



Comhairle Contae Thiobraid Árann
Tipperary County Council

Tipperary County Council
RECEIVED
24 JUL 2026
CASH OFFICE
Civic Offices, Clonmel

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	Peter McGuigan
Address	1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary E91WF68
Telephone No.	
E-mail	

2. Agent's (if any) address:

Agent	Not Applicable
Address	Not Applicable
Telephone No.	Not Applicable
E-mail	Not Applicable
Please advise where all correspondence in relation to this application is to be sent;	
Applicant [x]	Agent [Not Applicable]

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary E91WF68
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TIPPERARY CO. COUNCIL
RECEIVED
24 JUL 2026
PLANNING SECTION
FILE NO. 55126125

Receipt No 205 254
Issued 24 07 2026
£80.00 Cond

The applicant respectfully requests a determination from Tipperary County Council as to whether the proposed conversion of the existing boiler room to a bathroom, together with associated internal works and replacement of the external door with a window, constitutes exempted development under the Planning and Development Acts and Regulations.

Proposed floor area of proposed works/uses: ~4.5 sqm

5. Legal Interest of Applicant in the Land or Structure:

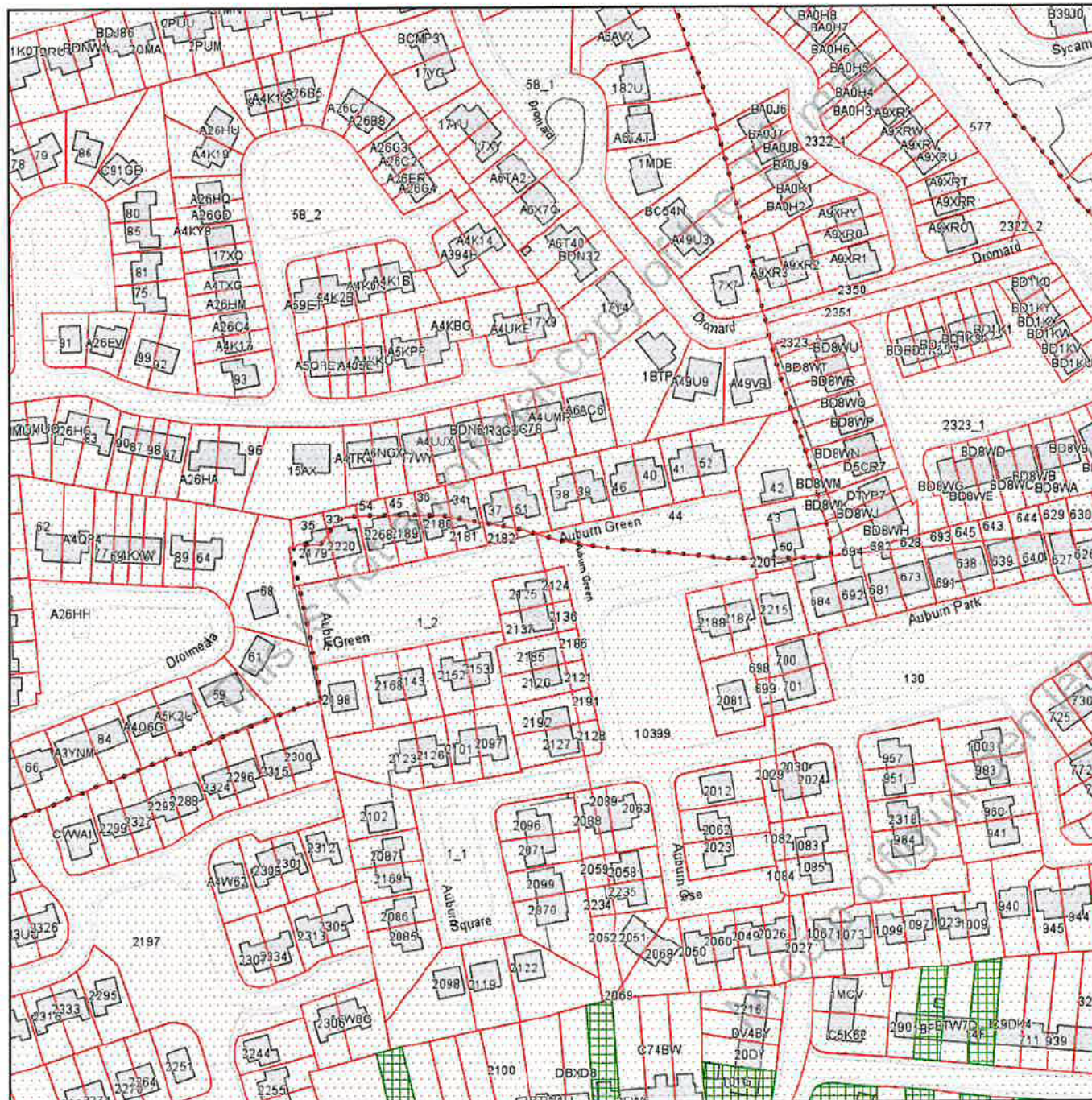
<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner - Yes	B. Occupier - Yes
	C. Other – N/A	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>	Not Applicable	
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Not Applicable Address: Not Applicable	

Signature of Applicant



Date: 24/July/2026.

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

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

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

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

TIPPERARY CO. COUNCIL
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 24 JUL 2026
 PLANNING SECTION
 FILE NO. 22/26/125

Creation Date: Monday, July 20, 2026 10:47:26 AM





1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68

XY 619289, 623934
Scale 1 : 1000
Townland Burgagery-Lands West
Barony Iffa And Offa East
County Tipperary

Property Details

> Back

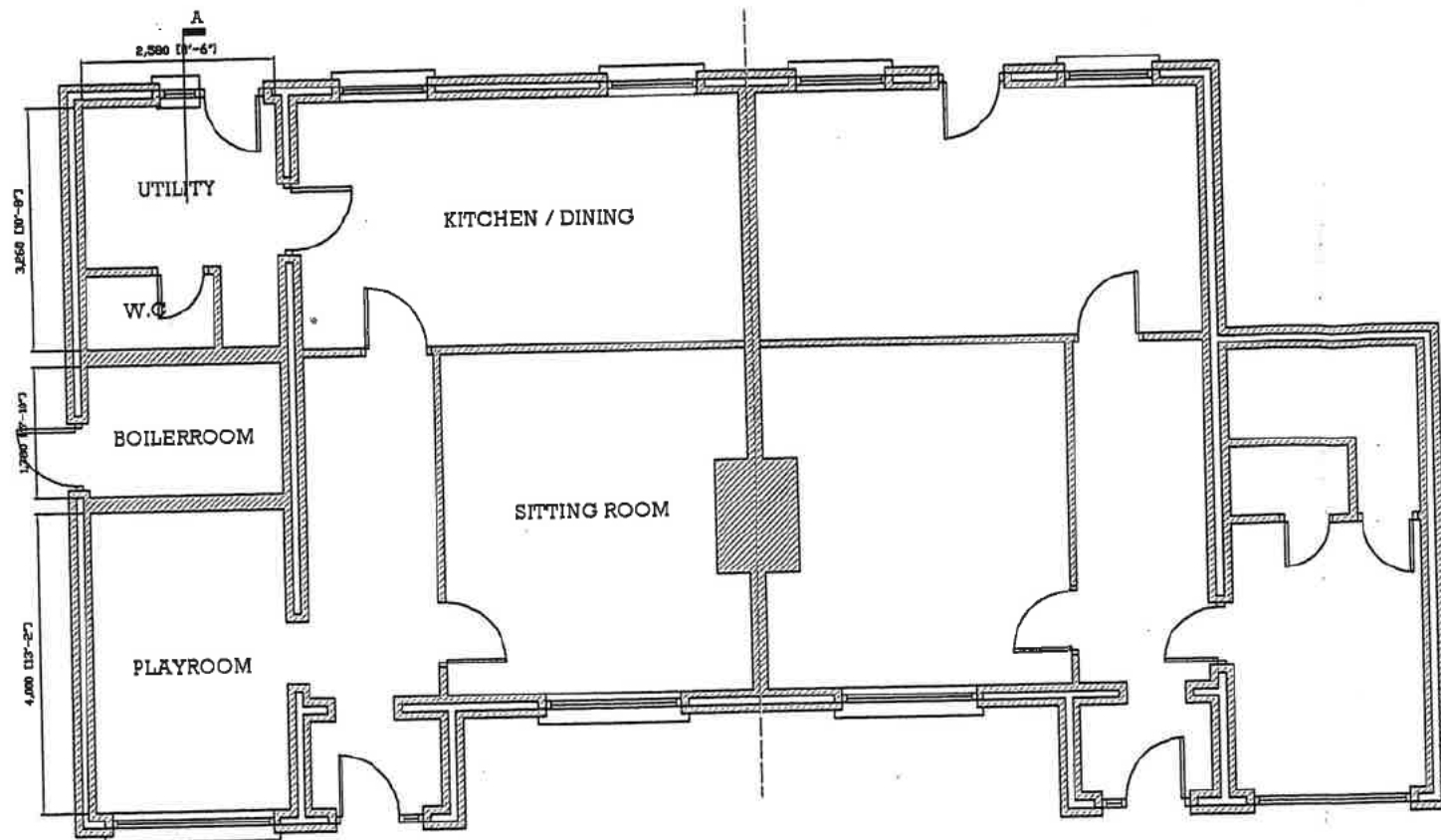
Folio Number	TY24126F
Title Level	Freehold
Plan Number	2127
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	2
Address	1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68

Highlight All PlansAdd to BasketCreate Alert

*Taité Éireann Registration Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

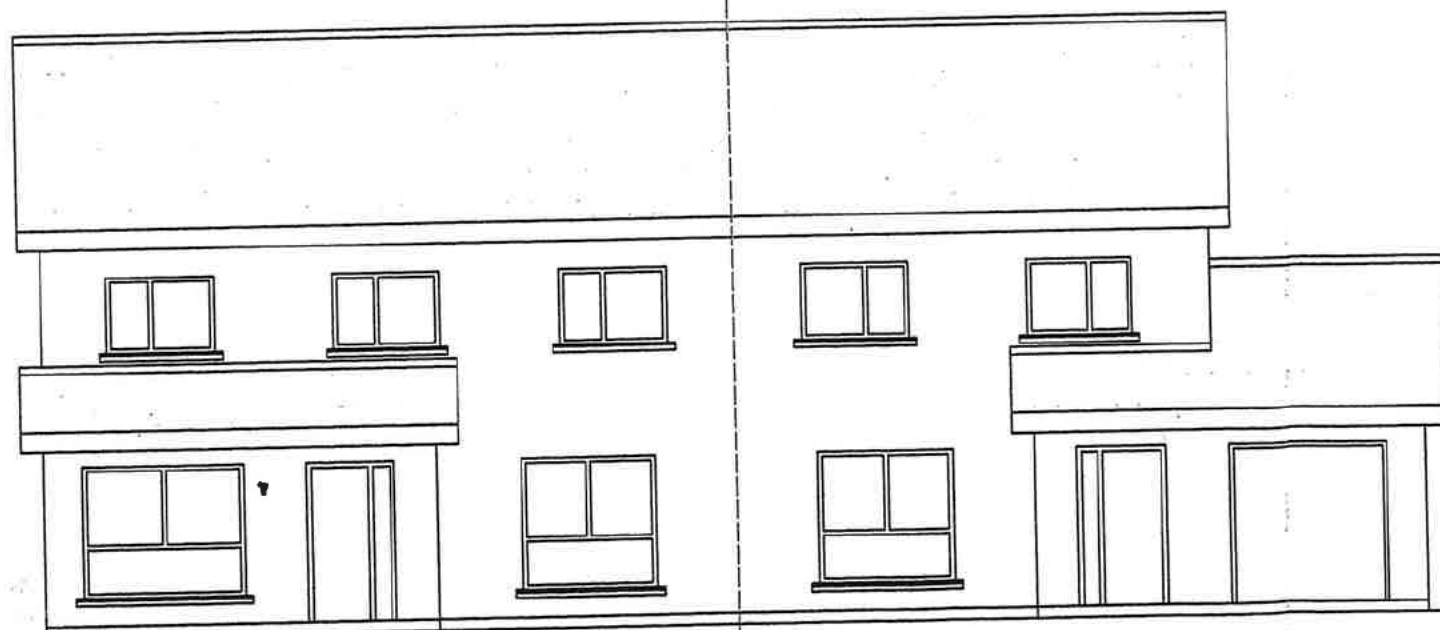
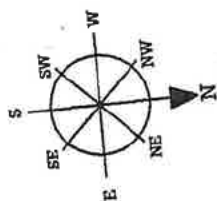
View BasketPrint Current View

Help



GROUND FLOOR PLAN

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

SPECIFICATION

EXTERNAL WALLS

300 mm insulated conc. block wall
with wet dash plaster finish to match existing

ROOF

Concret roof tiles on traditional cut roof to match existing

PARTITIONS

100 mm timber stud partition with plasterboard and skim finish.

WINDOWS

Timber framed double glazed windows to match existing

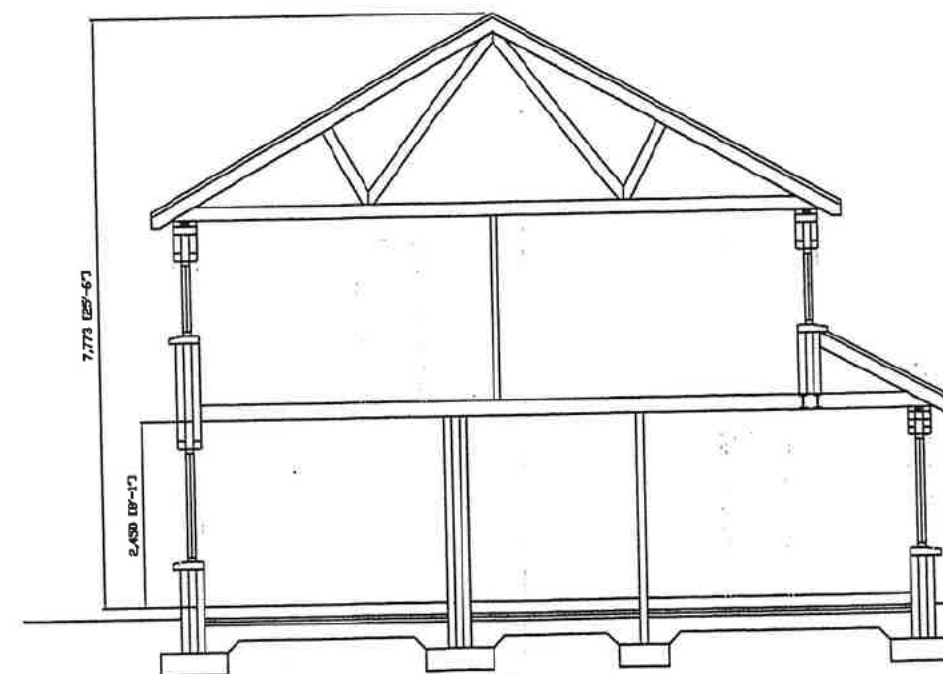
DOORS (internal)

Internal doors to be solid timber

SURFACE & FOUL WATER

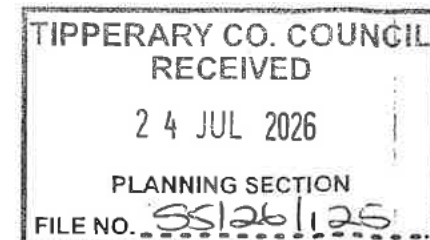
DRAINAGE

To existing main sewer

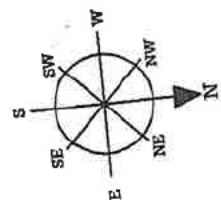
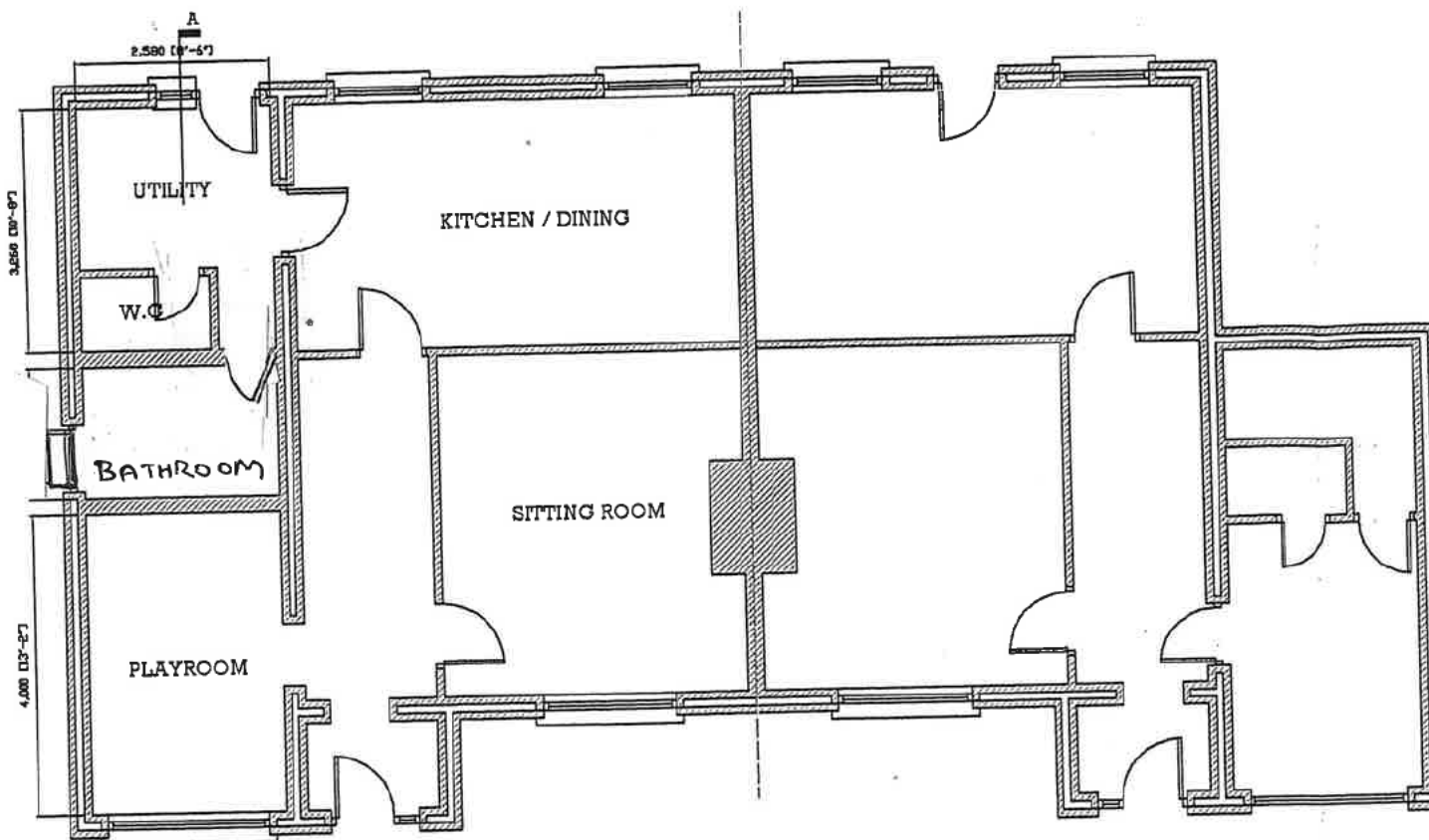


SECTION B-B

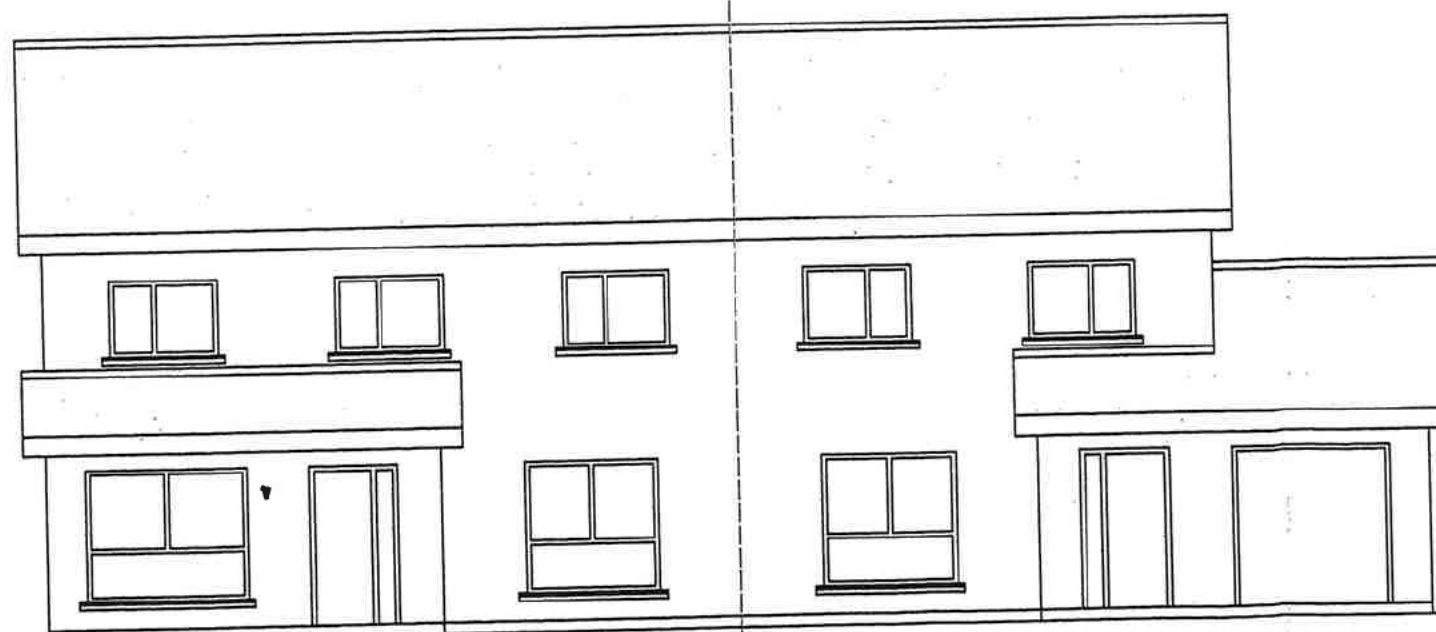
SCALE 1:100



MARK PHELAN Dip Arch Tech DESIGN & PLANNING 8 WEST MEADOWS, BOHEILAHAN, CASHEL, CO. TIPPERARY, 085 9010074	Scale: 1:100
Client: Mr. Peter Mc Gulgan	
Project: Extension at 1 Auburn Green Clonmel Co. Tipperary	Drawing no.:



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED NORTH ELEVATION
SCALE 1:100

SPECIFICATION

EXTERNAL WALLS

300 mm insulated conc. block wall
with wet dash plaster finish to match existing

ROOF

Concret roof tiles on traditional cut roof to match existing

PARTITIONS

100 mm timber stud partition with plasterboard and skim finish.

WINDOWS

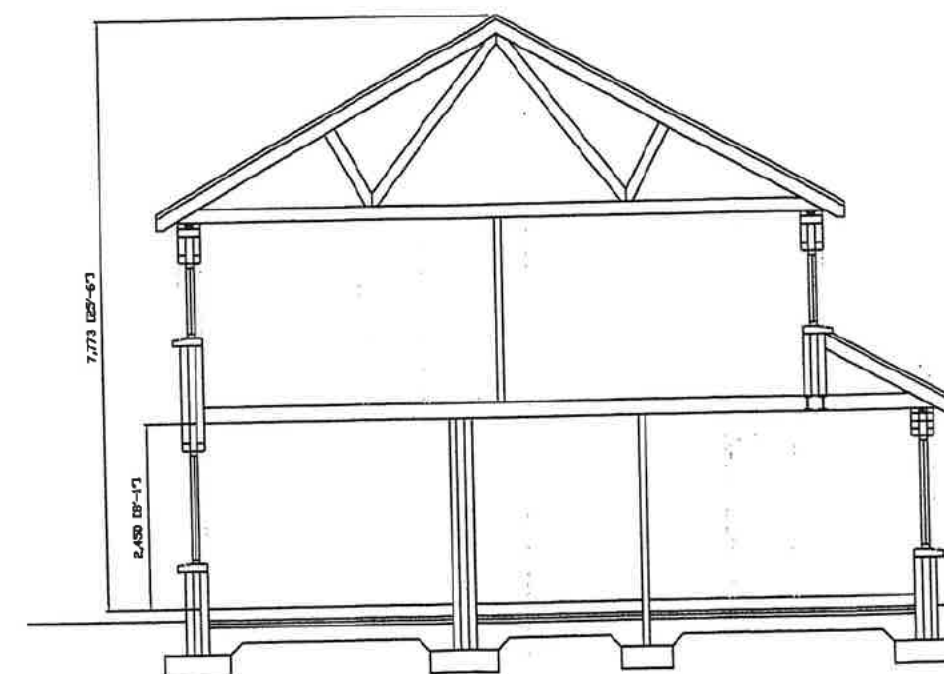
Timber framed double glazed windows to match existing

DOORS (internal)

Internal doors to be solid timber

SURFACE & FOUL WATER DRAINAGE

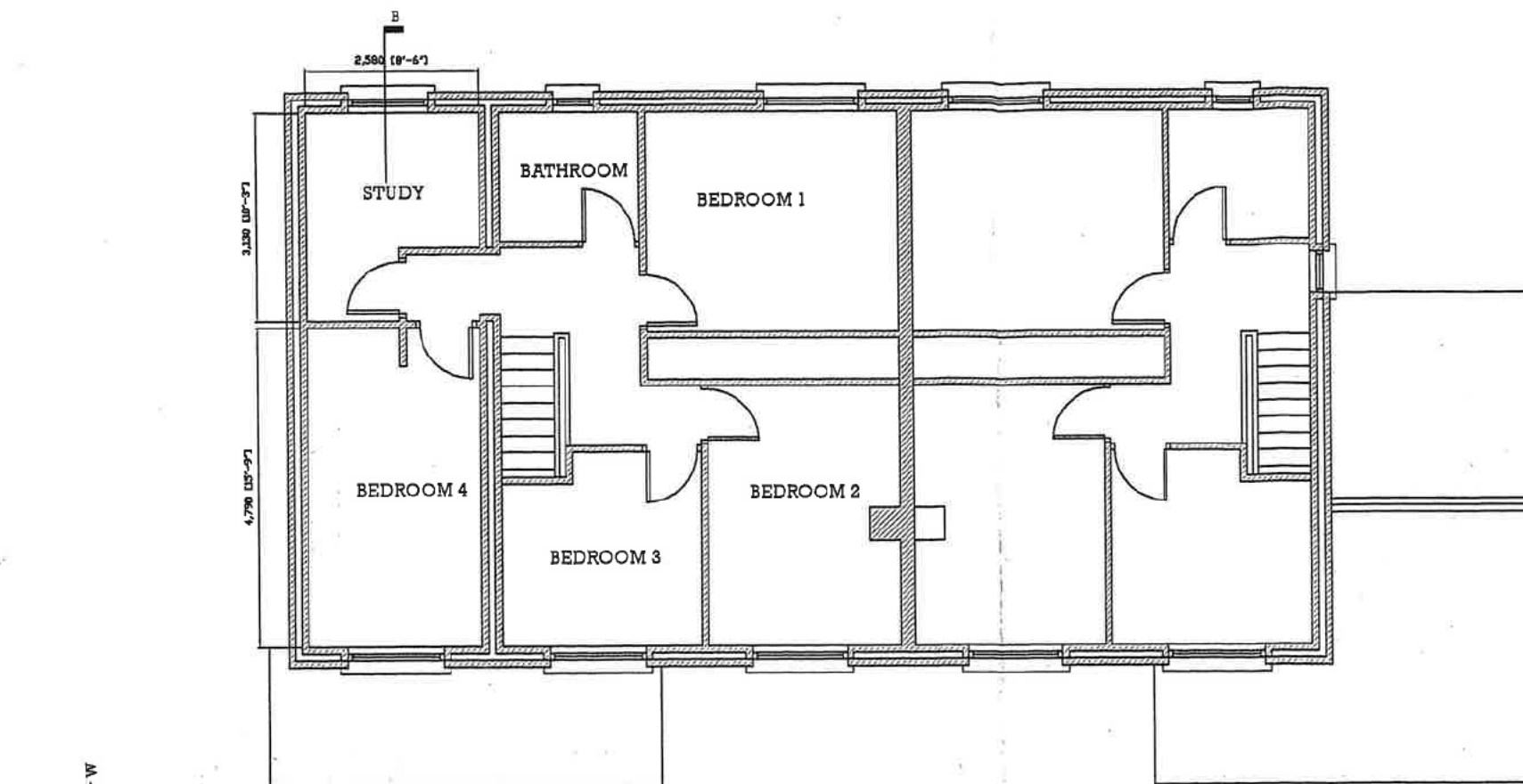
To existing main sewer



PROPOSED SECTION B-B

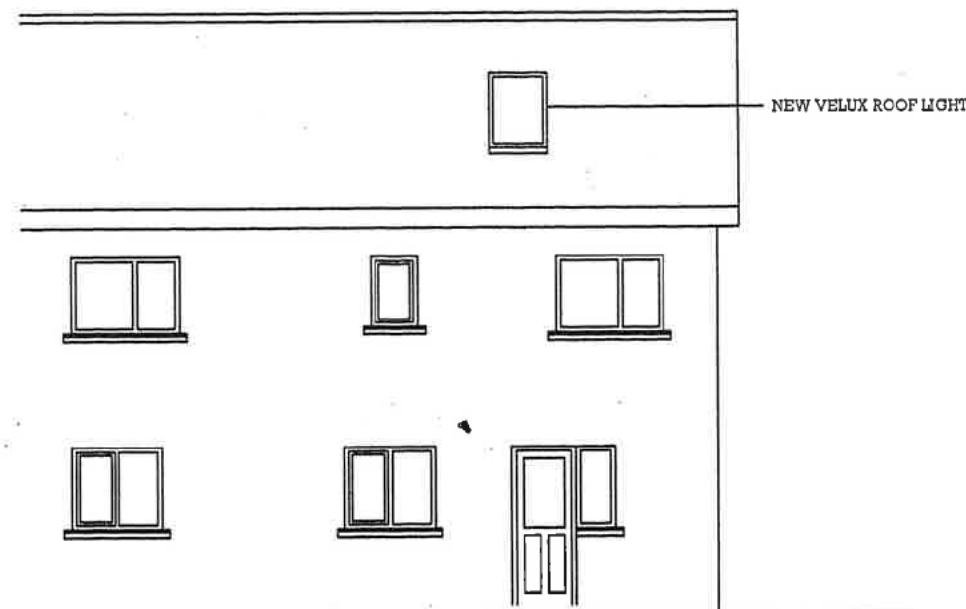
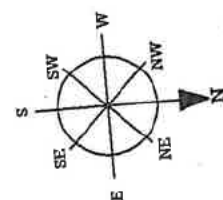
SCALE 1:100

MARK PHELAN Dip Arch Tech DESIGN & PLANNING 8 WEXYMEADOWS, BOKERLAWAN, CASHEL, CO. TIPPERARY, 086 0070014	Scale: 1:100
Client: Mr. Peter Mc Gulan	
Project: Extension at 1 Auburn Green Clonmel Co. Tipperary	



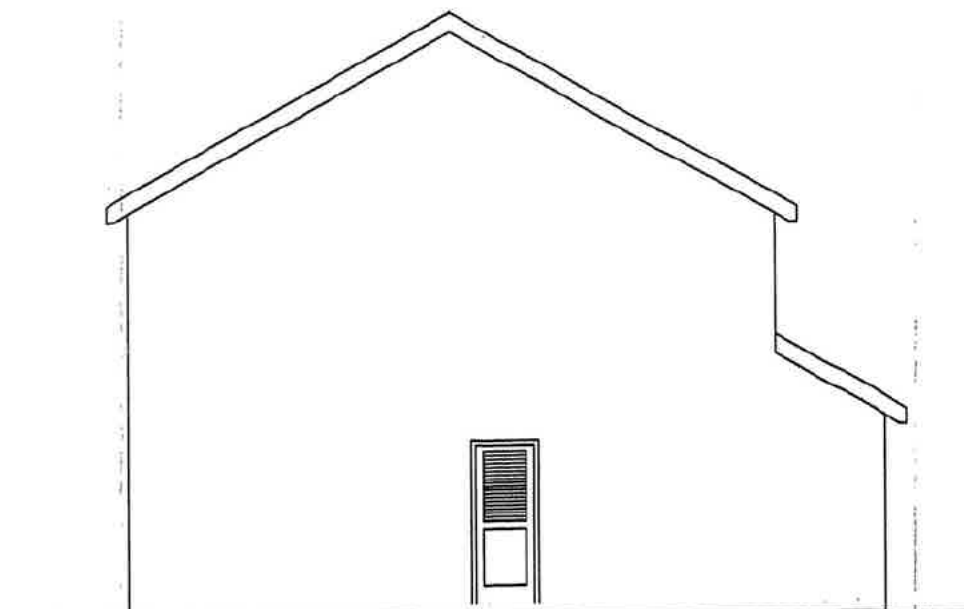
FIRST FLOOR PLAN

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

MARK PHELAN Dip Arch Tech DESIGN & PLANNING 8 WESTMEADOWS, BOHERLANE, CARRIG, CO. TIPPERARY. 090 9616674		Scale: 1:100
Client: Mr. Peter Mc Gulgan		
Project: Extension at 1 Auburn Green Clonmel Co. Tipperary		



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
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Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary
E45 A099

t 0818 06 5000/6000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Our Ref: S5/26/125

24th July 2026

Peter McGuigan,
1 Auburn Green,
Cashel Road,
Clonmel,
Co. Tipperary,
E91 WF68.

Re: Application for a Section 5 Declaration – Conversion of an existing attached storage room, originally part of a garage and change into a bathroom ancillary at 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68.

Dear Mr. McGuigan,

I wish to acknowledge receipt of your application for a Section 5 Declaration received on 24th July 2026 in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely,

For Director of Services.

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/26/125

Applicant: Peter McGuigan

Development Address: 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68.

Proposed Development: Conversion of an existing boiler room to a bathroom, together with associated internal works and replacement of the external door with a window, constitutes development and is or is not exempted development.

1. GENERAL

On the 24th of July 2026, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

- Conversion of an existing boiler room to a bathroom, together with associated internal works and replacement of the external door with a window, constitutes development and is or is not exempted development.

The works are to be located at 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

Section 3 (1) of the **Planning and Development Act 2000**, as amended, states as follows:-

“In this Act, ‘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 other land.”

Section 2(1) of the Planning and Development Act, 2000, as amended, defines “works” as:-

“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.

Section 4(1)(h) of the Act considers development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures; to be exempted development.

Article 6 of the **Planning and Development Regulations 2001**, as amended states:

Exempted Development.

6. (1) 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.

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended considers the following works to be exempted development subject to the conditions and limitations set out below;

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.
2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 45 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.
(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.
3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.
(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
5. The construction or erection of any such extension to the rear of the house shall not reduce the total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants of the house to less than 25 square metres.
6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.
(b) Any window proposed above ground level in any such extension shall not be less than 8 metres from the boundary it faces.
(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 8 metres from the boundary it faces.
7. The roof of any extension shall not be used as a balcony or terrace.
8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act.

3. ASSESSMENT

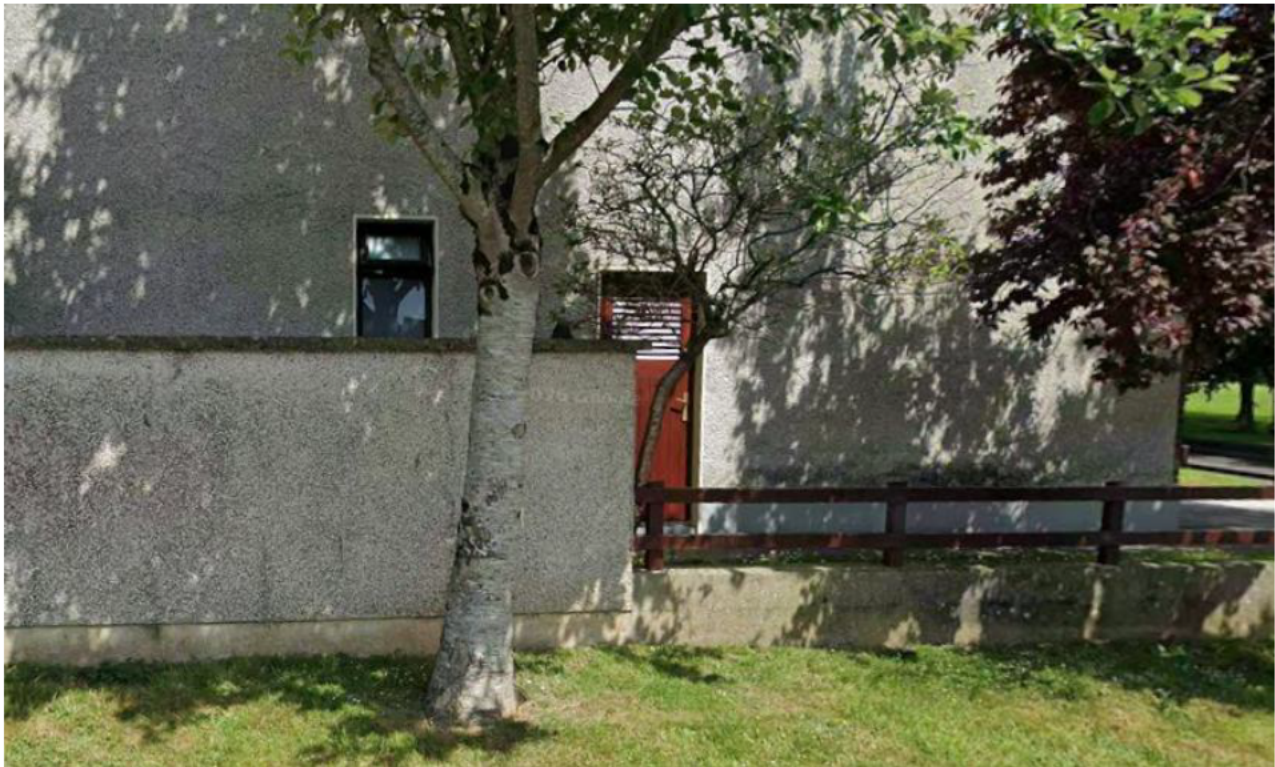
a. Site Location

The site comprises a semi detached two storey unit at 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary. The site is located within a long standing residential estate to the north of the town of Clonmel. It is on lands zoned “existing Residential development”, in the Clonmel and Environs local Area Plan 2024.

Figure 1 Subject Site



Figure 2 Side elevation



b. Relevant Planning History

On site

11/550043 for development of a first floor extension to existing dwellinghouse - granted

Adjacent

None relevant

Figure 3 Planning history



c. Assessment

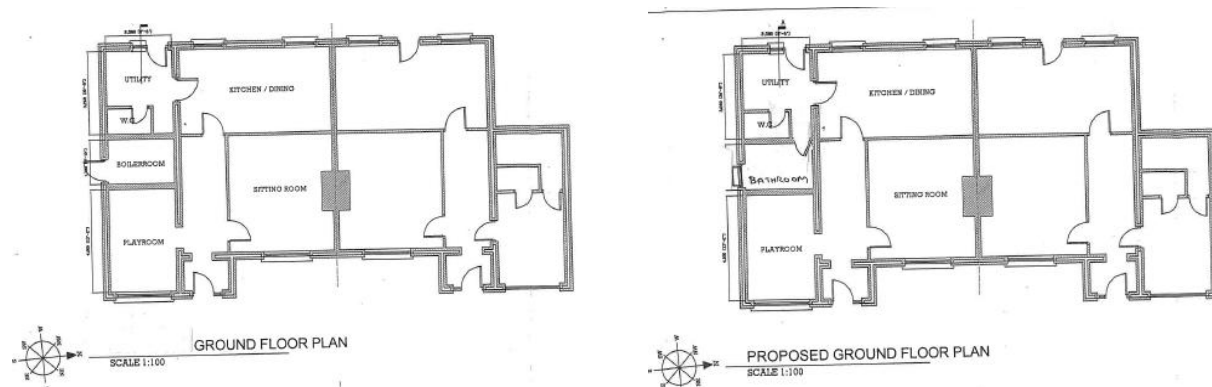
A) “Is or is not Development”

It is considered that the above listed proposal constitutes “works” as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute “development” within the meaning of the Planning and Development Act 2000, as amended.

B) “Is or is not Exempted Development”

This query relates to the conversion for use as part of the house of a boilerhouse attached to the side of the house.

Figure 4 Existing and proposed floor plans



S.I. No. 338 of 2026 has increase the area allowable for extension to 45 sqms. Condition 2a of Class 1 now reads as follows;

Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 45 square metres.

The subject dwelling has been previously extended (11/550043). The area of the first floor extension was 20 sqms. From the photographic evidence, it appears that a domestic garage was also converted to provide residential space at ground floor level. There is no record of a permission or a declaration in respect of same. The area of the converted garage is 10 sqms.

The cumulative area of previous extension on site is 30 sqms. The new window is 1.8 metres from the boundary it faces.

Figure 5 Distance from boundary



The area of private open space will not fall below 25 sqms.

C) Restrictions under Article 9

It is noted that no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply to the construction element.

D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The subject site is located c. 1.4 km from the Lower River Suir SAC and within 15 Kms of the Comeragh mountains SAC and the Nier Valley Woodlands SAC.

The proposed development is located within a long established urban area and comprises of modifications to the dwelling. The property is connected to the mains waste water infrastructure.

Having regard to:

- the small scale nature of the development,

- the location of the site is a serviced urban centre,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC and
- the consequent absence of a direct pathway to these European sites,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See attached.

4. RECOMMENDATION

A question has arisen as to whether the following is “development” and if so does it constitute “exempt development”:

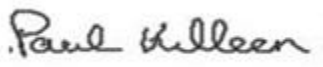
- Conversion of an existing boiler room to a bathroom, together with associated internal works and replacement of the external door with a window, constitutes development and is or is not exempted development.

The works are to be located at a dwelling at 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary.

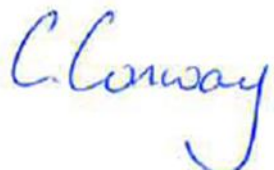
In considering this declaration, the Planning Authority had regard to:

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 1 of Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- (d) The details submitted with the Declaration,

Having considered the information received, the Planning Authority has determined that the works proposed constitute development and are “exempted development”.

Signed: 
District planner

Date: 27/07/26


Signed: Senior Executive Planner

Date: 31.7.2026

APPENDIX 1

APPENDIX 1

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT				
STEP 1. Description of the project/proposal and local site characteristics:				
(a) File Reference No:	S5/26/125			
(b) Brief description of the project or plan:	Domestic extension			
(c) Brief description of site characteristics:	Existing property in urban area.			
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None			
(e) Response to consultation:	None			
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-Receptor)	Considered further in screening Y/N
Lower River Suir SAC 002137	https://www.npws.ie/protected-sites/sac/002137	c.1.4 kilometres	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	No
Comeragh mountains SAC 001952	https://www.npws.ie/protected-sites/sac/001952	Within 15 kms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	No
Nier Valley Woodlands SAC	https://www.npws.ie/protected-sites/sac/000668	Within 15 kms	No due to distance and the lack of any relevant ex-	No

			situ factors of significance to these species.	
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 • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests		No potential for impacts		
Operational 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 risks) • Potential for accidents or incidents		No potential for impacts		
In-combination/Other		No potential for impacts		
(b)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		No potential for impacts		

- Interference with the key relationships that define the structure or ecological function of the site

(c) 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.

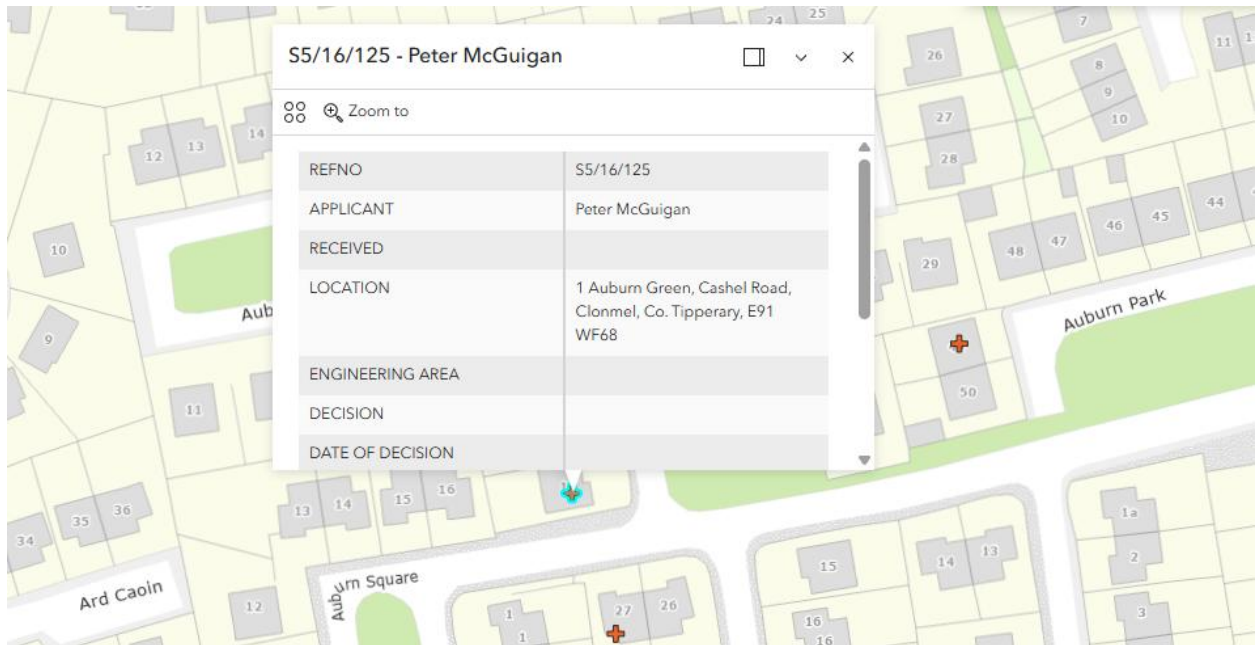
The proposed development is not likely to have significant effects.

Conclusion:

	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:	Paul Killeen	Date: 27/07/26

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/125
Development Summary:	Modification to existing dwelling
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further action required ☒ No, Proceed to Part A
A. Schedule 5 Part 1 - 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 	EIA is mandatory No Screening required
☒ 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)	
☒ 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): 	EIA is mandatory No Screening required
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : 	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

Figure 6 Site entered on Planning register



Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/125** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Caroline Conway, Senior Executive Planner, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 47881 dated 7th July 2026 hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Peter McGuigan, 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68, Re: Conversion of an existing boiler room to a bathroom, together with associated internal works and replacement of the external door with a window, constitutes development and is or is not exempted development at 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68 is development and is exempted development.

AND WHEREAS Tipperary County Council, in considering this declaration, had regard particularly to –

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Class 1 of Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- d) The details submitted with the Declaration,

Having considered the information received, the Planning Authority has determined that the works proposed constitute development and are "exempted development".



Signed:

**Caroline Conway
Senior Executive Planner**

Date: 04/08/2026



Date: 4th August 2026

Our Ref: S5/26/125

Civic Offices, Nenagh

Peter McGuigan
1 Auburn Green
Cashel Road
Clonmel
Co. Tipperary
E91 WF68

Re: Declaration under Section 5 of the Planning and Development Act 2000, as amended.

Dear sir/madam,

I refer to your application for a Section 5 Declaration received on 24th July 2026 in relation to the following proposed works:

Conversion of an existing boiler room to a bathroom, together with associated internal works and replacement of the external door with a window, constitutes development and is or is not exempted development at 1 Auburn Green, Cashel Road, Clonmel, Co. Tipperary, E91 WF68.

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Class 1 of Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- d) The details submitted with the Declaration,

Having considered the information received, the Planning Authority has determined that the works proposed constitute development and are “exempted development”.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely

Geraldine Quinn

for **Director of Services**