



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Registered Post

UGP Shannon SC Limited
C/o Clara O'Neill
Butler O'Neill Total Planning Solutions
Old Thompsons Bakery
Thompson House
MacCurtain Street
Cork City

17th October, 2024

Section 5 referral Reference R24-73 – UGP Shannon SC Limited

Is the change of use from long term vacant office building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in section 20f) development and if so, is it exempted development?

A Chara,

I refer to your application received on 23rd September 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

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

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

Mise, le meas

Kieran O'Donnell
Administrative Officer
Planning Department
Economic Development Directorate

An Roinn Pleanála
An Stúirthóireacht Forbairt Gheilleagrach

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

Planning Department
Economic Development Directorate

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



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

Reference No.: R24-73



**Comhairle Contae an Chláir
Clare County Council**

Section 5 referral Reference R24-73

Is the change of use from long term vacant office building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in section 20f) development and if so, is it exempted development?

AND WHEREAS, UGP Shannon SC Limited has requested a declaration from Clare County Council on the said question.

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

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (d) The works as indicated in submitted documents from the referrer on the 23 September 2024.

And whereas Clare County Council has concluded:

- (a) The temporary change of use of the subject vacant office block (based on the drawings as received by the Planning Authority on the 23rd September 2024) to residential accommodation for international protection applicants, constitutes “works” which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended;
- (b) The said works constitute “development” which comes within the scope of section 3 (1) of the Planning and Development Act 2000, as amended;
- (c) The said development of the temporary change of use of the subject vacant office block (based on the drawings as received by the Planning Authority on the 23rd September 2024) to residential accommodation for international protection applicants, is development which is exempted development having regard to Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

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

The proposed development consisting of the temporary change of use (up to the 31st December 2028) of the subject vacant office block at Phoenix House, Skycourt Shopping Centre, Shannon Town Centre, Shannon, Co. Clare to residential accommodation for

International Protection applicants constitutes development which is exempted development as defined within the Planning & Development Acts, 2000 (as amended) and associated regulations.

Advice Note to Applicants

- (1) This Section 5 referral relates to the floor plans and areas identified on the drawings as received by the Planning Authority on the 23rd September 2024.
- (2) This is a temporary exemption under Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and the use for the purposes of accommodating people seeking international protection shall be discontinued not later than **31st December 2028**.
- (3) This Section 5 referral relates to the planning status of the change of use only. All other requirements in respect of compliance with the Building Regulations, Fire Regulations and Disability Access are required to be met prior to any occupation of the building. In this regard the applicant/developer is advised to liaise with the Fire Department and the Building Control Section of Clare County Council prior to the commencement of any works.



Kieran O'Donnell
Administrative Officer
Planning Department
Economic Development Directorate

17th October, 2024

CLARE COUNTY COUNCIL

SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED

DECLARATION ON DEVELOPMENT AND/OR EXEMPTED DEVELOPMENT

Chief Executive's Order No:

84321

Reference Number:

R24-73

Date Referral Received:

23rd September 2024

Name of Applicant:

UGP Shannon SC Limited

Location of works in question:

Shannon Town Centre, Shannon, Co. Clare

Section 5 referral Reference R24-73 – UGP Shannon SC Limited

Is the change of use from long term vacant office building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in section 20f) development and if so, is it exempted development?

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

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended
- (c) Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (d) The works as indicated in submitted documents from the referrer on the 23 September 2024.

AND WHEREAS Clare County Council has concluded:

- (a) The temporary change of use of the subject vacant office block (based on the drawings as received by the Planning Authority on the 23rd September 2024) to residential accommodation for international protection applicants, constitutes "works" which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended;
- (b) The said works constitute "development" which comes within the scope of section 3 (1) of the Planning and Development Act 2000, as amended;
- (c) The said development of the temporary change of use of the subject vacant office block (based on the drawings as received by the Planning Authority on the 23rd September 2024) to residential accommodation for international protection applicants, is development which is exempted development having regard to Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

ORDER:

Whereas by Chief Executive's Order No. HR 152 dated 9th April 2021, Pat Dowling, Chief Executive for Clare County Council, did, pursuant to the powers conferred on him by Section 154 of the Local Government Act 2001, delegate

to Gareth Ruane, Senior Executive Planner, the powers, functions and duties as set out herein,

NOW THEREFORE pursuant to the delegation of the said powers, functions and duties and under Section 5(2)(a) of the Planning & Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the referral described above, I, Gareth Ruane, Senior Executive Planner, hereby declare that the temporary change of use (up to the 31st December 2028) of the subject vacant office block at Phoenix House, Skycourt Shopping Centre, Shannon Town Centre, Shannon, Co. Clare to residential accommodation for International Protection applicants is **considered development** which is **exempted development**.

Signed:

GR

**GARETH RUANE
SENIOR EXECUTIVE PLANNER**

Date:

17th October, 2024

**CLARE COUNTY COUNCIL
SECTION 5 DECLARATION OF EXEMPTION APPLICATION
PLANNERS REPORT 1**

FILE REF:	R24-73
APPLICANT(S):	UGP Shannon SC Limited
REFERENCE:	Is the change of use from long term vacant office building to residential temporary accommodation associated with accommodating international protection applicants (as defined in section 20f) development and if so, is it exempted development.
LOCATION:	Shannon Town Centre, Shannon County Clare
DUE DATE:	18-10-24

Site Description

The subject site is within the town center of Shannon and is directly adjacent to the western side of the Sky Court Shopping Centre at Shannon. The subject building is a 6 storey building (five stories over ground floor level) which was last used as office space. There is a paved outdoor open space areas that is associated with the shopping center to the west/ front of the building and the building is accessed via this area. There is a small chapel located to the west of the building. Car parking areas associated with the Skycourt Shopping center and with the Lidl store that lies to the north west of the subject building, are located to the north- west and west of the building.

Referral

A question has been asked as to whether the proposed change of use from long term vacant office building to residential temporary accommodation associated with accommodating international protection applicants (as defined in section 20f) development and if so, is it exempted development.

The referrer provides the follow additional detail;

- It is contended that the proposed change of use from vacant office block to accommodation for international protection applicants (Section 20F) is exempted development (no internal or external changes or reconfiguration is proposed) .
- It is put forth that this change of use/ development is exempted development and does not require planning permission.

The Referrer lists the plans and details as have been submitted, as follows;

- A copy of a completed application form of this Section V Referral.
- A Site Location map and a site context map.
- Existing floor plans for each floor of the subject building (Ground floor , floors 1-5 and roof plan)
- Existing sections through the subject building.
- Proposed floor plan for the subject building
- Proposed elevation drawings for the subject building.
- Proposed sections through the building.
- It can be seen from the floor plans as submitted that it is not intended to use the entire floor area of the subject building for the purpose of accommodation for international protection applicants. Part of the ground floor (with an area of 823.83m2) is proposed for use, part of the first, second and third floors (101.31m2 on each floor for access and services) the entirety of the fourth floor (765.16m2) and the entire of the fifth floor (765.16m2)

Clare County Development Plan 2023-2029

As per the Clare County Development Plan 2023-2029 and the Shannon Town and Environs LAP 2012-2018, the subject property is designated as being located at a central area of Shannon and is on lands zoned for Mixed use development.

The subject property is within the Solar Safeguarding zone for Shannon Airport and is located in an area designated as a Flood Zone A.

Recent Planning History

Onsite

- 22-526

Permanent TSB Public Limited Company	Ulster Bank, Unit A29, Sky court Shopping Centre, Shannon Town Centre, Tullyvarraga, Shannon Co Clare	for development at Ulster Bank, Unit A29, sky court Shopping Centre, Shannon Town Centre, Tullyvarraga, Shannon, Co Clare V14 T850. The development consists of shopfront alteration which comprise of: fitting of	View
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V14 T850	new branded signage (after removal of existing signage/ or over existing signage) onto existing shopfront, replacement of existing ATM with new ATM (location retained), 2 No. internally located digital marketing LED screens, to be viewed externally through the existing glazing. Minor internal alterations to existing front banking hall to consist of new internal SSBM / ATMs within a new room	
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Permission was granted subject to conditions.

97-593

Shannon Free Airport Development Co Ltd	Shannon Town Centre Shannon Co. Clare	refurbish the facade of building
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Permission was granted subject to conditions.

07-1930

Tideswell Properties, Shannon Town Centre Management Company	Shannon Town Centre Tullyvarraga & Tullyglass Shannon Co. Clare	the amalgamation of the existing retail units No's. 52, 53 and 54 including the external access corridor to rear of unit No's. 52, 53 and 54 with part of the floor area to retail units No. A27, and A28 to create one retail unit
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Permission was granted subject to conditions.

To the east of this site

- **20-363**

OBSF (I) Limited	Skycourt Shopping Centre Shannon Co. Clare	for development consisting of: the amalgamation of unit A28, unit 51 and units 52-54, to form one large retail unit, and the construction of a new fire escape corridor through unit A28 out to the square.
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Permission was granted subject to conditions.

- **07-1605-** This was an incomplete application.
- **08-1634**

S.T.C. Development Ltd.	No. 19 Shannon Town Centre Tullyvarraga & Tullyglass Shannon Co. Clare	from change of use from bookmaker to restaurant use for existing ground floor unit including all associated site works and services
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Permission was granted subject to conditions.

- **90-787**

Carisbrook House AIB Bank Property Services	Shannon Town Centre Shannon Co. Clare	permission to erect new signage at AIB Bank
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Permission was granted subject to conditions.

To the south:

John Beers	Unit 24-25, Shannon Town Centre, Shannon.	Erect a canopy and sign.
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Permission was granted subject to conditions.

**To the west :
04-896**

Shannon Town Centre Management Company	Shannon Town Centre Tullyvarraga & Tullyglass Shannon Co. Clare	for modifications to the planning permission granted under Planning Reference P01/1880 for additions and alterations to ground floor units no. 46, 45A, 45, 44 and north mall extension to provide for 1 no. bookmaker and 2 no. retail units, new shopfronts, a new entrance and associated signage
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Permission was granted subject to conditions.

05-2093

Shannon Town Centre Management Company New Town Square Shannon Town Centre Tullyvarraga & Tullyglass to construct an Oratory Building, all necessary service alterations and site works

[View](#)

Permission was granted subject to conditions.

Pre-planning History

None.

Background

Planning and Development Act, 2000 (as amended)

Section 2

'Works' are defined in Section 2 of the *Planning and Development Act 2000, as amended* as follows:

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3

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

S.3.(1) In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1)(H)

Section 4 (1)(H) states that the following shall be exempted development for the purpose of the Act.-

'development consisting for the carrying out of works for maintenance, improvement or other alterations of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures'.

Planning & Development Regulations, 2001, as amended

Part 2 Exempted Development

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'.

Article 9 -Restrictions on Exemptions states

'Under Article 9 (1) of the same Regulations, development to which Article 10 relates shall not be exempted development for the purposes of the Act:

- (a) if the carrying out of such development would –*
 - (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act*
 - (ii) consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
 - (iii) endanger public safety by reason of traffic hazard or obstruction of road users,*
 - (iii)(a) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,*
 - (iv) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.*
 - (vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,*
 - (viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this*

provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

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

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

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

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

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

(xi) obstruct any public right of way,

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

Planning & Development Regulations 2023 , Schedule 2, Part 1, 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 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.

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 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."*

Assessment

Primary Legislation

Having regard the details submitted it is considered that the proposal constitutes 'development' having regard to the definition of development which includes for making of any material change in the use of any structures.

Planning and Development Act, 2000 (as amended), Section 4(1)(H)

I inspected the site on the 03rd of October 2024. Having regard to the details as submitted and to the information as provided by the referrer on the application form as submitted, It is noted that it is not proposed to carry out any alterations to the facades of the subject building. It is stated on the application form as submitted that no internal or external changes or reconfiguration is proposed).

Planning & Development Regulations, Schedule 2, Part 1, Class 20(f)

This section of the Planning and development Regulations 2001 (as amended) provides for the following form of exempted development;

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 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

The site accommodates a vacant office block. As per the application form submitted it is stated that the proposal is a temporary change of use. The expiration date of the change of use is not stated.

In instance, where the works are deemed to constitute exempted development, the declaration issued to the applicant should state that the temporary exemption only applies up to the 31st December 2028.

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

The temporary use is 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.*

The expiration date of the change of use is not stated. In the instance where the works are deemed to constitute exempted development, the declaration issued to the applicant should state that the temporary exemption only applies up to the 31st December 2028.

3. *The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.*

The expiration date of the change of use is not stated. In the instance where the works are deemed to constitute exempted development, the declaration issued to the applicant should state that the temporary exemption only applies up to the 31st 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 for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.*

Noted.

5. *The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.*

Noted.

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.*

Noted.

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).*

Noted.

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."*

Noted.

Article 9 -Restrictions on Exemptions

'Under Article 9 (1) of the same Regulations, development to which Article 10 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.*

No recent permission on the site.

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

Not applicable.

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

Not applicable.

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

Not applicable. No alterations to the subject building are proposed.

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

Noted.

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

Not applicable.

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

Not applicable.

(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,*

Noted. An AA Screening Assessment in respect of the proposed change of use has been carried out and is attached to this report.

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

Noted.

(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,

Not applicable.

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

Not applicable.

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

Not applicable.

(xi) obstruct any public right of way,

Not applicable.

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

Not applicable, no works are proposed to the subject structure.

Environmental Impact Assessment

In assessing this application I have had regard to the provisions of EU Directive 2014/52/EU (which amends EU Directive 2011/92/EU), and which has been transposed into Irish legislation by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (SI No. 296 of 2018). The subject development does not fall within the mandatory requirements for EIA as set out in Schedule 7 of the Planning and Development Regulations 2001, as amended. I therefore consider that the proposal constitutes a sub-threshold development and note the requirements of Article 103 (1)(a) and (b) of the Planning and Development Regulations 2001, as amended. As such having regard to the nature and scale of the proposed development and the nature of the receiving environment I consider that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Recommendation

The following question has been referred to the Planning Authority:

Whether the proposed change of use from long term vacant office building to residential temporary accommodation associated with accommodating international protection applicants (as defined in section 20f) is development and if so, is it exempted development.

The Planning Authority in considering this referral had regard to:

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended
- (c) Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (d) The works as indicated in submitted documents and drawings from the referrer on the 23rd September 2024.

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

- (a) The temporary change of use of the subject vacant office block (based on the drawings as received by the Planning Authority on the 23rd September 2024) to residential accommodation for international protection applicants, constitutes “works” which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended;

- (b) the said works constitute “development” which comes within the scope of section 3 (1) of the Planning and Development Act 2000, as amended;
- (c) the said development of the temporary change of use of the subject vacant office block (based on the drawings as received by the Planning Authority on the 23rd September 2024) to residential accommodation for international protection applicants, is development which is exempted development having regard to Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Now therefore Clare County Council (Planning Authority), hereby decides that the temporary change of use (up to the 31st December 2028) of the subject vacant office block at Phoenix House, Skycourt shopping centre, Shannon Town Centre, Shannon County Clare to residential accommodation for international protection applicants is development and is exempted development.

Applicant to be advised of the following:

- (1) This Section 5 referral relates to the floor plans and areas identified on the drawings as received by the Planning Authority on the 23rd September 2024.
- (2) This is a temporary exemption under Class 20(f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and the use for the purposes of accommodating people seeking international protection shall be discontinued not later than 31 December 2028.
- (3) This Section 5 referral relates to the planning status of the change of use only. All other requirements in respect of compliance with the Building Regulations, Fire Regulations and Disability Access are required to be met prior to any occupation of the building. In this regard the applicant/developer is advised to liaise with the Fire Department and the Building Control Section of Clare County Council prior to the commencement of any works.

Signed 

 Executive Planner
 Date: 14/10/24



 Senior Executive Planner
 Date: 16/10/2024





Appropriate Assessment & Determination

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	R24- 73
(b) Brief description of the project or plan:	Proposed change of use from long term vacant office building to residential temporary accommodation associated with accommodating international protection applicants (as defined in section 20f) development and if so, is it exempted development.
(c) Brief description of site characteristics:	The subject building is an existing vacant office building. No works are proposed to the building.
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None.

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower river Shannon Sac 002165	Code Qualifying Habitats 1150 Coastal Lagoons* (* denotes priority habitat) 6410 Molinia Meadows on Chalk and Clay (Eu-Molinion) 1130 Estuaries 1140 Mudflats and Sandflats not covered by water at low tide 1330 Atlantic Salt Meadows	.12k	No	No

	(Glaucopuccinellietalia) 1410 Mediterranean Salt Meadows (Juncetalia maritima) 1310 Salicornia and other annuals colonizing mud and sand 1110 Sandbanks which are slightly covered by seawater at all times 1220 Perennial vegetation of stony banks 1230 Vegetated seacliffs of the Atlantic and Baltic coasts 1170 Reefs 1160 Large Shallow inlets and bays 3260 Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche Batrachion 91E0 Alluvial forests with Alnus glutinosa and Fraxinus excelsior AlnoPadion, Alnion incanae, Salicion albae) *			
River Shannon and river Fergus estuaries SAC site code 004077	Code Species Name (Common Name) Status A017 Cormorant	1km	No	No

(Phalacrocorax
 carbo) Breeding +
 Wintering A046
 Light-bellied
 Brent Goose
 (Branta bernicla
 hrota) Wintering
 A048 Shelduck
 (Tadorna tadorna)
 Wintering A050
 Wigeon (Anas
 Penelope)
 Wintering A052
 Teal (Anas
 crecca) Wintering
 A054 Pintail
 (Anas acuta)
 Wintering A056
 Shoveler (Anas
 clypeata)
 Wintering A062
 Scaup (Aythya
 marila) Wintering
 A137 Ringer
 Plover
 (Charadrius
 hiaticula)
 Wintering A140
 Golden Plover
 (Pluvialis
 apricaria)
 Wintering A141
 Grey Plover
 (Pluvialis
 squatarola)
 Wintering A142
 Lapwing
 (Vanellus
 vanellus)
 Wintering A143
 Knot (Calidris
 canutus)
 Wintering A149
 Dunlin (Calidris
 alpina) Wintering

	<p>A156 Black-tailed Godwit (<i>Limosa limosa</i>) Wintering</p> <p>A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) Wintering</p> <p>A160 Curlew (<i>Numenius arquata</i>) Wintering</p> <p>A162 Redshank (<i>Tringa totanus</i>) Wintering</p> <p>A164 Greenshank (<i>Tringa nebularia</i>) Wintering</p> <p>A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>) Wintering</p> <p>A999 Wetlands and Water Birds Table 10: River Shannon and River Fergus Estuaries SPA Special Conservation Interest</p>			

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

² If the site or part thereof is within the European site or adjacent to the European site, state her

STEP 3. Assessment of Likely Significant Effects

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

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	<p>None, the site is not within a natura 2000 site and does not contain protected species or vegetation.</p> <p>No works are proposed to be carried out to the building.</p>
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles, and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	None
In-combination/Other	None

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

<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define 	<p>None, the site is not within a natura 2000 site and does not contain protected species or vegetation.</p> <p>No works are proposed to be carried out to the building.</p>
--	--

the structure or ecological function of the site

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

Yes No

No

Step 4. Screening Determination Statement

The assessment of significance of effects:

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

No potential for direct or indirect adverse impacts on any Natura 2000 designated site as a result of the proposed development.

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
Signature and Date of Recommending Officer:	Anne Marie McCarthy 14/10/24	A McCarthy 16-10-24
Signature and Date of the Decision Maker:		



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

UGP Shannon SC Limited
C/o Clara O'Neill
Butler O'Neill Total Planning Solutions
Old Thompsons Bakery
Thompson House
MacCurtain Street
Cork City

23/09/2024

Section 5 referral Reference R24-73 – UGP Shannon SC Limited

Is the change of use from long term vacant office building to residential temporary accommodation associated with accommodating International Protection Applicants (as defined in section 20f) development and if so, is it exempted development?

A Chara,

I refer to your application received on 23rd September 2024 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

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

Mise, le meas

Brian Fahy
Planning Department
Economic Development Directorate

An Roinn Pleanála
An Stiúirthóireacht Forbairt Gheilleagrach
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Planning Department
Economic Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2





Butler O'Neill Total Planning Solutions
Old Thompson's Bakery,
Thompson House,
MacCurtain St., Cork City

☎ clara@totalplanningsolutions.ie

🌐 www.totalplanningsolutions.ie

☎ +353 863258274

Owner	UGP Shannon Town Centre Limited
Owner Address	UGP Shannon Town Centre Limited, Monahan Road, Cork, T12 PC82
Agent	Clara O'Neill, Butler O'Neill Total Planning Solutions
Re	Section 5 Application
Description	COU from vacant office to temporary accommodation
Development Address	Phoenix House, Skycourt Shopping Centre, Shannon Town Centre, Tullyvarraga, Shannon, Co Clare

Dear Sir/Madam,

Butler O'Neill Total Planning Solutions are the agents acting on behalf of the owners of Phoenix House, Skycourt Shopping Centre, Shannon Town Centre, Tullyvarraga, Shannon, Co Clare.

It is put forth that this COU/development is exempted development and does not require planning permission. There are no alterations to the façade proposed.

It is contended that the change of use from vacant office to accommodation for International Protection Applicants [Section 20f] is exempted development.

2 no. copies of the drawings accompany this application as well as the prescribed fee of €80.

I trust the Planning Authority will determine this as exempted development. Please contact the undersigned if you have further queries.

Yours sincerely,

Clara O'Neill – 086 3258274

Director of Butler O'Neill Total Planning Solutions

P07

**CLARE COUNTY COUNCIL
COMHAIRLE CONTAE AN CHLÁIR**

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

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



R24-73

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

FEE: €80

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

1. CORRESPONDENCE DETAILS.	
(a) Name and Address of person seeking the declaration	UGP Shannon SC Limited Monahan Road Cork T12PC82
(b) Telephone No.:	
(c) Email Address:	
(d) Agent's Name and address:	Clara O Neill Butler O Neill Total Planning Solutions, Old Thompsons Bakery, Thompson House, MacCurtain Street, Cork City.

2. DETAILS REGARDING DECLARATION BEING SOUGHT

(a) PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT

Note: only works listed and described under this section will be assessed.

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

Change of Use from long term vacant office building to residential temporary accommodation associated with accommodating International Protection Applicants [as defined in Section 20f] is development but it is put forth/questioned that this COU/development is exempted development and does not require planning permission.

(b) Provide a full description of the question/matter/subject which arises wherein a declaration of the question is sought. ___ It is contended that the change of use

from vacant office block to accommodation for International Protection

Applicants [Section 20f] is exempted development [no internal or external changes or reconfiguration is proposed].

Home to temporary accommodation associated with accommodating

International Protection Applicants [as defined in Section 20f].

It is put forth that this COU/development is exempted development and does not require planning permission.

(c) List of plans, drawings etc. submitted with this request for a declaration:

(Note: Please provide a site location map to a scale of not less than 1:2500 based on Ordnance Survey map for the areas, to identify the lands in question)

Site Location Plans

Site Layout Plans

Existing Floor Plans [all floors]

Existing Elevations [N/S/E/W]

Proposed Floor Plans [all floors]

Proposed Elevations [N/S/E/W]

3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT	
(a) Postal Address of the Property/Site/Building for which the declaration sought:	'Phoenix House', Skycourt Shopping Centre, Shannon Town Centre, Tullyvarraga, Shannon, Co Clare_ _____
(b) Do the works in question affect a Protected Structure or are within the curtilage of a Protected Structure? If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 (as amended) been requested or issued for the property by the Planning Authority?	<u>No</u> _____ _____
(c) Legal interest in the land or structure in question of the person requesting the declaration (Give Details):	_____ <u>Owner</u> _____
(d) If the person in (c) above is not the owner and/or occupier, state the name and address of the owner of the property in question: <i>Note: Observations in relation to a referral may be requested from the owner/occupier where appropriate.</i>	_____ _____ _____
(e) Is the owner aware of the current request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)?:	Yes
(f) Are you aware of any enforcement proceedings connected to this site? <i>If so please supply details:</i>	No
(g) Were there previous planning application/s on this site? <i>If so please supply details:</i>	<u>Yes most recent at GF Ulster Bank 22/526</u>
(h) Date on which 'works' in question were completed/are likely to take place:	COU expected imminently

SIGNED: _____



DATE: 20/09/2024

GUIDANCE NOTES

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

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

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

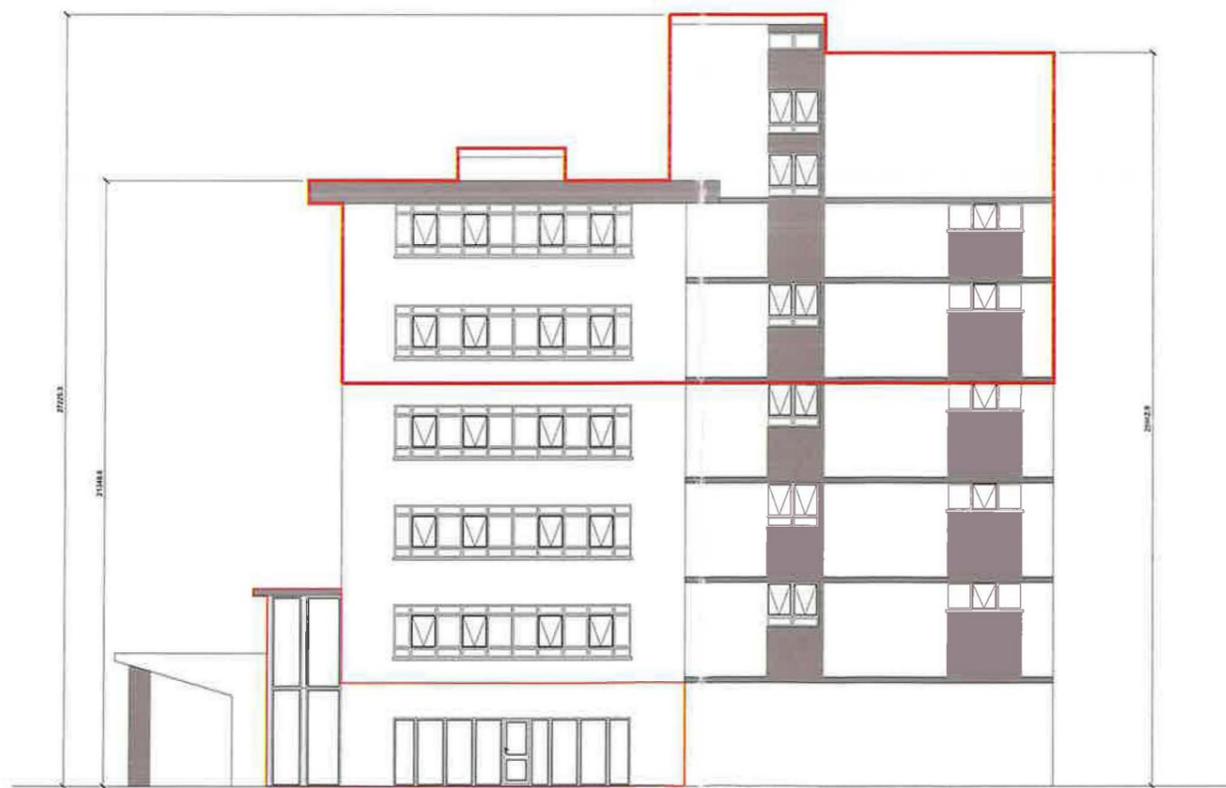
- (v) Notwithstanding the completion of the above form, the Planning Authority may require the submission of further information with regard to the request in order to enable the Authority to issue a declaration on the question.
- (vi) The Planning Authority may also request other persons to submit information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

FOR OFFICE USE ONLY

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



EXISTING EAST ELEVATION
SCALE: 1:250



EXISTING SOUTH ELEVATION
SCALE: 1:250

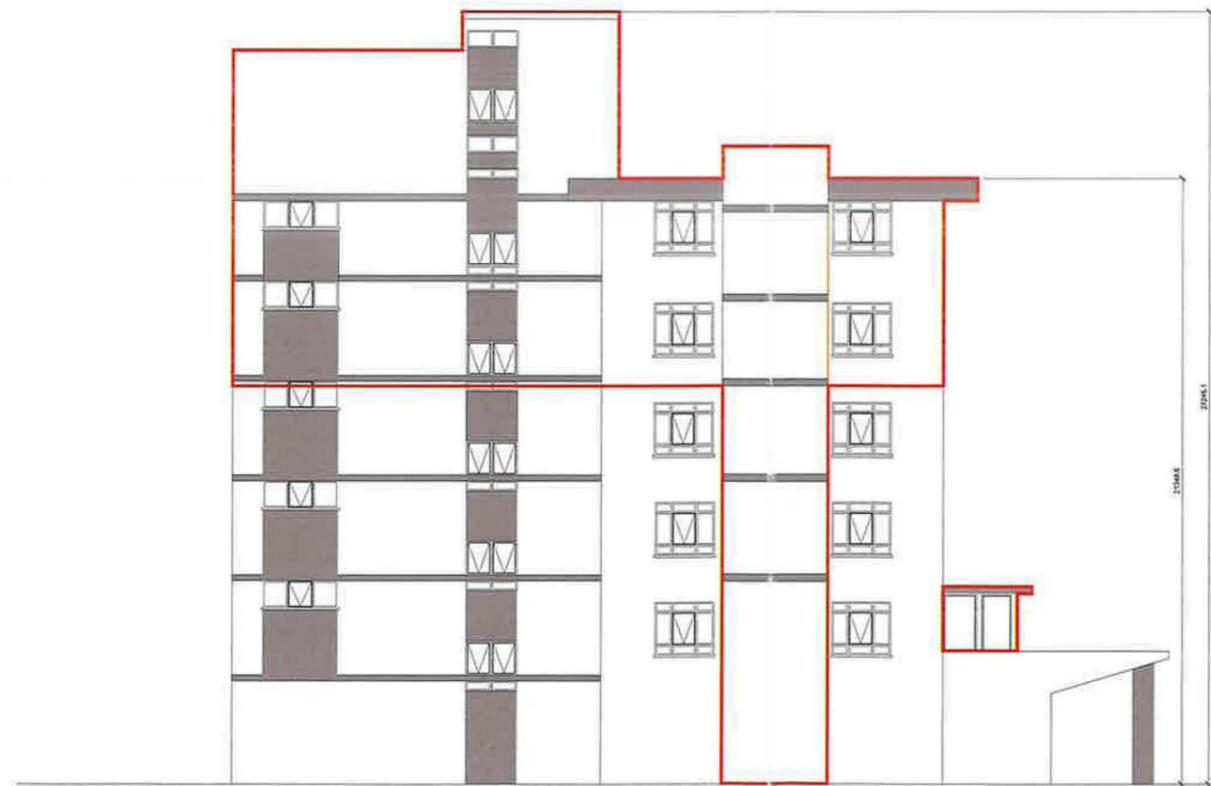
EXISTING EAST / SOUTH ELEVATION
SCALE: 1:250

Area in which application relates

Revision		Date	Details	Company Name	
Site		TULLYVARRAGA, SHANNON, Co.Clare		UGP Shannon SC Limited	
Drawing Status		PLANNING APPLICATION		Company Address	
Project Title		UGP SHANNON SC LIMITED		Monahan Road, Cork	
Drawing Title		EXISTING EAST / SOUTH ELEVATION		T12 PC82	
Drawing	Checked				
B.B	-				
Date	Drawing No.				
19/09/2024	111				
Project No.	Scale				
-	1:250				
Revision	Size				
01	A3				



EXISTING WEST ELEVATION
SCALE: 1:250



EXISTING NORTH ELEVATION
SCALE: 1:250

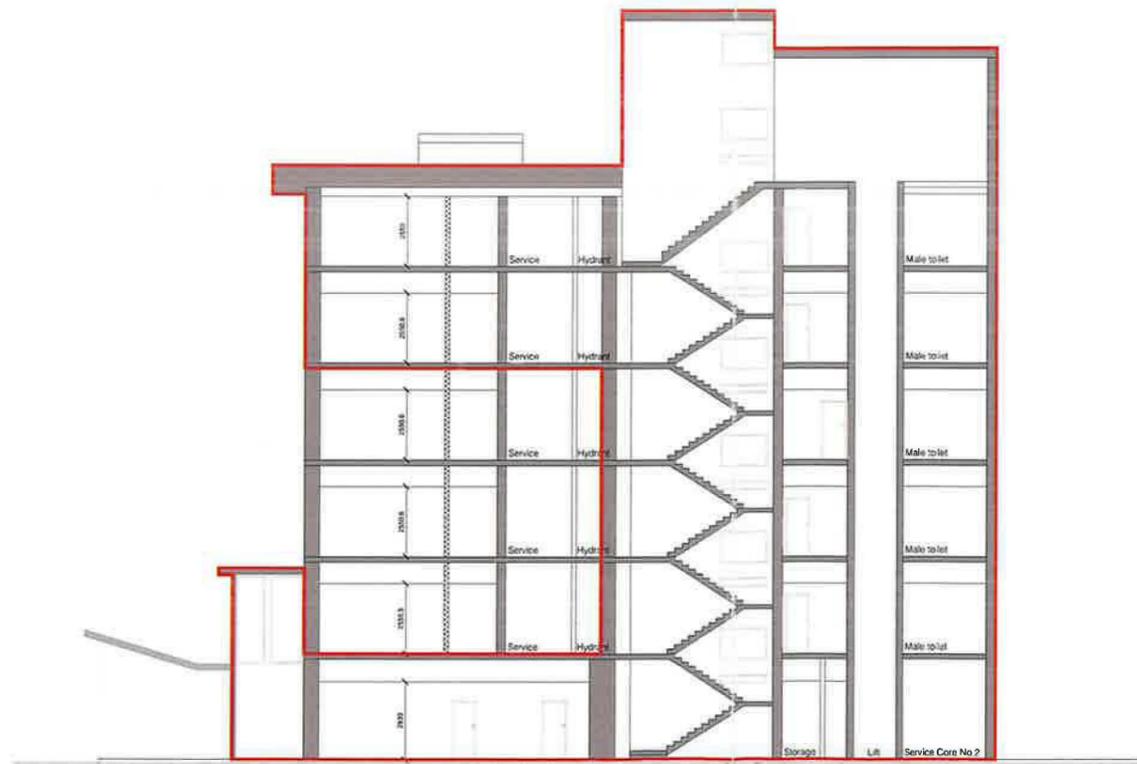
EXISTING WEST / NORTH ELEVATION
SCALE: 1:250

Area in which application relates

Revision		Date	Details	Company Name	
01				UGP Shannon SC Limited	
Drawing Title				Company Address	
EXISTING WEST / NORTH ELEVATION				Monahan Road, Cork T12 PC82	
Author	Checked				
B.B	-				
Drawing Status	Drawing No.				
PLANNING APPLICATION	110				
Project Title	Scale				
UGP SHANNON SC LIMITED	1:250				
Drawing Title	Size				
EXISTING WEST / NORTH ELEVATION	A3				



EXISTING SECTION A-A
SCALE: 1:250

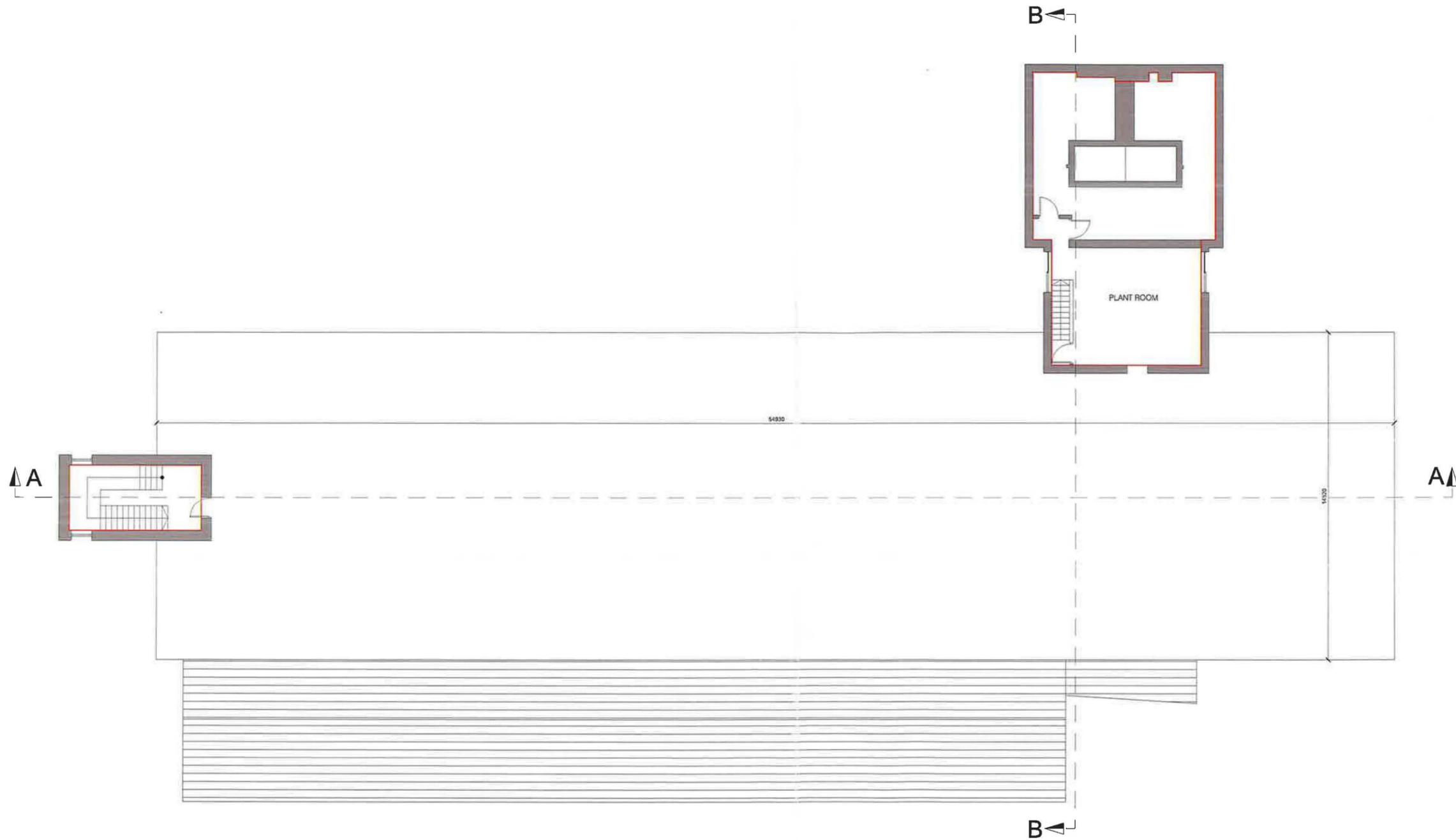


EXISTING SECTION B-B
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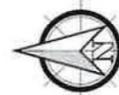
EXISTING SECTIONS
SCALE: 1:250

Area in which application relates

Revision		Date	Details	Company Name	
Drawing Size		TULLYVARRAGA, SHANNON, Co.Clare		UGP Shannon SC Limited	
Drawing Status		PLANNING APPLICATION		Company Address	
Project Title		UGP SHANNON SC LIMITED		Monahan Road, Cork	
Drawing Title		EXISTING SECTIONS		T12 PC82	
Drawing	Checked				
B.B	-				
Date	Drawing No.				
19/09/2024	109				
Project No	Scale				
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Revision	Size				
01	A3				

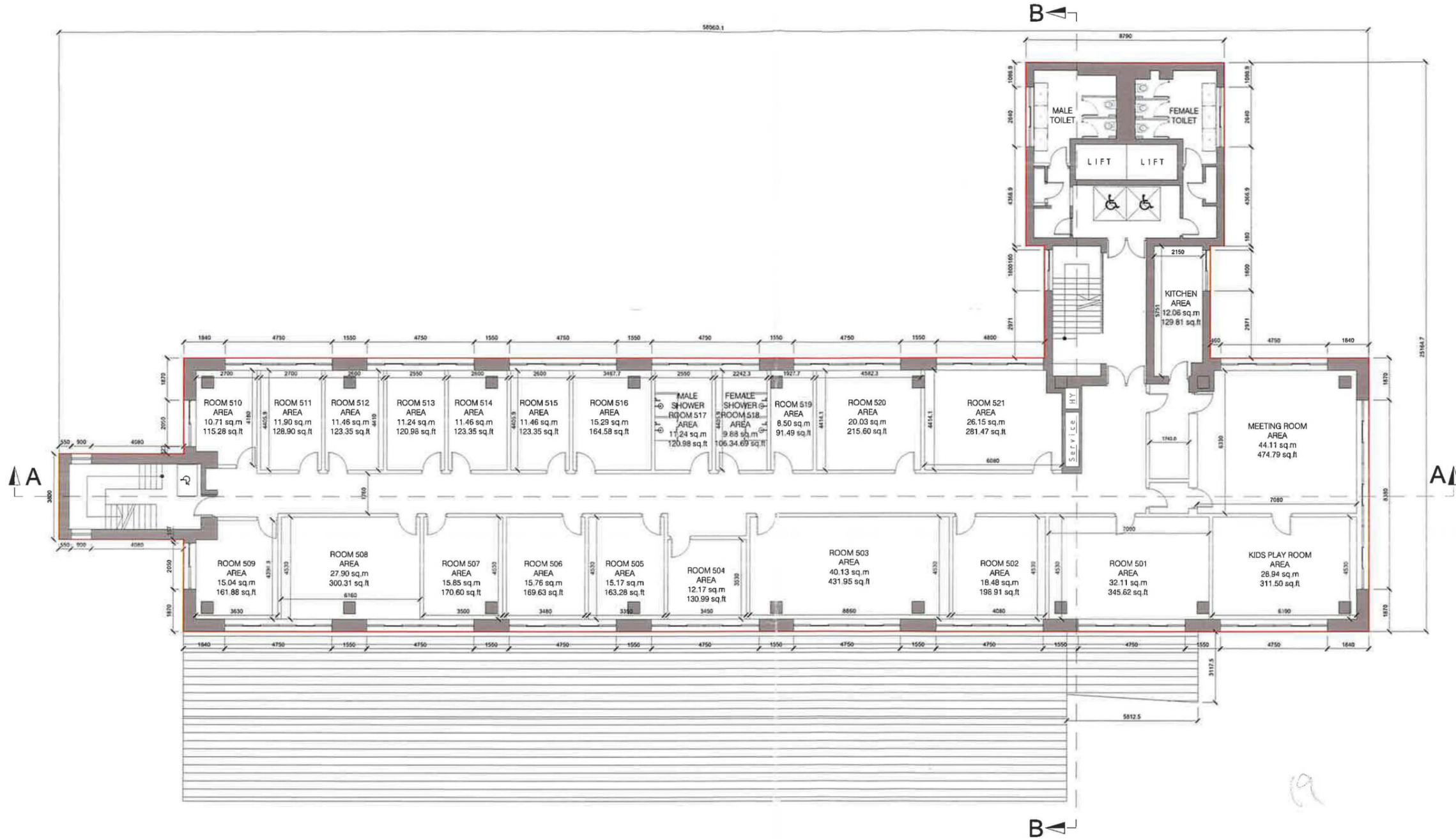


EXISTING ROOF PLAN
SCALE: 1:200



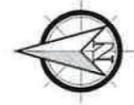
Area in which application relates
112.49 sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
		Site	
		TULLYVARRAGA, SHANNON, Co.Clare	
		Drawing Status	
		PLANNING APPLICATION	
		Project Title	
		UGP SHANNON SC LIMITED	
		Drawing Title	
		EXISTING ROOF FLOOR PLAN	
Drawing	Checked		
B.B	-		
Date	Drawing No.		
19/09/2024	108		
Project No	Scale		
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Revision	Size		
01	A3		



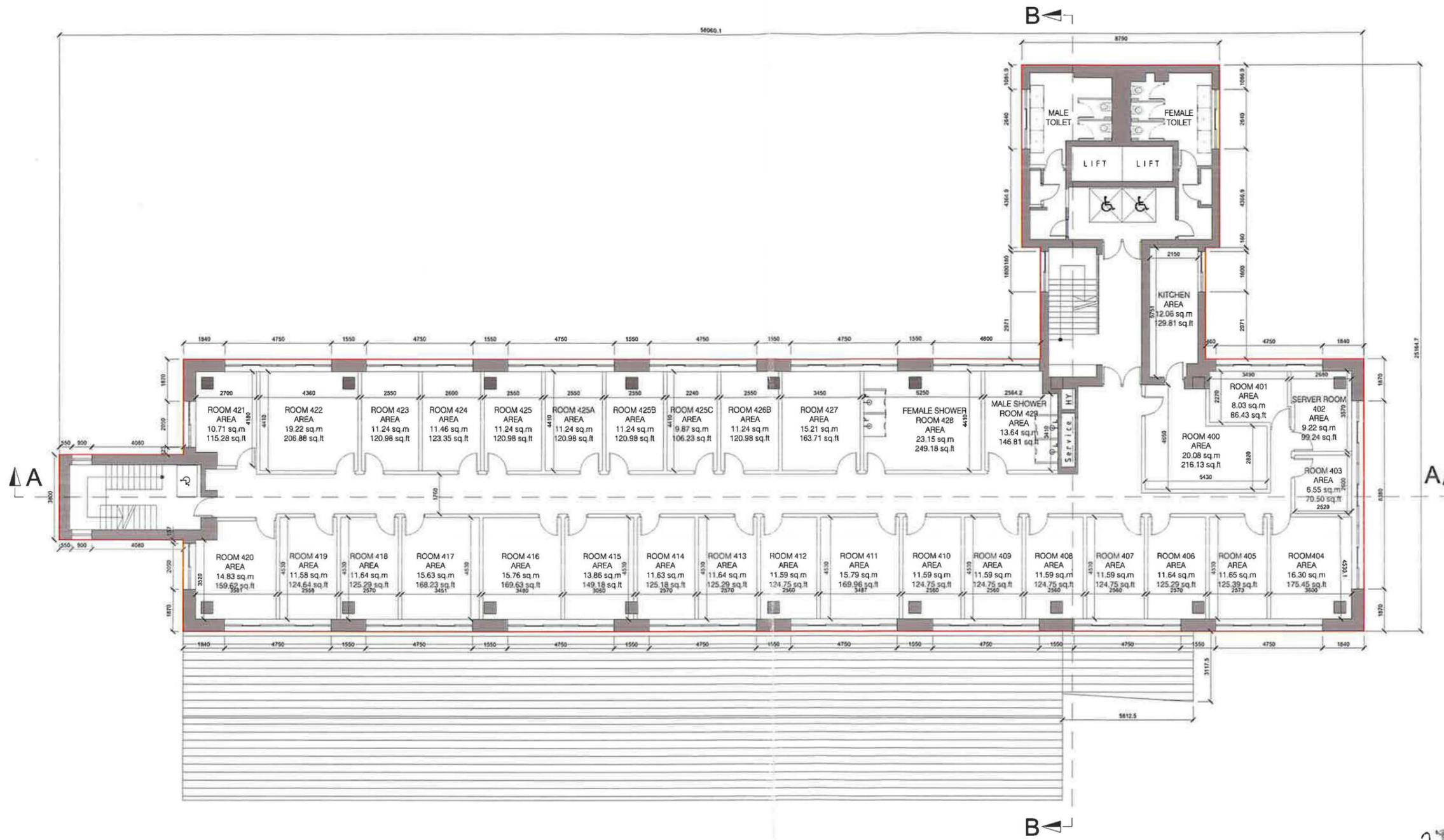
19

EXISTING FIFTH FLOOR PLAN
SCALE: 1:200



Area in which application relates
765.16 sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site			
TULLYVARRAGA, SHANNON, Co.Clare		Checked	B.B
PLANNING APPLICATION		Date	19/09/2024
UGP SHANNON SC LIMITED		Project No	107
EXISTING FIFTH FLOOR PLAN		Scale	1:200
		Revision	01
		Size	A3



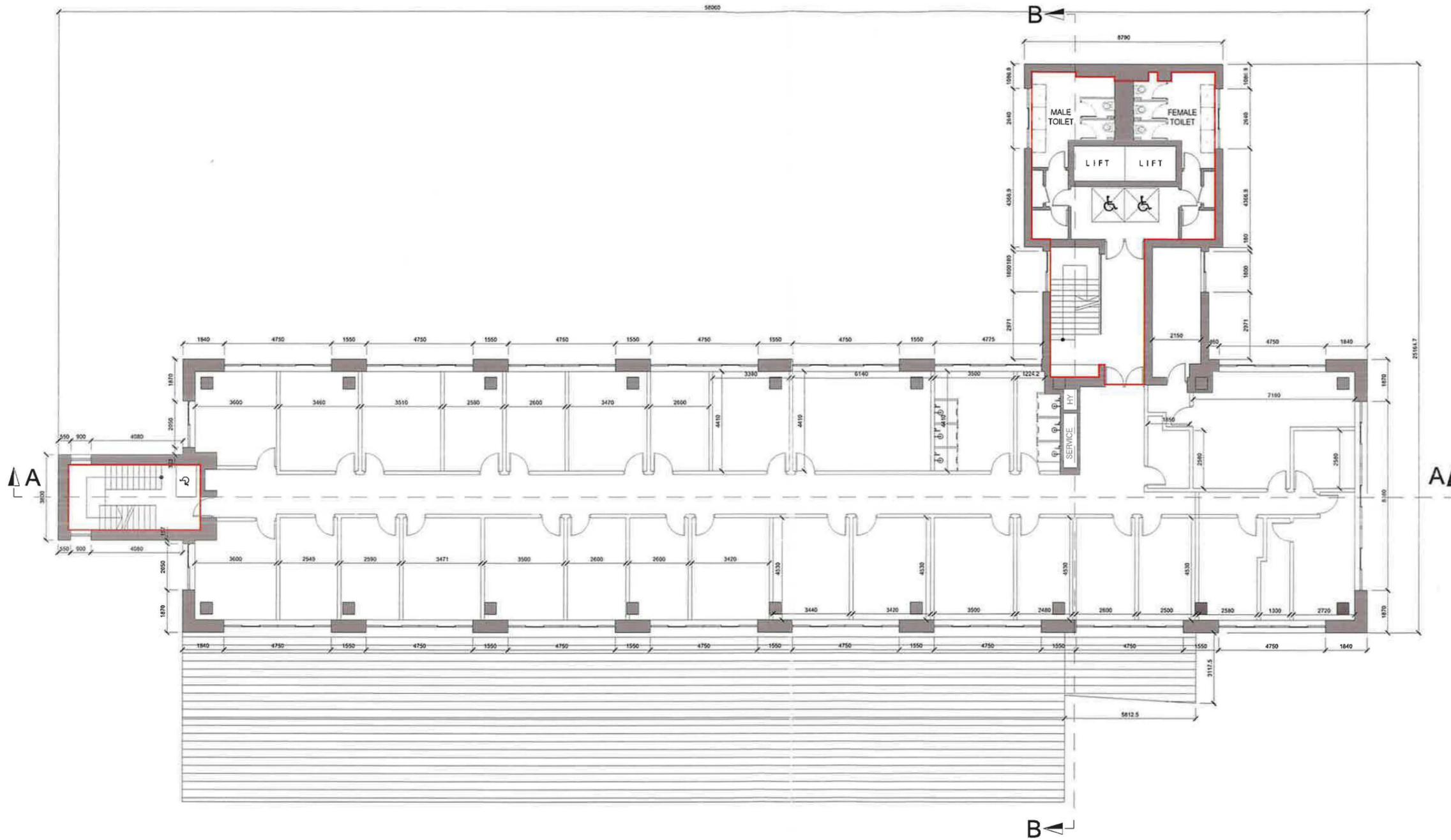
28

EXISTING FOURTH FLOOR PLAN
SCALE: 1:200



Area in which application relates
 765.16 sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site	TULLYVARRAGA, SHANNON, Co.Clare		
Drawing Status	PLANNING APPLICATION		
Project Title	UGP SHANNON SC LIMITED		
Drawing Title	EXISTING FOURTH FLOOR PLAN		
Drawn	B.B	Checked	-
Date	19/09/2024	Drawing No.	106
Project No	-	Scale	1:200
Revision	01	Size	A3

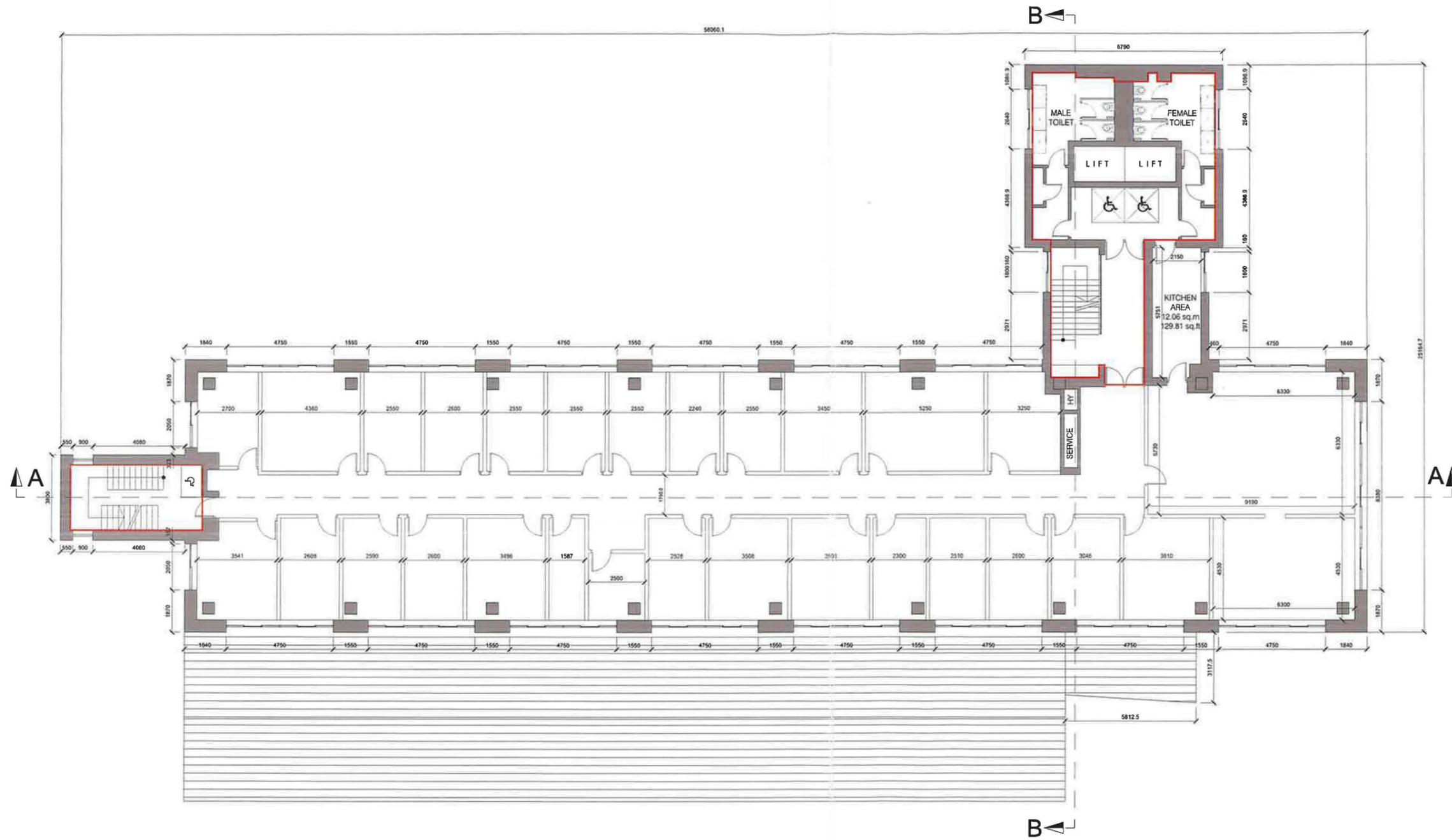


EXISTING THIRD FLOOR PLAN
SCALE: 1:200

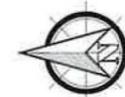


Area in which application relates
101.31sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site		TULLYVARRAGA, SHANNON, Co.Clare	
Drawing Status		PLANNING APPLICATION	
Project Title		UGP SHANNON SC LIMITED	
Drawing Title		EXISTING THIRD FLOOR PLAN	
Drawing	Checked		
B.B	-		
Date	Drawing No.		
19/09/2024	105		
Project No	Scale		
-	1:200		
Revision	Site		
01	A3		

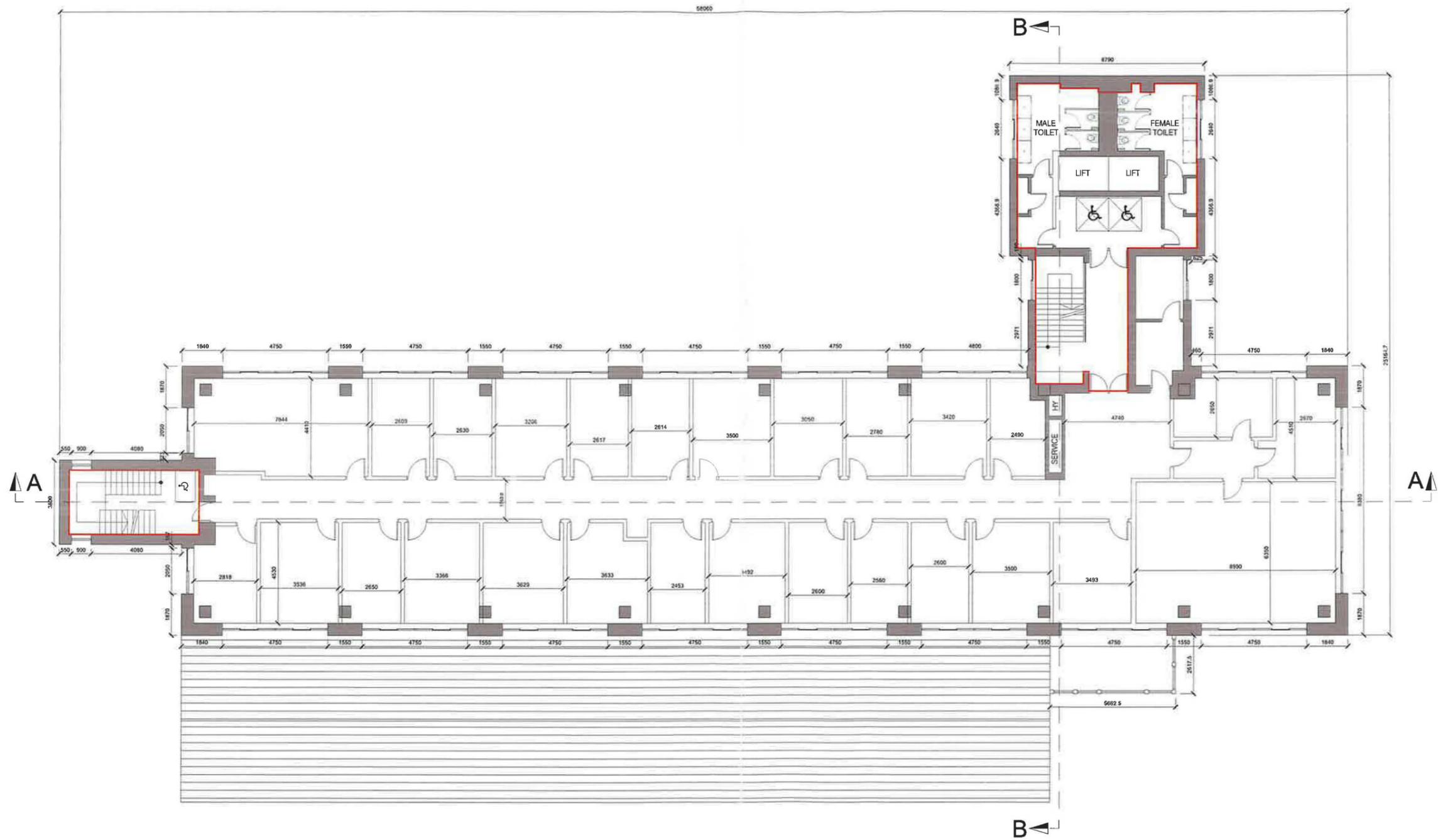


EXISTING SECOND FLOOR PLAN
SCALE: 1:200

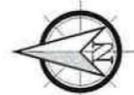


Area in which application relates
101.31sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site			
TULLYVARRAGA, SHANNON, Co.Clare			
Drawing Status			
PLANNING APPLICATION			
Project Title			
UGP SHANNON SC LIMITED			
Drawing Title			
EXISTING SECOND FLOOR PLAN			
Drawing	Checked	Drawing No.	Scale
B.B	-	104	1:200
Date	Project No.	Revision	Size
19/09/2024	-	01	A3



EXISTING FIRST FLOOR PLAN
SCALE: 1:200

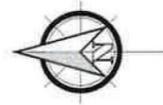


Area in which application relates
101.31sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site	TULLYVARRAGA, SHANNON, Co.Clare		
Drawing Status	PLANNING APPLICATION		
Project Title	UGP SHANNON SC LIMITED		
Drawing Title	EXISTING FIRST FLOOR PLAN		
Drawing	Checked	Drawing No.	Scale
B.B	-	103	1:200
Date	19/09/2024	Revision	Site
Project No	-	01	A3

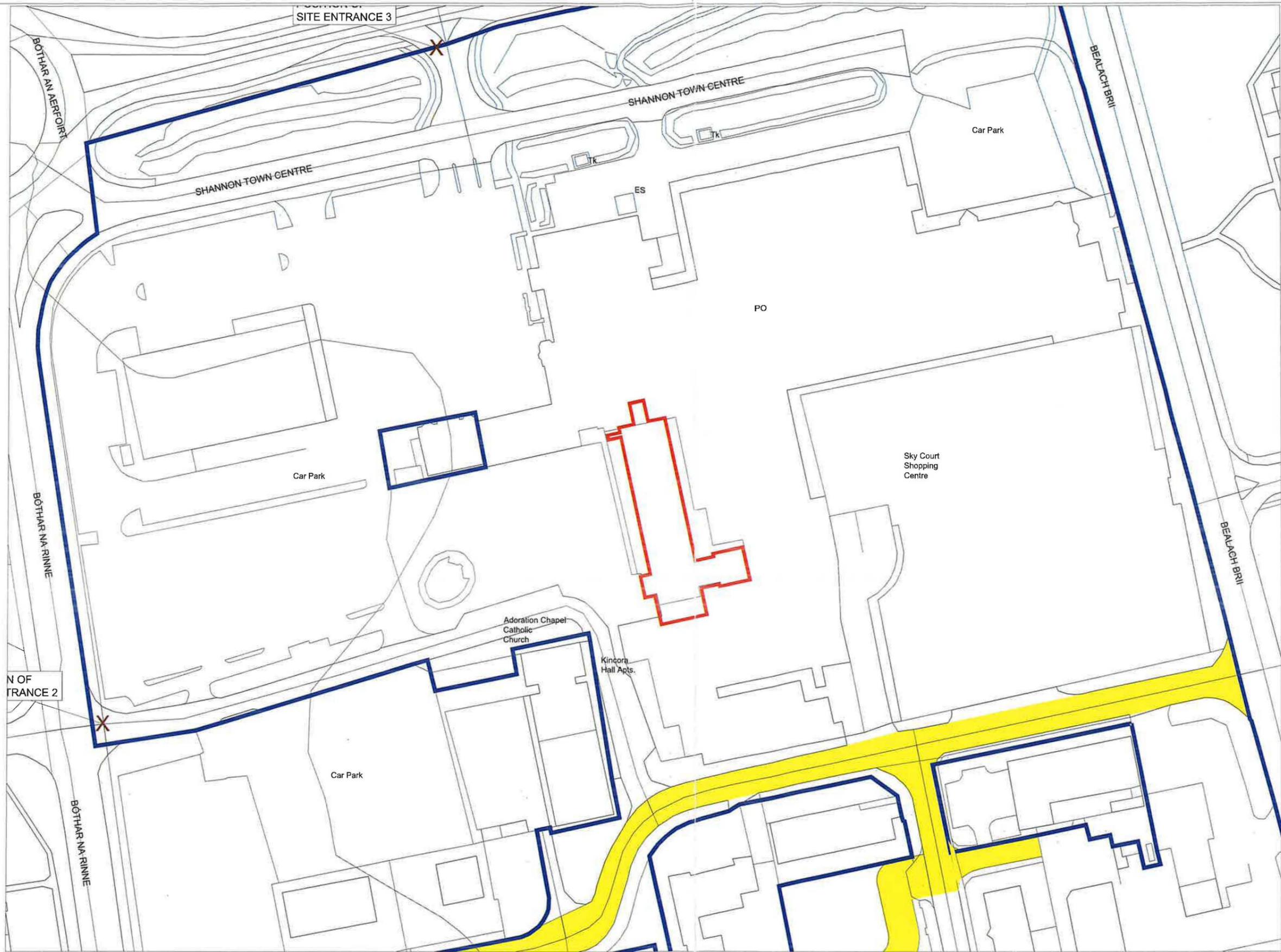


EXISTING GROUND FLOOR PLAN
SCALE: 1:200



Area in which application relates
289.83sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site		TULLYVARRAGA, SHANNON, Co.Clare	
Drawing Status		PLANNING APPLICATION	
Project Title		UGP SHANNON SC LIMITED	
Drawing Title		EXISTING GROUND FLOOR PLAN	
Drawing No.	102	Checked	-
Date	19/09/2024	Drawing No.	102
Project No	-	Scale	1:200
Revision	01	Size	A3



CENTRE COORDINATES:
 X,Y= 540543.2869,662497.8325
 PUBLISHED:
 19-Aug-2024

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 Phoenix Park,
 Dublin 8,
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Suirbhéireacht Ordanáis Éireann, 2024
 Ordnance Survey Ireland, 2024

Ordnance Survey Ireland
 Licence No. 50417285



- Land in ownership of applicant
67103.33 sq.m
- Area in which application relates
783.94 sq.m
- Right of way

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	Checked
Site		TULLYVARRAGA, SHANNON, Co.Clare	B.B
Drawing Status		PLANNING APPLICATION	19/09/2024
Project Title		UGP SHANNON SC LIMITED	101
Drawing Title		SITE CONTEXT	1:1000
			Scale
			Site
			A3



*Mled.ie
Town Centre
Shannon
Flood Zone A
Central area
Shannon*

CENTRE COORDINATES:
X,Y= 540543.2869,662497.8325
PUBLISHED:
19-Aug-2024

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Phoenix Park,
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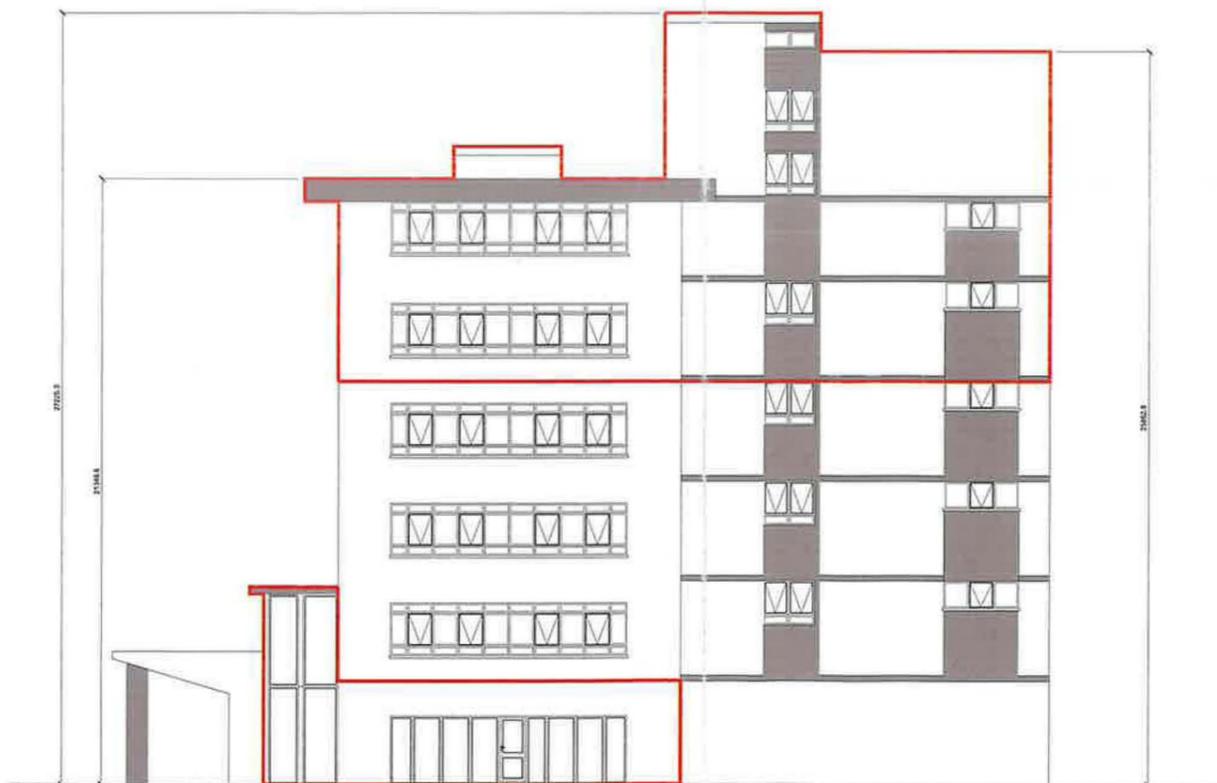


- Land in ownership of applicant
67103.33 sq.m
- Area in which application relates
783.94 sq.m
- Right of way

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	Checked
Site			B.B
Drawing Status		19/09/2024	
PLANNING APPLICATION		100	
Project Title		Scale	
UGP SHANNON SC LIMITED		1:2500	
Drawing Title		Size	
SITE LOCATION		A3	



EXISTING EAST ELEVATION
SCALE: 1:250



EXISTING SOUTH ELEVATION
SCALE: 1:250

PROPOSED EAST / SOUTH ELEVATION
SCALE: 1:250

■ Area in which application relates

Revision		Date	Details	Company Name	
Site				UGP Shannon SC Limited	
Drawing				Company Address	
B.B				Monahan Road, Cork	
Drawing Status				T12 PC82	
Date		19/09/2024		Drawing No.	121
Project Title		UGP SHANNON SC LIMITED		Project No.	Scale
Drawing Title		PROPOSED EAST / SOUTH ELEVATION		Revision	1:250
				Size	A3



EXISTING WEST ELEVATION
SCALE: 1:250

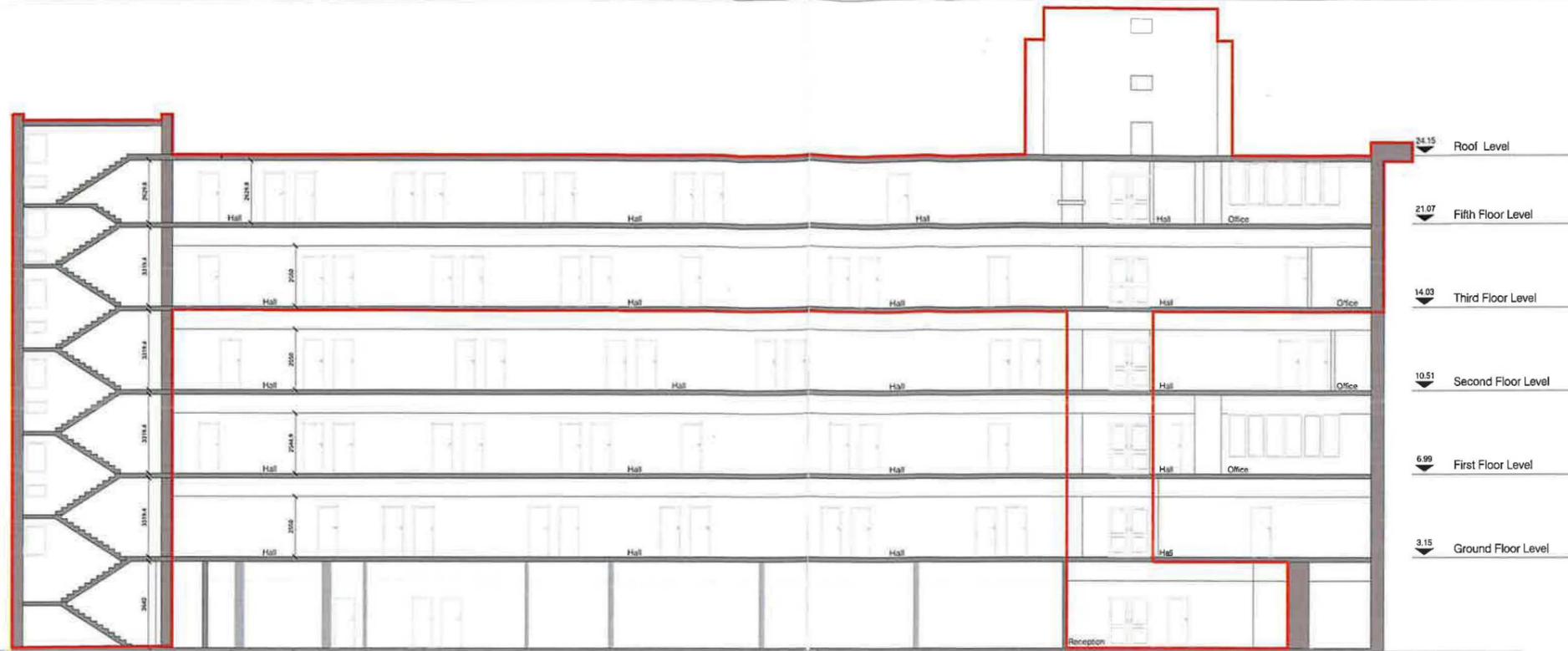


EXISTING NORTH ELEVATION
SCALE: 1:250

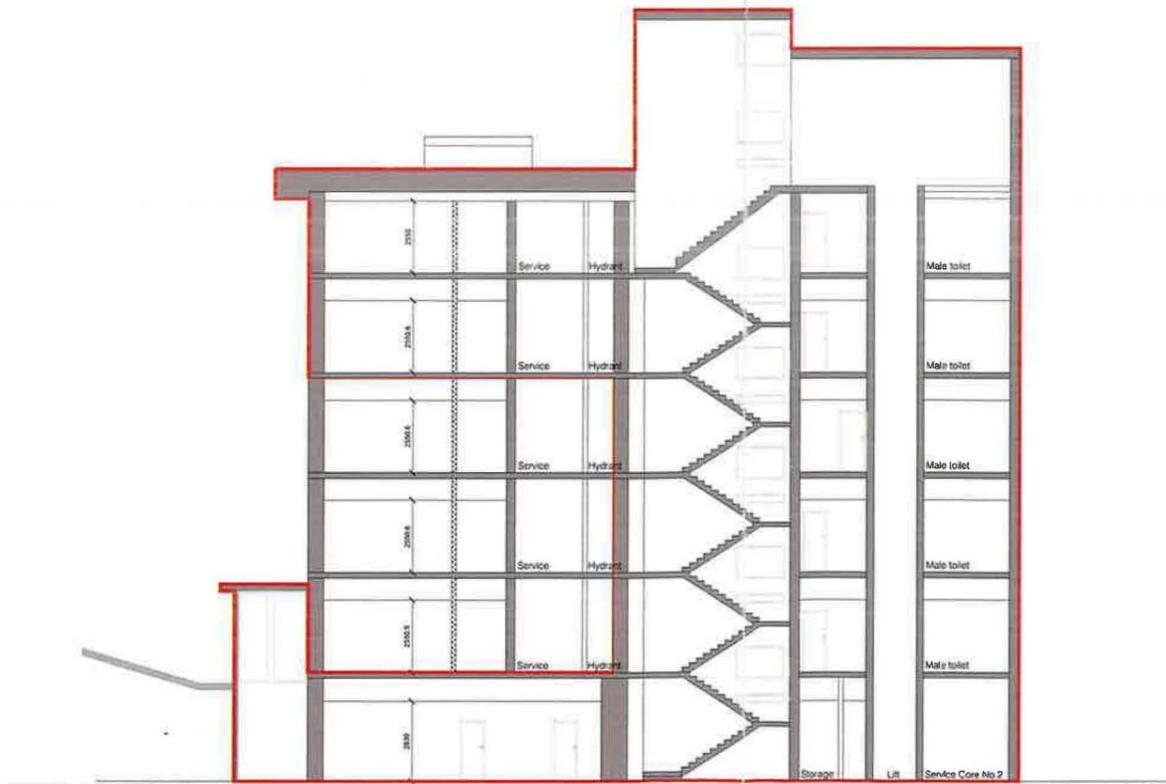
PROPOSED WEST / NORTH ELEVATION
SCALE: 1:250

■ Area in which application relates

Revision		Date		Details	
Site					
TULLYVARRAGA, SHANNON, Co.Clare					
Drawing Status					
PLANNING APPLICATION					
Project Title					
UGP SHANNON SC LIMITED					
Drawing Title					
PROPOSED WEST / NORTH ELEVATION					
Company Name		UGP Shannon SC Limited			
Company Address		Monahan Road, Cork T12 PC82			
Drawing	Checked				
B.B	-				
Date	Drawing No.				
19/09/2024	120				
Project No	Scale				
-	1:250				
Revision	Size				
01	A3				



EXISTING SECTION A-A
SCALE: 1:250

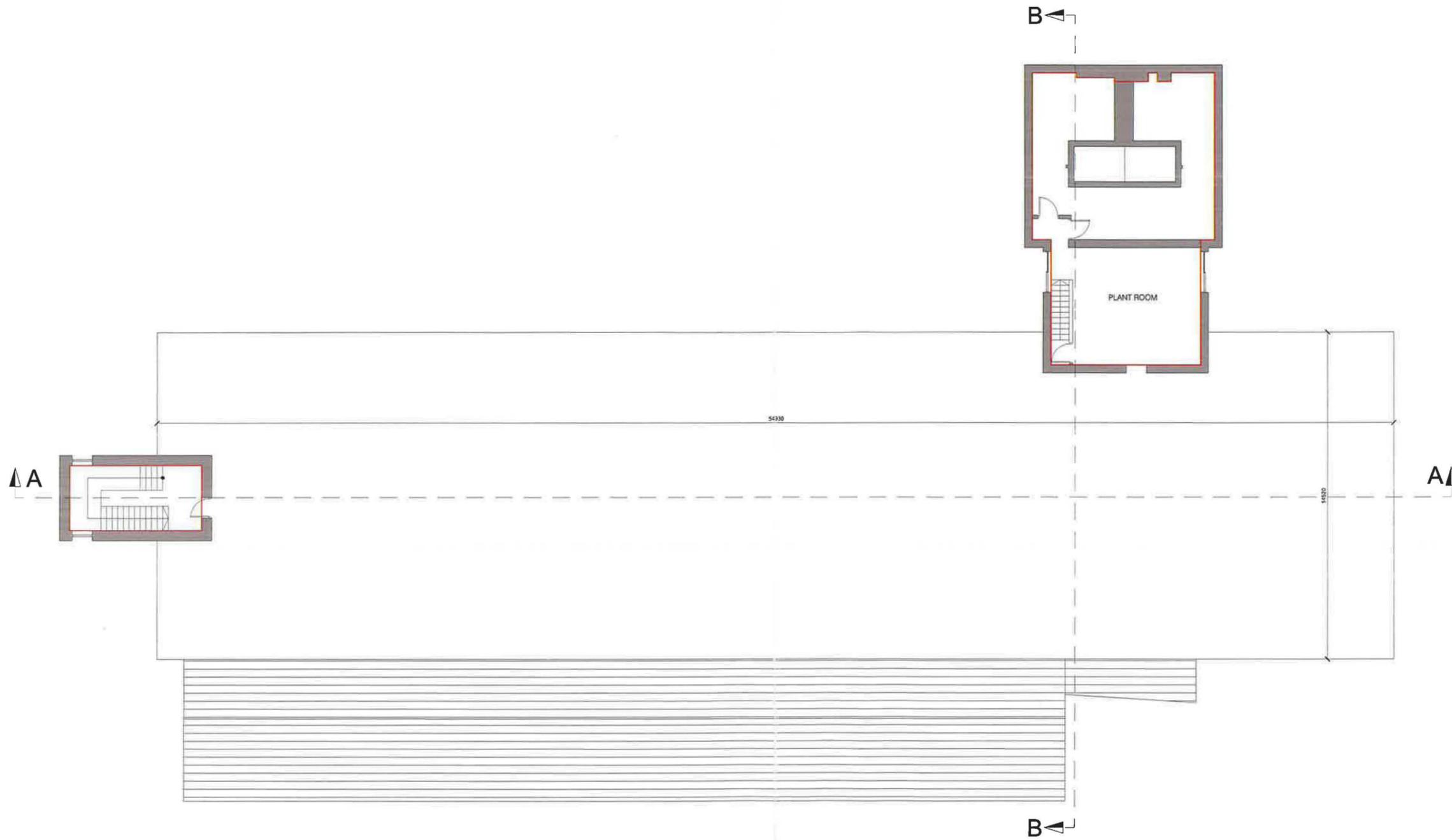


EXISTING SECTION B-B
SCALE: 1:250

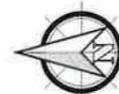
PROPOSED SECTIONS
SCALE: 1:250

■ Area in which application relates

Revision		Date	Details
Site			
TULLYVARRAGA, SHANNON, Co.Clare			
Drawing Status			
PLANNING APPLICATION			
Project Title			
UGP SHANNON SC LIMITED			
Drawing Title			
PROPOSED SECTIONS			
Company Name	UGP Shannon SC Limited		
Company Address	Monahan Road, Cork T12 PC82		
Drawing	Checked		
B.B	-		
Date	Drawing No		
19/09/2024	119		
Project No	Scale		
-	1:250		
Revision	Site		
01	A3		

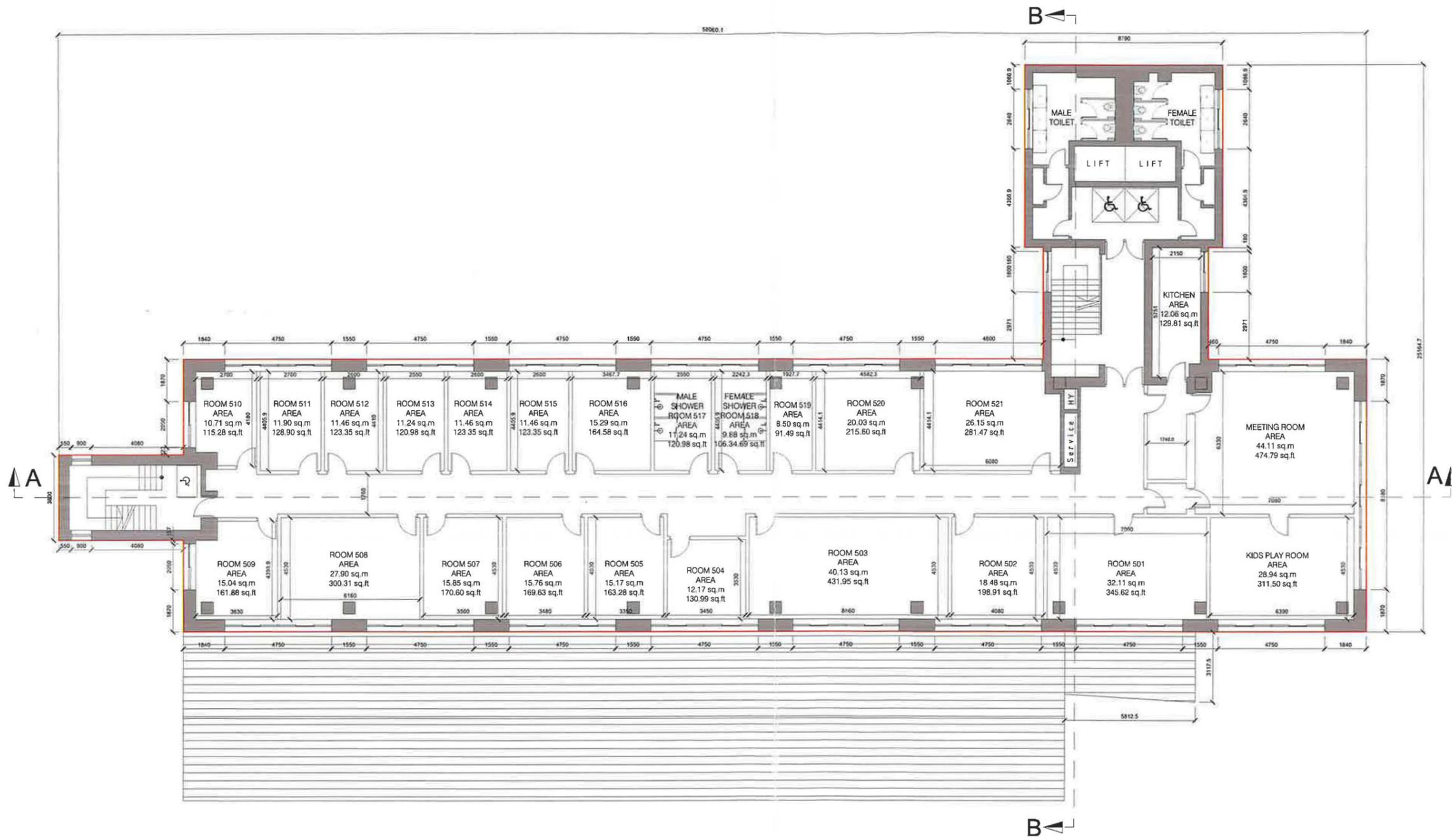


PROPOSED ROOF PLAN
SCALE: 1:200



Area in which application relates
112.49 sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site		TULLYVARRAGA, SHANNON, Co.Clare	
Drawing Status		PLANNING APPLICATION	
Project Title		UGP SHANNON SC LIMITED	
Drawing Title		PROPOSED ROOF PLAN	
Drawing	Checked		
B.B	-		
Date	Drawing No.		
19/09/2024	118		
Project No	Scale		
-	1:200		
Revision	Site		
01	A3		

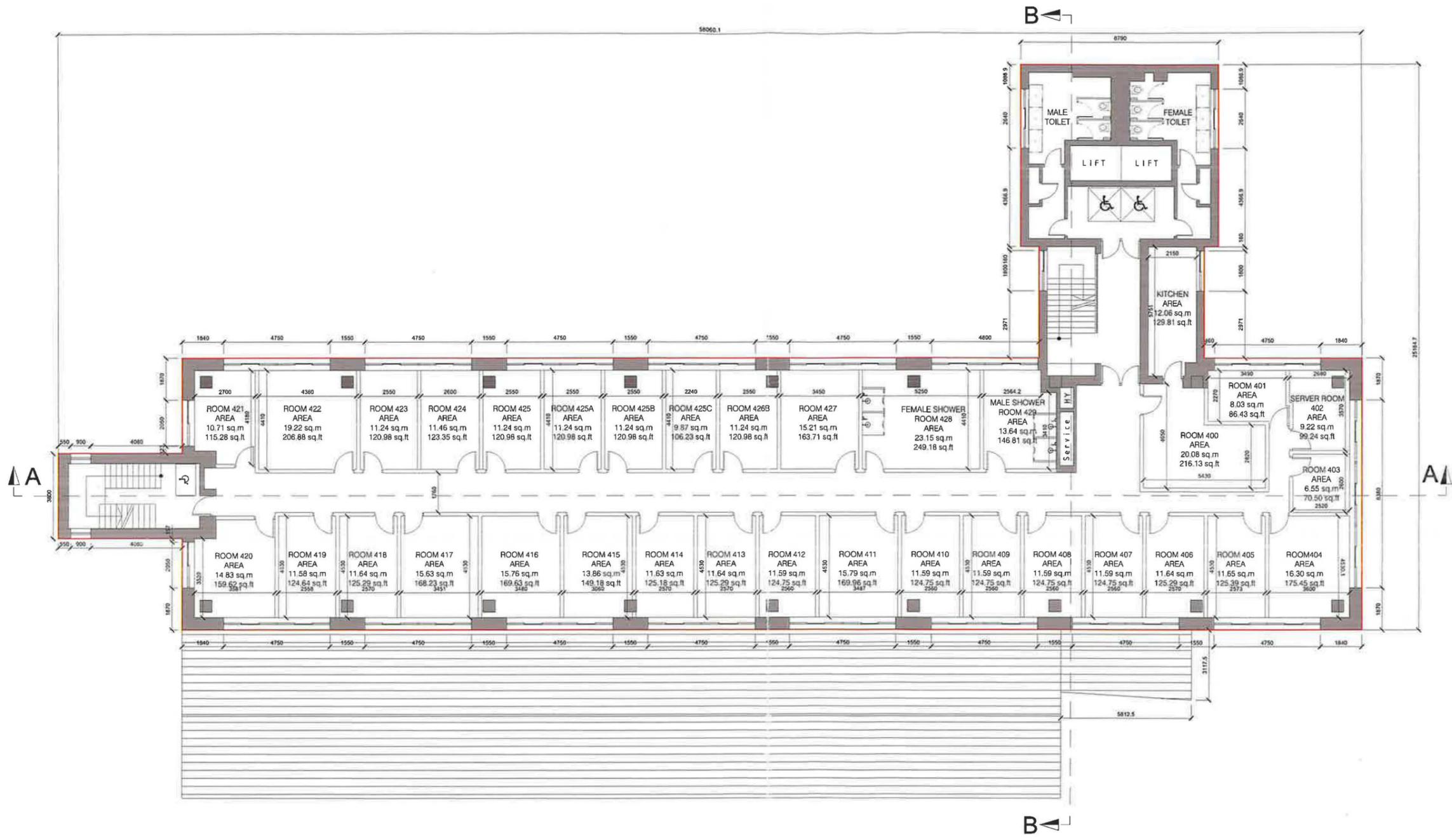


PROPOSED FIFTH FLOOR PLAN
SCALE: 1:200



Area in which application relates
765.16sq.m

Company Name UGP Shannon SC Limited		
Company Address Monahan Road, Cork T12 PC82		
Revision	Date	Details
Site TULLYVARRAGA, SHANNON, Co.Clare		
Drawing Status PLANNING APPLICATION		
Project Title UGP SHANNON SC LIMITED		
Drawing Title PROPOSED FIFTH FLOOR PLAN		
Drawing No B.B	Checked -	
Date 19/09/2024	Drawing No 117	
Project No -	Scale 1:200	
Revision 01	Size A3	

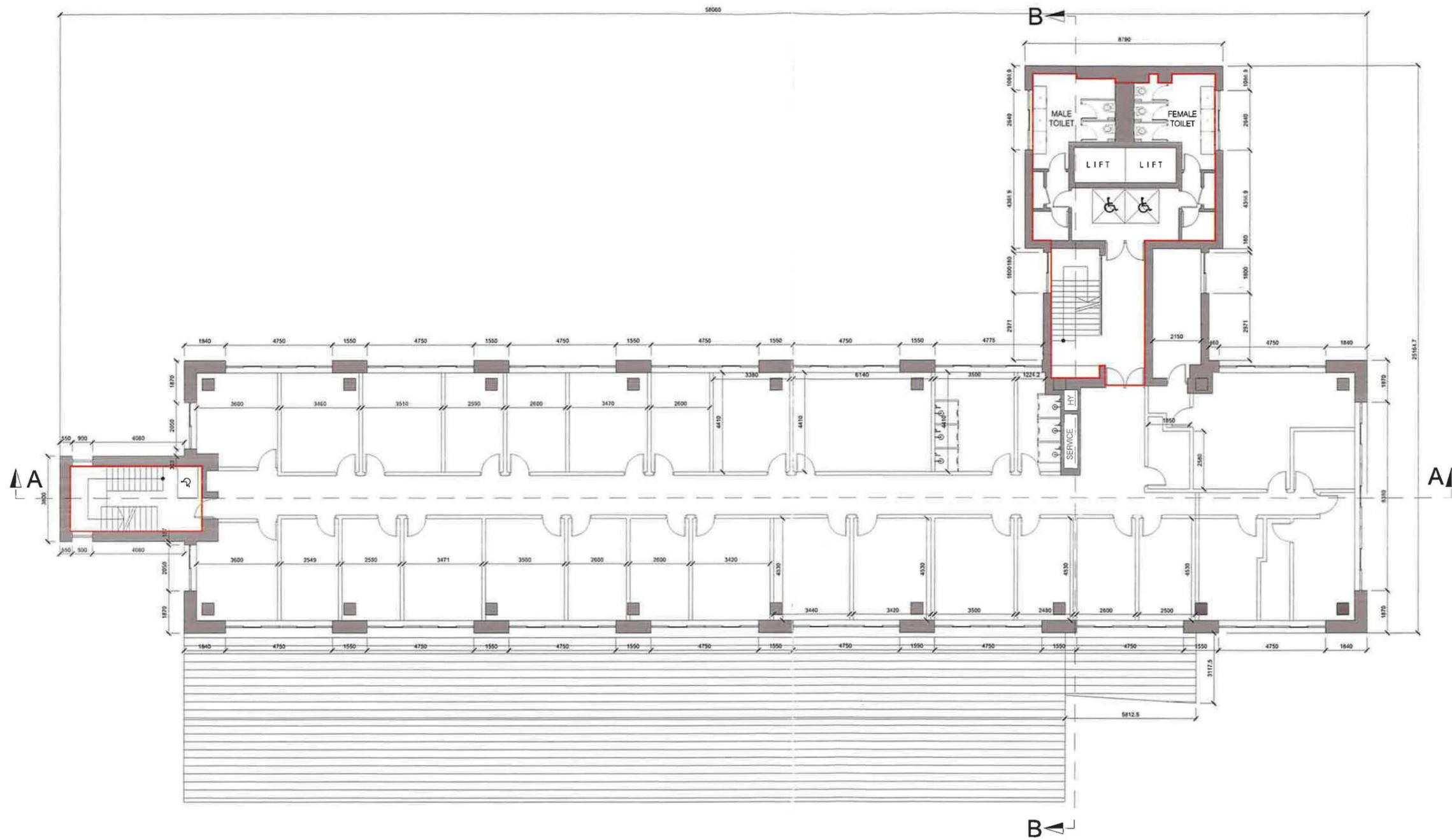


PROPOSED FOURTH FLOOR PLAN
SCALE: 1:200



Area in which application relates
 765.16 sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site		TULLYVARRAGA, SHANNON, Co.Clare	
Drawing Status		PLANNING APPLICATION	
Project Title		UGP SHANNON SC LIMITED	
Drawing Title		PROPOSED FOURTH FLOOR PLAN	
Drawing No	Checked	Project No	Scale
B.B	-	-	1:200
Date	Drawing No	Revision	Site
19/09/2024	116	01	A3

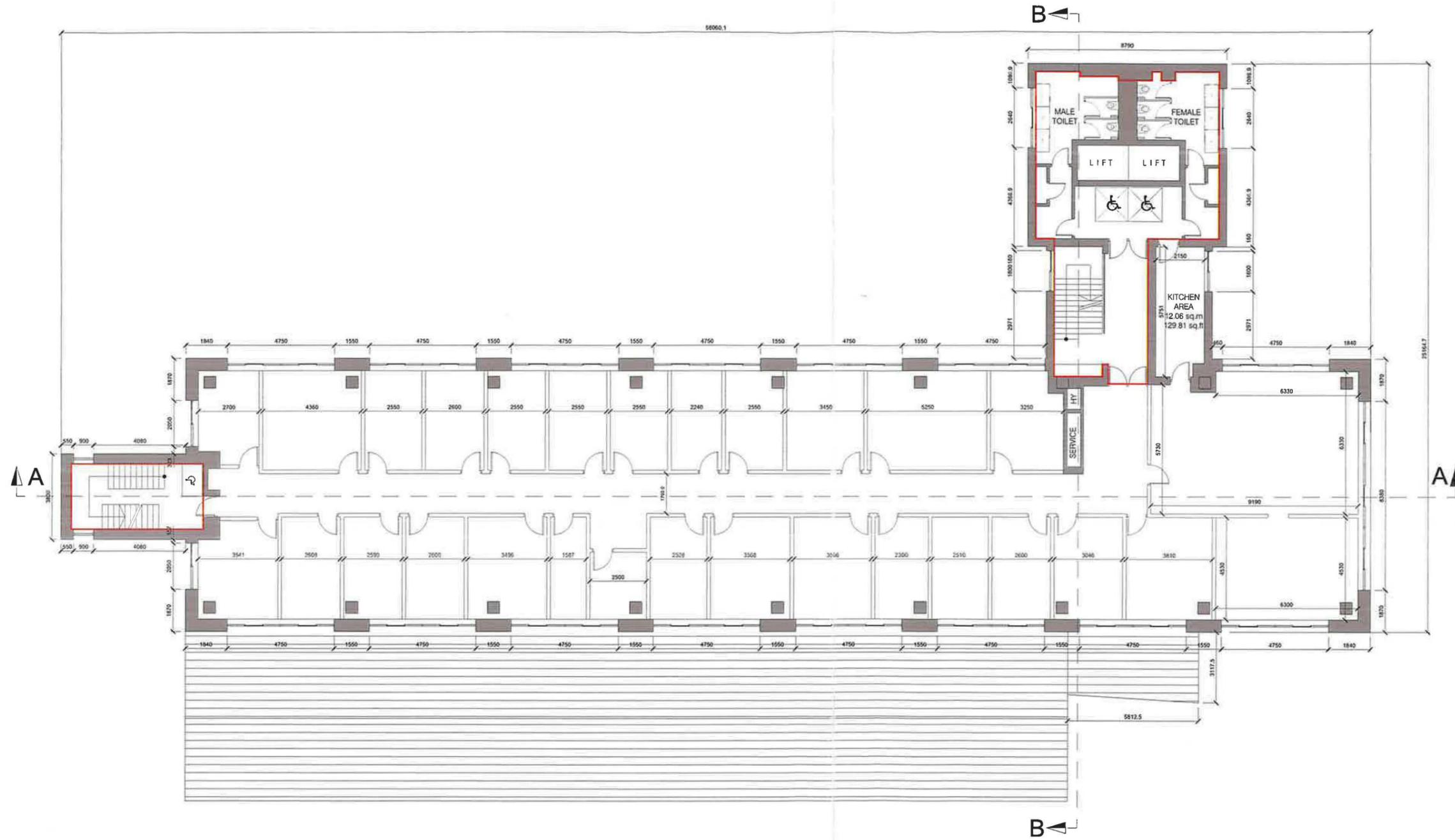


PROPOSED THIRD FLOOR PLAN
SCALE: 1:200



Area in which application relates
 101.31sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site			
TULLYVARRAGA, SHANNON, Co.Clare		Drawing	Checked
PLANNING APPLICATION		B.B	-
UGP SHANNON SC LIMITED		Date	Drawing No.
PROPOSED THIRD FLOOR PLAN		19/09/2024	115
		Project No	Scale
		-	1:200
		Revision	Size
		01	A3

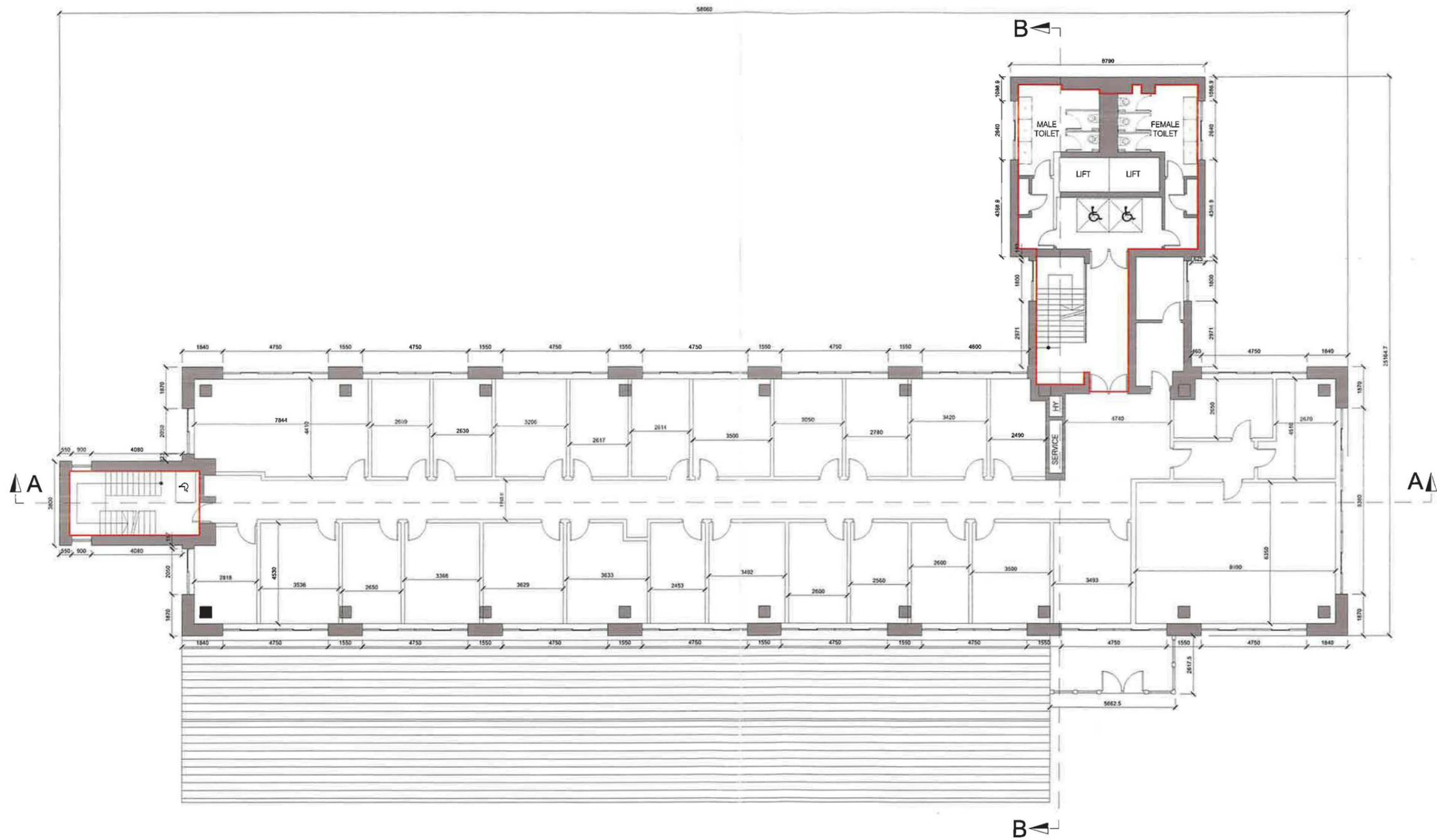


PROPOSED SECOND FLOOR PLAN
SCALE: 1:200



Area in which application relates
 101.31sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site			
TULLYVARRAGA, SHANNON, Co.Clare			
Drawing Status			
PLANNING APPLICATION			
Project Title			
UGP SHANNON SC LIMITED			
Drawing Title			
PROPOSED SECOND FLOOR PLAN			
Drawing No.	114	Checked	-
Date	19/09/2024	Drawing No.	114
Project No	-	Scale	1:200
Revision	01	Site	A3



PROPOSED FIRST FLOOR PLAN
SCALE: 1:200



Area in which application relates
101.31sq.m

Company Name		UGP Shannon SC Limited	
Company Address		Monahan Road, Cork T12 PC82	
Revision	Date	Details	
Site			
TULLYVARRAGA, SHANNON, Co.Clare		Drawing	Checked
Drawing Status		B.B	-
PLANNING APPLICATION		Date	Drawing No.
Project Title		19/09/2024	113
UGP SHANNON SC LIMITED		Project No.	Scale
Drawing Title		-	1:200
PROPOSED FIRST FLOOR PLAN		Revision	Size
		01	A3