



COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Registered Post**

**Aideen Day  
Kilcraha  
Carrigaholt  
Co. Clare  
V15 HP62**

**12th December 2025**

**Section 5 referral Reference R25-99 – Aideen Day**

Is the construction of a bee bed at V15 HP62 development and if so, is it exempted development?

A Chara,

I refer to your application received on 28th November 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](http://www.pleanala.ie).

Mise, le meas

**Anne O'Gorman  
Staff Officer  
Planning, Placemaking & Economic Development**

**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



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

**Reference No.: R25-99**



**Comhairle Contae an Chláir  
Clare County Council**

**Section 5 referral Reference R25-99**

**Is the construction of a bee bed at V15 HP62 development and if so, is it exempted development?**

**AND WHEREAS, Aideen Day** 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 and 3 of the Planning and Development Act 2000, as amended,
- (b) Schedule 2, Part 3, Class 3 of the Planning and Development Regulations 2001 (as amended),
- (c) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended),
- (d) The details and drawings as indicated in submitted documents from the referrer.

**And whereas Clare County Council has concluded:**

- (a) The development consisting of a bee bed constitutes "works" and "development" which come within the scope of sections 2 and 3 of the Planning and Development Act 2000, as amended.
- (b) The said development being for commercial purposes and open to visiting members of the public (by appointment) falls outside within the scope of the Planning and Development Regulations 2001 (as amended) Schedule 2, Part 3, Class 3.

**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 the construction of a bee bed at Kilcorna, Lisheencrony, Carrigaholt, 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, Placemaking & Economic Development**

**12th December 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:

86844

Reference Number:

R25-99

Date Referral Received:

28th November 2025

Name of Applicant:

Aideen Day

Location of works in question:

Kilcraha, Carrigaholt, Co. Clare,

**Section 5 referral Reference R25-99 – Aideen Day**

Is the construction of a bee bed at V15 HP62 development and if so, is it exempted development?

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

- (a) Sections 2 and 3 of the Planning and Development Act 2000, as amended,
- (b) Schedule 2, Part 3, Class 3 of the Planning and Development Regulations 2001 (as amended),
- (c) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended),
- (d) The details and drawings as indicated in submitted documents from the referrer.

**AND WHEREAS Clare County Council has concluded:**

- (a) The development consisting of a bee bed constitutes "works" and "development" which come within the scope of sections 2 and 3 of the Planning and Development Act 2000, as amended.
- (b) The said development being for commercial purposes and open to visiting members of the public (by appointment) falls outside within the scope of the Planning and Development Regulations 2001 (as amended) Schedule 2, Part 3, Class 3.

**ORDER:** Whereas by Chief Executive's Order No. CE/25/18 dated 7<sup>th</sup> October 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 construction of a bee bed at Kilcraha, Lisheencrony,

Carrigaholt, Co. Clare is considered development which is not exempted development.

Signed:

  
GARRETH RUANE  
SENIOR EXECUTIVE PLANNER 

Date:

12th December 2025



## SECTION 5 DECLARATION OF EXEMPTION APPLICATION

FILE REF:	R25- 99
APPLICANT(S):	
REFERENCE:	Whether the construction of a bee bed at Kilcraha Carrigaholt is considered exempted development and if so, is it exempted development.
LOCATION:	Kilcraha Carrigaholt
DUE DATE:	2 <sup>nd</sup> Jan 25

### Site Location

The site is 400m east of Carrigaholt. The site accommodated a dwelling and apiary and is located in a designated Heritage landscape on the Loophead landscape character area. It is bound by dwelling on either side. The public road outside the site is a scenic route and recreational route. The Lower River Shannon SAC is located on the opposite side of the road.

### Planning History

94/1178

Martin Hansbury. Permission to erect a dwellinghouse and modify existing garage at Lisheencraha Carrigaholt.

### Background to Referral

This Referral under Section 5(3)(a) of the Planning and Development Act 2000 (as amended) has been made by Aideen Day.

The referral question is as follows- whether the construction of a bee bed is considered development and if so, is it exempted development.

### Statutory Provisions

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

In order to assess this proposal, regard has to be had to the *Planning and Development Act 2000, as amended*.

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.*

#### *Exempted Development*

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.*

#### **(2) Planning & Development Regulations, 2001, as amended**

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1

#### **Planning and Development Regulations 2001 (as amended) Schedule 2, Part 1, Class 3**

##### **CLASS 3**

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

#### *Conditions and Limitations*

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such

Under Article 9 (1) of the same Regulations, development to which Article 6 relates shall not be exempted development for the purposes of the Act:

(a) if the carrying out of such development would –

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act

(ii) consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(iiia) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes, or aircraft,

(iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,

(vii) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section



14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorized structure or a structure the use of which is an unauthorized use,

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,

(xi) obstruct any public right of way,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

## Assessment

### Basis of Referral

The applicant is seeking a Section 5 Declaration as to whether is considered development and if so, is it exempted development.

### Particulars of the Development

Map of site scale 1: 2500

Timber shed dimensions 2m wide by 2.3m long by 2.4m high (to ridge)

The bee bed would be used for apitherapy wellness sessions for clients. The bed could accommodate two people at a time who would enjoy a 30 to 45 minute session resting on the bed and enjoying the smell and sounds of the colonies below. The maximum sessions would be from April to October when the bees are active. It would be a wooden structure like a shed of the dimensions set out above. It would be located to the rear of the dwelling

the next to the apiary. It will have a concrete base to sit on and a path. It will not have any utilities connected.

Firstly the structure is to be located within the curtilage of a private dwelling and although described as a bee bed also includes a shed placed on top of hives.

### CLASS 3

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, **shed or other similar structure.**

#### *Conditions and Limitations*

- (b) No such structure shall be constructed, erected or placed forward of the front wall of a house.

*The shed is to be located behind the dwelling.*

- (c) The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.

*The total area is 4.6 sq.m.*

- (d) The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

*This is the case. The area remaining far exceeds 25 sq.m.*

- (e) The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

*The structure is to the rear of the house (not to the side) and as such the external finish does not have to match that of the house in order to be considered exempted development.*

- (f) The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

*The height is 2.4m*

- (g) The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

*It is not used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses. However it will be used for purposes other than a purpose incidental to the enjoyment of the house as such. The applicant has advised that the structure will be used commercially by visiting members of the public, by appointment and as such is not considered solely for domestic use in conjunction with the use and enjoyment of the dwelling.*

**Article 9 of the Planning and Development Regulations 2001, as amended**

*Under Article 9 (1) of the same Regulations, development to which Article 6 relates shall not be exempted development for the purposes of the Act:*

- (a) if the carrying out of such development would –*

*(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act*

**There is no condition on 94/ 1178 which prohibits the erection of a shed on the site.**

*(ii) consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*

**No access points onto the public road network are affected by the proposal.**

*(iii) endanger public safety by reason of traffic hazard or obstruction of road users,*

**The proposal does not create a traffic hazard or obstruct road users in the area.**

*(iiia) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes, or aircraft,*

**The proposal site is not located in a solar safeguard zone.**

*(iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction,*



*erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*

**No applicable to the proposal**

*(v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies*

**Not applicable to this proposal**

*(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.*

**The proposal does not interfere with the character of the area.**

*(vii) consist of or comprise the excavation, alteration or demolition (other than 'peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,*

**Not applicable to this proposal**

*(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,*

**There are no known archaeological features on site or in the vicinity of the proposal site.**

*(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,*

Having regard to the nature, scale and location of the proposed development, in the absence of connectivity to a European Site, no Appropriate Assessment issues arise and I do not consider that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects, on a European Site.

Appropriate assessment is not therefore required.

*(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."*

**No applicable in this instance**

*(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorized structure or a structure the use of which is an unauthorized use,*

**Not applicable to this proposal**

*(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*

**Not applicable in this instance**

*(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,*

**Not applicable in this instance**

*(xi) obstruct any public right of way,*

**Not applicable in this instance**

*(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.*



**The development site is not within an Architectural Conservation Area.**

### **Assessment**

Notwithstanding the provisions of Class 3 and Article 9 above, the applicant has advised that the structure will be used commercially by visiting members of the public, by appointment and as such is not considered solely for domestic use in conjunction with the use and enjoyment of the dwelling. Having regard to the above and to the details as submitted, I consider that the proposed development is not exempt from the requirement to obtain permission given the commercial nature of the intended use of the shed/ bee bed.

The following question has been referred to the Planning Authority:

**“ Whether the construction of a bee bed is considered exempted development and if so, is it exempted development”.**

In this case the proposed while a shed of the proposed dimensions and locations within the curtilage of a house would normally be considered exempted development under Class 3 of the Planning and Development Regulations 2001 as amended , in this instance it is noted that the facility will be used commercially by visiting members of the public ( by prior appointment) and as such the bee bed and shed is not solely for domestic use in conjunction with that of the dwelling on site .

### **Conclusion**

Having regard to the above it is considered that the proposed development constitutes both ‘works’ and ‘development’. Regard has been had to Class 3 , of Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended and Article 9 as amended of the same Regulations.

### **Recommendation**

The following questions have been referred to the Planning Authority:



**Whether the construction of a bee bed is considered exempted development and if so, is it exempted development”.**


**The Planning Authority in considering this referral had regard to:**

- (a) Sections 2 and 3 of the Planning and Development Act 2000, as amended,
- (b) Schedule 2, Part 3, Class 3 of the Planning and Development Regulations 2001 (as amended)
- (c) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- (d) The details and drawing as indicated in submitted documents from the referrer.

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

- a) the development consisting of a bee bed constitutes “works” and “development” which come within the scope of sections 2 and 3 of the Planning and Development Act 2000, as amended.
- b) The said development being for commercial purposes and open to visiting members of the public ( by appointment) falls outside within the scope of the Planning and Development Regulations 2001 (as amended) Schedule 2, Part 3, Class 3.

**Now therefore Clare County Council (Planning Authority), hereby decides that the construction a bee bed at Kilkrona Lisheencrony Carrigaholt ,Co. Clare is development and is not exempted development.**

  
**Name: Ellen Carey E.P.**

Date: 11<sup>th</sup> December 25.

  
11/12/25

## Assessment & Determination

### STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	Section 5 R 25- 99
(b) Brief description of the project or plan:	Bee bed and over had timber shed
(c) Brief description of site characteristics:	Dwelling, garden
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

### STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower River Shannon SAC	Sandbanks which are slightly covered by sea water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140]	171m	None	No

Coastal lagoons

[1150]

Large shallow  
inlets and bays

[1160]

Reefs [1170]

Perennial  
vegetation of  
stony banks

[1220]

Vegetated sea  
cliffs of the  
Atlantic and  
Baltic coasts

[1230]

Salicornia and  
other annuals  
colonising mud  
and sand [1310]

Atlantic salt  
meadows

(Glauco-  
Puccinellietalia  
maritimae)

[1330]

Mediterranean  
salt meadows  
(Juncetalia  
maritimi) [1410]

Water courses  
of plain to  
montane levels  
with the

Ranunculon  
fluitantis and  
Callitricho-  
Batrachion  
vegetation

[3260]

Molinia  
meadows on  
calcareous,  
peaty or clayey-  
silt-laden soils  
(Molinion



caeruleae)			
[6410]			
Alluvial forests			
with <i>Alnus</i>			
<i>glutinosa</i> and			
<i>Fraxinus</i>			
<i>excelsior</i> (Alno-			
Padion, <i>Alnion</i>			
<i>incanae</i> ,			
<i>Salicion albae</i> )			
[91E0]			
<i>Margaritifera</i>			
<i>margaritifera</i>			
(Freshwater			
Pearl Mussel)			
[1029]			
<i>Petromyzon</i>			
<i>marinus</i> (Sea			
Lamprey) [1095]			
<i>Lampetra</i>			
<i>planeri</i> (Brook			
Lamprey) [1096]			
<i>Lampetra</i>			
<i>fluviatilis</i> (River			
Lamprey) [1099]			
<i>Salmo salar</i>			
(Salmon) [1106]			
<i>Tursiops</i>			
<i>truncatus</i>			
(Common			
Bottlenose			
Dolphin) [1349]			
<i>Lutra lutra</i>			
(Otter) [1355]			
<i>albae</i> [91E0]			
<i>Margaritifera</i>			
<i>margaritifera</i>			
(Freshwater			
Pearl Mussel)			
[1029]			
<i>Petromyzon</i>			
<i>marinus</i> (Sea			
Lamprey) [1095]			
<i>Lampetra</i>			
<i>planeri</i> (Brook			
Lamprey) [1096]			

Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Tursiops truncatus (Common Bottlenose Dolphin) [1349] Lutra lutra (Otter) [1355]				

<sup>1</sup> Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

<sup>2</sup> If the site or part thereof is within the European site or adjacent to the European site, state here.

### STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Demolition</li> <li>• Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>• Dust, noise, vibration</li> <li>• Lighting disturbance</li> <li>• Impact on groundwater/dewatering</li> <li>• Storage of excavated/construction materials</li> <li>• Access to site</li> <li>• Pests</li> </ul>	None



Operational phase e.g.	None
<ul style="list-style-type: none"> <li>• Direct emission to air and water</li> <li>• Surface water runoff containing contaminant or sediment</li> <li>• Lighting disturbance</li> <li>• Noise/vibration</li> <li>• Changes to water/groundwater due to drainage or abstraction</li> <li>• Presence of people, vehicles and activities</li> <li>• Physical presence of structures (e.g. collision risks)</li> <li>• Potential for accidents or incidents</li> </ul>	
In-combination/Other	None

**(b) Describe any likely changes to the European site:**

Examples of the type of changes to give consideration to include:	None
<ul style="list-style-type: none"> <li>• Reduction or fragmentation of habitat area</li> <li>• Disturbance to QI species</li> <li>• Habitat or species fragmentation</li> <li>• Reduction or fragmentation in species density</li> <li>• Changes in key indicators of conservation status value (water or air quality etc.)</li> <li>• Changes to areas of sensitivity or threats to QI</li> <li>• Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	

**(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?**

☐ Yes ☒ No

**Step 4. Screening Determination Statement**

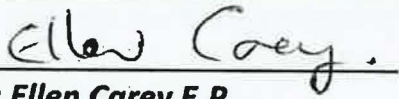
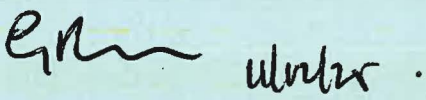
**The assessment of significance of effects:**

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.



The subject site is 170m distance from the Lower River Shannon SAC. There is no hydrological pathway linking the subject site to the SAC.

**Conclusion:** The proposed development is not likely to have significant effects on European site(s) in view of its conservation objectives.

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no <b>likelihood</b> of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is <b>uncertain</b> whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) <b>Significant effects</b> are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	<div> <b>Name: Ellen Carey E.P.</b></div> <div>19<sup>th</sup> Dec 25</div>	
Signature and Date of the Decision Maker:	<div></div>	



COMHAIRLE | CLARE  
CONTAE AN CHLÁIR | COUNTY COUNCIL

**Aideen Day  
Kilcraha  
Carrigaholt  
Co. Clare  
V15 HP62**

**28/11/2025**

**Section 5 referral Reference R25-99 – Aideen Day**

Is the construction of a bee bed at V15 HP62 development and if so, is it exempted development?

A Chara,

I refer to your application received on 28th November 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  
Clerical Officer  
Planning, Placemaking & Economic Development**

**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



COMHAIRLE

CONTAE

AN CHLÁIR



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

28/11/2025 10:45:16

Receipt No. L1CASH/0/387480  
\*\*\*\*\* REPRINT \*\*\*\*\*

AIDEEN DAY  
KILCRONA, CARRIGAHOLT,  
CO CLARE V15 HP62  
REF. R25-99

COMHAIRLE

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

Total : 80.00 EUR

Tendered :  
MONEY ORDER 80.00

Change : 0.00

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



P07

**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](mailto:planoff@clarecoco.ie)  
Website: [www.clarecoco.ie](http://www.clarecoco.ie)



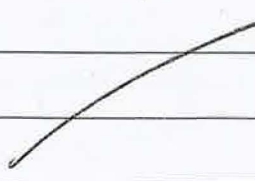
R25-99

**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	AIDEEN DAY KILURONA CARLIGAHOLT CLARE V15 HP67
(b) Telephone No.:	
(c) Email Address:	
(d) Agent's Name and address:	N/A 

## 2. DETAILS REGARDING DECLARATION BEING SOUGHT

- (a) PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT  
*Note: only works listed and described under this section will be assessed.*

Sample Question: Is the construction of a shed at 1 Main St., Ennis development and if so is it exempted development?

IS THE CONSTRUCTION OF A BEEBED AT VISHPO2  
 DEVELOPMENT AND IF SO IS IT EXEMPT FROM NEEDING  
 PLANNING PERMISSION

- (b) Provide a full description of the question/matter/subject which arises wherein a declaration of the question is sought.

I WOULD LIKE TO PUT A BEEBED IN MY BACK GARDEN.  
 THIS WOULD BE USED FOR APITHERAPY WELLNESS  
 SESSIONS FOR CLIENTS. THE BEEBED COULD ACCOMMODATE  
 TWO PEOPLE AT A TIME WHO WOULD ENJOY A 30 TO  
 45 MINUTE SESSION RESTING ON THE BEEBEDS AND  
 ENJOYING THE SMELLS AND SOUNDS OF THE COLONIES  
 BELOW. THE MAXIMUM SEASON WOULD BE FROM APRIL  
 TO OCTOBER, WHEN BEES ARE ACTIVE.  
 THE BEEBED WOULD BE A WOODEN STRUCTURE, LIKE  
 A SHED, APPROXIMATELY 244.1 CM HIGH AND  
 233.4 CM WIDE. IT WILL BE LOCATED TO THE REAR  
 OF MY HOUSE NEXT TO MY APIARY. IT WILL HAVE  
 A CONCRETE BASE TO SIT ON AND A PATH. IT  
 WILL NOT HAVE ANY UTILITIES CONNECTED.

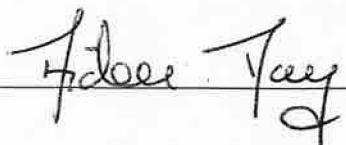
- (c) List of plans, drawings etc. submitted with this request for a declaration:  
*(Note: Please provide a site location map to a scale of not less than 1:2500 based on Ordnance Survey map for the areas, to identify the lands in question)*

- 1) MAP OF SITE
- 2) DIAGRAM OF DIMENSIONS

**3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT**

(a) Postal Address of the Property/Site/Building for which the declaration sought:	KILCORONA CARRIGAHOLT CLARE V15HP62
(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):	AIDEEN & SIMON DAY
(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>	N/A
(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? <i>If so please supply details:</i>	NO
(g) Were there previous planning application/s on this site? <i>If so please supply details:</i>	NO
(h) Date on which 'works' in question were completed/are likely to take place:	JAN - MARCH 2026

SIGNED:



DATE:

11/11/25



### **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: .....	

Apitherapy House

## Apitherapy House

### Specification;

- Insulated with mineral wool and secured with wind and vapor barrier foil;
- Center lined with Wainscot panelled walls;
- Thickness of the house wall and ceiling 78mm, 14mm panneling + 50mm mineral wool insulation + 14mm panelling;
- Roof covered with trapezoidal sheet metal;
- Painted exterior and unpainted interior;
- Equipped with 2 loungers with headrests and 4 bee hives each with 18 frames (removable drawers for hive inspection).

£4,995.00 inc. VAT

1

 Add to basket

 **PayPal** Pay in 3 interest-free payments on purchases from £20-£3,000. [Learn more](#)

**PayPal**

The safer, easier way to pay

### Specification

Installation	Fully Assembled, Self-assembly
Delivery	Collection £0.00, Delivery Cost TBA
Frame Size	National DN4, National 14×12, Langstroth, Smith, Dadant, Other
Color	Individual choice

2

[Redacted]

[Redacted]

Store Locator

My Account

Shop

WhatsApp



[Redacted]

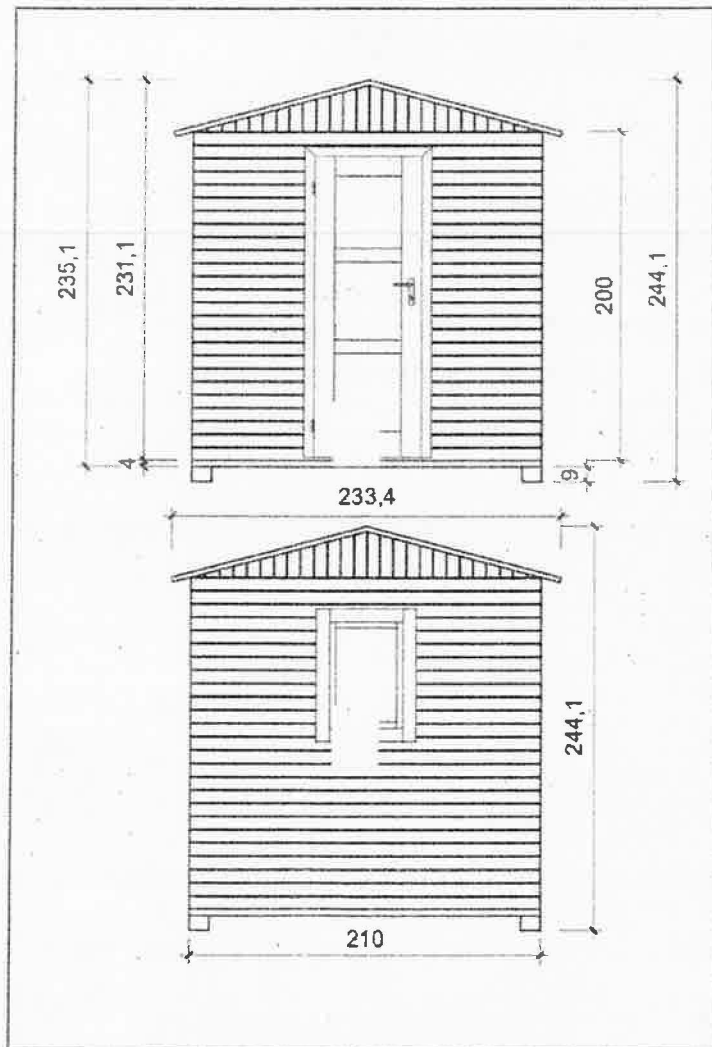


Search products...



Home > Shop > Apitherapy House > Apitherapy House

← DIMENSIONS in cm.





485190 mE, 653140 mN



Folio: CE7340F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see [www.tailte.ie](http://www.tailte.ie).

This map incorporates TÉ Surveying map data under licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.