



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

<i>Applicant</i>	Brogan Capital Ventures Limited
<i>Address</i>	Dundrum House Hotel, Co. Tipperary. E34 R768
<i>Telephone No.</i>	██████████
<i>E-mail</i>	██

2. Agent's (if any) address:

<i>Agent</i>	Barry Reynolds
<i>Address</i>	Drumbaragh, Kells, Co. Meath, A82 E3Y1
<i>Telephone No.</i>	██████████
<i>E-mail</i>	██
<i>Please advise where all correspondence in relation to this application is to be sent;</i>	
Applicant [<input type="checkbox"/>]	Agent [<input checked="" type="checkbox"/>] Refer to email above.

3. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Dundrum House Hotel, Co. Tipperary. E34 ██████████
--	---

4. Development Details:

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

See cover letter that includes description	
Proposed floor area of proposed works/uses: sqm	See cover letter that includes description

5. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner <input checked="" type="checkbox"/>	B. Occupier
	C. Other	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Address:	

Signature of Applicant(s)  _____
Jeff Leo

Date: 03.12.2024

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.

GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently **€80.00**.
- (2) This application should be accompanied by **TWO COPIES** of the following documentation
 - OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - Floor Plans & Elevations at a scale of not less than 1:200
 - Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - Other details e.g. brochures, photographs if appropriate.

(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)

- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0818 06 5000		
E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY

DATE STAMP

Fee Recd. € _____

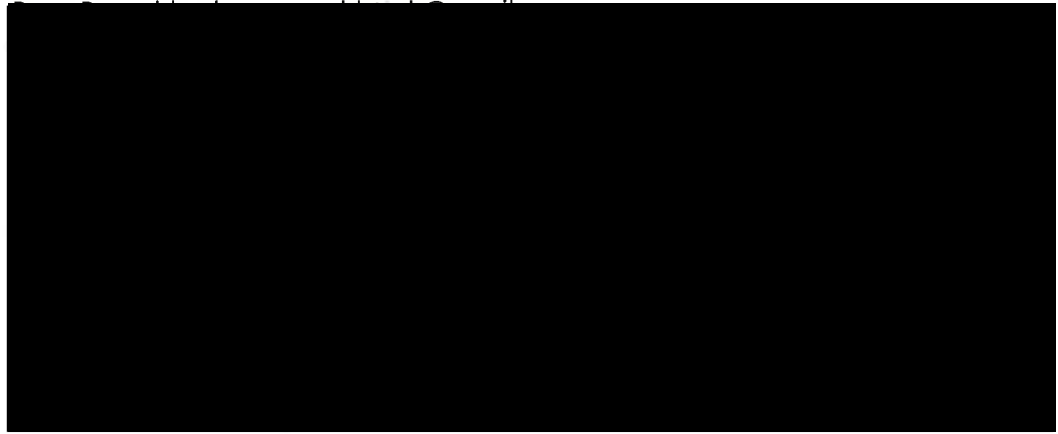
Receipt No _____

Date _____

Received by _____

Cooney, Claire

From:
Sent:
To:
Subject:



Attachments:

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please find attached Section 5 application for Declaration of Exemption for development to the above noted premises.

The attached drawings, application form and cover letter explains the development in detail.

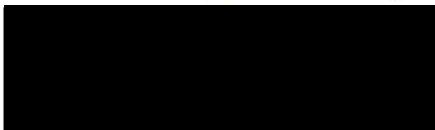
We will be in contact with your office in the morning to make the relevant €80.00 payment.

Appreciate if you can acknowledge receipt of this email.

--

Kind Regards

Barry Reynolds



Dip. Arch. Tech. (TU Dublin)

RIAI (Arch.Tech.)

Chartered Architectural Technologist (MCIAT)

Chartered Building Engineer (C.Build E MCABE)

SCANNED

Mr. Barry Reynolds,
Drumbaragh,
Kells,
Co. Meath,
A82 E3Y1

Tipperary County Council,
Planning Section,,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary.

3rd December 2024

**REF: Application for Section 5 Declaration of Exemption Under Planning and Development Act
Temporary Change of Use on the site of Dundrum House Hotel , Dundrum, Co. Tipperary , E34 R768**

To whom it may concern,

We write herewith to submit this application request for a Section 5 Declaration for Exempted Development for temporary change of use under the Planning and Development Act acting as agent on behalf of Brogan Capital Ventures Limited.

Description of the Development

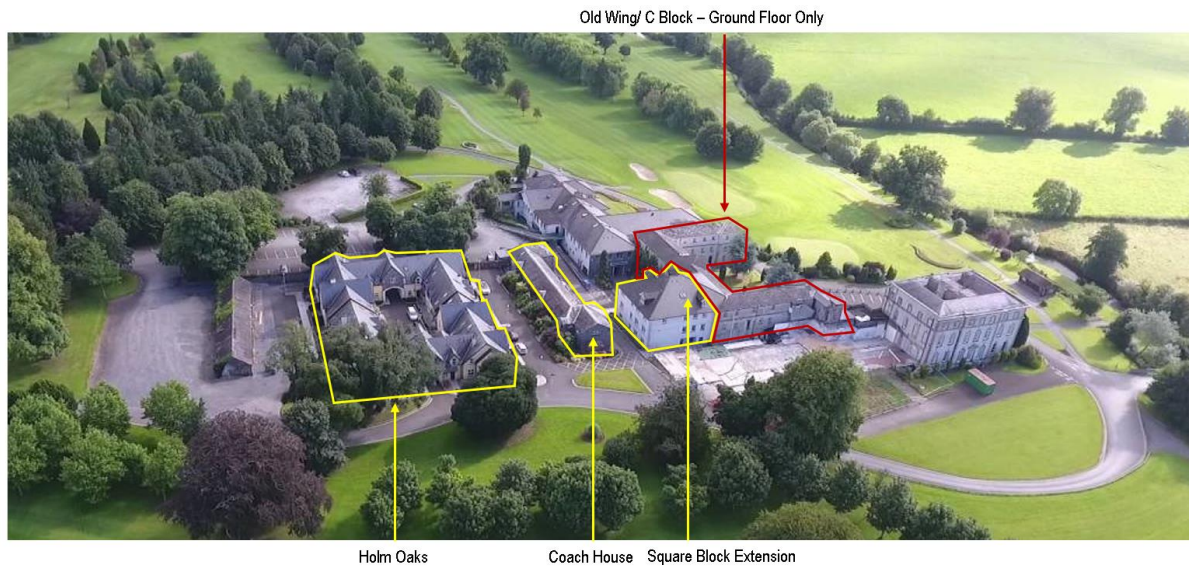
Further to our previous notification 24th October 2024, under Schedule 2, Class 20F sub paragraph (5), of the Planning and Development Regulations 2001 to 2024, our client and applicant, Brogan Capital Ventures Limited intends to commence Class 20F temporary use for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection in accordance with those said Planning and Development Regulations 2001 to 2024. The requirements setout within those regulations shall be fully complied with.

It is established that the current use of the premises described herein after are as existing use as "hotel" and shall be temporarily used for the purposes of Class 20F until such date of discontinuation as prescribed within the regulations noted above.

Similarly Schedule 2, Class 14 sub paragraph (i) of the Planning and Development Regulations 2001 to 2024 is applied for this change of use.

The exact extent of the change of use is described overleaf and within the accompanying drawings scheduled herein and included with this application.

The high level photographic view of the site/buildings subject of this application gives orientation to the change of use locations. This photo shall be read in conjunction with the accompanying plans.



There are 4 parts of the premises to which the exempted development applies described as follows. 3 of the buildings marked so in yellow are used for habitable rooms. The zone on ground floor in red is used for common social areas of the development to include welcome reception, recreation rooms, kitchen, dining and sanitary facilities, all of which are existing and which supports the 3 buildings outlined in yellow above.

The buildings are colloquially called:

- Holm Oaks, which is a 2 storey courtyard arrangement consisting of 16 No. own door dwelling units, all accessed from ground floor level. This building has been granted planning permission under register reference 04/1238 on 5th July 2005. These dwellings are permitted for use as Hotel.
- The Square Block is a 4 storey extension building consisting of central stairs, hotel bedrooms on ground to loft floor levels with common corridor with 25 bedrooms. This building has been granted planning permission under register reference 99/1161, 17th January 2000.
- The Coach House, 4 Bedrooms within the ground floor plan. This building has been granted planning permission under register reference 99/503, 6th August 1999.
- The Old Wing / C Block is a 3 storey building dating back to 1908 with alterations to include a reception area approved planning permission under register reference 99/924 granted on 15th October 1999. The ground floor portion of this building will be used for the purposes of this application. This building directly connects to The Square Block noted above.

Barry Reynolds, Drumbaragh, Kells, Co. Meath, A82 E3Y1.

██████████
████████████████████
██

Included with this notification is a copy of the plans of the buildings/ portions of blocks to which this notice applies, with the following drawing references

Drawing Number	Drawing Title	Revision
DUN-BR-XX-PL-DR-0003*	Holm Oaks Existing Ground and First Floor Plans	R02
DUN-BR-XX-PL-DR-0004*	Square Block & Coach House Existing Floor Plans	R01
DUN-BR-XX-PL-DR-0006*	Old Wing & Square Block Ground Floor Plan	R00

* All plans are drawn at 1:100 scale

The photos in Appendix A serve to identify the blocks involved along with the plans and the buildings are accordingly marked on the attached ordnance survey maps and site plans as follows:

Drawing Number	Drawing Title	Revision
DUN-BR-XX-PL-DR-0005	Site Plan **	R00
DUN-BR-XX-PL-DR-0008	Site Location Maps***	R00

** Shown scale 1:400

*** Shown scale 1:2500 and 1:5000

There are no physical changes to any elevation and accordingly the elevations are not included in this application, however in Appendix A we include such photos to serve to identify the blocks by reference herein noted.

The following is the area schedule as requested by the application form; these are overall GIA (gross internal area) m2 per building/ block.

Holm Oaks	Ground Floor	1015.1m2
	First Floor	1023.2m2
	Total	2038.3m2
Old Wing/ C Block	Ground Floor	3032.9m2
	Total	3032.9m2
Square Block	Ground Floor	231.4m2
	First Floor	245.9m2
	Second Floor	262.5m2
	Loft	147.8m2
	Total	887.6m2
Coach House	Zone Rooms 1-2	80.9m2
	Zone Rooms 3-4	81.6m2
	Total	162.5m2




Total Development Area	6,121.3m2
------------------------	------------------

Barry Reynolds, Drumbaragh, Kells, Co. Meath, A82 E3Y1.



Appendix A:

Photos of the Relevant Premises for the Purposes of Identifying the Relevant Blocks involved.

Name of Building	Holm Oaks	
Type of Building	16 No. own door dwellings, class 1(a), which has no floor over 4.5m above ground level. * These dwellings are not classed as apartments/ flats as they are not horizontally separated.	
Planning Permission	This building has been granted planning permission under register reference 04/1238 on 5 th July 2005. (see copy in Appendix C). The building has permission as part of the hotel.	
1. Exterior View	2. Courtyard View	
		
3. Courtyard View showing own door entrances		
		

See Plan Drawing DUN-BR-XX-PL-DR-0003 Revision R02 for the floor plans

Barry Reynolds, Drumbaragh, Kells, Co. Meath, A82 E3Y1.
Tel: 00 353 46 9240832
Mobile: 00 353 85 250 8386
Email: barryreynoldstech@gmail.com

Name of Building	Coach House
Type of Building	2 storey building separated into flats/ apartments. The works pertain only to the ground floor level, marked on plans, bedrooms 1 to 4.
Planning Permission	This building has been granted planning permission under register reference 99/503, 6 th August 1999. (see copy in Appendix C). The building has permission as part of the hotel.

1. Typical Corridor View



2. Courtyard View



3. Main Entrance – door located behind the vehicle.



See Plan Drawing DUN-BR-XX-PL-DR-0004 Revision R01 for the floor plans.

Barry Reynolds, Drumbaragh, Kells, Co. Meath, A82 E3Y1.

██████████
 ██████████
 ██████████

Name of Building	Square Block Extension
Type of Building	4 storey block with 25 bedrooms off a common stairs with a second means of escape.
Planning Permission	This building has been granted planning permission under register reference 99/1161, 17 th January 2000. (see copy in Appendix C).

1. Typical Exterior View



2. Main Entrance



See Plan Drawing DUN-BR-XX-PL-DR-0004 Revision R01 for the floor plans.

Barry Reynolds, Drumbaragh, Kells, Co. Meath, A82 E3Y1.

██████████
██████████████████
██████████████████████████████

Name of Building	The Old Wing / C Block
Type of Building	3 storey building, with ground and first floor dating to 1908 and the second floor and loft constructed expected 1970s.
Planning Permission	The main entrance reception/ waiting area, and lift has planning permission under register reference 99/924 granted on 15 th October 1999. (see copy in Appendix C).

1. Typical Exterior View



2. Main Old Wing and Entrance



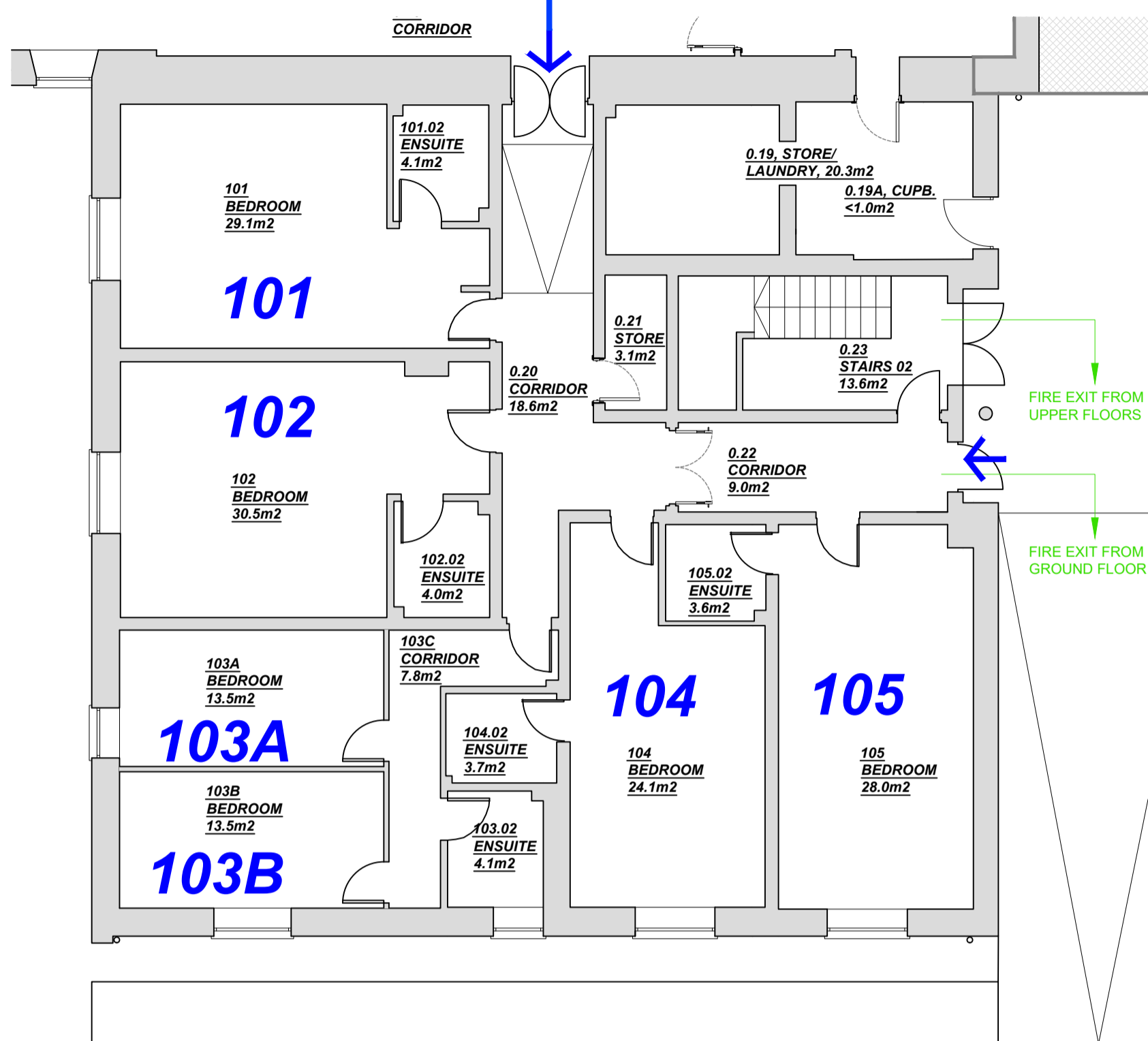
See Plan Drawing DUN-BR-XX-PL-DR-0006 Revision R00 for the floor plan.

Barry Reynolds, Drumbaragh, Kells, Co. Meath, A82 E3Y1.

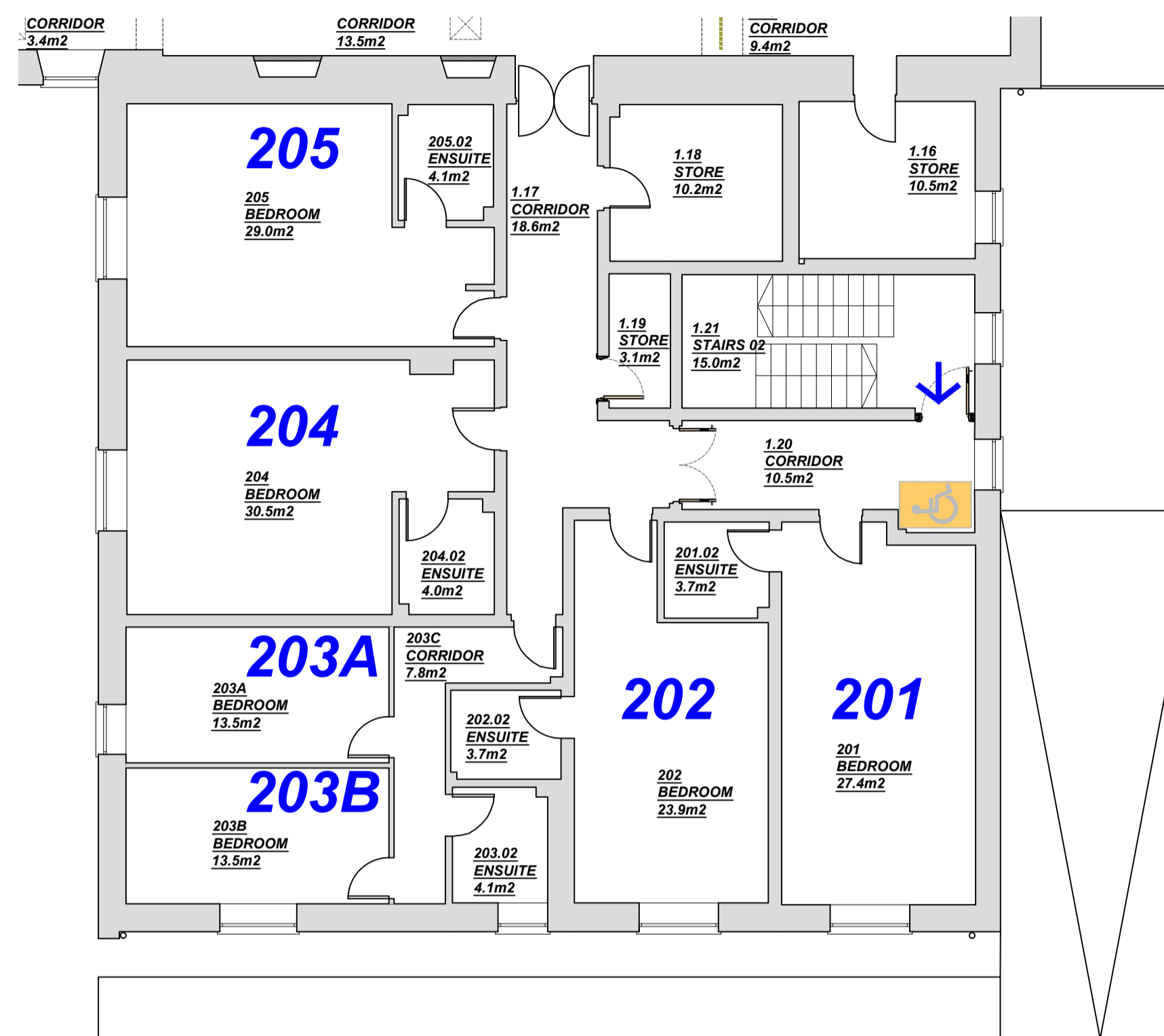
██████████
██████████████████
████████████████████

1 GROUND FLOOR PLAN - EXISTING (SQUARE BLOCK)
0004 1:100

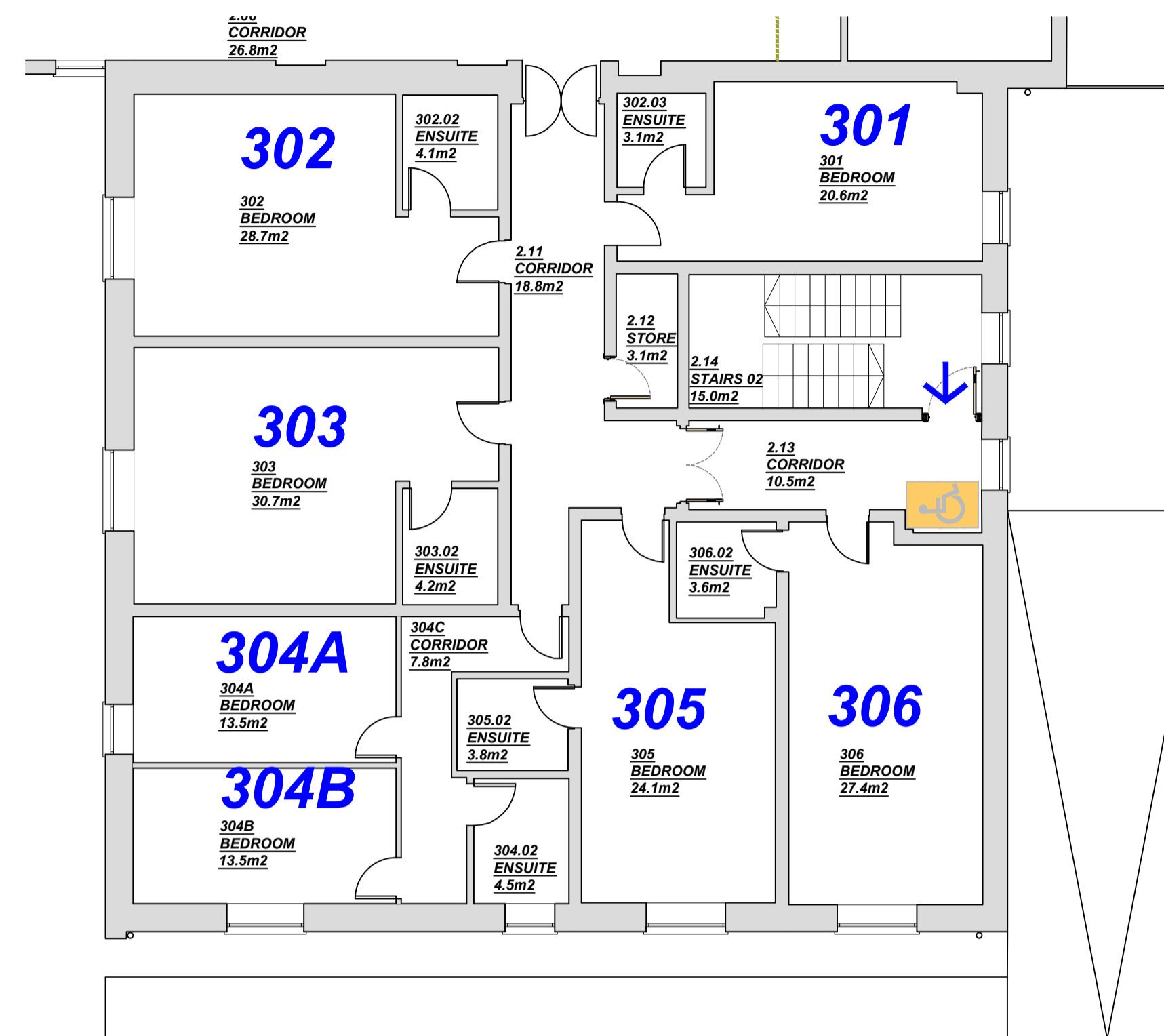
SEE DRAWING DUN-BR-XX-PL-DR-0006 FOR CONTINUATION OF THE GROUND FLOOR PLAN SHOWING ACCESS FROM RECEPTION AND ACCESS TO DINING/ RECREATION ROOMS



2 FIRST FLOOR PLAN - EXISTING (SQUARE BLOCK)
0004 1:100



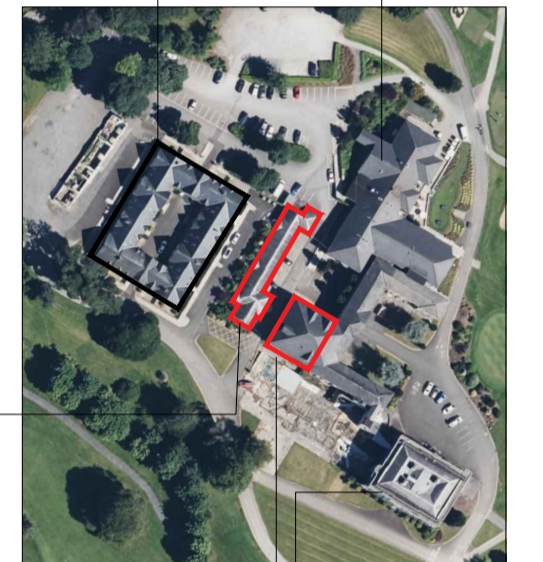
3 SECOND FLOOR PLAN - EXISTING (SQUARE BLOCK)
0004 1:100



General Notes:
THIS DRAWING IS THE COPYRIGHT OF BARRY REYNOLDS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO THOSE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS PROCEED. THE CONTRACTOR IS TO PROVIDE FULL SIZE SETTING OUT DRAWINGS BASED ON THE INFORMATION CONTAINED IN THIS DRAWING FOR THE DESIGNERS APPROVAL PRIOR TO COMMENCING MANUFACTURE. THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF BARRY REYNOLDS. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS AND SPECIFICATIONS.

HOLM OAKS REFER TO DRAWING DUN-BR-XX-PL-DR-0003

GOLF CLUB/ BAR/ RESTAURANT



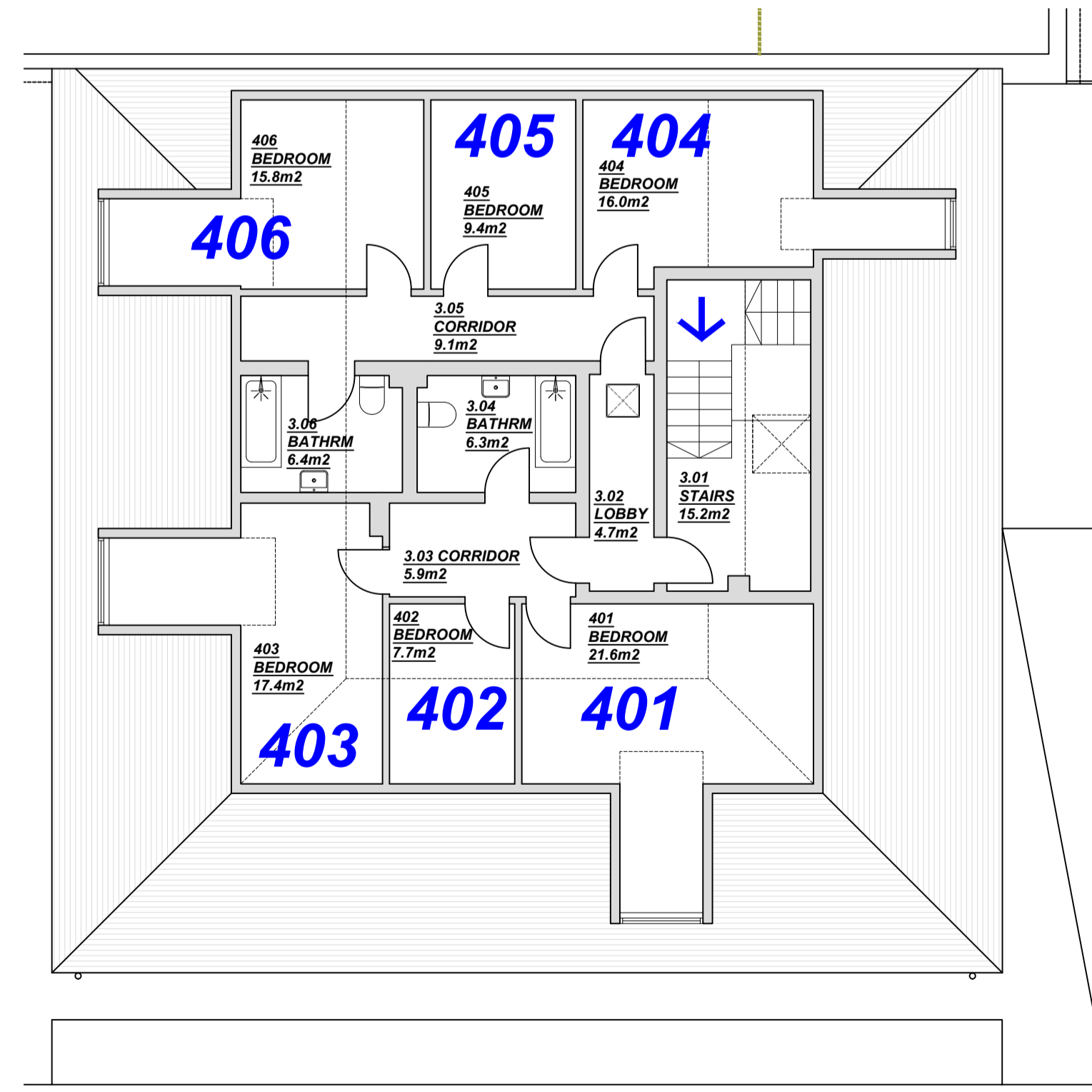
COACH HOUSE 4 BEDROOMS LOCATED ON GROUND FLOOR ONLY

SQUARE BLOCK BEDROOMS ON GROUND, FIRST, SECOND AND LOFT FLOORS

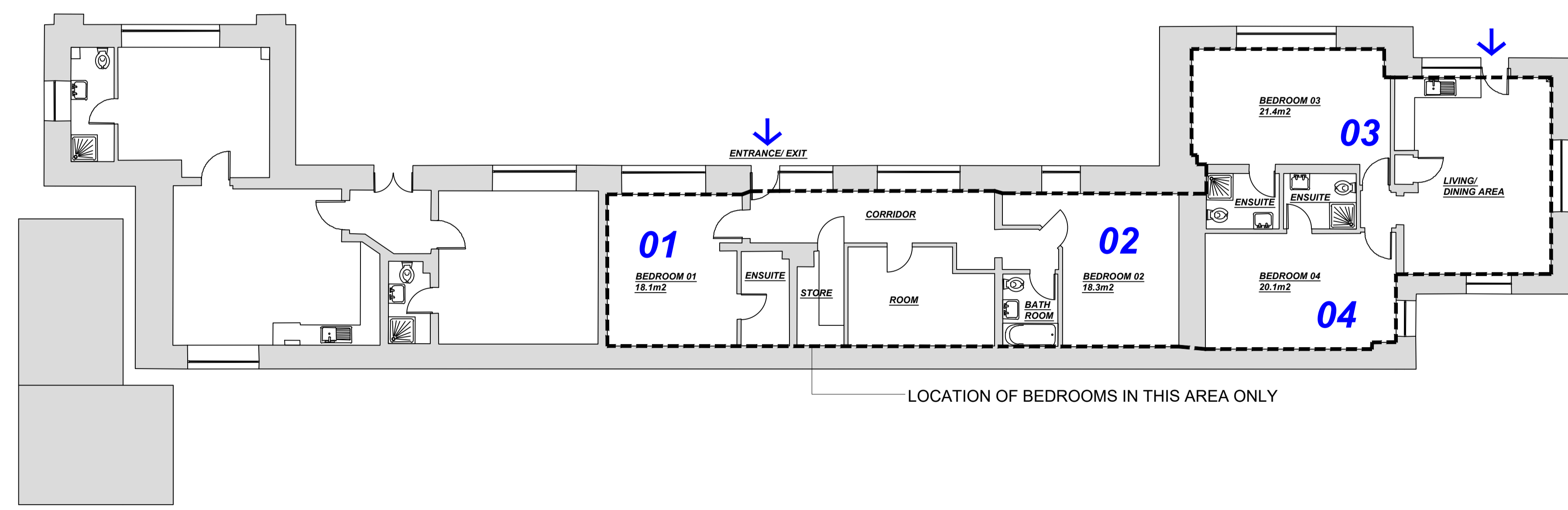


MAIN ORIGINAL MANOR HOUSE

4 LOFT FLOOR PLAN - EXISTING (SQUARE BLOCK)
0004 1:100



5 FIRST FLOOR PLAN - EXISTING (COACH HOUSE)
0004 1:100



LOCATION OF BEDROOMS IN THIS AREA ONLY

- NOTE:
- REFER TO DRAWING DUN-BR-XX-PL-DR-0005 FOR DETAILED SITE PLAN.
 - REFER TO DRAWING DUN-BR-XX-PL-DR-0007 FOR SITE LOCATION MAP AND SITE BLOCK PLAN.

R01	01.12.2024	TITLE INFO CORRECTED/ MINOR PLAN UPDATES
R00	24.10.2024	ISSUED FOR INFORMATION

Project Status: INFORMATION

Architectural and Planning Services:
BARRY REYNOLDS DIP. ARCH TECH
DRUMBARAGH, KELLS, CO. MEATH, IRELAND, A82 E3Y1
EMAIL: barryreynoldstech@gmail.com
TEL: 00 353 85 250 8386/ 046 92490832

Client, Project Name & Address:
DUNDRUM HOUSE HOTEL, TIPPERARY

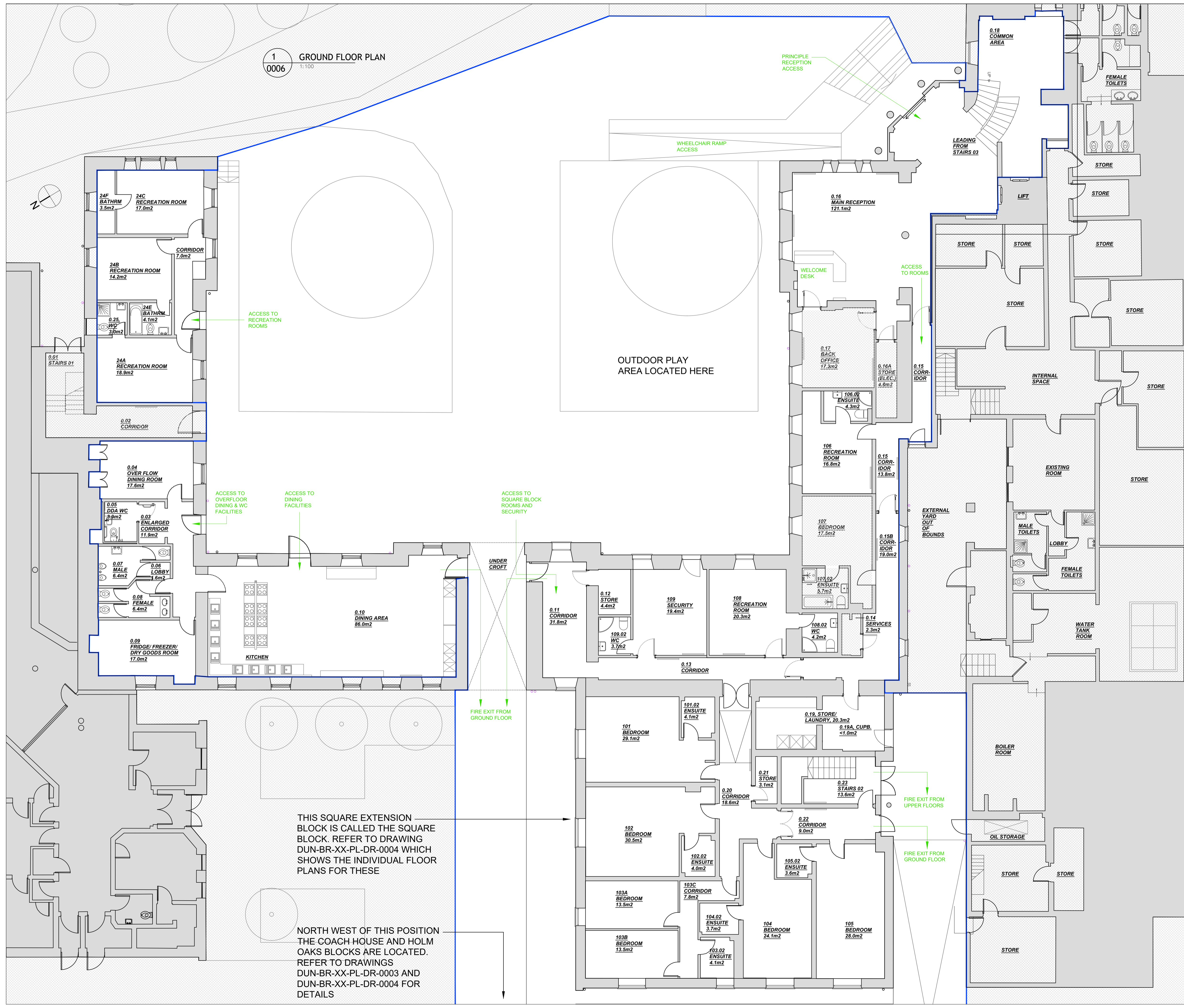
Drawing Title:
SQUARE BLOCK & COACH HOUSE EXISTING FLOOR PLANS

Drawn By: B.R. Date: 24.10.2024

Drawing Number:
DUN-BR-XX-PL-DR-0004

Scale	Orig. Sheet Size	Rev.
1:100	@ A1	R01

1
0006
GROUND FLOOR PLAN
1:100



OUTDOOR PLAY AREA LOCATED HERE

ACCESS TO RECREATION ROOMS

ACCESS TO OVERFLOOR DINING & WC FACILITIES

ACCESS TO DINING FACILITIES

ACCESS TO SQUARE BLOCK ROOMS AND SECURITY

UNDER CROFT

FIRE EXIT FROM GROUND FLOOR

EXTERNAL YARD OUT OF BOUNDS

FIRE EXIT FROM UPPER FLOORS

FIRE EXIT FROM GROUND FLOOR

THIS SQUARE EXTENSION BLOCK IS CALLED THE SQUARE BLOCK. REFER TO DRAWING DUN-BR-XX-PL-DR-0004 WHICH SHOWS THE INDIVIDUAL FLOOR PLANS FOR THESE

NORTH WEST OF THIS POSITION THE COACH HOUSE AND HOLM OAKS BLOCKS ARE LOCATED. REFER TO DRAWINGS DUN-BR-XX-PL-DR-0003 AND DUN-BR-XX-PL-DR-0004 FOR DETAILS

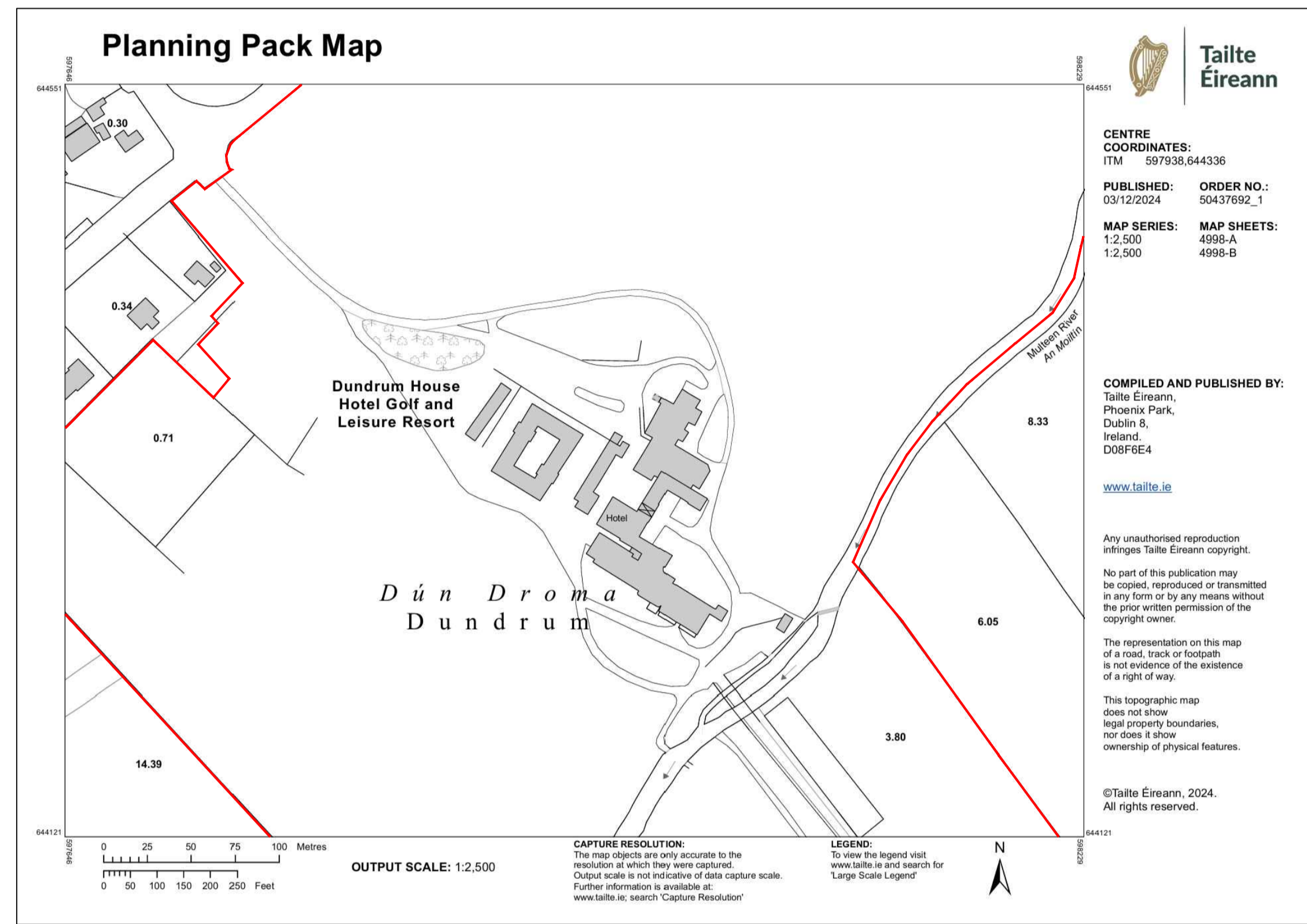
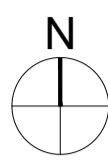
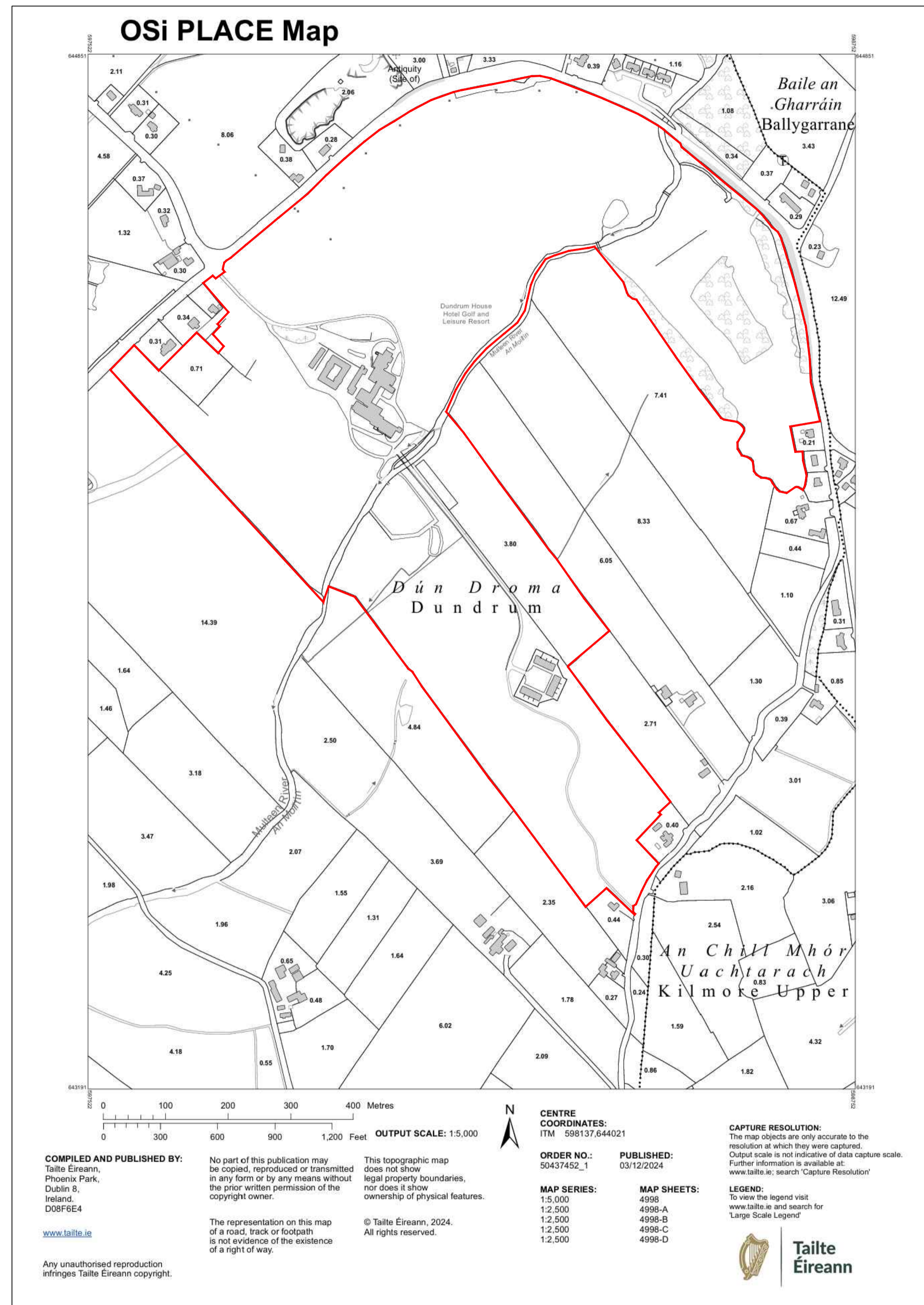
General Notes:

THIS DRAWING IS THE COPYRIGHT OF BARRY REYNOLDS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO THOSE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS PROCEED. THE CONTRACTOR IS TO PROVIDE FULL SIZE SETTING OUT DRAWINGS BASED ON THE INFORMATION CONTAINED IN THIS DRAWING FOR THE DESIGNERS APPROVAL PRIOR TO COMMENCING MANUFACTURE. THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF BARRY REYNOLDS. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS AND SPECIFICATIONS.

1. CROSS HATCHED ZONES ARE INACCESSIBLE.
2. REFER TO OVERALL SITE PLAN DUN-BR-XX-PL-DR-0005 FOR LOCATION OF THIS PLAN IN THE OVERALL SITE.
3. THE BLUE OUTLINE SHOWS EXTENT OF ACCESS. FOR CONTINUATION OF THIS ACCESS WHICH RUNS OFF THE EDGE OF THE DRAWING PLEASE REFER TO THE SITE PLAN DUN-BR-XX-PL-DR-0005
4. RECREATION, DINING SPACES ARE ALL MARKED WITH ASSOCIATED AREAS.
5. REFER TO DRAWING DUN-BR-XX-PL-DR-0007 FOR SITE LOCATION MAP AND SITE BLOCK PLAN.

R00	01.12.2024	ISSUED FOR INFORMATION
Rev	Date	Description
Project Status: INFORMATION		
Architectural and Planning Services: BARRY REYNOLDS DIP. ARCH TECH DRUMBARAGH, KELLS, CO. MEATH, IRELAND, A82 E3Y1 EMAIL: barryreynoldstech@gmail.com TEL: 00 353 85 250 8386/ 046 92490832		
Client, Project Name & Address: DUNDUM HOUSE HOTEL, TIPPERARY		
Drawing Title: OLD WING & SQUARE BLOCK GROUND FLOOR PLAN		
Drawn By	B.R.	Date 01.12.2024
Drawing Number DUN-BR-XX-PL-DR-0006		
Scale	Orig. Sheet Size	Rev.
1:100	@ A1	R00

General Notes:
 THIS DRAWING IS THE COPYRIGHT OF BARRY REYNOLDS. FIGURED DIMENSIONS IS TO BE TAKEN IN PREFERENCE TO THOSE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS PROCEED. THE CONTRACTOR IS TO PROVIDE FULL SIZE SETTING OUT DRAWINGS BASED ON THE INFORMATION CONTAINED IN THIS DRAWING FOR THE DESIGNERS APPROVAL PRIOR TO COMMENCING MANUFACTURE. THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF BARRY REYNOLDS. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS AND SPECIFICATIONS.



2 SITE LOCATION MAP
 0008 1:2500

THIS PLAN IS SHOWN AT COMPLIANT SCALE 1:2500. IT IS NOT POSSIBLE TO SHOW THE FULL RED LINE BOUNDARY ON THIS PLAN.

SEE PLAN SCALE 1:5000 OPPOSITE WHICH SHOWS THE FULL EXTENT OF THE RED LINE BOUNDARY

RED LINE BOUNDARY MEANS IN THE OWNERSHIP OF THE APPLICANT.

THIS SITE PLAN IS OUTLINED IN RED THIS IS ALSO THE FULL LANDHOLDING BY THE APPLICANT

1 SITE LOCATION MAP
 0008 1:5000

THIS PLAN IS SHOWN AT 1:5000 SCALE TO CAPTURE THE FULL EXTENT OF THE LANDHOLDING IN RED OUTLINE.

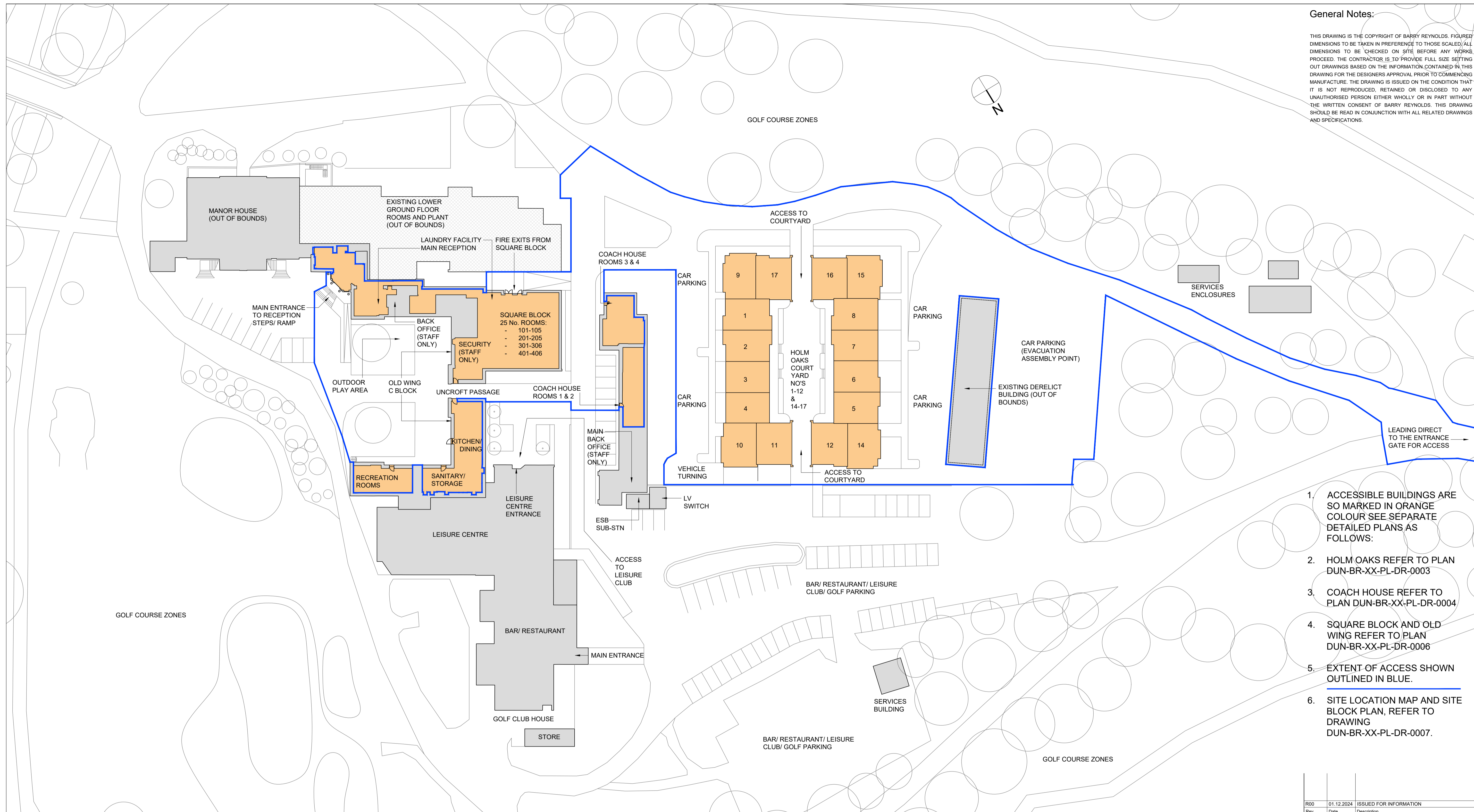
SEE SITE PLAN DRAWING DUN-BR-XX-PL-DR-0005 (Site Plan)_R00 FOR LOCATIONS OF THE PORTIONS OF THE PREMISES SUBJECT TO THIS APPLICATION. THEREIN A BLUE LINE DENOTES THIS EXTENT WITH THE BUILDINGS ACCORDINGLY MARKED.

1:2500 SCALE PLAN VERSION SHOWN OPPOSITE DOES NOT SHOW THE FULL EXTENT OF THE SITE, HOWEVER IS INCLUDED AS REQUIRED TO MEET THE SUBMITTAL REQUIREMENTS OF THIS APPLICATION.

R00	01.12.2024	ISSUED FOR INFORMATION
Rev	Date	Description
Project Status: INFORMATION		
Architectural and Planning Services: BARRY REYNOLDS DIP. ARCH TECH DRUMBARAGH, KELLS, CO. MEATH, IRELAND, A82 E3Y1 EMAIL: barryreynoldstech@gmail.com TEL: 00 353 85 250 8386/ 046 92490832		
Client, Project Name & Address: DUNDRUM HOUSE HOTEL, TIPPERARY		
Drawing Title: SITE LOCATION MAPS		
Drawn By	B.R.	Date 01.12.2024
Drawing Number DUN-BR-XX-PL-DR-0008		
Scale	Orig. Sheet Size	Rev.
1:2500/ 1:5000	@ A1	R00

General Notes:

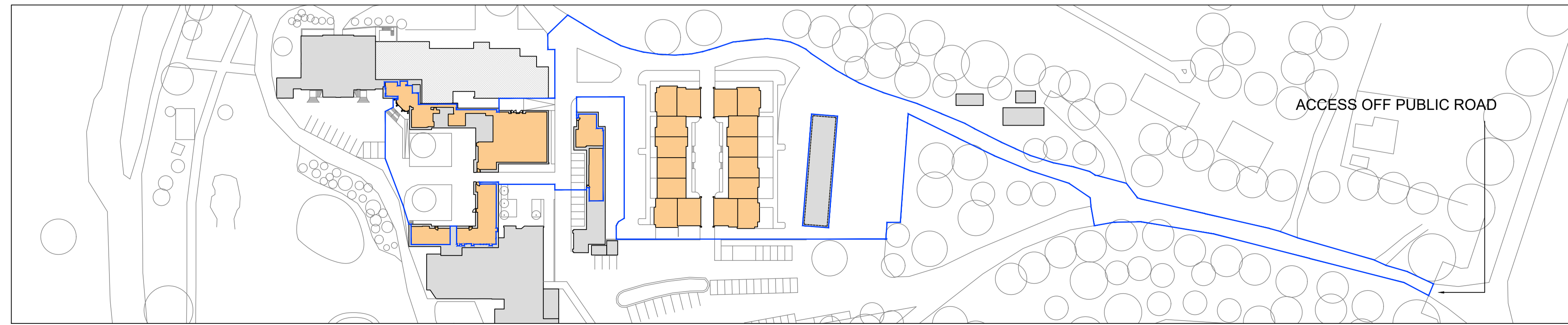
THIS DRAWING IS THE COPYRIGHT OF BARRY REYNOLDS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO THOSE SCALED/ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS PROCEED. THE CONTRACTOR IS TO PROVIDE FULL SIZE SETTING OUT DRAWINGS BASED ON THE INFORMATION CONTAINED IN THIS DRAWING FOR THE DESIGNERS APPROVAL PRIOR TO COMMENCING MANUFACTURE. THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF BARRY REYNOLDS. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS AND SPECIFICATIONS.



1. ACCESSIBLE BUILDINGS ARE SO MARKED IN ORANGE COLOUR SEE SEPARATE DETAILED PLANS AS FOLLOWS:
2. HOLM OAKS REFER TO PLAN DUN-BR-XX-PL-DR-0003
3. COACH HOUSE REFER TO PLAN DUN-BR-XX-PL-DR-0004
4. SQUARE BLOCK AND OLD WING REFER TO PLAN DUN-BR-XX-PL-DR-0006
5. EXTENT OF ACCESS SHOWN OUTLINED IN BLUE.
6. SITE LOCATION MAP AND SITE BLOCK PLAN, REFER TO DRAWING DUN-BR-XX-PL-DR-0007.

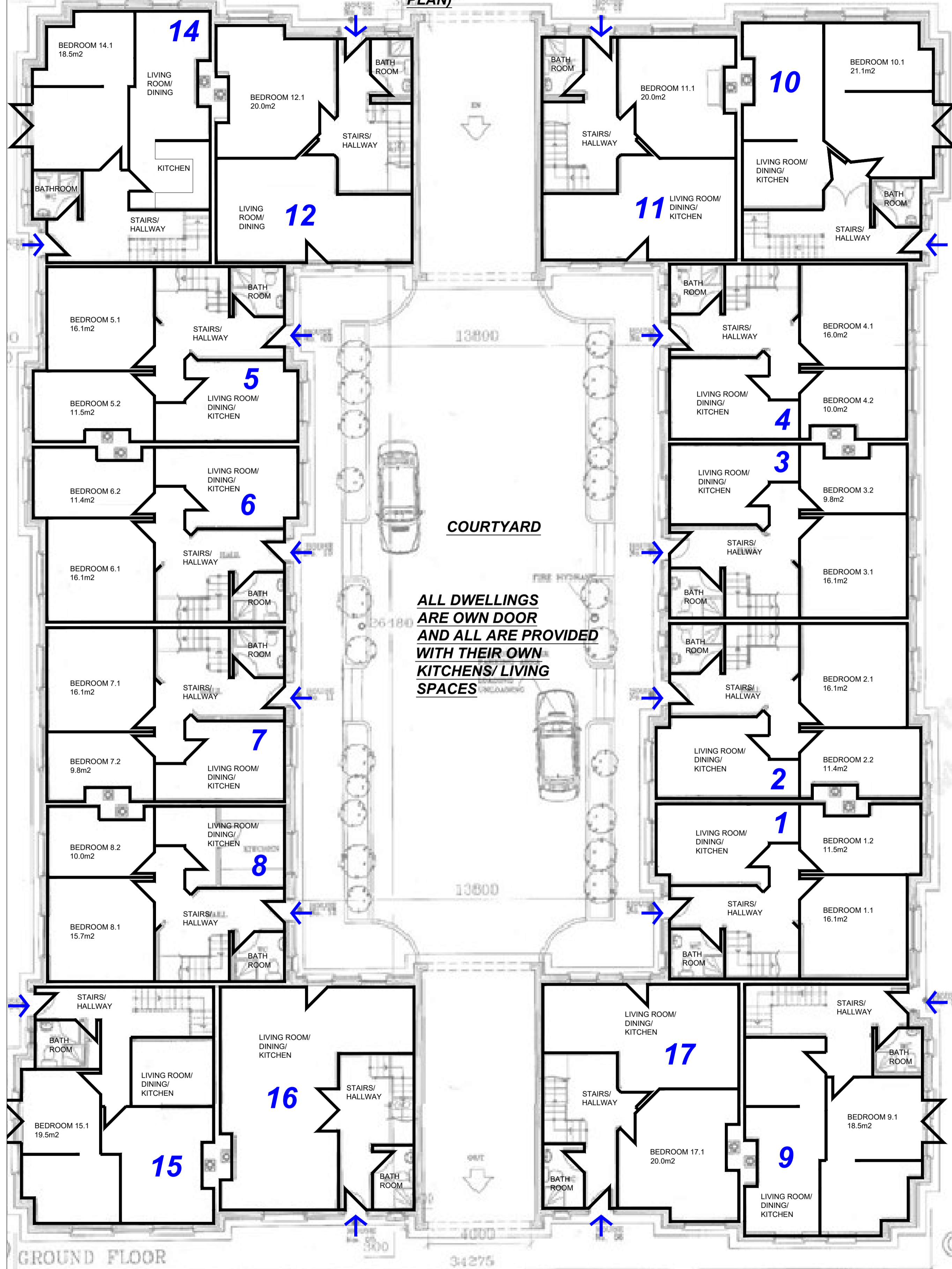
1 SITE PLAN
0005 1:400

2 SITE PLAN SHOWING ENTRANCE ROUTE
0005 1:1000

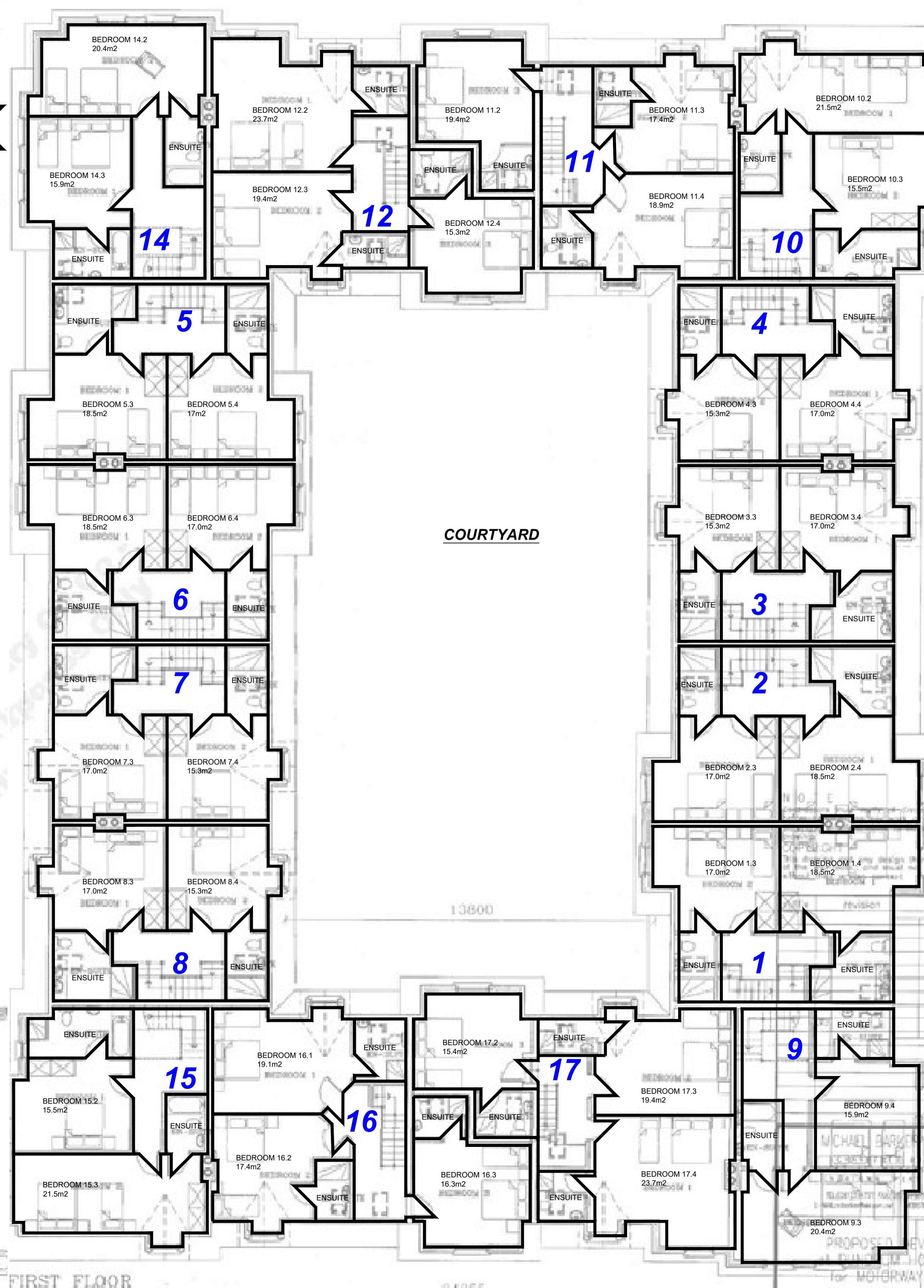


R00	01.12.2024	ISSUED FOR INFORMATION
Rev	Date	Description
Project Status: INFORMATION		
Architectural and Planning Services: BARRY REYNOLDS DIP. ARCH TECH DRUMBARAGH, KILLS, CO. MEATH, IRELAND, A82 E3Y1 EMAIL: barryreynoldstech@gmail.com TEL: 00 353 85 250 8386/ 046 92490832		
Client, Project Name & Address: DUNDRUM HOUSE HOTEL, TIPPERARY		
Drawing Title: SITE PLAN		
Drawn By	B.R.	Date 01.12.2024
Drawing Number DUN-BR-XX-PL-DR-0005		
Scale	Orig. Sheet Size	Rev.
1:400/ 1:1000	@ A1	R00

**MAIN GOLF CLUB CAR
PARKING SIDE (SEE SITE
PLAN)**



GROUND FLOOR



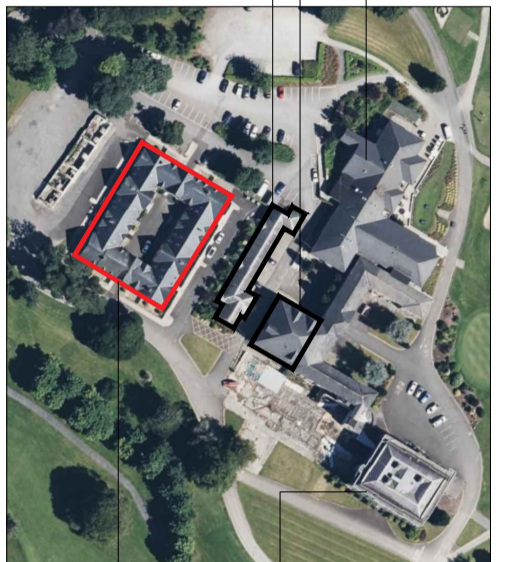
FIRST FLOOR

General Notes:

THIS DRAWING IS THE COPYRIGHT OF BARRY REYNOLDS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO THOSE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS PROCEED. THE CONTRACTOR IS TO PROVIDE FULL SIZE SETTING OUT DRAWINGS BASED ON THE INFORMATION CONTAINED IN THIS DRAWING FOR THE DESIGNERS APPROVAL PRIOR TO COMMENCING MANUFACTURE. THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF BARRY REYNOLDS. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS AND SPECIFICATIONS.

**SQUARE BLOCK & COACH
HOUSE BLOCK PLANS
SEE DRAWING
DUN-BR-XX-PL-DR-0004
AND DUN-BR-XX-PL-DR-0006**

**GOLF CLUB/
BAR/
RESTAURANT**



**MAIN ORIGINAL
MANOR HOUSE**

**HOLM OAKS
2 STOREY COURTYARD
BLOCK
16 NO. OWN DOOR
UNITS**

**NO. 1-12, & 14-17 AS
MARKED ON THE PLANS**

- NOTE:**
- REFER TO DRAWING DUN-BR-XX-PL-DR-0005 FOR DETAILED SITE PLAN.
 - REFER TO DRAWING DUN-BR-XX-PL-DR-0007 FOR SITE LOCATION MAP AND SITE BLOCK PLAN.

R02	01.12.2024	CROSS REFERENCE TO SITE PLANS ADDED
R01	30.10.2024	AMENDED BASED ON FINAL SURVEY
R00	24.10.2024	ISSUED FOR INFORMATION
Rev	Date	Description

Project Status:
INFORMATION

Architectural and Planning Services:
BARRY REYNOLDS DIP. ARCH TECH
DRUMBARAGH, KELLS, CO. MEATH, IRELAND, A82 E3Y1
EMAIL: barryreynoldstech@gmail.com
TEL: 00 353 85 250 8386/ 046 92490832

Client, Project Name & Address:
DUNDURM HOUSE HOTEL, TIPPERARY

Drawing Title:
HOLM OAKS
EXISTING GROUND AND
FIRST FLOOR PLANS

Drawn By: B.R. **Date:** 24.10.2024

Drawing Number:
DUN-BR-XX-PL-DR-0003

Scale: 1:100	Orig. Sheet Size: @ A1	Rev.: R02
------------------------	----------------------------------	---------------------



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary

E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary

E45 A099

t 0818 06 5000
e customerservice
@tipperarycoco.ie

tipperarycoco.ie

Date: 05th December, 2024

Our Ref: S5/24/147 Civic Offices, Clonmel

Brogan Capital Ventures Limited
C/o Barry Reynolds
Drumbaragh
Kells
Co. Meath
A82 E3Y1

Re: Application for a Section 5 Declaration –Temporary Change of Use on the site of Dundrum House Hotel , Dundrum, Co. Tipperary , E34 R768

Dear Mr. Reynolds

I acknowledge receipt of your application for a Section 5 Declaration received on 4th December, 2024, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely

for **Director of Services**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Reference:	Section 5 24/147
Applicant:	Mr Barry Reynolds on behalf of Brogan Capital Ventures Limited
Development Address:	Dundrum House Hotel, Dundrum, Co. Tipperary, E34 R768
Proposed Development:	The change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for (a) the purposes of accommodating displaced persons or persons seeking international protection (b) use as an emergency reception and orientation centre for protected persons,

1. GENERAL

On 5th December 2024 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Mr Barry Reynolds on behalf of Brogan Capital Ventures Limited as to whether or not the following works constituted development and if so, whether same was exempted development:

The change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for

- (a) the purposes of accommodating **displaced persons** or persons seeking **international protection**
- (b) use as an emergency reception and orientation centre for protected persons,

It must be noted that the submitted application form or cover letter does not clearly set out the proposed development for which this Section 5 Declaration is sought and I have worded the above question based on a review of the submitted information. The developers agent verbally advised on the 9th January 2025 that a notification had been previously submitted to the Planning Authority as required under Class 20F of the Planning and Development Regulations 2001, as amended, and the query subject to this application was being posed specifically under Class 14(h) and Class 14(i) of the same Regulations¹.

The application as submitted includes;

- Section 5 application form
- Cover Letter
- Site Location Map
- Site Layout Plan
- Holm Oaks Floor Plans DUN-BR-XX-PL-DR-0003
- The Coach House and Square Block Floor Plans DUN-BR-XX-PL-DR-0004
- Old Wing/C Block Floor Plans DUN-BR-XX-PL-DR-0006

The submitted application form and cover letter do not refer to any works and pertain to a material change of use only.

¹ S.I. No. 306/2022 - European Union (Planning and Development) (Displaced Persons From Ukraine Temporary Protection) Regulations 2022 refers to development carried out by or on behalf of a state authority. This application is not being made by or on behalf of a state authority and I have therefore not included for this legislation in this assessment.

2. STATUTORY PROVISIONS

The following statutory provisions are relevant to this referral case;

Section 2(1) of the Planning and Development Act, 2000, as amended, states as follows;
“In this Act, except where the context otherwise requires – “development” has the meaning assigned to it by Section 3 and development shall be construed accordingly.”

And,

“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) of the Planning and Development Act 2000, as amended, states as follows:-

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of 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 provides for Exempted Development and Section 4(1) sets out works which shall be exempted development for the purposes of the Planning and Development Act 2000, as amended. Section 4(2)(a) of the same Act states that ‘the Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act.

Section 4 (4) of the Planning and Development Act 2000, as amended, states as follows:-

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 57 (Works affecting character of protected structures or proposed protected structures) is not considered relevant as the Section 5 relates to a change of use only.

Planning and Development Regulations, 2001, as amended

Article 5 defines

“protected person”, for the purposes of Schedule 2, means—

- (a) a person who has made an application to the Minister for Justice and Equality under the Refugee Act of 1996 or the Subsidiary Protection Regulations 2013 (S.I. No. 426 of 2013),
- (b) a person who falls to be considered or has been considered under section 3 of the Immigration Act of 1999, or
- (c) a programme refugee within the meaning of section 24 of the Refugee Act of 1996;

Article 6(1) states;

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.

Class 14(h) and (i) of Part 1 of Schedule 2 and relevant and are set out below;

Column 1 Description of Development	Column 2 Conditions and limitations
<p>Class 14 Development consisting of a change of use— (h) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (i) of the said premises or institution, or part thereof, to use as accommodation for protected persons,</p> <p>(i) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (h) of the said premises or institution, or part thereof, to use as an emergency reception and orientation centre for protected persons, and</p>	

Article 9 states;

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,

Article 10 legislates for a change of use and article 10(1) states the following:

“Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not-

(a) involve the carrying out of any works other than works which are exempted development,

(b) contravene a condition attached to a permission under the Act,

(c) be inconsistent with any use specified or included in such a permission, or

(d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.”

A hotel is not listed under any class set out under Part 4.

3. ASSESSMENT

a. **Site Location**

Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block are located within the Dundrum House Hotel and Golf Club complex. The Hotel and Golf Club is located to the south of the R505 Strategic Regional Road and is situated immediately outside of (south) of the settlement boundary of Dundrum. The Multeen River traverses the

wider site. Dundrum House Hotel is included under the Record of Protected Structures contained in the Tipperary County Development Plan 2022 as Ref 1039.

b. Relevant Planning History

A full record of the planning history for the site is attached as Appendix 1. The applications which I consider to be relevant to this assessment are listed below;

Old Wing/C Block

Under Pl. Ref. No. 99924 permission was granted for alterations and extension to Dundrum House Hotel to form a new public entrance, to construct a lift shaft and lift and to form a new reception and waiting area. There were no conditions attached to this permission regulating use.

Square Block

Under Pl. Ref. No. 991161 permission was granted for alterations to previously approved bedroom extension including (in summary) an increased floor area and increase from 16 to 18 bedrooms. There was no conditions attached to this permission limiting use.

Coach House

Under Pl. Ref. No. 99503 permission was sought for the alteration and extension of the existing lofted coach house to 7 apartments. There were no conditions attached to the permission limiting use. Having reviewed the permitted application relative to the ground floor plan (existing) submitted I note differences in the floor plan and window locations as constructed to that permitted. There is no record of same being agreed by condition. I do not consider that the proposed material change of use comprises the **extension, alteration, repair or renewal** of an unauthorised structure and the restriction on exemption set out under Article 9(1)(a)(viii) does not therefore apply.

Holm Oaks Block

Under Pl. Ref. No. 041238 permission was granted to demolish existing dutch barn and shed and to erect 16 two-storey residential hotel apartments and further to convert an existing shed into three residential hotel apartments with ancillary parking areas, roadways and site works. Condition No 26 requires as follows;

26. The proposed development shall be used for tourist / holiday letting purposes only and shall not be used for as permanent principal residences.

Reason: To clarify the nature of the proposed development authorized by this grant of permission, and to ensure the proposed development is integrated into the existing Hotel and Leisure related facilities of Dundrum House Hotel.

c. Assessment

A) "Is or is not Development"

As set out under the introduction section above the application for a Section 5 Declaration does not refer to works and is limited to a change of use only. In order for a change of use to be considered development, it must be a material change in the use as per the definition of development provided in Section 3(1)(a) of the Planning and Development Act 2000, as amended. I consider that the nature and characteristics of a facility accommodating displaced persons or persons seeking international protection (including use as an emergency reception and orientation centre) are materially different to those of a hotel and holiday accommodation. It is my opinion therefore that the change of use of a hotel and holiday accommodation to a facility accommodating displaced persons or for the purposes of accommodating persons seeking international protection is a material change of use which constitutes "development" within the meaning of Section 3 of the Act.

B) "Is or is not Exempted Development"

In considering whether the exemptions available under Class 14(h) and (i) can be availed of in this instance it is important to note that these exemptions provide for protected persons only whereas the applicant in their application refers to displaced persons and persons seeking international protection. The applicants attention will be drawn to this in the determination of the Planning Authority.

"protected person", for the purposes of Schedule 2, means—

- (a) a person who has made an application to the Minister for Justice and Equality under the Refugee Act of 1996 or the Subsidiary Protection Regulations 2013 (S.I. No. 426 of 2013),
- (b) a person who falls to be considered or has been considered under section 3 of the Immigration Act of 1999, or
- (c) a programme refugee within the meaning of section 24 of the Refugee Act of 1996;

It is considered that the use of the identified buildings for the purposes of accommodating for protected persons, including use as a reception and orientation centre, does avail of the exemptions set out under Class 14(h) and Class 14(i) of Part 1 of Schedule 2 of the Regulations.

C) Restrictions under Article 9

I note Condition No 26 attached to Pl. Ref. No. 041238 (Holm Oaks block). I note that the exemption under Class 14(h) and (i) refers to both a hotel and holiday accommodation. Therefore Article 9 is not applicable in this instance.

D) Requirement for Appropriate Assessment and Environmental Impact Assessment

AA

The Multeen River which traverses the Dundrum Hotel and Gold Course site and is part of the Lower River Suir Special Area of Conservation. This Section 5 relates to a change of use only and does not include for any works. The hotel/gold club building is served by an existing waste water treatment plant which discharges to surface water and is subject to an existing waste licence. See Screening Report attached.

EIA

The proposed change of use does not come within the definition of a 'project' for the purposes of EIA, that is, it does not comprise construction works, demolition or intervention in the natural surroundings. See Screening Report attached.

4. RECOMMENDATION

WHEREAS a question has arisen as to whether;

The change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for

- (a) the purposes of accommodating **displaced persons** or persons seeking **international protection**
- (b) use as an emergency reception and orientation centre for protected persons,

At Dundrum House Hotel, Dundrum, Co. Tipperary, E34 R768

is development and is or is not exempted development.

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to -

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Article 5, 6, 9 and 10 of the Planning and Development Regulations 2001, as amended,
- (c) Class 14(h) and Class 14(i) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,

AND WHEREAS Tipperary County Council has concluded that –

The development consisting of the material change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for

- (a) the purposes of accommodating **protected persons**,
- (b) use as an emergency reception and orientation centre for protected persons,

(Protected Persons is as defined under Article 5 of the Planning and Development Regulations 2001, as amended) is development and is exempted development as it DOES fall under the exempted development provisions as set out under Class 14(h) and Class 14(i) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001.

Advice Note: This Section 5 Declaration refers to a material change of use only and does not include for any works.



Signed:
Caroline Conway
Senior Executive Planner

Date: 9.1.2025

Signed: 
Ann Marie Devaney
Senior Planner

Date: 10.1.2025

Appendix 1 – Full Planning History

P37045	Conditional grant	Convert Dundrum House to grade A hotel erect function room and ancillary accommodation a
P310842	Conditional grant	Extension
P312585	Conditional grant	Alteration and pool and leisure complex
95529	Conditional grant	Retention of conference centre, 4 no. hotel bedrooms and 2 no. entrance doors,
97183	Conditional grant	Swimming pool, leisure facilities, golf clubhouse and associated site works,
99503	Conditional grant	Alterations and extensions to existing lofted coach house and to develop it as 7 apartments
99504	Conditional grant	Construction of three storey extension, comprising 16 bedrooms with ensuites, stairs and ancillary accommodation, with associated external works
99924	Conditional grant	Alterations and extension to Dundrum House Hotel to form a new public entrance, to construct a lift shaft and lift and to form a new reception and waiting area
991161	Conditional grant	Alterations of previously approved bedroom extension to Dundrum House Hotel - changes include increased floor area on the ground, first and second floors, the provision of a third (attic) floor and increase from 16 to 18 bedrooms/ensuites & anc accom
04946	Incomplete	Demolition of an existing Dutch barn and shed and to erect 16 2-storey residential hotel apartments and further to convert an existing shed into 3 residential hotel apartments with ancillary parking areas, roadways and site works
041238	Conditional grant	To demolish existing dutch barn and shed and to erect 16 two-storey residential hotel apartments and further to convert an existing shed into three residential hotel apartments with ancillary parking areas, roadways and site works. Protected Structure (S 023).
041239	Conditional grant	To decommission an existing waste water treatment plant and erect a forward feed pumping station, a peat bio-filter waste water treatment facility and a sand polishing filter in accordance with EPA guidelines. Protected Structure (S023)
041272	Conditional grant	24 terrace, two-storey dormer residential holiday cottages at a courtyard development in two clusters each 12 units with ancillary parking areas, roadways and site work. Protected Structure (S 023).
041294	Conditional grant	14 detached, two-storey dormer, residential holiday homes, development with ancillary, gate entrance, roadways and site works at premises and land. Dundrum House Hotel is a Protected Structure (S023)
041389	Conditional grant	A new three-storey dormer 44 bedroom hotel and conference centre and single storey health and spa buildings development with ancillary parking areas, roadways and site works within the curtilage of Dundrum House Hotel which is a protected structure, ref. no. S023
041562	Conditional grant	Access road incorporating a road bridge and two pedestrian bridges over the Multeen River to serve new holiday developments on the grounds. Dundrum House Hotel is a protected structure
10317	Conditional grant	Ten year planning permission is sought for an integrated tourism development comprising the following works: (a) construct three-storey dormer forty four bedroom hotel and conference centre (b) single storey health and spa building (c) all weather playing field and associated changing facilities and lighting (d) golf driving range and associated facilities (e) change of use of 12 no. existing two storey terraced dormer dwellings constructed under permission ref. 04/1272 from residential holiday homes to residential use (f) 13 no. detached two storey dormer dwellings (g) associated car parking, roadways, site boundaries and development works; all works to be carried out within the curtilage of Dundrum House Hotel which is a protected structure ref. S023 in the South Tipperary County Development Plan 2009-2015 and to connect to existing waste water treatment facility constructed under permission ref. 04/1239. I Plan identifies same expires on the 21/8/2021.
18601273	Conditional Grant	an Integrated Tourism Development comprising the following works at Dundrum House Hotel, Dundrum: a) Construction of a two-storey boutique whiskey

		<p>distillery and service yard with borehole for water supply and associated car-parking, in lieu of previously approved (10/317) three-storey dormer, forty-four bedroom Hotel and Conference Centre. b) Construction of a Golf Course Maintenance Building and associated storage areas. c) Construction of a Bottling Plant and whiskey storage area, including ancillary stores. d) Demolition of existing Hotel Entrance Lobby and associated circulation areas, and demolition of existing Basement stores and services spaces. e) Construction of a two-storey over partial existing basement building to the North West of existing hotel, comprising replacement Function Room with additional floor area. Pre-event space, circulation areas, Meeting Rooms, increased basement area for service areas, sanitary facilities, plant rooms, kitchens and storage areas. f) Construction of new two-storey building over existing basement, adjacent to Protected Structure S023 to comprise Hotel Entrance Foyer, lobbies, reception, circulation and mezzanine areas. g) Alterations to Protected Structure S023 comprising removal of existing lift shaft, installation of new lift, alterations to external opes to connect to new extension, internal alterations to room layouts, repairs to building fabric including floors, walls, roof, windows and doors, construction of pediments and hipped roofs to existing wings and installation of mechanical and electrical services. h) Landscaped gardens to South West and North East of Protected Structure S023, including hard and soft landscaping. i) Retention of revised layout of previously approved (10/317) Golf Driving Range and associated facilities, including new Practice Green. j) Associated car parking, roadways, site services, landscaping, screening, site boundaries, upgrade works to existing waste water treatment plant and all associated site development works. All works to be carried out within the curtilage of Dundrum House Hotel which is a Protected Structure Ref. S023 in the South Tipperary County Development Plan 2009 – 2015 and to connect to the existing Waste Water Treatment facility constructed under Permission 04/1239</p>
--	--	---

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

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

(a) File Reference No:	S5/24/147
(b) Brief description of the project or plan:	The change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection .
(c) Brief description of site characteristics:	Existing Hotel and Golf Club Complex
(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 ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further screening in Y/N
002137 Lower River Suir	https://www.npws.ie/protected-sites/sac/002137	On site	Yes	Yes
SLIEVEFELIM TO SILVERMINES MOUNTAINS SPA	https://www.npws.ie/protected-sites/sac/004165	Within 15km	None	No
001847 Philipston Marsh	https://www.npws.ie/protected-sites/sac/001847	Within 10km	None	No
002125 Anglesey Road	https://www.npws.ie/protected-sites/sac/002125	Within 15km	None	No
002165 Lower River Shannon	https://www.npws.ie/protected-sites/sac/002165	Within 15km	None	No

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.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	<p>No works proposed. Proposal relates to a change of use only.</p>
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	<p>No works proposed. Proposal relates to a change of use only. Existing hotel and gold club discharges to the Multeen and is subject to a waste licence.</p>
<p>In-combination/Other</p>	
<p>(b) Describe any likely changes to the European site:</p>	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	<p>None</p>
<p>(c) Are ‘mitigation’ measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</p>	
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>STEP 4. Screening Determination Statement</p>	
<p>The assessment of significance of effects:</p> <p>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.</p>	

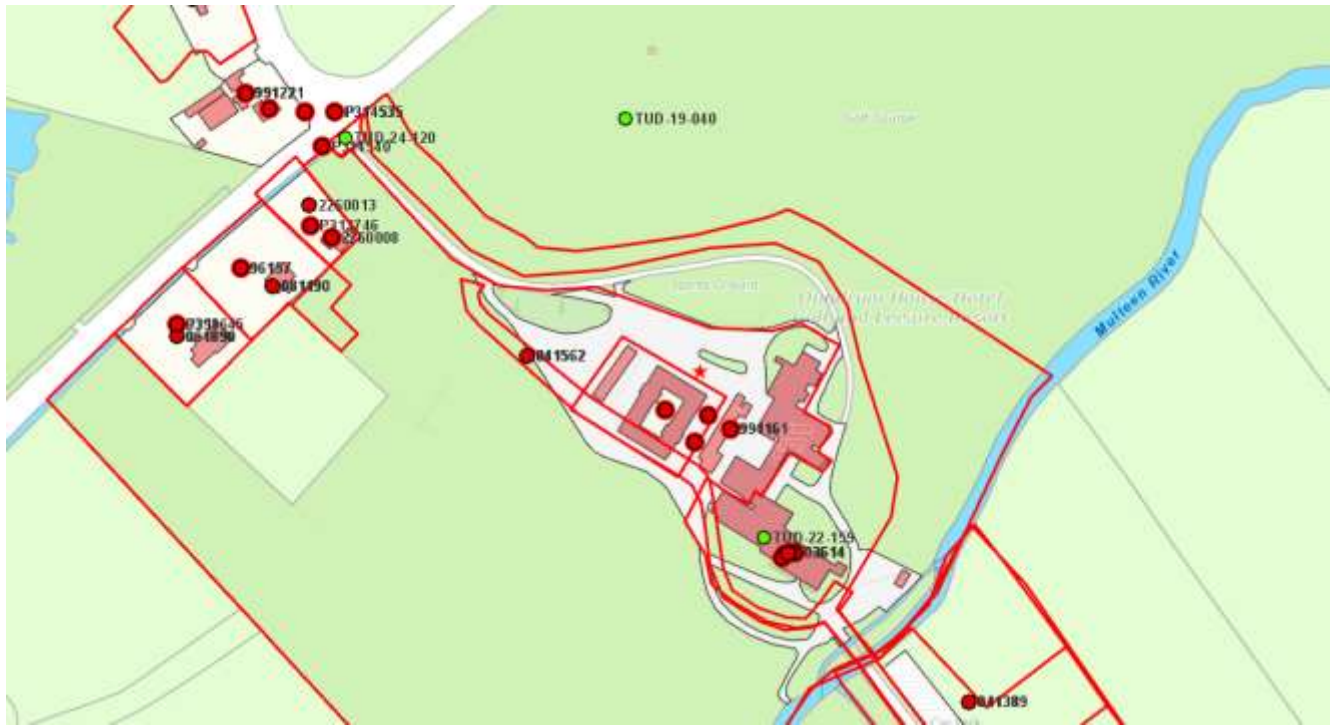
No works proposed. Proposal relates to a change of use only. Existing hotel and gold club discharges to the Multeen and is subject to a waste licence. **Proposal is not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain 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) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Caroline Conway	Date: 9.1.2025

EIA Pre-Screening
Establishing a development is a 'sub-threshold development'

File Reference:	S5/24/147
Development Summary:	The change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection .
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required





Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary
E45 A099

t 0818 06 5000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 10th January, 2025

Our Ref: S5/24/147

Civic Offices, Nenagh

Brogan Capital Ventures Ltd.,
C/o Barry Reynolds,
Drumbaragh,
Kells,
Co. Meath, A82 E3YI

Re: Declaration under Section 5 of the Planning and Development Act 2000

Dear Sir/Madam,

I refer to your application for a Section 5 Declaration received on 4th December, 2024, in relation to the following proposed works:

The change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for
(a) the purposes of accommodating displaced persons or persons seeking international protection
(b) use as an emergency reception and orientation centre for protected persons
at Dundrum House Hotel, Dundrum, Co. Tipperary

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Article 5, 6, 9 and 10 of the Planning and Development Regulations 2001, as amended,
- (c) Class 14(h) and Class 14(i) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,

Tipperary County Council has concluded that the development consisting of the material change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for

- (a) the purposes of accommodating **protected persons**,
- (b) use as an emergency reception and orientation centre for protected persons,

(Protected Persons is as defined under Article 5 of the Planning and Development Regulations 2001, as amended) is development and is exempted development as it DOES fall under the exempted development provisions as set out under Class 14(h) and Class 14(i) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Bord Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Advice Note: This Section 5 Declaration refers to a material change of use only and does not include for any works.

Yours sincerely



for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/24/147** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Sharon Kennedy, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 40781 dated 2nd January, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Brogan Capital Ventures Ltd., C/o Barry Reynolds, Drumbaragh, Kells, Co. Meath, A82 E3YI, re: the change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for

- (a) the purposes of accommodating **displaced persons** or persons seeking international protection,
- (b) use as an emergency reception and orientation centre for protected persons

at Dundrum House Hotel, Dundrum, Co. Tipperary, is development and is exempted development.

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended
- (b) Article 5, 6, 9 and 10 of the Planning and Development Regulations 2001, as amended,
- (c) Class 14(h) and Class 14(i) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,

Tipperary County Council has concluded that the development consisting of the material change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor of the Old Wing/C Block within Dundrum House Hotel to use for

- (a) the purposes of accommodating **protected persons**,
- (b) use as an emergency reception and orientation centre for protected persons,

(Protected Persons is as defined under Article 5 of the Planning and Development Regulations 2001, as amended) is development and is exempted development as it DOES fall under the exempted development provisions as set out under Class 14(h) and Class 14(i) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001.

Signed: 

Date: 10/01/2025

**Sharon Kennedy
Director of Services
Planning and Development (including Town Centre First),
Emergency Services and Emergency Planning and
Tipperary/Cahir/Cashel Municipal District**

Advice Note: This Section 5 Declaration refers to a material change of use only and does not include for any works.