

**OFFALY COUNTY COUNCIL
DECLARATION UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000, AS AMENDED**

REFERENCE: DEC 23/43

NAME OF APPLICANT: Aisling Lambe

ADDRESS:

ADDRESS FOR CORRESPONDENCE:

NATURE OF APPLICATION: Request for Declaration under Section 5 of the Planning & Development Act 2000, as amended as to whether the proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is or is not development and if so, are they exempted development.

LOCATION OF DEVELOPMENT: Murlough, St Colemans Terrace, Co. Offaly, R35 KW53.

WHEREAS a question has arisen as to:

Whether the proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is or is not development and if so, are they exempted development.

AND WHEREAS Aisling Lambe requested a declaration on the said question from Offaly County Council;

AND WHEREAS Offaly County Council, in considering this declaration request, had regard particularly to:

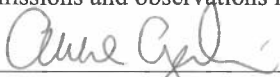
- (a) Section 2, 3(1) and 4(1)(h) of the Planning & Development Act 2000, as amended.
- (b) Article 6 of the Planning and Development Regulations 2001 (as amended).
- (c) Class 1, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

AND WHEREAS Offaly County Council has concluded that the proposed works is development and is exempted development.

NOW THEREFORE Offaly County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that:

- *The proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is development and is exempted development at Murlough, St Colemans Terrace, Co. Offaly, R35 KW53.*

MATTERS CONSIDERED In making its decision, the Planning Authority had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.


Administrative Officer

Date

20th December 2023

Note: Any person issued with a Declaration may on payment to An Bord Pleanála, 64 Marlborough Street Dublin 2 of such fees as may be described refer a declaration for review by the board within four weeks of the issuing of the Declaration.

OFFALY COUNTY COUNCIL

Planning Report

Section 5 Declaration

File Reference:	Dec. 23/43
Question:	Whether the proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is or is not development and if so, are they exempted development.
Applicant:	Aisling Lambe
Correspondence Address:	
Location:	Murlough, St Colemans Terrace, Co. Offaly, R35 KW53.

SECOND REPORT ON FILE

1. Proposal

The question has arisen as whether the proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is or is not development and if so, are they exempted development.

Review of Further Information

Further information was sought by the Planning Authority on 17th November 2023 and subsequently received by the Planning Authority on 1st December 2023. This report should be read in conjunction with the previous planner's report dated 16th November 2023. The following Further Information was sought and the response is as follows:

- The applicant has stated the conversion of a domestic garage into a dwelling space. The applicant is required to submit floor plans printed at 1:500 scale (or printed at other legible scale) in order to determine if the conversion complies with Class 1, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).*

Applicants Response: The Applicant has provided proposed drawings and has clarified the proposed conversion of a domestic garage into a dwelling space has a total floor space of 15.28m².

Planners Appraisal: The further information received in relation to item 1 was assessed by the Planning Authority, who subsequently are satisfied with the response. The proposed conversion of a domestic garage into a dwelling space complies with Schedule 2 – Exempted Development, Part I - Development Within the Curtilage of a House, Class 1 of the of the Planning and Development Regulations 2001 (as amended).

2. Appropriate Assessment

A screening exercise for an appropriate assessment has been carried out and it is concluded that the development is unlikely to have significant effects on any European sites. Please see attached report under Appendix A.

3. Evaluation

I consider that the proposed development complies with Section 4 (1)(h) of the Planning and Development Act 2000 (as amended) and Schedule 2 – Exempted Development, Part I - Development Within the Curtilage of a House, Class 1 of the of the Planning and Development Regulations 2001 (as amended) and is thereby considered to constitute exempted development.

4. Conclusion

Having regard to:

- Section 2, 3(1) and 4(1)(h) of the Planning & Development Act 2000, as amended.
- Article 6 and Class 1, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

It is considered that the proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite at Murlough, St Colemans Terrace, Co. Offaly, R35 KW53 is **development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and is **exempted development** as defined by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

**Declaration on Development and Exempted Development
Section 5 of the Planning and Development Act 2000 (as amended)**

WHEREAS a question has arisen as to:

Whether the proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is or is not development and if so, are they exempted development.

AND WHEREAS Aisling Lambe requested a declaration on the said question from Offaly County Council;

AND WHEREAS Offaly County Council, in considering this declaration request, had regard particularly to:

1. Section 2, 3(1) and 4(1)(h) of the Planning & Development Act 2000, as amended.
2. Article 6 of the Planning and Development Regulations 2001 (as amended).
3. Class 1, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

AND WHEREAS Offaly County Council has concluded that the proposed works is development and is exempted development.

NOW THEREFORE Offaly County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that:

- *The proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is development and is exempted development at Murlough, St Colemans Terrace, Co. Offaly, R35 KW53.*

Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.



Enda Dolan
Graduate Planner

18th December 2023



Ed Kelly
ASEP
19/12/2023

APPENDIX A

APPROPRIATE ASSESSMENT SCREENING REPORT FOR PLANNING APPLICATIONS



Screening is used to determine if an AA is necessary by examining:

- If the plan / project is directly connected with / necessary to the management of the European site.
- If the effects will be significant on a European site in view of its conservation objectives, either alone / in combination with other plans / projects.

Planning Authority: OCC

Planning Application Ref. No: DEC 23/43

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the proposed works of the demolition of internal walls and chimney, addition of RSJs, conversion of internal domestic garage into dwelling space, conversion of boiler room into bathroom, removal of windows, addition of sliding doors and addition of ensuite is or is not development and if so, are they exempted development.		
Site location:	Murlough, St Colemans Terrace, Co. Offaly, R35 KW53.		
Site size:	0.21ha	Floor Area of Proposed Development:	15.28m ²
Identification of nearby European Site(s):	Charleville Wood SAC		
Distance to European Site(s):	As above – all as crow flies		
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the European site:	None		
Is the application accompanied by an EIAR?		No: X	
(B) IDENTIFICATION OF THE RELEVANT EUROPEAN SITE(S):			
The reasons for the designation of the European site(s):			
Charleville Wood SAC – Features of interest include: [91E0] Alluvial Forests* [1016] Desmoulin's Whorl Snail (Vertigo moulinsiana)			
The conservation objectives / qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the European site synopses and, if applicable, a Conservation Management Plan; all available on www.npws.ie) (ATTACH INFO.)			
Site Name: Charleville Wood SAC, Site Code: 000571 https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000571.pdf			

(C) NPWS ADVICE:			
Advice received from NPWS over phone:		None Received	
Summary of advice received from NPWS in written form (ATTACH SAME):		None Received	
(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:			
<i>(The purpose of this is to identify if the effect(s) identified could be significant – if uncertain assume the effect(s) are significant).</i>			
If the answer is 'yes' to any of the questions below, then the effect is significant. (Please justify your answer. 'Yes' / 'No' alone is insufficient)			
Would there be...			
... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).		Not likely due to the location and type of development. The site is sufficient distance from the European site.	
... a reduction in habitat area on a European site?		There will be no reduction in the habitat area. The site is sufficient distance from the European site.	
... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the European site?		Not likely due to the location and type of development The site is sufficient distance from the European site.	
... serious / ongoing disturbance to species / habitats for which the European site is selected (e.g. because of increased noise, illumination and human activity)?		Not likely due to the location and type of development The site is sufficient distance from the European site.	
... direct / indirect damage to the size, characteristics or reproductive ability of populations on the European site?		None likely due to the location and type of development. The site is sufficient distance from the European site.	
Would the project interfere with mitigation measures put in place for other plans / projects. [Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to European sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.		No other plans known of in the vicinity of the site. The site is sufficient distance from the European site.	
(E) SCREENING CONCLUSION:			
Screening can result in:			
1.	AA is not required because the project is directly connected with / necessary to the nature conservation management of the site.		
2.	No potential for significant effects / AA is not required.		
3.	Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.		
Therefore, does the project fall into category 1, 2 or 3 above?		Category 2	
Justify why it falls into relevant category above:		There would be no likely significant impact on the European site from the proposed development due to the scale of the proposed development and the separation distance between the subject site and European Site.	
Name:		Enda Dolan	
Position:		Graduate Planner	Date: 18 th December 2023

