

OFFALY COUNTY COUNCIL

DECLARATION UNDER SECTION 5 OF THE

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

REFERENCE: DEC 23/57

NAME OF APPLICANT: DONAL KEALEY

ADDRESS: AGHAGURTY,
CLAREEN
BIRR
CO. OFFALY
R42 WN72

ADDRESS FOR CORRESPONDENCE: AGHAGURTY, CLAREEN, BIRR,
CO. OFFALY, R42 WN72

NATURE OF APPLICATION: Request for Declaration under Section 5 of the Planning & Development Act 2000, as amended as to whether the proposed works to modernise interior of house including rewiring, re-plumbing and insulating is or is not development and is or is not exempt development.

LOCATION OF DEVELOPMENT: Longford Cross, Longford, Kinnitty, Birr, Co. Offaly

WHEREAS a question has arisen as to whether the proposed works to modernise interior of house including rewiring, re-plumbing and insulating is or is not development and if so, are they exempted development at Longford Cross, Longford, Kinnitty, Birr, Co. Offaly

AS INDICATED on the particulars received by the Planning Authority on the 17th November 2023,

AND WHEREAS Donal Kealey 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 to modernise interior of house including rewiring, re-plumbing and insulating **is development** and **is exempted development** at Longford Cross, Longford, Kinnitty, 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.

Rubens

Administrative Officer

Date 14/12/2023

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.

Planning Report

Section 5 Declaration

File Reference:	<i>Dec. 23/57</i>
Question:	<i>Whether the proposed works to modernise interior of house including rewiring, re-plumbing and insulating is or is or is not development and if so, are they exempted development.</i>
Applicant:	<i>Donal Kealey</i>
Correspondence Address:	<i>Aghagurty, Clareen, Birr, Co. Offaly, R42 WN72</i>
Location:	<i>Longford Cross, Longford, Kinnitty, Birr, Co. Offaly</i>

1. Introduction

The question has arisen as to whether the proposed works to modernise interior of house including rewiring, re-plumbing and insulating is or is or is not development and if so, are they exempted development.

2. Background

The existing farmhouse is located within an Area of High Amenity and a Stronger Rural Area.

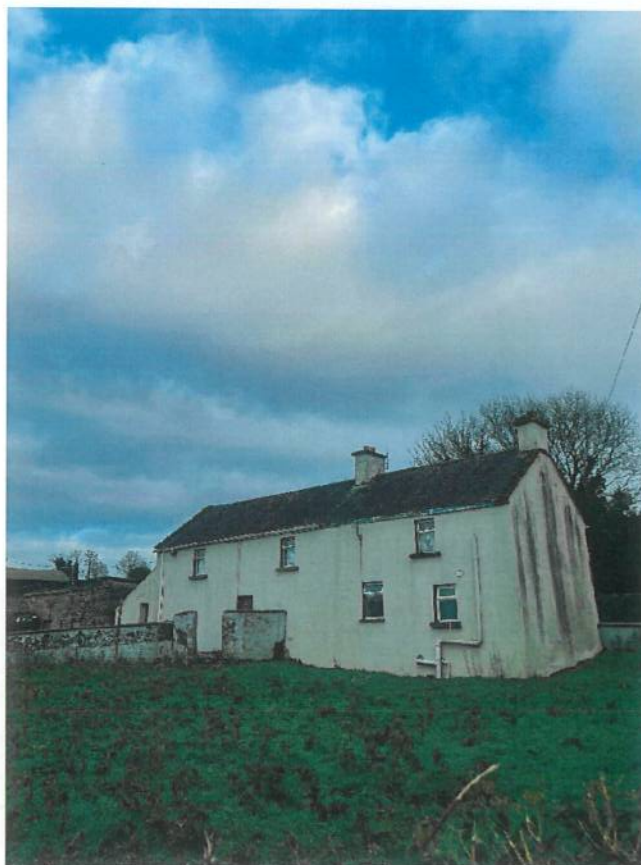


Photo 1: Subject Site

3. Site History

Ref 05654: William Boland was granted permission conditionally for the construction of a cattle slatted shed to include two underground slurry storage tanks and associated site work.

Ref: 061837: William Boland was granted permission conditionally for the construction of a) extension of existing silage slab and construction of a 2.1 metre high retaining wall to its rear. b) construction of a manure pit/dung-stead and associated site works

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 they intend to modernise interior of house including rewiring, re-plumbing and insulating. The works are detailed as follows:

House Renovation at Longford Cross

Knock Chimney and dig out floors
felt, lath and slate roof, replace fascia, soffit and gutters
Open new stair well fit stairs and replace ceiling joists
Insert new windows and doors in existing openings
internal stud work
Insulate floor and walls
Pour new floors
Slab and skim all internal walls and ceilings
Door frames, Doors and Arkitrave
Floor finishes and skirting
Kitchen units
Sanitary ware and tile bathrooms
Painting and Decorating
External site works, Footpaths and resurface yard
Plumbing
Electrical

Fig 2: Proposed builder works.

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 refurbishments and alterations to the existing dwelling.

Question: *Is this proposal considered as Exempted Development?*

The declaration will be assessed under Section 4 (1)(h) of the Planning and Development Act 2000 (as amended). In that regard it is considered that the proposed works are exempt.

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.

8. 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 to modernise interior of house including rewiring, re-plumbing and insulating is or is or is not development and if so, are they exempted development at Longford Cross, Longford, Kinnitty, Birr, Co. Offaly.

AS INDICATED on the particulars received by the Planning Authority on the 17/11/2023

AND WHEREAS Donal Kealey 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 to modernise interior of house including rewiring, re-plumbing and insulating is development and is exempted development at Longford Cross, Longford, Kinnitty, 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

13th December 2023



Ed Kelly

Senior Executive Planner

13/12/2023

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 23/57

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the proposed works to modernise interior of house including rewiring, re-plumbing and insulating is or is or is not development and if so, are they exempted development.		
Site location:	Longford Cross, Longford, Kinnitty, Birr, Co. Offaly		
Site size:	0.43ha	Floor Area of Proposed Development:	Not given
Identification of nearby European Site(s):	Slieve Bloom Mountains SPA – 1.69km Island Fen 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: <input checked="" type="checkbox"/>		
(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"> [4010] Wet Heath [7130] Blanket Bogs (Active)* [91E0] Alluvial Forests* 			
Island Fen SAC - Features of interest include: <ul style="list-style-type: none"> Juniperus communis formations on heaths or calcareous grasslands [5130] Alkaline fens [7230] 			
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 SPA Site Code: 000412 https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000412.pdf Site Name: Island Fen SAC Site Code: 002236 https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000412.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:	13 th December 2023