

OFFALY COUNTY COUNCIL

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

REFERENCE: DEC 24/101

NAME OF APPLICANT: DERMOT HORAN & MARTINA FOLEY

ADDRESS FOR CORRESPONDENCE: TINNACROSS
RATH
BIRR,
CO. OFFALY

NATURE OF APPLICATION: request for declaration under section 5 of the planning & development act 2000, as amended as to whether the proposed renovation of the property (including replace stairs, doors (internal), architraves; replace/repair windows (existing); replace fascia's and gutters; replace heating system, boiler, plumbing; new fuse board; repair walls in yard; replace gate in yard; damp proof kitchen and stairwell; and, repaint exterior) without any alteration to the footprint of the property is or is not development and is or is not exempted development.

LOCATION OF DEVELOPMENT: 9 Castle Street, Birr, Co Offaly.

WHEREAS a question has arisen as to whether the The proposed renovation of the property (including replace stairs, doors (internal), architraves; replace/repair windows (existing); replace fascia's and gutters; replace heating system, boiler, plumbing; new fuse board; repair walls in yard; replace gate in yard; damp proof kitchen and stairwell; and, repaint exterior) without any alteration to the footprint of the property is or is or is not development and if so, are they exempted development at 9 Castle Street, Birr, Co Offaly.

AS INDICATED on the particulars received by the Planning Authority on the 1st October 2024.

AND WHEREAS Dermot Horan & Martina Foley have requested a declaration on the said question from Offaly County Council;

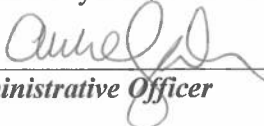
AND WHEREAS Offaly County Council, in considering this declaration request, had regard particularly to -

- 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 The proposed renovation of the property (including replace stairs, doors (internal), architraves; replace/repair windows (existing); replace fascia's and gutters; replace heating system, boiler, plumbing; new fuse board; repair walls in yard; replace gate in yard; damp proof kitchen and stairwell; and, repaint exterior) without any alteration to the footprint of the property **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 The proposed renovation of the property (including replace stairs, doors (internal), architraves; replace/repair windows (existing); replace fascia's and gutters; replace heating system, boiler, plumbing; new fuse board; repair walls in yard; replace gate in yard; damp proof kitchen and stairwell; and, repaint exterior) without any alteration to the footprint of the property **is development and is exempted development** at 9 Castle Street, 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.



Administrative Officer

Date 25/10/24

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. 24/101
Question:	Whether the proposed renovation of the property without any alteration to the footprint of the property is or is not development and if so, are they exempted development.
Applicant:	Dermot Horan & Martina Foley
Correspondence Address:	Tinnacross, Rath, Birr, Co. Offaly
Location:	9 Castle Street, Birr, Co. Offaly

1. Introduction

The question has arisen as whether the proposed renovation of the property without any alteration to the footprint of the property is or is not development and if so, are they exempted development.

2. Background

The two-storey end of terrace dwelling is located within Birr Town and is zoned as Existing Residential under the current Birr Local Area Plan 2023- 2029. The Area Planner visited the site in October 2024.



Figure 1 - Subject Site Location.



Photo 2 - 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:

(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.

Section 4 (2) (a) - The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that -

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development.

5. Proposal by Applicants

The Applicant has advised that there will be no additional building onto the structure and the works will comprise of:

- Replace stairs, doors (internal), architraves.
- Replace/repair windows (existing).
- Replace fascia's and gutters.
- Replace heating system, boiler, plumbing.
- New fuse board.
- Repair walls in yard.
- Replace gate in yard.
- Damp proof kitchen and stairwell.
- Repaint exterior.

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 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.

7. Appropriate Assessment

A screening exercise for an appropriate assessment has been carried out and it has been concluded that the existing development is unlikely to have significant effects on any European sites. Please see attached report under Appendix A.

8. Environmental Impact Assessment Screening

The proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 of the *Planning and Development Regulations 2001 (as amended)* and therefore is not subject to EIA requirements.

9. 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 proposed renovation of the property (including replace stairs, doors (internal), architraves; replace/repair windows (existing); replace fascia's and gutters; replace heating system, boiler, plumbing; new fuse board; repair walls in yard; replace gate in yard; damp proof kitchen and stairwell; and, repaint exterior) without any alteration to the footprint of the property is or is not development and if so, are they exempted development at 9 Castle Street, Birr, Co. Offaly.

AS INDICATED on the particulars received by the Planning Authority on the 1st October 2024.

AND WHEREAS Dermot Horan & Martina Foley 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 the property (including replace stairs, doors (internal), architraves; replace/repair windows (existing); replace fascia's and gutters; replace heating system, boiler, plumbing; new fuse board; repair walls in yard; replace gate in yard; damp proof kitchen and stairwell; and, repaint exterior) without any alteration to the footprint of the property **is development and is exempted development** at 9 Castle Street, 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.



Úna McCafferkey

Executive Planner

25th October 2024

Date



Ed Kelly

(A/Senior Executive Planner)

25th October 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 24/101

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the proposed renovation of the property (including replace stairs, doors (internal), architraves; replace/repair windows (existing); replace fascia's and gutters; replace heating system, boiler, plumbing; new fuse board; repair walls in yard; replace gate in yard; damp proof kitchen and stairwell; and, repaint exterior) without any alteration to the footprint of the property is or is not development and if so, are they exempted development		
Site location:	9 Castle Street, Birr, Co. Offaly.		
Site size:	N/A	Floor Area of Proposed Development:	N/A
Identification of nearby European Site(s):	Dovegrove Callows SPA – 2.1km Lisduff Fen SAC – 4.76km Ballyduff/Clonfinane Bog SAC – 4.65km River Little Brosna Callows SPA – 5.307m All Saints Bog SPA – 6.48km		
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):			
Dovegrove Callows SPA - Features of interest include: <ul style="list-style-type: none"> • Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) 			
Lisduff Fen SAC - Features of interest include: <ul style="list-style-type: none"> • Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] • Alkaline fens [7230] • <i>Vertigo geyeri</i> (Geyer's Whorl Snail) [1013] 			
Ballyduff/Clonfinane Bog SAC - Features of interest include: <ul style="list-style-type: none"> • Active raised bogs [7110] 			

- Degraded raised bogs still capable of natural regeneration [7120]
- Depressions on peat substrates of the Rhynchosporion [7150]
- Bog woodland [91D0]

River Little Brosna Callows SPA - Features of interest include:

- Whooper Swan (*Cygnus cygnus*) [A038]
- Wigeon (*Anas penelope*) [A050]
- Teal (*Anas crecca*) [A052]
- Pintail (*Anas acuta*) [A054]
- Shoveler (*Anas clypeata*) [A056]
- Golden Plover (*Pluvialis apricaria*) [A140]
- Lapwing (*Vanellus vanellus*) [A142]
- Black-tailed Godwit (*Limosa limosa*) [A156]
- Black-headed Gull (*Chroicocephalus ridibundus*) [A179]
- Greenland White-fronted Goose (*Anser albifrons flavirostris*) [A395]
- Wetland and Waterbirds [A999]

All Saints Bog SPA - Features of interest include:

- Greenland White-fronted Goose (*Anser albifrons flavirostris*) [A395]

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: Dovegrove Callows SPA, Site Code: 004137

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004137.pdf>

Site Name: Lisduff Fen SAC, Site Code: 002147

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY002147.pdf>

Site Name: Ballyduff/Clonfinane Bog SAC, Site Code: 000641

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000641.pdf>

Site Name: River Little Brosna Callows SPA, Site Code: 004086

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004086.pdf>

Site Name: All Saints Bog SPA, Site Code: 004103

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004103.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)

<p>Would there be... ... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).</p>	<p>Not likely due to the location and type of development. The site is sufficient distance from the European site.</p>
<p>... a reduction in habitat area on a European site?</p>	<p>There will be no reduction in the habitat area. The site is sufficient distance from the European site.</p>
<p>... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the European site?</p>	<p>Not likely due to the location and type of development The site is sufficient distance from the European site.</p>
<p>... serious / ongoing disturbance to species / habitats for which the European site is selected (e.g. because of increased noise, illumination and human activity)?</p>	<p>Not likely due to the location and type of development The site is sufficient distance from the European site.</p>
<p>... direct / indirect damage to the size, characteristics or reproductive ability of populations on the European site?</p>	<p>None likely due to the location and type of development. The site is sufficient distance from the European site.</p>
<p>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.</p>	<p>No other plans known of in the vicinity of the site. The site is sufficient distance from the European site.</p>

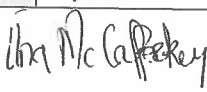
(E) SCREENING CONCLUSION:

Screening can result in:

1.	<i>AA is not required</i> because the project is directly connected with / necessary to the nature conservation management of the site.
2.	<i>No potential for significant effects / AA is not required.</i>
3.	<i>Significant effects are certain, likely or uncertain.</i> (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: Una McCafferkey 

Position: Executive Planner Date: 25th October 2024