

OFFALY COUNTY COUNCIL

DECLARATION UNDER SECTION 5 OF THE

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

REFERENCE: DEC 24/5

NAME OF APPLICANT:

James Farrell

ADDRESS:

Garrisker, Broadford, Co. Kildare, W91 PH3V.

ADDRESS FOR CORRESPONDENCE:

Garrisker, Broadford, Co. Kildare, W91 PH3V.

NATURE OF APPLICATION: Request for Declaration under Section 5 of the Planning & Development Act 2000, as amended as to whether the proposed refurbishment to a dwelling house to include internal works, new external doors and windows and repairs to external plastering is or is not development and if so, are they exempted development.

LOCATION OF DEVELOPMENT: 19 Gilroy Avenue, Edenderry, Co. Offaly, R45 NR53

WHEREAS a question has arisen as to whether the proposed refurbishment to a dwelling house to include internal works, new external doors and windows and repairs to external plastering is or is not development and if so, are they exempted development at 19 Gilroy Avenue, Edenderry, Co. Offaly, R45 NR53.

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

AND WHEREAS James Farrell 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 refurbishments to a dwelling house to include internal works, new external doors and windows and repairs to external plastering is development and is exempted development at 19 Gilroy Avenue, Edenderry, Co. Offaly, R45 NR53.

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.



Administrative Officer

08/02/2024

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. 24/5
Question:	<i>Whether the proposed refurbishment to a dwelling house to include internal works, new external doors and windows and repairs to external plastering is or is not development and if so, are they exempted development.</i>
Applicant:	<i>James Farrell</i>
Correspondence Address:	<i>Garrisker, Broadford, Co. Kildare, W91 PH3V.</i>
Location:	<i>19 Gilroy Avenue, Edenderry, Co. Offaly, R45 NR53.</i>

1. Introduction

The question has arisen as to whether the proposed refurbishments to a dwelling house is or is not development and if so, are they exempted development.

2. Background

The existing, two storey terraced house is zoned under Existing Residential within the Edenderry Local Area Plan 2023-2029. The site, which amounts to 0.04ha, is located within the Edenderry Source Protection Zone, has a low sensitivity landscape classification and resides within a Rural Area Under Strong Urban Influence. The dwelling sits adjacent Saint Patrick's Primary School.



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:

Section 4 2 a

(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 refurbish an existing dwelling house. The proposed works are as follows:

External works:

- Upgrading of all existing single pane aluminium windows (x11) with new brown uPVC triple glazed windows.
- Upgrading existing Aluminium front entrance door (x1) with new composite door.
- Upgrading existing Aluminium rear entrance door (x1) with new composite door.
- Repair work (re-plastering) to be carried out on damage (cracks) to existing chimney stacks (x2)

Internal works:

- Installation of a new fitted Kitchen (and associated plumbing & electrical works.)
- Removal of existing bedroom fireplaces (x2) and sealing-up of associated chimney flues (x2).
- Re-installation of downstairs sitting room fireplace and un-sealing of associated chimney flue (x1).
- Internal dry lining of exterior walls.
- Rewiring of the entire two story dwelling.
- Installation of Oil fired central heating inc. new boiler (and associated plumbing & electrical works.)
- Upgrade of existing hot water cylinder (and associated plumbing works.)
- Internal relocation of hot press & hot water cylinder (and associated plumbing works)
- Refurbishment of existing downstairs bathroom suite.
- Installation of second bathroom upstairs (and associated plumbing works.)
- Painting and redecorating throughout interior of house.

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 as it includes refurbishments and renovations 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 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) (a) (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.

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. Conclusion and 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 refurbishment to a dwelling house to include internal works, new external doors and windows and repairs to external plastering is or is not development and if so, are they exempted development at 19 Gilroy Avenue, Edenderry, Co. Offaly, R45 NR53.

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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

Date: 26th January 2024



Ed Kelly

A/Senior Executive Planner

Date: 8th February 2024

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 24/5

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the proposed refurbishment to a dwelling house is or is not development and if so, are they exempted development.		
Site location:	19 Gilroy Avenue, Edenderry, Co. Offaly, R45 NR53.		
Site size:	0.04ha	Floor Area of Proposed Development:	Not given
Identification of nearby European Site(s):	The Long Derries, Edenderry 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: X	
(B) IDENTIFICATION OF THE RELEVANT EUROPEAN SITE(S):			
The reasons for the designation of the European site(s):			

The Long Derries, Edenderry SAC– Features of interest include: <ul style="list-style-type: none"> [6210] Orchid-rich Calcareous Grassland Lutra lutra (Otter) [1355] 	
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: The Long Derries, Edenderry SAC Site Code: 000925 https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000925.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. <i>(Please justify your answer. 'Yes' / 'No' alone is insufficient)</i>	
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:	26 th January 2024