

OFFALY COUNTY COUNCIL

DECLARATION UNDER SECTION 5 OF THE

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

REFERENCE: DEC 23/10

NAME OF APPLICANT: THOMAS LALLY

ADDRESS: BALLYWILLIAM FARM,
LISHEEN,
BIRR,
CO. OFFALY.

NATURE OF APPLICATION: REQUEST FOR DECLARATION UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000, AS AMENDED AS TO WHETHER THE RENOVATION AND UPDATING OF A DERELICT HOUSE AT NO. 3 POUND STREET COTTAGES IS OR IS NOT DEVELOPMENT AND IS OR IS NOT EXEMPTED DEVELOPMENT.

LOCATION OF DEVELOPMENT: 3 POUND STREET COTTAGES, BIRR, CO. OFFALY, R42 F602

WHEREAS A question referred to Offaly County Council on 26/04/2023 as to whether the renovation and updating of a derelict house is or is not development and is or is not exempted development at 3 Pound Street Cottages, Birr, Co. Offaly under the Planning and Development Act 2000, (as amended).

AND WHEREAS the Planning Authority, in considering this declaration request, had regard particularly to-

- (a) Sections 2, 3 and 4(1) h of the Planning & Development Act 2000 as amended.

AND WHEREAS Offaly County Council has concluded that –

The renovation and updating of a derelict house **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 renovation and updating of a derelict house at No.3 Pound Street Cottages **is development** and **is exempted development** at 3 Pound Street Cottages, Birr, Co. Offaly, R42 F602

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.

R. Lally

Administrative Officer

19/5/2023

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.

OFFALY COUNTY COUNCIL

Planning Report - Section 5 Declaration

File Reference:	<i>Dec. 23/10</i>
Question:	<i>Whether the renovation and updating of a derelict house at No.3 Pound Street Cottages is or is not development and is or is not exempted development.</i>
Applicant:	<i>Thomas Lally</i>
Correspondence Address:	<i>Ballywilliam Farm, Lisheen, Birr, Co. Offaly</i>
Location:	<i>3 Pound Street Cottages, Birr, Co. Offaly.</i>

1. Proposal

The question has arisen as whether the renovation and updating of a dwelling at No. 3 Pound Street Cottages is or is not development and is or is not exempted development.

2. Location

The subject site is located within Birr Town on lands which are zoned as Existing Residential under the Offaly County Development Plan 2021 – 2027. The dwelling is part of a row of terraced and is currently vacant.

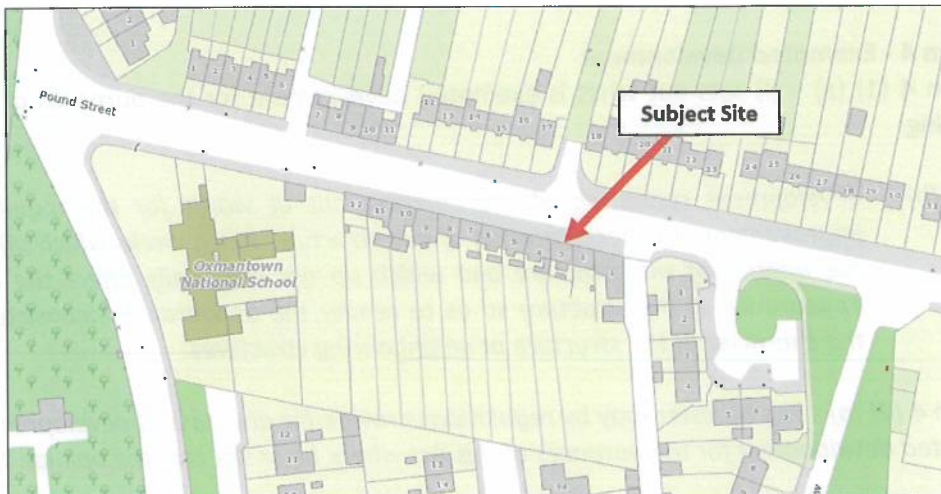


Photo 1: Site Location



Photo 2: Subject Site.

3. Relevant Planning History:

No relevant planning or enforcement history.

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:

“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 Applicant

The Applicant wishes to renovate and update a dwelling. These works will include rewiring and installation of new plumbing of the 2 no. bedrooms, bathroom, kitchen/living room; upgrading of floors; and, insulation. The Applicant advises that they are applying for the ‘refurbishment grant’ i.e. the Vacant Property Refurbishment Grant. The Planning Authority note that the works are internal.

6. 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.

7. Evaluation

Question: *Whether the renovation and updating of a t house is or is not 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?

In considering the works outlined by the Applicant, the Planning Authority conclude that these works would only affect the interior of the structure and do not materially affect the external appearance of the structure and are therefore deemed as exempted development.

8. Recommendation

It is recommended that the development as described in the application 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 or not the renovation and updating of a house is or is not development and, where it is development, whether or not it is or is not exempted development at No.3 Pound Street Cottages, Birr, Co. Offaly.

AS INDICATED on the particulars received by the Planning Authority on the 26th April 2023;

AND WHEREAS Thomas Lally 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) Sections 2, 3 and 4(1) h of the Planning & Development Act 2000 as amended.

AND WHEREAS Offaly County Council has concluded that the renovation and updating of a house 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;

The renovation and updating of a house as indicated on the particulars received by the Planning Authority on the 26th April 2023 is **development** and is **exempted development** at No.3 Pound Street Cottages, 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.



Una McCafferkey
Executive Planner

18th May 2023

Date



Ed Kelly (A/Senior Executive Planner)

Date: 18/5/2023

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 23/10

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the renovation and updating of a derelict house at No.3 Pound Street Cottages is or is not development and is or is not exempted development.		
Site location:	3 Pound Street Cottages, Birr, Co. Offaly.		
Site size:	Not provided	Floor Area of Proposed Development:	N/A
Identification of nearby European Site(s):	Dovegrove Callows SPA – 1.46km Ridge Road, SW of Rapemills SAC – 4.06km River Little Brosna Callows SPA – 4.63km		
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?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
(B) IDENTIFICATION OF THE RELEVANT EUROPEAN SITE(S):			
The reasons for the designation of the European site(s):	<p>Dovegrove Callows SPA - Features of interest include:</p> <ul style="list-style-type: none"> • Greenland White-fronted Goose (Anser albifrons flavirostris) (A395) <p>River Little Brosna Callows SPA- Features of interest include:</p> <ul style="list-style-type: none"> • 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] <p>Ridge Road, SW of Rapemills SAC – Features of interest include:</p> <ul style="list-style-type: none"> • Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] 		
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: River Little Brosna Callows SPA, Site Code: 004086
<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY004086.pdf>

Site Name: Ridge Road, SW of Rapemills SAC, Site Code: 000919
<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000919.pdf>

(C) NPWS ADVICE:

Advice received from NPWS over phone:	None Received
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Summary of advice received from NPWS in written form (ATTACH SAME):	None Received
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(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)

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.

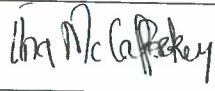
(E) SCREENING CONCLUSION:

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
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Justify why it falls into relevant category	There would be no likely significant impact on the European site from the
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above:	proposed development due to the scale of the proposed development and the separation distance between the subject site and European Site.		
Name:	Úna McCafferkey		
Position:	Executive Planner	Date:	18 th May 2023

