

Comhairle Contae Chorcaí Cork County Council

Heronwell Unlimited,
C/O Mark Tubridy,
Atlantic Building Consultants,
Main Street,
Cooraclare,
Co. Clare
V15 XN77

19th February, 2025

REF: D/206/25
LOCATION: The Quality Hotel, Redbarn, Youghal, Co. Cork P36 NR25

**RE: DECLARATION OF EXEMPTED DEVELOPMENT UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 - 2010.**

Dear Sir/Madam,

On the basis of the information submitted by you on 23rd January, 2025 the Planning Authority, having considered whether the proposed change of use of existing hotel, apartments, holiday homes and holiday cottage to use as temporary emergency accommodation for persons seeking international protection at **The Quality Hotel & Resort, Redbarn, Youghal, Co. Cork P35 NR25** is or is not development or is or is not exempted development, has declared that it is **exempted development**.

Reason for Decision

The Planning Authority in considering this referral, had particular regard to:

- Section 2(1), 3(1), 4(2) and 4(4) of the Planning and Development Act 2000 (as amended)
- Articles 3, 5, 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations, 2001-2024

And Whereas the Planning Authority hereby decides that

The proposed change of use of existing hotel, apartments, holiday homes and holiday cottage to use as temporary emergency accommodation for persons seeking international protection at **The Quality Hotel & Resort, Redbarn, Youghal, Co. Cork** constitutes **development and is exempted development**.

This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.

Please note that under Section 5 Subsection 3(a) where a declaration is issued under this section, any person issued with a declaration under subsection 2(a) may, on payment to

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.

Fón: (021) 4276891

R-phost: planninginfo@corkcoco.ie

Suíomh Gréasáin: www.corkcoco.ie

Planning & Development,

County Hall,

Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891

Email: planninginfo@corkcoco.ie

Web: www.corkcoco.ie



We are Cork.



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the Board of such fee as may be prescribed, refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.

Yours faithfully,



**PIO TREACY,
ADMINISTRATIVE OFFICER,
PLANNING DEPARTMENT.**

In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view at <https://www.corkcoco.ie/privacy-statement-cork-county-council>

Declaration on Exempted Development under Section 5 of the Planning and Development Act 2000

<i>Ref No.</i>	D/206/25
<i>Applicant</i>	Heronwell Unlimited
<i>Description</i>	Change of use of existing hotel, apartments, holiday homes and holiday cottage to use as temporary emergency accommodation for persons seeking international protection.
<i>Location</i>	The Quality Hotel & Resort, Redbarn, Youghal, Co. Cork, P35NR25

1. Section 5 Query

Whether the change of use from hotel and ancillary holiday homes, cottages, and apartments to use as temporary emergency accommodation for persons seeking international protection comes under the exempted development provision of Class 14 (h) of Part 1, Schedule 2 of the Planning and Regulation 2001-2024.

2. Site location and description

The site is located in the townland of Redbarn and is included in the development boundary for Youghal, as defined in the Cork County Development Plan 2022. The subject site comprises of four main elements, a hotel complex, self-catering apartments in 8 no. blocks within the curtilage of the hotel, a holiday home complex c. 100m west of the hotel, and a holiday cottage complex c. 100 southwest of the hotel. The hotel, formerly known as Quality Hotel, includes the main hotel building with bedrooms and facilities, a leisure centre to the north and car parking. It is stated in a letter with the application that the leisure centre remains in use by the public and does not form part of this Section 5 application.



Fig. 1 Aerial view of site (2021-2023) – approximate site boundary outlined in red

The hotel complex was established first, permitted under Pl. Reg. Ref: 98/3308. The holiday apartments, houses cottages were subject of separate planning permissions (see planning

history for details). The area of Redbarn is remote, being c. 3km south from the town centre of Youghal. Aside from this tourism complex, the surrounding area is predominantly in agricultural use. Pedestrian access to Youghal is available along the waterfront boardwalk. To the south of the hotel complex is a caravan park and beyond that is Redbarn beach.

3. Planning History

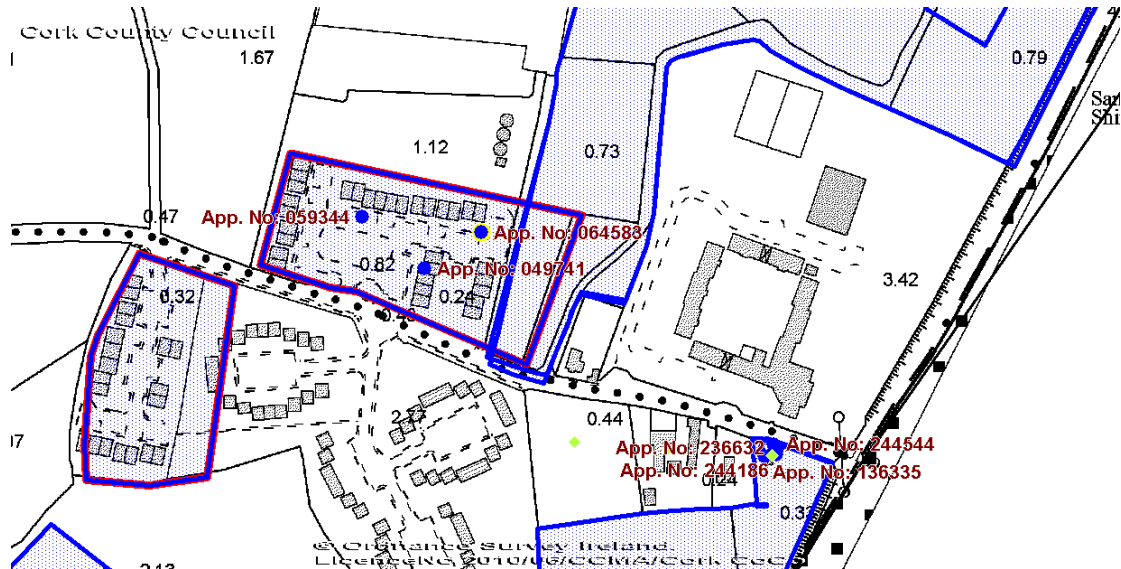


Fig. 2: Planning Enquiry System Map



Fig. 3: Historic planning history map

- 98/3308 Permission granted to Redbarn Development Group for construction of hotel with bar, restaurant, kitchens, stores, guest & staff accommodation, offices, shop & car parking.
- 98/491 Permission granted to Redbarn Development Group for construction of 61 no. self-catering holiday units and associated infrastructure. (known as Redbarn Cottages located to the southwest of the hotel).
- 98/5774 Permission granted to Redbarn Development Group for construction of 48 apartments.

- 97/560 Outline permission granted to Redbarn Development Group for resort and holiday complex to include hotel, aparthotel blocks, pub, shop, holiday homes, self-catering cottages & ancillary leisure facilities.
- 00/778 Permission REFUSED to Redbarn Development Group for Caravan & camping park, shop/utilities building & 2 no. dwellinghouses for resident on-site staff.
- 01/116 Permission granted to Redbarn Development Group for the construction of a ESB Substation, staff changing facilities block and enclosed deliveries yard, Change of two staff apartments to guests' lounge, small meeting room and snooker room at first floor level, additional hotel guest bedroom at second floor level over archway.
- 01/6927 Permission granted to Redbarn Development Group for construction of leisure centre development containing 20m swimming pool, gymnasium, creche, treatment rooms, changing rooms and plant, external sun deck, 2 tennis courts, pitch and putt course, football pitch and car parking for 117 cars adjacent to Redbarn Hotel and apartment complex.
- 04/9741 Permission granted to Choice Hotels Ireland for construction of 52 no. holiday homes for short-term letting and construction of reception centre and shop with car parking and associated works. (Known as Redbarn Holiday Homes, to the west of the hotel)
- 05/9344 Permission granted to Choice Hotels Ireland for relocation of entrance to that permitted under Reg. No. 04/9741 for residential development.
- 06/4583 Permission granted to Beechrock Properties Ltd. for amendment of condition No.5 of permitted development 04/9741 to remove the requirement for single ownership and allow for multiple ownership of 52 no. holiday homes for managed short term letting.

4. Legislative Context

Planning and Development Act 2000, as amended:

Section 3 (1) states:

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

Works *"includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal"*.

Section 4 (2) of the Act provides that the Minister may, by regulations, provide for any class of development to be exempted development. The main regulations made under this provision are the Planning and Development Regulations 2001 -2024.

Planning and Development Regulations 2001 - 2024:

Article 6(1) of the Regulations states as follows: *"(a) Subject to article 9, development consisting 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 (1) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development.

The Planning and Development Regulation 2001 was amended by the Planning and Development (Amendment) (No. 4) Regulations 2015 (S.I. No. 582 of 2015) to include new classes that relate to the provision of accommodation and support services for persons seeking international protection.

Class 14(h) of Part 1, Schedule 2 of the Planning & Development Regulations 2001-2024:

CLASS 14(h)	Conditions/limitations
Change of use 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.	None apply

Also of relevance is Class 14 (j) of Part 1, Schedule 2 of the Planning & Development Regulations 2001-2024, which states:

CLASS 14(j)	Conditions/limitations
From the change of use specified in paragraph (h) or (i) or both, to the permitted use of the premises immediately prior to the change of use specified in the said paragraph (h) or (i) or both.	Class 14(j) shall not apply after a period of 3 years from the date of the commencement of the change of use specified in Class 14(h) or (i) or both, whichever date is the earliest.

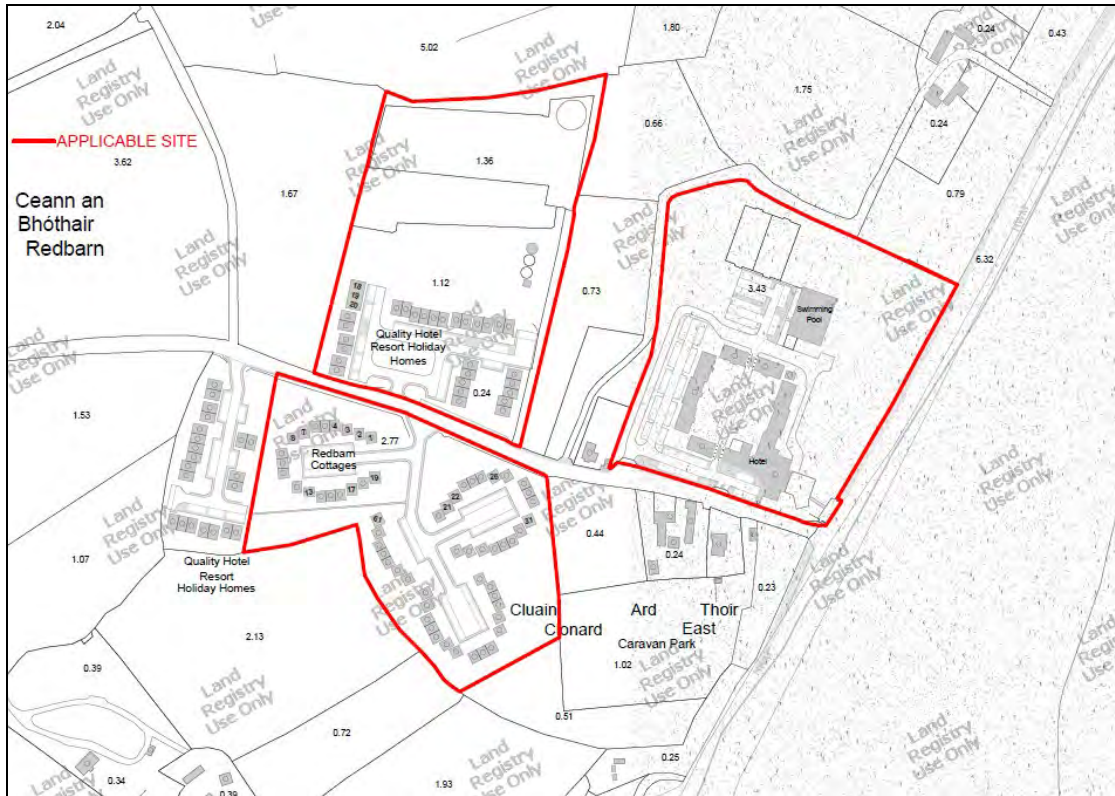


Fig. 4: Extract from Site Location Map

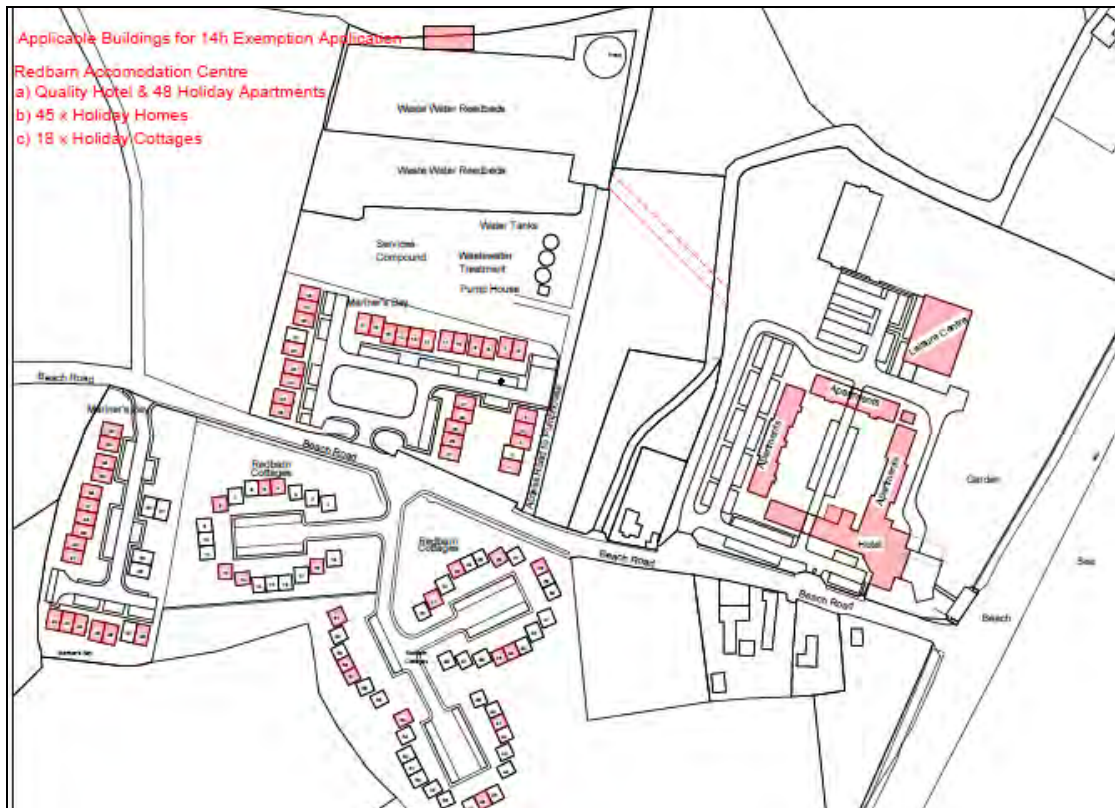


Fig. 5: Extract from Site Layout Plan – structures made in red are applicable to this Section 5 Declaration application. Note that the lesiure centre does not form part of this application.

The applicant has submitted a completed application form with cover letter and the following supporting documentation:

Reference	Description
Application Form	Completed Section 5 Declaration of Exemption Form
Appendix A	Letter from Minister Niall Collins TD
Appendix B	Letter from the Department of Children, Equality, Disability, Integration and Youth Letter
Appendix C	Letter from director of Heronwell Unlimited confirming the use of the leisure centre
Appendix D	Schedule of Applicable Properties
6" O.S. Map	Ordinance Survey Map
25" O.S. Map	Ordinance Survey Map
P_24_292_02	Site Layout Plan
P_24_292_03	Hotel Ground Floor Plan
P_24_292_04	Hotel First Floor Plan
P_24_292_05	Hotel Second Floor Plan
P_24_292_06	Hotel and Leisure Centre Elevations
P_24_292_07	Holiday Apartment Block 1 Floor Plans
P_24_292_08	Holiday Apartment Block 2-4 Floor Plans
P_24_292_09	Holiday Apartment Block 5-6 Floor Plans
P_24_292_10	Holiday Apartment Block 7-8 Floor Plans
P_24_292_11	Holiday Apartment Block 1 Elevations
P_24_292_12	Holiday Apartment Block 2-4 Elevations
P_24_292_13	Holiday Apartment Block 5-6 Elevations
P_24_292_14	Holiday Apartment Block 7-8 Elevations
P_24_292_15	Holiday Cottages Plans and Elevations
P_24_292_16	Holiday Home Plans
P_24_292_17	Holiday Home Elevations

5. Assessment

The query relates to whether the change of use from hotel and ancillary holiday homes, cottages, and apartments to use as accommodation for persons seeking international protection comes under the exempted development provision of Class 14(h) of Part 1 of Schedule 2 of the Planning and Regulation 2001-2024.

Class 14(h)

Class 14(h) makes provision for the change of use 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 above class includes hotel and holiday accommodation as premises that come under this provision of exempted development. The planning history in section 3 of this report confirms that the permitted developments include a hotel, holiday apartment, holiday cottages and holiday home. As noted, the applicant has confirmed that the existing leisure centre does not form part of this Section 5 Declaration application and will remain open for use by the public/members of the leisure centre.

Article 5 of the Planning and Development Regulations 2001-2024 defines 'protected person', for the purposes of Schedule 2, to mean—

(a) a person who has made an application to the Minister for Justice and Equality under the Refugee Act of 1996 or the Subsidiary Protection Regulations 2013 (S.I. No. 426 of 2013),

(b) a person who falls to be considered or has been considered under section 3 of the Immigration Act of 1999, or

(c) a programme refugee within the meaning of section 24 of the Refugee Act of 1996;

This application is accompanied by a letter from the Department of Children, Equality, Disability, Integration and Youth. This letter confirms that the Department is interested in utilising the premises, The Quality Hotel & Resort, as accommodation for International Protection applicants, provided it has the correct planning permission and comes under the exempted development provisions of the Planning & Development legislation.

From the planning history in section 3 above, it is clear that the existing facility received planning permission for a hotel and holiday accommodation (namely, the holiday apartments, holiday cottages and holiday homes). As noted, Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations 2001 -2024, allows for the change of use of the hotel and associated holiday accommodation to use as accommodation for protected persons.

The breakdown of accommodation for which the Section 5 Declaration application applies to is follows:

- The Quality Hotel complex,

- 48 no. holiday apartments,
- 45 no. holiday homes, and
- 18 no. holiday cottages.

A number of the holiday homes and cottages from this overall holiday resort are not included in this application, as they would appear to be in the ownership of third-parties. The Regulations do not prohibit mixed tenure in such instances. There are no condition/limitation applicable to Class 14(h).

This application is purely for the change of use. The applicant does not intend to undertake any physical works to the existing structures.

Consideration must also be given to Article 9 (Restriction on exemption) of the Regulations, which in effect de-exempts certain works in a number of situations.

Having reviewed all the restrictions contained in Article 9 of the Regulations against the proposed development at the Quality Hotel & Resort, it is considered that none of the restrictions on exemption as set out in Article 9 of the Regulations apply to this development.

6. AA/ EIA

Section 4(4) of the Act essentially de-exempts any development which attracts a requirement for Environmental Impact Assessment (EIA) or Appropriate Assessment (AA).

In relation to EIA, Part 2 of Schedule 5 lists development which may require EIA for the purposes of Part 10 of the Planning and Development Act. Having considered that detail I am satisfied the proposal does not trigger any requirement for mandatory or sub-threshold EIA.

Similarly, and having regard to the nature of the proposal and that fact the existing accommodation has wastewater and surface water facilities in place, I am satisfied that requirement for AA is not warranted having regard to the scale and nature of the proposal and lack of any physical or hydrological connection between the development site and any European Site.

7. Recommendation

In considering this referral, and having had regard particularly to –

- (a) Section 2(1), 3(1), 4(2), 4(4) of the Planning and Development Act, 2000, as amended,
- (b) Articles 3, 5, 6, 9 and Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations, 2001 -2024,

The Planning Authority has concluded that:

The change of use of The Quality Hotel & Resort (including holiday apartments, holiday cottages and holiday homes) to use as an accommodation centre for protected persons is deemed development and exempt development.

C Mahu

Claudine Mahu
Assistant Planner
19/02/2025

Atlantic Building Consultants

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e:mark.tubridy@atlanticbc.ie m: 083 4167097

22/01/2025

Planning Dept
County Hall
Carrigrohane Rd
Cork, T12 R2NC

Applicant: Heronwell Unlimited
Our Reference: P_24_292_02
Address: Quality Hotel, Redbarn, Youghal, Co Cork, P36 NR25
Re: Section 5 Exemption Declaration

Dear Sirs/Madam

Please find enclosed with this letter, declaration on Exempted Development along with application form, supporting maps and drawings.

The following information details the proposed development, basis for exemption and supporting documents to demonstrate the use of the nominated properties constitutes exempted development in accordance with the provisions of Section 5(1) of the Planning and Development Act, 2000, as amended and specifically Part 1, Schedule 2, Class 14h of the Planning and Development (Exempted Development) (No. 4) Regulations, 2015.

1) Previous Use

The Quality Hotel and ancillary holiday homes, cottages and apartments complex was previously used as guest accommodation for the tourism sector up to 2022.

The premises was used as emergency accommodation for persons displaced due to the Ukrainian conflict thereafter for a period in 2022 prior to transitioning to emergency accommodation for protected persons.

Refer to attached letter ([Appendix A](#)) provide by then minister of State, Mr Niall Collins TD confirming the use of the premises.

2) Existing Use

The existing hotel, forty five (45) holiday homes, Eighteen (18) holiday cottages and forty eight (48) of the apartments are currently used as temporary accommodation for persons seeking international protection as detailed in the following supporting documentation.

Refer to attached Letters to confirm its current use

- [Appendix B](#): Department of Housing Letter

This letter confirms the intention of the department Dept of Children, Equality, Disability, Integration and Youth Letter to utilise the Quality Hotel and Resort for accommodation for International protection applicants subject to compliance with various planning and building regulations

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e:mark.tubridy@atlanticbc.ie m: 083 4167097

3) Leisure Centre

The existing leisure centre is not included in this exemption application.

The current owners confirm the following

- The Leisure Centre is currently open and will remain open to the public.
- Refer to attached supporting letter issued by Director for Heronwell Unlimited confirming the above ([Appendix C](#))

4) Exemption Declaration

This exemption declaration for change of use is made to regularise the current use as temporary accommodation for persons seeking international protection, the hotel, forty four (45) holiday homes, Eighteen (18) holiday cottages and forty eight (48) holiday apartments in accordance with the provisions of Section 5(1) of the Planning and Development Act, 2000, as amended and specifically Part 1, Schedule 2, Class 14h of the Planning and Development (Exempted Development) (No. 4) Regulations, 2015.

“Class 14(h)” classifies the change of use 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 to use as accommodation for protected persons as Exempted Development.

5) Planning History – Holiday Homes & Cottages

Reference	Location	Description	Decision
049741	Mariners Bay	Construction of 52 no. holiday homes for short term letting and construction of reception centre and shop with car parking and associated works	Granted
059344	Mariners Bay	Relocation of entrance to that permitted under Reg. No. 04/9741 for residential development	Granted
064583	Mariners Bay	Amendment of condition No.5 of permitted development 04/9741 to remove the requirement for single ownership and allow for multiple ownership of 52 no. holiday homes for managed short term letting	Granted
98491	Redbarn Cottages	Construction of 61 no. self-catering holiday units and associated infrastructure	Granted

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Co. Clare, Ireland V15 FN53 & Main St Cooraclare Co Clare

e:mark.tubridy@atlanticbc.ie m: 083 4167097

6) Supporting Documents

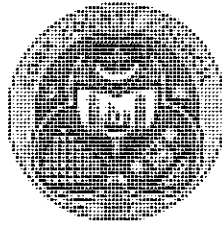
Please find enclosed the following documents and drawings to support the application

Reference	Description
Application Form	Completed Section 5 Declaration of Exemption Form
Appendix A	Letter from Minister Niall Collins TD
Appendix B	Letter from the Department of Children, Equality, Disability, Integration and Youth Letter
Appendix C	Letter from director of Heronwell Unlimited confirming the use of the leisure centre
Appendix D	Schedule of Applicable Properties
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P_24_292_16	Holiday Home Plans
P_24_292_17	Holiday Home Elevations

For all queries or clarifications in relation to the information provided in this letter, please contact the undersigned.

Yours sincerely

Mark Tubridy C.Eng MIEI, B.Eng.
Atlantic Building Consultants Ltd



CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:
- 1 No. Copy of Contact Details:
- 4 No. Copies 6" O.S. Maps:
- 4 No. Copies 25" O.S. Maps:
- 4 No. Copies of Site Layout Plan:
- 4 No. Copies Scaled Drawings of Development:
- €80 Application Fee:

✓
✓
✓
✓
✓
✓
✓

FOR OFFICE USE ONLY

Receipt No.	
Cash/Cheque/ Credit Card	
Date	
Declaration Ref. No.	

DATE STAMP HERE

You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3rd parties to view.

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

1. NAME OF APPLICANT: (ADDRESS TO BE SUPPLIED AT QUESTION A – CONTACT DETAILS)

Heronwell Unlimited

2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION OF EXEMPTION IS SOUGHT:

The Quality Hotel Redbarn Youghal Co Cork P35 NR25
--

3. QUESTION/DECLARATION DETAILS:

Please state the specific question for which a Declaration of Exemption is sought

Note: Only works listed and described under this section will be assessed under the Section 5 Declaration of Exemption

This exemption declaration for change of use is made to regularise the current use as temporary accommodation for persons seeking international protection, the existing Quality Hotel and Apartments (48), forty five (45) holiday homes, Eighteen (18) holiday cottages
accordance with the provisions of Section 5(1) of the Planning and Development Act, 2000, as amended and specifically Part 1, Schedule 2, Class 14h of the Planning and Development (Exempted Development) (No. 4) Regulations, 2015.
This exemption declaration is made under Class 14h of the Planning and Development (Exempted Development) (No. 4) Regulations, 2015.
"Class 14(h)" classifies the change of use 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 to use as accommodation for protected persons as Exempted Development

4. APPLICATION DETAILS:

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square metres (m²)

(a) Floor area of existing/proposed structure(s):	
(b) If a domestic extension is proposed, have any previous extensions/structures been erected at this location after 1 st October, 1964 (including those for which planning permission has been obtained):	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use Existing: Accomodation for International Protection Applicants Previous Use: Tourist Hotel and Accomodation	Proposed use Accomodation for International Protection Applicants
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:

Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input checked="" type="checkbox"/>	B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:		
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):		

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please state relevant reference No. _____
Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? Yes <input type="checkbox"/> No <input type="checkbox"/>

7. APPROPRIATE ASSESSMENT:

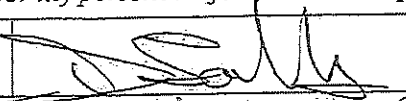
Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No

8. DATA PROTECTION DECLARATION:

In order for the Planning Authority to process the personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <http://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Processing of your Declaration of Exemption application by the Planning Authority

I give permission for my personal information to be processed for the purpose stated above

Signed (By Applicant Only)	
Date	21/01/2025

GDPR Special Categories of data / Sensitive Personal data - Explicit Consent

Where Special Categories of personal data / sensitive personal data are provided as part of / in support of a declaration application, explicit consent to the processing of the special categories of data must be given by the person to whom the data refers, namely the Data Subject.


Special Categories of data / Sensitive Personal data include:

- Race
- Ethnic origin
- Political opinions
- Religion
- Philosophical beliefs
- Trade union membership
- Genetic data
- Biometric data
- Health data
- Concerning a natural person's sex life
- Sexual orientation

In order for the Planning Authority to process the sensitive personal data you have provided, your consent is required. By ticking the box below, you consent to the Planning Authority processing the personal data provided by you in line with the terms of Cork County Council's Privacy Policy available at <https://www.corkcoco.ie/privacy-statement-cork-county-council> or in hardcopy from any Council office; and to having your information processed for the following purposes:

Sensitive personal data being submitted in support of Declaration of Exemption Application

I give permission for my sensitive personal data submitted to the Planning Authority to be processed for the purpose stated above.

Signed	
Date	21/01/2025

You have the right to withdraw your consent by contacting the Planning Department, Ground Floor, County Hall, Carrigrohane Road, Cork. Tel: (021) 4276891 Email: planninginfo@corkcoco.ie or by contacting the Planning Department, Norton House, Cork Road, Skibbereen, Co. Cork. Tel: (028) 40340 Email: westcorkplanninginfo@corkcoco.ie However if consent to the use of personal data is withdrawn during the declaration of exemption decision-making process this information cannot be considered as part of the decision making process. Once a decision has been made, an applicant is not entitled to withdraw consent, as the right of erasure does not apply to a situation where processing is required for compliance with a legal obligation or for the performance of a task carried out in the public interest.

Please note that all information / supporting documentation submitted will be available publicly to view at the Planning Authority offices.

ADVISORY NOTES:

The application must be accompanied by the required fee of €80

The application must be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.


The application should be sent to the following address:

The Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- The Planning Authority may request other person(s), other than the applicant; to submit information on the question which has arisen and on which the Declaration of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a Declaration of Exemption was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations, 2001, as amended.

9. **I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:**

Signed (Applicant or Agent as appropriate)	MARK TUBMAN - ATLANTIC BUILDING CONSULTANTS 
Date	21/01/2024



Heronwell Limited

20th January 2025

To whom it may concern

This is to confirm that the existing Leisure Centre located at Redbarn, Youghal Co Cork is and will remain open to the public.

Should you require any further information or clarification please do not hesitate in contacting me.

Regards

Derek Scully

Director



Patrick Flannagan,
Heronwell Unlimited Company,
Beechlawn,
Old Portmarnock,
Portmarnock,
Dublin,

21st January 2025

RE: Application for Planning Exemption - Provision of Accommodation for International Protection Applicants at Quality Hotel & Resort, Redbarn, Voughal, Co. Cork, P36NR25.

To whom it may concern,

The Department is currently seeking offers of accommodation for properties which have a full grant of planning permission for use as International Protection accommodation or properties which may avail of the Class 14H or 20F exemptions as per the Planning and Development Regulations. The above property has been offered to the Department as temporary emergency accommodation for International Protection applicants subject to grant of a planning exemption. We would therefore request that this correspondence be taken as evidence of engagement with the Department regarding the proposed change of use of the property named above.

I can confirm that the Department is interested utilising the above property for the accommodation of International Protection applicants subject to all planning, change of use, building control, Certificate of Compliance on Completion (CCC), fire and insurance certifications being in place and subject to contract/contract denied.

If you have any queries regarding the above, please contact me at ipps@equality.gov.ie.

Yours sincerely,

Higher Executive Officer
International Protection Procurement
Services



Minister of State
Niall Collins TD



14 December 2022

To Whom It May Concern,

Heronwell Ltd, who currently operate the Youghal Accommodation Centre, (Quality Hotel) are currently in a contract to provide emergency accommodation for Ukrainian displaced international protection applicants for the Department of Children, Equality, Disability, Integration and Youth.

Heronwell Ltd are seeking to increase their number of residents in support of the emergency caused by this Ukrainian crisis, by providing modular housing based on the Minister's Directive S.I. 306 2022 whereby temporary emergency accommodation can be used for a period of three years, once the properties are being used on this basis for or on behalf of a State Body.

In order to be formally exempt on a Part V basis by the Planning Authority Heronwell Ltd requires a letter from a Minister or from the Minister of the Office of Public Works. I can confirm in the capacity of Minister of State for Skills and Further Education, that I have seen the Heronwell Ltd. contract with the Department, and I have visited the property and I can confirm this company is providing accommodation to the State as described under the Minister's Directive S.I. 306 2022.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Niall Collins TD

Atlantic Building Consultants

Incorporating PND Building Consultancy & Tubridy Engineering
 Unit 1 Digital Hub, Merchants Quay Business Quarter, Frances Street, Kilrush,
 Co. Clare, Ireland V15 FN53 & Main St Cooraclare Co Clare

e:mark.tubridy@atlanticbc.ie m: 083 4167097

1. Holiday Apartments

Holiday Apartments	Block	Unit	Description	Quantity	Units Applicable to this Application
Ground Floor	1	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	1	2	Self Catering Holiday Apartment	1	Yes
First Floor	1	3	Self Catering Holiday Apartment	1	Yes
First Floor	1	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	1	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	1	6	Self Catering Holiday Apartment	1	Yes
Ground Floor	2	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	2	2	Self Catering Holiday Apartment	1	Yes
First Floor	2	3	Self Catering Holiday Apartment	1	Yes
First Floor	2	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	2	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	2	6	Self Catering Holiday Apartment	1	Yes
Ground Floor	3	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	3	2	Self Catering Holiday Apartment	1	Yes
First Floor	3	3	Self Catering Holiday Apartment	1	Yes
First Floor	3	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	3	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	3	6	Self Catering Holiday Apartment	1	Yes
Ground Floor	4	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	4	2	Self Catering Holiday Apartment	1	Yes
First Floor	4	3	Self Catering Holiday Apartment	1	Yes
First Floor	4	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	4	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	4	6	Self Catering Holiday Apartment	1	Yes
Ground Floor	5	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	5	2	Self Catering Holiday Apartment	1	Yes
First Floor	5	3	Self Catering Holiday Apartment	1	Yes
First Floor	5	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	5	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	5	6	Self Catering Holiday Apartment	1	Yes
Ground Floor	6	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	6	2	Self Catering Holiday Apartment	1	Yes
First Floor	6	3	Self Catering Holiday Apartment	1	Yes
First Floor	6	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	6	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	6	6	Self Catering Holiday Apartment	1	Yes
Ground Floor	7	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	7	2	Self Catering Holiday Apartment	1	Yes
First Floor	7	3	Self Catering Holiday Apartment	1	Yes
First Floor	7	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	7	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	7	6	Self Catering Holiday Apartment	1	Yes
Ground Floor	8	1	Self Catering Holiday Apartment	1	Yes
Ground Floor	8	2	Self Catering Holiday Apartment	1	Yes
First Floor	8	3	Self Catering Holiday Apartment	1	Yes
First Floor	8	4	Self Catering Holiday Apartment	1	Yes
2nd Floor	8	5	Self Catering Holiday Apartment	1	Yes
2nd Floor	8	6	Self Catering Holiday Apartment	1	Yes
TOTAL HOLIDAY APARTMENTS				48	

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e:mark.tubridy@atlanticbc.ie m: 083 4167097

2. Holiday Houses

Mariners Bay	Description	Quantity	Unit Number	Units Applicable to this Application
	Holiday Homes	1	1	Yes
	Holiday Homes		2	No
	Holiday Homes	1	3	Yes
	Holiday Homes	1	4	Yes
	Holiday Homes	1	5	Yes
	Holiday Homes	1	6	Yes
	Holiday Homes	1	7	Yes
	Holiday Homes	1	8	Yes
	Holiday Homes	1	9	Yes
	Holiday Homes	1	10	Yes
	Holiday Homes	1	11	Yes
	Holiday Homes	1	12	Yes
	Holiday Homes	1	13	Yes
	Holiday Homes	1	14	Yes
	Holiday Homes	1	15	Yes
	Holiday Homes	1	16	Yes
	Holiday Homes	1	17	Yes
	Holiday Homes	1	18	Yes
	Holiday Homes	1	19	Yes
	Holiday Homes	1	20	Yes
	Holiday Homes		21	No
	Holiday Homes	1	22	Yes
	Holiday Homes	1	23	Yes
	Holiday Homes	1	24	Yes
	Holiday Homes	1	25	Yes
	Holiday Homes	1	26	Yes
	Holiday Homes	1	27	Yes
	Holiday Homes	1	28	Yes
	Holiday Homes	1	29	Yes
	Holiday Homes	1	30	Yes
	Holiday Homes	1	31	Yes
	Holiday Homes	1	32	Yes
	Holiday Homes	1	33	Yes
	Holiday Homes	1	34	Yes
	Holiday Homes	1	35	Yes
	Holiday Homes	1	36	Yes
	Holiday Homes	1	37	Yes
	Holiday Homes	1	38	Yes
	Holiday Homes	1	39	Yes
	Holiday Homes	1	40	Yes
	Holiday Homes	1	41	Yes
	Holiday Homes	1	42	Yes
	Holiday Homes	1	43	Yes
	Holiday Homes	1	44	Yes
	Holiday Homes	1	45	Yes
	Holiday Homes	1	46	Yes
	Holiday Homes		47	No
	Holiday Homes	1	48	Yes
	Holiday Homes		49	No
	Holiday Homes		50	No
	Holiday Homes		51	No
	Holiday Homes		52	No
TOTAL HOLIDAY HOMES		45		

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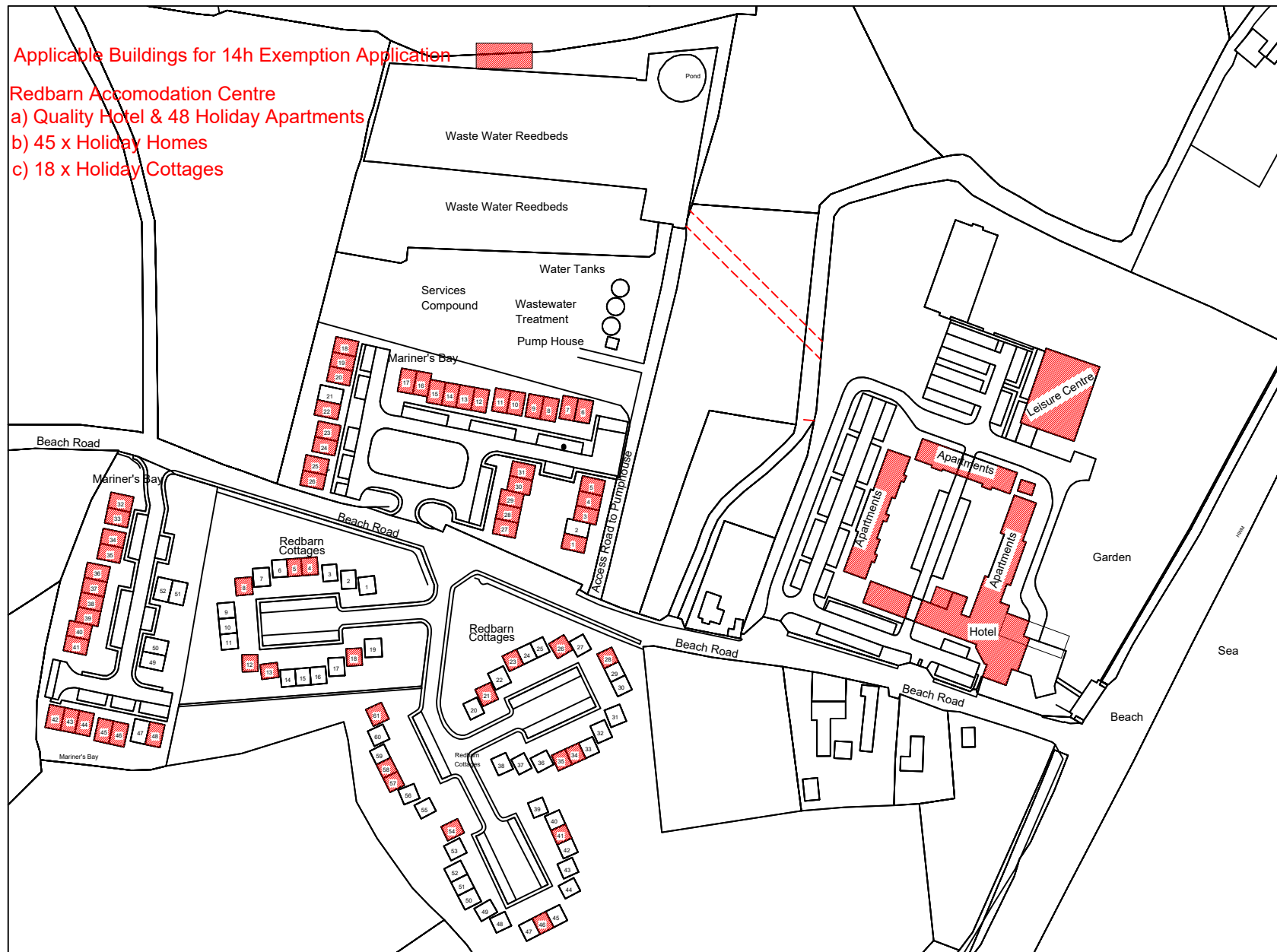
e:mark.tubridy@atlanticbc.ie m: 083 4167097

3. Holiday Cottages

Redbarn Cottages	Description	Quantity	Unit Number	Units Applicable to this Application
	Holiday Cottages Self Catering Cottages		1	No
	Holiday Cottages Self Catering Cottages		2	No
	Holiday Cottages Self Catering Cottages		3	No
	Holiday Cottages Self Catering Cottages	1	4	Yes
	Holiday Cottages Self Catering Cottages	1	5	Yes
	Holiday Cottages Self Catering Cottages		6	No
	Holiday Cottages Self Catering Cottages		7	No
	Holiday Cottages Self Catering Cottages	1	8	Yes
	Holiday Cottages Self Catering Cottages		9	No
	Holiday Cottages Self Catering Cottages		10	No
	Holiday Cottages Self Catering Cottages		11	No
	Holiday Cottages Self Catering Cottages	1	12	Yes
	Holiday Cottages Self Catering Cottages	1	13	Yes
	Holiday Cottages Self Catering Cottages		14	No
	Holiday Cottages Self Catering Cottages		15	No
	Holiday Cottages Self Catering Cottages		16	No
	Holiday Cottages Self Catering Cottages		17	No
	Holiday Cottages Self Catering Cottages	1	18	Yes
	Holiday Cottages Self Catering Cottages		19	No
	Holiday Cottages Self Catering Cottages		20	No
	Holiday Cottages Self Catering Cottages	1	21	Yes
	Holiday Cottages Self Catering Cottages		22	No
	Holiday Cottages Self Catering Cottages	1	23	Yes
	Holiday Cottages Self Catering Cottages		24	No
	Holiday Cottages Self Catering Cottages		25	No
	Holiday Cottages Self Catering Cottages	1	26	Yes
	Holiday Cottages Self Catering Cottages		27	No
	Holiday Cottages Self Catering Cottages	1	28	Yes
	Holiday Cottages Self Catering Cottages		29	No
	Holiday Cottages Self Catering Cottages		30	No
	Holiday Cottages Self Catering Cottages		31	No
	Holiday Cottages Self Catering Cottages		32	No
	Holiday Cottages Self Catering Cottages		33	No
	Holiday Cottages Self Catering Cottages	1	34	Yes
	Holiday Cottages Self Catering Cottages	1	35	Yes
	Holiday Cottages Self Catering Cottages		36	No
	Holiday Cottages Self Catering Cottages		37	No
	Holiday Cottages Self Catering Cottages		38	No
	Holiday Cottages Self Catering Cottages		39	No
	Holiday Cottages Self Catering Cottages		40	No
	Holiday Cottages Self Catering Cottages	1	41	Yes
	Holiday Cottages Self Catering Cottages		42	No
	Holiday Cottages Self Catering Cottages		43	No
	Holiday Cottages Self Catering Cottages		44	No
	Holiday Cottages Self Catering Cottages		45	No
	Holiday Cottages Self Catering Cottages	1	46	Yes
	Holiday Cottages Self Catering Cottages		47	No
	Holiday Cottages Self Catering Cottages		48	No
	Holiday Cottages Self Catering Cottages		49	No
	Holiday Cottages Self Catering Cottages		50	No
	Holiday Cottages Self Catering Cottages		51	No
	Holiday Cottages Self Catering Cottages		52	No
	Holiday Cottages Self Catering Cottages		53	No
	Holiday Cottages Self Catering Cottages	1	54	Yes
	Holiday Cottages Self Catering Cottages		55	No
	Holiday Cottages Self Catering Cottages		56	No
	Holiday Cottages Self Catering Cottages	1	57	Yes
	Holiday Cottages Self Catering Cottages	1	58	Yes
	Holiday Cottages Self Catering Cottages		59	No
	Holiday Cottages Self Catering Cottages		60	No
	Holiday Cottages Self Catering Cottages	1	61	Yes
TOTAL HOLIDAY COTAGES			18	

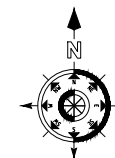
Applicable Buildings for 14h Exemption Application

- Redbarn Accomodation Centre
- a) Quality Hotel & 48 Holiday Apartments
- b) 45 x Holiday Homes
- c) 18 x Holiday Cottages



Grid Reference:
Eastings: ..
Northings: ..

Address:
Redbarn, Youghal,
Co. Cork



Scale



Title - Site Layout Plan

Project - Section 5 Exemption Application

Client - Quality Hotel Youghal

Address - Redbarn, Youghal, Co. Cork

Scale - 1:2500

Size - A4

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P24/292/01

P-01

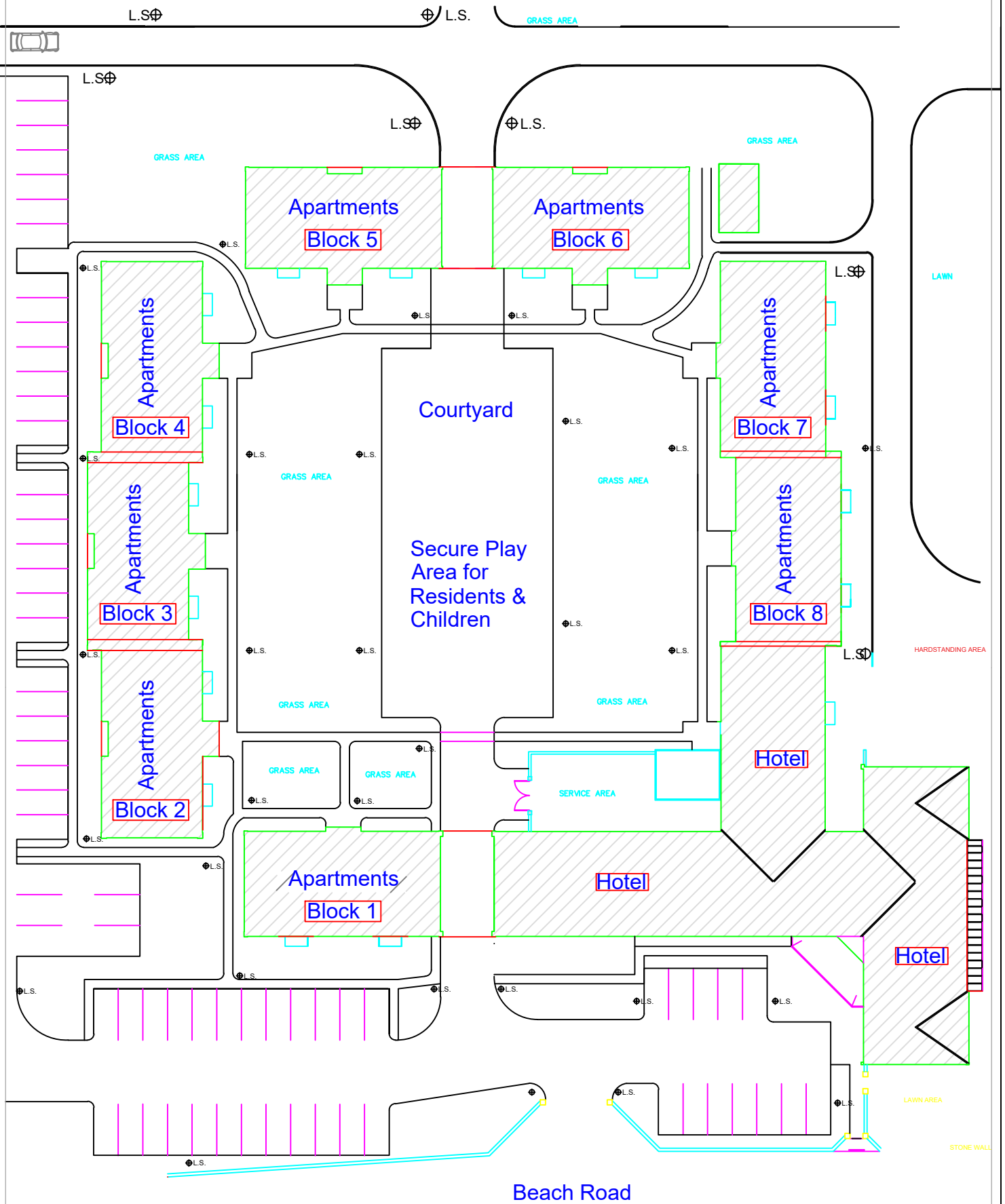
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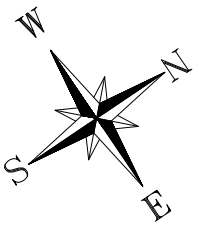
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Sports Area

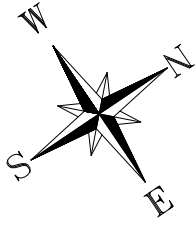
Leisure Centre Area





Existing Ground Floor Plan
 Hotel Ground floor Area:1047.13sq.m
 1:150 @A3

Title - Hotel Ground Floor Plans Project - Section 5 Exemption Application	Client - Quality Hotel Youghal Address - Redbank, Youghal, Co.Cork	Scale - 1:150 Size - A3	ATLANTIC BUILDING CONSULTANTS LTD Unit 1 Digital Hub, Merchants Quay Business Quarter, Frances Street, Kilarush, Co. Clare.	B/24/292/03 P-01 24.09.24	<div style="display: flex; justify-content: space-around; font-size: 2em; font-weight: bold;"> A B C </div>
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Existing First Floor Plan

Hotel Ground floor Area: 512.83sq.m
1:150 @A3

Title - Hotel First Floor Plans
Project - Section 5 Exemption Application

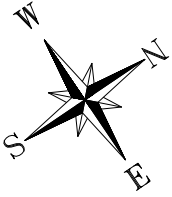
Client - Quality Hotel Youghal
Address - Redbarn, Youghal, Co.Cork

Scale - 1:125
Size - A3

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Quarter, Frances Street, Kilrush, Co. Clare.

B/24/292/04
P-01 24.09.24

A B C



Existing Second Floor Plan

Hotel Second Floor Area: 840.20sq.m
1:150 @A3

Title - Hotel 2nd Floor Plans
Project - Section 5 Exemption Application

Client - Quality Hotel Youghal
Address - Redbank, Youghal, Co.Cork

Scale - 1:150
Size - A3

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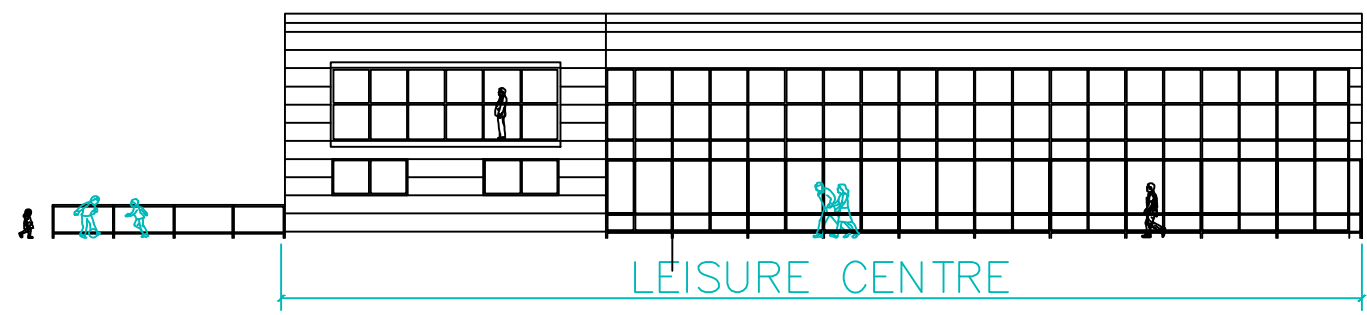
B/24/292/05
P-01 24.09.24

A B C

051124001/2024/09/24



NORTH ELEVATION
1:250 @A3

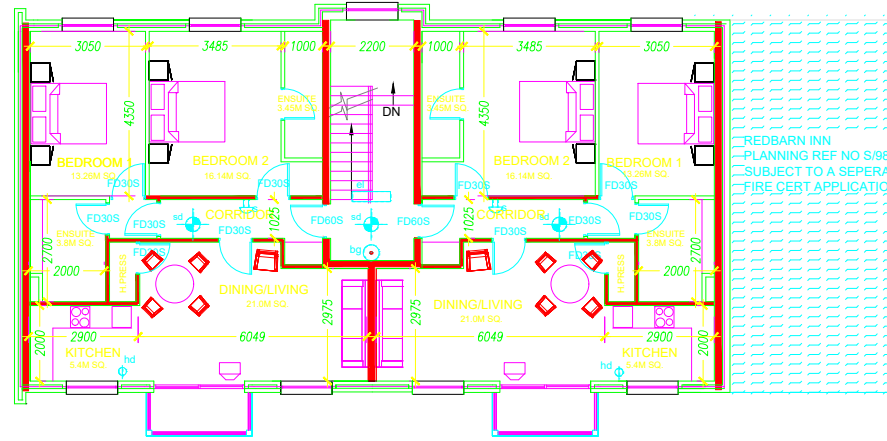


SEA FRONT LEISURE CENTRE REDBARN RESORT
1:250 @A3

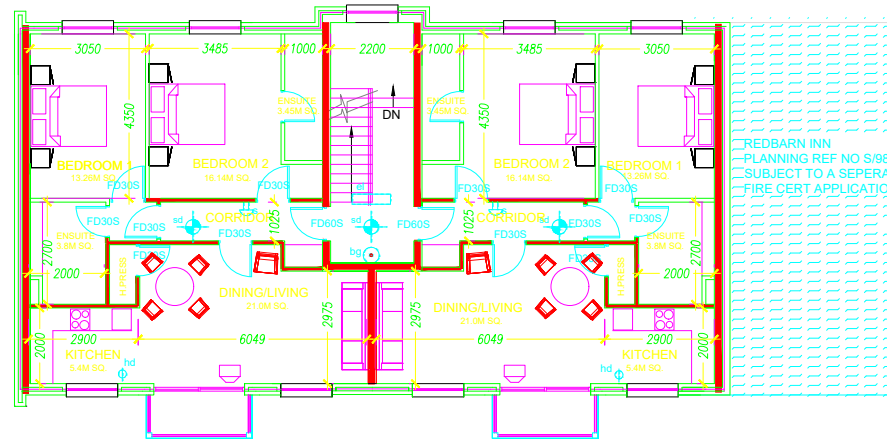


EAST ELEVATION
1:250 @A3

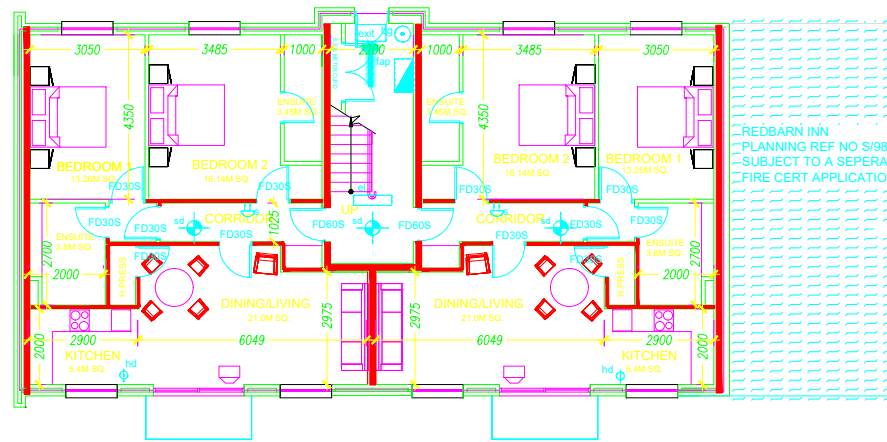
Title - Existing Elevations	Client - Quality Hotel Youghal	Scale - 1:250	ATLANTIC BUILDING CONSULTANTS LTD	B/24/140/06	A B C
Project - Section 5 Exemption Application	Address - Redbarn, Youghal, Co.Cork	Size - A3	Unit 1 Digital Hub, Merchants Quay Business Quarter, Frances Street, Kilrush, Co. Clare.	P-01 01.09.24	
			ATLANTIC BUILDING CONSULTANTS LTD		



APARTMENT BLOCK 1 - SECOND FLOOR PLAN.



APARTMENT BLOCK 1 - FIRST FLOOR PLAN.



APARTMENT BLOCK 1 - GROUND FLOOR PLAN.

REDBARN INN
 PLANNING REF NO S/98/3308
 SUBJECT TO A SEPERATE
 FIRE CERT APPLICATION



Title - Holiday Apartments Block 1 - Floor Plans
Project - Section 5 Exemption Application

Client - Quality Hotel Youghal
Address - Redbarn, Youghal, Co.Cork

Scale - 1:200
Size - A3

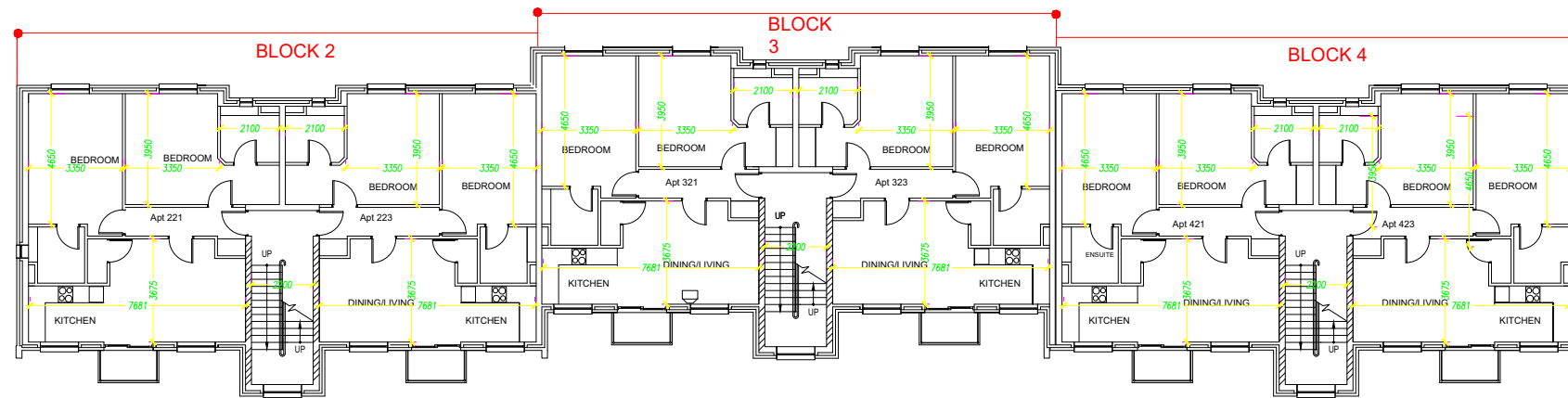
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 Quarter, Frances Street, Kilrush, Co. Clare.

B/24/292/07

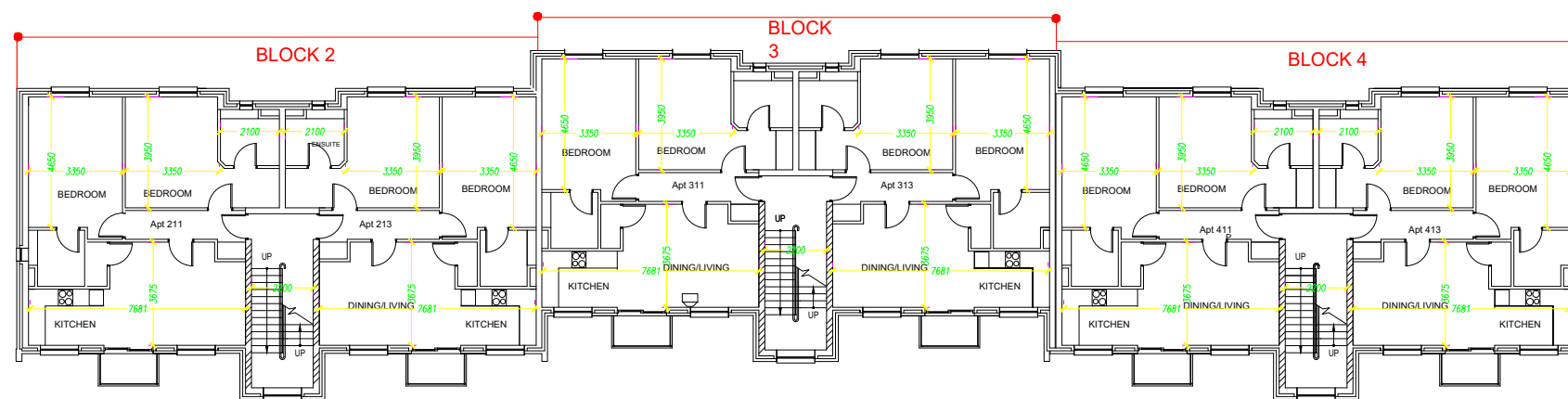
P-01 01.09.24

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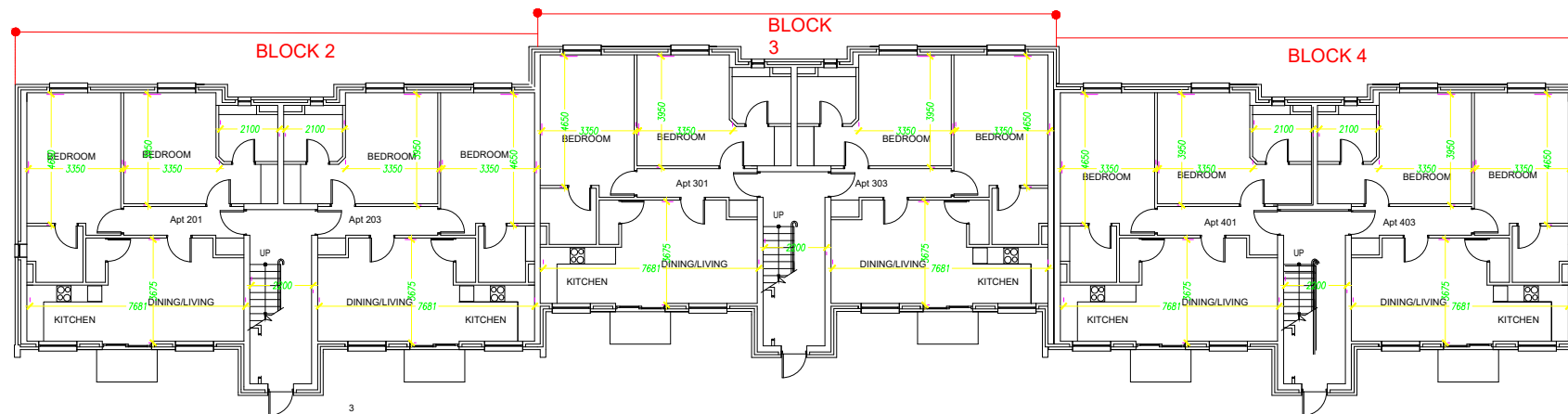
A B C



2ND FLOOR PLAN APARTMENTS BLOCKS 2,3,4



FIRST FLOOR PLAN APARTMENTS BLOCKS 2,3,4



GROUND FLOOR PLAN APARTMENTS BLOCKS 2,3,4

Title - Holiday Apartments Block 2-4 - Floor Plans

Project - Section 5 Exemption Application

Client - Quality Hotel Youghal

Address - Redbarn, Youghal, Co.Cork

Scale - 1:250

Size - A3

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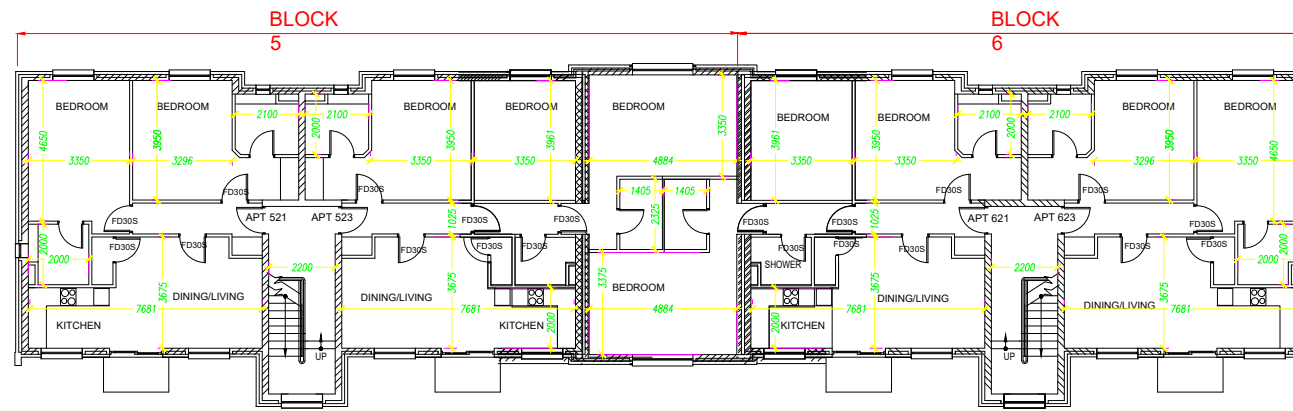
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P-01

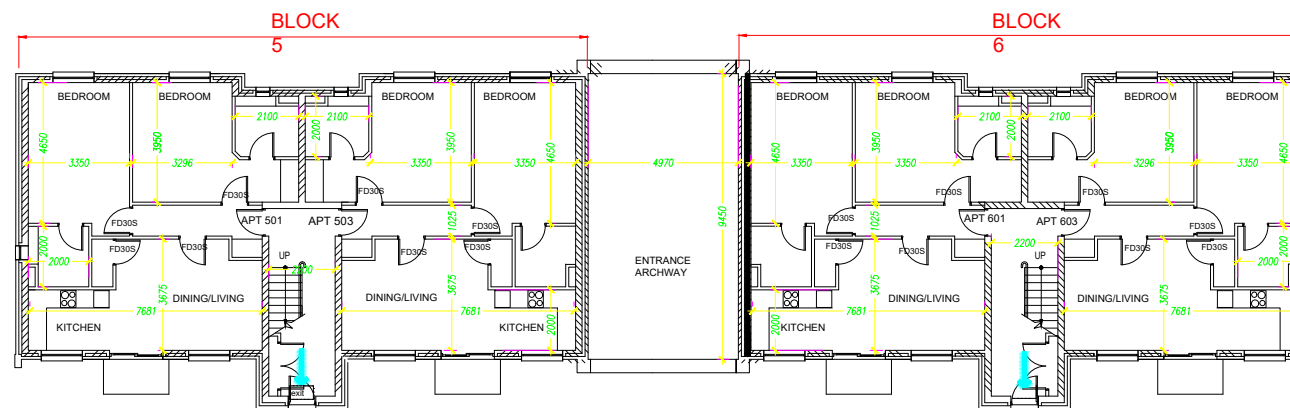
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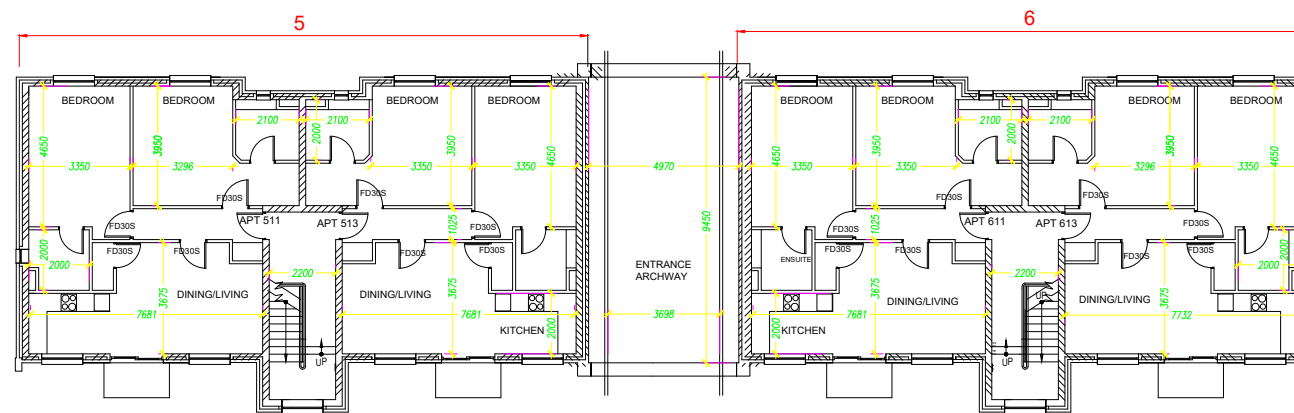
A B C



APARTMENTS 521,523,621,623 BLOCKS 5&6 SECOND FLOOR



APARTMENTS 501,503,601,603 BLOCKS 5&6 GROUND FLOOR



APARTMENTS 511,513,611,613 BLOCKS 5&6 FIRST FLOOR

Title - Holiday Apartments Block 5-6 Floor Plans,
Project - Section 5 Exemption Application

Client - Quality Hotel Youghal
Address - Redbarn, Youghal, Co.Cork

Scale - 1:250
Size - A3

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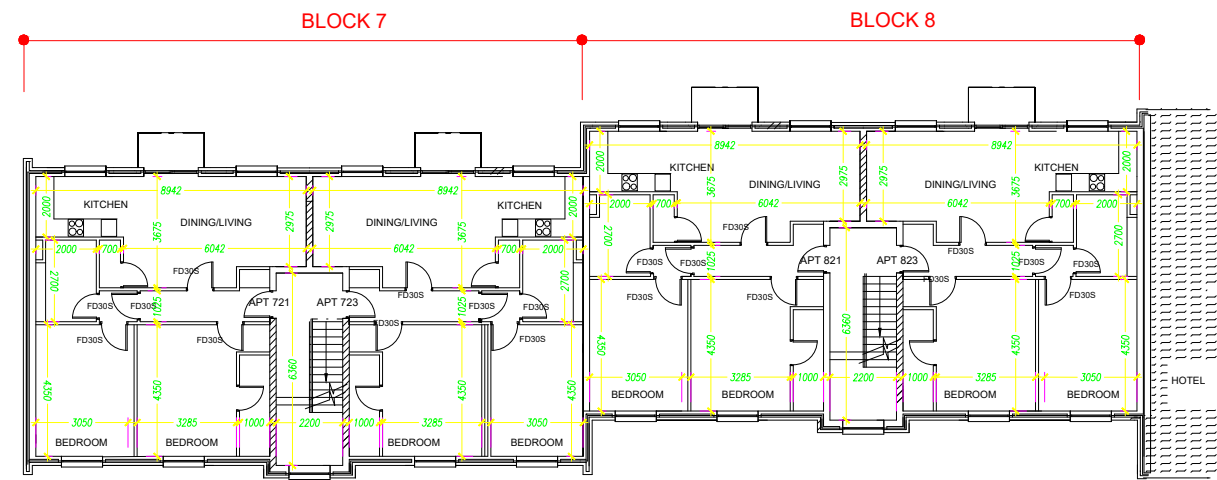
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P-01

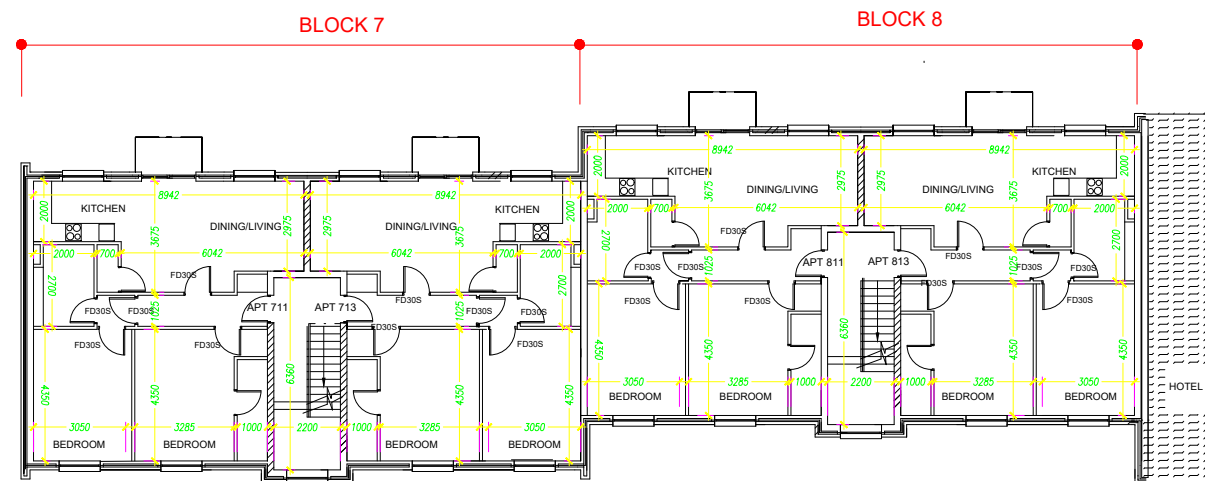
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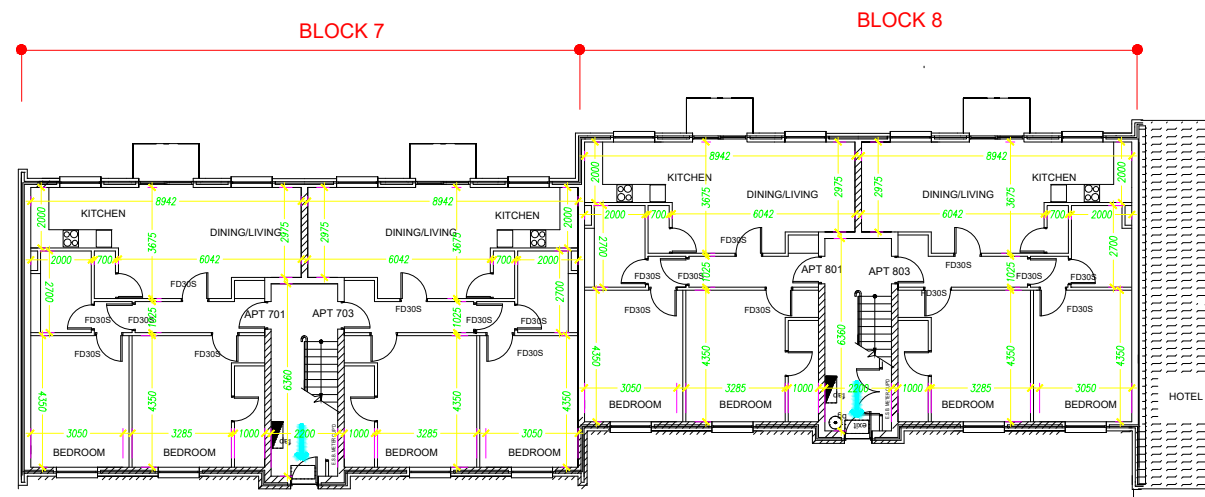
A B C



APARTMENTS 721,723, 821,823 BLOCKS 7 & 8 - SECOND FLOOR PLAN.



APARTMENTS 711,713,811,813 BLOCKS 7 & 8 - FIRST FLOOR PLAN.



APARTMENT 701,703,801,803 BLOCKS 7 & 8 - GROUND FLOOR PLAN.

Title - Holiday Apartments Block 7-8 Floor Plans
Project - Section 5 Exemption Application

Client - Quality Hotel Youghal
Address - Redbarn, Youghal, Co.Cork

Scale - 1:250
Size - A3

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B/24/292/10

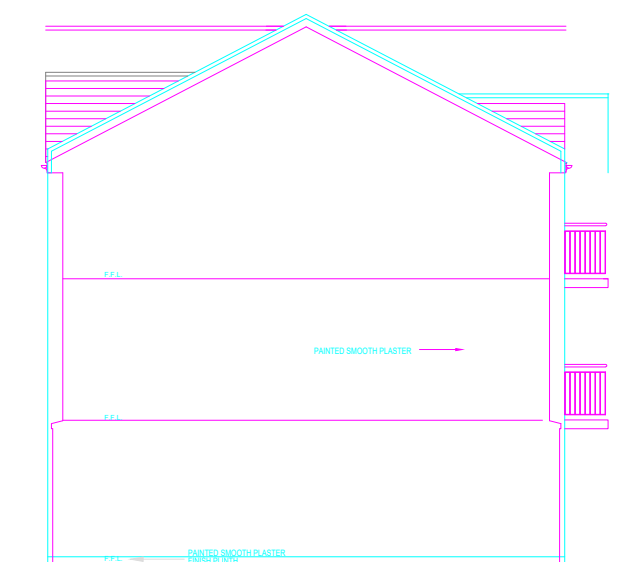
P-01 01.09.24

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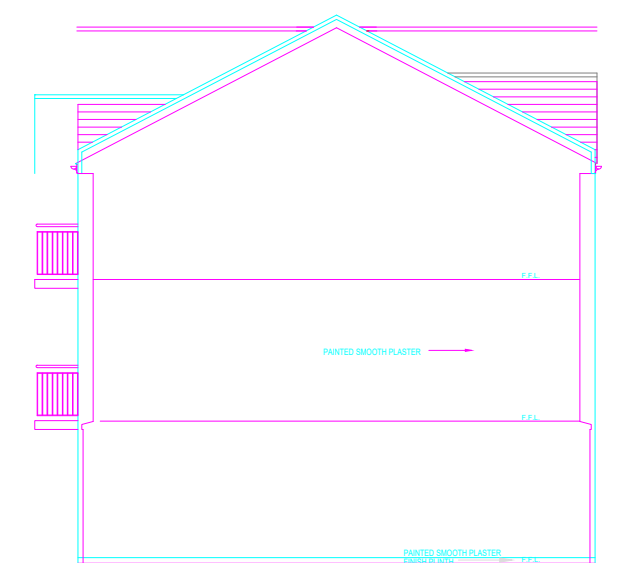
A B C



APARTMENT BLOCK 1 - REAR ELEVATION.



APARTMENT BLOCK 1 - FRONT ELEVATION.



APARTMENT BLOCK 1 - SIDE ELEVATION.

Title - Holiday Apartments Block 1 - Elevations
Project - Section 5 Exemption Application

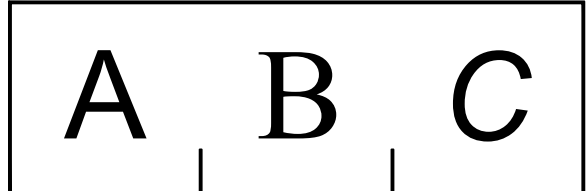
Client - Quality Hotel Youghal
Address - Redbarn, Youghal, Co.Cork

Scale - 1:150
Size - A3

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 Quarter, Frances Street, Kilrush, Co. Clare.

B/24/140/11
 P-01 01.09.24

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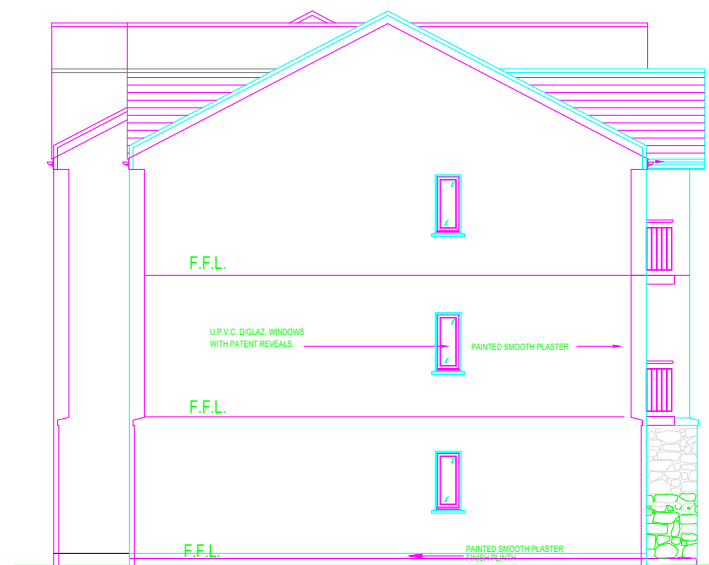




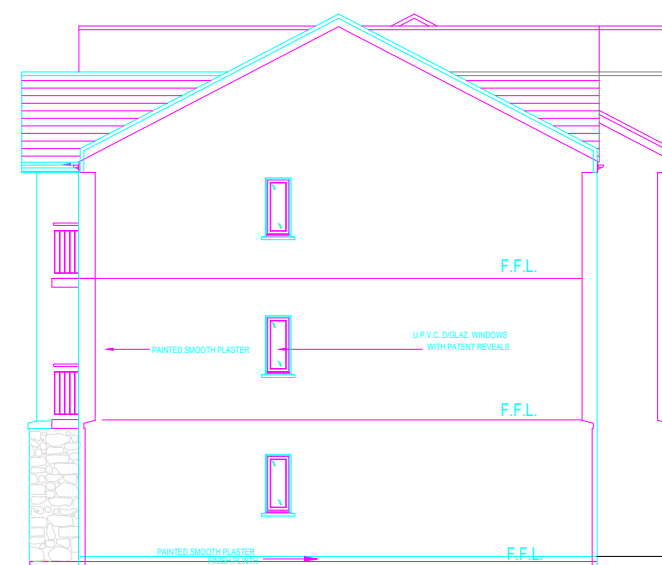
REAR ELEVATION-EAST-BLOCKS 2,3&4



FRONT ELEVATION-WEST-BLOCKS 2,3&4



SIDE ELEVATION-SOUTH-BLOCKS 2,3&4.



SIDE ELEVATION-NORTH-BLOCKS 2,3&4

Title - Holiday Apartments Block 2-4 Elevations

Project - Section 5 Exemption Application

Client - Quality Hotel Youghal

Address - Redbarn, Youghal, Co.Cork

Scale - 1:150

Size - A3

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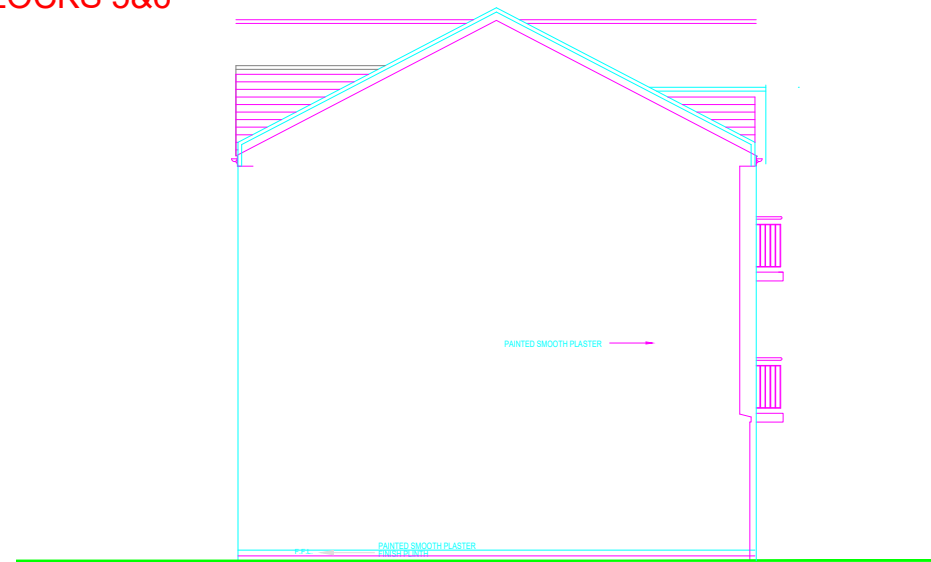
A B C



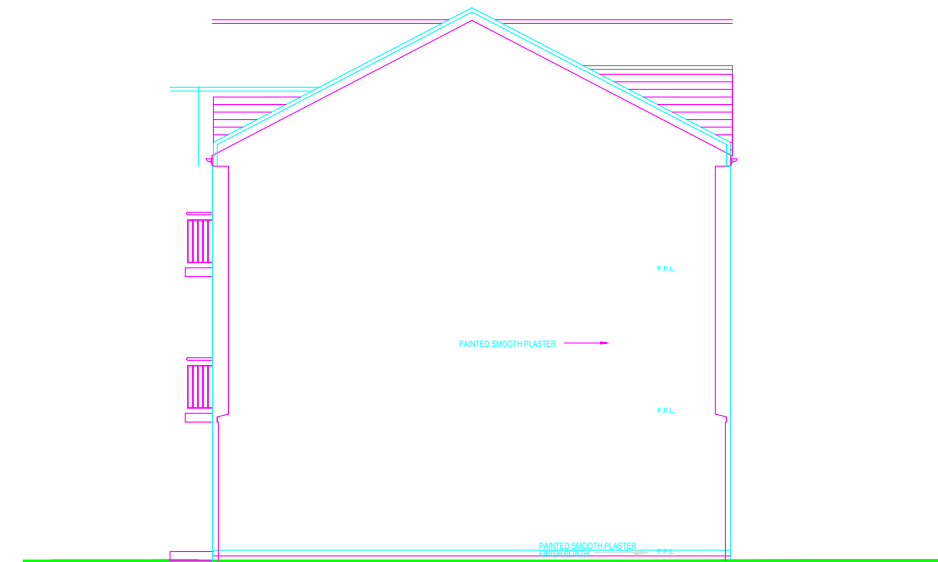
FRONT ELEVATION-SOUTH-BLOCKS 5&6.



NORTH ELEVATION - BLOCKS 5&6



SIDE ELEVATION-EASTBLOCKS 5&6.



SIDE ELEVATION-EASTBLOCKS 5&6.

Title - Holiday Apartments Block 5-6 Elevations

Project - Section 5 Exemption Application

Client - Quality Hotel Youghal

Address - Redbarn, Youghal, Co.Cork

Scale - 1:150

Size - A3

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P-01

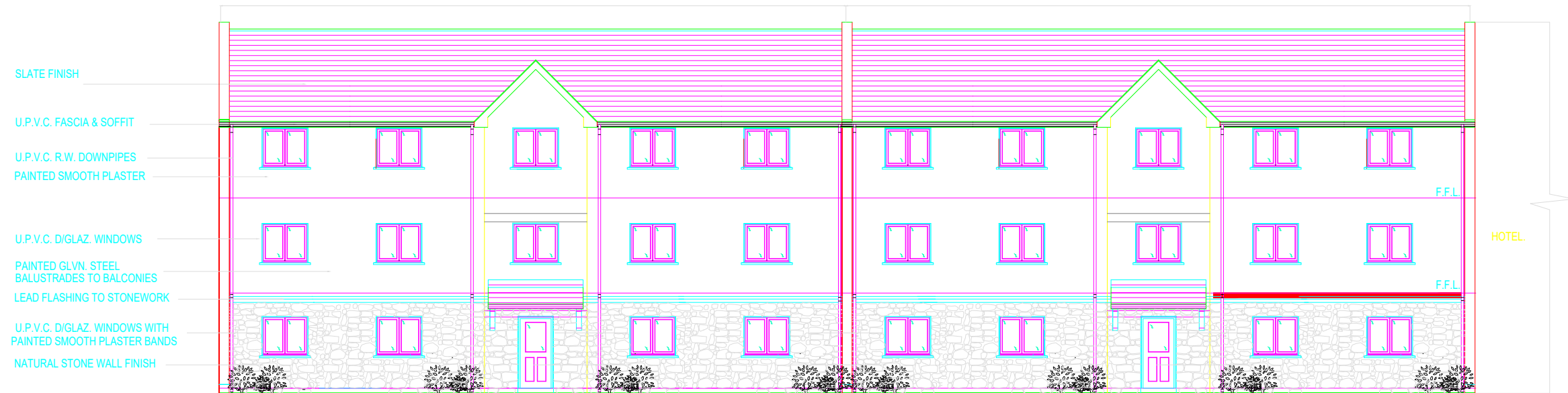
01.09.24

ATLANTIC BUILDING CONSULTANTS LTD

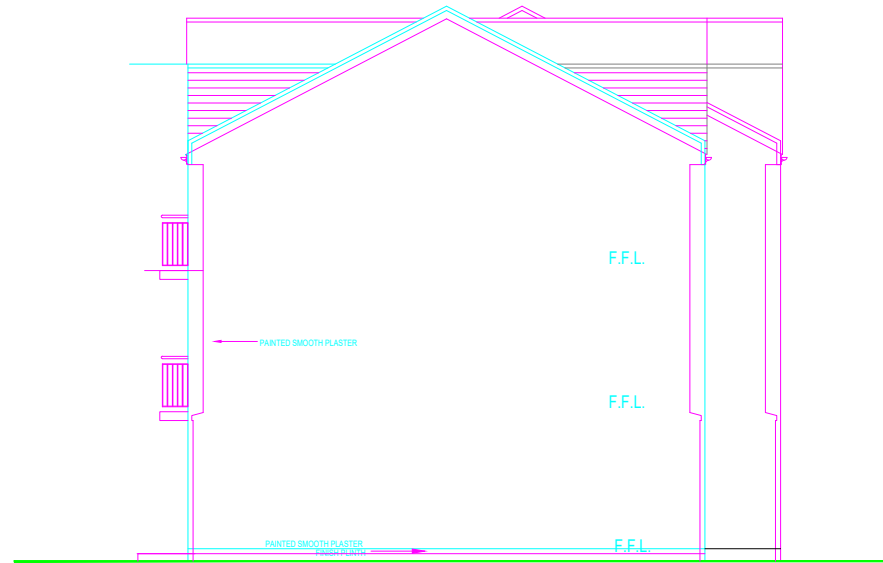
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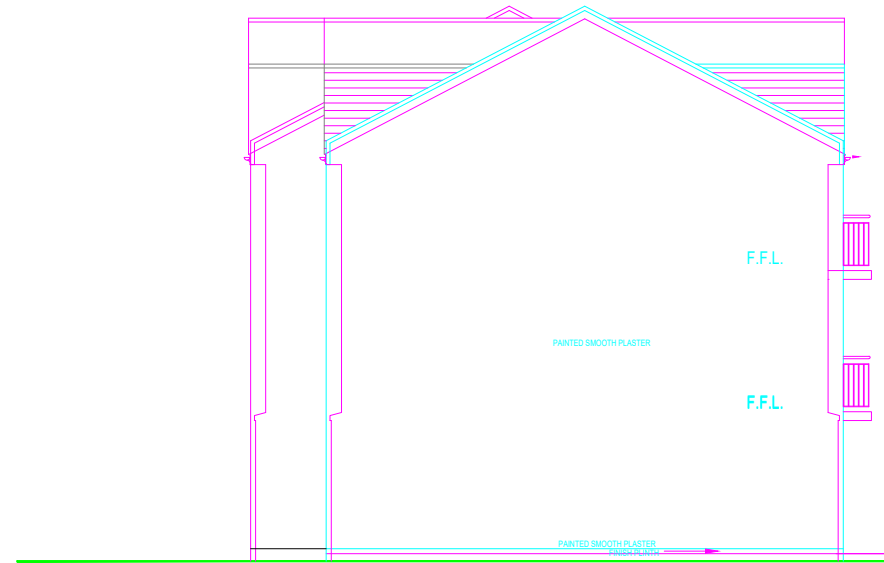
APARTMENT BLOCKS 7 & 8 - EAST ELEVATION TO BEACH.



APARTMENT BLOCKS 7 & 8 - ELEVATION TO COURTYARD.



APARTMENT BLOCKS 7 & 8 - SIDE ELEVATION.



APARTMENT BLOCKS 7 & 8 - SIDE ELEVATION.

Title - Holiday Apartments Block 7-8 - Elevations

Project -

Client - Quality Hotel Youghal

Address - Redbarn, Youghal, Co.Cork

Scale - 1:150

Size - A3

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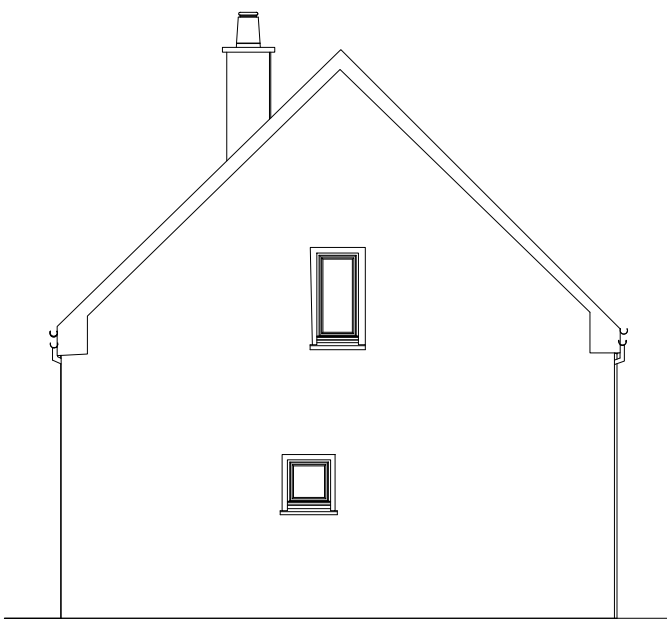
B/24/140/14

P-01

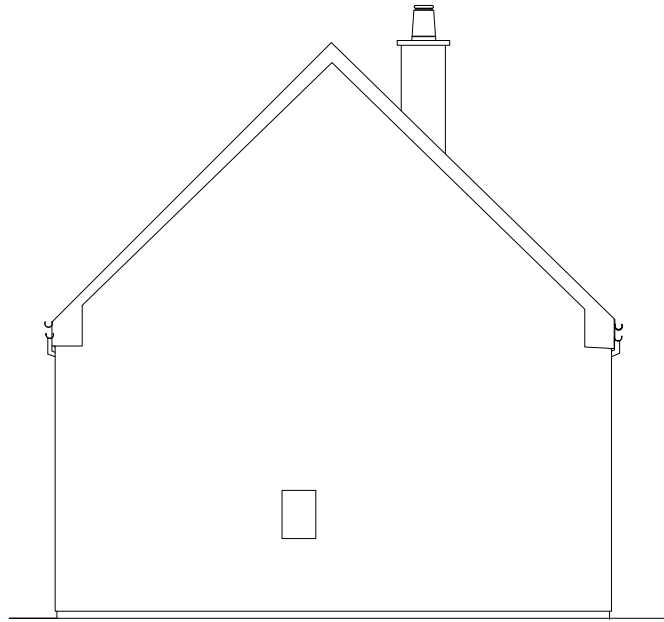
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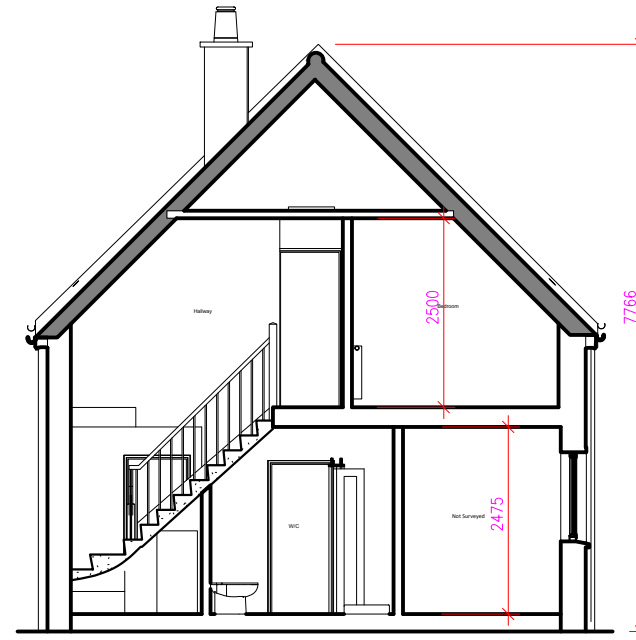
A B C



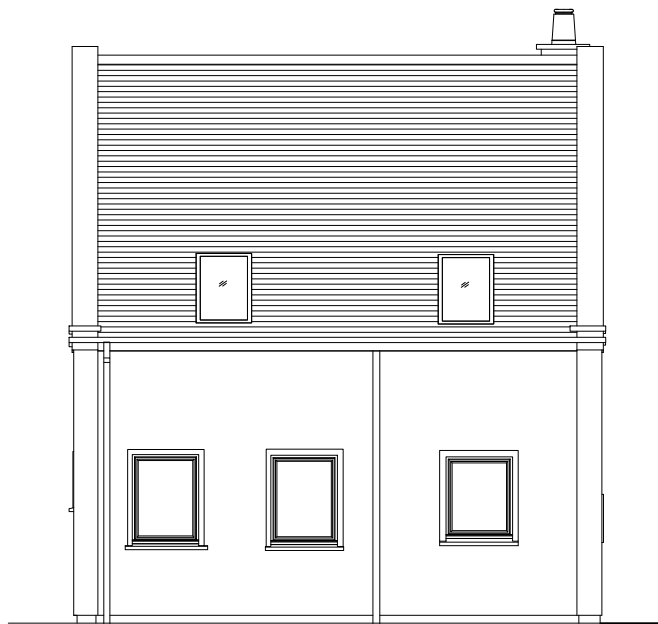
Typical Side Elevation



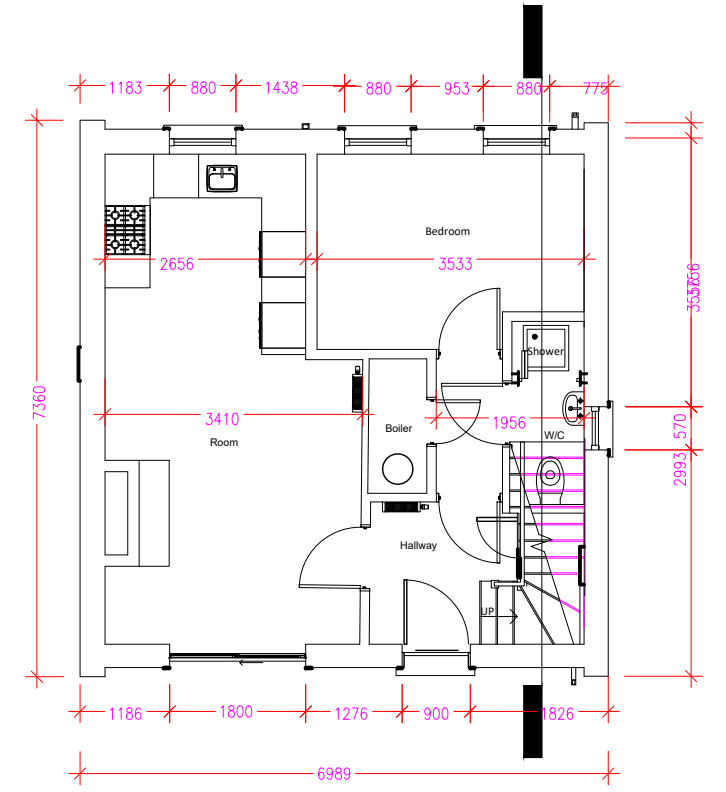
Typical Side Elevation



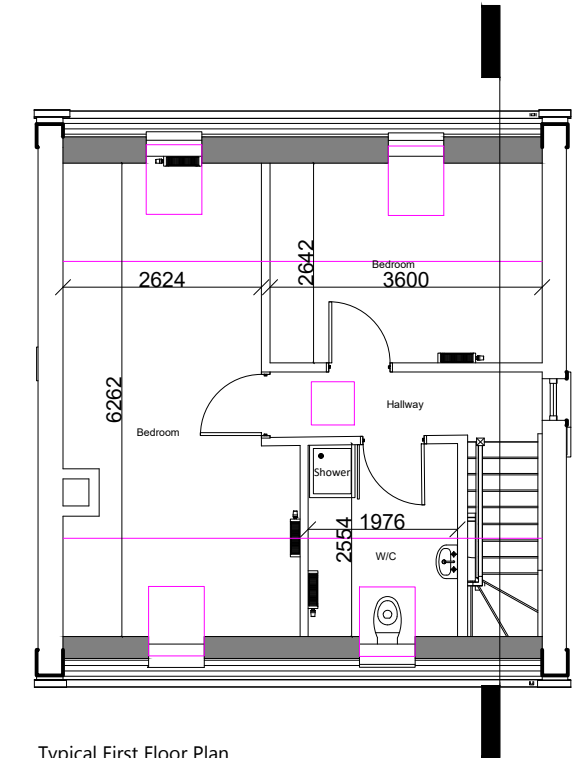
Typical Front Elevation



Typical Rear Elevation



Typical Ground Floor Plan



Typical First Floor Plan

Application Applies to Holiday Cottages 4, 5, 8, 12, 13, 18, 21, 23, 26, 28, 43, 35, 41, 46, 54, 57, 58 & 61

Title - Holiday Cottages - Plans, Elevations and Section

Client - Quality Hotel Youghal

Scale - 1:100

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B/24/292/15

Project - Section 20 F Exemption Application

Address - Redbarn, Youghal, Co.Cork

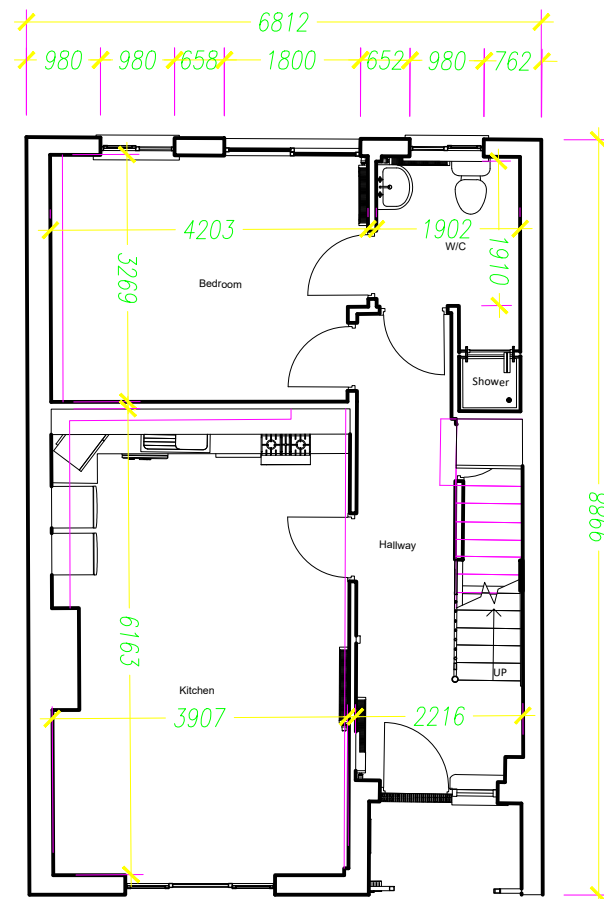
Size - A3

P-01

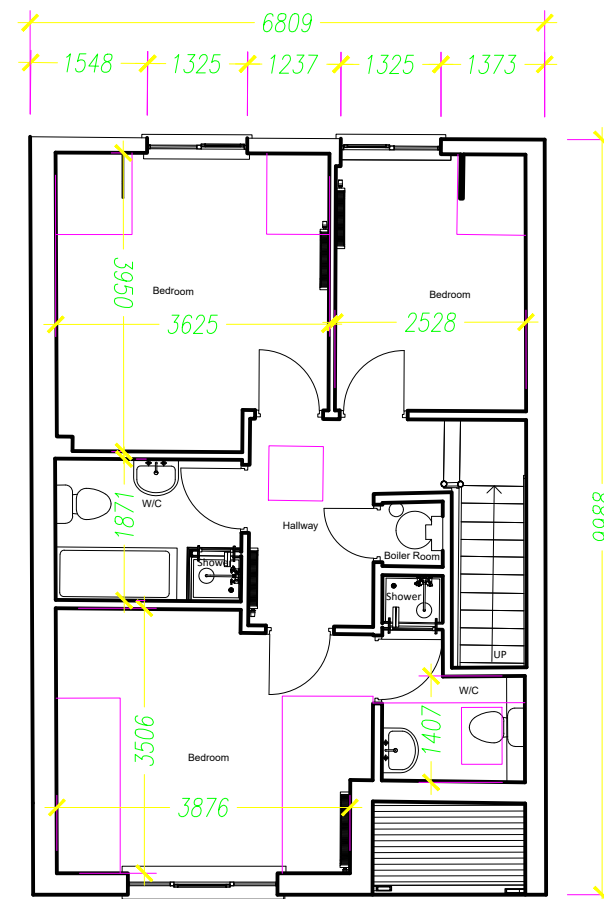
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A B C



Typical Ground Floor Plan



Typical First Floor Plan

Title - Holiday Houses - Floor Plans
Project - Section 5 Exemption Application

Client - Quality Hotel Youghal
Address - Redbarn, Youghal, Co.Cork

Scale - 1:100
Size - A3

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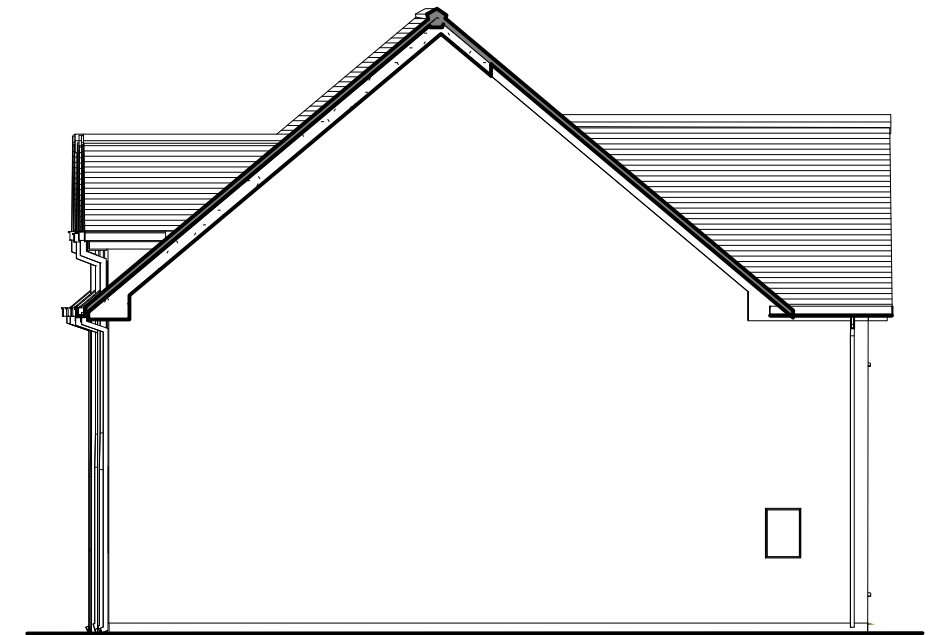
A B C



Front Elevation - Typical End of Terrace

Front Elevation - Mid Terrace

Front Elevation - Typical End of Terrace



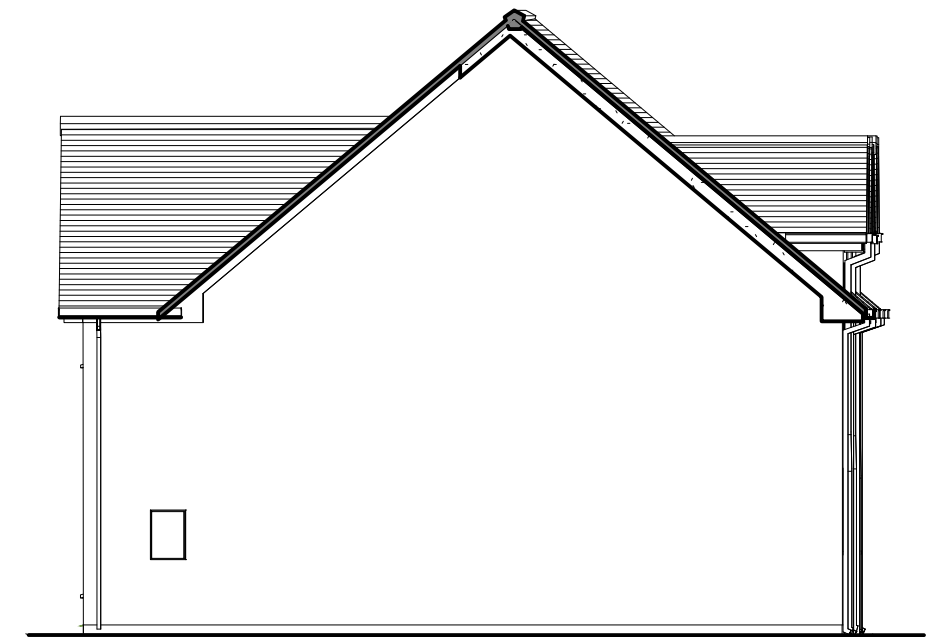
Side Elevation - Typical End of Terrace



Front Elevation - Typical End of Terrace

Front Elevation - Mid Terrace

Front Elevation - Typical End of Terrace



Side Elevation - Typical End of Terrace

Application Applies to Holiday Houses 1, 3-20, 22-46 & 48

Title - Holiday Houses - Elevations

Project - Section 5 Exemption Application

Client - Quality Hotel Youghal

Address - Redbarn, Youghal, Co.Cork

Scale - 1:100

Size - A3

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Quarter, Frances Street, Kilrush, Co. Clare.

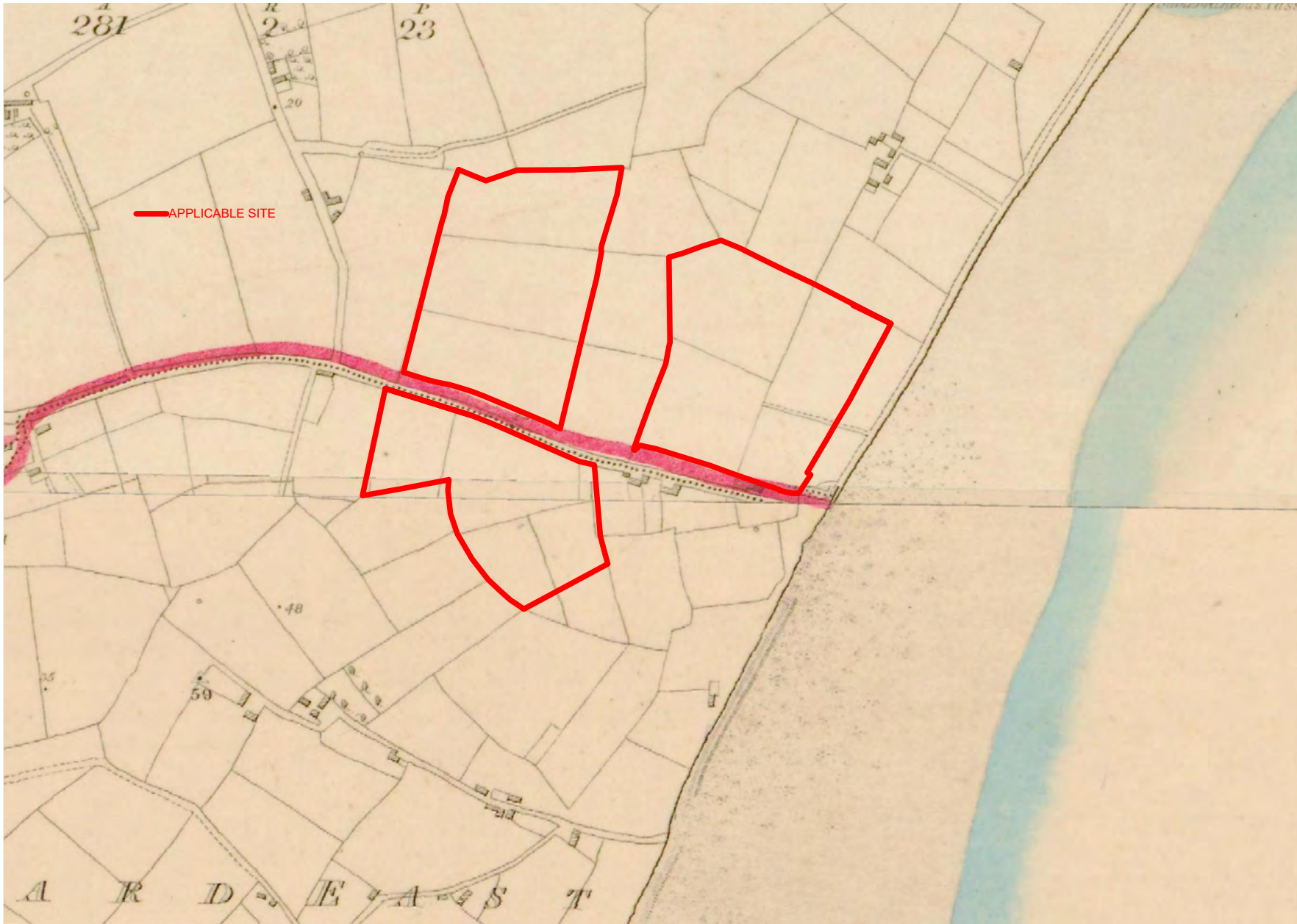
B/24/292/17

P-01

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A B C



— APPLICABLE SITE

CENTRE
COORDINATES:
ITM 608673,5747

PUBLISHED: OI
15/11/2024 50

MAP SERIES: M,
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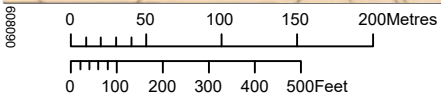
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LEGEND:
To view the legend visit
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'Large Scale Legend'



574355

609285

Land Registry Compliant Map

— APPLICABLE SITE

Ceann an Bhóthair
Redbarn

Quality Hotel
Resort Holiday
Homes

Redbarn
Cottages

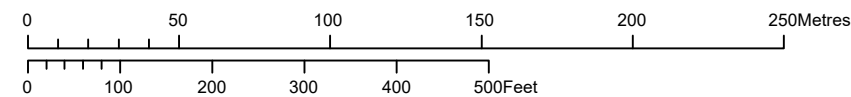
Quality Hotel
Resort
Holiday Homes

Cluain
Conard

Ard Thoir
East
Caravan Park

Swimming
Pool

Hotel



OUTPUT SCALE: 1:2,500

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CENTRE
COORDINATES:
ITM 608656,574788

PUBLISHED:
15/11/2024

ORDER NO.:
50434409_1

MAP SERIES:
1:5,000

MAP SHEETS:
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