Limerick City and County Council

Planning Department

Section 5 Application

DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Applicant's Name: CATHERINE McCORMACK

Applicant's Address: MAIGUE HOUSE

CATHERASS, CROOM, Co. LIMERICK

Telephone No. [redacted]

Name of Agent (if any): S. McELLIGOTT

Address: LOMBARDSTOWN.

CATHERCONLISH

Co LIMERICK

Telephone No. 087 8200554

Address for Correspondence:

S. McELLIGOTT. (AS ABOVE)

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

MAIGUE HOUSE

CATHERASS, CROOM, Co LIMERICK

V35FW67

Description of Proposed development:

EXTERNAL WRAP, REMOVE CHIMNEY, NEW FF WINDOW

SINGLE STORY ROOF ALTERATION, WINDOW ALTERATIONS

IN BACK ELEVATION

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

CLASS 6 3, 2A, 4(1)(H)

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

Applicant's interest in site: OWNER/APPLICANT.

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

LOCATION MAP.

SITE PLAN

SURVEY OF DWELLING

PROPOSAL

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) S McG

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

****

SMCE
SEAMUS MCELLIGOTT
PLANNING & DESIGN
CONSULTANCY

Planning Section,
Limerick City + County Council,
County Hall,
Dooradoyle,
Limerick
29/9/2026

Re: Section 5 Declaration of Exempted Development pertaining to existing dwelling at Maigue House, Caherass, Croom, Co. Limerick, V35FW67 for Catherine McCormack

Dear Sirs,

I refer to the above and hereby apply for a Section 5 Exemption food the following works associated with an existing dwelling:

External Wrap/Class 63:
The existing dwelling is extremely efficient and requires a deep retrofit.

This existing structure was originally a rendered building but as part of a 90's renovation the render was removed to expose the stonework underneath.

The existing stonework is very poor in terms of its pattern and its original build would never have envisaged it to be a stone faced structure as is obvious by the lack of presence of suitably dressed corner stone at corners and gables.

From a site inspection it will be seen that the exposed stonework was heavily altered where new openings were formed and where previous opes were blocked up with infill stone panels, all of which is poorly formed.

The house is of a restricted floor area and we therefore propose that a max of 150mm external wrap complete with render be permitted and such a render overlay will assist with concealing poor stone detailing.

Removal of Chimney/Class 2A:
We propose removal of one of the chimneys serving the dwelling which is no longer required.

New Window/Left Side Elevation/Section 4(1)(H):
We propose a new first floor bedroom window on the public road side. On the original planning permission ref 97/1580 a larger window was permitted on this gable, albeit at the opposite side of the chimney.

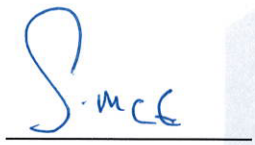
Seamus McElligott Planning & Design Consultancy, Lombardstown, Caherconlish, Co. Limerick 087 8200454 Email: smceplanning@gmail.com
VAT No. 6657917A

Single Storey Roof Alteration/Section 4(1)(H)
A minor alteration to the ridge line of the single storey roof to create a slight hip so that the single storey roof ridge line avoids penetration with the 2 storey eaves line and to create a more enhanced waterproofing by the roof covering and avoiding a compromised lead flashing detail which is otherwise very deficient to waterproof.

Window Cill Reduction Back Elevation/Section 4(1)(H):
Revisions are proposed internally to re-position the stairs to close proximity to the back door. As a result it is proposed that a rear elevation window cill level be reduced in height as well as the blocking up of a rear elevation ground floor window.

We look forward to hearing from you,

Yours sincerely,



Seamus McElligott
Planning & Design Consultancy

Seamus McElligott Planning & Design Consultancy, Lombardstown, Caherconlish, Co. Limerick 087 8200454 Email: smceplanning@gmail.com
VAT No. 6657917A

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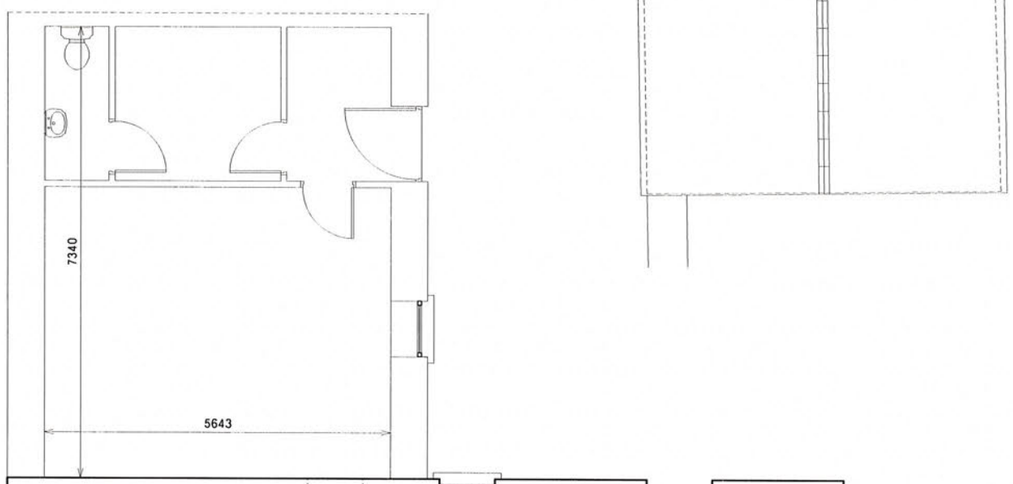
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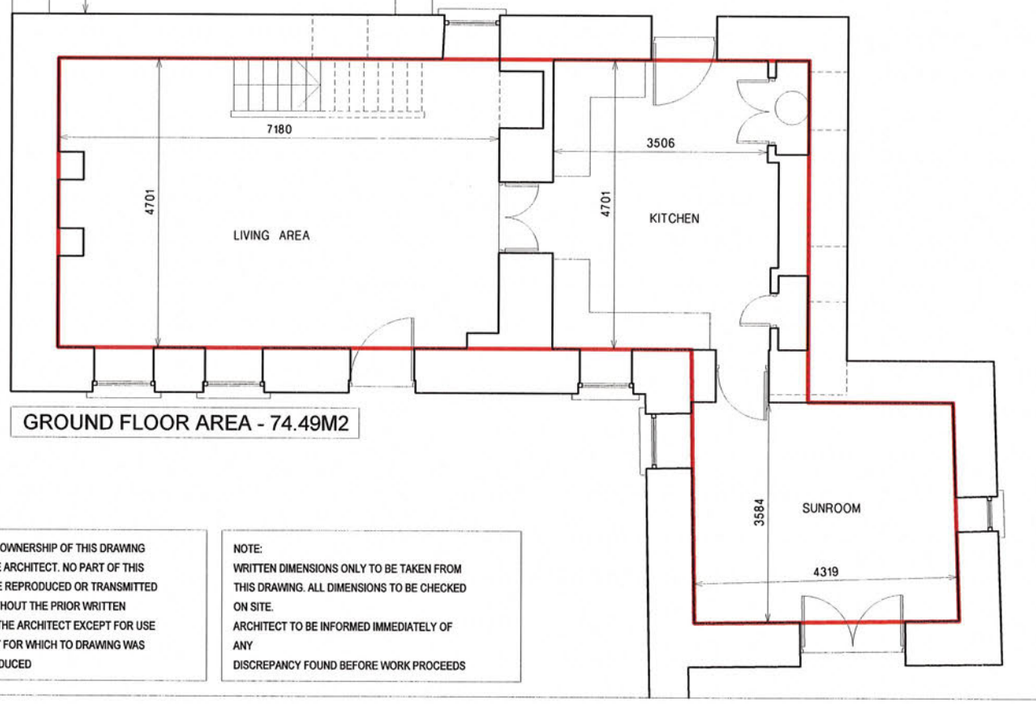
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Seamus McElligott
Planning & Design Consultancy

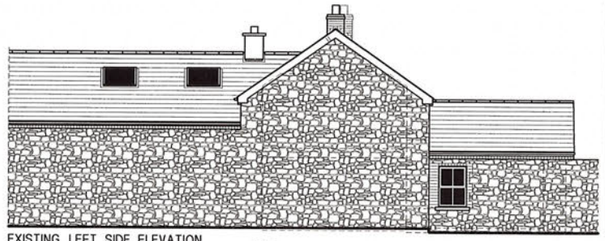


FIRST FLOOR AREA - 56.81M2

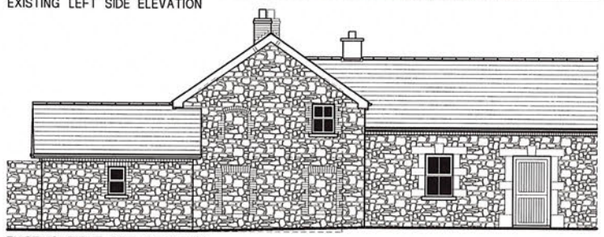




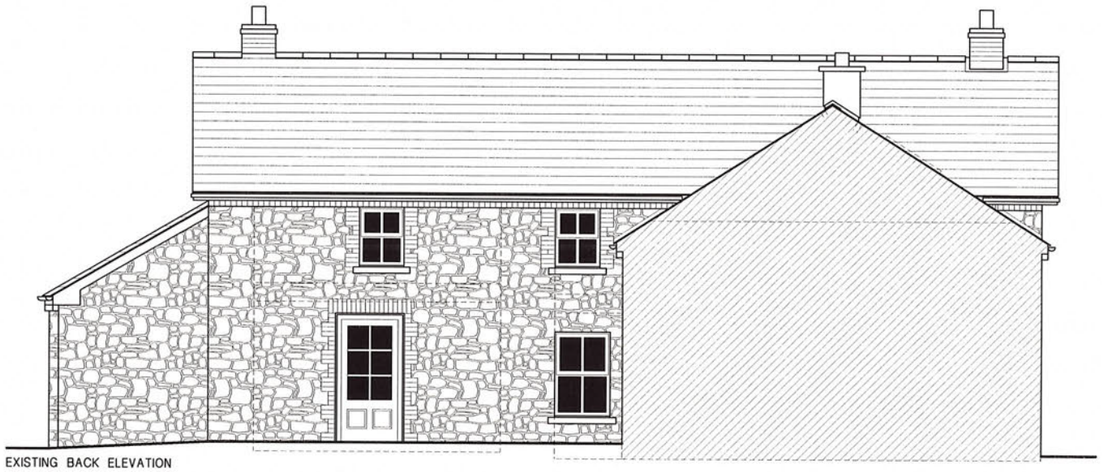
GROUND FLOOR AREA - 74.49M2



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING BACK ELEVATION



EXISTING FRONT ELEVATION

SMCE
PLANNING & DESIGN CONSULTANCY
(087) 8200454

CLIENT:
CATHERINE MCCORMACK

PROJECT:
SECTION 5 EXEMPTION PROPOSAL

DEVELOPMENT ADDRESS:
MAIGUE HOUSE, CAHERASS, CROOM, CO. LIMERICK, V35FW67

TITLE:
EXISTING DWELLING GENERAL ARRANGEMENT

DATE: SEPTEMBER 2026

DRAWING No. Dwg. 2026.15.302

SCALES: 1:100/200/A3

REVISIONS:

SEAMUS McELLIGOTT LOMBARDSTOWN, CAHERCONLISH CO. LIMERICK
PLANNING DESIGN CONSULTANCY
MOBILE (087) 8200454 EMAIL: SMCEPLANNING@GMAIL.COM

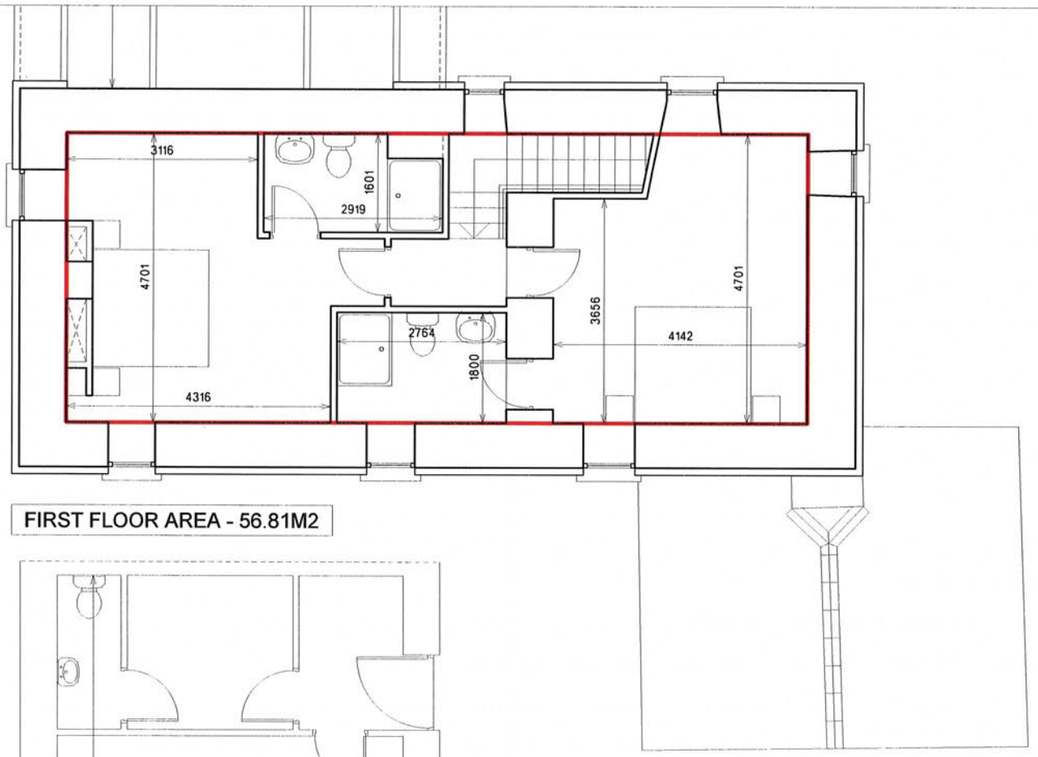
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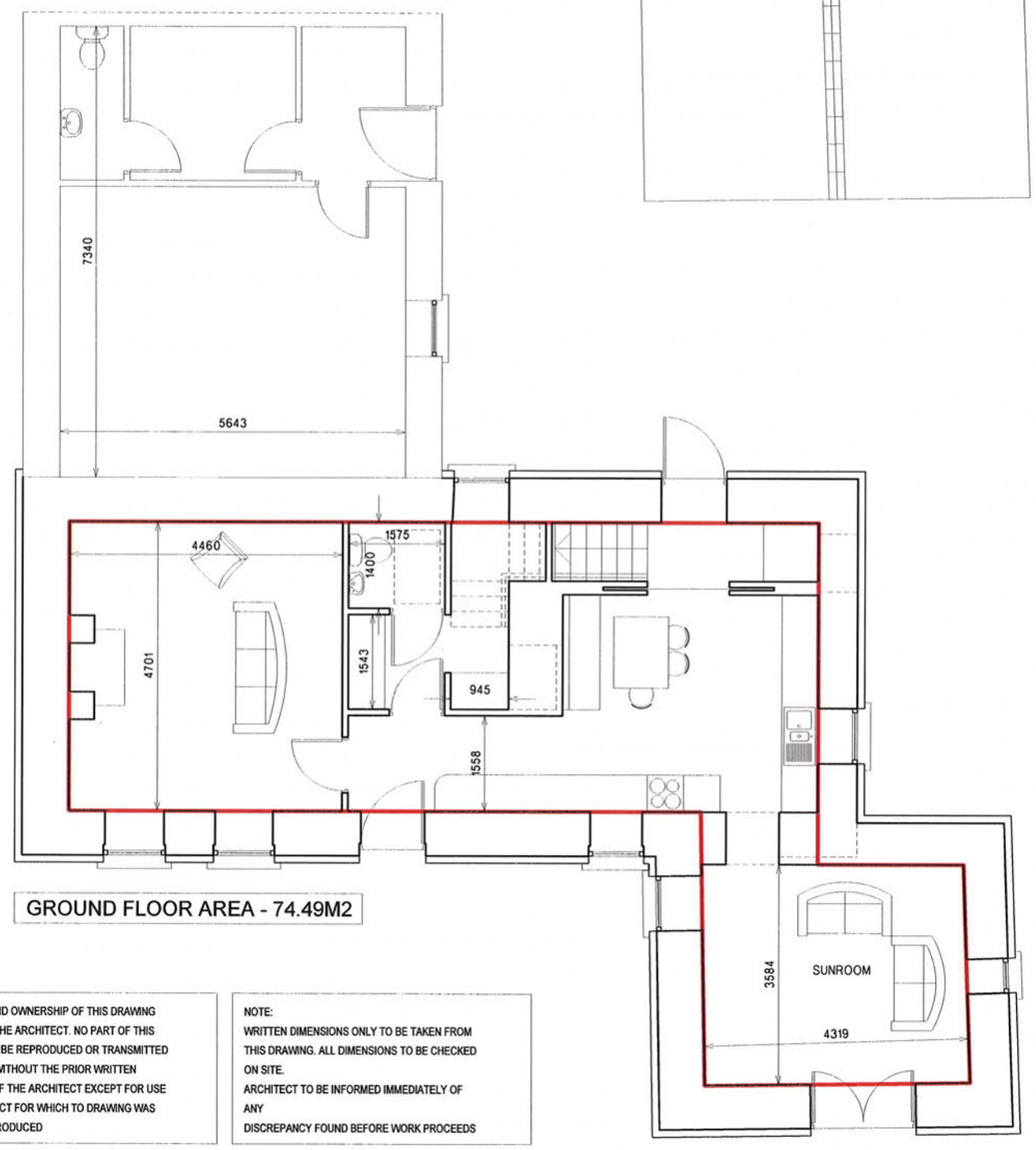
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ARCHITECT TO BE INFORMED IMMEDIATELY OF ANY
DISCREPANCY FOUND BEFORE WORK PROCEEDS

TOTAL FLOOR AREA - 131.30M2

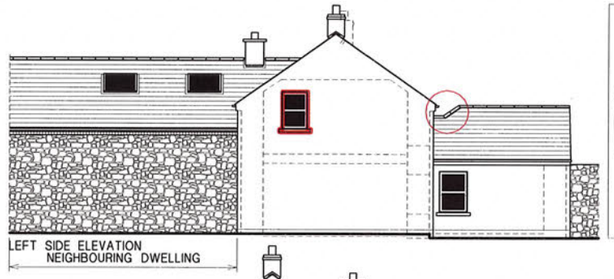
PLANNING SUBMISSION

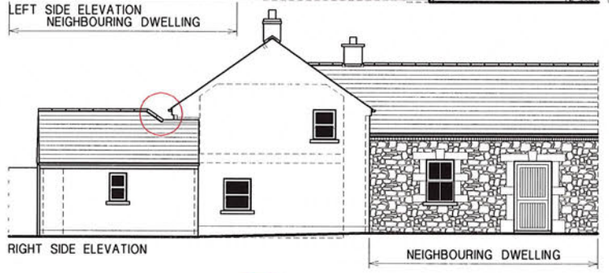


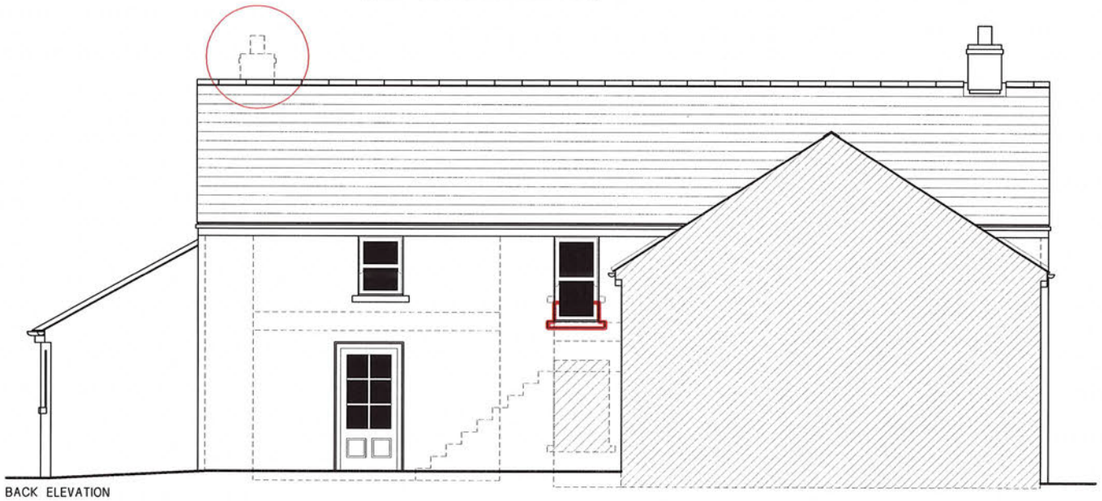
FIRST FLOOR AREA - 56.81M2



GROUND FLOOR AREA - 74.49M2









SMCE
PLANNING & DESIGN CONSULTANCY
(087) 8200454

CLIENT:
CATHERINE MCCORMACK

PROJECT:
SECTION 5 EXEMPTION PROPOSAL

DEVELOPMENT ADDRESS:
MAIGUE HOUSE, CAHERASS, CROOM, CO. LIMERICK, V35FW67

TITLE:
SECTION 5 EXEMPTION WORKS

DATE: SEPTEMBER 2026

DRAWING No. Dwg. 2026.15.303

SCALES: 1:100/200/A3

REVISIONS:

SEAMUS McELLIGOTT PLANNING DESIGN CONSULTANCY
LOMBARDSTOWN, CAHERCONLISH CO. LIMERICK
MOBILE (087) 8200454 EMAIL: SMCEPLANNING@GMAIL.COM

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DISCREPANCY FOUND BEFORE WORK PROCEEDS

TOTAL FLOOR AREA - 131.30M2

SECTION 5 EXEMPTION

RTYARD BUILDING.



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

File Reference number	EC-184-26
Applicant(s)	Catherine McCormack
Location	Maigue House, Caherass, Croom, Co. Limerick V35 FW67

Description of Site and Surroundings:
The subject site is located within the housing estate of Caherass Court on the L14201 and is approximately 2 km northwest of Croom. The site is within the curtilage of a protected structure.

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 new external wrap, to remove a chimney, new FF window, single storey roof alteration and window alterations in back elevation.

This Section 5 declaration includes the following:

- Application form
- Accompanying letters
- Site photographs
- Site location map
- Elevations
- Floor plans

Planning History:

Subject site:
None.

Adjacent:
23/42 Conditional Retention - the subdivision of portion of existing dwellinghouse to form a new two-storey mid-terraced dwellinghouse, the insertion of velux rooflights on rear elevation, new chimney, connection to the existing wastewater treatment system and associated site works. This property is a protected structure

97/1580 Conditional Permission - Conversion of 5 No. existing buildings to residential units and alterations to one existing dwellinghouse, installation of sewage treatment plant and

Site Photos:
See Appendix 2

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, new external wrap, to remove a chimney, new FF window, single storey roof alteration and window alterations in back elevation**, constituting 'works' and 'development'.**

Is the proposal exempted development?
To assess whether the proposed development is exempted development, the proposed external wrap will be assessed under Class 63 of part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended). The other proposed works will be assessed under Section 4(1)(h) of the Planning and Development Act 2000 (as amended), having regard to the provisions of Section 57(1) of the Act.

Class 63
The addition of external wall insulation to a house and any necessary works to facilitate its installation.

1. *The thickness of external wall insulation shall not exceed 150 millimetres on the front, rear or gable walls of the building.*

The applicant stated that the insulation shall not exceed 150 mm.

2. The external wall insulation shall not encroach on any public road.

The external wall insulation will not encroach on any public road.

3. The external wall insulation and related works shall not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure and that of neighbouring structures.

The applicant has submitted photographic evidence dating from 1997 indicating that the building previously had a rendered external finish. While this is acknowledged, the building currently consists of exposed limestone walls with distinctive red-brick detailing surrounding the windows and openings. These features contribute significantly to the architectural character and appearance of the structure and the wider Caherass House complex.

It is considered that the proposed external wall insulation would conceal these architectural features and materially alter the external appearance of the building. Having regard to its location within the curtilage of a Protected Structure and its association with the wider Caherass House complex, which is recorded on the National Inventory of Architectural Heritage (NIAH), it is considered that the proposed works would be inconsistent with the established character of the structure, notwithstanding its previously rendered appearance.

It is noted that the NIAH survey (Reg No. 21902127) recorded in 2008, identifies the exposed rubble limestone walls and brick surrounds as features of the historic building complex. While the subject building is not individually recorded on the NIAH, it displays similar architectural features which contribute to the character of the historic complex. Notwithstanding the building's previous rendered appearance, it is considered that the proposed external wall insulation would conceal these features and materially affect the external appearance of the structure, rendering it inconsistent with its established character and that of the neighbouring structures. Accordingly, the proposed development would not comply with this condition.

Other Proposed Works

The proposed development also includes the removal of an existing chimney, alterations to the roof, the insertion of a new window and alterations to an existing window cill height. Having regard to the nature and extent of these works and the building's location within the curtilage of a Protected Structure, it is considered that the proposed alterations would materially affect the external appearance and architectural character of the building. Accordingly, the proposed works would not constitute exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended), having regard to Section 57(1) of the Act.

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	N/A

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,	
(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,	N/A
(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,	N/A
(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,	N/A
(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.	N/A
(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,	N/A
(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,	N/A

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,	N/A
(xi) obstruct any public right of way,	N/A
(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,	N/A
(b) in an area to which a special amenity area order relates, if such development would be development:—	
(i) of class 1, 3, 11, 16, 21, 22, 27, 28, 29, 31, (other than paragraph (a) thereof), 33 (c) (including the laying out and use of land for golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), 39, 44 or 50(a) specified in column 1 of Part 1 of Schedule 2, or	N/A
(ii) consisting of the use of a structure or other land for the exhibition of advertisements of class 1, 4, 6, 11, 16 or 17 specified in column 1 of Part 2 of the said Schedule or the erection of an advertisement structure for the exhibition of any advertisement of any of the said classes, or	N/A
(iii) of class 3, 5, 6, 7, 8, 9, 10, 11, 12 or 13 specified in column 1 of Part 3 of the said Schedule, or	N/A
(iv) of any class of Parts 1, 2 or 3 of Schedule 2 not referred to in subparagraphs (i), (ii) and (iii) where it is stated in the order made under section 202 of the Act that such development shall be prevented or limited,	N/A
(c) if it is development to which Part 10 applies, unless the development is required by or under any statutory provision (other than the Act or these Regulations) to comply with procedures for the purpose of giving effect to the Council Directive,	N/A
(d) if it consists of the provision of, or modifications to, an establishment, and could have significant repercussions on major accident hazards.	N/A
Article 9(2)	N/A

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.	
Article 9 (3) For the avoidance of doubt, sub-article (1)(a)(vii) shall not apply to any operation or activity in respect of which a Minister of the Government has granted consent or approval in accordance with the requirements of regulation 31 of the Habitats Regulations 1997, and where regulation 31(5) does not apply.	N/A

Appropriate Assessment

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

Environmental Impact Assessment

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

Conclusion/Recommendation

The proposal, for new external wrap, to remove a chimney, new FF window, single storey roof alteration and window alterations in back elevation is considered to be development. However, the proposed external wrap cannot be considered to be exempted development under Class 63 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and the other proposed works to the structure cannot be considered to be exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

Regard has been had to –
(a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
(b) Article 6, 9 & Class 63 of the Planning and Development Regulations 2001 (as amended);
(c) The plans and particulars submitted with the application received on the 29th of September 2026 and further information received on the 01st of October 2026.

It is therefore considered that the said works constitute development but not exempted development under Class 63 of the Planning and Development Regulations 2001 (as amended) & Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Student Planner	Conor Deering	**Date: 08/10/2026**
Signature:		
Senior Executive Planner	Barry Henn	**Date: 19/10/2026**
Signature:		

Appendix 1: AA PN01 Screening Form

STEP 1: Description of the project/proposal and local site characteristics:	
(e) File Reference No:	EC-184-26
(e) Brief description of the project or plan:	proposing new external wrap, to remove a chimney, new FF window, single storey roof alteration and window alterations in back elevation.
(e) Brief description of site characteristics:	The subject site is located within the housing estate of Caherass Court on the L14201 and is approximately 2 km northwest of Croom. The site is within the curtilage of a protected structure.
(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**
000439 Tory Hill SAC	https://www.npws.ie/protected-sites/sac/000439	2.5 km	**N/A**	**N**
002165 Lower River Shannon SAC	https://www.npws.ie/protected-sites/sac/002165	5 km	**N/A**	**N**

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

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

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

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

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

Describe how the proposed development alone or in-combination is/is not likely to have significant effects on European site (s) in view of its conservation objectives.		
Given the sites size, no hydrological connection to any SAC/SPA, no encroachment on any SAC/SPA and the limited scale of the development proposed, an AA is not required.		
Conclusion: AA is not required.		
	Tick as appropriate:	Recommendation:
i. It is clear that there **is no likelihood** of significant effects on a European Site	☒	The proposal can be screened out: Appropriate Assessment not required.
ii. It is **uncertain** whether the proposal will have a significant effect on a European Site	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
iii**. Significant effects** are likely	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:	 08/10/2026	
Signature and Date of the Decision Maker:	 19/10/2026	

Appendix 2: EIA Screening

Establishing if the proposal is a *'sub-threshold development':*	
Planning Register Reference:	EC-184-26
Development Summary:	proposing new external wrap, to remove a chimney, new FF window, single storey roof alteration and window alterations in back elevation.
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:  08/10/2026	
Signature and Date of the Decision Maker:  19/10/2026	

Appendix 3 – Site visit 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:

Catherine McCormack,
c/o Seamus McElligott,
Lombardstown,
Caherconlish,
Co. Limerick.

EC/184/26 22 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/2026/1301

File Ref No. EC/184/26

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

RE: **Proposing new external wrap, remove a chimney, new FF window, single storey roof alteration & window alterations in back elevation at Maigue House, Caherass, Croom, 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 08/10/2026, hereby order that a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) be issued to Catherine McCormack, c/o Seamus McElligott, Lombardstown, Caherconlish, 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 22/10/2026

Comhairle Cathrach & Contae Luimnigh
Limerick City & County Council

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SECTION 5 – DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

DECLARATION NO. **EC/184/26**

Name and Address of Applicant: Catherine McCormack, Maigue House, Caherass, Croom, Co. Limerick

Agent: Seamus McElligott, Lombardstown, Caherconlish, Co. Limerick

Whether the proposed new external wrap, remove a chimney, new FF window, single storey roof alteration & window alterations in back elevation at Maigue House, Caherass, Croom, 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 29th day of September 2026 and further information received on the 01st day of October 2026.

AND WHEREAS the Planning Authority has concluded that the proposed new external wrap, remove a chimney, new FF window, single storey roof alteration & window alterations in back elevation at Maigue House, Caherass, Croom, Co. Limerick **DOES NOT** come within the scope of exempted development under Class 63 of the Planning and Development Regulations 2001 (as amended) & Section 4 (1)(h) of the Planning and Development Act 2000 (as amended). See Report attached.

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

Signed on behalf of the said Council _____

Date: 22.10.2026

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.