



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Registered Post

**Croi an Droichid Ltd
C/o Joseph Considine
9 Carmody Street Business Park
Ennis
Co. Clare**

25th June 2025

Section 5 referral Reference R25-43 – Croi an Droichid Ltd

Does the tile reroofing and removal of structurally unsound chimneys of the derelict house in the Main Square in Sixmilebridge, V95 H2WT constitute exempted development on consideration of health and safety hazards, sustainability and consistency with most other adjacent works carried out?

A Chara,

I refer to your application received on 29th May 2025 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

The Planning Authority has considered the matter and I attach herewith the Council's findings in this matter.

Where a declaration is issued by the Planning Authority, any person issued with a declaration, may on payment to An Coimisiún Pleanála of the required fee, refer a declaration for review by An Coimisiún Pleanála within 4 weeks of the date of the issuing of the declaration. Details on making such appeal are available on the Board's website at www.pleanala.ie.

Mise, le meas

**Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate**

**An Roinn Pleanála
An Stiúthóireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department
Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



**DECLARATION ISSUED UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)**

Reference No.: R25-43



**Comhairle Contae an Chláir
Clare County Council**

Section 5 referral Reference R25-43

Does the tile reroofing and removal of structurally unsound chimneys of the derelict house in the Main Square in Sixmilebridge, V95 H2WT constitute exempted development on consideration of health and safety hazards, sustainability and consistency with most other adjacent works carried out?

AND WHEREAS, Croi an Droichid Ltd has requested a declaration from Clare County Council on the said question.

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

- (a) Sections 2, 3 4 and 82 (1) of the Planning and Development Act, 2000, as amended,
- (b) Article 6 (Exempted Development) and Schedule 2- Exempted development of the Planning and Development Regulations 2001 (as amended).
- (c) The works as have been carried out to the subject building as indicated in submitted documents from the referrer as received by the Planning Authority on 29th May 2025.

And whereas Clare County Council has concluded:

- (a) The stated works as per the documents from the referrer as received by the Planning Authority on 29th May 2025, are works and are not exempted development as it is considered that the works as have been carried out , being the replacement of the older slate roof with a new tiled roof, and the removal of two older chimneys from the building, are works which materially affect the character of the Architectural Conservation Area at this location and hence as per Section 82(1) of the Planning and Development Act 2000 (as amended) the works as have been carried out are not exempted development.

THEREFORE: The Planning Authority in exercise of the powers conferred on it by Section 5 of the Planning and Development Act, 2000 (as amended), hereby decides that:

The proposed development consisting of stated works as per the documents from the referrer received by the Planning Authority on 29th May 2025, being the replacement of the older slate roof with a new tiled roof and the removal of two older chimneys from the building at Main Street, Sixmilebridge, Co. Clare **constitutes development** which is **not exempted development** as defined within the Planning & Development Acts, 2000 (as amended) and associated regulations.


Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate

25th June 2025

CLARE COUNTY COUNCIL

SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED

DECLARATION ON DEVELOPMENT AND/OR EXEMPTED DEVELOPMENT

Chief Executive's Order No: 85754

Reference Number: R25-43

Date Referral Received: 29th May 2025

Name of Applicant: Croi an Droichid Ltd

Location of works in question: Main Street, Sixmilebridge, Co. Clare

Section 5 referral Reference R25-43 – Croi an Droichid Ltd

Does the tile reroofing and removal of structurally unsound chimneys of the derelict house in the Main Square in Sixmilebridge, V95 H2WT constitute exempted development on consideration of health and safety hazards, sustainability and consistency with most other adjacent works carried out?

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

- (a) Sections 2, 3 4 and 82 (1) of the Planning and Development Act, 2000, as amended,
- (b) Article 6 (Exempted Development) and Schedule 2- Exempted development of the Planning and Development Regulations 2001 (as amended).
- (c) The works as have been carried out to the subject building as indicated in submitted documents from the referrer as received by the Planning Authority on 29th May 2025.

AND WHEREAS Clare County Council has concluded:

- (a) The stated works as per the documents from the referrer as received by the Planning Authority on 29th May 2025, are works and are not exempted development as it is considered that the works as have been carried out , being the replacement of the older slate roof with a new tiled roof, and the removal of two older chimneys from the building, are works which materially affect the character of the Architectural Conservation Area at this location and hence as per Section 82(1) of the Planning and Development Act 2000 (as amended) the works as have been carried out are not exempted development.

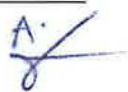
ORDER: Whereas by Chief Executive's Order No. HR 343 dated 19th May 2025, Gordon Daly, Chief Executive for Clare County Council, did, pursuant to the powers conferred on him by Section 154 of the Local Government Act 2001, delegate to Garreth Ruane, Senior Executive Planner, the powers, functions and duties as set out herein,

NOW THEREFORE pursuant to the delegation of the said powers, functions and duties and under Section 5(2)(a) of the Planning & Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the referral described above, I, Garreth Ruane, Senior Executive Planner,

hereby declare that the stated works as per the documents from the referrer received by the Planning Authority on 29th May 2025, being the replacement of the older slate roof with a new tiled roof and the removal of two older chimneys from the building at Main Street, Sixmilebridge, Co. Clare is considered development which is not exempted development.

Signed:


GARRETH RUANE
SENIOR EXECUTIVE PLANNER



Date:

25th June 2025

CLARE COUNTY COUNCIL

SECTION 5 DECLARATION OF EXEMPTION APPLICATION

APPLICANT(S): Croi an Droichid

FILE REF: R25-43

REFERENCE: does the tile re- roofing and removal of structurally unsound chimneys on the derelict house at main street Sixmilebridge(V95H2WT) constitute exempted development in consideration of health and safety hazards , sustainability and consistency with most other adjacent works carried out

LOCATION: Main Street Sixmilebridge

DUE DATE: 25-06-25

Site Location

The subject property is an older two storey building located at main street Sixmilebridge and at the centre of the village of Sixmilebridge. The ground floor of this building would appear to have been used as a shop in the past. As per available google map images of the building, there was an older slated roof on this building on the past and chimneys on this building. As per recent viewing of this building, the original slates have been removed and a new tiled roof put in place and the original chimneys have been removed. The subject building is located within the Architectural Conservation Area of Sixmilebridge and there are many older buildings with traditional features in close proximity to this building.



Figure 1: View of Building 2023, source google street view.



Figure 2; View of building sept 2024, Source google Street view.

County Development Plan 2023-2029 provisions

As per the Clare County Development Plan 2023-2029 this property is located within the town centre area of Sixmilebridge and is on lands zoned for mixed use development and designated as being within the Architectural Conservation Area of Sixmilebridge and the following provisions of the County Development Plan apply in such areas;

Mixed Use

The use of land for 'mixed use' developments shall include the use of land for a range of uses, making provision, where appropriate, for primary and secondary uses e.g. commercial/retail development as the primary use with residential development as a secondary use. Secondary uses will be considered by the local authority having regard to the particular character of the given area. On lands that have been zoned 'mixed-use' in or near town or village centres, a diverse range of day and evening uses is encouraged and an over-concentration of any one use will not normally be permitted.

Development Plan Objective: Architectural Conservation Areas (ACAs)	
CDP16.5	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none">a) To ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes;b) To protect from demolition or removal and non-sympathetic alterations, existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA;c) To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that does not detract from and is complementary to the character of the ACA; andd) To ensure that external colour schemes in ACAs enhance the character and amenities of the area and reflect traditional colour schemes.

Planning History

There is no recent planning history on this site.

Background to Referral

This Referral under Section 5(3)(a) of the Planning and Development Act 2000 (as amended) has been made by a group called Croi an Droichid. They state that they are the owners of the building that is the subject of this referral.

The applicants are seeking a Section 5 Declaration as to whether the works as have been carried out to the building is or is not development and is or is not exempted development. The stated works are as follows;

- The tile re-roofing and removal of structurally unsound chimneys of a derelict house at Main Street Sixmilebridge Co. Clare.

The referrer provides the following additional information:

- The works were carried out in consideration of health and safety standards.
- The owners received a warning letter re file ref UD 25- 008 dated March 27th, 2025, from the Council.
- The warning letter related to roof repair and chimney removal at this building and stated that the works as carried out materially affect the character of the area.
- The owner was not aware that the property was in an ACA
- The owner employed local professionals to do the works and local materials. The same materials were used on multiple properties in the town.
- The replacement of old metal gates has enhanced the aesthetics of the property.
- The house was derelict at its time of purchase in 2024. The house has undergone extensive refurbishment.
- The chimneys were structurally un-sound and out of use for decades.
- Structural repairs were necessary.
- The building was damaged by water ingress and rot.
- Similar slate has been used on other properties in the square at Sixmilebridge.
- There do not appear to have been any complaints in terms of other buildings in the square.
- Photos of other buildings in the square with similar roof materials and chimneys removed have been submitted.
- Photos of the reconstructed gables have been submitted.

Appropriate Assessment

Having regard to the small scale and nature and scale of the stated works. which consists of works to an existing dwelling and the absence of proximity or connectivity to a European Site, no Appropriate Assessment issues arise and I do not consider that the development as has bene carried out would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site.

Assessment

This section V Referral application is considered as follows;

Statutory Provisions

(1) Planning and Development Act, 2000 (as amended)

- (a) In order to assess this proposal, regard has to be had to the *Planning and Development Act 2000, as amended*. Consideration has been given to the following sections of the Planning Act;

S.3.(1) In this Act, “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.

‘Works’ are defined in Section 2 of the *Planning and Development Act 2000, as amended* 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.

Having regard to the above, the stated changes to the subject building are considered to be development and to be works.

- (b) Consideration has also been given to the provisions of Section 4(1)(h) of the Planning and Development Act, 2000 (as amended), which states as follows;

(4) (1) *The following shall be exempted developments for the purposes of this Act –*

(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 or 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 of neighbouring structures

Having regard to the nature of the change as have been carried out to the subject building, which have consisted of replacement of the roof tile on the building and the removal of chimneys, it is noted that the subject property is located within the designated Architectural Conservation Area at Sixmilebridge . As per the Clare County Development Plan 2023-2029 the following objective in terms of Architectural Conservation Areas applies;

Development Plan Objective: Architectural Conservation Areas (ACAs)	
CDP16.5	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> a) To ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes; b) To protect from demolition or removal and non-sympathetic alterations, existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA; c) To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that does not detract from and is complementary to the character of the ACA; and d) To ensure that external colour schemes in ACAs enhance the character and amenities of the area and reflect traditional colour schemes.

The works that this Section 5 relates to and which have been carried out at this property are;

- The preplacement of the original roof with a new slate roof
- The removal of chimneys from the roof of the building

Having regard to the nature of the works as have been carried out, the age and character of the building and the location of the building within the Architectural Conservation Area of Sixmilebridge where it is an objective of Clare County Council, as per CDP 16.5 of the County Development Plan to protect from demolition or removal and non-sympathetic alterations, existing buildings, structures, groups of structures or which are considered to be intrinsic elements of the special character of the ACA, it is my view that the works as have been carried out to the subject structure are not in keeping with the exempted development provisions as are set out in Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and that the works as have been carried out, have materially affected the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighboring structures.

Having regard to the details submitted, I am satisfied that the works as have been carried out to the subject building, as have been outlined in the details submitted are not exempted development in keeping with the provisions of Section 4(1) (h) of the Planning and Development Act 2000 (as amended)

(c) Section 82(1) of the Planning and Development Act 2000 (as amended)

Consideration has also been given to the provisions of Section 82(1) of the Planning and Development Act 2000 (as amended) which states that:

"Development in Architectural Conservation Areas;

82 (1) Notwithstanding paragraph (a)(h) , (i) (ia) (j) (k) or (l) of Section 4(1) , or any regulations made under Section 4(2) the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area".

The building is located within the ACA of Sixmilebridge and this area has its own distinct architectural character, with good examples of vernacular architectural within the central area of the town and with a number of buildings having been subject to sensitive refurbishment and repair in recent years.

Having regard to the character of the streetscape and architectural conservation area in which the property is located, It is my opinion that the works as have been carried out to the building materially affect the character of the area and cannot be considered to be exempted development.

Having regard to the provisions of Section 82(1) of the Planning Act and having regard to the works as have been carried out to the subject structure, which have consisted of the removal of older traditional chimneys from the structure and the replacement of original roof slates with roof tiles, it is considered that the works as have been carried out to the building cannot be considered to be exempted development.

The Referrers have not submitted appropriately scaled drawing of the subject building, however based on my working knowledge of the Town of Sixmilebridge and an inspection of this site, as well as older images of the building which can be viewed on Google Streetview, it is my view that I have sufficient information in this case to allow for a determination to be made in this case.

(2) Planning and Development Regulations 2001 (as amended)

I have considered all exempted development provisions as are set out in Article 6 and in Schedule 2 of the Planning Regulations and I am satisfied that and there are no provisions of the Planning and Development Regulations 2001 (as amended) under which the subject development could be considered to be exempted development.

Further, Section 82 (1) of the Planning and Development Act 2000 (as amended) provides that no form of exempted development as set out in the Planning Act or Planning Regulations can apply in cases where the stated works materially affect the character of the area, and in this case it is considered that the works as have been carried out materially affect the character of the area.

Conclusions

The following question has been referred to the Planning Authority:

Whether works as have been carried out to the subject building at main Street Sixmilebridge (Eircode V95H2WT) is or is not development and is or is not exempted development. The stated works are as follows;

- The tile reroofing and removal of structurally unsound chimneys of a derelict house at Main Street, Sixmilebridge, Co. Clare.

The Planning Authority in considering this referral had regard to:

- (a) Sections 2, 3,4 and 82 (1) of the Planning and Development Act, 2000, as amended,
- (b) Article 6 (Exempted Development) and Schedule 2- Exempted development of the Planning and Development Regulations 2001 (as amended).
- (c) The works as have been carried out to the subject building as indicated in submitted documents from the referrer as received by the Planning Authority on 29th May 2025.

And whereas Clare County Council (Planning Authority) has concluded:

The stated works as per the documents from the referrer as received by the Planning Authority on 29th May 2025, are works and are not exempted development as it is considered that the works as have been carried out , being the replacement of the older slate roof with a new tiled roof, and the removal of two older chimneys from the building, are works which materially affect the character of the Architectural Conservation Area at this location and hence as per Section 82(1) of the Planning and Development Act 2000 (as amended) the works as have been carried out are not exempted development.

Annemarie McCarthy
Executive Planner
Date: 25/06/25

A McCarthy 25/06/25

ER
25/06/25.



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Croi an Droichid Ltd
C/o Joseph Considine
9 Carmody Street Business Park
Ennis
Co. Clare

30/05/2025

Section 5 referral Reference R25-43 – Croi an Droichid Ltd

Does the tile reroofing and removal of structurally unsound chimneys of the derelict house in the Main Square in Sixmilebridge, V95 H2WT constitute exempted development on consideration of health and safety hazards, sustainability and consistency with most other adjacent works carried out?

A Chara,

I refer to your application received on 29th May 2025 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

Please note that the Planning Authority is considering the matter and a reply will issue to you in due course.

Mise, le meas

Brian Fahy
Planning Department
Economic Development Directorate

An Roinn Pleanála
An Stiúrthóireacht Forbairt Gheilleagrach

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Planning Department
Economic Development Directorate

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



CONTAE AN CHLÁIR



Clare County Council
Aras Contae an Chláir
New Road
Ennis
Co Clare



29/05/2025 09:15:13

Receipt No. : L1CASH/0/379504
***** REPRINT *****

MARIA COLFER
Croi an Droichid Ltd
Rossmanagher Cottage
Sixmilebridge, Co Clare V95 D4F8

AN CHLÁIR

SECTION 5 REFERENCES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total : 80.00 EUR

Tendered :
CREDIT CARDS 80.00

Change 0.00

Issued By : L1CASH - Colm Murphy
From : MAIN CASH OFFICE LODGEMENT AF
Vat reg No.0033043E

**CLARE
COUNTY COUNCIL**

29 MAY 2025

P07 Request for a Declaration on Development and Exempted Development (March 2017)

P07

Received

Planning Section

CLARE COUNTY COUNCIL
COMHAIRLE CONTAE AN CHLÁIR

Planning Department,
Economic Development Directorate,
Clare County Council,
New Road, Ennis,
Co. Clare.
V95DXP2

Telephone No. (065) 6821616
Fax No. (065) 6892071
Email: planoff@clarecoco.ie
Website: www.clarecoco.ie



Comhairle Contae an Chláir
Clare County Council

R25-43

**REQUEST FOR A DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
(Section 5 of the Planning & Development Act 2000 (as amended))**

FEE: €80

This following form is a non-statutory form which has been prepared by Clare County Council for the purpose of obtaining the necessary information required for a declaration to be made under Section 5 by the Planning Authority

1. CORRESPONDENCE DETAILS.

(a) Name and Address of person seeking the declaration	Croi an Droichid Ltd
	Rossmanagher Cottage
	Sixmilebridge V95 D4F8
(b) Telephone No.:	
(c) Email Address:	
(d) Agent's Name and address:	Joseph Considine
	9 Carmody Street Business Park
	Ennis

<p>2. DETAILS REGARDING DECLARATION BEING SOUGHT</p>
<p>(a) PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT <i>Note: only works listed and described under this section will be assessed.</i></p>
<p><u>Sample Question: Is the construction of a shed at 1 Main St., Ennis development and if so is it exempted development?</u></p> <p><u>Does the tile reroofing and removal of structurally unsound chimneys of the derelict house in the Main square in Sixmilebridge (V95H2WT) constitute exempted development in consideration of health and safety hazards, sustainability and consistency with most other adjacent works carried out?</u></p>
<p>(b) Provide a full description of the question/matter/subject which arises wherein a declaration of the question is sought.</p> <p><u>Per warning letter ref UD25-008, dated March 27, 2025, owner has been requested to submit Declaration 5 with respect to works carried out on house in August 2024, 7 months before the receipt of the warning letter, regarding roof repair and chimney removal.</u></p> <p><u>Said letter states that the work materially affects the character of the area.</u></p> <p><u>Owner was not aware that the property was located in an architectural conservation area.</u></p> <p><u>Owner carried out work using local professionals and materials used on multiple properties adjacent in the town square and carried out work in consideration of professional recommendations. Several improvements were made to increased BER rating of the house from G to B1 which would have been impossible without work as it was carried out.</u></p> <p><u>Replacement of old metal gates for eventual public access have enhanced the historical aesthetic of the property from it's previous state.</u></p> <p><u>House was derelict at time of purchase in January of 2024.</u></p> <p><u>Previous occupant was deceased in 2020 and house has gone thorough major refurbishment to make it liveable again, without any changes to layout.</u></p> <p><u>Chimneys were structurally unsound and out of use for several decades. It was necessary to rebuild the barge at the base of the west gable wall and make other structural repairs. Water was constantly dripping down the interior walls through the chimney, affecting their integrity, rotting out floors, and growing mold and fungi from the east side intrusion, a health hazard.</u></p> <p><u>Rebuilding chimneys would require rebuilding entire walls, to the exterior and with the adjacent property. Roof tiles were falling off creating another hazard to those walking below.</u></p> <p><u>A survey of the other properties in the square, some of which have been refurbished over the last year (pictures attached) show the use of composite slate-like tile similar to what we used, as well as chimney removal.</u></p> <p><u>We also understand from Clare Coco that the warning letter stems from a complaint, and that by its unique issuance and partiality it fails to adhere to Section 152. (a) of the Planning and Development Act of 2000 where "a representation in writing is made to a planning authority by any person that unauthorised development may have been, is being or may be carried out, and it appears to the planning authority that the representation is not vexatious, frivolous or without substance or foundation..." Given that no other Main Square owners have received same, we kindly request a Declaration on Development and Exempted Development be granted. .</u></p>
<p>(c) List of plans, drawings etc. submitted with this request for a declaration: <i>(Note: Please provide a site location map to a scale of not less than 1:2500 based on Ordnance Survey map for the areas, to identify the lands in question)</i></p>
<p><u>Pictures of other similar roof material types and chimney removals in the same square</u></p> <p><u>Pictures of reconstructed gable, massive invasive fungi, new gates, new BER cert</u></p> <p><u>Daft Listing for rent: https://www.daft.ie/for-rent/house-main-street-sixmilebridge-sixmilebridge-co-clare/6143981 (more synthetic tile seen adjacent)</u></p>

3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT	
(a) Postal Address of the Property/Site/Building for which the declaration sought:	Main Square, Sixmilebridge V95H2WT
(b) Do the works in question affect a Protected Structure or are within the curtilage of a Protected Structure? If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 (as amended) been requested or issued for the property by the Planning Authority?	No
(c) Legal interest in the land or structure in question of the person requesting the declaration (Give Details):	Company Owner
(d) If the person in (c) above is not the owner and/or occupier, state the name and address of the owner of the property in question: <i>Note: Observations in relation to a referral may be requested from the owner/occupier where appropriate.</i>	
(e) Is the owner aware of the current request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)?:	Yes
(f) Are you aware of any enforcement proceedings connected to this site? If so please supply details:	No
(g) Were there previous planning application/s on this site? If so please supply details:	No
(h) Date on which 'works' in question were completed/are likely to take place:	August 2024

SIGNED: 

DATE: 29/03/2025

GUIDANCE NOTES

This following are non-statutory advice notes prepared by Clare County Council for the purpose of advising people what information is required for a decision to be made under Section 5 by the Planning Authority

- (i) The request for a declaration under Section 5 must be accompanied by 2 copies of site location map based on the Ordnance Survey map for the area of a scale not less than 1:1000 in urban areas and 1:2500 in rural areas and should clearly identify the site in question.
- (ii) The request for a declaration under Section 5 must be accompanied by the required fee of €80.00.
- (iii) If submitting any additional plans/reports etc. as part of the request for a declaration, please submit 2 copies.
- (iv) The request for a declaration should be sent to the following address:

Planning Department,
Economic Development Directorate,
Clare County Council
Aras Contae an Chlair,
New Road,
Ennis,
Co. Clare
V95DXP2

- (v) Notwithstanding the completion of the above form, the Planning Authority may require the submission of further information with regard to the request in order to enable the Authority to issue a declaration on the question.
- (vi) The Planning Authority may also request other persons to submit information on the question which has arisen and on which the declaration is sought

FOR OFFICE USE ONLY

Date Received:	Fee Paid:
Date Acknowledged:	Reference No.:
Date Declaration made:	CEO No.:
Decision:.....			

Building Energy Rating (BER)

BER for the building detailed below is:

B1

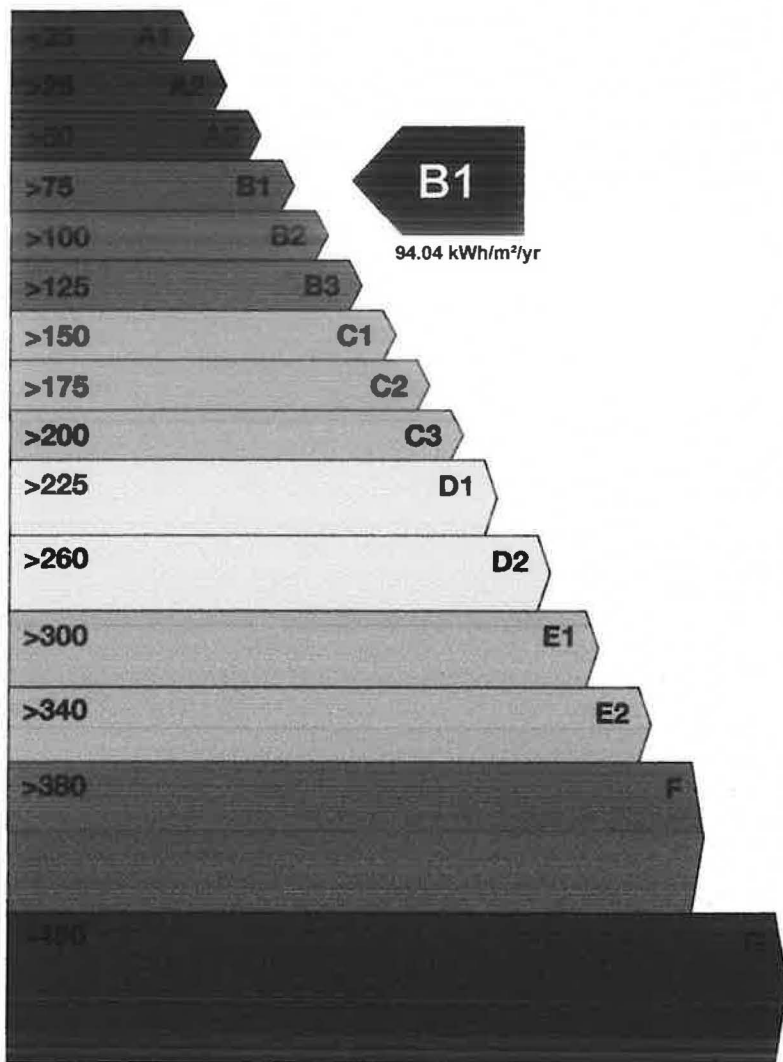
Address MAIN ST
SIXMILEBRIDGE
CO. CLARE

Eircode V95H2WT
BER Number 113531669
Date of Issue 24/05/2025
Valid Until 24/05/2035
Assessor Number 109317
Assessor Company No 109316

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating kWh/m²/yr MOST EFFICIENT



LEAST EFFICIENT

Carbon Dioxide (CO₂) Emissions Indicator kgCO₂/m²/yr

BEST
0

Calculated
annual CO₂
emissions

12.04 kgCO₂/m²/yr

WORST
>120

The less CO₂ produced,
the less the dwelling
contributes to global
warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

Sixmilebridge Work V95H2WT

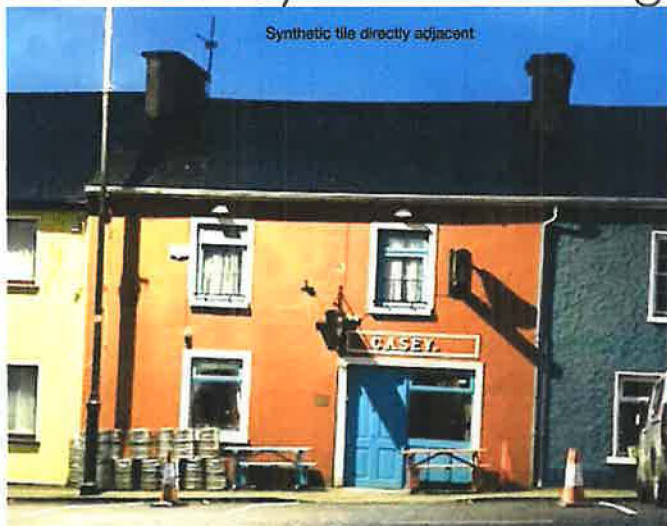
Folio Map:



Photos of structural and health hazards

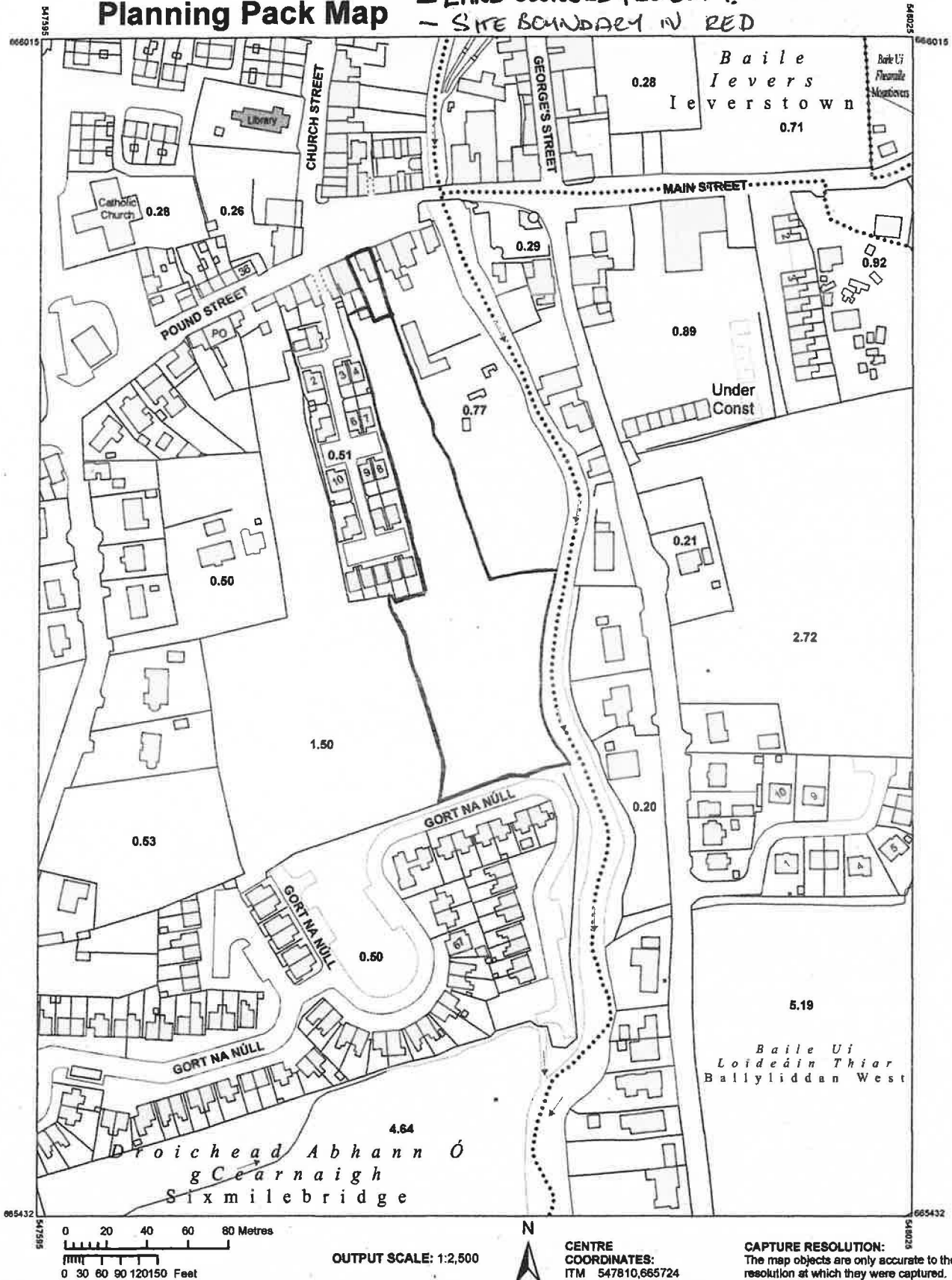


Photos of synthetic roofing materials on most adjacent buildings in the square:



Planning Pack Map

— LAND OWNERS PROPERTY.
— SITE BOUNDARY IN RED



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