

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

REFERENCE: DEC 25/3

NAME OF APPLICANT: The Board of Management of Scoil Bhride

ADDRESS FOR CORRESPONDENCE: c/o Michael Sorahan/Sinead McLoughlin, AFEC International Unit 1,
Airport Logistics Park, Dublin, K67 N237.

NATURE OF APPLICATION: request for declaration under Section 5 of the Planning & Development Act 2000, as amended as to whether the energy fabric upgrade to an existing school which comprises of: The provision of external wall insulation; External window/door rooflight replacement; MVHR installation including external vents; Solar PV installation; Air-source heat pump installation including external compound & Electric car charging points is or is not development and if so is it or is it not exempted development

LOCATION OF DEVELOPMENT: Scoil Bhride Girls National School, Kilbeggan Road, Clara, Co. Offaly
R35 WP04

WHEREAS a question has arisen as to whether the energy fabric upgrade to an existing school which comprises of: The provision of external wall insulation; External window/door rooflight replacement; MVHR installation including external vents; Solar PV installation; Air-source heat pump installation including external compound; Electric car charging points is or is not development and if so is it or is it not exempted development

AS INDICATED on the particulars received by the Planning Authority on the 17th January 2025 and further information received on 18th February 2025.

AND WHEREAS The Board of Management of Scoil Bhride C/O Michael Sorahan / Sinead McLoughlin, AFEC International Unit 1, Airport Logistics Park, Dublin K67 N237 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:

- The plans and particular submitted
- Section 2 & 3 of the Planning and Development Act 2000 (as amended);
- Article 6(1) of the Planning and Development Regulations 2001 (as amended),
- Article 9(1) of the Planning and Development Regulations 2001 (as amended)
- Class 61, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),
- The planning history of the site.

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

NOW THEREFORE Offaly County Council, in exercise of the powers conferred on it by Section 5 (2) hereby decides concluded that the energy fabric upgrade to an existing school which comprises of: The provision of internal wall insulation; External window/door rooflight replacement; MVHR installation including external vents; Solar PV installation; Air-source heat pump installation including external compound & Electric car charging points at Scoil Bhride Girls National School, Kilbeggan Road, Clara, Co. Offaly R35 WP04 **is development and is exempted development.**

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 include any submissions and observations received by it in accordance with statutory provisions.


Administrative Officer


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. 25/3
Question:	<p>Whether the energy fabric upgrade to an existing school which comprises of:</p> <ul style="list-style-type: none">• The provision of external wall insulation• External window/door rooflight replacement• MVHR installation including external vents• Solar PV installation• Air-source heat pump installation including external compound &• Electric car charging points <p>Is or is not development and if so is it or is it not exempted development</p>
Applicant:	The Board of Management of Scoil Bhride C/O Michael Sorahan / Sinead Mcloughlin
Correspondence Address:	The Board of Management of Scoil Bhride C/O Michael Sorahan / Sinead Mcloughlin, AFEC International Unit 1, Airport Logistics Park, Dublin K67 N237
Location:	Scoil Bhride Girls National School, Kilbeggan Road, Clara, Co. Offaly R35 WP04

SECOND REPORT ON FILE

1. Review of Further Information

Further information was sought by the Planning Authority on 11th February 2025 and subsequently received by the Planning Authority on 18th February 2025. This report should be read in conjunction with the previous planner's report dated 10th February 2025. The following Further Information was sought and the response is as follows:

1. The Applicants have stated their intention to install Solar PV Panels, however the submitted drawings do not indicate the location of the Solar PV Panels. The Applicant is therefore requested to submit revised drawings and elevations clearly indicating the proposed location of the same solar PV panels. For reference, when responding to the further information request, the Applicant shall have regard to the conditions and limitation identified in Schedule 2 – Exempted Development, Part I - Class 61 of the Planning and Development Regulations 2001 (as amended).

Applicants Response: The Applicant has submitted a revised existing roof plan indicating the existing Solar PV panels on the subject roof of the school.

Planners Appraisal: The further information received in relation to item 1 was assessed by the Planning Authority who are satisfied with the response.

2. The Applicant shall clarify whether the submitted elevation plans refer to the existing or proposed elevations? The Planning Authority note that existing

and proposed elevations of the building are required and accordingly, the Applicant shall provide suitable elevations.

Applicants Response: The Applicant has submitted both existing and proposed elevations.

Planners Appraisal: The further information received in relation to item 1 was assessed by the Planning Authority who are satisfied with the response.

2. Appropriate Assessment (AA)

The subject site is located 900m from SAC 000572-Clara Bog. Having regard to nature of the proposed development which comprises of the following:

- The provision of external wall insulation
- External window/door rooflight replacement
- MVHR installation including external vents
- Solar PV installation
- Air-source heat pump installation including external compound
- Electric car charging points

at Scoil Bhride Girls National School, Kilbeggan Road, Clara, Co. Offaly R35 WP04 and due to a lack of any pathway to a European site it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

3. EIA Screening:

No Screening required, see appendix A attached.

4. Other Screening:

The proposed development is not contrary to the RSES and so it was not referred to the Eastern and Midland Regional Assembly

CONCLUSION:

Having assessed the further information received and the previous planning report on file, it is considered that the energy fabric upgrade to an existing school which comprises of:

- The provision of external wall insulation
- External window/door rooflight replacement
- MVHR installation including external vents
- Solar pv installation
- Air-source heat pump installation including external compound &
- Electric car charging points

at Scoil Bhride Girls National School, Kilbeggan Road, Clara, Co. Offaly R35 WP04 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 energy fabric upgrade to an existing school which comprises of:

- The provision of external wall insulation
- External window/door rooflight replacement
- MVHR installation including external vents
- Solar PV installation
- Air-source heat pump installation including external compound
- Electric car charging points

is or is not development and if so is it or is it not exempted development

AS INDICATED on the particulars received by the Planning Authority on the 17th January 2025 and further information received on 18th February 2025

AND WHEREAS The Board of Management of Scoil Bhride C/O Michael Sorahan / Sinead Mcloughlin, AFEC International Unit 1, Airport Logistics Park, Dublin K67 N237 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) The plans and particular submitted
- (b) Section 2 & 3 of the Planning and Development Act 2000 (as amended);
- (c) Article 6(1) of the Planning and Development Regulations 2001 (as amended),
- (d) Article 9(1) of the Planning and Development Regulations 2001 (as amended)
- (e) Class 61, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),
- (f) The planning history of the site;

AND WHEREAS Offaly County Council has concluded that –

- The works are considered development and is exempted development.

NOW THEREFORE Offaly County Council, in exercise of the powers conferred on it by Section 5 (2) hereby decides concluded that the energy fabric upgrade to an existing school which comprises of:

- The provision of internal wall insulation
- External window/door rooflight replacement
- MVHR installation including external vents
- Solar PV installation
- Air-source heat pump installation including external compound &
- Electric car charging points

at Scoil Bhride Girls National School, Kilbeggan Road, Clara, Co. Offaly R35 WP04 is development and is exempted development.

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.

Michael Duffy

Michael Duffy

Executive Planner

4th March 2025

Ed Kelly

Ed Kelly

ASEP

6th March 2025

Appendix A

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	Dec25/3
Development Summary:	<p>energy fabric upgrade to an existing school which comprises of:</p> <ul style="list-style-type: none"> • The provision of external wall insulation, • External window/door rooflight replacement, • MVHR installation including external vents, • Solar PV installation, • Air-source heat pump installation including external compound & • Electric car charging points.
Was a Screening Determination carried out under Section 176A-C?	No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
No, the development is not a project listed in Schedule 5, Part 2	No Screening required



THE BOARD OF MANAGEMENT OF SCOIL BHRIDE
C/O MICHAEL SORAHAN / SINEAD MCLOUGHLIN
AFEC INTERNATIONAL UNIT 1
AIRPORT LOGISTICS PARK
DUBLIN K67 N237

Date: 08/05/2025

Re: DEC 25/3

DECLARATION UNDER SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED IN RELATION TO WHETHER OR NOT THE ENERGY AND FABRIC UPGRADE MEASURES TO INCLUDE THE PROVISION OF INTERNAL WALL INSULATION, EXTERNAL WINDOW/DOOR ROOFLIGHT REPLACEMENT, MVHR INSTALLATION INCLUDING EXTERNAL VENTS, SOLAR PV INSTALLATION, AIR-SOURCE HEAT PUMP INSTALLATION INCLUDING EXTERNAL COMPOUND, ELECTRIC CAR CHARGING POINT IS OR IS NOT EXEMPTED DEVELOPMENT AT SCOIL BHRIDE GIRLS NATIONAL SCHOOL, KILBEGGAN ROAD, CLARA, CO. OFFALY R35 WP04

Dear Sir/Madam,

I refer to the above Section 5 Declaration Reference No. DEC25/3. I wish to advise that due to a clerical error on the Section 5 Declaration dated 6th March 2025 - the second last paragraph was incorrectly worded due to a typing error it read "The provision of **internal** wall insulation" instead of the correct wording "**The provision of EXTERNAL wall insulation**":

The Planning Authority, therefore amends this clerical error in the second last paragraph of DEC25/3 dated the 6th March 2025 to read:

NOW THEREFORE Offaly County Council, in exercise of the powers conferred on it by Section 5 (2) hereby decides concluded that the energy fabric upgrade to an existing school which comprises of:

The provision of **external** wall insulation

External window/door rooflight replacement

MVHR installation including external vents

Solar PV installation

Air-source heat pump installation including external compound &

Electric car charging points

at Scoil Bhríde Girls National School, Kilbeggan Road, Clara, Co. Offaly R35 WP04 **is development and is exempted development.**

Yours faithfully,

Administrative Officer,
Planning Section.





Comhairle Chontae Uíbh Fhailí
Offaly County Council

PLANNING DEPARTMENT
MEMO

DEC. REF. NO.: DEC25/3

APPLICANT: THE BOARD OF MANAGEMENT OF SCOIL BHRIDE, C/O
MICHAEL SORAHAN / SINEAD MCLOUGHLIN

LOCATION: SCOIL BHRIDE GIRLS NATIONAL SCHOOL, KILBEGGAN ROAD,
CLARA, CO. OFFALY R35 WP04

PROPOSAL: FABRIC UPGRADE OF EXISTING SCHOOL

Due to a clerical error on the Section 5 Declaration dated 6th March 2025, the second last paragraph was incorrectly worded due to a typo error of the following highlighted in red bold print hereunder:

NOW THEREFORE Offaly County Council, in exercise of the powers conferred on it by Section 5 (2) hereby decides concluded that the energy fabric upgrade to an existing school which comprises of:

- The provision of **external** wall insulation
- External window/door rooflight replacement
- MVHR installation including external vents
- Solar PV installation
- Air-source heat pump installation including external compound &
- Electric car charging points

at Scoil Bhride Girls National School, Kilbeggan Road, Clara, Co. Offaly R35 WP04 **is development and is exempted development.**

The Planning Authority, therefore amends this clerical error in the second last paragraph of DEC/25/3 dated the 6th March 2025.

Michael Duffy

Michael Duffy
Executive Planner
7th May 2025

Ed Kelly
A/Senior Executive Planner
Date: 08/05/2025