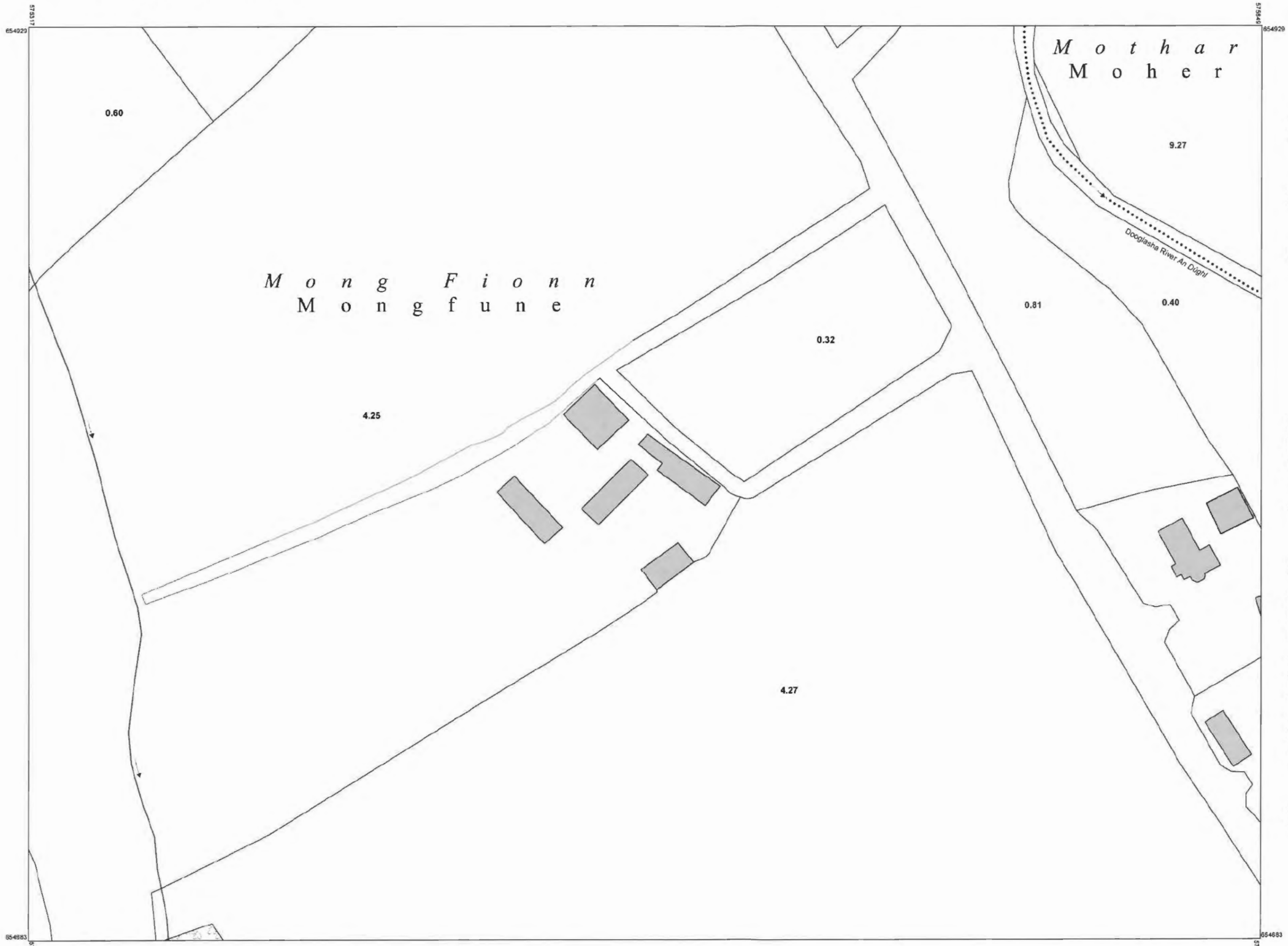
No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2026.
All rights reserved.

Planning Pack Map



0 20 40 60 80 100 Metres

0 40 80 120 160 200 Feet

OUTPUT SCALE: 1:1,000

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

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

N

Tailte Éireann

CENTRE COORDINATES:
ITM 575483,654806

PUBLISHED:
20/08/2026

ORDER NO.:
50554445_1

MAP SERIES:
1:5,000
1:2,500

MAP SHEETS:
4747
4747-D

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

www.tailte.ie

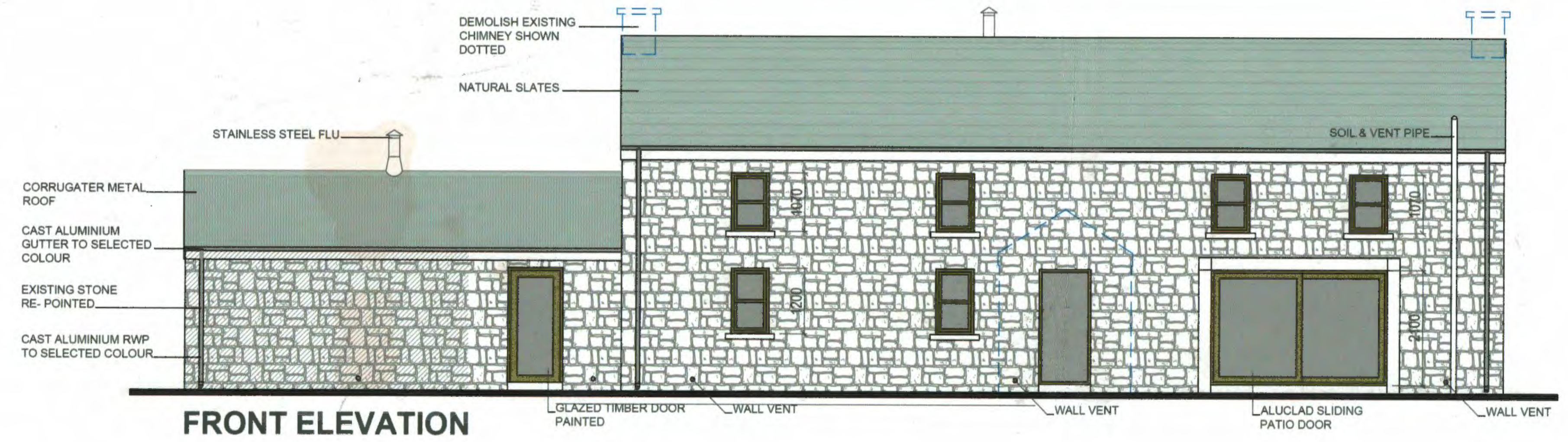
Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

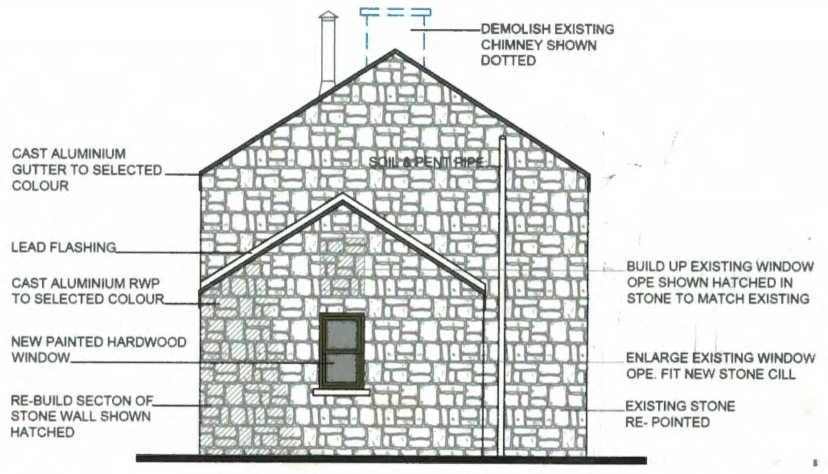
The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2026.
All rights reserved.



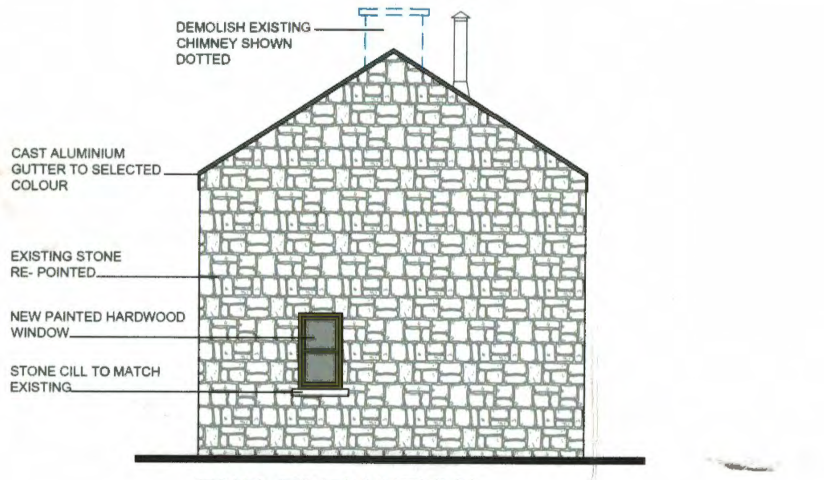
FRONT ELEVATION



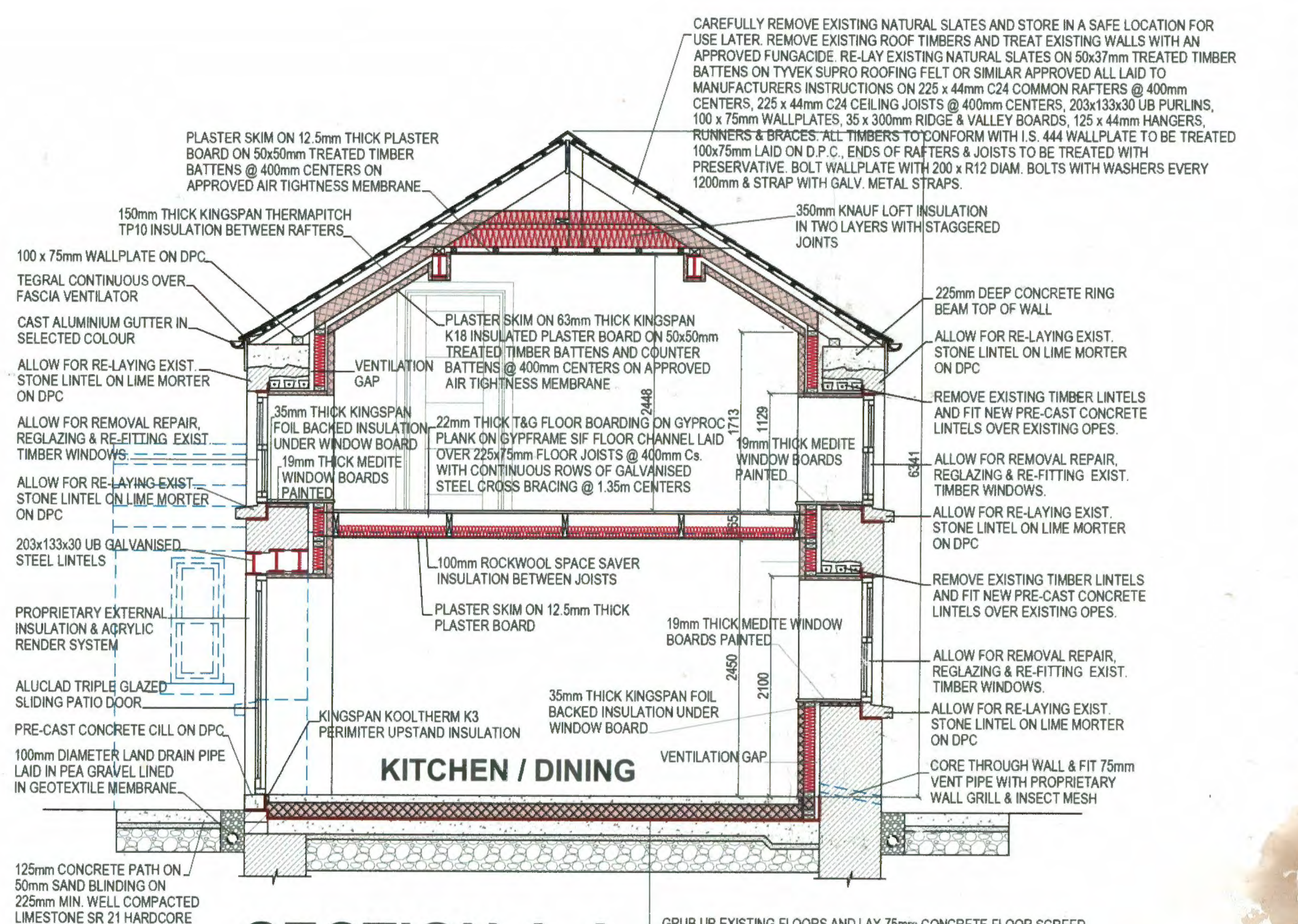
END ELEVATION



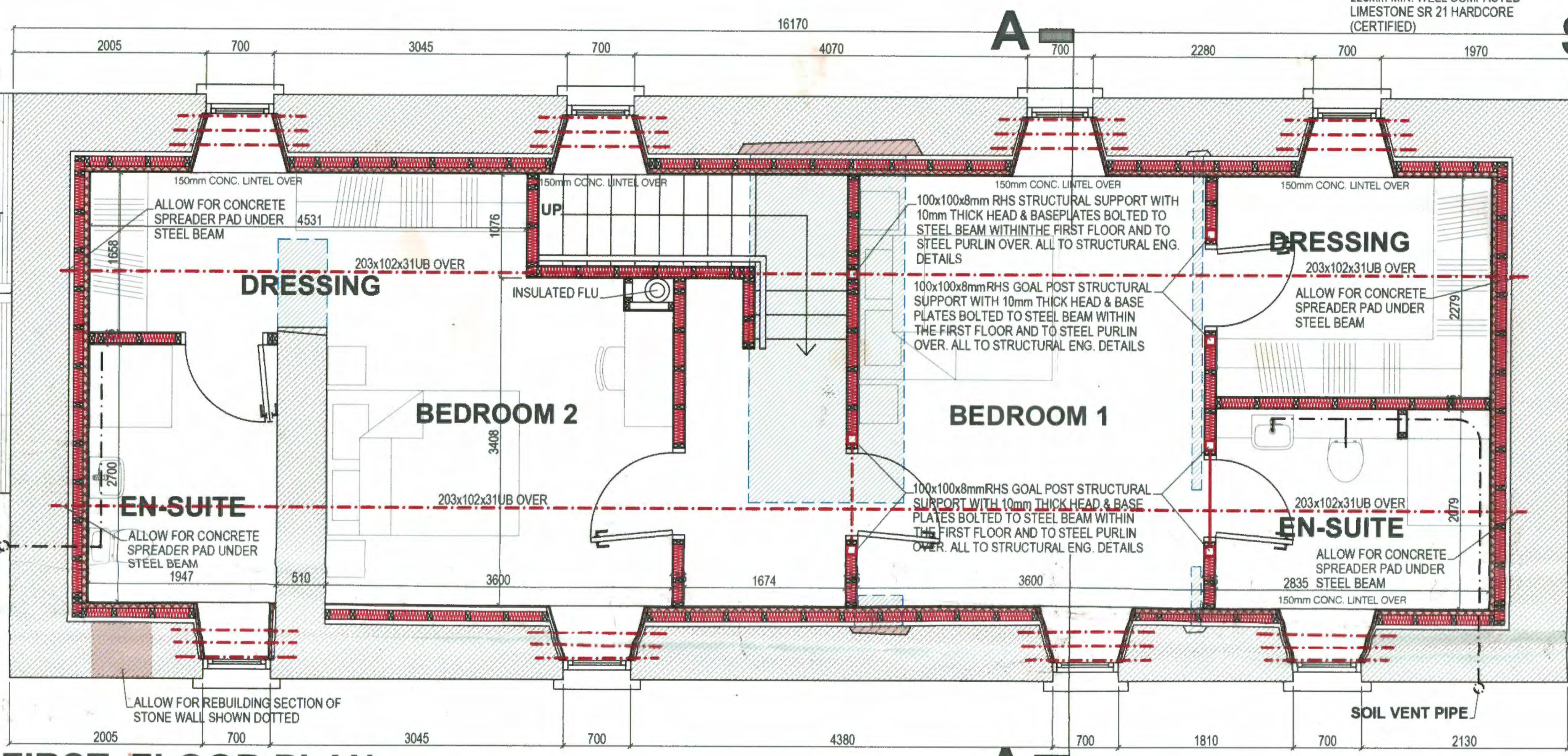
REAR ELEVATION



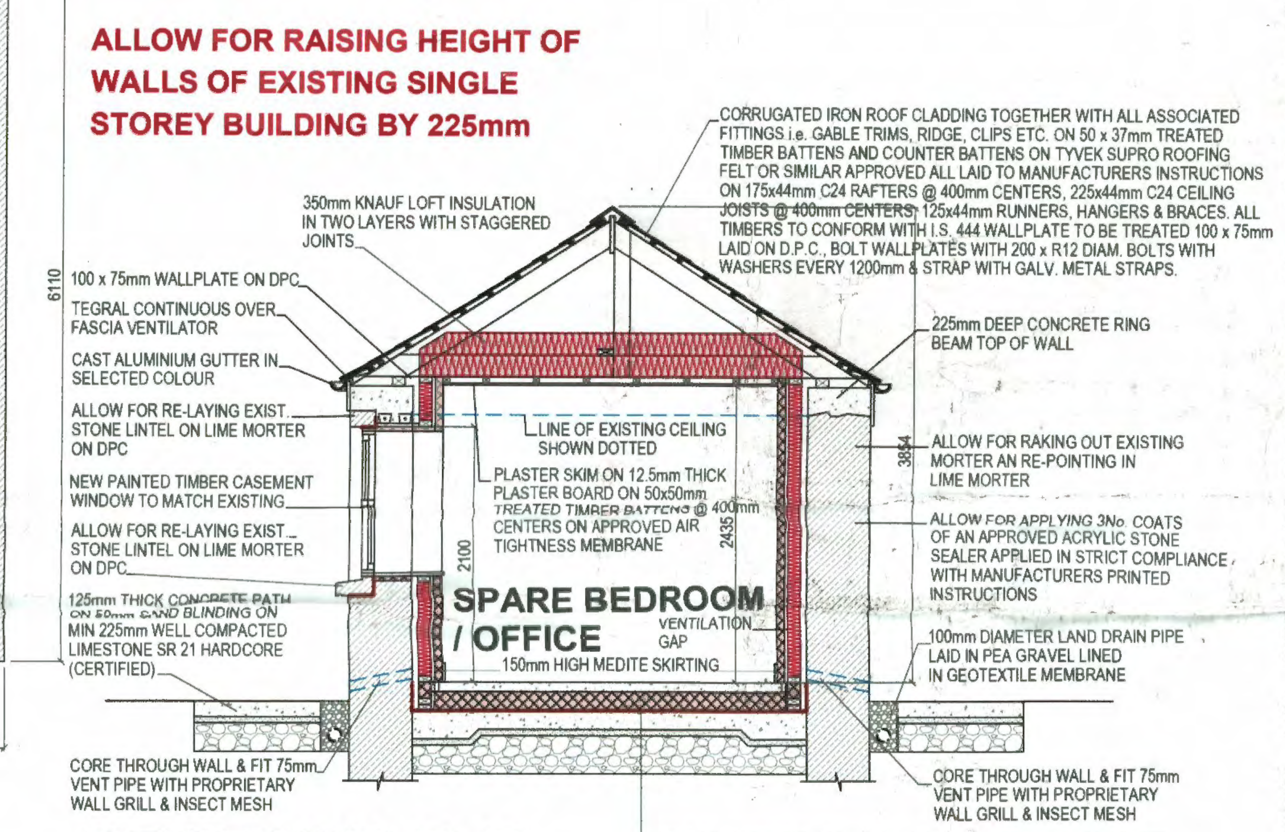
END ELEVATION



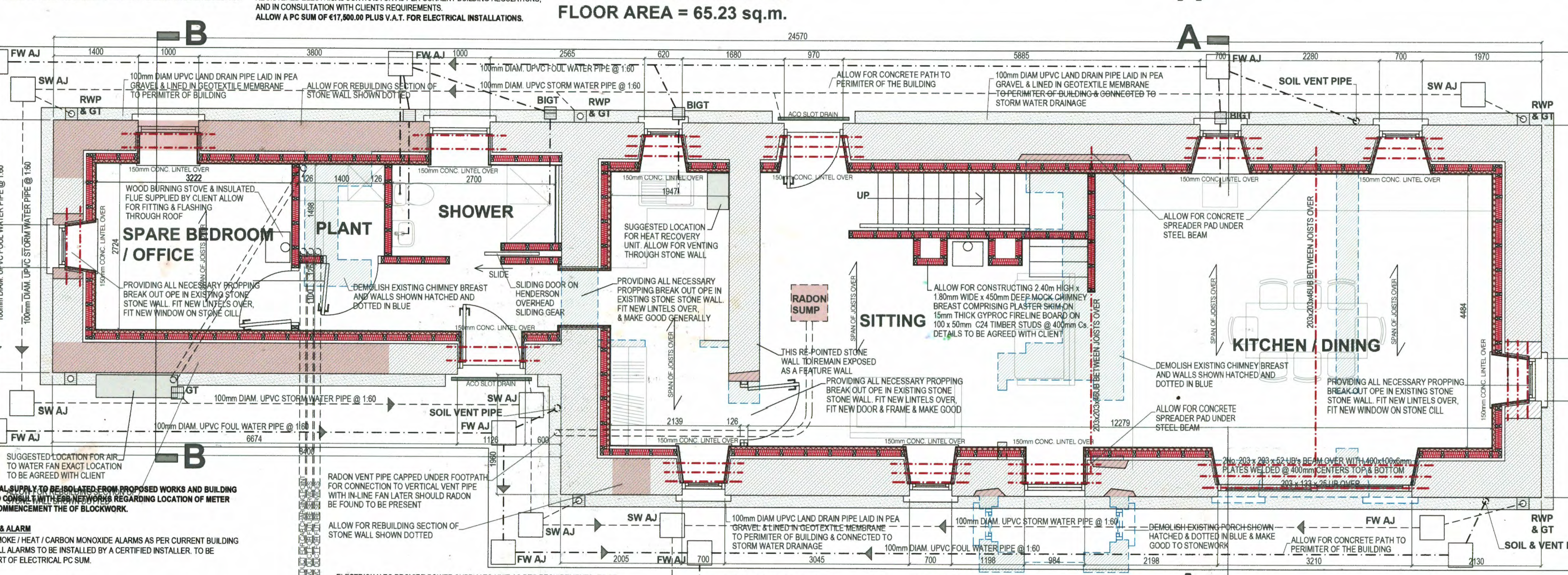
SECTION A-A



FIRST FLOOR PLAN
FLOOR AREA = 65.23 sq.m.



SECTION B-B



GROUND FLOOR PLAN
FLOOR AREA = 88.28 sq.m.
TOTAL FLOOR AREA = 153.51 sq.m.

GENERAL NOTES:
IT IS THE RESPONSIBILITY OF THE CLIENT TO APPOINT AN ENGINEER TO PREPARE MORE DETAILED DRAWINGS AND SPECIFICATIONS FOR THE PURPOSE OF COMMENCEMENT NOTICE BCMS, TENDER AND CONSTRUCTION STAGES OF THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CLIENT TO APPOINT PROJECT SUPERVISOR (PSDP / PSCS) FOR ANY WORKS TO BE CARRIED OUT AS PART OF THIS PROPOSED DEVELOPMENT IN ACCORDANCE WITH SAFETY HEALTH & WELFARE AT WORK ACT 2005, AND SAFETY HEALTH AND WELFARE AT WORK (CONSTRUCTION) REGULATIONS UPDATED IN 2013.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS PREPARED PRIOR TO AND DURING CONSTRUCTION BY THE ENGINEER AND / OR QUANTITY SURVEYOR.

ALL MATERIALS USED AND WORKS CARRIED OUT TO COMPLY IN FULL WITH CURRENT BUILDING REGULATIONS.

ONLY WRITTEN DIMENSIONS TO BE USED. ANY QUERIES IN RELATION TO DETAILS SHOULD BE DIRECTED TO THE SUPERVISING ENGINEER.

SCOPE OF WORK
THE CONTRACT PRICE IS TO INCLUDE FOR PROPOSED WORKS AS SET OUT ON PLANS, SECTIONS, ELEVATIONS, & IN ACCORDANCE WITH THE SPECIFICATION. TOGETHER WITH ALL ASSOCIATED SITE WORKS AND CONNECTION TO ALL UTILITY SERVICES.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO TENDERING TO FAMILIARISE THEMSELVES WITH THE EXTENT OF THE SITE, ITS SURROUNDINGS AND ANY POSSIBLE RESTRICTIONS THAT MAY BE AN ISSUE WITH THE SITE, e.g. OVERHEAD POWER LINES, EXISTING STRUCTURES ETC.
BUILDER TO LEAVE THE SITE CLEAN & TIDY DURING THE COURSE OF CONSTRUCTION. HE SHALL PROTECT ALL WORKS FROM INCLEMENT WEATHER INCLUDING ANY BRACING AND PROPPING REQUIRED DURING THE COURSE OF THE PROJECT. ALLOW FOR THE PROTECTION OF ITEMS SUCH AS INTERNAL JOINERY, WINDOWS, GLAZING ETC. ANY EXTRAS MUST BE AGREED IN WRITING BY THE CLIENT. BUILDER TO ALLOW FOR ALL ATTENDANCE WITH ALL ASSOCIATED SUB CONTRACTORS.

THE SUCCESSFUL CONTRACTOR SHALL BE REGISTERED WITH HOME BOND AND THE NATIONAL HOUSE BUILDING GUARANTEE SCHEMES & HAVE ALL RELEVANT INSURANCES.

HEALTH & SAFETY
CONTRACTOR TO BE RESPONSIBLE FOR ALL HEALTH AND SAFETY ON SITE, SUBMISSION OF AF2 AND ACTING AS PSCS ON SITE.

PROTECTION / DAMAGE
THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PROPERTY DURING THE WORKS, ANY DAMAGE TO THE PROPERTY MUST BE REPAIRED TO THE ENGINEERS SATISFACTION AT THE CONTRACTORS EXPENSE.

SECURITY
THE CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND SAFELY PROTECTING SAME, THROUGH GATED ACCESS AND SECURITY / SAFETY FENCING WHERE NECESSARY

PC SUMS
ALLOW FOR PC SUMS TO CERTAIN ITEMS AS DIRECTED. SEE LIST OF PC SUMS ATTACHED. THESE ITEMS ARE TO BE AGREED WITH CLIENT PRIOR TO WORK COMMENCING ON SITE.

STRUCTURE
ALL STRUCTURAL ELEMENTS TO BE DESIGNED BY STRUCTURAL ENGINEER TO SUIT SITE CONDITIONS. FOUNDATION TRENCHES TO BE INSPECTED BY ENGINEER PRIOR TO POURING OF CONCRETE. MAIN STRUCTURAL ELEMENTS ARE LISTED ON STRUCTURAL SCHEDULE ATTACHED (PROVIDED BY ENGINEER). ALL SIZES GIVEN ARE FOR PRICING PURPOSES ONLY.
BUILDER TO ISSUE DRAWINGS TO STEEL LINTEL FABRICATORS TO ALLOW THEM PRICE AND DETAIL LINTELS WHERE SHOWN ON DRAWINGS.

STRUCTURAL STEEL
ALL EXTERNAL STEEL TO BE HOT DIPPED GALVANISED. ALL INTERNAL STEEL TO BE SHOT BLASTED, PRIMED AND PAINTED AND PROTECTED FROM INCLEMENT WEATHER DURING THE COURSE OF THE CONSTRUCTION. ANY STRUCTURAL STEEL THAT IS SUPPORTING WALLS AND / OR FLOORS ARE TO BE MIN. 30 MINUTES FIRE RATED. THIS CAN BE ACHIEVED BY ENCASING STEEL IN 12.5mm PLASTERBOARD TO MANUFACTURERS DETAILS. ALL STEEL FABRICATION TO BE CARRIED OUT BY CERTIFIED STEEL FABRICATOR. ALL COLUMNS TO BE CARRIED DOWN TO FOUNDATIONS

HEATING
HEATING AND PLUMBING TO BE CARRIED OUT IN ACCORDANCE WITH T.G.D. PART L OF THE BUILDING REGULATIONS AND ATTACHED PART L COMPLIANCE REPORT. PLUMBER TO DESIGN HEATING SYSTEM ACCORDINGLY AND MUST BE ABLE TO CERTIFY SAME. ALLOW PC SUM AS PER ATTACHED DOCUMENT TO INCLUDE ALL HEATING & PLUMBING WORKS WHICH SHALL COMPRISE OF AN AIR TO WATER HEAT PUMP DAIKIN OR THERMIA HEATING SYSTEM WITH AL REQUIRED WORKS. THE PC SUM TO ALSO INCLUDE A PAUL FOCUS 200 VENT AXIA MECHANICAL HEAT RECOVERY VENTILATON SYSTEM OR SIMILAR, AND FOR THE FITTING OF ALL SANITARY WARE.
CLIENT TO ADVISE BUILDER AND PLUMBER ON SELECTED SANITARY WARE.
NOTE ALL BUILDERS WORK FOR THE ABOVE TO BE INCLUDED AS PART OF THE MAIN CONTRACT FIGURE. LOCATION OF EXTERNAL FAN UNITS TO BE AGREED WITH CLIENT ON SITE. PLUMBER TO ALLOW FOR ALL CORING AND CHASING REQUIRED FOR PLUMBING AND HEATING SYSTEMS. BUILDER TO ALLOW DUCTING FOR HEAT PUMP & FANS.

HEAT RECOVERY UNIT
PROVIDE ADDITIONAL SUPPORT IN ATTIC UNDER HEAT RECOVERY UNIT TO CEILING JOISTS AT FIRST FLOOR LEVEL. UNIT TO BE HOUSED IN ATTIC SPACE IN A LOCATION TO BE AGREED WITH THE INSTALLER. ALLOW FOR VENTING TO EXTERIOR THROUGH CONCRETE BLOCK WALL. ELECTRICIAN TO PROVIDE POWER SUPPLY TO UNIT AS PER REQUIREMENTS, TO BE CLARIFIED BY INSTALLER. DUCT LAYOUT AND LOCATION OF OUTLETS IN CEILINGS TO BE AGREED AND MARKED UP ON FLOOR PLANS BY BUILDER PRIOR TO WORK COMMENCING ON SITE.
ALLOW A PC SUM OF €28,500.00 PLUS V.A.T. FOR HEATING & PLUMBING INSTALLATIONS.
ALLOW THE PC SUM OF €5,500.00 PLUS V.A.T. FOR HEAT RECOVERY.

ELECTRICAL
ALL INTERNAL AND EXTERNAL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICAL CONTRACTOR AS PER CURRENT BUILDING REGULATIONS, AND IN CONSULTATION WITH CLIENTS REQUIREMENTS.
ALLOW A PC SUM OF €17,500.00 PLUS V.A.T. FOR ELECTRICAL INSTALLATIONS.

NOTE: **ELECTRICAL SUPPLY TO BE ISOLATED FROM PROPOSED WORKS AND BUILDING CONTRACTOR TO CONSULT WITH ESB NETWORKS REGARDING LOCATION OF METER BOX PRIOR TO COMMENCEMENT THE OF BLOCKWORK.**

FIRE DETECTION & ALARM
INSTALL FIRE / SMOKE / HEAT / CARBON MONOXIDE ALARMS AS PER CURRENT BUILDING REGULATIONS. ALL ALARMS TO BE INSTALLED BY A CERTIFIED INSTALLER. TO BE INCLUDED AS PART OF ELECTRICAL PC SUM.

HEATING
HEATING AND PLUMBING TO BE CARRIED OUT IN ACCORDANCE WITH T.G.D. PART L OF THE BUILDING REGULATIONS AND ATTACHED PART L COMPLIANCE REPORT. PLUMBER TO DESIGN HEATING SYSTEM ACCORDINGLY AND MUST BE ABLE TO CERTIFY SAME. ALLOW PC SUM AS PER ATTACHED DOCUMENT TO INCLUDE ALL HEATING & PLUMBING WORKS WHICH SHALL COMPRISE OF AN AIR TO WATER HEAT PUMP DAIKIN OR THERMIA HEATING SYSTEM WITH AL REQUIRED WORKS. THE PC SUM TO ALSO INCLUDE A PAUL FOCUS 200 VENT AXIA MECHANICAL HEAT RECOVERY VENTILATON SYSTEM OR SIMILAR, AND FOR THE FITTING OF ALL SANITARY WARE.
CLIENT TO ADVISE BUILDER AND PLUMBER ON SELECTED SANITARY WARE.
NOTE ALL BUILDERS WORK FOR THE ABOVE TO BE INCLUDED AS PART OF THE MAIN CONTRACT FIGURE. LOCATION OF EXTERNAL FAN UNITS TO BE AGREED WITH CLIENT ON SITE. PLUMBER TO ALLOW FOR ALL CORING AND CHASING REQUIRED FOR PLUMBING AND HEATING SYSTEMS. BUILDER TO ALLOW DUCTING FOR HEAT PUMP & FANS.

HEAT RECOVERY UNIT
HEAT RECOVERY UNIT TO BE LOCATED IN UTILITY ROOM IN A LOCATION TO BE AGREED

ELECTRICIAN TO PROVIDE POWER SUPPLY TO UNIT AS PER REQUIREMENTS, TO BE CLARIFIED BY INSTALLER. DUCT LAYOUT AND LOCATION OF OUTLETS IN CEILINGS TO BE AGREED AND MARKED UP ON FLOOR PLANS BY BUILDER PRIOR TO WORK COMMENCING ON SITE.
ALLOW A PC SUM OF €28,500.00 PLUS V.A.T. FOR HEATING & PLUMBING INSTALLATIONS.
ALLOW THE PC SUM OF €5,500.00 PLUS V.A.T. FOR HEAT RECOVERY.

ELECTRICAL
ALL INTERNAL AND EXTERNAL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICAL CONTRACTOR AS PER CURRENT BUILDING REGULATIONS, AND IN CONSULTATION WITH CLIENTS REQUIREMENTS.
ALLOW A PC SUM OF €17,500.00 PLUS V.A.T. FOR ELECTRICAL INSTALLATIONS.

NOTE: **ELECTRICAL SUPPLY TO BE ISOLATED FROM PROPOSED WORKS AND BUILDING CONTRACTOR TO CONSULT WITH ESB NETWORKS REGARDING LOCATION OF METER BOX PRIOR TO COMMENCEMENT THE OF BLOCKWORK.**

FIRE DETECTION & ALARM
INSTALL FIRE / SMOKE / HEAT / CARBON MONOXIDE ALARMS AS PER CURRENT BUILDING REGULATIONS. ALL ALARMS TO BE INSTALLED BY A CERTIFIED INSTALLER. TO BE INCLUDED AS PART OF ELECTRICAL PC SUM.

SECURITY
THE CLIENT SHALL APPOINT A CONSULTANT REGARDING THE INSTALLATION OF A SECURITY SYSTEM, i.e. SECURITY ALARM / CAMERAS ETC. TO THE PROPOSED DWELLING. INTRUDER ALARM TO BE INSTALLED BY A CERTIFIED INSTALLER.

PLUMBING
ALLOW FOR INSTALLATION OF ALL WATER SERVICES & WASTES TO KITCHEN ,UTILITY BATHROOMS, EN-SUITES & WET ROOMS. ALLOW FOR EXTERNAL COLD WATER SUPPLY & TAP ON EXTERNAL WALL OF UTILITY ROOM.
NOTE SANITARY WARE TO BE SUPPLIED BY THE CLIENT & FITTED BY THE BUILDING CONTRACTOR

FOUL DRAINAGE
ALLOW FOR INSTALLATION OF ALL FOUL DRAINAGE INCLUDING MANHOLES, ACCESS JUNCTIONS, GULLIES AND SOIL VENT PIPES. ALL FOUL DRAINS VIA 110mm UPVC WAVIN SEWER PIPES, LAID YO FALLS, ALL IN ACCORDANCE WITH CURRENT BUILDING

STORM WATER DRAINAGE
ALLOW FOR ALL STORM WATER DRAINAGE INCLUDING MANHOLES, ACCESS JUNCTIONS & GULLIES. STORM DRAINS VIA 110mm UPVC WAVIN PIPES LAID TO FALLS, ALL IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. STORM DRAINS TO DISCHARGE TO SOAKAWAYS. RAINWATER GUTTERS TO BE HALF ROUND CAST ALUMINUM WITH 75mm DIAM. RAINWATER PIPES, COLOUR BLACK.

SERVICE DUCTS & TRENCHES
ALLOW FOR EXCAVATING TRENCHES, AND INSTALLING PIPES & DUCTS TO FACILITATE WATER, ESB AND DATA SERVICES. ALL IN ACCORDANCE WITH SERVICE PROVIDERS REQUIREMENTS. WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD PRACTICE AND CURRENT BUILDING REGULATIONS.

GENERAL
BUILDER TO ALLOW FOR ALL ATTENDANCE WITH ALL ASSOCIATED SUB-CONTRACTORS.

OUTLINE SPECIFICATION:

DEMOLITION / ENABLING WORKS:
CONTRACTOR TO DISCUSS IN DETAIL THE EXTENT OF THE WORKS WITH THE CL ENGINEER, AGREE ON ITEMS TO BE REMOVED AND WHEATHER TO BE STORED DISPOSED OF OFF SITE. THE HOUSE WILL BE LEFT EMPTY FREE FROM ALL LOOS FURNITURE. THE CONTRACTOR SHALL ALLOW FOR DISCONNECTING AND SHUTT ALL LIVE SERVICES, DRAINING HEATING SYSTEM AND SO FORTH. ALLOW FOR P METHOD STATEMENTS AND SUPPLYING TO SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF WORKS IN RELATION TO, DEMOLITION, DISMANTLING, EXC AND SO FORTH.

ALLOW FOR THE REMOVAL OF FITTED FURNITURE, SANITARY WARE, KITCHEN U INTERNAL DOORS, SKIRTINGS, ARCHITRAVES, EXTERNAL WINDOWS, DOORS, HE PIPES, ELECTRICAL, AND ALL ITEMS REQUIRED. ALL THESE ITEMS MUST BE DISP OFF SITE TO A LICENSED SITE UNLESS OTHERWISE INSTRUCTED BY CLIENT (DIS WITH CLIENT)

ALLOW FOR ALL TEMPORARY SUPPORTS, PROPS AND WORKS WHICH SHOULD B DESIGNED BY PSCS, ALLOW FOR CAREFULLY DEMOLISHING THE SECTION OF TH WALL AND AREAS SHOWN DOTTED IN BLUE ON THE PLAN DRAWING. ALLOW FOR FORMING NEW OPENINGS OR CLOSING UP SAME TO DOORS & WINDOWS AS SH THE PLAN LAYOUT. ALLOW FOR CAREFULLY REMOVING EXISTING CONCRETE FL SLAB. PRIOR TO REMOVAL OF SAME CHECK THAT THE INTERNAL CONCRETE BL WALLS ARE CARRIED DOWN TO CONCRETE FOUNDATIONS.
AGAIN ALL SPOIL / DEBIS TO BE REMOVED OFF SITE TO A LICENSED SITE.

WALLS
RAKE OUT JOINTS IN EXISTING STONE WALLS, ALLOW FOR RE-BUILDING SECTIO STONE WALL TO MATCH EXISTING USING EXISTING STONE ON SITE. BREAK OUT OPES. IN WALLS WHERE INDICATED ON DRAWINGS. REMOVE EXISTING TIMBER AND FIT NEW PRECAST CONCRETE LINTELS. ALLOW FOR REMOVAL & RE-FITTIN EXISTING STONE LINTELS AND CILLS IN LIME MORTER ON DPC'S. WALLS TO BE RE-POINTED IN LIME MORTER.

LINTELS
150 x 100 PRE-CAST CONCRETE LINTELS COMPLETE WITH STEPPED HILOAD DPC FLASHING OVER ALL DOOR & WINDOW HEADS UNLESS OTHERWISE STATED. AS SPECIFIED IN I.S. 240 MIN. 150mm BEARING FOR SPANS UP TO 1.5m & 200mm BEA FOR SPANS 1.5m - 3.0m. LINTELS TO BE PROPPED AT 1.2m CENTRES UNTIL COMP MASONRY IS IN PLACE. ENSURE LINTELS ARE PLACED OVER ALL SEWERS & DUC WHICH PASS THROUGH ANY WALLS. ENSURE A LINTEL IS PLACED OVER ESB ME CABINET OR SIMILAR OPENINGS. STEEL BEAM / PRIORITY LINTELS (KEYSTONE O CATNIC) AS PER LAYOUTS TO ENGINEERS SPEC. AND DETAILS.
RE-FIT EXISTING STONE LINTELS OVER WINDOW & DOOR OPES EXTERNALLY. AL NEW STONE LINTELS TO MATCH EXISTING OVER NEW WINDOW OPES.

D.P.C.
D.P.C. TO BE HYLOAD LAID AROUND WINDOW & DOOR OPES. UNDER SILLS & RE AT THE BACK OF STONE LINTELS.

INSECTICIDE / FUNGACIDE
ALLOW FOR TREATING ALL EXISTING WALLS OF THE HOUSE WITH AN APPROVED INSECTICIDE / FUNGACIDE AS PER MANUFACTURERS PRINTED INSTRUCTIONS

FOUNDATIONS
ALLOW FOR EXCAVATING 900mm LONG SECTIONS UNDER EXISTING STONE WALL NECESSARY AND UNDERPINNING WITH LEAN CONCRETE. ALLOW FOR 5.5 CUBIC OF LEAN CONCRETE.

FLASHINGS
PROVIDE ALL FLASHINGS, COUNTER FLASHINGS, APRONS, SOAKERS AND CAVITY AS REQUIRED PER BUILDING REGULATIONS.

GROUND FLOOR
ALLOW FOR 75mm THICK CONCRETE SCREED ON 500 GAUGE SEPERATION LAYER 150mm FOIL COVERED KINGSPANTHERMAFLOOR TF70 INSULATION WITH 30mm KI THERMA FLOOR UPSTAND INSULATION TO ALL EXTERNAL AND INTERNAL WALLS. INSULATION TO BE LAID ON APPROVED AND CERTIFIED RADON BARRIER ON 150m REINFORCED CONCRETE FLOOR SLAB TO STRUCTURAL ENGINEERS DETAILS. AL 50mm SAND BLINDING ON 225mm MIN. WELL COMPACTED GOOD QUALITY LIMEST HARDCORE CERTIFIED TO SR 21. MAX. DEPTH OF HARDCORE FILL 900mm.

NOTE: 1 No. APPROVED RADON SUMP EXTERNALLY VENTED TO ENGINEERS SATISFACTION LAID WITHIN THE HARDCORE

WHERE TIMBER FLOORS ARE TO BE INSTALLED ON GROUND FLOOR BUILDER TO DOWN CONC. FLOOR TO ACCOMMODATE SAME, HOWEVER DEPTH OF CONCRETE INSULATION ETC.TO BE MAINTAINED. TIMBER FLOOR SELECTED BY CLIENT & CONSTRTUCTION NETHOD APPROVED BY CLIENTS ENGINEER. REFER TO FURTHE ON FLOOR COVERINGS.
WHERE WOODEN FLOORS ARE TO BE USED BUILDER TO ADJUST FLOOR LEVELS ACCOMMODATE SAME. CLIENT TO BE CONSULTED PRIOR TO WORKS AND CLIENT INSTRUCTIONS REGARDING LOCATION OF WOODEN FLOOR.

FIRST FLOOR
ALLOW FOR 22mm THICK TONGUED & GROOVED FLOOR BOARDING ON GYPROC P ON GYPFRAME SIF FLOOR CHANNEL LAID OVER 225x75mm C24 JOISTS @ 400mm CENTERS BUILT INTO BLOCK WALLS WITH CONTINUOUS ROWS OF 225x50mm TIM BRIDGING @ MAX. 1.35m CENTERS. WALLS SHALL BE STRAPPED TO FLOOR USING 5mm GALVANISED STEEL TORSION STRAPS @ MAX. 1500mm CENTERS ALL AS PER PART A OF THE CURRENT BUILDING REGULATIONS. ALLOW FOR 100mm READY CU ISOVER SPACE SAVER INSULATION BETWEEN FLOOR JOISTS

STAIRS
ALLOW THE PC SUM OF €4000.00+VAT FOR TIMBER STAIRS.

PITCHED SLATE ROOF
RE-FIT EXISTING NATURAL SLATES & NEW POWDER COATED CORRUGARED MET CLADDING TO ROOFS AS INDICATED ON DRAWINGS, ALONG WITH ALL ASSOCIATI FITTINGS i.e. GABLE & VALLEY TRIMS, RIDGE TILES, CLIPS ETC. ON 50 x 37mm TRE TIMBER BATTENS ON TYVEK SUPRO ROOFING FELT OR EQUAL APPROVED ALL LA MANUFACTURERS INSTRUCTIONS ON 225 x 44mm C24 COMMON RAFTERS (175x44 SINGLE STOREY AREA) @ 400mm CENTERS, 225 x 44mm C24 CEILING JOISTS @ 40 CENTERS, 325 x 35mm RIDGE BOARDS. 125 x 50mm HANGERS, RUNNERS & BRACE 75mm WALLPLATES.
ALL TIMBERS TO CONFORM WITH I.S. 444.WALLPLATES TO BE TREATED 100x75mm D.P.C., ENDS OF RAFTERS & JOISTS TO BE TREATED WITH PRESERVATIVE. BOLT WALLPLATE WITH 200 x R12 DIAM. BOLTS WITH WASHERS EVERY 1200mm & STRAP GALV. METAL STRAPS.

DRY LINING
ALLOW FOR DRY LINING EXTERNAL WALLS OF EXISTING BUILDING COMPRISING P SKIM FINISH ON 65mm THICK KINGSPAN K118 INSULATED PLASTER BOARD ON 50x TREATED TIMBER BATTENS @ 400mm CENTERS ON APPROVED AIR TIGHTNESS MEMBRANE ON 100x50mm C24 TIMBER STUDS @ 400mm CENTERS WITH 100x50mm DOUBLE HEAD & SOLE PLATES AND 100x50mm NOGGINGS STAHGGERED VERTICA 1200mm CENTERS. ALLOW FOR100mm THICK ROCKWOOL FLEXI MINERAL WOOL INSULATION BETWEEN TIMBER STUDS.

TIMBER STUD PARTITIONS
ALLOW INTERNAL STUD PARTITIONS CONSTRUCTED OF 100 x 50mm KILN DRIED S 400mm CENTERS WITH 100 x 50mm HEAD & SOLE PLATES (DOUBLE SOLE PLATE) W 100 x 50mm NOGGINGS STAGGERED VERTICALLY @ 800mm CENTERS. THE END ST THE PARTITION SHALL BE FIXED TO THE WALL USING DRILL SCREW FIXINGS AT T & BOTTOM AND AT EACH NOGGING. PARTITIONS SHALL BE LINED EACH SIDE USIN 12.5mm THICK GYPROC WALLBOARD (MOISTURE RESISTANT BOARD IN EN-SUITE) FINISHED IN PLASTER SKIM, ALL TO MANUFACTURERS PRINTED INSTRUCTIONS. A FOR 100mm THICK SEMI-RIGID ROCKWOOL INSULATION BETWEEN STUDS.

BRACING / STRAPPING
PROVIDE ALL DIAGONAL, VERTICAL AND LATERAL BRACING TO FLOOR AS PER CU BUILDING REGULATIONS.

OUTLINE SPECIFICATION CONTD :

ROOF VENTILATION
INSTALL TEGRAL OVER SOFFIT VENTS AS PER MANUFACTURERS SPEC. AND DETAIL. 50mm VENTILATION GAP TO BE MAINTAINED BETWEEN ROOFING FELT AND INSULATION AS PER BUILDING REGULATIONS.

AIR TIGHTNESS
ALLOW FOR SIGA OR SIMILAR APPROVED AIR TIGHT BARRIERS & MEMBRANES TO ALL WINDOW & DOOR, INCLUDING ALL SERVICES OPENINGS THROUGH EXTERNAL WALL OR AIRTIGHT LAYER. NOTE THE PLASTER FINISH IS THE AIRTIGHT LAYER ON THE EXTERNAL WALLS. NOTE FIRST FLOOR CEILING TO HAVE AN AIRTIGHT MEMBRANE TO THE UNDERSIDE OF THE CEILING JOISTS WITH A 25mm CROSS BATTEN SERVICE VOID UNDER SAME. ALL ELECTRICAL CABLES TO BE FITTED IN THIS SERVICE VOID. THE AIRTIGHTNESS MEMBRANE IS TO BE TAPED TO THE INTERNAL FACE OF EXTERNAL BLOCKWORK WALL AND THE PLASTER FINISH TO OVERLAP WITH SAME. ALL THE EXTERNAL PERIMITER OF THE FIRST FLOOR PRECAST CONC. SLAB IS TO BE WRAPPED IN AIRTIGHT MEMBRANE, INCLUDING THE EDGE OF THE PRECAST SLAB THAT JUST BUTTS UP AGAINST THE EXTERNAL WALL BUT DOESN'T BEAR ON SAME. UNDER THE SLAB THE MEMBRANE IS TO BE TAPED TO BLOCKWORK

EXTERNAL WINDOWS & DOORS
ALLOW FOR REMOVAL, REFURBISHMENT AND RE-FITTING OF EXISTING TIMBER WINDOWS BY SPECIALISTS JOINERY. NEW WINDOWS TO BE IN HARDWOOD PAINTED TO MATCH EXISTING. ALLOW FOR HARDWOOD TIMBER DOORS PAINTED AND ALUCLAD SLIDING PATIO DOOR TO KITCHEN DINING AREA IN RAL COLOUR TO MATCH TIMBER WINDOWS.

INTERNAL DOORS
ALLOW A FIGURE OF €150 + V.A.T. FOR SUPPLY OF DOORS TO BE CHOSEN BY CLIENT.
HANGING OF DOORS & FRAMES SHALL BE DEEMED INCLUDED IN THE CONTRACT PRICE.
ALL DOOR OPES. SHALL BE WHEELCHAIR FRIENDLY WITH CLEAR OPES. MIN. 800mm (FRAME TO DOOR HANDLE WHEN OPEN AT 90 DEGREES)
DOUBLE DOORS / SCREENS MAY BE DESCRIBED ON PLANS.
ALL IN ACCORDANCE WITH CLIENTS REQUIREMENTS. (TO BE CONFIRMED BY CLIENT)
ALLOW A P.C. SUM OF €50 + V.A.T. FOR IRONMONGERY.

ARCHITRAVE & SKIRTING
150mm DEANTA WHITE SKIRTING AND 100mm DEANTA WHITE MDF ARCHITRAVES WITH RED DEAL DOOR SADDLES THROUGHOUT. (TO BE CONFIRMED BY CLIENT

SLATTED SHELVES
ALLOW FOR 4 ROWS OF 50 x 37mm SANDED & ROUNDED EDGE SLATTED SHELVING TO HOT PRESS.

FITTED FURNITURE
ALL FITTED FURNITURE SHALL BE THE RESPONSIBILITY OF THE CLIENT. BUILDER TO BE ADVISED OF PROPOSED FITTED FURNITURE DESIGN AND LAYOUT IN ORDER TO FACILITATE WORKS TO CATER FOR SAME, e.g. CABINET LOCATIONS IN KITCHEN & LOCATION OF POWER SOCKETS / SWITCHES TO SUIT.

PAINTING
CONTRACTOR TO QUOTE FOR ALL INTERNAL & EXTERNAL PAINTING. PAINTING INTERNALLY TO INCLUDE PREPERATION OF ALL INTERNAL WALLS & JOINERY. 3 COATS OF PAINT TO WALLS AND SIMILAR TO JOINERY IF REQUIRED TO INCLUDE UNDER COAT. PAINT COLOURS CHOSEN BY CLIENT.

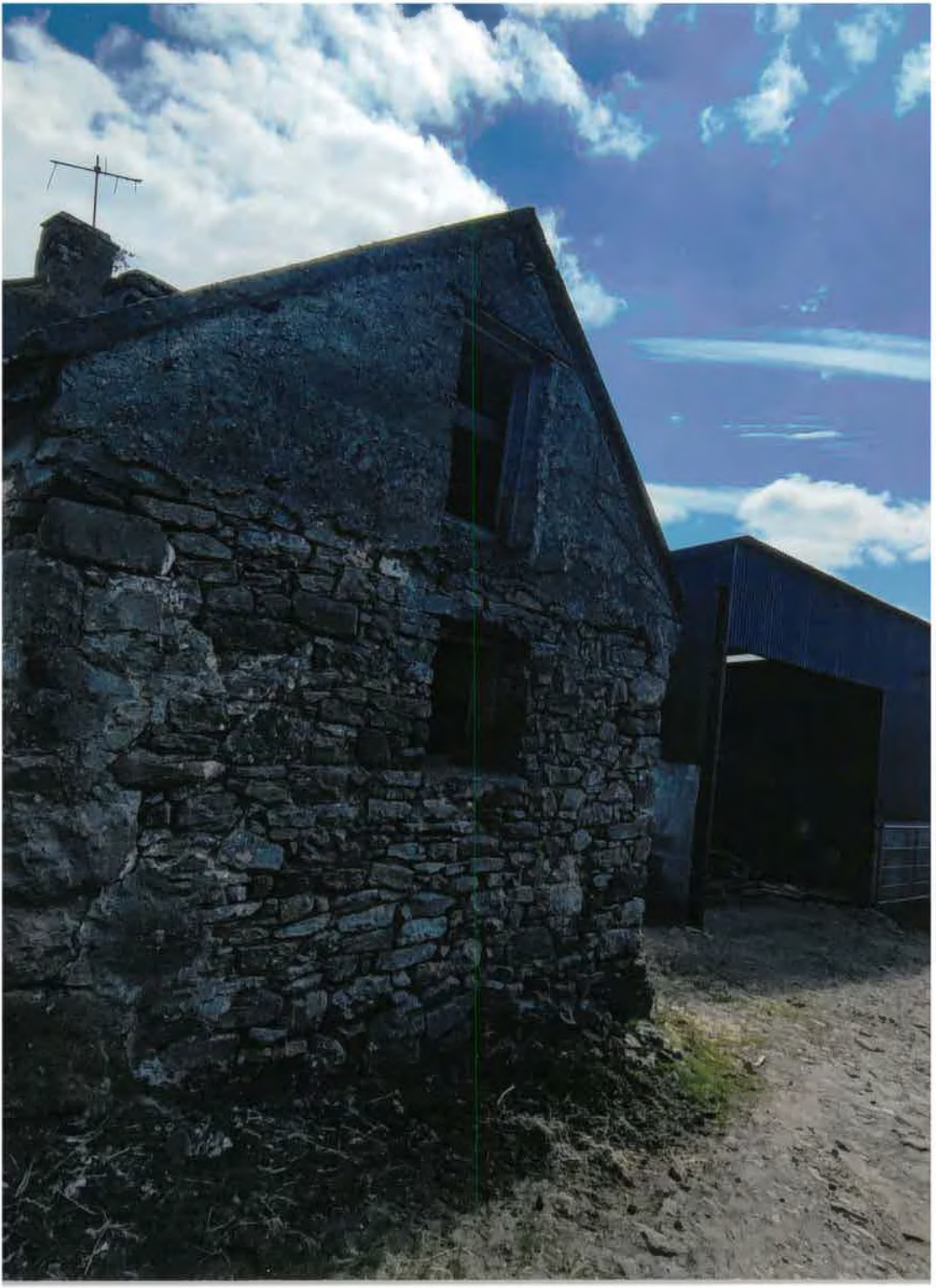
REVISION A : 07- 24 - 2024 - UPDATED AS PER CLIENT COMMENTS

KENNEALLYMURPHY
ARCHITECTURE&ENGINEERING
Main Street Abbeyfeale County Limerick
T. 068 51152
F. 068 51153
E. info@kenneallymurphy.ie
www.kenneallymurphy.ie
REGISTERED ARCHITECT 2017 RIAI
ARCHITECT ACCREDITED IN CONSERVATION G3 RIAI
PSDP ACCREDITATION RIAI
DESIGNER CERTIFIED PASSIVE HOUSE DESIGNER

Client: KEVIN BOYLE	Date : JULY 2024
Project: PROPOSED RENOVATION OF EXISTING DWELLING HOUSE AT BALLYVOREEN CO. LIMERICK	Scale : 1:50
Drawing : FLOOR PLANS, SECTIONS & ELEVATIONS	Drg No: T 01 / Rev No: A

















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

File Reference number	EC-182-26
Applicant(s)	Kevin Boyle
Location	Mountfune, Murroe. Co. Limerick V94 Y407

Description of Site and Surroundings:
The subject site is a two-storey dwelling which is located in a farmyard. It is located in a rural area in the townland of Mongfune which is approximately 2.5 km from Moroe. The site can be accessed from the L-1133 road.

Site Photos:
Site visit taken place by C. Deering on 15/10/2026. Photos can be found in Appendix 3 of this report.

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 applicant is proposing to keep old farm house as is, keep the same windows, repoint old stone and put natural slate on a new roof.

This Section 5 declaration includes the following:

- Application form
- Site location map
- Floor plans
- Sections
- Elevations
- Site photos

Planning History:

Subject site:
11827 – Conditional Permission - the construction of a storey and a half style dwelling, garage, septic tank, percolation area, entrance and all associated site works

Enforcement History:
N/A

Relevant An Coimisiún Pleanála referrals:

RL21.RL3395, 91. RL.3352 & ABP-304512-19

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 –

"habitable house" means a house which—

(a) is used as a dwelling,

(b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or

(c) was provided for use as a dwelling but has not been occupied

'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 to keep old farm house as is, keep the same windows, repoint old stone and put natural slate on a new roof**, constituting 'works' and 'development'.**

Is the proposal exempted development?

Under Section 3(1) of the Planning and Development Act 2000 (as amended), development includes the carrying out of works and the making of any material change in the use of a structure or other land.

Following a site inspection, it was observed that the subject structure is in a poor state of repair, with evidence of deterioration to the roof covering, exposed roof timbers, deteriorated internal finishes and areas of exposed stonework. While the structure displays evidence of previous residential occupation, its current condition raises concerns that its former residential use has been abandoned. Having regard to the condition of the structure, the proposed reinstatement of habitable residential use raises the issue of a potential material change of use under section 3(1) of the Planning and Development Act 2000 (as amended).

Relevant precedents from An Comisiun Pleanála including RL21.RL3395, 91. RL.3352 & ABP-304512-19, establish that where the residential use of a derelict structure has been abandoned, its reinstatement may constitute a material change of use. Such development can give rise to material planning considerations, including the provision of adequate services and wastewater treatment facilities. In this instance, the condition and functionality of existing services, including any septic tank or wastewater treatment system, remain unknown. The resumption of residential occupancy may therefore give rise to additional planning considerations relating to the condition of these services.

Furthermore, having reviewed the documentation submitted by the applicant, it is noted that two sets of drawings have been provided which indicate different internal layouts, including the positioning of staircases, room arrangements and window locations. No existing floor plans or elevations have been submitted to clearly establish the current layout and appearance of the structure. As such, it is difficult to accurately compare the existing and proposed arrangements and determine the full extent of the proposed works. The submitted drawings also indicate a significant extent of internal alterations, beyond the proposed replacement of windows, repointing of stonework and replacement of the roof.

Having regard to the findings of the site inspection, the submitted documentation and the relevant An Comisiun Pleanála referrals, it is considered that the proposed reinstatement of the subject structure to habitable residential use would constitute a material change of use under Section 3(1) of the Planning and Development Act 2000 (as amended), where its former residential use has been abandoned. Accordingly, the proposed reinstatement of the structure to a habitable dwelling would not constitute exempted development.

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	N/A

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,	
(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,	
(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	N/A

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,	
(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, to keep old farm house as is, keep the same windows, repoint old stone and put natural slate on a new roof can be considered to be development. However, after having regard to the findings of the site inspection and the abandonment of its former residential use, the proposed reinstatement of the farmhouse to a habitable dwelling is considered to constitute a material change of use under Section 3(1) of the Planning and Development Act 2000 (as amended). Accordingly, the proposal cannot be considered to be exempted development.

Regard has been had to –
(a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
(b) Article 6 & 9 of the Planning and Development Regulations 2001 (as amended);
(c) The plans and particulars submitted with the application received on the 24th of September 2026.

It is therefore considered that the said works constitute development but not exempted development under Section 3(1) of the Planning and Development Act 2000 (as amended).

Student Planner	Conor Deering	**Date: 15/10/2026**
Signature:		
Senior Executive Planner	Barry Henn	**Date: 16/10/2026**

Signature	B. Hart	

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-182-26
(e) Brief description of the project or plan:	keep old farm house as is, keep the same windows, repoint old stone and put natural slate on a new roof
(e) Brief description of site characteristics:	The subject site is a two storey dwelling which is located in a farmyard. It is located in a rural area in the townland of Turagh which is approximately 1.5 km from Cappamore. The site can be accessed from the L-1133 road.
(e) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	N/A
(e) Response to consultation:	N/A

STEP 2: Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	**List of Qualifying Interest/Special Conservation Interest [1]**	**Distance from proposed development [2] (km)**	**Connections (Source-Pathway-Receptors)**	**Considered further in screening Y/N**
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	315 m	**N/A**	**N**
004165 Slievefelim to Silvermines Mountains SPA	https://www.npws.ie/protected-sites/spa/004165	4.2 km	**N/A**	**N**

STEP 3: Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	**Possible Significance of Impacts: (duration/Magnitude etc)**
Construction phase e.g - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration	None. No direct encroachment or hydrological connection.

- Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	
Operation phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g collision risk) - Potential for accidents or incidents	None. No direct encroachment or hydrological connection
In-combination/Other	N/A.

(a) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	None. No direct encroachment or hydrological connection.

(a) (Are '*mitigation*' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?
☐ **Yes** ☒ **No**

STEP 4: Screening Determination Statement
The assessment of significance of effects:

Describe how the proposed development alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives.		
Given the sites size, no hydrological connection to any SAC/SPA, no encroachment on any SAC/SPA and the limited scale of the development proposed, an AA is not required.		
Conclusion: AA is not required.		
	Tick as appropriate:	Recommendation:
i. It is clear that there **is no likelihood** of significant effects on a European Site	☒	The proposal can be screened out: Appropriate Assessment not required.
ii. It is **uncertain** whether the proposal will have a significant effect on a European Site	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
iii**. Significant effects** are likely	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:	 15/10/2026	
Signature and Date of the Decision Maker:	 16/10/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a *'sub-threshold development':*	
Planning Register Reference:	EC-182-26
Development Summary:	keep old farm house as is, keep the same windows, repoint old stone and put natural slate on a new roof
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: 15/10/2026	
Signature and Date of the Decision Maker: 16/10/2026	

Appendix 3 - Site photos:





















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:

Kevin Boyle,
Mountfune,
Murroe,
Co. Limerick.

EC/182/26 20 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/2026/1292

File Ref No. EC/182/26

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

RE: **Proposing to keep old farm house as is, keep the same windows, repoint old stone and put natural slate on a new roof at Mountfune, Murroe, 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 05/10/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Kevin Boyle, Mountfune, Murroe, Co. Limerick to state that the works as described above is

Development and is NOT Exempt Development.

Signed B. Henn

SENIOR EXECUTIVE PLANNER, DEVELOPMENT MANAGEMENT, PLANNING

Date 20/10/2026

Comhairle Cathrach & Contae Luimnigh
Limerick City & County Council

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

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

t: 061 556 000

SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO. **EC/182/26**

Name and Address of Applicant: Kevin Boyle, Mountfune, Murroe, Co. Limerick

Agent: Ivan Shaw, 1 Lower Mallow Street, Limerick.

Whether the proposal to keep old farmhouse as is, keep the same windows, repoint old stone and put natural slate on a new roof at Mountfune, Murroe, 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 24th day of September 2026.

AND WHEREAS the Planning Authority has concluded that the proposal to keep old farmhouse as is, keep the same windows, repoint old stone and put natural slate on a new roof at Mountfune, Murroe, Co. Limerick **DOES NOT** come within the scope of exempted development under Section 3(1) 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 NOT Exempted Development.**

Signed on behalf of the said Council C. Leahy

Date: 20/10/2026

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.