

From: [CARMEL KELLY](#) on behalf of [planning mailbox](#)
To: [MARTINA PARKE \(PLANNING\)](#)
Subject: Section 5 application
Date: 18 September 2025 8:38:27
Attachments: [20250917162353203.pdf](#)

From: Seamus Carr <seamus@studiomove.ie>
Sent: 17 September 2025 16:07
To: planning mailbox <Planning@Donegalcoco.ie>
Cc: [REDACTED]
Subject: Fw: Message from "RNP583879850B6C"

You don't often get email from seamus@studiomove.ie. [Learn why this is important](#)

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Dear Sirs !

Please find attached the documentation for a section 5 declaration.

Receipt ref 666166.

Regards

Seamus

From: micheal@studiomove.ie <micheal@studiomove.ie>
Sent: Wednesday 17 September 2025 4:23 pm
To: Seamus <seamus@studiomove.ie>
Subject: Message from "RNP583879850B6C"

This E-mail was sent from "RNP583879850B6C" (IM C3000).

Scan Date: 09.17.2025 16:23:53 (+0100)

Queries to: micheal@studiomove.ie

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):	SHAUN KEENEY
Agent Name: (if applicable)	GERMUS CARR B AREA STUDIO MOVE ARCHITECTS
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	RAY, RAMELTON, CO. DONEGAL F92 WY 48
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under this section 5 application)	
PLEASE CONFIRM WHETHER THE WORKS TO THE COMPLETED DEVELOPMENT ARE CONSIDERED EXEMPT OR WHETHER A RETENTION APPLICATION IS REQUIRED. THE GRANTS FOR THE WORKS TO THE EXISTING HOUSE ARE BEING WITHHELD UNTIL SUCH TIME AS THE WORKS ARE DEEMED EXEMPT (SECTION 5 DECLARATION) ON A RETENTION APPLICATION IS LODGED AND APPROVED. THE BASIS THAT THE WORKS WERE CONSIDERED EXEMPT ARE OUTLINED ON THE LETTER TO MR VINCENT CRANLEY (ATTACHED), THE VICE MAYOR, OFFICER IN DONEGAL CO. COUNCIL.	



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:	OWNER	
If not the Owner of the site, please provide the name of the Landowner:	N/A	
Please list types of plans, drawings etc. submitted with this application:	SEE NOTE BELOW	
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:	NONE	

I hereby certify that the information provided is true and accurate	
Signature of Applicant/Agent:	
Date:	17th Sept 2025

NOTE,
DRAWING/ENCLOSURES.
OS MAP, SITE LOCATION, 1:2500
SITE PLAN PRG NO SK8 1:500
DRAWING NO 1, GROUND FLOOR PLAN (NEW) 1:50
DRAWING, WD102, FIRST FLOOR PLAN (NEW) 1:50
DRAWING, WD103, FRONT ELEVATION (NEW) 1:50
DRAWING, WD104, BACK ELEVATION (NEW) 1:50
DRAWING, SK9, GROUND FLOOR (ORIGINAL) 1:50
" SK10, FIRST FLOOR (ORIGINAL) 1:50
" SK11, FRONT ELEVATION (ORIGINAL) 1:50
" SK12, REAR ELEVATION (ORIGINAL) 1:50
" SK13, SECTION, (ORIGINAL) 1:50

LETTER TO VINCENT CRANLEY, DATE, 20.09.2025.

Our Reference: 25.09

Date: 29.05.2025

Mr Vincent Cranley,
Vacant Homes Officer,
Community Development and Planning Services,
Donegal County Council,
Connal House, Lifford,
Co Donegal, F93 Y622

RE: Vacant property grant application at Ray, Ramelton, Co Donegal, F92 WY48

Dear Mr Cranley,

Further to your letter of the 26th inst., I can confirm that I am the Architect retained by Mr Shaun Keeney in connection with the above, and I wish to respond to your letter on his behalf.

Firstly, whilst the first floor windows in the existing house conform to the minimum sizes for escape, recommended in Part B of the Building Regulations, their juxtaposition to the floor make escape and rescue more difficult. To compensate for this, we have provided first floor door access to flat roofs in two locations as an alternative means of escape. As these flat roof areas were not intended as balconies, so there is currently no guarding to facilitate escape and rescue. However, guarding can be provided to overcome Health and Safety concerns.

Our opinion on compliance that the development is exempt was provided in good faith on the following basis;

- (a) the rear extension of the kitchen is 32.55m², (see drawing number 01, attached) is less than the 40m² max currently allowed.
- (b) The utility and loggia 2 (covered outdoor area) is effectively the conversion of an existing attached garage. This modification of the garage, I believe, is allowed under Section 4 (1) h of S.I. 30 of 2000.
- (c) The actual floor area of the front porch is 1.8m², less than the 2m² allowed for same.
- (d) The loggias 1, 2 & 3 are permitted as a class 3 exempted development being structures as described in Part 1 of the third schedule of S.I. 65 of 1977 in column 1, and being within the curtilage of a dwelling and being less than 3 meters in height, and not used for animals and being incidental to the enjoyment of the house, as identified in column 2 of the above.

Our Reference: 25.09

Date: 29.05.2025

- (e) While the extra first floor window is not exempt, I feel that this was a minor change in the scheme of things and in my opinion does not contravene good planning and development as envisaged in the development plan and accordingly didn't warrant in itself a full planning application.

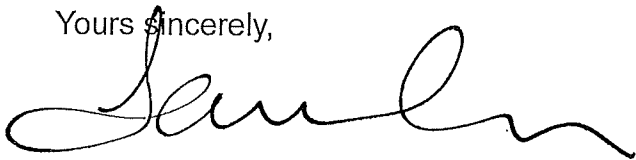
I have attached Drawing Number 01, showing the areas referred to above outlined in green, blue and red. I have also attached Drawing Number 02, showing the original building's ground floor plan before the commencement of works. Whilst the above analysis is my understanding of exempt development, it is quite possible that I may have misinterpreted the regulations. If the Local Authority deem that I have erred in the above, then I will prepare a planning application for the retention and completion of any unauthorised development.

If such an application is deemed necessary and in the event that a grant of permission issues in respect of same, I would ask that you look favourably on Mr Keaney's grant application, bearing in mind that any mistake is not his and as you have noted, he has carried out the work to a high standard.

I wish to apologise for any inconvenience my Opinions of Compliance have created, and hope that we can remedy the situation without Mr Keeney suffering financial loss.

I look forward to hearing from you regarding the above,

Yours sincerely,



Seamus Carr, B.Arch.

Please note: we inadvertently quoted the incorrect Eircode on the Opinions, the above Eircode is correct.

Planning Pack Map

CENTRE COORDINATES:
ITM 617548,920909

PUBLISHED: 30/03/2020
ORDER N°: 50115407

MAP SERIES: 1:5,000
MAP SHEET: 0185 0210

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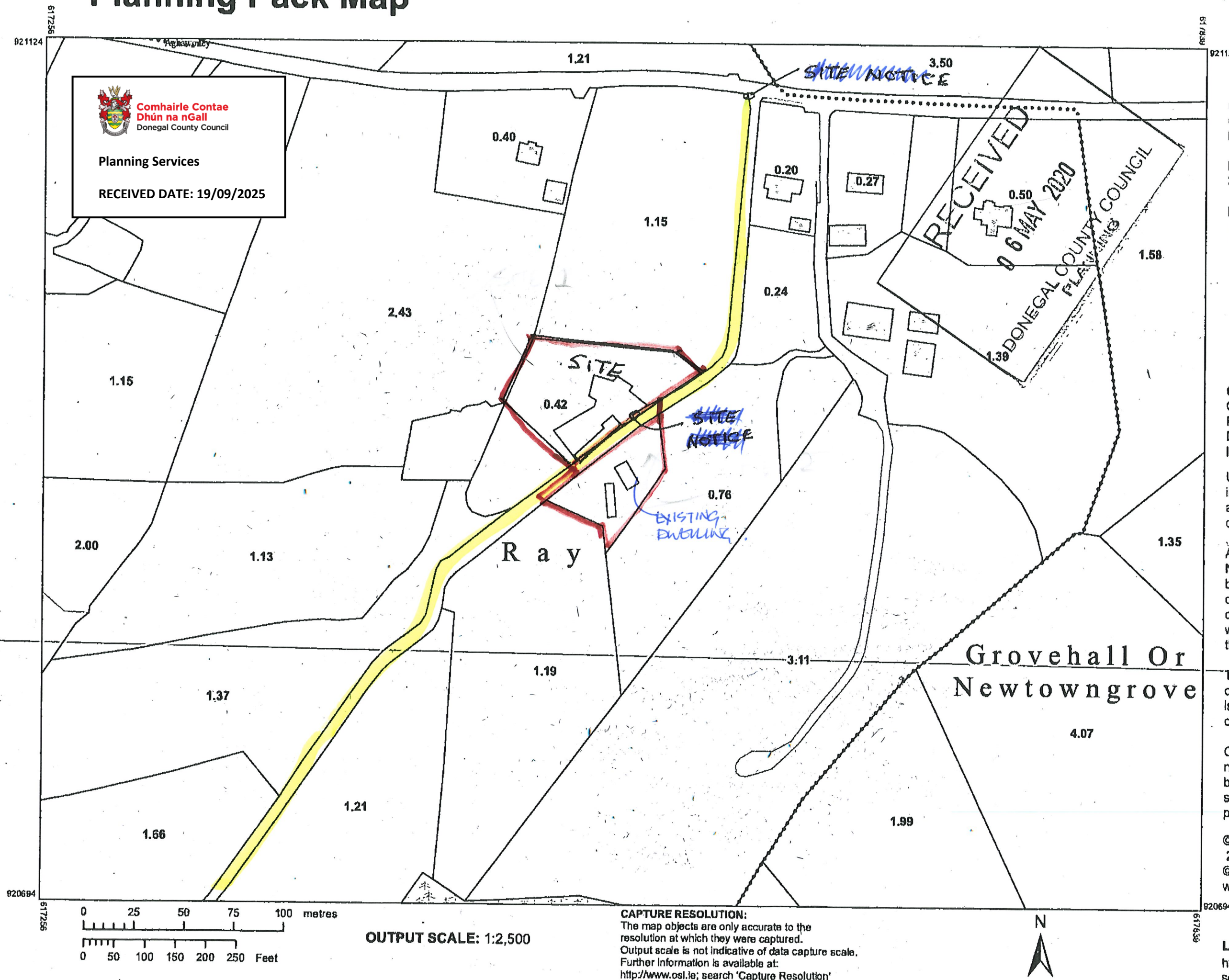
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search 'Large Scale Legend'



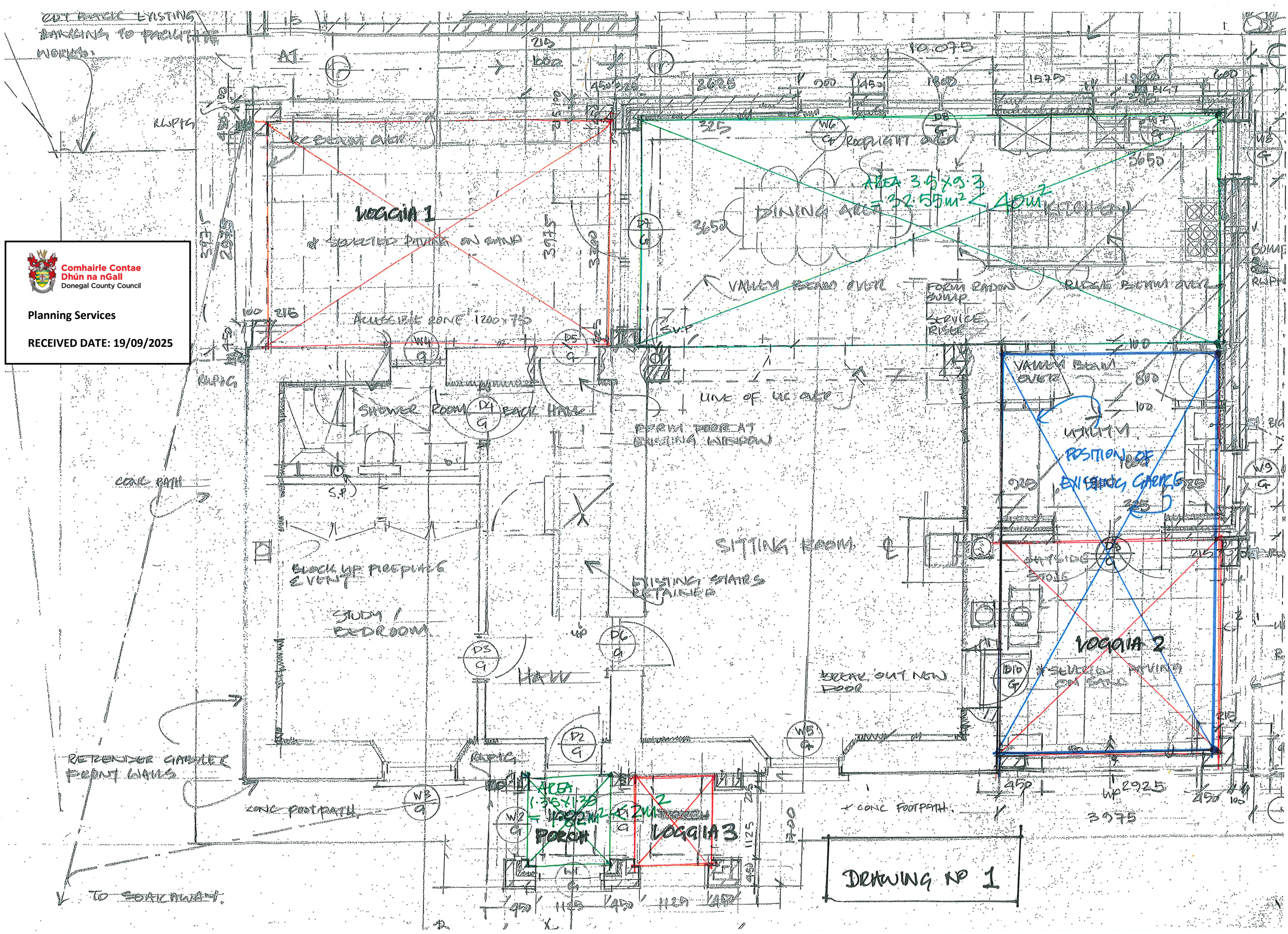


DOWN: 51



Planning Services

RECEIVED DATE: 19/09/2025



RECEIVED DATE: 19/09/2025

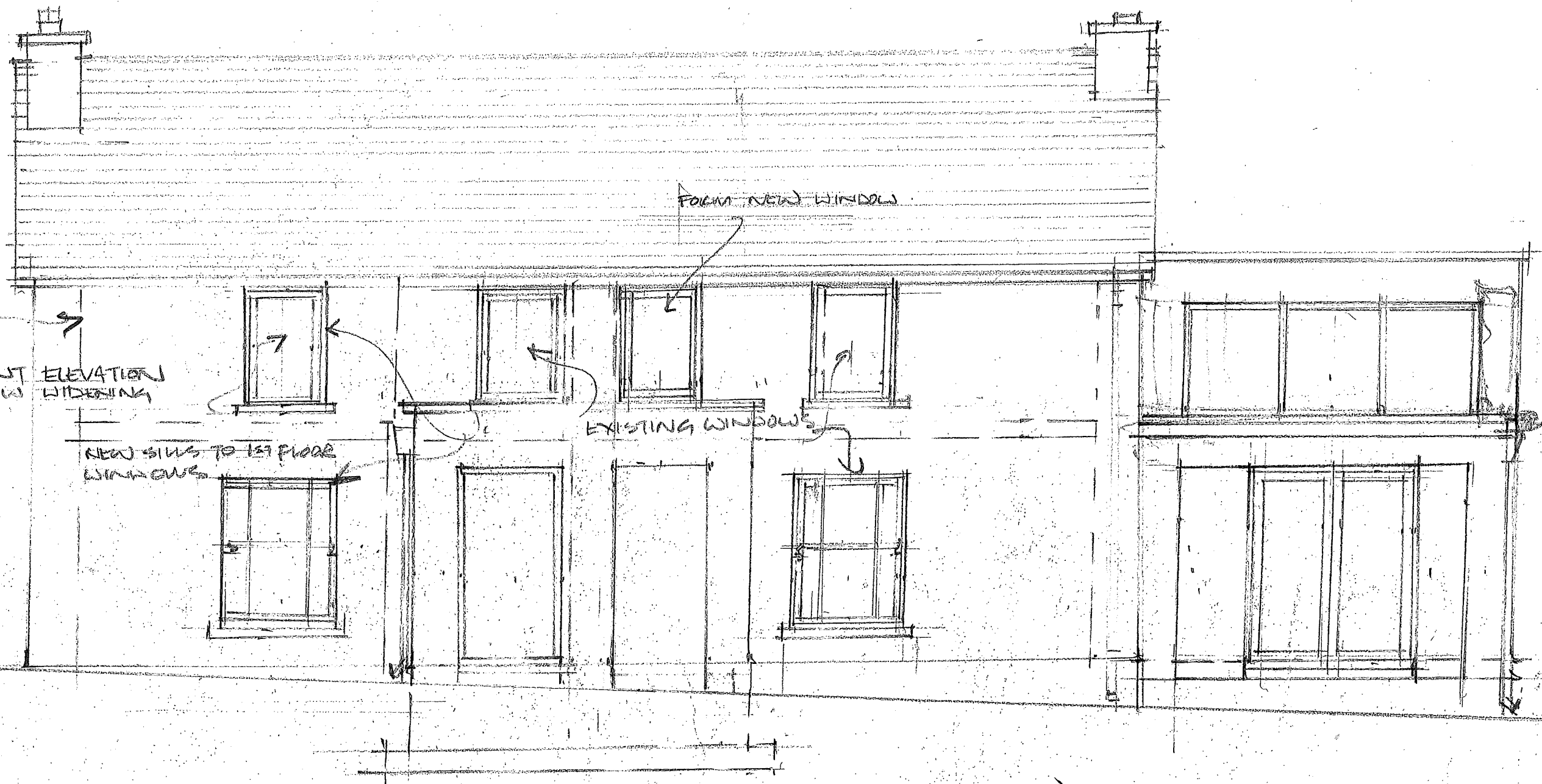
D24 WD 102

FRONT/NORTH EAST ELEVATION



Planning Services

RECEIVED DATE: 19/09/2025



REVISION

DATE

STUDIO MOVE
ARCHITECTS

RENOVATIONS TO HOUSE AT RAY FOR S. KLEWLEY

DRAWING: ELEVATION

DATE: FEB 2024

DRAWN: WD 103

SCALE: 1:50

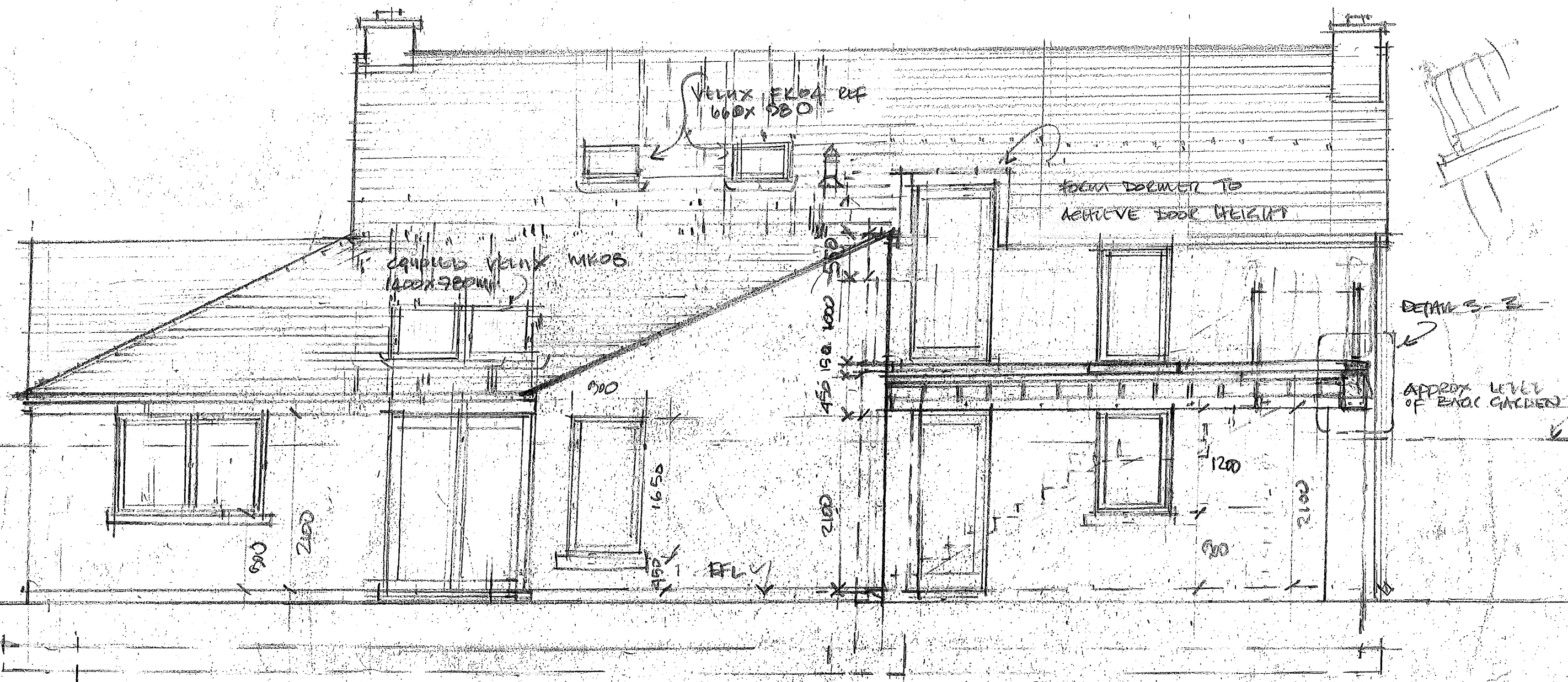
DRAWN: SC

BACUL SOUTH WEST ELEVATION



Planning Services

RECEIVED DATE: 19/09/2025



REVISION

STUDIO MOVE
ARCHITECTS

DRAWING: ELEVATION

RENOVATIONS TO HOUSE AT RAY FOR SKEENE

DATE: 15TH FEB. 2022

SCALE: 1:50

DRG NO WD 104

DRAWN: SC

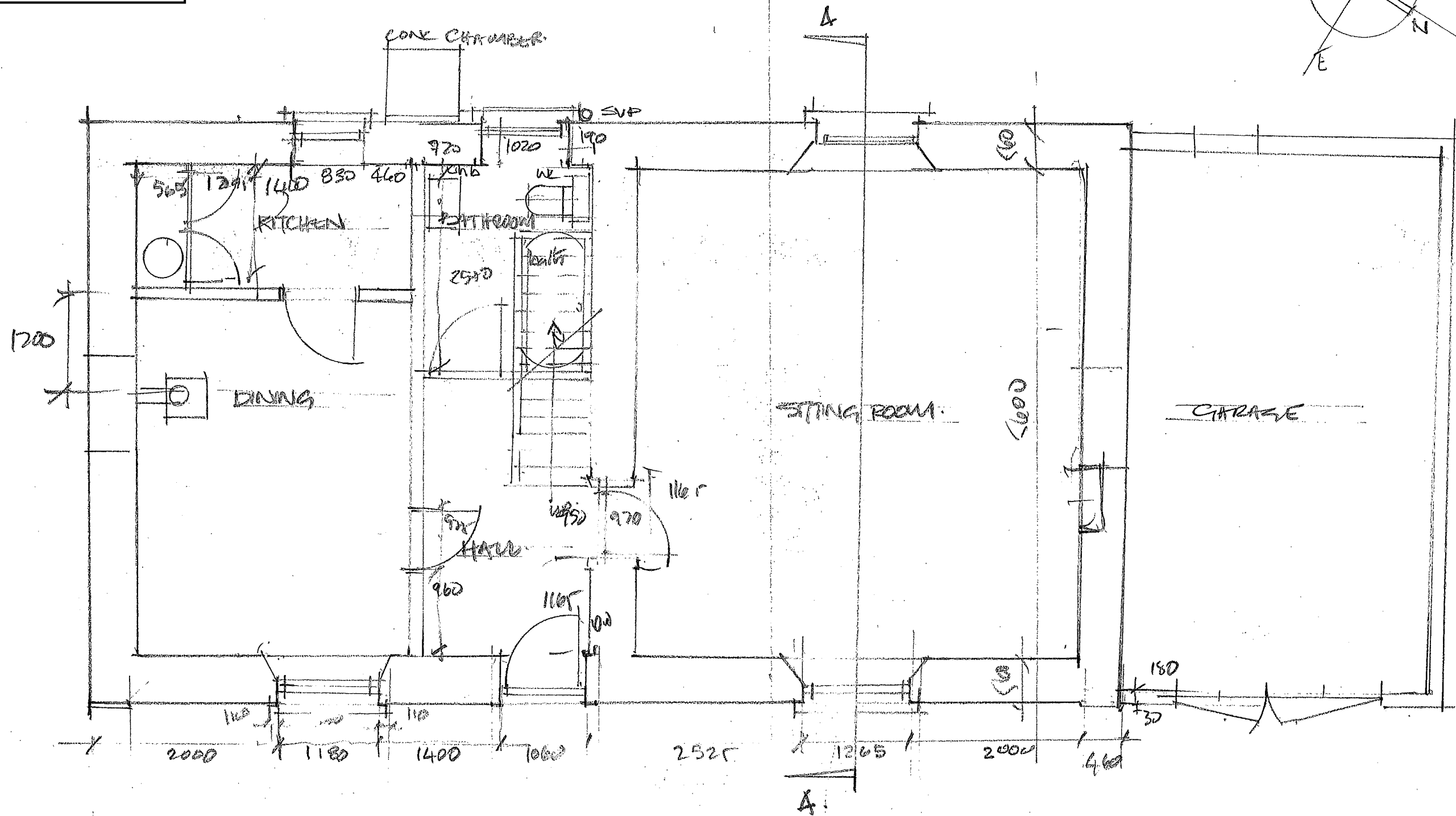
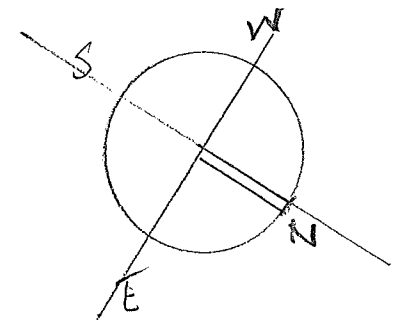
1

GROUND FLOOR PLAN (EXISTING)



Planning Services

RECEIVED DATE: 19/09/2025



REVISION

DATE

STUDIO MOVE
ARCHITECTS

HOUSE AT RAM FOR SHAUN KEENEY.

DRAWING: GROUND FLOOR PLAN (SURVEY)

DATE: SEPT 2022

DRA NO SK 9.

SCALE: 1:50

DRAWN: GC

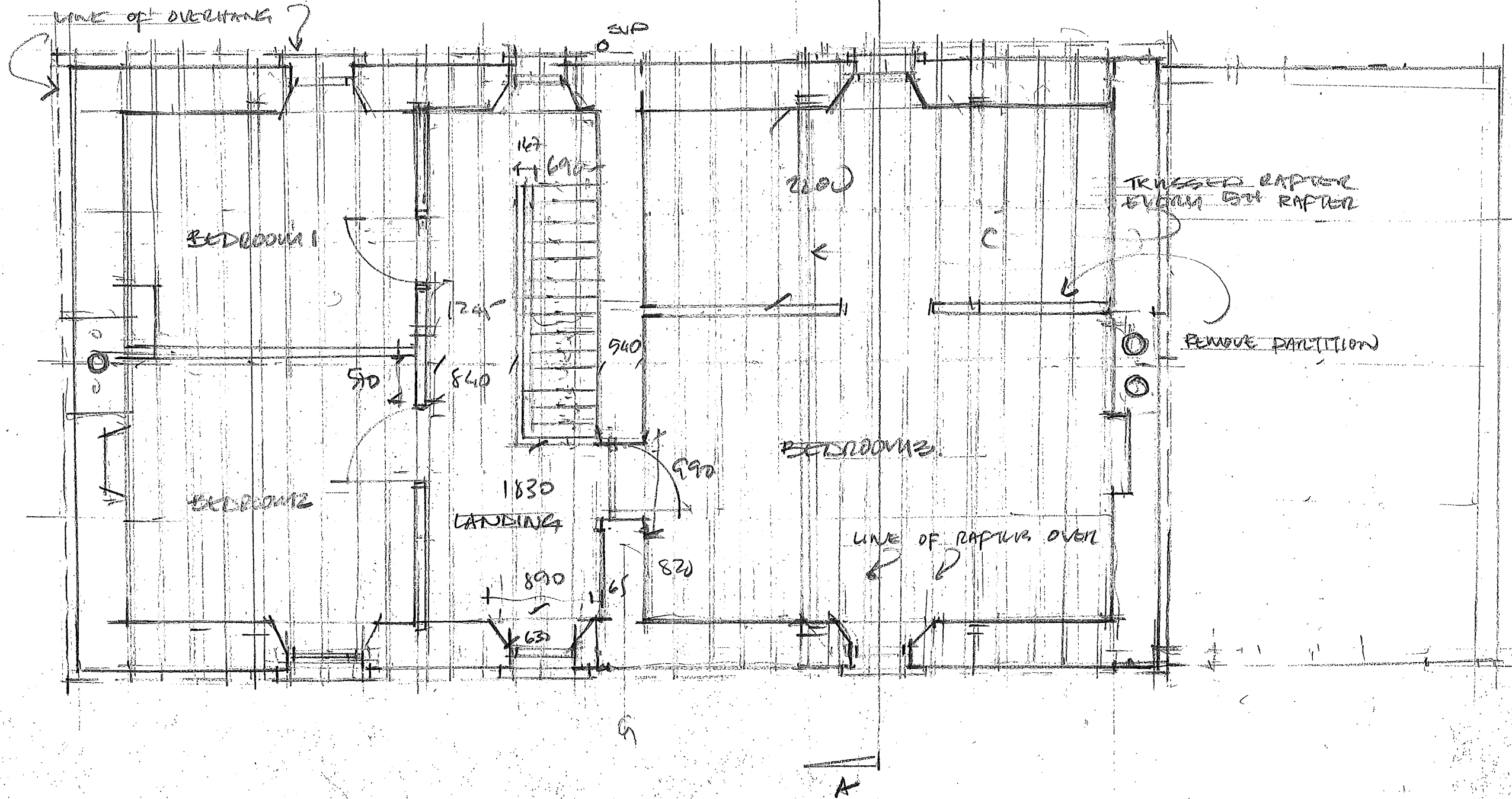
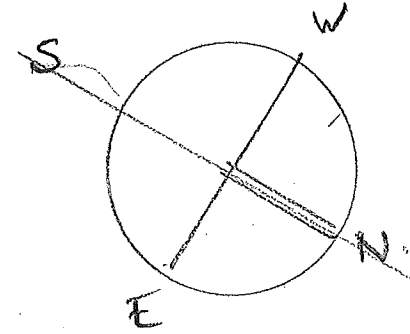
FIRST FLOOR PLAN (EXISTING)



Comhairle Contae
Dhún na nGall
Donegal County Council

Planning Services

RECEIVED DATE: 19/09/2025



REVISION

DATE

STUDIO MOVE
ARCHITECTS

HOUSE AT RAM FOR MR SHAUN KEENE

DRAWING: FIRST FLOOR PLAN

DATE: SEPT 2022

DRG NO: SK.10

SCALE: 1:50

DRAWN: S.G.

FRONT / NORTH EAST ELEVATION (EXISTING).



Planning Services

RECEIVED DATE: 19/09/2025



REVISION

DATE

STUDOMOVE
ARCHITECTS

HOUSE AT RAY FOR MR SHAWN KEENEY

DRAWING: FRONT / EAST ELEVATION (SURVEY)

DATE: SEPT 2022

SCALE: 1/50

DRG NO: SK 11

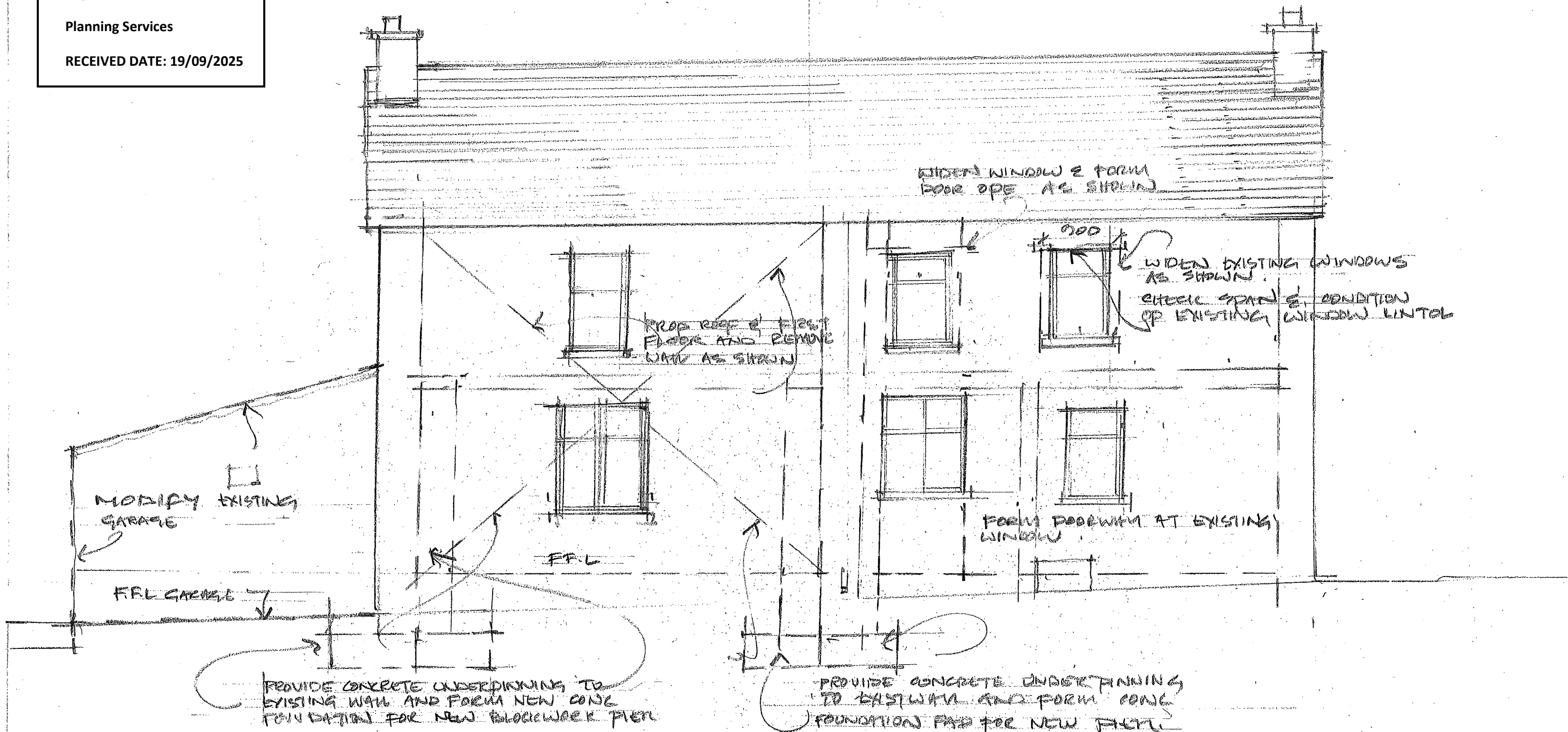
DRAWN: S.C

REAR / SOUTH WEST ELEVATION (EXISTING)



Planning Services

RECEIVED DATE: 19/09/2025



REVISION

DATE

STUDIO MOVE
ARCHITECTS

HOUSE AT RAY FOR SHAWN KEENEY

DRAWING: REAR ELEVATION

DATE: 13 FEB 2024

DWG NO: SK 12

SCALE: 1:50

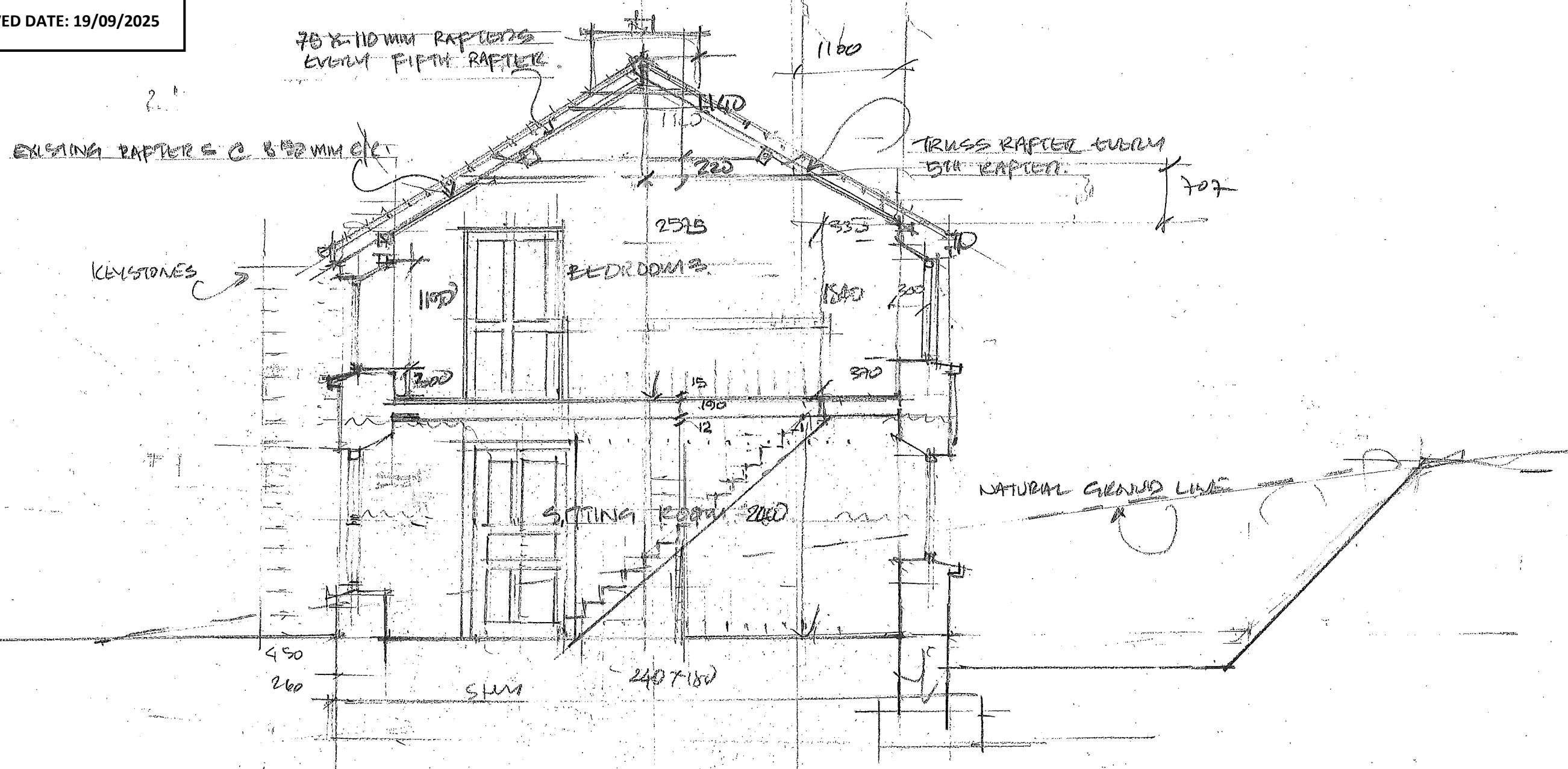
DRAWN: S.G.

SECTION A-A



Planning Services

RECEIVED DATE: 19/09/2025



REVISION

DATE

STUDIO MOVE

ARCHITECTS

HOUSE AT RAY FOR SHAWN KEENEY

DRAWING: SECTION (SURVEY)

DATE: SEP 2022

PROJ: SK. B

SCALE: 1:50

DRAWN: G.C.



**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

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W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

E-mail: seamus@studiomove.ie

Our Ref: S525/75

24th September, 2025

Shaun Keeney

Re: Section 5 - Application for development at Ray, Ramelton, Co Donegal, F92 WY48

A Chara,

I wish to acknowledge receipt of your application received on 19th September, 2025 in relation to the above.

Yours sincerely,

Martina Parke

Donegal County Council
Planning Services



SECTION 5 REFERRAL REPORT – Ref. No: S5 25/75

1.0 BACKGROUND

1.1 Location:

Ray, Ramelton, Co. Donegal

1.2 Site Description:

The site is occupied by an existing recently renovated derelict two storey dwelling house and is located within the rural area of Ray Ramelton. No relevant planning history available.

1.3 Proposed Development:

It is noted that as per the submitted documents, the works have already been carried out which include the following:

- Rear extension of the kitchen measuring 32.55m² floor space
- New utility and loggia 2 (covered outdoor area) which is effectively the conversion of an existing attached garage
- New front porch measuring 1.8m²
- 3 new loggias within the curtilage of the dwelling
- Additional first floor window

1.4 Planning History

2.0. THE QUESTION

The applicant Shaun Keeney has made a submission to Donegal County Council requesting that a Declaration be made under Section 5 of the Planning and Development Act, 2000 (as amended) as to whether or not the works to the completed development are considered exempt or whether a retention application is required

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)(h)

4.—(1) The following shall be exempted developments for the purposes of this Act—

(h) 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;

Section 4(2)(a)

The Minister may by **regulations** provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that –

- (i) “by reason of the size, nature, or limited effect on its surroundings.....”
- (ii) “the development is authorised, or is required to be authorised, by or under any enactment....”

Section 4(2)(b)

“Regulations under paragraph (a) maybe subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.”

Section 4(2)(c)

“Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a) provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purposes being exempted development for the purposes of this Act”.

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 and Development Regulations, 2001 (as amended)

Article 6(1)

Subject to Article 9, development of 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.

Article 9(1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

- (a) if the carrying out of such development would -

Sub-paragraphs (i) – (xii) (inclusive)

Class 1 of Part 1 of Schedule 2 (*Exempted Development – General*) (*Development within the curtilage of a dwellinghouse*)

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 40 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 40 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 area of private open space, reserved exclusively for the use of the occupants of the house, to the rear 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 11 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 11 metres from the boundary it faces.
7. The roof of any extension shall not be used as a balcony or roof garden.

4.0 ASSESSMENT

- 4.1 Is or is not development**
The carried out works—including the rear extension, garage conversion, front porch, 3 loggias, and additional window—fall within the definition of “works” under Section 2(1) and constitute “development” under Section 3(1).

4.2 Is or is not exempted development

The house was derelict and uninhabitable prior to recent renovation, indicating prolonged non-use and likely abandonment of residential use. The initial renovation thus represents a material change in use (resumption of habitation), requiring permission and not qualifying as exempted "maintenance" under Section 4(1)(h).

For the subsequent works: The rear extension (32.55m²) and garage conversion align with Class 1, Part 1, Schedule 2 (rear/side extensions/conversions, within 40m² limit assuming no prior post-1964 extensions). However, the front porch (Class 5, ≤3m²), 3 loggias (Class 4, ≤10m² each), and additional window do not fully align, as they exceed simple rear/side exemptions and involve cumulative external alterations. Overall, the works on a potentially unlawfully resumed structure do not qualify as exempted

4.3 Works materially affecting external appearance

The front porch, loggias, and new window alter the external facades and add visible structures, inconsistently impacting the rural character of the original derelict dwelling and neighbours, disqualifying Section 4(1)(h) exemption

4.4 Restrictions on Exemption

Article 9(1) restrictions apply: Cumulative works affect visual/rural amenity (sub-para (v)) and may contravene Donegal CDP rural housing policies (sub-para (vi)). Building on unregularised abandonment engages further non-exemption.

4.5 Appropriate Assessment

Having regard to the location of the site on a rural hillside, isolated from European sites, and the scale/nature of the works, it is considered that the proposal would not be likely to have significant effects on a European site. Screening for Appropriate Assessment is therefore 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 NOT Exempted Development**

WITHIN THE MEANING OF THE ABOVE ACT

The proposal:

Retention of works to a recently renovated derelict two-storey dwelling at Ray, Ramelton, Co. Donegal, including rear kitchen extension (32.55m²), garage conversion to utility/loggia 2, front porch (1.8m²), 3 curtilage loggias, and additional first floor window.

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

- a. Sections 2, 3, 4 and 177 of the Planning and Development Act, 2000 (as amended), and
- b. Articles 6 and 9 of the Planning and Development Regulations, 2001 (as amended), including the restrictions on exemption, and
- c. Relevant case law and previous An Bord Pleanála determinations regarding derelict and long-abandoned dwellings.

And concluded that:

The proposal is development within the meaning of the Planning and Development Act, 2000 (as amended) and **is not exempted development**, as the works to be retained exceed the level of works that could reasonably be regarded as maintenance or improvement, and would materially affect the external appearance of the structure, and would involve the resumption of a residential use that has been abandoned. The works therefore fall outside the scope of exemptions under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended).

It should be noted that in determining the subject Section 5 referral, regard was had to recent Section 5 applications referred to An Bord Pleanála for determination and the decisions of An Bord Pleanála. The planning authority considers that a full retention application is required to consider the regularisation of the development.



Executive Planner
Development Applications Unit
10/10/2025



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
10/10/2025

Chief Executive's Order No: 2025PH2949

Planning and Development Acts 2000 (as amended)

SECTION 5:-

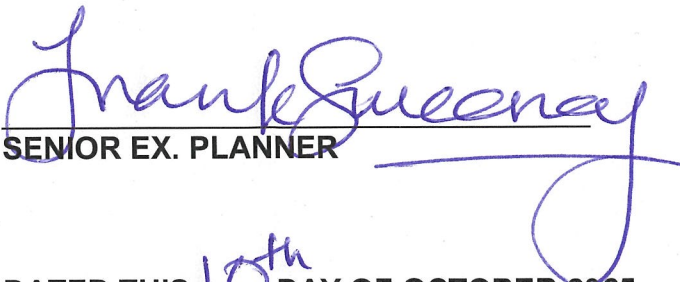
Request received 17th September 2025 from Shaun Keeney, C/O Seamus Carr, Studio Move Architects, 20 Revington Park, North Circular Road, Limerick, Co. Limerick, V94 X4EY in relation to retention of renovations to a derelict two storey dwelling at Ray, Ramelton, Co. Donegal, F92 WY48.

SUBMITTED:-

Written request received 17th September 2025 as above and report dated 10th October 2025 from the Executive Planner (Ref. No: S5 25/75 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 10th DAY OF OCTOBER 2025

MME

Chief Executive's Order No: 2025PH2949

Ref.No: S5 25/75

SCHEDULE

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

IS Development

IS Not Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

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

- Sections 2, 3, 4 and 177 of the Planning and Development Act, 2000 (as amended), and
- Articles 6 and 9 of the Planning and Development Regulations, 2001 (as amended), including the restrictions on exemption

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS NOT EXEMPTED DEVELOPMENT** as the works to be retained exceed the level of works that could reasonably be regarded as maintenance or improvement, and would materially affect the external appearance of the structure, and would involve the resumption of a residential use that has been abandoned. The works therefore fall outside the scope of exemptions under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended).

js 10/10



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

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

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Lifford,
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W: www.donegalcoco.ie
W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

Ref. No: S525/75

10th October 2025

SHAUN KEENEY,
C/O SEAMUS CARR,
STUDIO MOVE ARCHITECTS,
20 REVINGTON PARK,
NORTH CIRCULAR ROAD,
LIMERICK,
CO. LIMERICK,
V94 X4EY

Re: Retention of renovations to a derelict two storey dwelling at Ray, Ramelton, Co. Donegal, F92 WY48.

A Chara,

I refer to your request received on 17th September 2025 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 An Coimisiún Pleanála within 4 weeks of the date of issuing of the Declaration.

Mise, le meas,

**For Senior Ex. Planner
Planning Services**
/RMcC

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

DECLARATION

Chief Executive's Order No: 2025PH2949

Reference No: S525/75

Name of Requester: SHAUN KEENEY,
C/O SEAMUS CARR,
STUDIO MOVE ARCHITECTS,
20 REVINGTON PARK,
NORTH CIRCULAR ROAD,
LIMERICK,
CO. LIMERICK,
V94 X4EY

Summarised Description of development the subject matter of request:

Retention of renovations to a derelict two storey dwelling

Location: Ray, Ramelton, Co. Donegal, F92 WY48.

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

IS Development

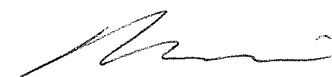
IS Not Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

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

- Sections 2, 3, 4 and 177 of the Planning and Development Act, 2000 (as amended), and
- Articles 6 and 9 of the Planning and Development Regulations, 2001 (as amended), including the restrictions on exemption

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS NOT EXEMPTED DEVELOPMENT** as the works to be retained exceed the level of works that could reasonably be regarded as maintenance or improvement, and would materially affect the external appearance of the structure, and would involve the resumption of a residential use that has been abandoned. The works therefore fall outside the scope of exemptions under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended).



For Senior Ex. Planner
Planning Services

Dated this 10th day of October 2025