

DECLARATION UNDER SECTION 5 OF THE

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

REFERENCE: DEC 23/62

NAME OF APPLICANT: Grainne Hough

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 restoring an existing dwelling house, is or is not development and is or is not exempted development.

LOCATION OF DEVELOPMENT: No.4 Pound Street, Birr, Co. Offaly

WHEREAS a question has arisen as to whether the proposed works of restoring (including the underpinning of existing cottage walls; tie in of existing walls; replacement of timber heads over doors and windows; insulation; electrical and plumbing works; concrete floors; slabbing and plastering; and replacement of external doors and windows) an existing dwelling house, is or is not development and is or is not exempted development at No.4 Pound Street, Birr, Co. Offaly.

AS INDICATED on the particulars received by the Planning Authority on the 28th November 2023, is development and is or is exempted development,

AND WHEREAS Grainne Hough 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:

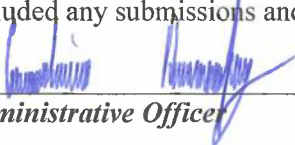
- (a) Section 2, 3(1) and 4(1)(h) of the Planning & Development Act 2000, as amended.
- (b) Article 6(3) of the Planning and Development Regulations 2001, as amended.
- (c) Schedule 2, Part 1, Class 12 of the Planning and Development Regulations 2001, as amended.

AND WHEREAS Offaly County Council has concluded that the proposed works (including the underpinning of existing cottage walls; tie in of existing walls; replacement of timber heads over doors and windows; insulation; electrical and plumbing works; concrete floors; slabbing and plastering; and replacement of external doors and windows) 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 restoring (including the underpinning of existing cottage walls; tie in of existing walls; replacement of timber heads over doors and windows; insulation; electrical and plumbing works; concrete floors; slabbing and plastering; and replacement of external doors and windows) an existing dwelling house **is development and is exempted development** at No. 4 Pound Street, Birr, Co. Offaly.

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.

 *SEO*
Administrative Officer

5/1/2024
Date

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.

Planning Report

Section 5 Declaration

File Reference:	Dec. 23/62
Question:	<i>Whether the proposed works of restoring an existing dwelling house is or is not development and if so, are they exempted development.</i>
Applicant:	Grainne Hough
Correspondence Address:	[REDACTED]
Location:	No. 4 Pound Street, Birr, Co. Offaly

1. Introduction

The question has arisen as to whether the proposed works of restoring an existing dwelling house is or is not development and if so, are they exempted development.

2. Background

The existing one storey, terraced housing is zoned under Existing Residential within the Birr Local Area Plan 2023-2029.



Photo 1: Subject Site

3. Site History

On Site – No recent planning history associated with the subject site.

Enforcement – No recent history associated with the subject site.

Adjoining Lands - No recent planning history associated with the adjoining lands.

4. Legislative Context

In order to assess whether or not the proposed works constitute exempted development, regard must be had to the following items of legislation:

Statutory Provisions

Section 2 (1) Planning and Development Act 2000, as amended, states as follows:

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

"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 3 (1) Planning and Development Act 2000, as amended, defines development.

"development" 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 - Exempted Development

Section 4 (1) (a) – (l) sets out what is exempted development for the purposes of this Act including:

- (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 and 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 neighbouring structures.*

The Applicant has advised they intend to restore the existing dwelling house. The applicant has stated there is no external works proposed.

Description
Renovation of Derelict property
Cottage with extension approx. 60m ² total
Structural works
Under pinning of existing cottage walls
Tie in existing walls.
Replace timber heads over doors & windows
Building works
Insulation to floors, walls & ceilings
Electrical & Plumbing works.
New concrete floors.
Slabbing & Plastering
External doors & windows
2 nd fix Carpentry, Plumbing & Electrical.
Floor coverings & Painting decorating

Regulatory Provisions

Article 6 of the Planning and Development Regulations 2001 (as amended) states, *inter alia*, that:

“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”.

Article 9 of the Planning and Development Regulations 2001 (as amended), identifies restrictions on exemption.

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

Schedule 2 – Exempted Development, Part I - Development Within the Curtilage of a House, Class 12 specifies:

The painting of any external part of any building or other structure.

This is considered to be exempted development if the following limitations are complied with:

‘such painting may not, except in the case of a hoarding or other temporary structure bounding land on which development consisting of works is being or will be carried out in pursuance of a permission granted under Part III of the Act or as exempted development, be for the purposes of creating a mural’.

5. Evaluation

Question: Whether the proposed works (as listed) to the existing dwelling are development and if so, are they exempted development?

In considering the proposed works against the definitions of ‘development’ and ‘works’ as provided in the Act, it is the view of the Planning Authority that the proposed works are deemed as development as it includes renovations and alterations to the existing dwelling.

Question: Is this proposal considered as Exempted Development?

With regard to the proposed works which are described in the submitted documents, the Planning Authority are satisfied that the proposed works would not result in a material alteration to the dwelling appearance and the finished development would not be inconsistent with the character of the structure.

7. 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.

Recommendation

It is recommended that the Applicant be advised that the proposed development **is development** and **is exempted development**.

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 restoring (including the underpinning of existing cottage walls; tie in of existing walls; replacement of timber heads over doors and windows; insulation; electrical and plumbing works; concrete floors; slabbing and plastering; and replacement of external doors and windows) an existing dwelling house is or is not development and if so, are they exempted development at No. 4 Pound Street, Birr, Co. Offaly.

AS INDICATED on the particulars received by the Planning Authority on the 28/11/2023.

AND WHEREAS Grainne Hough 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.
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- *The proposed works of restoring (including the underpinning of existing cottage walls; tie in of existing walls; replacement of timber heads over doors and windows; insulation; electrical and plumbing works; concrete floors; slabbing and plastering; and replacement of external doors and windows) an existing dwelling house **is development and is exempted development** at No. 4 Pound Street, Birr, Co. Offaly.*

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

20th December 2023



Una McCafferkey (A/Senior Executive Planner)

4th January 2023

Date

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 23/62

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the proposed works of restoring an existing dwelling house is or is not development and if so, are they exempted development.		
Site location:	No. 4 Pound Street, Birr, Co. Offaly		
Site size:	0.04ha	Floor Area of Proposed Development:	Not given
Identification of nearby European Site(s):	Dovegrove Callows SPA – 1.62km River Little Brosna Callows SPA – 4.77km All Saints Bog SPA – 6.1km Ridge Road, SW of Rapemills SAC – 4.23km Ballyduff/Clonfinane Bog SAC – 4.82km Lisduff Fen SAC – 5.39km Sharavogue Bog SAC – 5.84km		
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):			
Dovegrove Callows SPA – Features of interest include: Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395]			
River Little Brosna Callows SPA – Features of interest include: - Whooper Swan (<i>Cygnus cygnus</i>) [A038] - Wigeon (<i>Anas penelope</i>) [A050] - Teal (<i>Anas crecca</i>) [A052] - Pintail (<i>Anas acuta</i>) [A054] - Shoveler (<i>Anas clypeata</i>) [A056] - Golden Plover (<i>Pluvialis apricaria</i>) [A140] - Lapwing (<i>Vanellus vanellus</i>) [A142] - Black-tailed Godwit (<i>Limosa limosa</i>) [A156] - Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] - Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) [A395] - Wetland and Waterbirds [A999]			

All Saints Bog SPA – Features of interest include:

- Greenland White-fronted Goose (*Anser albifrons flavirostris*) [A395]

Ridge Road, SW of Rapemills SAC – Features of interest include:

- Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites) [6210]

Ballyduff/Clonfinane Bog SAC – Features of interest include:

- Active raised bogs [7110]
- Degraded raised bogs still capable of natural regeneration [7120]
- Depressions on peat substrates of the *Rhynchosporion* [7150]
- Bog woodland [91D0]

Lisduff Fen SAC – Features of interest include:

- Petrifying springs with tufa formation (*Cratoneurion*) [7220]
- Alkaline fens [7230]
- *Vertigo geyeri* (Geyer's Whorl Snail) [1013]

Sharavogue Bog SAC – Features of interest include:

- Active raised bogs [7110]
- Degraded raised bogs still capable of natural regeneration [7120]
- Depressions on peat substrates of the *Rhynchosporion* [7150]

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: Dovegrove Callows SPA SAC Site Code: 004137

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004137.pdf>

Site Name: River Little Brosna Callows SPA Site Code: 004086

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004086.pdf>

Site Name: All Saints Bog SPA Site Code: 004103

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004103.pdf>

Site Name: Ridge Road, SW of Rapemills SAC Site Code: 000919

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000919.pdf>

Site Name: Ballyduff/Clonfinane Bog SAC Site Code: 000641

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000641.pdf>

Site Name: Lisduff Fen SAC Site Code: 002147

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY002147.pdf>

Site Name: Sharavogue Bog SAC Site Code: 000585

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000585.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:

*(The purpose of this is to identify if the effect(s) identified could be significant – if **uncertain** assume the effect(s) are significant).*

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.	<i>AA is not required</i> because the project is directly connected with / necessary to the nature conservation management of the site.
2.	<i>No potential for significant effects / AA is not required.</i>
3.	<i>Significant effects are certain, likely or uncertain.</i> (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:	20 th December 2023