

From: [MARTINA PARKE \(PLANNING\)](#) on behalf of [planning mailbox](#)
To: [MARTINA PARKE \(PLANNING\)](#)
Subject: FW: Section 5 Brendan McGlynn.
Date: 22 January 2026 16:06:46
Attachments: [Section 5 Form SIGNED.pdf](#)

From: office@mfielarchitects.ie <office@mfielarchitects.ie>
Sent: 22 January 2026 16:06
To: planning mailbox <Planning@Donegalcoco.ie>
Subject: Section 5 Brendan McGlynn.

CAUTION: This email originated from outside of Donegal County Council. Do not click links or open attachments unless you recognise the sender and are sure that the content is safe.

Hi,

Please find attached Section 5 application for Brendan McGlynn.

Payment receipt number: 667155.

Should you have any queries or require anything further please let me know.

Kind Regards

Michael Friel
Architects & Surveyors Ltd
Creelough,
Co. Donegal
F92 TF60
T: 074 913 8814



From: office@mfrielarchitects.ie
To: [MARTINA PARKE \(PLANNING\)](#)
Subject: RE: Section 5 Brendan McGlynn-S52606 refers
Date: 23 January 2026 15:54:15
Attachments: [201 - Site Location Map - A3.pdf](#)
[202 - Site Layout Plan - A3.pdf](#)
[203 - Existing Floor Plans - A2.pdf](#)
[204 - PROPOSED Plans & Elevations - A1.pdf](#)

CAUTION: This email originated from outside of Donegal County Council. Do not click links or open attachments unless you recognise the sender and are sure that the content is safe.

Hi Martina,

Apologies, please find enclosed.

Should you have any queries or require anything further please let me know.

Kind Regards

Michael Friel
Architects & Surveyors Ltd
Creelough,
Co. Donegal
F92 TF60
T: 074 913 8814



From: MARTINA PARKE (PLANNING) [<mailto:MARTINA.PARKE@donegalcoco.ie>]
Sent: Friday 23 January 2026 15:30
To: office@mfrielarchitects.ie
Subject: Section 5 Brendan McGlynn-S52606 refers

Good afternoon

The following should also be submitted with your Section 5 Form in order to process application.

Application must be accompanied by:

- **Site location map** with site clearly outlined in red (to a scale of not less than 1:1000 in built up areas and 1:2500 in all other areas).
- **Site layout plan** (Site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red).
- **Elevations** (if applicable) – (plans, elevations and sections drawn to a scale of not less than **1:200**).
- **Other details** (e.g. landowner consent (if applicable), photographs as appropriate).

There does not appear to be any of the above included.

Thanks
Martina

From: office@mfielarchitects.ie <office@mfielarchitects.ie>
Sent: 22 January 2026 16:06
To: planning mailbox <Planning@Donegalcoco.ie>
Subject: Section 5 Brendan McGlynn.

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Hi,

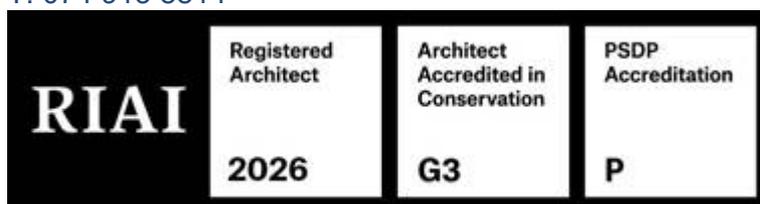
Please find attached Section 5 application for Brendan McGlynn.

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Should you have any queries or require anything further please let me know.

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[Clásal Séanta Ríomhphoist](#)

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**Comhairle Contae
Dhún na nGall**
Donegal County Council

SECTION 5 APPLICATION

FOR DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

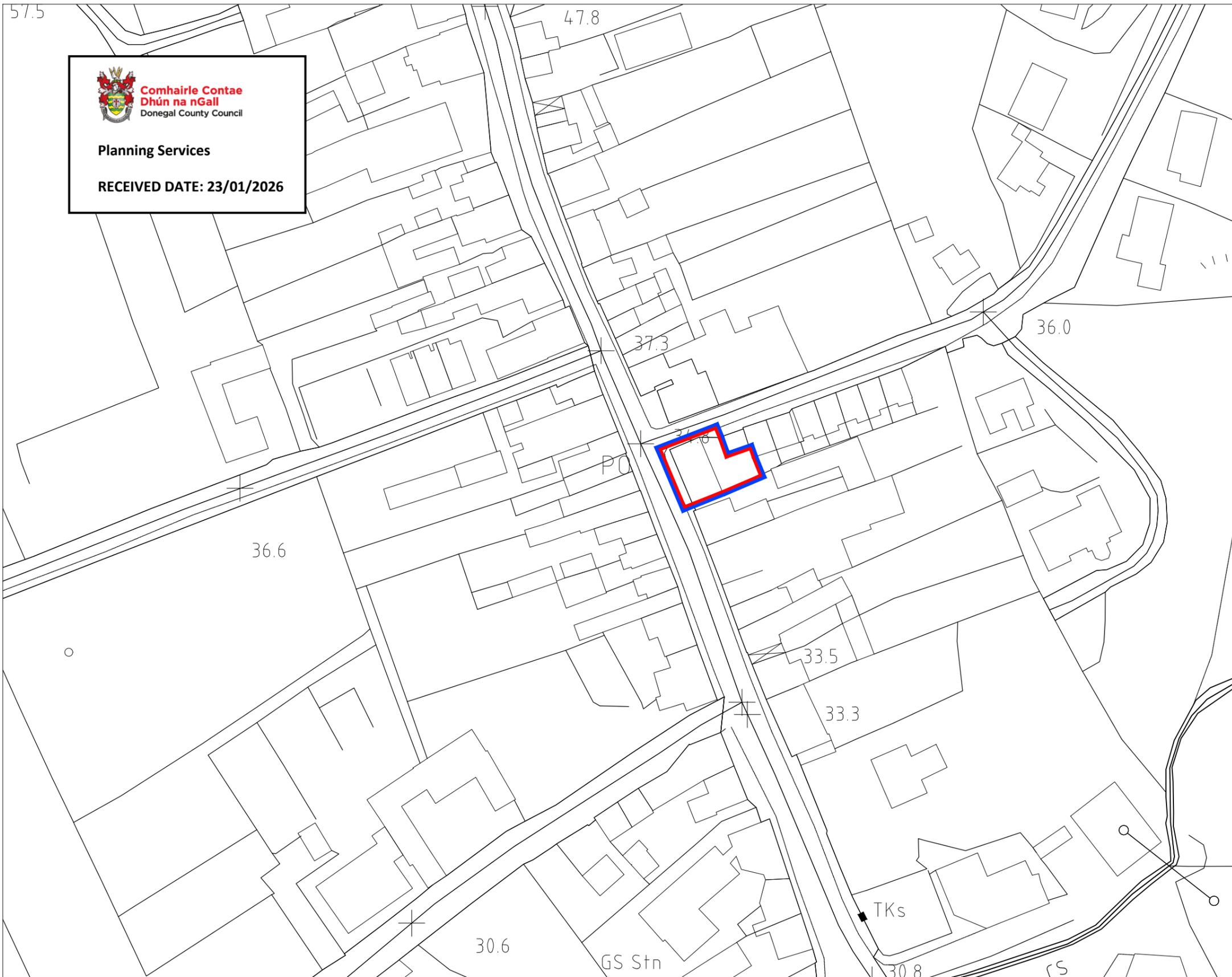
**Completed application form & supporting documentation to be returned to the
Planning Authority by email to planning@donegalcoco.ie**

Name of Applicant(s):	
Agent Name: (if applicable)	
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under <u>this</u> section 5 application)	

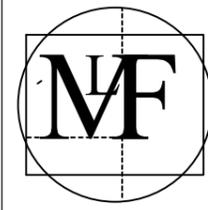


Is the development a Protected Structure or within the curtilage of a Protected Structure?	Yes	No
Has a declaration under Section 57 of the Planning and Development Act 2000 (as amended) been requested or issued in respect of the property.	Yes	No
Applicant(s) Interest in the site:		
If not the Owner of the site, please provide the name of the Landowner:		
Please list types of plans, drawings etc. submitted with this application:		
Planning History - list any relevant planning application reference numbers:		
Are you aware of any enforcement proceedings connected to the site? If so, please supply details:		

I hereby certify that the information provided is true and accurate	
Signature of Applicant/Agent:	
Date:	




Comhairle Contae Dhún na nGall
 Donegal County Council
Planning Services
RECEIVED DATE: 23/01/2026



Michael Friel Architects & Surveyors Ltd.
 Creeslough, Co. Donegal.
 Tel - 074 91 38814
 Mob - 087 2869 658
 E-mail: michael@mfriearchitects.ie

Job Title:
 Proposed Change of Use & Refurbishment of Old Court House, at Main Street Milford, Co. Donegal

Client:
 Brendan McGlynn

Drawing Title:
 SITE LOCATION MAP

Scale:
 1:1000 @ A3

Date:
 January -2026

Job No.
 24332

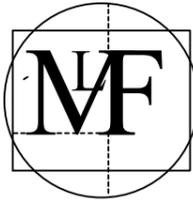
Drawing No.
 201-PL

SITE LOCATION MAP
 Scale: 1:1000

OS Ref: 0164-B

- Site Boundary
- Overall Land Ownership

RIAI	Registered Architect	Architect Accredited in Conservation	PSDP Accreditation
	2024	G3	P



Michael Friel Architects
& Surveyors Ltd.
Creeslough, Co. Donegal.
Tel - 074 91 38814
Mob - 087 2869 658
E-mail:
michael@mfielarchitects.ie

Job Title:

Proposed Change of Use & Refurbishment of
Old Court House, at Main Street Milford, Co.
Donegal

Client:

Brendan McGlynn

Drawing Title:

SITE LAYOUT PLAN

Scale:

1:250 @ A3

Date:

January 2026

Job No.

24332

Drawing No.

202-PL

RIAI

Registered
Architect

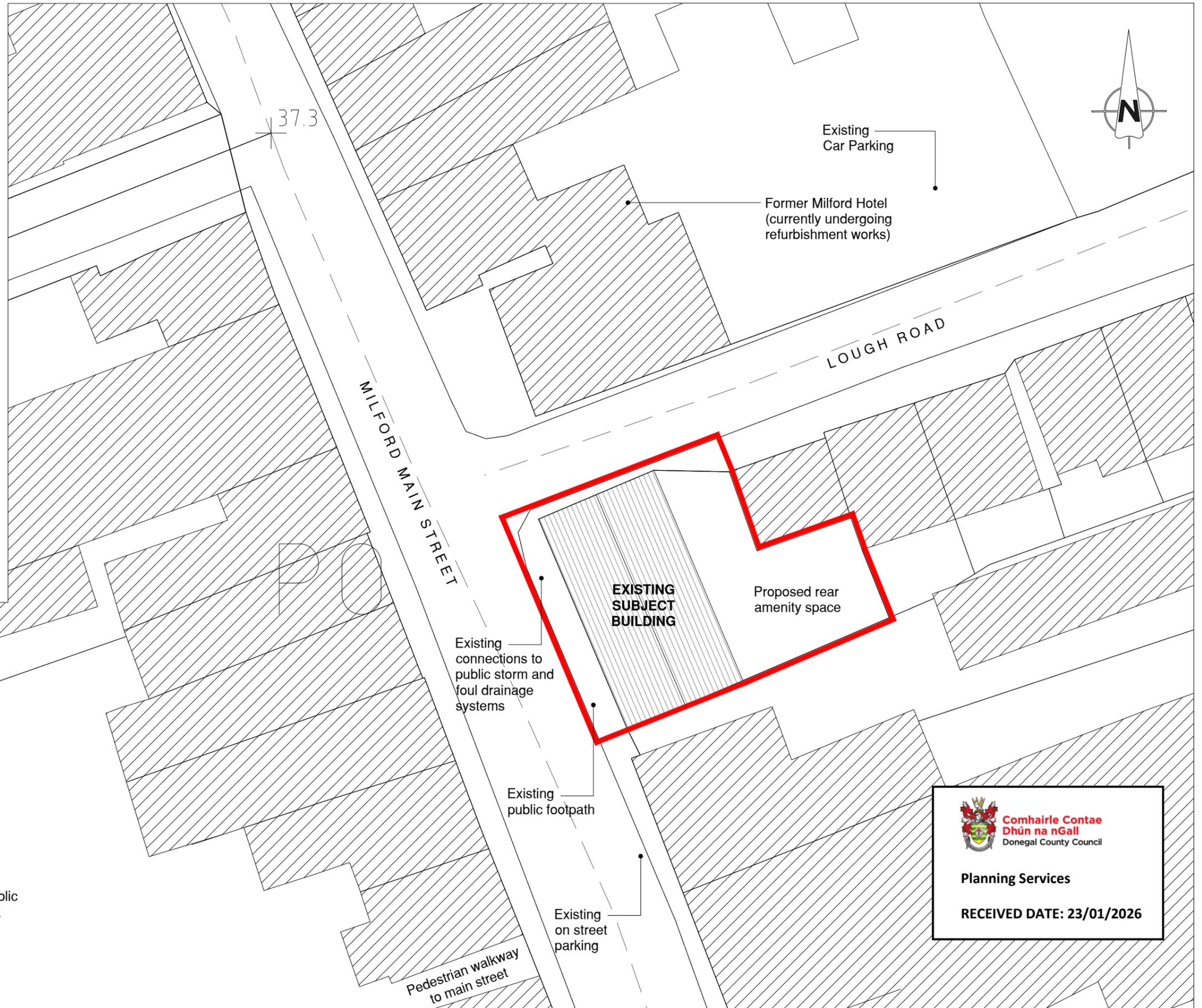
2024

Architect
Accredited
in
Conservation

G3

PSDP
Accreditation

P



Existing Public
Car Park

Pedestrian walkway
to main street

**Comhairle Contae
Dhún na nGall**
Donegal County Council

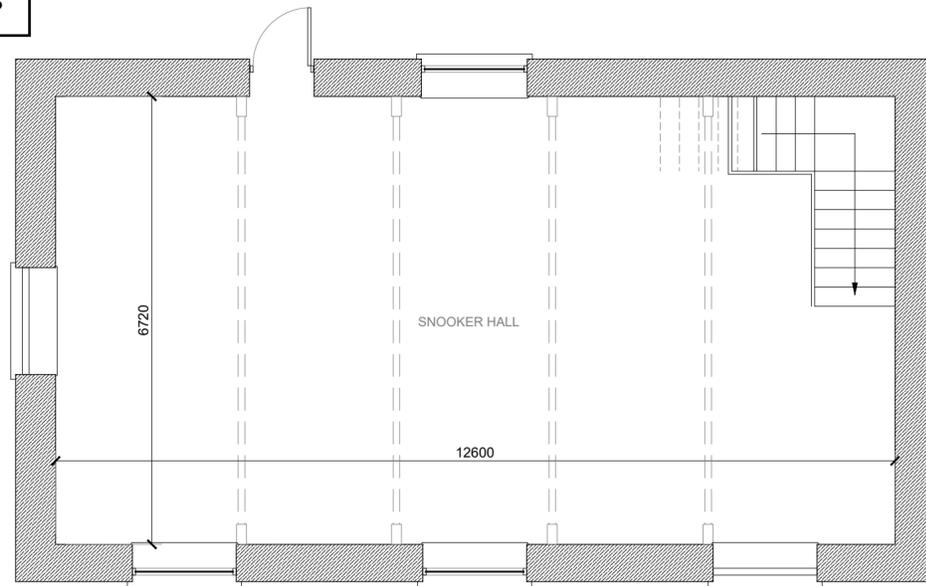
Planning Services

RECEIVED DATE: 23/01/2026

SITE LAYOUT PLAN

Scale: 1:250

Area: 0.026 ha / 0.064 acres



EXISTING FIRST FLOOR PLAN

Scale: 1:75
Area: 79.26 m² / 853.14 sq. ft



IMAGE 1: Existing 'internal' shop front



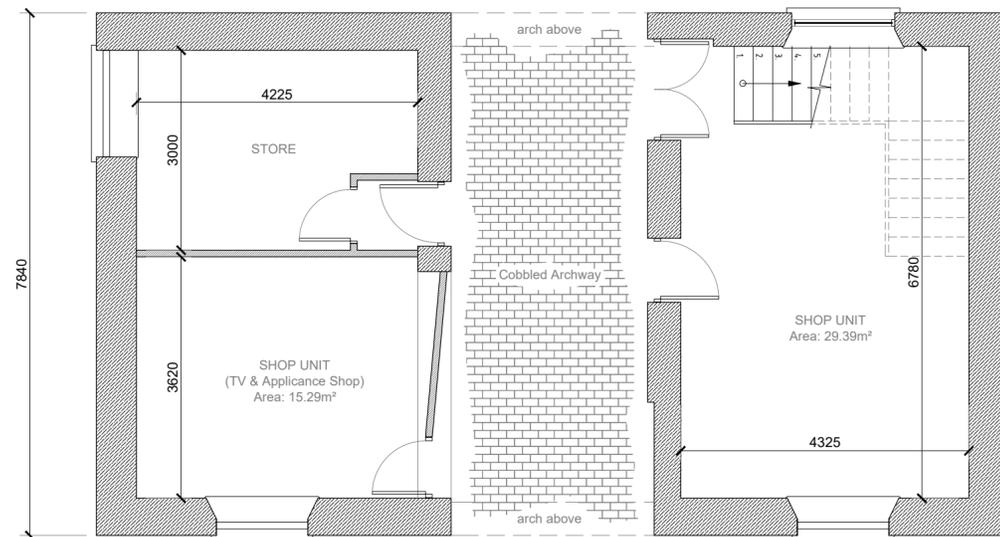
IMAGE 5: Existing front / side elevation



IMAGE 2: Existing cobbled archway



IMAGE 6: Existing rear elevation



EXISTING GROUND FLOOR PLAN

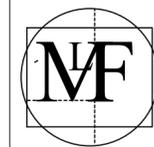
Scale: 1:75
Area: 57.78 m² / 621.93 sq. ft



IMAGE 3: Original trussed roof structure



IMAGE 4: Existing first floor snooker hall



Michael Friel Architects
& Surveyors Ltd.
Creeslough, Co. Donegal.
Tel - 074 91 38814
Mob - 087 2869 658
E-mail:
michael@mfielarchitects.ie

Job Title:

Proposed Change of Use & Refurbishment
to Old Court House, Main Street, Milford,
Co. Donegal

Client:

Brendan McGlynn

Drawing Title:

EXISTING FLOOR PLANS

Scale:
as shown @ A2

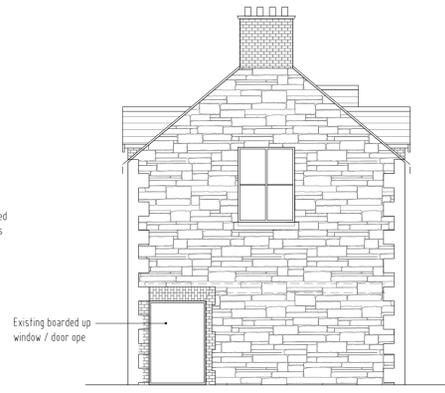
Date:
January - 2026

Job No.
24332

Drawing No.
203-PL



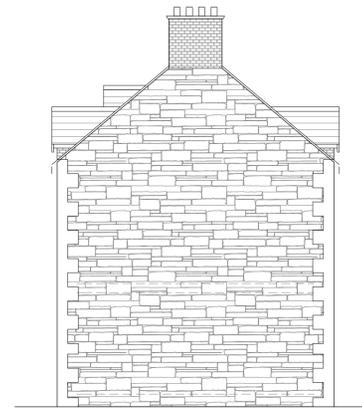
EXISTING FRONT ELEVATION - SouthWest
Scale: 1:100



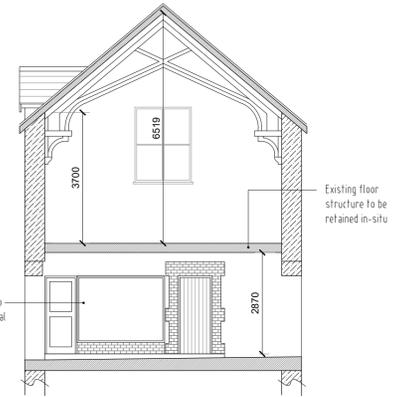
EXISTING SIDE ELEVATION - NorthWest
Scale: 1:100



EXISTING REAR ELEVATION - NorthEast
Scale: 1:100



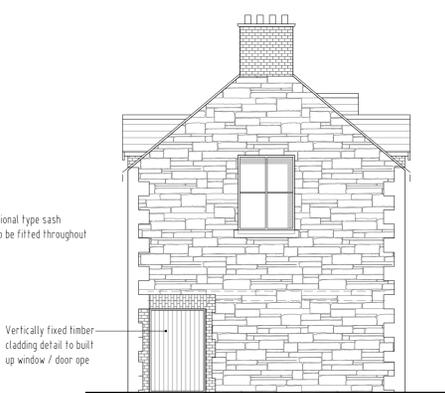
EXISTING SIDE ELEVATION - SouthEast
Scale: 1:100



EXISTING SECTION A - A
Scale: 1:100



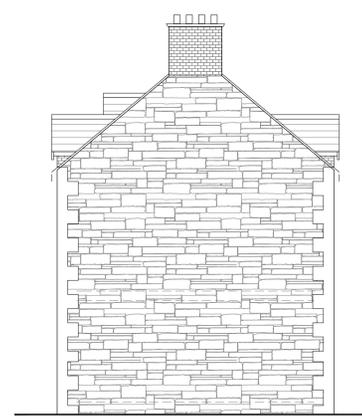
PROPOSED FRONT ELEVATION - SouthWest
Scale: 1:100



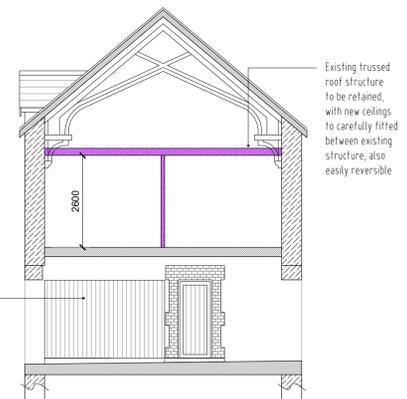
PROPOSED SIDE ELEVATION - NorthWest
Scale: 1:100



PROPOSED REAR ELEVATION - NorthEast
Scale: 1:100



PROPOSED SIDE ELEVATION - SouthEast
Scale: 1:100

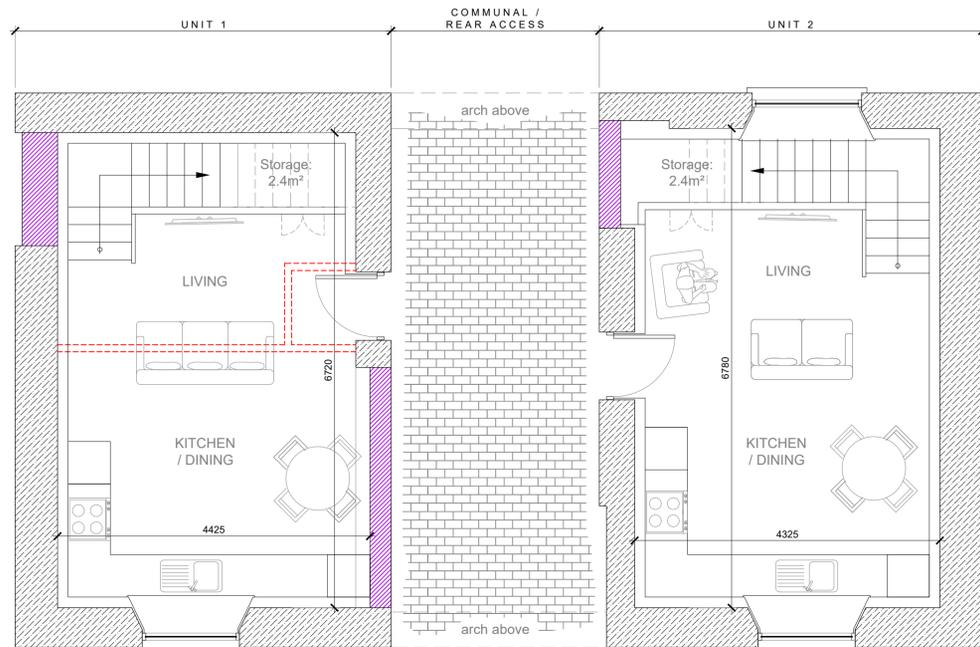


PROPOSED SECTION A - A
Scale: 1:100

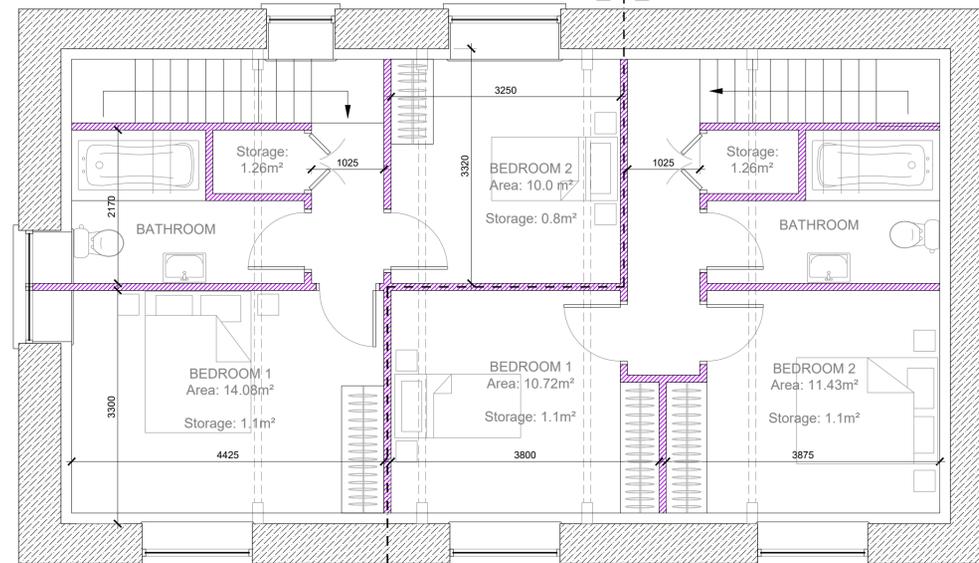


- Existing Walls / Structure - Stone
- Existing Walls / Structure
- Proposed Walls / Structure
- Proposed Demolition

Schedule of Areas		m ²	sq. ft.
Apartment 1 (LHS)			
Ground Floor	29.07	312.90	
First Floor	41.86	450.57	
Total Unit 1 Floor Area	70.93	763.47	
Apartment 2 (RHS)			
Ground Floor	29.68	319.47	
First Floor	41.79	449.82	
Total Unit 2 Floor Area	71.47	769.29	
TOTAL DEVELOPMENT	142.40	1,532.76	



PROPOSED GROUND FLOOR PLAN
Scale: 1:50
Area: 58.75 m² / 632.37 sq. ft. (Unit 1: 29.07 m² / 312.90 sq. ft., Unit 2: 29.68 m² / 319.47 sq. ft.)



PROPOSED FIRST FLOOR PLAN
Scale: 1:50
Area: 83.65 m² / 900.39 sq. ft. (Unit 1: 41.86 m² / 450.57 sq. ft., Unit 2: 41.79 m² / 449.82 sq. ft.)



Job Title:
Proposed Change of Use & Refurbishment of Old Court House, Main Street, Milford, Co. Donegal

Client:
Brendan McGlynn

Drawing Title:
EXISTING & PROPOSED PLANS, SECTIONS & ELEVATIONS

Scale:
as shown @ A1

Date:
January - 2026

Job No.
24332

Drawing No.
204-PL





**Comhairle Contae
Dhún na nGall**
Donegal County Council

Áras an Chontae,
Leifear,
Contae Dhún na nGall, F93 Y622

County House,
Lifford,
County Donegal, F93 Y622

T: 074 91 53900
E: info@donegalcoco.ie
W: www.donegalcoco.ie
W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

E-mail: michael@mfielarchitects.ie

Our Ref: S526/06

26th January, 2026

Brendan McGlynn
C/o Michael Friel Architects
Creelough
Co Donegal

Re: Application to determine if the conversion of former Milford Court House (NIAH-Reg No. 40818022) to 2 no. apartments at Main Street, Milford, Co Donegal is “exempted development” or not.

A Chara,

I wish to acknowledge receipt of your application received on 23rd January 2026 in relation to the above.

Yours sincerely,

Martina Parke

Donegal County Council
Planning Services



SECTION 5 REFERRAL REPORT – Ref. No: S5 26/06

1.0 BACKGROUND

1.1 Location:

The property is located on Main Street, Milford, Co. Donegal.

1.2 Planning History:

- **99/158** – Granted – Change of use to provide ground floor bistro, construct toilets and ancillary accommodation at rear with office accommodation on first floor.
- **04/7995** – Granted – Alteration of use to provide ground floor retail unit with first floor office accommodation and erection of extension to provide ground floor retail unit with first floor office accommodation including all ancillary works.

1.3 Proposed Development:

The development the subject of this Section 5 referral relates to:

Proposed conversion of a former courthouse building to 2 no. apartments.

In essence, this proposal relates to a change of use from a commercial use to a residential use, together with related internal works and limited external works.

The subject building has been vacant for a considerable period of time and is currently deteriorating due to lack of maintenance and vegetation growth to the rear. Former uses of the building include courthouse, town hall, library, petrol station, convenience shop, snooker hall and domestic appliance shop.

The building is included on the National Inventory of Architectural Heritage (NIAH), Reg. No. 40818022.

The majority of the proposed works are internal in nature and would be easily reversible. External works include reinstatement of former window openings currently boarded up and partial infilling of a first-floor fire escape door to the rear to form a window, using locally sourced like-for-like cut stone. An existing mains sewer connection is available on site.

2.0. THE QUESTION

The referrer seeks a declaration that the above-mentioned change of use is exempted development.

3.0 EVALUATION

3.1 Planning and Development Act, 2000 (as amended)

Section 2(1)

In this Act, except where the context otherwise requires -

"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 ...

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal ...

Section 3(1)

"**Development**" in this Act means, except where the context otherwise requires, 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.

Section 4(1) sets out development which shall be exempted development.

Section 177U(9)

"In deciding upon a declaration for the purposes of Section 5 of this Act a planning authority or the Board, as the case maybe, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this Section."

3.2 Planning & Development Regulations 2001 (as amended)

Article 10(6)

(a) In this sub-article-

‘habitable room’ means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

‘relevant period’ means the period from 8 February 2018 until 31 December 2025.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1,2,3,6 or 12 of Part 4 to Schedule 2

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)-

(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment)(No.2) Regulations 2018.

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12, and

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,

then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

(d) (i) The development is commenced and completed during the relevant period.

(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall-

(I) primarily affect the interior of the structure,

(II) retain 50 per cent or more of the existing external fabric of the building, and

(III) not materially affect the external appearance of the structure so as to render its appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and

streetscape character of the remainder of the structure or of neighbouring structures.

(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments-Guidelines for Planning Authorities” issued under section 28 of the Act or any subsequent updated or replacement guidelines.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

- (I) an area to which a special amenity area order relates;
- (II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in sub-paragraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

(e) (i) Where a person proposes to undertake development to which paragraph (b) relates, then he or she shall in the case of development relating to Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2, notify in writing the planning authority in those functional area that the change of use will occur not less than 14 days prior to the commencement of the works related to the proposed change of use and any related works;

(ii) Details of each notification under subparagraph (i), which shall include information on-

(I) the location of the structure,

(II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit, and

(III) the Eircode for the relevant property,

shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.

(iii) During the years 2019, 2020, 2021, 2022, 2023, 2024, 2025 and 2026 each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

4.0. ASSESSMENT

4.1 Consideration of proposed development: Proposed conversion of former Milford Courthouse to 2 no. apartments. In essence, this proposal relates to a change of use from a commercial use to a residential use.

(i) Article 10(6) of the Planning & Development Regulations 2001 (as amended) provides for exempted development in respect of change of use from specified commercial classes to residential use, subject to conditions and limitations. The applicant seeks to avail of this exemption.

(ii) The subject building is a substantial two-storey historic structure located on Main Street, Milford, and has historically accommodated a range of commercial and civic uses. The building is currently vacant and has been so for a considerable period, exceeding the minimum two-year vacancy requirement.

(iii) The building is listed on the National Inventory of Architectural Heritage (NIAH) with a Regional rating under categories of Architectural, Historical and Social interest. However, inclusion on the NIAH does not in itself constitute Protected Structure status within the meaning of Section 2 of the Planning and Development Act 2000 (as amended).

(iv) It is noted that the subject building is not included on the Record of Protected Structures for the area and is therefore not a protected structure for the purposes of Article 10(6)(d)(viii).

(v) The majority of the proposed works are internal in nature and would be readily reversible. External works are limited and include reinstatement of historic window openings and the alteration of a redundant fire escape door to a window opening, using like-for-like materials, and do not materially affect the external appearance or architectural character of the structure.

(vi) The proposal does not exceed the provision of more than 9 residential units and no onsite wastewater treatment system is proposed, with an existing mains sewer connection available.

(vii) The proposal is located within an established town centre, does not conflict with any objectives of the County Development Plan and does not fall within any restricted area identified under Article 10(6)(d)(x).

(viii) It is noted that the applicant will be required to submit the requisite Article 10(6)(e) notification to the Planning Authority at least 14 days prior to commencement of works.

(ix) Regard has also been had to Section 177U(9) of the Planning and Development Act 2000 (as amended), and having regard to the nature, scale and location of the proposal, it is considered that screening for Appropriate Assessment is not required.

5.0 RECOMMENDATION

IT IS HEREBY RECOMMENDED THAT A DECLARATION BE MADE THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE –

IS Development

&

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The proposal for:

- Proposed conversion of former Milford Courthouse to 2 no. apartments.

The Planning Authority in considering this referral, had regard particularly to:

Section 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and Article 10(6) of the Planning & Development Regulations 2001 (as amended).

It should also be noted that in determining the subject Section 5 referral regard was had to recent Section 5 referrals determined by An Bord Pleanála.

And concluded that:

The proposal IS DEVELOPMENT within the meaning of the Planning and Development Act, 2000 (as amended) and is EXEMPTED DEVELOPMENT, subject to compliance with the conditions and limitations set out in Article 10(6) of the Planning and Development Regulations 2001 (as amended), including the requirement to notify the Planning Authority in advance of commencement.



Executive Planner
Development Applications Unit
03/02/2026



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
03/02/2026

Chief Executive's Order No: 2026PH0468

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 22nd January 2026 from Brendan McGlynn C/o Michael Friel Architects & Surveyors Ltd, Creeslough, Co. Donegal F92 TF60 in relation to the change of use of former Milford Court House to 2 no. apartments at Main Street, Milford, Co. Donegal.

SUBMITTED:-

Written request received 22nd January 2026 as above and report dated 3rd February 2026 from the Executive Planner (Ref. No: S5 26/06 refers).

ORDER:-

Having considered the said request, the report of the Executive Planner, and the record forwarded to the Council by An Coimisiún Pleanála. in compliance with Sub-Section 6(c) of the said Section I have concluded that a declaration on the questions in the said request should be made in the terms of that in the Schedule to this Order, the main reasons and considerations therefore being detailed therein. I therefore Order that the declaration issue to the said requester and the owners/occupiers of the land concerned and, further, that it be entered in the Council's Planning Register in compliance with Sub-Section (5) of the said Section.



SENIOR EX. PLANNER

DATED THIS 18th DAY OF FEBRUARY 2026



Chief Executive's Order No: 2026PH0468

Ref.No: S5 26/06

SCHEDULE

IT IS HEREBY DECLARED THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The Planning Authority in considering this referral, had regard particularly to:

- Section 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and Article 10(6) of the Planning & Development Regulations 2001 (as amended).

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT**, subject to compliance with the conditions and limitations set out in Article 10(6) of the Planning and Development Regulations 2001 (as amended), including the requirement to notify the Planning Authority in advance of commencement.

J 18/02



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Áras an Chontae,
Leifear,
Contae Dhún na nGall, F93 Y622

County House,
Lifford,
County Donegal, F93 Y622

T: 074 91 53900
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W: www.donegalcoco.ie
W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

Ref. No: S526/06

18th February 2026

BRENDAN MCGLYNN
C/O MICHAEL FRIEL ARCHITECTS & SURVEYORS LTD
CRESSLOUGH
CO. DONEGAL
F92 TF60

**Re: Change of use of former Milford Court House to 2 no. apartments at Main Street,
Milford, Co. Donegal.**

A Chara,

I refer to your request received on 22nd January 2026 under Section 5 of the Planning and Development Act, 2000 (as amended). Same has now been decided and I now issue to you herewith the Council's Declaration thereon. You are now advised that, in accordance with Section 5 (3) (a) of the Planning & Development Act, 2000 (as amended) where a Declaration is issued, any person issued with such a Declaration may, on payment to An Coimisiún Pleanála. of such fee as may be prescribed, refer a Declaration for review by the Commission within 4 weeks of the date of issuing of the Declaration.

Mise, le meas,

**For Senior Ex. Planner
Planning Services**

/jmcc



Planning and Development Acts, 2000 (as amended)
(Declaration and Referral on Development and Exempted Development)

DECLARATION

Chief Executive's Order No: 2026PH0468

Reference No: S526/06

Name of Requester: BRENDAN MCGLYNN
C/O MICHAEL FRIEL ARCHITECTS & SURVEYORS LTD
CRESSLOUGH
CO. DONEGAL
F92 TF60

Summarised Description of development the subject matter of request:

Change of use of former Milford Court House to 2 no. apartments.

Location: Main Street, Milford, Co. Donegal.

IT IS HEREBY DECLARED THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The Planning Authority in considering this referral, had regard particularly to:

- Section 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and Article 10(6) of the Planning & Development Regulations 2001 (as amended).

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT**, subject to compliance with the conditions and limitations set out in Article 10(6) of the Planning and Development Regulations 2001 (as amended), including the requirement to notify the Planning Authority in advance of commencement.



For Senior Ex. Planner
Planning Services

Dated this 18th day of February 2026