

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

REFERENCE: DEC 24/25

NAME OF APPLICANT: Simon Buckley

ADDRESS FOR CORRESPONDENCE: Knockhill, Kilcormac, Birr, Co. Offaly, R42 XF99

NATURE OF APPLICATION: Request for Declaration under Section 5 of the Planning & Development Act 2000, as amended as to whether the renovation of the existing dwelling is or is not development and is or is not exempted development.

LOCATION OF DEVELOPMENT: Ballyboy, Kilcormac, Birr, Co. Offaly, R42 YA21.

WHEREAS a question has arisen as to whether the renovation of the existing dwelling (as detailed in the documentation received), is or is not development, and is or is not exempted development at Ballyboy, Kilcormac, Birr, Co. Offaly, R42 YA21.

AS INDICATED on the particulars received by the Planning Authority on the 15th March 2024.

AND WHEREAS Simon Buckley of Knockhill, Kilcormac, Birr, Co. Offaly, R42 XF99 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:

- Section 2, 3(1) and 4(1)(h) of the Planning & Development Act 2000, 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, as detailed in the documentation received, **is development and is exempted development** at Ballyboy, Kilcormac, Birr, Co. Offaly, R42 YA21.

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.

R. W. W. W.

A Administrative Officer

Date

10th April 2024

Note: 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.

Planning Report

Section 5 Declaration

File Reference:	<i>Dec. 24/25</i>
Question:	<i>Whether the renovation of the existing dwelling is or is not development and is or is not exempted development.</i>
Applicant:	<i>Simon Buckley</i>
Correspondence Address:	<i>Knockhill, Kilcormac, Birr, Co. Offaly. R42 XF99.</i>
Location:	<i>Ballyboy, Kilcormac, Birr, Co. Offaly. R42 YA21.</i>

1. Introduction

The question has arisen as whether the proposed renovation of the existing dwelling is or is not development and is or is not exempted development.

2. Background

The existing dwelling is located within the boundary of the Ballyboy Sráid as detailed in Volume 2 of the Offaly County Development Plan. The northeastern corner of the subject site and dwelling is located within a SMR Zone. The subject site is located southeast at the junction of two local roads.

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.



Figure 1: Subject Site Location



Photo 1: Subject Site – Existing Façade (source: submitted documentation).



Photo 2: Subject Site – Proposed Façade (source: submitted documentation).



Photo 3: Subject Site – Existing side elevation (source: submitted documentation).



Photo 4: Subject Site – Proposed side elevation (source: submitted documentation).

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.

5. Proposal by Applicants

The Applicant has advised that the proposed works will include:

- Replacement of 1950`s aluminium single glaze windows to A rated energy efficient windows throughout the property to improve energy efficiency and air tightness in the home
- Replacement of damaged timber doors with composite A Rated doors to improve energy efficiency and air tightness in the home
- Positional swap of door and window and blocking up of a second door added in the 1950`s on the front North facing facade (Figure A, Photograph A and Mock-up A refer)
- Swapping of the East facing facade off-centre 1950`s single glaze window to a centred A rated energy efficient bi-folding door (Figure B, Photograph B and Mock-up B refer) **Note: *The East side facing facade cannot be observed from any road adjacent to the property (Photograph C and D and Appendixes 2 and 3 refer)***
- No other changes to any existing external aspect of the building are proposed and no new external structure are required to facilitate the proposed changes.

6. 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.

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 appearance of the dwelling and would not be inconsistent with the character of area.

The refurbishments proposed by the applicant are harmonious with Section 4 1 (h) of the Planning and Development Act 2000 (as amended). It is the opinion of the Planning Authority that these works meet the criteria of exempt development under statutory provisions.

An appropriate assessment screening has been carried out see attached.

7. Conclusion

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 renovation of the existing dwelling (as detailed in the documentation received), is or is not development and is or is not exempted development at Ballyboy, Kilcormac, Birr, Co. Offaly, R42 YA21.

AS INDICATED on the particulars received by the Planning Authority on the 15th March 2024.

AND WHEREAS Simon Buckley of Knockhill, Kilcormac, Birr, Co. Offaly, R42 XF99 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.

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, as detailed in the documentation received, is **development** and is **exempted development** at Ballyboy, Kilcormac, Birr, Co. Offaly, R42 YA21.

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.



Úna McCafferkey

Executive Planner

9th April 2024

Date



Ed Kelly

(A/Senior Executive Planner)

10th April 2024

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 24/25

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the renovation of the existing dwelling is or is not development and is or is not exempted development.		
Site location:	Ballyboy, Kilcormac, Birr, Co. Offaly. R42 YA21.		
Site size:	N/A	Floor Area of Proposed Development:	N/A
Identification of nearby European Site(s):	Slieve Bloom Mountains SPA – 6.16km Slieve Bloom Mountains SAC – 8.62km Clonaslee Eskers and Derry Bog SAC – 4.94km		
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):			
Slieve Bloom Mountains SPA – Features of interest include: <ul style="list-style-type: none"> • Hen Harrier (Circus cyaneus) [A082] Slieve Bloom Mountains SAC – Features of interest include: <ul style="list-style-type: none"> • Northern Atlantic wet heaths with Erica tetralix [4010] • Blanket bogs (* if active bog) [7130] • Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Clonaslee Eskers and Derry Bog SAC– Features of interest include: <ul style="list-style-type: none"> • Alkaline fens [7230] • Vertigo geyeri (Geyer's Whorl Snail) [1013] 			
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: SLIEVE BLOOM MOUNTAINS SPA, SITE CODE: 004160 https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004160.pdf			
SITE NAME: SLIEVE BLOOM MOUNTAINS SAC, SITE CODE: 000412 https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000412.pdf			

SITE NAME: CLONASLEE ESKERS AND DERRY BOG SAC, SITE CODE: 000859

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000859.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.	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: Úna McCafferkey 

Position: Executive Planner Date: 9th April 2024