

OFFALY COUNTY COUNCIL

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

REFERENCE: DEC 25/32

NAME OF APPLICANT: Paul Conroy

ADDRESS FOR CORRESPONDENCE:

NATURE OF APPLICATION: request for declaration under Section 5 of the Planning & Development Act 2000, as amended as to whether or not renovations of existing dwelling which comprises of: Renewal of facia and rainwater goods; Blocking up of one number windows to rear of property; Installation of patio doors to rear of property; Reconfigure internal layout by means of studded partition walls; Refurbishment of bathroom and provision of additional bathroom; Re-wiring and secondar fix carpentry & Replacement of kitchen cabinets is or is not development and is or is not exempted development.

LOCATION OF DEVELOPMENT: Arden Road, Tullamore, Co. Offaly, R35 X768.

WHEREAS a question has arisen as to whether proposed renovation of existing dwelling which comprises of: Renewal of facia and rainwater goods; Blocking up of one number windows to rear of property; Installation of patio doors to rear of property; Reconfigure internal layout by means of studded partition walls; Refurbishment of bathroom and provision of additional bathroom; Re-wiring and secondary fix carpentry & Replacement of kitchen cabinets is or is not development and is or is not exempted development at Arden Road, Tullamore, Co. Offaly R35 R582.

AS INDICATED on the particulars received by the Planning Authority on the 14th February 2025.

AND WHEREAS Paul Conroy, [REDACTED] has 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 renovation of existing dwelling which comprises of: Renewal of facia and rainwater goods; Blocking up of one number window to rear of property; Installation of patio doors to rear of property; Reconfigure internal layout by means of studded partition walls; Refurbishment of bathroom and provision of additional bathroom; Re-wiring and secondary fix carpentry & Replacement of kitchen cabinets is development and is exempted development at Arden Road, Tullamore, Co. Offaly R35 R582

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

26/2/25
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. 25/32
Question:	Whether the proposed renovation of existing dwelling which comprises of: <ul style="list-style-type: none">• Renewal of facia and rainwater goods• Blocking up of one number windows to rear of property• Installation of patio doors to rear of property• Reconfigure internal layout by means of studded partition walls• Refurbishment of bathroom and provision of additional bathroom• Re-wiring and secondar fix carpentry &• Replacement of kitchen cabinets constitutes development and whether if it does, it can be considered exempted development
Applicant:	Paul Conroy
Correspondence Address:	
Location:	Arden Road, Tullamore, Co. Offaly R35 X768

1. Introduction

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

2. Background

The existing dwelling is located on 'Existing Residential' zoned land within the boundary of Tullamore Town.



3. Site History

None indicated on the Planning GIS

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 indicated that the following works will be carried out:

- Renewal of fascia and rainwater goods
- Blocking up of one number windows to rear of property
- Installation of patio doors to rear of property
- Reconfigure internal layout by means of stud partition walls
- Refurbishment of bathroom and provision of additional bathroom
- Re-wiring and secondary fix carpentry &
- Replacement of kitchen cabinets

6. Appropriate Assessment (AA)

The subject site is located 900m from SAC 000571-Charleville Wood. Having regard to nature of the proposed development which comprises of the following:

- Renewal of facia and rainwater goods
- Blocking up of one number windows to rear of property
- Installation of patio doors to rear of property
- Reconfigure internal layout by means of studded partition walls
- Refurbishment of bathroom and provision of additional bathroom
- Re-wiring and secondary fix carpentry
- Replacement of kitchen cabinets

at Arden Road, Tullamore, Co. Offaly R35 X768 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.

7. EIA Screening:

No Screening required, see appendix A attached.

8. Other Screening:

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

9. 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 alterations and repairs 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. 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 proposed renovation of existing dwelling which comprises of:

- Renewal of facia and rainwater goods
- Blocking up of one number windows to rear of property
- Installation of patio doors to rear of property
- Reconfigure internal layout by means of studded partition walls
- Refurbishment of bathroom and provision of additional bathroom
- Re-wiring and secondary fix carpentry
- Replacement of kitchen cabinets

constitutes development and whether if it does, it can be considered exempted development at Arden Road, Tullamore, Co. Offaly R35 X768

AS INDICATED on the particulars received by the Planning Authority on the 14th February 2025.

AND WHEREAS Paul Conroy, [REDACTED] has 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 renovation of existing dwelling which comprises of:
 - Renewal of facia and rainwater goods
 - Blocking up of one number window to rear of property
 - Installation of patio doors to rear of property
 - Reconfigure internal layout by means of studded partition walls
 - Refurbishment of bathroom and provision of additional bathroom
 - Re-wiring and secondary fix carpentry
 - Replacement of kitchen cabinets

is development and is exempted development at Arden Road, Tullamore, Co. Offaly R35 X768

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

23rd February 2025

Ed Kelly

Ed Kelly

ASEP

26th February 2025

Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	Dec 25/32
Development Summary:	Renovation of existing dwelling which comprises of: <ul style="list-style-type: none"> • Renewal of facia and rainwater goods • Blocking up of one number windows to rear of property • Installation of patio doors to rear of property • Reconfigure internal layout by means of studded partition walls • Refurbishment of bathroom and provision of additional bathroom • Re-wiring and secondar fix carpentry & • Replacement of kitchen cabinets
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