

An
Coimisiún
Pleanála

Inspector's Report ACP-322823-25

Question

Whether the placement of roof, install windows and doors and apply external render is or is not development or is or is not exempted development.

Location

Mongfune, Murroe, Co. Limerick

Declaration

Planning Authority

Limerick City and County Council

Planning Authority Reg. Ref.

EC/106/25

Applicant for Declaration

Jodie Gleeson

Planning Authority Decision

Is not exempted development

Referral

Referred by

Limerick City & County Council

Owner/ Occupier

Jodie Gleeson

Observer(s)

None

Date of Site Inspection

08th October 2025

Inspector

Clare Clancy

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1.0 Site Location and Description

- 1.1. The subject site is located in the townland of Mongfune, approx. 2.5 km to the east of Murroe village along local road L-5125 in the rural country side. The site comprises of an agricultural field with a partially constructed shell of a two storey dwelling. The external walls have been constructed up to roof level with no chimneys in place. The generally area is characterised by agricultural lands and sporadic one-off housing.

2.0 The Question

- 2.1. Whether the placement of roof, install windows and doors and apply external render is or is not development and, is or is not exempted development.

3.0 Planning Authority Declaration

3.1. Declaration

- 3.1.1. On 01st May 2025, a request for a Declaration in accordance with Section 5 of the Planning and Development Act 2000 (as amended) on the above question was received by Limerick City and County Council from Jodie Gleeson (first party).
- 3.1.2. In accordance with Section 5(2)(a) of the Planning and Development Act 2000 (as amended), Limerick City and County Council issued a Declaration on 26th May 2025 stating that the placement of roof, install windows and doors and apply external render at Mongfune, Murroe, Co. Limerick does not come within the scope of exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and hereby decides that the said development as described above is development and is not exempted development.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Planning Authority (PA) dated 19th May 2025 sets out the planning history of the site, the facts of the case and the relevant planning legislation. The following is noted:

- It is stated that the proposed development on site comprising a single storey extension to rear of the existing dwelling constitutes 'works' and 'development'.
- The partially constructed dwelling was not constructed in full compliance with the permission granted P.A. Ref. 21/549¹ noting that foundations and external walls were constructed, the roof was not in place and no window opes were in place. It was concluded that this did not amount to full compliance with the permission granted under P.A. Ref. 21/549 and that it was never used as a dwelling.
- In assessing if the development was exempted development i.e. the completion of the partially constructed dwelling with a roof, windows, doors and render by reference to Section 4(1)(h) of the Act, the PA noted that the applicant contended that the partially constructed dwelling was built in compliance with the granted permission.
- The PA disagreed as the roof, doors, windows, render, waste water treatment system and entrance were not in place.
- The planning officer noted the references made to other planning permissions cited by the applicant in the Section 5 referral application, P.A. Refs. 24/126 and 23/331 and that these applications related to the use of the developments permitted for use as dwellings. The planning officer makes the point that these were authorised structures that were fully completed and had previously been in use. Therefore in the case of the subject Section 5 referral, the planning officer concluded that the existing partially constructed dwelling was not fully compliant with the parent permission P.A. Ref. 21/549, was an unauthorised structure and had never been is use as a residence.
- The PA concluded that the proposed works to complete the structure are not exempt, would comprise of alterations to an existing structure that is not compliant with P.A. Ref. 21/549 and would be contrary to conditions no. 1 and no. 3 of that permission and were therefore unauthorised.

¹ Note to Commission: P.A. Ref. 21/549 referenced in the planning officer's report refers to a different site location and house design.

- The site is located in an 'Area Under Strong Urban Influence' Objective HO O20 is applicable and the development would result in the provision of a new house.
- Planning permission is required to retain and complete the partially constructed dwelling.

3.2.2. Other Technical Reports

None.

4.0 Planning History

Referral Site:

- P.A. Ref. 02/1712 – Outline planning permission granted for a dwelling, waste water treatment system, entrance and associated site works (03rd July 2003).
- P.A. Ref. 06/1018 – Permission consequent granted on outline permission P.A. Ref. 02/1712 (13th July 2006).
- P.A. Ref. 11/7026 – Extension of appropriate period P.A. Ref. 06/1018 refused on grounds that significant changes to planning policy and objectives had occurred since P.A. Ref. 06/1018 was granted (31st May 2011).
- P.A. Ref. 11/7055 – Extension of duration P.A. Ref. 06/1018 up to 12th July 2014 (31st August 2011).
- P.A. Ref. 21/695 – Retention permission granted for partially constructed dwelling and permission granted to complete the construction of an unauthorised dwelling (05th May 2022).

5.0 Relevant Commission Decisions

I have undertaken a review of the Commission's referrals database for referrals of a similar nature to that which is the subject of this referral. The following is noted for the Commission's consideration:

- 5.1.1. Whether the repair and renewal of an existing vacant house and all associated works within the curtilage of the house necessary to ensure its reuse is or is not development, and is or is not exempted development.
- 5.1.2. The structure referred to was a derelict house purported to be last used as a dwelling c. 20+ years ago and was understood to pre-date the 1963 Planning Act. The proposed works related to the repair and the renewal of the vacant house including the installation of modern heating, new windows and doors, a new waste water treatment system. This also included for works to be carried out to the interior of the structure, and the reconstruction of a gable wall.
- 5.1.3. The structure referred to in the question was deemed by the Commission not to be in use as a dwelling, was derelict, and did not come within the scope of a 'habitable house' having regard to the meaning under Section 2(1) of the Planning and Development Act 2000 (as amended). In this regard, the Commission deemed the original use of the structure as a dwelling had been abandoned and further determined that the 'reuse' of the structure for use as a habitable dwelling constituted a material change of use and was deemed to be 'development' pursuant to Section 3(1) of the Planning and Development Act 2000 (as amended). The proposed works sought to reestablish the abandoned residential use which would give rise to new planning considerations including specifically the additional traffic that would be generated by the development at the existing entrance which would endanger public safety be reason of traffic hazard. The development was deemed not to be exempted development pursuant to Article 9(1)(a)(iii) of the Planning and Development Regulations 2001 (as amended).
- 5.1.4. Regarding the provision of a waste water treatment plan, there is no exemption within the Planning Act or Regulations that would exempt the installation of a waste water treatment system from planning and that such development did not come within the scope of Section 4(1) or 4(2) of the Planning and Development Act 2000 (as amended) or Article 6 of the Planning and Development Regulations 2001 (as amended).
- 5.1.5. The Commission decided that the repair and renewal of an existing vacant dwelling and all associated works within the curtilage of the development necessary to ensure its effective reuse is development and is not exempted development.

RL3036

- 5.1.6. Whether (i) the erection of a roller shutter, and its housing and (ii) the erection of a roller shutter and its housing, if modified by external insulation on the façade of the building and the roller shutter and its housing and/or by painting of the shutter, are or are not development and are or are not exempted development.
- 5.1.7. The Commission decided that the external modifications, comprising the provision of external insulation to the façade of the building and the roller shutter and its housing, and the painting of the roller shutter would, of themselves, come within the scope of Section 4(1)(h) of the Planning and Development Act 2000, and Class 12 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 respectively, but in the case of the external insulation would render the external appearance of the structure inconsistent with the character of the structure and of neighbouring structures, and in the case of the painting would consist of or comprise the alteration renewal or repair of an unauthorised structure.

RL3044

- 5.1.8. Whether the following is or is not development and is or is not exempted development:
- (a) The upgrading of building fabric to include the application of external insulation with a rendered finish,
 - (b) Demolition of a redundant flue stack to the rear/side of the property,
 - (c) Upgrade of the existing garage doors to minimize heat loss.

The insulation included a render finish, replacing render and a finish of brick slips, replacing brickwork.

The Commission decided that the upgrading and renovation works were development and were exempted development, concluding that they would not materially impact the external appearance of the structure.

RL3545

- 5.1.9. Whether works comprising external insulation and render finish to the existing dwelling is or is not development or is or is not exempted development.

The Commission decided the application of external insulation and render finish to the existing dwelling is development is not exempted development. The development did

not come within the scope of Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

6.0 Policy Context

6.1. Limerick City and County Development Plan 2022-2028

The following is noted:

- The subject site is in an 'Area of Strong Urban Influence' as indicated on Map 4.1 Rural Housing Strategy Map (Volume 1, Chapter 4: A Strong Economy).
- Objective HO O20 Rural Areas Under Strong Urban Influence – relates to the housing need criteria to be met by applicants.

6.2. Natural Heritage Designations

- SPA: 004165 - Slievefelim to Silvermines Mountains SPA – approx. 377 m to the east.
- SAC: 001432 - Glenstal Wood SAC – approx. 2.45 km to the northwest.
- pNHA: 001432 - Glenstal Wood – approx. 2.2 km to the northeast.
- SAC: 002165 - Lower River Shannon SAC – approx. 695 m to the south.
- pNHA: 001849 - Ballyvorheen Bog – approx. 1.31 km to the south.
- pNHA: 001850 - Dromsallagh Bog – approx. 1.832 m to the south.

7.0 The Referral

7.1. Referrer's Case

- The PA is on the opinion that the existing structure is unauthorised and is therefore prohibited from granting permission until it is regularised.
- The structure is incomplete which does not render the structure as it currently exists unauthorised.

- The planning history of the site demonstrates that the existing structure was granted permission and was constructed to its current stage within the timeframe of the relevant planning permissions. No works were carried out outside of the timeframe of the relevant planning permissions to render it unauthorised development.
- The PA is of the view that the development should be fully completed within the timeframe of the relevant planning permissions for the structure to be authorised. The applicant disagrees and submits that a large number of developments are not fully completed within the timeframe of the relevant planning approval, and if a further permission is sought on the property, a retention planning permission is not required beforehand to regularise the situation.
- Example, if a large development is granted permission but not completed 100%, it does not mean that the portion completed becomes unauthorised on the last day of the planning permission.
- If 75% of an airport was constructed under the relevant permission, and if it was decided to construct a new development that was not envisaged in the initial application, a retention permission of the existing development is not required, prior to making the new application.
- The planning history (extension of duration) demonstrates that there was an authorised structure on the site. The structure was built during the lifetime of the relevant planning permission and does not become an unauthorised structure the day after the expiry date of the permission.
- Regarding the permitted developments under P.A. Refs. 24/126 and 23/331 which refer to a derelict dwelling and an agricultural shed, LCCC considered these constituted structures and granted permission as dwelling houses. The subject development similarly constitutes a structure which is not unauthorised and a Section 5 should be granted for the development.

7.2. Planning Authority Response

None.

7.3. Further Responses

None.

8.0 Statutory Provisions

8.1. Planning and Development Act, 2000 (as amended)

8.1.1. Section 2(1) Definitions:

'alteration' includes (a) plastering or painting or the removal of plaster or stucco, or (b) the replacement of a door, window or roof,

that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures;

'development' has the meaning assigned to it by Section 3;

'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;

'house' means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building.

'structure' means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and –

- (a) Where the context so admits, includes the land on, in or under which the structure is situate, 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)*.

'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.

8.1.2. Section 3(1) Development:

'development' means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or over land.

8.1.3. Section 4(1) Exempted Development:

Section 4(1)(h) providing for the carrying out of works for the maintenance, improvement or alteration of any structure that only affect the interior of the structure or which do not materially affect the external appearance so as to render it inconsistent with the character of neighbouring structures.

8.1.4. Section 4(2) of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted development. The main regulations made under this provision are the Planning and Development Regulations 2001-2020.

8.1.5. Section 4(4) (Environmental Impact Assessment or Appropriate Assessment) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

8.1.6. Section 177U (9) (Appropriate Assessment)

In deciding upon a declaration or a referral under Section 5 of this Act a Planning Authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

8.2. Planning and Development Regulations, 2001 (as amended)

8.2.1. Article 6(1) Exempted Development

Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development 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.

8.2.2. Article 9(1)(a) Restrictions on Exemption

Sets out the circumstances whereby development to which Article 6 relates shall not be exempted development for the purposes of the Act. Those relevant to the subject referral include:

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.

(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.

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorized structure or restructure the use of which is an unauthorised use.

9.0 Assessment

Background

9.1.1. The Referrer is seeking to appeal the determination of the PA on the single grounds that the existing structure built to blockwork complete stage is not an unauthorised development.

9.1.2. The question posed in this referral relates to a partially constructed and incomplete dwelling on the site. In this case, I note that the planning history indicates that retention permission for the partially constructed dwelling was granted, and that permission was further granted for the completion of the dwelling and all associated site works including the proposed waste water treatment system and entrance, P.A. Ref. 21/695 refers. From a review of Limerick City and County Council's eplan, I note that the

permission does not appear to have expired, and I further note that there is no condition included with the decision limiting the date of the permission. Therefore, the works the subject of the referral could reasonably be completed under this permission.

- 9.1.3. The Section 5 Referral determined by the PA decided that the works described in the question, constituted development which were not exempted development. The conclusion of the planning officer was the proposed works to complete the structure on site were not exempt, as they would comprise the alterations to an existing structure, which was not deemed to be compliant with its planning permission P.A. Ref. 21/549. The works were considered to be unauthorised as they would contravene conditions no. 1 and 3 of that permission.
- 9.1.4. The planning officer further describes the existing structure as comprising a single storey extension to the rear of the existing dwelling. This is not accurate as I note from the plans and drawings submitted with the referral appeal and from site inspection that there is no such extension constructed at the rear of the existing structure. There is however a single storey element constructed to the side (southern elevation) and having regard to the details on the file, I note that this relates to a sunroom.
- 9.1.5. The position taken by the PA is that the existing structure is unauthorised development as it was not completed in accordance with the permission granted P.A. Ref. 21/549. I note that the aforementioned planning permission relates to a different site in another part of the county and to a substantially different design of a dwelling. The Referrer's position is that the existing structure is not unauthorised development and is incomplete, the reasons being as outlined in Section 7.1 above.
- 9.1.6. Having regard to the foregoing, it is not the purpose of An Coimisiún Pleanála to review planning permissions or associated conditions granted under Section 34 of the Act, other than through the appeals system, or to review the acceptability or otherwise of the subject development in terms of the proper planning and sustainable development of the area. Also, the Coimisiún does not have a role in relation to unauthorised development and that is a matter for the PA and the courts. Therefore, the purpose of this referral is not to determine the acceptability or otherwise of the above proposal in terms of the proper planning and sustainable development of the area or in terms of compliance with planning permission, but rather whether or not the matter in question constitutes development and if so, falls within the scope of exempted development.

9.2. Is or Is Not Development

- 9.2.1. Having regard to the question posed, in my opinion the roofing of the existing structure, the installation of windows and doors, and the application of render to the external walls of the existing structure comes within the scope of "works" as defined in Section 2 of the Act which constitutes development.
- 9.2.2. As per Section 3(1) of the Act, "development" is the carrying out of any works on, in, or under land or the making of any material change in the use of any structures or other land. I am satisfied that the construction of roofing, the installation of windows and doors and the application of render to the external walls of the existing structure are works and that such works would be carried out on land and therefore constitute "development".

9.3. Is or Is Not Exempted Development

- 9.3.1. In terms of whether or not the development, is or is not exempted development, the PA refer to Section 4(1)(h) of the Act which provides for an exemption for such works described in the referral.
- 9.3.2. The question at issue is whether or not the development proposed would materially affect the external appearance of the existing structure so as to render the appearance inconsistent with the character of the structure or with neighbouring structures.
- 9.3.3. In the first instance, the existing structure is not a completed structure. I refer the Commission to the meaning of a 'house' and 'habitable house' under Section 2(1) of the Act. From my site inspection, it is clear that the existing structure on the site is the shell of an incomplete dwelling, and it would appear that works already carried out are similar to that permitted under P.21/695. In my view the existing structure on the site requires substantial works to be carried out in order for the structure to be completed, to enable it to be habitable and consequently, to allow for it to be occupied. I would note also that the wastewater treatment system to serve the dwelling and the proposed entrance are not in place.
- 9.3.4. I refer the Commission to a relevant referral that was decided by the Commission under ABP Ref. 312803-22, the facts of the case for which are set out in Section 5.0 above. In this case a determination was sought on whether the works for the repair

and renewal of a vacant house was exempted development. The Commission concluded that the existing structure was not a 'habitable house' as it was not in use as a dwelling and was derelict. Given that the existing structure in this case is an incomplete structure, it is my consideration that the existing structure would be required to be completed first before Section 4(1)(h) could be availed of to carry out alterations to the structure. Therefore, I am not satisfied that Section 4(1)(h) can be applied in this case. The wording of this provision would in my view require in the first instance, to have a completed structure in place so that 'maintenance, improvement or other alteration' of the structure could be carried out. In this regard, an appraisal of the current form of the existing structure cannot be carried out in terms of the criteria that is to be met for the purpose of Section 4(1)(h). Having regard to the foregoing, I do not consider that the proposed works come within the scope of Section 4(1)(h) and are therefore not exempted development.

9.4. Restrictions on exempted development

- 9.4.1. The restrictions on exemptions provided in Article 9 of the Planning and Development Regulations, 2001 (as amended) relate exclusively to Article 6 of the Planning and Development Regulations 2001 (as amended) which refers to classes of development specified in Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended). Therefore it is not applicable in this case.
- 9.4.2. I note that there is no provision in the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2000 (as amended) which places restriction on exempted development under Section 4 of the Act and exempted development under Section 4 of the Act is not subject to restrictions on exemption under Article 9 of the Planning and Development Regulations 2001 (as amended).
- 9.4.3. I note for the Commission that the requirement for appropriate assessment or Environmental Impact Assessment would de-exempt an otherwise exempted development. In this regard, the Appropriate Assessment Screening and the EIA Screening carried out as part of this report are addressed in Section 10.0 and 11.0 of this report.

10.0 Appropriate Assessment Screening

- 10.1.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 10.1.2. The referral appeal site is located in the rural area on unzoned agricultural lands at Mongfunne, Murroe, Co. Limerick. The closest European sites relative to the appeal site lie approximately as follows:
- SPA: 004165 - Slievefelim to Silvermines Mountains SPA – approx. 377 m to the east.
 - SAC: 001432 - Glenstal Wood SAC – approx. 2.45 km to the northwest.
 - SAC: 002165 - Lower River Shannon SAC – approx. 695 m to the south.
- 10.1.3. The subject application relates to a Section 5 Referral seeking a declaration on specific works as set out in Section 2.0 above.
- 10.1.4. The planning authority considered that the proposed development should not exercise a significant effect on the conservation status of any SAC or SPA, and Appropriate Assessment is not necessary.
- 10.1.5. The proposed development is situated on agricultural farm land. No watercourses are noted to be shown located at or in the immediate vicinity of the appeal site.
- 10.1.6. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- The nature, scale and location of the development.
 - The intervening land uses between the subject site and the European sites.
 - The distance between the appeal site and European sites and the absence of hydrological or other ecological pathways to any European site.
- 10.1.7. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

11.0 EIA Screening

The proposed development does not come within the definition of a 'project' for the purposes of EIA, that is, it does not comprise construction works, demolition or intervention in the natural surroundings. Refer to Form 1 appended to this report.

12.0 Recommendation

12.1. I recommend that the Coimisiún should decide this referral in accordance with the following draft order:

WHEREAS a question has arisen as to whether the placement of roof, install windows and doors and apply external render to the existing structure on site is or is not development, or, is or is not exempted development:

AND WHEREAS Jodie Gleeson requested a declaration on this question from Limerick City and County Council and the Council issued a declaration on the 26th day of May, 2025 stating that the matter was development and was not exempted development:

AND WHEREAS Jodie Gleeson referred this declaration for review to An Coimisiún Pleanála on the 17th day of June, 2025:

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) the planning history of the site, and

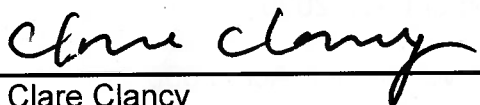
(e) the condition of the existing structure on the site,

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) The subject structure is incomplete and consequently was never occupied and is therefore not a 'habitable house', as interpreted under Section 2(1) of the Planning and Development Regulations 2001 (as amended),
- (b) The proposed works which include for the placement of roof, install windows and doors and apply render constitute development within the meaning of Section 3 of the Planning and Development Act 2000 (as amended);
- (c) The said development is not exempted development, as the works described cannot avail of an exemption under Section 4(1)(h) of the Planning and Development Act 2000 (as amended) due to the existing structure being incomplete and therefore not being a 'habitable house'.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by Section 5 (3)(a) of the 2000 Act, hereby decides that the placement of roof, install windows and doors and apply external render is development and is not exempted development.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.



Clare Clancy
Planning Inspector

17th October 2025

Form 1 - EIA Pre-Screening

Case Reference	ACP-322823-25
Proposed Development Summary	Whether the placement of roof, install windows and doors and apply external render is or is not development or, is or is not exempted development
Development Address	Mongfune, Murroe, Co. Limerick
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☐ Yes, it is a 'Project'. Proceed to Q2.
	☒ No, No further action required. The development is within the scope of an extant planning permission.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☐ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	

Inspector: Clare Cherry Date: 17/10/2025