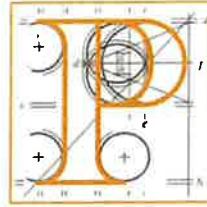


Our Case Number: ACP-323829-25

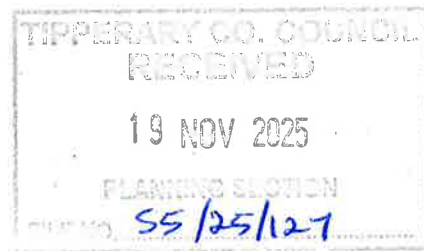
Planning Authority Reference Number: S5/25/127



An
Coimisiún
Pleanála

URGENT

Director of Services
Planning Department
Tipperary County Council
Civic Offices
Nenagh
Co. Tipperary



Date: 19 November 2025

Re: Whether the change of use of buildings for the purposes of accommodating protected persons and the use as an emergency reception and orientation centre for protected persons, is or is not development, and is or is not exempted development.
Dundrum House Hotel, Dundrum, Co. Tipperary

Dear Sir / Madam,

I've been asked by the Commission to refer to the above-mentioned referral lodged by you on the 30th October 2025.

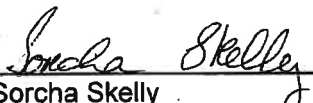
Further to our letter to you dated 5th November 2025, **please find enclosed a copy of the referral received from you on 30th October 2025.**

Please be advised that the Commission have received several enquiries regarding the availability to view the above-mentioned referral.

The Commission would appreciate if you could make a copy of the referral which is enclosed, available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the authority until the referral is withdrawn or is dismissed or determined by the Board at your earliest convenience.

Please quote the above referral number in any further correspondence.

Yours faithfully,


Siorcha Skelly
Senior Executive Officer
Direct Line: 01-8737164

ADHOC
Registered Post

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Teil
Glaó Áitiúil
Facs
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



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 5000/601
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 29th October, 2025

Our Ref: S5/25/127

Civic Offices, Nenagh

An Comisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	083736-25
ACP-	
30 OCT 2025	
Fee: €	110 typ. BD
Time: 9:15	By: R. O'Malley

Re: Application for a Section 5 Declaration – The change of use of buildings referred to as Holm Oaks, The Square Block, The Coach House and the Ground Floor, First Floor and Second Floor of the Old Wind/C Block within Dundrum House Hotel to use for (a) the purposes of accommodating protected persons (Class 14(h)), (b) use as an emergency reception and orientation centre for protected persons (Class 14(i)), at Dundrum House Hotel, Dundrum, Co. Tipperary, E34 R768.

A Chara,

I enclose herewith copy of Section 5 Application received from Mr Barry Reynolds on behalf of Utmasta Limited which we refer to you for decision in accordance with Section 5(4) of the Planning and Development Act 2000 (as amended).

Statement of grounds for referral and fee of €110 is enclosed.

Yours sincerely


for **Director of Services**



Comhairle Contae Thiobraid Árann
Tipperary County Council

Oifigi Cathartha
Bóthar Luimnigh
An tAonach
Co. Thiobraid Árann
Éire

Civic Offices
Limerick Road
Nenagh
Co. Tipperary
Ireland

t 0818 06 5000

e finance@tipperarycoco.ie

www.tipperarycoco.ie

REMITTANCE ADVICE / FAISNÉIS ÍOCAÍOCHTA

AN BORD PLEANALA
64 MARLBOROUGH STREET
DUBLIN 1.
CO DUBLIN
IRELAND

Cheque No. 208608
Supp ID / Uimh. Aitheantais 750470
Date / Dáta 29/10/2025
Page / Leathanach 1/1

Your Ref/ Bhur dTagairt	Inv Date/ Dáta Sonraisc	Our Ref/ Ár dTagairt	AMOUNT/ SUIM EUR	Payable Iníoctha EUR
REFERRAL FEE	29/10/2025	30916907	110.00	110.00
PAGE TOTAL / IOMLÁN AN LEATHANAIGH			110.00	110.00
GRAND TOTAL / MÓRIOMLÁN			110.00	110.00

WH = Withholding Tax CT = Subcontractors Tax
INT = Late Payment Interest, Rate = 10.15%

RA = Non Resident Landlord
CMP = Late Payment Compensation



Comhairle Contae Thiobraid Árann
Tipperary County Council

RECEIVED
06 OCT 2025

PLANNING SECTION
SS/25/127

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

SCANNED

1. Applicant's address/contact details:

Applicant	Utmasta Limited
Address	Suite 108, Q House, 76 Furze Road, Sandyford Business Park, Dublin 18, D18 AY29
Telephone No.	[REDACTED]
E-mail	[REDACTED]

2. Agent's (if any) address:

Agent	Barry Reynolds
Address	Drumbaragh, Kells, Co. Meath, A82 E3Y1
Telephone No.	[REDACTED]
E-mail	[REDACTED]

Please advise where all correspondence in relation to this application is to be sent;

Applicant [☐] Agent [☒] Refer to email above.

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	Dundrum House Hotel, Co. Tipperary. E34 R768
--	---

SCANNED

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:	See cover letter that includes description

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

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other <input checked="" type="checkbox"/>	
Where legal interest is 'Other', please expand further on your interest in the land or structure	See separate letter from Utmasta Limited	
If you are not the legal owner, please state the name and address of the owner	Name: Brogan Capital Ventures Limited Address: Dundrum House Hotel, Co. Tipperary, E34 R768.	

Signature of Applicant(s)



Ana Maria Fernandez

Date: 29.09.2025

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.

SCANNED

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
 - o OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - o Floor Plans & Elevations at a scale of not less than 1:200
 - o Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - o 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**

OR

**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

Fee Recd. € 80 -

Receipt No 132-132

Date 6/10/25

Received by Maureen Kelly

DATE STAMP

06 OCT 2025

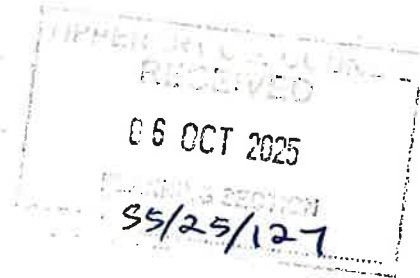
55/25/127

SCANNED

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

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

2nd October 2025



**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 Utmasta Limited.

We request this application 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.

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, which was submitted under Brogan Capital Ventures Limited as the owner of the site, and to the previously approved Declaration under Section 5 of the Planning and Development Act 2000 received on 10th January 2025 (your reference S5/24/147), Utmasta Limited has commenced 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 set out 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.

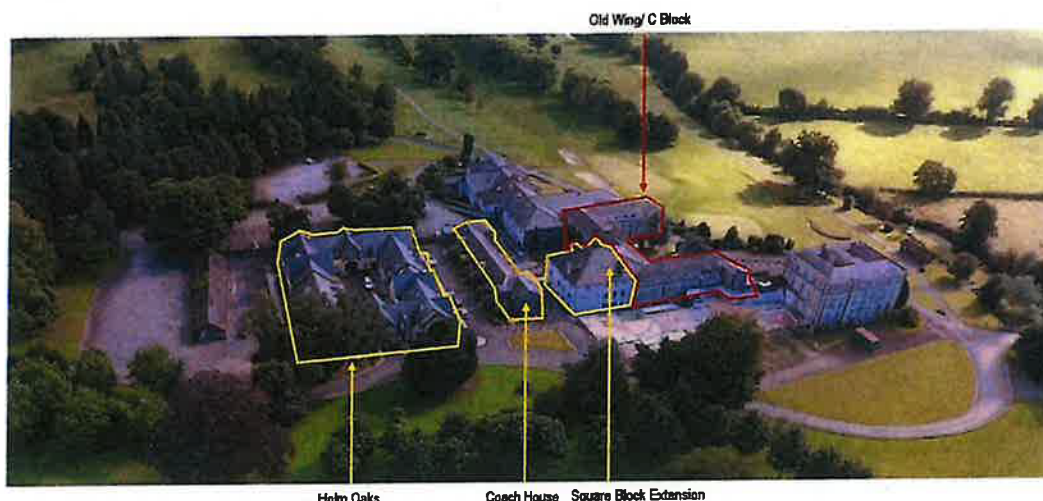
SCANNED

06 OCT 2025

PLANNING SECTION

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

The high-level photographic view of the site/buildings subject of this application gives orientation to the temporary 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 mainly used for habitable rooms. The building marked Old Wing/ C Block in red, provides as well as bedroom accommodation the main common social areas of the development including the 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 extension is a 4-storey extension building consisting of central stairs, hotel bedrooms on ground to third 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, consist of 2 floor levels with multiple bedrooms on each floor level as per the plans. The building has been granted planning permission under register reference 99/503, 6th August 1999.

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



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- 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. This building directly connects to The Square Block noted above.

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-0020*	Old Wing & Square Block Ground Floor Plan	00
DUN-BR-XX-PL-DR-0021*	Old Wing & Square Block First Floor Plan	00
DUN-BR-XX-PL-DR-0022*	Old Wing & Square Block Second Floor Plan	00
DUN-BR-XX-PL-DR-0023*	Old Wing & Square Block Third Floor Plan	00
DUN-BR-XX-PL-DR-0024*	Holm Oaks Existing Ground and First Floor Plans	00
DUN-BR-XX-PL-DR-0025*	Coach House Existing Ground and First Floor Plans	00

*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:

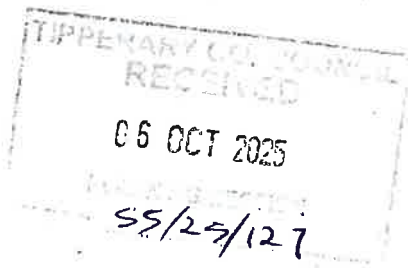
Drawing Number	Drawing Title	Revision
DUN-BR-XX-PL-DR-0005	Site Plan **	02
DUN-BR-XX-PL-DR-0007	Site Location Map and Site Block Plan	02
DUN-BR-XX-PL-DR-0008	Site Location Maps***	R00

** 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. These areas are shown on drawings as the occupiable interior gross area.

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



SCANNED

Holm Oaks	Ground Floor (Units 1-12, 14-17)	1015.1m2
	First Floor (Upper floors of the same units).	1023.2m2
	Total	2038.3m2
Old Wing/ C Block	Ground Floor, mainly support spaces (kitchens, recreation, reception etc.) and DDA compliant bedroom 107.	3032.9m2
	First Floor, all bedrooms	647.3m2
	Second Floor, all bedrooms	646.3m2
	Total	4,326.5m2
Square Block	Ground Floor	231.4m2
	First Floor	245.9m2
	Second Floor	262.5m2
	Loft	147.8m2
	Total	887.6m2
Coach House	Ground Floor (with bedrooms 01 to 06 inclusive).	250.6m2
	First Floor (with bedrooms 07 to 12 inclusive).	256.9m2
	Total	507.5m2
Total Development Area		7,759.9m2

Included also is the relevant application form duly completed.

Also included is a letter whereby Brogan Capital Ventures Limited gives permission for the submission of this Section 5 Request for Declaration application.

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

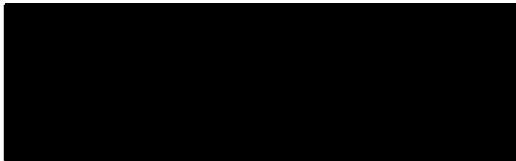
06 OCT 2025

55/25/127

SCANNED

We trust this is an acceptable application and we will be contact with your office immediately to pay the prescribed application fee.

Regards



Barry Reynolds

Dip. Arch. Tech. (TU Dublin)
RIAI (Arch.Tech.)
Chartered Architectural Technologist (MCIAT)
CIAT Chartered Practice, 2024
Chartered Building Engineer (C.Build E MCABE)

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59/25/127




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



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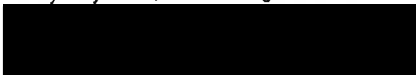
Appendix A:

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-0025 Revision 00 for the floor plans.

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



16 OCT 2025

NO SECTION

55/25/27

COACH HOUSE
DUNBARAGH

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-0024 Revision 00 for the floor plans.

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



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06 OCT 2025
SS/25/27

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Name of Building	Square Block Extension
Type of Building	4 storey block with 25 bedrooms off a common stair 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

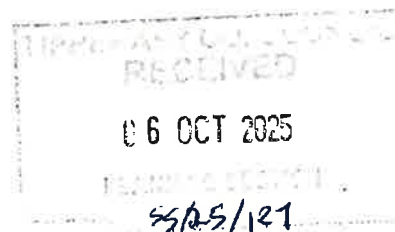


2. Main Entrance



See Plan Drawings DUN-BR-XX-PL-DR-0020,21,22 and 23 Revision 00 for the floor plans.

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



SEARCHED

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 Drawings DUN-BR-XX-PL-DR-0020,21,22 and 23 Revision 00 for the floor plans.

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



06 OCT 2005

55/25/127

SCANNED



DUNDRUM HOUSE HOTEL
GOLF & LEISURE RESORT

Utmasta Limited
Suite 108, Q House
Furze Road
Sandyford Business Park
Dublin 18

Date: 19th June 2025

Dear Utmasta,

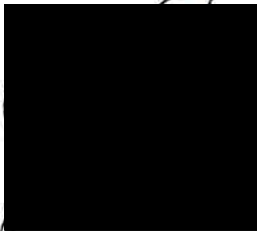
Ref: *Dundrum House Hotel section 5 Judicial review [JR] against Tipperary County Council
Articles of agreement*

Further to the meeting to between the parties herein Utmasta Limited [UL], Suite 108, Q House, Furze Road, Sandyford Business Park, Dublin 18, Brogan Capital Ventures limited [BCVL], Pillo Hotel, The Rath, Ashbourne, Co. Meath and Dundrum House hotel, Dundrum, Co. Tipperary It has been agreed that in consideration of fees paid by Utmasta Limited to Marek Hickey [Solicitor], or others, who have been engaged by Brogan Capital Limited in defence of this Judicial Review, BCVL agrees that it will continue in the defence of this JR and if such defence is unsuccessful then an appeal with be immediately taken up by BCVL.

BCVL also agrees to support UL becoming a "notice party" in these proceedings. UL will be entitled to any and all information pertaining to the progress of this case by BCVL and its legal team or others. UL will have the opportunity to consult with and instruct the legal team in conjunction with BCVL.

Should these articles of agreement vacillate for any reason then UL has the right to recover all fees in relation to these proceedings from BCVL. In the event BCVL unilaterally or arbitrarily breeches or violates this agreement by any means, UL has the right to recover all damages and pecuniary loss including expenses without deduction or defence by BCVL.

In addition to the foregoing BCVL hereby grants Utmasta Limited permission to lodge its own "Section 5" application in respect of works required at DHH.



Brogan Capital Ventures Limited

06 OCT 2025

55/25/127

TIPPERARY COUNTY COUNCIL

Planning Section Memo

Planning Reference: Section 5 25/127

Applicant: Mr Barry Reynolds on behalf of Utmasta Limited

Development Address: Dundrum House Hotel, Dundrum, Co. Tipperary, E34 R768

1. **INTRODUCTION**

On 6th October 2025 a request was made to Tipperary County Council for a declaration under Section 5 of the Planning and Development Act, 2000 as amended by Mr Barry Reynolds on behalf of Utmasta Limited. The wording of the proposal is unclear however having considered all of the submitted information it appears that the application is requesting a determination as to whether or not the following use constitutes development and if so, whether same is or is not exempted development:

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

- (a) the purposes of accommodating protected persons (Class 14(h)),
- (b) use as an emergency reception and orientation centre for protected persons (Class 14(i)),

The application as submitted includes;

- Section 5 application form
- Cover Letter including Appendix A (photographs of relevant blocks)
- Site Location Map
- Site Layout Plan
- Holm Oaks Floor Plans
- The Coach House and Square Block Floor Plans
- Old Wing/C Block Floor Plans (ground, first and second floor)

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

Tipperary County Council is referring this matter to An Coimisiun Pleanala for a decision in accordance with Section 5(4) of the Planning and Development Act 2000, as amended. In accordance with Section 127(d) of the above mentioned Act this report sets the grounds of the referral and the reasons, considerations and arguments on which they are based.

2. **STATUTORY PROVISIONS**

The following statutory provisions are relevant;

Planning and Development Act 2000, as amended

Section 2(1) of the Planning and Development Act, 2000, as amended (hereafter referred to as the Act), 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 same Act, 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) 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 5 (Declaration and referral on development and exempted development) states;

(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

And;

(4) Notwithstanding subsection (1), a planning authority may, on payment to the Board of such fee as may be prescribed, refer any question as to what, in any particular case, is or is not development or is or is not exempted development to be decided by the Board.

Section 127 (Provisions as to making of appeals and referrals) requires that a referral shall

*(c) state the subject matter of the appeal or referral,
(d) state in full the grounds of appeal or referral and the reasons, considerations and arguments on which they are based,*

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
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 , (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	

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. **SITE LOCATION**

The Holm Oaks, The Square Block, The Coach House and 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.

4. **RELEVANT SITE HISTORY**

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

Old Wing/C Block

The Old Wing/C Block is understood to have been developed in the early 1900's. The floor plans submitted under P37045 indicated 14 bedrooms in this block. The accommodation was extended under P310842 and there were 38 bedrooms in addition to staff accommodation and recreational areas to be provided for within this area of the hotel. Under Pl. Ref. No. 99/924 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. The block is shown to be in use as accommodation at this time however complete floor plans were not submitted on the file. It would have been possible for the applicant to carry out internal alterations resulting in a change to the number of bedrooms within this block. Having reviewed the information submitted by the applicant under Pl. Ref. 18601273 it appears that the C block would have accommodated circa 36 bedrooms (across the first and second floor). The layout of the ground floor would appear to allow for an additional 3 bedrooms however it is unclear if these were staff or guest bedrooms or recreational/play rooms. Whilst Pl. Ref. No. 18601273 was not implemented the material submitted by the applicant at that time is a useful indicator of the number of guests being accommodated within the hotel at that point in time.

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 condition 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 was no condition 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.

Pre-existing waste water treatment plant

Under PI. Ref. No. 041239 planning permission was granted 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.

Section 5

Under Section 5 24/147 Tipperary County Council determined on the 10 January 2025 that

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 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.

This decision is currently subject to a **Judicial Review in the High Court**.

The assessment undertaken by the Planning Section was based on the understanding that the hotel facility was discharging to the permitted and licenced waste water treatment plant on the site. The Planning Section observed in the course of a site inspection on the 5 March 2025 (for the purpose of investigating Enforcement File TUD-25-023), that a new waste water treatment system (WWTS) had been installed on the site without the apparent benefit of planning permission. The Planning Section was subsequently notified by the Environment and Climate Action Section of the Council on the 6 June 2025 that a Section 12 Notice issued under the Local Government (Water Pollution) Act 1977, as amended, to the owner of the property on the 5 August 2020 and that this was still extant.

The true position in relation to the WWTS was not known by the Planning Authority when carrying out its assessment of the Section 5 application in January 2025. As a result, the assessment of the Planning Authority proceeded on the basis of inaccurate information. It is the belief of the Planning Authority that in light of this fact the Appropriate Assessment Screening Report that accompanied the Section 5 assessment was flawed.

As result of this deficiency, the Planning Authority conceded the relief sought by the applicants to quash the Section 5 Declaration but solely on the ground that the screening carried out by the planning department was deficient.

Brogan Capital Ventures Limited are continuing to defend the Section 5 Declaration.

Enforcement

TUD-25-023. This is a current enforcement file. A Warning Letter was issued on the 23 April 2025 in relation to the following alleged unauthorised development;

- i. Construction of a roofed structure on the foundation of the former ballroom to the north west of the hotel
- ii. Construction of a maintenance building in the car park
- iii. Construction of new internal access roads to the south of the Golf Course and north west of Kilmore cottages
- iv. Construction of a driving range, hard cored car parking yard serving same, ball stop nets/posts and other ancillary infrastructure
- v. Provision of a new waste water treatment system and ancillary structure
- vi. Replacement of Ceiling of bedroom 317 in the C block

Items (i) and (ii) on the Warning Letter have been regularised under the Decisions to Grant permission issued under Pl. Ref. No. 2560641 and 2560642 as listed in Appendix A.

A decision has not yet been made under Section 153 as to whether or not to issue an Enforcement Notice in relation to the outstanding unauthorised development referred to under the Warning Letter.

Local Government (Water Pollution) Act 1977 & Section 12 Notice

Condition 12 of Planning Permission 04/1239 states the following:-

12. No discharge of wastewaters from the proposed development to surface water or ground water shall take place save in accordance with terms of a Discharge License under Section 40 of the Local Government (Water Pollution) Acts 1977-1990.

No development shall commence on the site on foot of this grant of permission until such time as the aforementioned effluent discharge license has been granted to the developer.

Further any modifications to the development required on foot of the effluent discharge license shall be agreed in writing with the Planning Authority or in default of agreement as agreed with An Bord Pleanála, or a grant of permission is issued for the revised development as appropriate.

Reason: To obviate the risk of pollution arising from the proposed development and in the interest of proper planning and sustainable development.

Discharge Licence DW023-02 (Appendix 2) applied to the pre-existing waste water treatment system. The Discharge Licence states as follows;

1.2 Effluent discharges shall take place only as specified in the application received on 17th of September 2007 and as per drawings submitted with the application as modified and / or controlled by this licence and subject to the requirements of law. No material change in the quality or quantity of the effluent being discharged to waters shall be made without the prior consent of the Licensing Authority.

2.1 The characteristics of the effluent shall not exceed the emission limit values stipulated in Schedule A of this licence.

2.2 The level of unionised ammonia in the receiving waters downstream of the point of discharge shall not, as a consequence of the discharge exceed 0.02mg/l as N.

SCHEDULE A – OF Discharge Licence DW 023-02

EMISSIONS TO WATERS

Emission Point Reference: *Discharge from the treatment plant*

Emission to: *Multeen River*

Volume to be emitted: *Maximum 179 m3 per day*
Maximum 7.5 m3 per hour

Maximum 7.5 m3 per hour Parameter		Emission Limit Values
pH		6.0 – 9.0
	mg/l	kg/d
Biological Oxygen Demand (BOD)	5	0.895
Suspended Solids (S.S.)	5	0.895
Total phosphorus as P	2	0.358
Total Ammonia as N	5	0.895
Total Nitrogen	15	2.685
Fats, Oils & Grease (F.O.G.):	10	1.79

ISSUE OF SECTION 12 NOTICE

Tipperary County Council issued a Section 12 Notice on the 5 August 2020 in relation to the pre-existing Waste Water Treatment System on the site. The Notice required that the following works be carried out;

1.	Polluting matter on your premises shall not be allowed to discharge to or run-off in such manner as to result in pollution of any waters in contravention of the Local Government (Water Pollution) Acts 1977 to 2007.	Within 21 days of the date of this Notice
2.	(i) Ensure the Wastewater treatment is functioning in accordance with the requirements of the associated Licence under Section 4 of the Local Government (Water Pollution) Acts 1977 as amended. (ii) Carry out root cause analysis and submit corrective action report to the address the non- compliances.	Within 60 days of the date of this Notice

In response to the Section 12 Notice Brogan Capital constructed a new waste water facility, which does not have the benefit of planning permission nor does it have a licence pursuant to Section 4 of the Act of 1977. Brogan Capital contends that the Section 12 notice obviated the need to secure planning permission for the new waste water facility and the need to secure a Section 4 licence under the Act of 1977. The Council does not agree with this view and considers the facility unauthorised development within the meaning of the PDA 2000.

Recent sampling records that even if the existing Section 4 licence extended to the new waste water facility, which the Council submits it does not, the waste water facility is not operating within the limits of that licence.

5. GROUNDS OF REFERRAL, REASONS & CONSIDERATIONS

As set out above Tipperary County Council is referring this matter to An Coimisiun Pleanala for a decision in accordance with Section 5(4) of the Planning and Development Act 2000, as amended. The reasons and considerations of the referral are set out below;

Is the current application Res Judicata

It is arguable that for as long as the existing Section 5 remains in being, that it precludes the current application on the basis that the change of user at issue remains the same.

The user that is the subject of the current Section 5 application is significantly different in scale/intensity to that which was the subject of the Section 5 declaration issued under Ref 24/147, in that the current application concerns a much larger area of the Dundrum Complex (the first and second floors of the C Block are now included for) representing an increase of circa 25% in floor area on the previous application (7,759.9 sq m in comparison to 6,121.3 sq m). The submitted floor plans indicate that the

subject area is to accommodate 301 persons. The number of people to be accommodated was not specified under Section 5 24/147 however by virtue of the two additional floors of the C Block now included for it appears that the occupancy is to increase above that proposed in 2024. The information submitted under Pl. Ref. No. 18601273 would indicate that the area subject to the current Section 5 accommodated circa 194 persons when the property was last in use as a hotel.

The intensification of user is recognised as a change in planning circumstances that may warrant fresh consideration under this Section 5. The Coimisiun will need to be satisfied that the consideration of the current Section 5 application would not constitute a collateral challenge on the declaration issued under Section 5 24/147, and would be lawful.

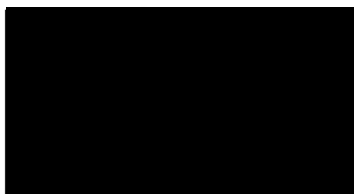
Is the proposal development and is it or is it not exempted development?

On the face of matters it appears that the proposal is a material change of use and is development. It also appears that the proposal avails of an exemption under Class 14(h) and (i) of the Regulations. However it is noted that the Coimisiun will satisfy itself to these facts.

With respect to the restrictions on exemptions set out under Section 4(4) of the Act and Article 9 of the Regulations, it is noted that the proposal is to accommodate 301 persons in an area of the hotel which the Council understands would have accommodated circa 194 guests, when the hotel was operating as a hotel. The hotel and other ancillary buildings on the site are discharging to a WWTS which was constructed in circa 2023 without the benefit of planning permission and which is operating without a Section 4 licence.

Any declaration will need to consider whether the number of IPAS residents to be accommodated on the site under the Section 5 proposal (a) is a user which breaches a condition of any permission regulating the Dundrum Complex or is inconsistent with any use specified in a permission under the Act, such as to engage article 9(a)(i) of the Planning and Development Regulations 2001, as amended, or (b) if the user triggers a requirement for an appropriate assessment such as to engage Section 4(4) of the Planning and Development Act 2000, as amended.

Signed:



Caroline Conway
Senior Executive Planner

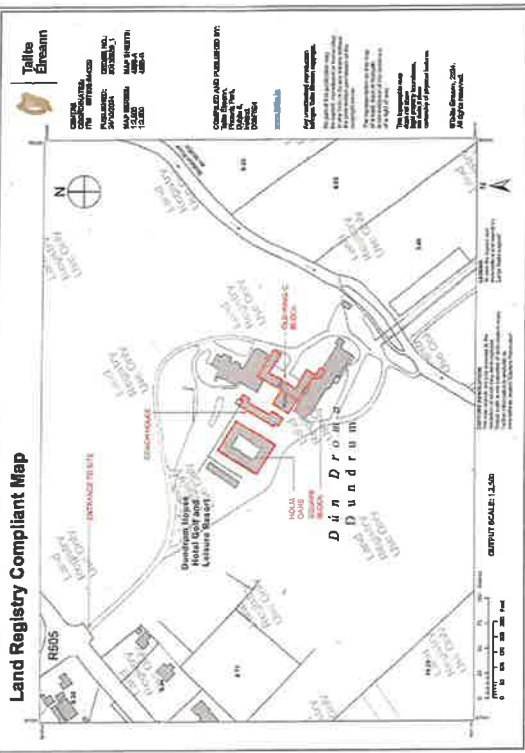
Date: 29.10.2025

Appendix 1 – Full Planning History

<u>P37045</u>	Conditional grant	Convert Dundrum House to grade A hotel erect function room and ancillary accommodation
<u>P310842</u>	Conditional grant	Extension (Conservatory, games rooms and 16 bedrooms)
<u>P312585</u>	Conditional grant	Alteration and pool and leisure complex
<u>95529</u>	Conditional grant	Retention of conference centre, 4 no. hotel bedrooms and 2 no. entrance doors,
<u>97183</u>	Conditional grant	Swimming pool, leisure facilities, golf clubhouse and associated site works,
<u>99503</u>	Conditional grant	Alterations and extensions to existing lofted coach house and to develop it as 7 apartments
<u>99504</u>	Conditional grant	Construction of three storey extension, comprising 16 bedrooms with ensuites, stairs and ancillary accommodation, with associated external works
<u>99924</u>	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
<u>991161</u>	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
<u>04946</u>	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
<u>041238</u>	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).
<u>041239</u>	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)
<u>041272</u>	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).
<u>041294</u>	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)
<u>041389</u>	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
<u>041562</u>	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
<u>10317</u>	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 distillery and service yard with borehole for water supply and associated car-

		<p>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>
2560641	Conditional Grant	<p>an existing modern low height single storey temporary steel and metal clad structure providing weather protection to the existing below ground plant rooms adjacent the main hotel buildings. The period of temporary use shall be agreed by the authority as part of this application</p>
2560642	Conditional Grant	<p>a modern existing standalone single storey water softener out building in the existing car park area and associated works</p>

Land Registry Compliant Map



General Notes:

- HOLM OAKS REFER TO PLAN DUN-BR-XX-PL-DR-0023
- COACH HOUSE REFER TO PLAN DUN-BR-XX-PL-DR-0025
- SQUARE BLOCK AND OLD WING REFER TO PLANS DUN-BR-XX-PL-DR-0020, 21, 22, 23
- EXTENT OF ACCESS SHOWN OUTLINED IN BLUE ON SITE BLOCK PLAN.
- FOR DETAILED SITE PLAN, REFER TO DRAWING DUN-BR-XX-PL-DR-0005.
- EVAUATION ASSEMBLY POINT IN CASE OF EMERGENCY MARKED THUS

1 SITE LOCATION MAP
0007 1/100

2 SITE BLOCK PLAN
0007 1/100

AN COMIDUIM PLEANALA
30 OCT 2025
LFC-215-323823

RECEIVED
30 OCT 2025

INFORMATION

Architectural and Planning Services
BARRY REYNOLDS DR AP21 TECH
DUNMURRUGH KILLS, CO. MATHI, IRELAND, A42 EBY1

Client, Project Name & Address:
DUNDUM HOUSE HOTEL, 1799BARY, EM-1798

Drawing Title:
SITE LOCATION MAP
AND SITE BLOCK PLAN

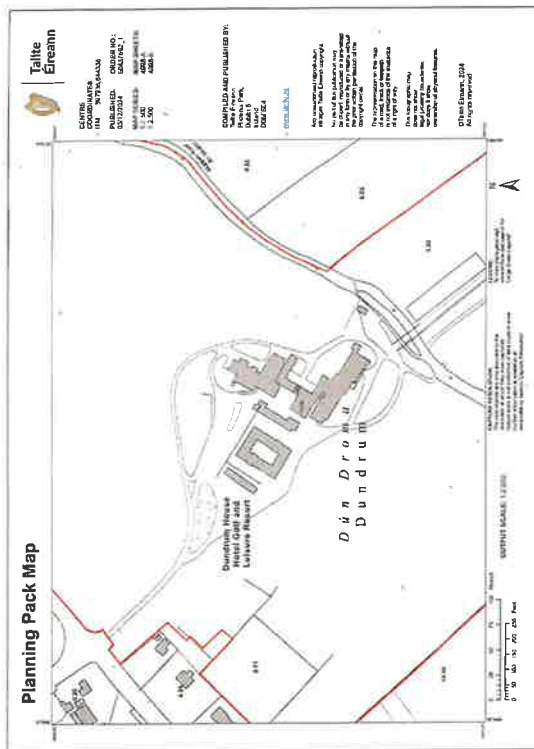
Client Ref: B.R. **Date:** 01.12.2024

Drawing Number: DUN-BR-XX-PL-DR-0007

Scale: 1:2500 1:100

Rev: 02

Rev: 02

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2 SITE LOCATION MAP

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

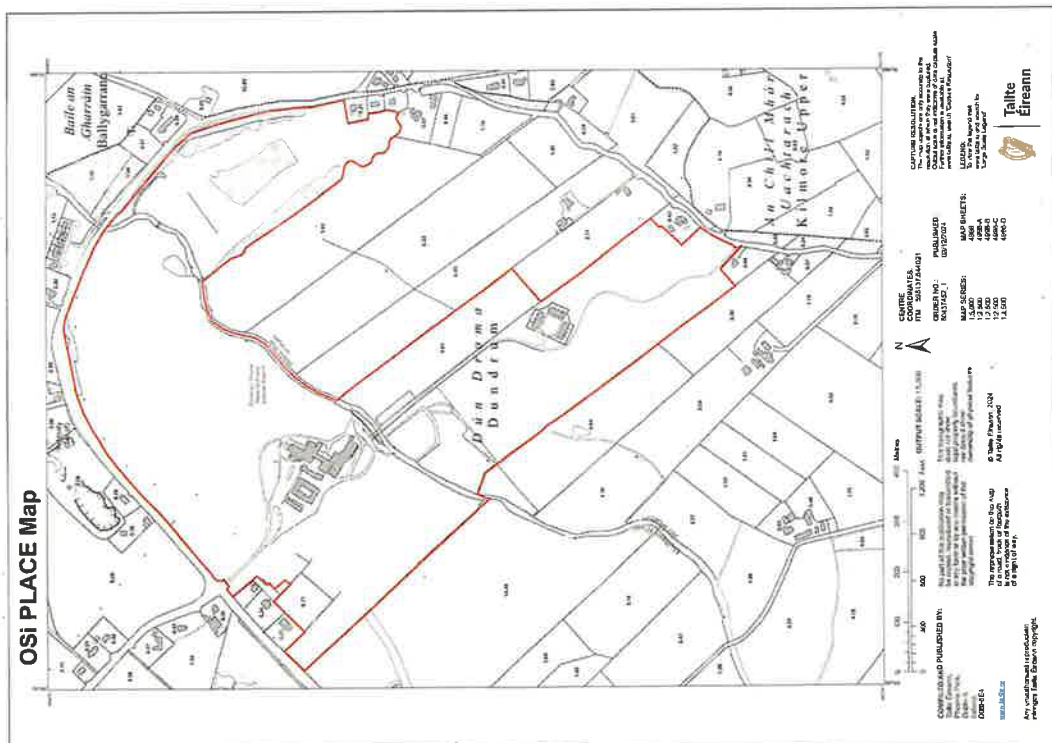
RED LINE BOUNDARY MEANS IN THE OWNERSHIP OF THE APPLICANT.

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

AN COMMISSION PLEAMALA

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HARRIS & SON, COMPANY

09-11-2016	08:27:57 AM	C:\Users\Ave\Documents
Date	Time	Description
Project Status Information		
Architectural and Planning Services:		
BARRY TRENKOWSKI JR ARCH TECH		
DRUMMANN KILLS CO LEACH RELAND ARS EYI		
Client: Project Name & Address:		
[REDACTED]		
BUSINESS HOUSE HOTEL, UNIVERSITY		
Drawing Title:		
SITE LOCATION MAPS		
Dwelling	B/R	Date
Dwelling Number		
DW-BR-HOUSE-COR-0008		
Sheet Number		
SHEET-0001-0005		
		Site
		Rpt
		09/09/2016



1 SITE LOCATION MAP

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 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.

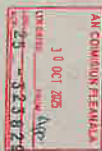
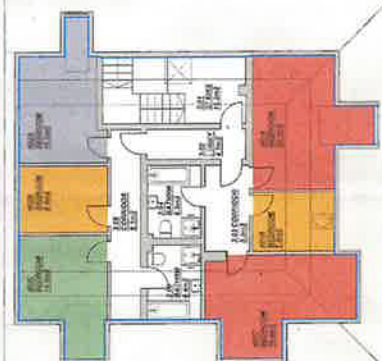
1 FIRST FLOOR PLAN
0021

001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016	017	018	019	020	021	022	023	024	025	026	027	028	029	030	031	032	033	034	035	036	037	038	039	040	041	042	043	044	045	046	047	048	049	050	051	052	053	054	055	056	057	058	059	060	061	062	063	064	065	066	067	068	069	070	071	072	073	074	075	076	077	078	079	080	081	082	083	084	085	086	087	088	089	090	091	092	093	094	095	096	097	098	099	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200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1
0023
THIRD FLOOR PLAN



EXISTING
STAIRS



General Notes:

1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE COST OF REPAIRS OR REPLACEMENT OF ANYTHING SHOWN ON THIS DRAWING, OR THE COST OF ANY OTHER DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE COST OF REPAIRS OR REPLACEMENT OF ANYTHING SHOWN ON THIS DRAWING, OR THE COST OF ANY OTHER DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE COST OF REPAIRS OR REPLACEMENT OF ANYTHING SHOWN ON THIS DRAWING.

NOTES:

- 1 CROSS HATCHED ZONES ARE OUT OF THE SCOPE.
- 2 REFER TO OVERALL SITE PLAN DUN-BR-XX-PL-DR-0005 FOR LOCATION OF THIS PLAN IN THE OVERALL SITE.
- 3 REFER TO DRAWING DUN-BR-XX-PL-DR-0007 FOR SITE LOCATION MAP AND SITE BLOCK PLAN.
- 4 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH OTHER PLAN DRAWINGS AS FOLLOWS:
 • DUN-BR-XX-PL-DR-0020
 • DUN-BR-XX-PL-DR-0021
 • DUN-BR-XX-PL-DR-0022
 • DUN-BR-XX-PL-DR-0023
 • DUN-BR-XX-PL-DR-0024
 • DUN-BR-XX-PL-DR-0025
- 5 THE BLUE OUTLINE SHOWS EXTENT OF ACCESS FOR THIS FLOOR LEVEL.



Project Name	Old Wing & Square Block, Existing Third Floor Plan
Project Number	DUN-BR-XX-PL-DR-0023
Scale	1/8" = 1'-0"
Sheet Size	11x17
Rev.	00
Drawn By	ML
Check By	ML
Date	29.03.2023
Project Status	Not Started
Project Location	3345/1st 7
Project Description	Architectural and Planning Services BANKS HITCHCOCK ARCHITECT DALLAS TEXAS 75201 Client: Project Name & Address BANKS HITCHCOCK ARCHITECT, 10000000, 04 RT104

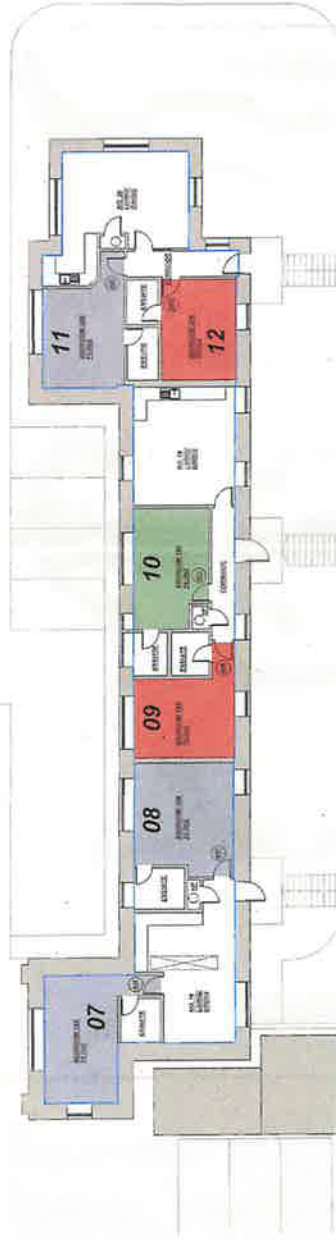
General Notes:

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1. CROSS HATCHED ZONES ARE OUT OF THE SCOPE.
2. REFER TO OVERALL SITE PLAN FOR LOCATION OF THIS PLAN IN THE OVERALL SITE.
3. REFER TO DRAWING DUN-BR-XX-PL-DR-0007 FOR SITE LOCATION MAP AND SITE BLOCK PLAN.
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH OTHER PLAN DRAWINGS AS FOLLOWS:
 - DUN-BR-XX-PL-DR-0020
 - DUN-BR-XX-PL-DR-0021
 - DUN-BR-XX-PL-DR-0022
 - DUN-BR-XX-PL-DR-0023
 - DUN-BR-XX-PL-DR-0024
 - DUN-BR-XX-PL-DR-0025
5. THE BLUE OUTLINE SHOWS EXTENT OF ACCESS FOR THIS FLOOR LEVEL.



1 GROUND FLOOR PLAN - EXISTING (COACH HOUSE)



2 FIRST FLOOR PLAN - EXISTING (COACH HOUSE)

LEGEND TO BEDROOM TYPE:

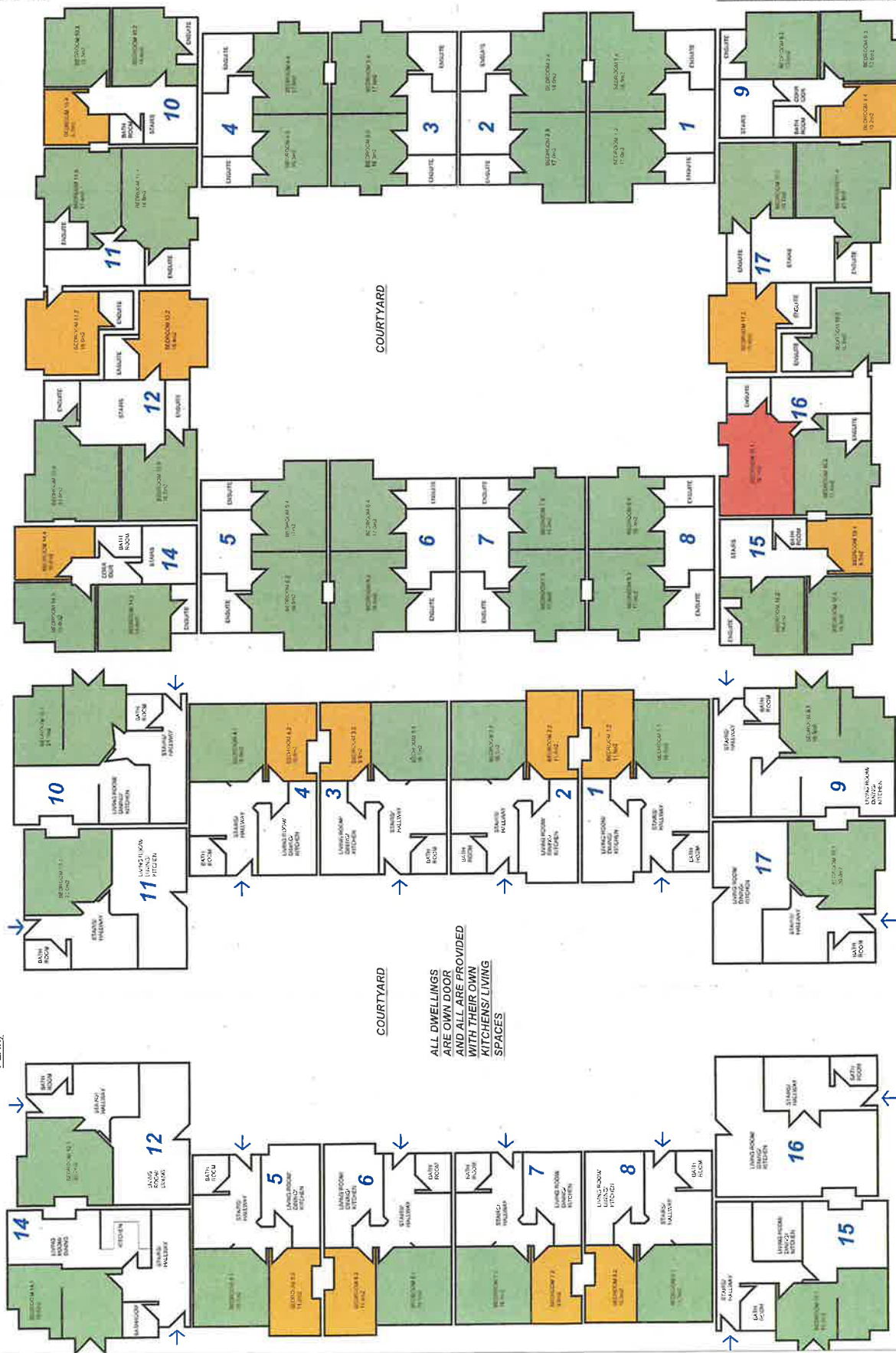
	SINGLE OCCUPANCY		TRIPLE OCCUPANCY		QUARTERLY OCCUPANCY
	DOUBLE OCCUPANCY		QUARTERLY OCCUPANCY		

PROJECT NO. 2024-0004
DATE: 06 OCT 2025
DRAWN BY: Yinyue Wang

Project Name	Coach House
Project Status	Not Started
Architectural and Planning Services	Architectural Studio
Survey Provided by ARCH TECH	ARCHITECTURAL STUDIO
Client Name & Address	Coach House, 100 N. 1st St, New York, NY 10001
Drawing Title	Coach House EXISTING GROUND AND FIRST FLOOR PLANS
Drawn By	Yinyue Wang
Check By	Yinyue Wang
Scale	1/8" = 1'-0"
Sheet Size	11x17
Rev	00

1 GROUND FLOOR PLAN - EXISTING

The design is a refinement of Moore's original algorithm and is based on the principle that the number of comparisons required to find the maximum element in an array is proportional to the number of elements in the array. The algorithm is based on the principle that the number of comparisons required to find the maximum element in an array is proportional to the number of elements in the array. The algorithm is based on the principle that the number of comparisons required to find the maximum element in an array is proportional to the number of elements in the array.



**ALL DWELLINGS
ARE OWN DOOR
AND ALL ARE PROVIDED
WITH THEIR OWN
KITCHENS/ LIVING
SPACES**

LEGEND OF BEDROOM TYPES



AN COMMISSION PLEANALA

30 OCT 2025

TH DATED FROM

2025-323829

RECEIVED
COUNCIL
05 OCT 1975
PLANNING DEPARTMENT
DATE 5/5/75

Architectural and Planning Services:
BARRY REYNOLDS OP ARCH TECH
DUNMURRUGH, KILLEA, CO. WEAATH, IRELAND, A43 03Y1

Client, Project Name & Address:
PULCHRIUM HOUSE HOTEL, TIRREVIEW

Drawing Title	HOLM OAKS EXISTING GROUND AND FIRST FLOOR PLANS	
Drawn By	J.R.	Date
Drawing Number	DUM-BR-XX-PL-GR-0005	
Scale	1"=10'	Orig. Sheet Size
		8 1/2" x 11"
		Rev
		00