

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Noel Whelan,

Reference Number: DED 792
Application Received: 4th November, 2024
Name of Applicant: Noel Whelan
Agent: N/A

WHEREAS a question has arisen as to whether the following works 'Permission for Class 20F Exemption to accommodate people seeking International Protection at The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon, F45 DD28, is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 3, 4 and 39 of the Planning and Development Act, 2000, as amended.
- (b) Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) Classes 14(h) and 20F Part 1, Schedule 2 of the Planning and Development Regulations, 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) Having regard to the definition of a 'shop' as set out under Article 5(1) of the Planning and Development Regulations 2001 (as amended), it is considered that the proposed change of use from a coffee shop/bakery does not fall within the scope of exempted development under Class 20F of Part 1, Schedule 2 of the said Regulations. Accordingly, the ground-floor proposal constitutes "development" which is material, coming within the scope of section 3(1) of the Planning & Development Act 2000 (as amended) and is development that is not exempt.
- (b) Having regard to Section 39(1) of the Planning and Development Act, 2000, (as amended) it is considered that the ground-floor area, so highlighted in red by the applicant, does not represent or constitute an exempted class of use under Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended). Accordingly, the ground-floor proposal constitutes "development" which is material, coming within the scope of section 3(1) of the Planning & Development Act 2000 (as amended) and is development that is not exempt.
- (c) Having regard to the provisions of Article 10(4) of the Planning & Development Regulations, 2001, as amended, the Planning Authority considers that the conversion of the residential element of the premises to IPA accommodation does not constitute a material change in use and is not considered "development" within the meaning of Section 3(1) of the Planning & Development Act 2000, as amended. The conversion of the remaining B&B bedrooms to IPA accommodation, does constitute a material change in use and is considered "development" within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended), but is development that is exempted under Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations, 2001, as amended.

- (d) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development for the following works 'Permission for Class 20F Exemption to accommodate people seeking International Protection at The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon, F45 DD28, is a split decision as follows:

- 1.) The ground-floor area of the said development, for which "*Permission for Class 20F (and subsequently Class 14(h)) Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018*" at the site located at "*The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon. F45 DD28*" is development within the meaning of section 3(1) of the Act, 2000 (as amended) and is development that is not exempted development;
- 2.) The first-floor area of the said development, for which "*Permission for Class 14(h) Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018*" at the site located at "*The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon. F45 DD28*" is "development" within the meaning of section 3(1) of the Act, 2000 (as amended) and is development that is exempted development;

as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 13th February, 2025

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

Reference Number:	DED 792
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development.
Name of Applicant:	Noel Whelan
Location of Development:	The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon. F45 DD28
Site Visit:	January 14 th 2025

WHEREAS a question has arisen as to whether the following works; "Permission for Class 20F Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018" at the above address is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- a) Sections 3, 4 and 39 of the Planning and Development Acts 2000 (as amended);
- b) Articles 6, 9 and 10 of the Planning and Development Regulations 2001 (as amended).
- c) Part 4 of Schedule 2 of the Regulations 2001 (as amended).
- d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);
- e) The planning history on site.
- f) ABP: Ref: RL28. RL3426

1.0 Site Location & Description of Development & Nature of Proposed Development
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Site Location:

- The subject site is situated in the townland of Ballinagare, a rural area to the north mid-western extent of county Roscommon.
- The Development to which this application pertains is located on the corner of where the N5 and the L-1221 converge. There is no private residents parking associated with the development, but rather on-street parking, which flanks the north-eastern and south-western extent of the development.

Development Description:

- **Access:** Vehicular access arrangements are as per the conditions stated above. Pedestrian access to the development is by way of ground floor entry to the north-eastern and south-western extents of the development. There are two access points to gain entry to private amenity space associated with the development, these are to the north-western and south-eastern building extents.
- **Boundaries:** There is a security gate prohibiting unsolicited access to the 'front' (north façade) of the building, which provides access/egress to the side and rear of the property and there is a boundary wall and steel door prohibiting unsolicited access to the side (western façade) of the building. An exterior recreational space to the western extent of the development (between the building and the road) is enclosed by masonry boundary wall fitted with steel fencing with a point of access/egress onto the public pathway.
- **Dwelling:** The dwelling is historic in nature - as evidenced by the 6-inch (1830-1930) historic maps, and the 25-inch (1897-1913) historic maps, the latter of which bears a footprint of similar siting and proportion.
- **Garages/Sheds:** The red-line boundary map indicates that there is a garage/shed located to the south-eastern extent of the folio.

Nature of Proposed Works:

The applicant has advised in their application that “no works to be carried out”, in relation to the development.

2.0 Geographic Information Systems [GIS]

European Sites:

As per a review of Roscommon County Council’s Geographic Information Systems, the following European Sites were noted:

- **Appropriate Assessment**

The closest designated sites include ‘Bellanagare Bog’ SPA (Site Code: 004105) and SCA (Site Code: 000592) which is located 1.2km west of the development site. Further, the development is located 3.2km south of Cloonshanville Bog SAC (Site Code: 000614).

Having regard to the separation distances between the site and the closest Natura 2000 site, given the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, can be excluded.

Architectural / Archaeological Heritage

As per a review of Roscommon County Council’s Geographic Information Systems, there are no architectural and/or archaeological heritage sites/structures in proximity to the subject site or property thereon.

- **Assessment of Architectural & Archaeological Heritage**

The property is not a protected structure; the closest structure listed by the National Monuments Service includes a cast iron water pump, erected ca. 1870 (Reg No.: 01500401) located 0.1km south-west of the development; a gate (SMR NO. RO015-049---) located 0.1km east of the development; Bellanagare Bridge (Reg No.: 01500402) (NIAH Reg. No.: 31809004) located 0.1km east of the development and an unclassified castle (SMR: RO015-050---). In all instances the proposed works are outside the relative zone(s) of influence.

3.0 Planning History

As per Roscommon County Council’s Planning Registry and GIS Planning database, a planning history assessment of the subject site and property thereon yielded the following results:

- **Established Status:** The original dwelling is evident on the 6-inch and 25-inch historic Maps, with a comparable footprint on the latter; as such, the original dwelling holds the benefit of exempted development owing to its established status.
- **Planning Enforcement:** UDR 1225
- **PD/12/356:** **For change of use from public house to Bakery, Bed & Breakfast, and Coffee Shop** and also to apply for planning permission to RETAIN canopy to side elevation and also extension to the rear of existing Public House containing Hallway, Storeroom Public toilets and connect to public services together with all associated site works. Decision Granted.

4.0 Relevant Statutory Provisions

Planning and Development Acts 2000 (as amended)

Section 3 (1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 (2)

Outlines that the Minister may, by regulations, provide for any class of development to be exempted development for the purpose of this Act. The principal regulations made under this provision are the Planning and Development Regulations.

Section 39(1)

Outlines that where permission to develop land or for the retention of development is granted under this Part, then, except as may be otherwise provided by the permission, the grant of permission shall enure for the benefit of the land and of all persons for the time being interested therein.

Planning and Development Regulations, 2001 as amended

Article 5(1)

Provides definitions, or interpretations under Part 2 – Exempted Development.

Article 6 (1)

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.

- Particular regard is had to **Class 14(h)** and **Class 20F**

Schedule 2, Part 1

Column 1 Description of Development	Column 2 Conditions and Limitations
<i>Change of use</i> CLASS 14(h) 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,	The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.

Schedule 2, Part1

Column 1 Description of Development	Column 2 Conditions and Limitations
CLASS 20 F Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention	<ol style="list-style-type: none">1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022¹ comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001².3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue

centre, conference centre, shop, **office**, Defence Forces barracks, light industrial building, airport

operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.

for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.

5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.
6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.
7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).
8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

(a) If the carrying out of such work 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.
- (viiB) Comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.
- (viii) Consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

Article 10 (4)

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 the development would not:

- (4) Development consisting of the use of not more than 4 bedrooms in a house, where each bedroom is used for the accommodation of not more than 4 persons as overnight guest accommodation, shall be exempted development for the purposes of the Act, provided that such development would not contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

5.0 Planning Assessment

The matter for determination in this Section 5 Declaration is whether the use of the subject premises as a residence for accommodating persons seeking International Protection constitutes development within the meaning of the Planning and Development Act 2000 (as amended) and, if so, whether such development qualifies as exempted development pursuant to the relevant legislative provisions. The premises in question is the Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon.

The existing building on-site has an established mixed-use configuration (commercial/residential). It was considered that there was a lack of alignment between the proposed use of the premises, and the permitted use classes granted under PD/12/356, which are not considered to correspond with the exemptions provided under Class 20F. As such, it was deemed necessary to seek Further Information from the Applicant to ascertain whether the current use of the building satisfies the exemption criteria outlined in Class 20F of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended). Specifically the applicant was requested to:

“classify both the existing class of use of the building referenced in this application and the corresponding class of use as defined under the descriptive criteria in Class 20F, Column 1 of Part 1 of Schedule 2, the applicant wishes to avail of.

5.1 FURTHER INFORMATION DOCUMENTATION:

The Applicant submitted the following information on foot of a request for Further Information:

▪ Cover Letter / Email

- The cover letter outlines that the applicant is applying for exemptions under *two distinct classes*:
 - i. Class 20F: The ground floor plan has an area highlighted in green. This, as the applicant states, represents the area for the permitted use as a shop. The applicant outlines they “*would be availing of the Class 20F planning exemption, change of use, to use this area to accommodate persons seeking international protection*”.
 - ii. Class 14h: The cover letter further outlines that the ground floor plan has an area highlighted in red. This, as the applicant states, “*represents the area for the permitted use as a guesthouse and holiday accommodation*”; the applicant intends “*to use this area to accommodate persons seeking international protection*”.

▪ Floor Plans

- Floor plans, as submitted - ground floor and first floor, reflect that which has been outlined in the cover letter, and above.

5.2 PLANNING HISTORY REVIEW:

A review of the planning history for this development yielded the following:

▪ PD/12/356 - Permissions/Retention to:

“Permission for change of use from public house to bakery, bed and breakfast, and Coffee Shop and also to apply for planning permission to RETAIN canopy to side elevation and also extension to the rear of existing Public House containing Hallway, Storeroom, Public toilets and connect to public services together with all associated site works at Bellanagare Townland, Castlerea, Co. Roscommon”.

▪ Permission/retention was granted on November 13, 2012, for the following:

- Change of use from public house to bakery, bed and breakfast (B&B), and coffee shop.
- Retention permission for a canopy on the side elevation and an extension to the rear, containing a hallway, storeroom, and public toilets, with connection to public services and associated site works at Bellanagare Townland, Castlerea, Co. Roscommon.

5.2.1 OBSERVATIONS FROM PD/12/356:

The development comprised four distinct classes of use:

1. Residential
2. Bed and Breakfast (B&B)
3. Bakery
4. Coffee Shop

The uses outlined were annotated on the submitted plans for PD/12/356, which formed the basis of the granted permission. The plans also delineated development works approved for retention, including a canopy on the east elevation and a ground-floor rear extension.

5.3 OBSERVATION ON DED-792 (FURTHER INFORMATION RESPONSE):

In relation to the subject application, and more particularly the documentation submitted in response to the request for Further Information, the following observations are considered in conjunction with the prevailing classes of use as permitted under PD/12/356. Specifically:

Ground Floor Plans: The Applicant outlines an area highlighted in green, which “*represents the area for the permitted use as a shop*”, and on that basis, an application for temporary change of use under Class 20F of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended) is sought.

- a. As per PD/12/356 the prevailing class of use for the area highlighted in green by the Applicant is that of both ‘Coffee Shop’ and ‘Bakery’, which given the scale, nature and layout of the coffee

shop, and the enclosed exterior seating area, the Planning Authority considers is more akin to a restaurant use, which is expressly excluded from the definition of a shop under Article 5(1) of the Planning and Development Regulations, 2001, as amended.

- b. Accordingly, the area so highlighted by the applicant, does not constitute a class of use under Class 20F of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended) and as such, the change of use of the subject premises from use as a coffee-shop/bakery to use as temporary accommodation for displaced persons seeking international protection, is material, and is considered “development” within the meaning of Section 3 of the Planning and Development Act 2000 (as amended) and development that is not exempted.
- ii. **Ground Floor Plans:** The Applicant outlines an area highlighted in red, which “*represents the area for the permitted use as a guesthouse and holiday accommodation*”, and on that basis, an application for temporary change of use under Class 14h of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended) is sought.
- a. The plans and particulars submitted as part of the original application (PD/12/356) indicate that the kitchen and ancillary service rooms (comprising the hallway, storeroom, public toilets, and connection to public services) were not included in the application for change of use to “Bakery, Bed & Breakfast, and Coffee Shop.” Rather, the kitchen was designated as an existing facility, while the ancillary service rooms constituted an extension to the rear of the former Public House, for which retention permission was sought. It is considered that the existing kitchen will have assisted the operation of the bakery and the service rooms will have accommodated on site facilities for the public and the day-to day maintenance of the commercial enterprise. Accordingly, having regard to Section 39(1) of the Planning and Development Act 2000, as amended, the ground floor area delineated in red by the Applicant does not accurately correspond to the area permitted for use as a Bed & Breakfast, as per the approved plans and particulars submitted under PD/12/356. Rather, the delineated area includes elements that were not expressly granted for such use within the scope of the original permission.
 - b. Accordingly, the area so highlighted by the applicant, does not represent or constitute a class of use under Class 14h of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended) and as such, the change of use of the subject premises from use as a coffee-shop/bakery to use as temporary accommodation for displaced persons seeking international protection, is material, and is considered “development” within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended) and development that is not exempted.
- iii. **First-Floor Plans:** The Applicant outlines an area highlighted in red, which “*represents the area for the permitted use as a guesthouse and holiday accommodation*”, and on that basis, an application for temporary change of use under Class 14h of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended) is sought.
- a. The first-floor area, as highlighted in red by the Applicant, encompasses the entirety of the first floor. However, having regard to Section 39(1) of the Planning and Development Act 2000, the grant of permission under PD/12/356 was issued on the basis of plans and particulars submitted as part of that application, wherein specific classes of use were identified – namely Bedrooms 1, 2 and 3 for “*change of use to B&B*”, whilst the remaining first-floor area is outlined as “*Remaining Residential*”. The plans now submitted by the Applicant in relation to DED-792 do not accurately reflect the permission granted under PD/12/356.
 - b. Notwithstanding the foregoing, the Planning Authority has regard to the provisions of Article 10(4) of the Planning and Development Regulations, 2001 (as amended), which stipulates that “*development consisting of the use of not more than four bedrooms in a house, where each bedroom is used for the accommodation of not more than four persons as overnight guest accommodation, shall be exempted development for the purposes of the Act.*” Accordingly, the conversion of the residential element of the premises to IPA accommodation does not constitute

a material change in use and is not considered “development” within the meaning of Section 3(1) of the Planning & Development Act 2000, as amended. The conversion of the remaining B&B bedrooms to IPA accommodation, does constitute a material change in use and is considered “development” within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended), but is development that is exempted under Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.

6.0 Recommendation

WHEREAS a question has arisen as to whether a proposed development; *“Permission for Class 20F (and subsequently Class 14(h)) Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018”* at the site located at *“The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon. F45 DD28”* is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 3, 4 and 39 of the Planning and Development Act, 2000, as amended.
- (b) Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) Classes 14(h) and 20F Part 1, Schedule 2 of the Planning and Development Regulations, 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS I have concluded that

- Having regard to the definition of a ‘shop’ as set out under Article 5(1) of the Planning and Development Regulations 2001 (as amended), it is considered that the proposed change of use from a coffee shop/bakery does not fall within the scope of exempted development under Class 20F of Part 1, Schedule 2 of the said Regulations. Accordingly, the ground-floor proposal constitutes “development” which is material, coming within the scope of section 3(1) of the Planning & Development Act 2000 (as amended) and is development that is not exempt.
- Having regard to Section 39(1) of the Planning and Development Act, 2000, (as amended) it is considered that the ground-floor area, so highlighted in red by the applicant, does not represent or constitute an exempted class of use under Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended). Accordingly, the ground-floor proposal constitutes “development” which is material, coming within the scope of section 3(1) of the Planning & Development Act 2000 (as amended) and is development that is not exempt.
- Having regard to the provisions of Article 10(4) of the Planning & Development Regulations, 2001, as amended, the Planning Authority considers that the conversion of the residential element of the premises to IPA accommodation does not constitute a material change in use and is not considered “development” within the meaning of Section 3(1) of the Planning & Development Act 2000, as amended. The conversion of the remaining B&B bedrooms to IPA accommodation, does constitute a material change in use and is considered “development” within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended), but is development that is exempted under Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations, 2001, as amended.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

SPLIT DECISION


AND WHEREAS I have concluded that:

- The ground-floor area of the said development, for which *“Permission for Class 20F (and subsequently Class 14(h)) Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018”* at the site located at *“The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon. F45 DD28”* is development

within the meaning of section 3(1) of the Act, 2000 (as amended) and is development that is not exempted, and that a declaration to that effect should be issued to the Applicant.

- The first-floor area of the said development, for which "*Permission for Class 14(h) Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018*" at the site located at "*The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon. F45 DD28*" is "development" within the meaning of section 3(1) of the Act, 2000 (as amended) and is development that is exempted, and that a declaration to that effect should be issued to the Applicant.

Signed:



Blaithín Kinsella
Assistant Planner

Date: 5th January 2025

Signed:



Alan O'Connell
Senior Executive Planner

Date: 5th January 2025



N5 – Facing Westward



N5 – Facing Eastward



N-5 converging with L-1221



Enclosed Patio - Canopy Removed



Security Fence with Security Door

Carmel Curley



From: [REDACTED]
Sent: Monday 20 January 2025 11:35
To: Carmel Curley
Subject: Re: DED792 - Further Information Request
Attachments: The Corner House First Floor plan.jpg; The Corner House Ground Floor plan.jpg

Helio Carmel,

Thanks for your email. In response to your request, please find attached the two floor plans with highlighted areas, indicating the permitted uses to which the change of use is sought.

The ground floor plan has an area highlighted in green. This represents the area for the permitted use as a shop. We would be availing of the Class 20F planning exemption, change of use, to use this area to accommodate persons seeking international protection.

Class 14h: Change of use of various forms of premises providing residential or overnight accommodation to specific use as accommodation for refugees and asylum seekers, as defined in legislation. This class of Exempted Development will assist in implementing the Government's Irish Refugee Protection Programme (IRPP), which was established on 10th of September 2015 in response to the migration crisis in central and Southern Europe.

The ground floor plan has an area highlighted in red. This represents the area for the permitted use as a guesthouse and holiday accommodation. We would be availing of the Class 14h planning exemption, change of use, to use this area to accommodate persons seeking international protection.

The first floor plan has an area highlighted in red. This represents the area for the permitted use as a guesthouse and holiday accommodation. We would be availing of the Class 14h planning exemption, change of use, to use this area to accommodate persons seeking international protection.

Regards,
Noel

On Mon, 20 Jan 2025, 09:13 Carmel Curley, <CCurley@roscommoncoco.ie> wrote:

Abi
21-01-2025

Hi Noel,

On review of the response provided; if the request relates to part of the building only as apparently suggested this area is required to be indicated in plan referencing the permitted use to which the referenced change of use is sought.

On receipt of the above your request will be considered further.

Regards,

Carmel

From: [REDACTED]
Sent: Friday 17 January 2025 15:01
To: Carmel Curley <CCurley@roscommoncoco.ie>
Subject: Re: DED792 - Further Information Request



Hello Carmel,

There was a mistake in my last email which is corrected below.

Thanks for your email earlier regarding the further information request for The Corner House. To address your further information requests please see correspondence below.

1. The existing class of use for the commercial building The Corner House located at the moment would be 'coffee shop and accommodation'. It was used to accommodate Ukrainian refugees fleeing war contracted by DCEDIY.

2. We would be availing of the Class 20F exemption for temporary use on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support persons seeking international protection of any structure or part of a structure used as a 'shop'.

The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.

Regards,

Noel

On Fri, 17 Jan 2025, 14:56 Carmel Curley, <CCurley@roscommoncoco.ie> wrote:

Hi Noel,

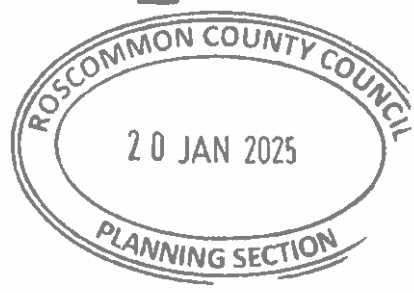
30 Minute Fire Resistant Door Set Fitted With Overhead Self Closers & Smoke Seals	60 Minute Fire Resistant Door Set Fitted With Overhead Self Closers & Smoke Seals	30 Minute Fire Rated Construction	60 Minute Fire Rated Construction	Fire Escape Route & Distance To Closest Fire Escape	Rescue Window	Access point	Final exits from building

FIRST FLOOR		
BEDROOM NO	AREA (SQM)	NO OF PERSONS
1	22.96	4
2	11.8	2
3	14.8	3
4	20.9	4
5	15.2	3
6	15.5	3
		19

Fire Legend



First Floor 1 : 100



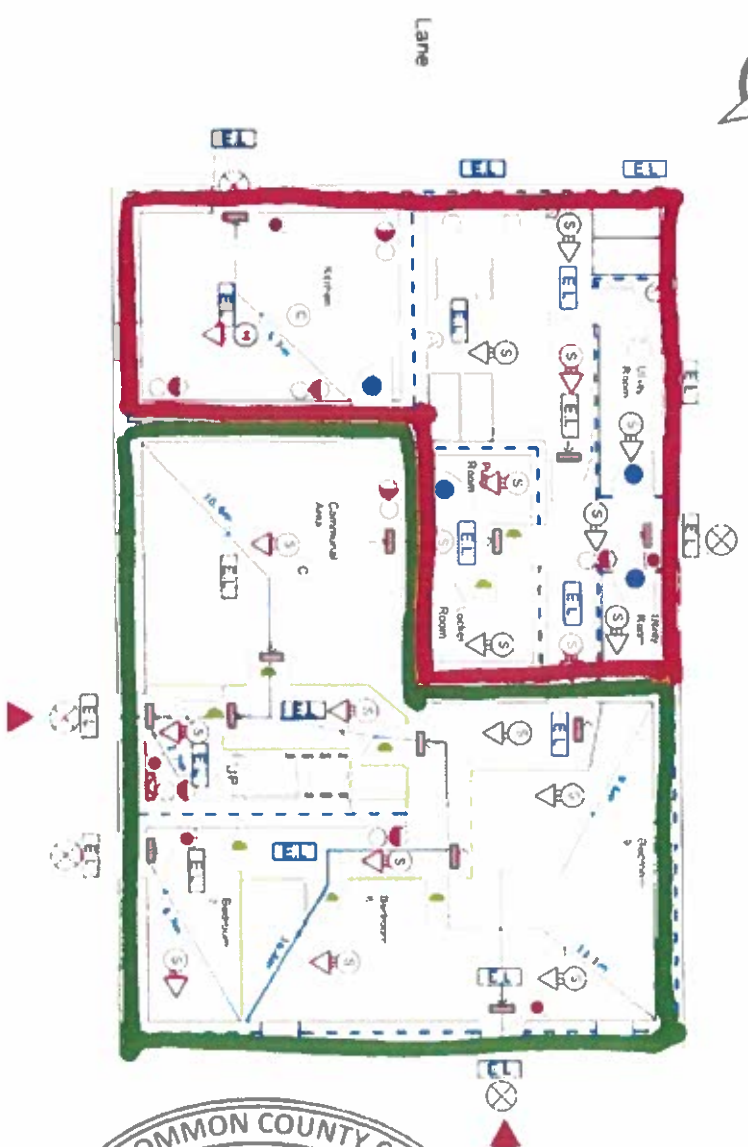
<p>Thomas P. English & Associates 165 Rathmum Road, Clonsilla, Dublin 9, D09 E8H1.</p>		<p>PROJECT The Corner House, Ballinagare, Co Roscommon</p>	
<p>CLIENT Noel Whelan</p>		<p>DATE 20/1/24</p>	
<p>PROJECT NUMBER PN20017</p>		<p>SCALE (A3) 1 : 100</p>	
<p>DRAWING NUMBER A102</p>		<p>KEY</p>	
<p>CHECKED BY DKR</p>		<p>DATE 20/1/24</p>	
<p>SHEET First Floor Plan</p>		<p>DATE 20/1/24</p>	

Submitted on 14-06-2024

- CALL POINT - BREAK GLASS UNIT
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBONMONOXIDE ALARM
- EMERGENCY LIGHT - BLUEHEAD
- CIE - FIRE PANEL
- EXIT SIGN LIGHT (exit)
- SOUNDER
- FIRE EXTINGUISHER - BLANKET

Fire Legend

- 30 Minute Fire Resistant Door Set Fitted With Overhead Self Closers & Smoke Seal
- 60 Minute Fire Resistant Door Set Fitted With Overhead Self Closers & Smoke Seals
- 30 Minute Fire Rated Construction
- Compartment Wall
- 60 Minute Fire Rated Construction
- Compartment Wall
- Fire Escape Route & Distance To Closest Fire Escape
- Rescue Window
- Access point
- Final exits from building



1
Ground Floor
1 : 100



AR Firebreak

PROJECT MANAGEMENT & CONSULTANCY

PROJECT
The Corner House, Ballinagare Co Roscommon

CLIENT
Noel Whelan

Date: 20/01/24
Project number: PH2017
Scale (if A3): 1 : 100
Drawn by: DRAWMING NUMBER
Checked by: A108
REV

Therese P. English & Associates
165 Balmora Road, Clonsilla,
Dublin 9, D09 E111.



Please Note:
This set of drawings is for the use of the client only. It is not to be used for any other purpose without the written consent of the client. The client is responsible for ensuring that the drawings are used in accordance with the terms and conditions of the contract.



Carmel Curley

From: Carmel Curley
Sent: Monday 20 January 2025 09:14
To: Aisling
Subject: RE: DED792 - Further Information Request

Hi Noel,

On review of the response provided; if the request relates to part of the building only as apparently suggested this area is required to be indicated in plan referencing the permitted use to which the referenced change of use is sought.

On receipt of the above your request will be considered further.

Regards,

Carmel

From: [REDACTED]
Sent: Friday 17 January 2025 15:01
To: Carmel Curley <CCurley@roscommoncoco.ie>
Subject: Re: DED792 - Further Information Request

Hello Carmel,

There was a mistake in my last email which is corrected below.

Thanks for your email earlier regarding the further information request for The Corner House. To address your further information requests please see correspondence below.

1. The existing class of use for the commercial building The Corner House located at the moment would be 'coffee shop and accommodation'. It was used to accommodate Ukrainian refugees fleeing war contracted by DCEDIY.
2. We would be availing of the Class 20F exemption for temporary use on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support persons seeking international protection of any structure or part of a structure used as a 'shop'.
The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.

Regards,
Noel

On Fri, 17 Jan 2025, 14:56 Carmel Curley, <CCurley@roscommoncoco.ie> wrote:

Hi Noel,

I wish to acknowledge receipt of your email.

Regards,

Carmel Curley

From: Aisling <accomventuresltd@gmail.com>
Sent: Friday 17 January 2025 15:01
To: Carmel Curley
Subject: Re: DED792 - Further Information Request

Follow Up Flag: Follow up
Flag Status: Completed

Hello Carmel,

There was a mistake in my last email which is corrected below.

Thanks for your email earlier regarding the further information request for The Comer House. To address your further information requests please see correspondence below.

1. The existing class of use for the commercial building The Comer House located at the moment would be 'coffee shop and accommodation'. It was used to accommodate Ukrainian refugees fleeing war contracted by DCEDIY.
2. We would be availing of the Class 20F exemption for temporary use on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support persons seeking international protection of any structure or part of a structure used as a 'shop'.
The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.

Regards,
Noel

On Fri, 17 Jan 2025, 14:56 Carmel Curley, <CCurley@roscommoncoco.ie> wrote:

Hi Noel,

I wish to acknowledge receipt of your email.

Regards,

Carmel



Carmel Curley, Assistant Staff Officer,

Planning Department, Roscommon County Council,

Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

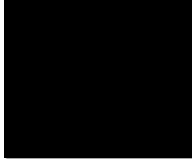
☎: (090) 6637100



Comhairle Contae
Ros Comáin
Roscommon
County Council



Noel Whelan,



Date: 17th January 2025
Ref: DED 792

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: WHEREAS a question has arisen as to whether the permission for Class 20F Exemption to accommodate people seeking International Protection at The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon, F45 DD28, is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 4th November 2024 and in order for the Planning Authority to determine as to whether the permission for Class 20F Exemption to accommodate people seeking International Protection at The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon, F45 DD28 or is not development and is or is not exempted development, you are requested to submit the following further information:

1. Clarification is required regarding the existing class of use for the building and the subject site.
2. Clarification is sought regarding the specific exemption class, under Class 20F, the applicant intends to avail of, to this end, please specify the following:
 - a. Please classify both the existing class of use of the building referenced in this application and the corresponding class of use as defined under the descriptive criteria in Class 20F, Column 1 of Part 1 of Schedule 2, the applicant wishes to avail of.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 792

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

Carmel Curley

From: Carmel Curley
Sent: Friday 17 January 2025 11:10
To: [REDACTED]
Subject: DED792 - Further Information Request
Attachments: DED 792 - Further Information Request.pdf

Hi Noel,

Please find attached Further Information Request Letter for your Section 5 Declaration of Exempted Development Application, DED792.

Regards,

Carmel

**Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100**

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

Reference Number:	DED 792
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development.
Name of Applicant:	Noel Whelan
Location of Development:	The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon. F45 DD28
Site Visit:	January 14 th 2025

WHEREAS a question has arisen as to whether the following works; "Permission for Class 20F Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018" at the above address is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- a) Sections 3, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Article 6 of the Planning and Development Regulations 2001 (as amended).
- c) Part 4 of Schedule 2 of the Regulations 2001 as amended.
- d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);
- e) The planning history on site.

1.0 Site Location & Description of Development & Nature of Proposed Development
--

Site Location:

- The subject site is situated in the townland of Ballinagare, a rural area to the north mid-western extent of county Roscommon.
- The Development to which this application pertains is located on the corner of where the N5 and the L-1221 converge. There is no private residents parking associated with the development, but rather on-street parking, which flanks the north-eastern and south-western extent of the development.

Development Description:

- **Access:** Vehicular access arrangements are as per the conditions stated above. Pedestrian access to the development is by way of ground floor entry to the north-eastern and south-western extents of the development. There are two access points to gain entry to private amenity space associated with the development, these are to the north-western and south-eastern building extents.
- **Boundaries:** There is a security gate prohibiting unsolicited access to the 'front' (north façade) of the building, which provides access/egress to the side and rear of the property and there is a boundary wall and steel door prohibiting unsolicited access to the side (western façade) of the building. An exterior recreational space to the western extent of the development (between the building and the road) is enclosed by masonry boundary wall fitted with steel fencing with a point of access/egress onto the public pathway.
- **Dwelling:** The dwelling is historic in nature - as evidenced by the 6-inch (1830-1930) historic maps, and the 25-inch (1897-1913) historic maps, the latter of which bears a footprint of similar siting and proportion.
- **Garages/Sheds:** The red-line boundary map indicates that there is a garage/shed located to the south-eastern extent of the folio.

Nature of Proposed Works:

The applicant has advised in their application that “no works to be carried out”, in relation to the development.

2.0 Geographic Information Systems [GIS]

European Sites:

As per a review of Roscommon County Council’s Geographic Information Systems, the following European Sites were noted:

- **Appropriate Assessment**

The closest designated sites include ‘Bellanagare Bog’ SPA (Site Code: 004105) and SCA (Site Code: 000592) which is located 1.2km west of the development site. Further, the development is located 3.2km south of Cloonshanville Bog SAC (Site Code: 000614).

Having regard to the separation distances between the site and the closest Natura 2000 site, given the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, can be excluded.

Architectural / Archaeological Heritage

As per a review of Roscommon County Council’s Geographic Information Systems, there are no architectural and/or archaeological heritage sites/structures in proximity to the subject site or property thereon.

- **Assessment of Architectural & Archaeological Heritage**

The property is not a protected structure; the closest structure listed by the National Monuments Service includes a cast iron water pump, erected ca. 1870 (Reg No.: 01500401) located 0.1km south-west of the development; a gate (SMR NO. RO015-049---) located 0.1km east of the development; Bellanagare Bridge (Reg No.: 01500402) (NIAH Reg. No.: 31809004) located 0.1km east of the development and an unclassified castle (SMR: RO015-050---). In all instances the proposed works are outside the relative zone(s) of influence.

3.0 Planning History

As per Roscommon County Council’s Planning Registry and GIS Planning database, a planning history assessment of the subject site and property thereon yielded the following results:

- **Established Status:** The original dwelling is evident on the 6-inch and 25-inch historic Maps, with a comparable footprint on the latter; as such, the original dwelling holds the benefit of exempted development owing to its established status.
- **Planning Enforcement:** UDR 1225
- **PD/12/356:** **For change of use from public house to Bakery, Bed & Breakfast, and Coffee Shop** and also to apply for planning permission to RETAIN canopy to side elevation and also extension to the rear of existing Public House containing Hallway, Storeroom Public toilets and connect to public services together with all associated site works. Decision Granted.

Planning and Development Acts 2000 (as amended)

Section 3 (1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 (2)

Outlines that the Minister may, by regulations, provide for any class of development to be exempted development for the purpose of this Act. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

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.

- Particular regard is had to Class 20F of column 1 and the associated Conditions and Limitations set out under Column 2.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

(a) If the carrying out of such work 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.
- (viiB) Comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.
- (viii) Consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

5.0 Planning Assessment

The question to be determined in this Section 5 declaration is whether the use of the subject premises as a residence to accommodate people seeking International Protection at the *Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon*, comprises a material change of use. The existing building on site has an established mixed-use (commercial/residential) configuration. The applicant’s proposal under this Section 5 application is to use this premises as a residence for International Protection Applicants. Further to the foregoing, the following matters and observations have been taken into consideration in relation to this application.

APPLICATION DOCUMENTATION:

A schedule of works was not submitted as part of the application for a Declaration under Section 5 of the Planning & Development Act, 2000. The applicant states “No works carried out” in relation to the building.

- Site plans, including a Site Location Map and a Site Layout Map, the latter of which includes the provision of an existing floor-plan, were submitted as part of this application.

PLANNING HISTORY REVIEW:

A review of the planning history for this development yielded the following:

- **PD/12/356 - Permissions/Retention to:**

“Permission for change of use from public house to bakery, bed and breakfast, and Coffee Shop and also to apply for planning permission to RETAIN canopy to side elevation and also extension to the rear of existing Public House containing Hallway, Storeroom, Public toilets and connect to public services together with all associated site works at Bellanagare Townland, Castlerea, Co. Roscommon”.

- Permission/retention was granted on November 13, 2012, for the following:

- Change of use from public house to bakery, bed and breakfast (B&B), and coffee shop.
- Retention permission for a canopy on the side elevation and an extension to the rear, containing a hallway, storeroom, and public toilets, with connection to public services and associated site works at Bellanagare Townland, Castlerea, Co. Roscommon.

OBSERVATIONS FROM PD/12/356:

The development comprised four distinct classes of use:

1. Residential
2. Bed and Breakfast (B&B)
3. Bakery
4. Coffee Shop

These uses were annotated on the submitted plans for PD/12/356, which formed the basis of the granted permission. The plans also delineated development works approved for retention, including a canopy on the east elevation and a ground-floor rear extension. None of the uses identified under PD/12/356 fall within the scope of exemptions provided under Class 20F of the Planning and Development Regulations. Site inspection confirmed that the canopy structure referenced in PD/12/356 has been removed or demolished.

With Regard to Article 9(1)(a) of the Planning and Development Regulations, it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9(1)(a)(viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

The proposed use of the subject premises to accommodate International Protection Applicants raises significant questions regarding whether it constitutes a material change of use, particularly in light of the established planning history and permitted uses of the site. The ostensible lack of alignment with the provisions of Class 20F exemptions, as well as modifications to the original structure, necessitates further scrutiny under the Planning and Development Act, 2000. As such, additional information is required to determine whether the current use of the building satisfies the criteria for exemptions outlined in Class 20F.

Recommendation

FURTHER INFORMATION

Further to your application received by the Planning Authority on the 24th of October 2024, you are requested to submit the following further information. On receipt of your information, your application will receive further attention.

1. Clarification is required regarding the existing class of use for the building and the subject site.
2. Clarification is sought regarding the specific exemption class, under Class 20F, the applicant intends to avail of, to this end, please specify the following:
 - a. Please classify both the existing class of use of the building referenced in this application and the corresponding class of use as defined under the descriptive criteria in Class 20F, Column 1 of Part 1 of Schedule 2, the applicant wishes to avail of.

Signed:



Blaithín Kinsella
Assistant Planner

Date: 14th January 2025

Signed:



Alan O'Connell
Senior Executive Planner

Date: 14th January 2025



N5 – Facing Westward



N5 – Facing Eastward



N-5 converging with L-1221



Enclosed Patio - Canopy Removed



Security Fence with Security Door



Comhairle Contae
Ros Comáin
Roscommon
County Council



Noel Whelan,

Date: 5th November 2024
Planning Reference: DED 792

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission for Class 20F Exemption to accommodate people seeking International Protection under the Planning & Development Act (Exempt Development) Regulations 2018 at The Corner House Guesthouse, Main Street, Ballinagare, Co. Roscommon, F45DD28.

A Chara,

I wish to acknowledge receipt of your application which was received on the 4th November 2024, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00, Receipt No. **L01/0/231383** dated 5th November 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 792**
This should be quoted in all correspondence and telephone queries.

Mise le meas,


Alan O'Connell
A/Senior Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09086 37100

05/11/2024 11:53:52

Receipt No : L01/0/231383

NOEL WHELAN

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED792	

Total : 80.00 EUR

Tendered :
Cash 80.00

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie



Roscommon County Council

Application for a Declaration under Section 5 of the

Planning & Development Act 2000 (as amended), regarding Exempted Development

Name of Applicant(s)	NOEL WHELAN
Name of Agent	NOEL WHELAN
Nature of Proposed Works	NO WORKS TO BE CARRIED OUT WE WOULD LIKE TO AVAIL OF AN EXEMPTION 20% TO ACCOMMODATE PEOPLE SEEKING INTERNATIONAL PROTECTION AT OUR PROPERTY
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	THE CORNER HOUSE GUESTHOUSE MAIN STREET BALLINAGARE CO. ROSCOMMON F45 0028
Floor Area: a) Existing Structure b) Proposed Structure	a) 350 sq m b) —
Height above ground level:	9m
Total area of private open space remaining after completion of this development	—
Roofing Material (Slates, Tiles, other) (Specify)	—

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	—
Is proposed works located at front/rear/side of existing house.	—
Has an application been made previously for this site	—
If yes give ref. number (include full details of existing extension, if any)	—
Existing use of land or structure	—
Proposed use of land or structure	—
Distance of proposed building line from edge of roadway	—
Does the proposed development involve the provision of a piped water supply	—
Does the proposed development involve the provision of sanitary facilities	—

Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature:

MC

Date:

24/10/24

Note: This application must be accompanied by: -

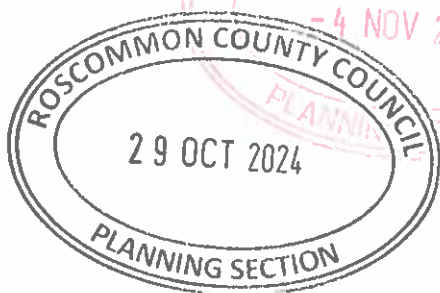
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed

N/A

N/A



Please Note
Do not scale from drawing.
All dimensions should be verified on site before construction.
Manufacture and any discrepancies found brought to the strict
attention of TPE. All drawings remain the property of TPE. Permission
must be sought to copy any drawing or section drawing.

[illegible]

CLIENT: NOEL WHELAN

PROJECT: THE CORNER HOUSE, BALLINAG

PROJECT NO.: PN24017

DRAWING NUMBER: 001

DRAWING NAME: SITE LOCATION MAP

SCALE: 1:1000 @ A3 DATE: MARCH

DRAWN BY: SM

Thomas P. English & Associates
1165 Ballynure Road, Clonsilla,
Dublin 9, D09 EB11.

[illegible]

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The representation in this map of a road, track or footpath is not evidence of the existence of a right of way.

Anscheitend gegen eine Reduzierung der Suchtmittelentzerrung. Dennoch: Mehr an Pharmazien, heißt mehr Drogen. Die Lösung: mehr gezielte pharmazeutische Unterstützung. Streikbewusste Drogen gegen Richtiges zu liefern.

Na klorovom bojovniku, boječniku na ceste a klorovnik ar
an Hlorovnik moq aqua ferecia ar ceste al.



SITE BOUNDARY

SITE LOCATION MAP

SUBMITTED ON - 15-03-2024

Please Note:
Do not scale from drawing.
All dimensions should be verified on site before construction.
Any discrepancies found brought to the attention of the Engineer.
All drawings remain the property of TPE, permission must be sought to copy any drawing or section.



X,Y= 574850.52,787569.59

Map Series | Map Sheets
1:2,500 | 2038-D
1:2,500 | 2038-B

**Fire Service
Access Point**

SITE BOUNDARY
AREA = 491.5 sq/m

[illegible]

DRAWING NAME: SITE LAYOUT MAP

DRAWN BY: SM

Thomas P. English & Associates
165 Ballymar Road, Clonsilla,
Dublin 9, D09 EH11.



SUBMITTED ON - 6-03-2024