



Comhairle Contae Chill Mhantáin  
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel (0404) 20148  
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Rphost / Email [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website [www.wicklow.ie](http://www.wicklow.ie)

3<sup>rd</sup> October 2024

Molly Architecture  
9 McCurtain Street  
Gorey  
Co. Wexford

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX74/2024

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

ADMINISTRATIVE OFFICER  
PLANNING ECONOMIC & RURAL DEVELOPMENT





# Comhairle Contae Chill Mhantáin Wicklow County Council

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38

October 2024

Mr. Conal McCrea  
McCreas Public House  
Main Street  
Carnew  
Co. Wicklow

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX74/2024**

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

  
ADMINISTRATIVE OFFICER  
PLANNING ECONOMIC & RURAL DEVELOPMENT





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## DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Conal McCrea

Location: The Lodge, Main Street, Carnew, Co. Wicklow

Reference Number: EX74/2024

### CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1315

Section 5 Declaration as to whether “the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection” constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

#### Having regard to:

- The details submitted with this Section 5 Application
- The planning history of the site, particularly PRR 04/92
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- Schedule 2, Part 1, Class 14 (h) and Class 20F of the Planning and Development Regulations 2001 (as amended).

#### Main Reasons with respect to Section 5 Declaration:

- The permitted use of the existing structure onsite is for public house use.
- The use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection constitutes ‘works’, and ‘development’ as defined in Section 2 and Section 3, respectively, of the Planning and Development Act, 2000, as amended.
- The proposed change of use from public house to accommodation for persons seeking International Protection does not come within the scope of Class 14 (h) or Class 20F of Schedule 2, Part 1, of the Planning and Development Regulations 2001, as amended.

The Planning Authority considers that “the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection is development and is NOT exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:

ADMINISTRATIVE OFFICER

PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated 31<sup>st</sup> October 2024



WICKLOW COUNTY COUNCIL  
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1315

Reference Number: EX74/2024  
Name of Applicant: Conal McCrea  
Nature of Application: Section 5 Declaration request as to whether or not: -  
"the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection" is or is not development and is or is not exempted development.

Report from Suzanne White, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection" is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Having regard to:

- The details submitted with this Section 5 Application
- The planning history of the site, particularly PRR 04/92
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended.
- Schedule 2, Part 1, Class 14 (h) and Class 20F of the Planning and Development Regulations 2001 (as amended).

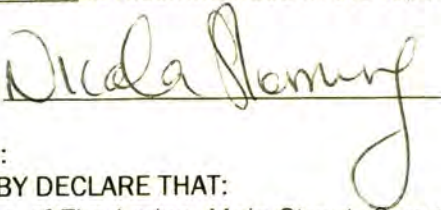
Main Reason with respect to Section 5 Declaration:

- The permitted use of the existing structure onsite is for public house use.
- The use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection constitutes 'works', and 'development' as defined in Section 2 and Section 3, respectively, of the Planning and Development Act, 2000, as amended.
- The proposed change of use from public house to accommodation for persons seeking International Protection does not come within the scope of Class 14 (h) or Class 20F of Schedule 2, Part 1, of the Planning and Development Regulations 2001, as amended.

Recommendation:

The Planning Authority considers that "the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection" is development and is NOT exempted development as recommended in the report by the SEP.

Signed



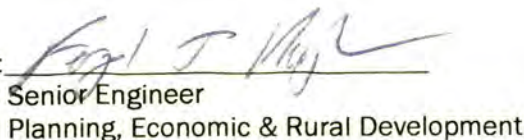
Dated 31<sup>st</sup> day of October 2024

ORDER:

I HEREBY DECLARE THAT:

"the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection is development and is NOT exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:



Senior Engineer  
Planning, Economic & Rural Development

Dated 31<sup>st</sup> day of October 2024

**WICKLOW COUNTY COUNCIL**

**Planning Department**

**Section 5 – Application for declaration of Exemption Certificate**

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**TO:** Fergal Keogh S.E.  
**FROM:** Suzanne White S.E.P.  
**SUBJECT REF:** EX 74/2024  
**DECISION DUE DATE:** 03/11/2024  
**APPLICANT:** Conal McCrea  
**ADDRESS:** The Lodge, Main Street, Carnew, Co. Wicklow  
**EXEMPTION QUERY:** change of use of public house/guesthouse to International Protection Accommodation.

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**Application Site:**

The subject site is located at Main Street in Carnew and it is stated in the submitted documents that it comprises a guesthouse/public house known as The Lodge (also referred to as McCreas or the Huntsman). It is stated in the application that the premises has been vacant for 3 years. The building is part three part two storeys in height and has a storage building and yard to the rear. The site is zoned TC – Town Centre in the Carnew (level 5) Town Plan (Volume 2 of the CDP 2022-2028).

**Planning History:**

04/92 – Permission granted for alterations and additions to the Huntsmans Arms comprising new shop front and alterations to window opes to existing front elevation, construction of new kitchen, toilets and ancillary stores to rear at ground floor level and construction of new function room at first floor level, all connecting into existing services.

**Question:**

The contents of this application for a section 5 declaration are noted. The applicants have stated that the query for which this declaration is sought is:

*“A declaration is being sought that the development described in the drawings and details enclosed are exempted development under Section 20F of the amendment to the Act. Please see detailed drawings enclosed.”*

It is also stated in the application form that the premises was formerly a guesthouse/hotel, has been closed for over 3 years, is now going to accommodate International Protection Citizens and that a contract is currently being discussed with DCEDIY IP.

Based on the information submitted, it is considered that the query can be reformulated as follows:

Whether or not the following is or is not development and is or is not exempted development:

*“the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection”*

In support of the request the applicants have submitted documents and drawings to describe the development.

**Legislative Context**

**Planning and Development Act 2000 (as amended)**

**Section 2(1)** of the Act states the following in respect of the following:

*“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—*

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

*“works” includes Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...”*

**Section 3(1)** of the Act states the following in respect of ‘development’:

*“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** sets out the types of works that while considered ‘development’, can be considered ‘exempted development’ for the purposes of the Act.

Section 4 (1) (h) is relevant for the purposes of this declaration:

*“development consisting of the carrying out of works for the maintenance, improvement or other alteration 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 of neighbouring structures.”*

**Section 4(2)** makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

### **Planning and Development Regulations 2001(as amended)**

#### **Article 5**

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

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

#### **Article 6 (1)**

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(1)** Note see Regulations for full Article

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

(a) if the carrying out of such development would—

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,

(vi) 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,

(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,

#### Article 10.

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

- (a) involve the carrying out of any works other than works which are exempted development,
- (b) contravene a condition attached to a permission under the Act,
- (c) be inconsistent with any use specified or included in such a permission, or
- (d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

(2)(a) A use which is ordinarily incidental to any use specified in Part 4 of Schedule 2 is not excluded from that use as an incident thereto merely by reason of its being specified in the said Part of the said Schedule as a separate use.

#### Schedule 2 : Part 1

##### CLASS 14

Development consisting of a change of use—

(h) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (i) of the said premises or institution, or part thereof, to use as accommodation for protected persons

Limitation:

The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2

(i) from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (h) of the said premises or institution, or part thereof, to use as an emergency reception and orientation centre for protected persons, and

##### CLASS 20F

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.

Limitation :

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 2022<sup>1</sup> comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001<sup>2</sup>.
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.

#### Schedule 2 Part 4 - Exempted development – Classes of Use

##### CLASS 6

Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

##### CLASS 12

Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.

#### **Details Submitted in support of Application:**

The applicants are applying for a Section 5 Declaration in relation to the following;

“the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection”

#### **Assessment:**

The subject site is located within the existing Town Centre of Carnew town.

Having regard to the planning history for the site, particularly the most recent planning application for the premises (PRR 04/92), it is noted that the building was in use as a public house. PRR 04/92



related to the proposed conversion and extension of the first and second floor accommodation from residential use above the pub to provide a function room, meeting rooms, WCs, kitchen and store. From the information on file and based on the submitted plans, it is understood that the permission was implemented. The authorised use of the premises is therefore considered to be a public house. There is no permission on file or exempted provisions relating to change of use of part of the public house to guesthouse/hotel. It is further noted from review of the plans submitted under PRR 04/92 that the two storey rear projection to the main building was not in habitable use at that time, noting that the windows were bricked up and it was not linked internally to the residential accommodation or public house. It may have been in use as storage associated with the public house use. This part of the building is shown in the proposed plans submitted under this declaration application as habitable accommodation comprising bedrooms. It would appear that this part of the building was converted at some point after PRR 04/92 was submitted.

#### Class 20F

The applicant indicates that they believe the change of use of the building to accommodation for International Protection Citizens would fall under Class 20F. Class 20F lists a number of uses which would be eligible for change of use under this class. This list includes hotel but does not include public house or guesthouse. Based on the planning history of the building as noted above, it is considered that the authorised use of the premises is public house. Public House falls under Class 12 of the Classes of Use listed in Schedule 2 Part 4, while guest house and hotel fall under Class 6. There is no exemption for change of use between Class 12 and Class 6. It is therefore concluded that the proposed development would not be exempt under Class 20F.

#### Class 14

Class 14 (h) allows the change of use of premises in certain uses to use as accommodation for protected persons. Public house is not one of the uses to which this Class relates.

It is consequently concluded that the change of use of the existing public house to accommodation persons seeking international protection would not be exempt under either Class 20F or Class 14(h) of Schedule 2 : Part 1 of the Planning and Development Regulations 2001 (as amended).

#### Other matters

The submitted plans display 11No.Bedrooms, Living area, Dining area, Kitchen, storage and plant room, as proposed. It is noted from the drawings that external insulation with plaster finish is proposed to be added to the flank walls of the building. 1no. door in the side elevation at 1<sup>st</sup> floor level is to be replaced by a window. No alterations are shown to the front elevation. It is noted that the site layout plan indicates that the area to which the Section 5 declaration application relates is limited to the existing 2/3 storey building and excludes the existing yard areas and storage shed to the rear.

Having regard to the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended), it is considered that the external alterations proposed to the building, being works for the maintenance, improvement or alteration of the structure which do not materially affect its external appearance so as to render it inconsistent with the character of the structure or of neighbouring structures, would constitute exempted development.

#### **Recommendation:**

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether:

“the use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection”, constitutes exempted development within the meaning of the Planning and Development Acts, 2000 (as amended).

**The Planning Authority considers that:**

“The use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection”, **is development and is not exempted development.**

**Main Considerations with respect to Section 5 Declaration:**

- (a) The details submitted with this Section 5 Application
- (b) The planning history of the site, particularly PRR 04/92
- (c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- (d) Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (e) Schedule 2, Part 1, Class 14 (h) and Class 20F of the Planning and Development Regulations 2001 (as amended).

**Main Reasons with respect to Section 5 Declaration:**

1. The permitted use of the existing structure onsite is for public house use.
2. The use of The Lodge, Main Street, Carnew, Co. Wicklow to accommodate persons seeking International Protection constitutes ‘works’, and ‘development’ as defined in Section 2 and Section 3, respectively, of the Planning and Development Act, 2000, as amended.
3. The proposed change of use from public house to accommodation for persons seeking International Protection does not come within the scope of Class 14 (h) or Class 20F of Schedule 2, Part 1, of the Planning and Development Regulations 2001, as amended.



Suzanne White

Senior Executive Planner

Date: 31/10/2024

*Issue declaration is recommended  
Aogaidh T. Murphy  
31/10/24*



**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe**  
**Planning, Economic and Rural Development**

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**MEMORANDUM**

**WICKLOW COUNTY COUNCIL**

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**TO: Suzanne White**  
**Senior Executive Planner**

**FROM: Nicola Fleming**  
**Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX74/2024**

I enclose herewith application for Section 5 Declaration received 7<sup>th</sup> October 2024.

The due date on this declaration is 3<sup>rd</sup> November 2024.

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**Staff Officer**  
**Planning Development & Environment**





**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe**  
**Planning, Economic and Rural Development**

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Suíomh / Website [www.wicklow.ie](http://www.wicklow.ie)

8<sup>th</sup> October 2024

**Molloy Architecture**  
**9 McCurtain Street**  
**Gorey**  
**Co. Wexford**

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX74/2024 for Mc Conal McCrea, The Lodge, Main Street, Carnew**

A Chara

I wish to acknowledge receipt on 07/10/2024 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 03/11/2024.

Mise, le meas

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**NICOLA FLEMING**  
**STAFF OFFICER**  
**PLANNING ECONOMIC & RURAL DEVELOPMENT**



**Attention of; Nicola. Wicklow County Council Planning Department.**

Hi Nicola, please find attached our application for a Section 5 certificate for

The Lodge, Main Street Carnew, Co. Wicklow.

Hereunder a summary of the supporting documents which are attached;

Proposal Template for accommodation for International Protection Applicants.

Appendix of requirements

Sets of internal photographs for each bedroom (1 to 11)

Local Link bus timetable

Fire Safety Certificate

Fire Equipment Maintenance Certificate

Emergency Lightening System Report for inspection, testing and servicing.

Fire detection and alarm system – Annual Certificate of servicing/testing

Certificate of Insurance for Employers Liability

OCF – Opinion on Compliance with Part B of Building Regulations

Land Registry Folio 46468F

PIR for an Electrical Installation

Planning and Development (Exempted Development) (No.4) Regulations 2022

RGI Certificate for gas installation

Tax Clearance Certificate for Hibernian Retail Solutions Ltd.

Molloy Architects drawings and maps for alterations to existing pub

Various photographs showing secure outdoor area for recreation.

Campion Insurance Certificate for Multi Occupancy Premises- International Protection

Bus Timetable and route map

Application to Uisce Eireann Connection Reference number CDS 2400813701

Uisce Eireann Assessment confirmation

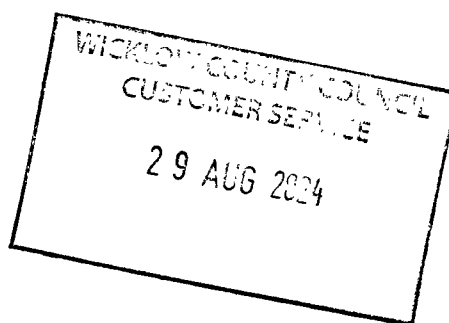
**Should you have any questions please contact**



**molloyarchitecture**  
& DESIGN STUDIO

22 McCurtain Street, Gorey, Co. Wexford Y25 R654  
T: 053 9430806 F: 053 9480405  
E: info@molloyarchitecture.ie  
www.molloyarchitecture.ie

Wicklow County Council  
County Buildings  
Wicklow



28<sup>th</sup> August 2024

Re: Planning and development (exempted development) Regulations  
Notification of intention to avail of Class 20F Exemption

Applicant: Conal Mc Crea

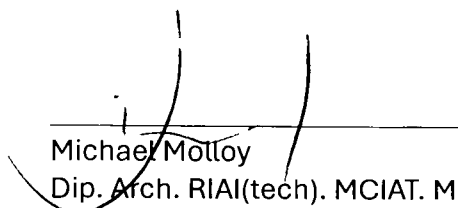
Proposed development: 'The Lodge', Main Street, Carnew, Co. Wicklow

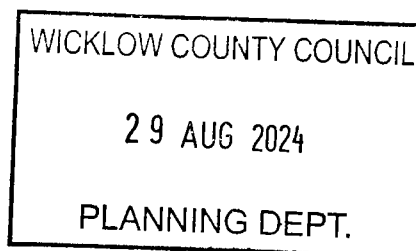
To whom it may concern,

In relation to your letter dated 14<sup>th</sup> August 2024 regarding the above, I am now enclosing an application for Class 20F Development.

If you have any queries, please do not hesitate to contact the office.

Yours sincerely

  
Michael Molloy  
Dip. Arch. RIAI(tech). MCIAT. MCABE



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

29/08/2024 12:00:02

Receipt No L1/0/333830

MOLLY ARCHITECTURE & DESIGN STUDIO  
9 MC CURTAIN STREET  
GOREY  
CO WEXFORD

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered .  
Cheque 80 00

Change 0 00

Issued By Annmarie Ryan  
From Customer Service Hub  
Vat reg No 0015233H



Wicklow County Council  
County Buildings  
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Co Wicklow  
Telephone 0404 20148  
Fax 0404 69462

**Office Use Only**

Date Received Completed fees  
Fee Received €710/24

**APPLICATION FORM FOR A  
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &  
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT  
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

**1. Applicant Details**

(a) Name of applicant: Mr Conal Mc Crea

Address of applicant: Mc Creas Public House, Main Street, Carnew, Co. Wicklow

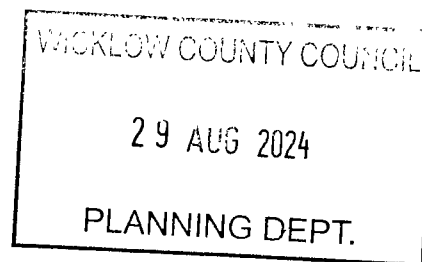
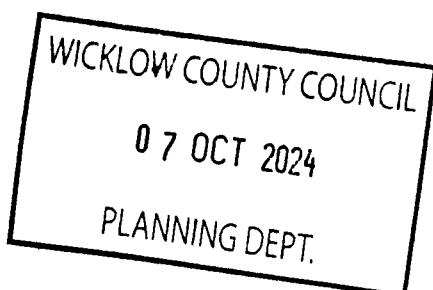
Note Phone number and email to be filled in on separate page.

**2. Agents Details (Where Applicable)**

(b) Name of Agent (where applicable)  
Michael Molloy, Molloy Architecture

Address of Agent : 9 Mc Curtain Street, Gorey, Co. Wexford

Note Phone number and email to be filled in on separate page.





### 3. Declaration Details

- i. Location of Development subject of Declaration\_  
The Lodge, Main Street, Carnew, Co. Wicklow
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?  
Yes.
- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier:  
N/A
- iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration  
A declaration is being sought that the development described in the drawings and details enclosed are exempted development under Section 20F of the amendment to the Act. Please see detailed drawings enclosed.  
*Additional details may be submitted by way of separate submission.*
- v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration  
Section 20F  
*Additional details may be submitted by way of separate submission,*

formally a guest house / Hotel

Closed for over 3 years

Now going to accommodate International Protection

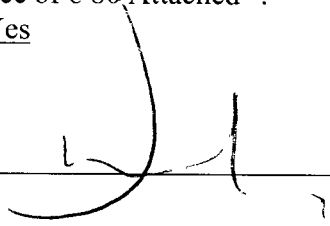
Citizens -

Currently discussing contract with DCEDIY IP

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure ( or proposed protected structure) ?  
No

vii. List of Plans, Drawings submitted with this Declaration Application  
101 – Site Plan  
201 - Ground Floor Plan  
202 – First and Second Floor Plan  
301 – Section A-A and elevations

viii. Fee of € 80 Attached ?  
Yes

Signed :  Dated : 28<sup>th</sup> August 2024

**Additional Notes :**

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
- Site Location Map
  - Floor area of structure in question - whether proposed or existing.
  - Floor area of all relevant structures e.g. previous extensions.
  - Floor plans and elevations of relevant structures.
  - Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000( as amended) there is a certification process with respect to land reclamation works as set out under the European Communities ( Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.



## Proposal Template for accommodation for International Protection Applicants.

### NAME / ADDRESS / EIRCODE OF ACCOMMODATION

'The Lodge', Main Street, Carnew, Co. Wickow. Y14YR83

Please see exterior and interior pictures of the building attached to the documents at Appendix A. All answers made by me on behalf of the applicant are ***in bold italics underlined.***

### ABSTRACT

#### Ground Floor plan Schedule of Accommodation

- ***Communal living Area: 97.5 sq m***
- ***Communal Dining area : Capacity circa 52 persons***
- ***Commercial kitchen 36.1 sq m***
- ***Male, Female and Disabled access WC's***

***Please note: All bedrooms listed have ensuite shower rooms.***

#### ***Second Floor level Accommodation :***

- ***2no. bedrooms have been provided for. Both of these bedrooms already existed and were in use as bedrooms as part of the hotel accommodation and permitted use of the building.***
- ***The current capacity, i.e. the bedroom spaces provided for each bedroom are as follows:***

***Bedroom 10: 1no. double bed, 2no. single beds.: Current Occupancy 4***

***Bedroom 11: 1no. double bed, 3no. single beds. : Current Occupancy 5***

***Total current capacity first floor level: 9***

***Please note the current occupancy figure is the figure based on the capacity of each bedroom based on double and single bed spaces. Some bed spaces may not be occupied at the time of writing***

#### Notes for Authors

1. Please complete all sections of this form
2. Where a question does not apply, indicate N/A as appropriate



**First Floor level Accommodation :**

- **9no. bedrooms have been provided for. A number of these bedrooms already existed as part of the hotel accommodation and permitted use of the building. The remaining bedrooms were constructed within the envelope of the existing first floor structure where rooms ancillary to the existing hotel accommodation were converted to bedroom spaces.**
- **The current capacity, i.e. the bedroom spaces provided for each bedroom are as follows:**

<b>Bedroom 1: 1no. double bed, and 3no. single beds.: Current Occupancy</b>	<b>5</b>
<b>Bedroom 2: 1no. double bed and 2 single beds. : Current Occupancy</b>	<b>4</b>
<b>Bedroom 3: 1no. double beds, and 2no single beds. : Current Occupancy</b>	<b>4</b>
<b>Bedroom 4: 1no. double beds, and 2no. single beds.: Current Occupancy:</b>	<b>4</b>
<b>Bedroom 5: 1no. double beds, and 2no. single beds. : Current Occupancy:</b>	<b>4</b>
<b>Bedroom 6: 1no. double bed, and 0no. single beds. Current Occupancy:</b>	<b>2</b>
<b>Bedroom 7: 1no.double beds, and 0no. single bed. Current Occupancy:</b>	<b>2</b>
<b>Bedroom 8: 1no. double bed, and 2 single beds. Current Occupancy :</b>	<b>4</b>
<b><u>Bedroom 9: 1 double beds, and 3no. single beds. Current Occupancy :</u></b>	<b><u>5</u></b>
<b>Total current capacity first floor level:</b>	<b>34</b>

**Please note the current occupancy figure is the figure based on the capacity of each bedroom based on double and single bed spaces. All bed spaces are not occupied at the time of writing.**

## **AUTHOR**

Michael Molloy. Molloy Architecture and design studio. (dip)Arch, RIAI (tech) MCIAT.

25 years Architectural practice. 22 McCurtain street, Gorey, Co. Wexford



## Appraisal questions

### 1. Accommodation Ownership

***The property is owned by 'Wealth Options limited, CRO reference number 378600, and controlled by Mr. ad Mrs Conal McCrea. Please see proof for land registry ownership by way of a copy of the folio with the date of registration stated as the 22/11/2022.***

### 2. Planning

*It is a requirement that the proposed property is fully compliant with statutory provisions including but not limited to planning legislation, building and environmental regulations. You are required to have this confirmed by a suitably qualified person (engineer, architect, or surveyor). These confirmations will be checked by IPPS with the relevant Local Authority prior to any offer progressing to a draft agreement. We would recommend that you or your suitably qualified person, where required, complete any necessary engagement with your Local Authority as soon as possible to ensure expediency in the process.*

***Please find enclosed previously submitted opinions on compliance with planning permission and building regulations and/or exemptions from same where relevant to the age of the construction.***

*Please note that DCEDIY is currently seeking offers/EOIs for the following accommodation categories:*

- (i) Properties that are being considered as qualifying for exempted development under Class 20F of the Planning and Development regulations, i.e. 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.*
- (ii) Properties that are being considered as qualified for exempted development under Class 14H of the Planning and Development regulations, i.e. from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation.*
- (iii) Premises which have full planning permission from the relevant local authority for use as International Protection accommodation.*



All offers of accommodation must include the following steps in an attempt to avoid planning objections later on in change of use projects which intend to avail of the 20F planning exemption.

- (i) A Section 5 application for use of exemption/notification must be made to planning authority. This should be made by a suitably qualified person.
- (ii) If any of the buildings are protected or in an area of significance, consultation is required between the proposer/provider and the Local Authority in terms of submission for declaration under Section 57 of the Planning and Development Act.
- (iii) Screening out of AA and EIA is required. **-N/A These screenings should not be required for this type of application. EIA and AA have been screened out.**
- (iv) Pre-connection enquiry to Uisce Eireann to notify of change of use and new capacity is required to be carried out. **Application has been made and we are awaiting Confirmation of available capacity for increase in PE.**
- (v) Consultation with ESB for any increase in loads must be carried out, if required.  
**Completed and regularised.**
- (vi) The fire cert drawings, DAC drawings and full design spec should be provided as required for submission to Building Control.

**Documents already provided but also enclosed with this application. FSC granted under ref number BC4717/202r, copies of docs are enclosed including an opinion on compliance for the FSC and Part B of the TGDB.**

*It will be a matter for potential providers to employ their own experts on compliance to ensure they are meeting the requisite legal obligations in relation to all regulatory issues, and to interact with the relevant authorities with the remit in these matters in a timely manner, **before an approach is made to IPPS for appraisal of your property.***

- For appraisal of application, the 7 day notice or Commencement notice number must be submitted (e.g. SN000xxxGC or CN00xxxxxGC).

**Not applicable**

- Prior to any occupancy a softcopy of the validated 'Certificate of Compliance on Completion' (CCC) from the Building Control Management System must be provided to IPPS. Any agreements and subsequent processing of any payments are contingent on confirmation of validated 'Certificate of Compliance on Completion' (CCC).

**Not applicable**



- Please also note the requirement for a Disability Access Certificate (DAC) to be granted in cases where a material change has occurred to a property is also mandatory.

**Not applicable to this type of building, because of pre-1963 construction.**

- a. What is the current use of this property?  
**The property is partly in use for Ukrainian citizens seeking international protection. It was vacated on 16/09/24 to allow for IIP citizens and/or applicants for same. Total number of beds for this purpose is 43**
- b. Please list all known previous uses of this property.  
**Public House, Guesthouse, Hotel accommodation.**
- c. Outline clearly the planning use under Class 20F or Class 14H (above) that permits the use of this building for accommodating international protection applicants.

**As clearly stated above and copied below, the applicant is seeking the use and accommodations under Class 20f and notably could be considered under class 14(H) also. It is also the case that the applicants project managers have been in regular contact with the department prior to the applicant spending significant outlay to change the interior of the property to facilitate his accommodation and was clearly led to believe that the works and change of use of the structure for such purposes were compliant with the amendments to the planning act, via ongoing consultation and contact with the relevant representatives of the local authority.**

*I can confirm that the works and accommodation qualify for the following accommodation categories:*

- (vii) *Properties that are being considered as qualifying for exempted development under Class 20F of the Planning and Development regulations, i.e. 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.*
- (viii) *Properties that are being considered as qualified for exempted development under Class 14H of the Planning and Development regulations, i.e. from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation.*





- d. Has this property been granted full planning permission by the relevant local authority for use as International Protection accommodation?

***Not applicable, the development is exempted development under the relevant sections of the previously stated and explained.***

- e. Has a Section 5 application for use of exemption/notification been made to the relevant planning authority?

***Yes, please find enclosed.***

- f. Are there protected heritage structures and/or environmental species/areas within or adjacent to the boundary of this property?

*\*Please note protected structures may consider the building as well as any impact to surrounding flora and fauna. If yes, please include evidence of engagement with the local authority re: protected structure.*

***Not applicable.***

- g. If yes, has there been engagement with the relevant local authority regarding a declaration under Section 57?

***Not applicable.***

- h. Does this building/site require any environment screening prior to works and/or accommodation of peoples seeking International Protection?

***No***

- i. If yes, have you completed an Appropriate Assessment (AA) screening?

*\*Please note all AA screenings must be completed by a registered professional and any outcomes or mitigations (including additional surveying) must be completed prior to contract and housing of IP applicants*

- j. Has a pre-connection enquiry to Uisce Eireann been made to notify of change of use/ new capacity?

***Yes, awaiting confirmation of feasibility of additional capacity.***

- k. Has consultation occurred with ESB regarding the increase in loads been carried out?

***Yes.***



### 3. Fire certification and insurance

- a. What fire and/or insurance certification in place for the building?

***The building has been granted a fire safety certificate-ref number BC4717/2024 and is adequately insured.***

***The relevant documents to prove the above are enclosed also.***

- b. Have fire cert drawings, DAC drawings and full design spec authorities, as required, for submission to the relevant building control authority?
- c. Please provide interior images showing fire exits, fire suppression systems, exit signs, emergency lighting etc.
- d. Please provide evidence of a valid up to date Fire Safety Certificate, with clear evidence of the date the cert was issued and clear evidence that the cert reflects area in the building to be utilised and the occupancy level being proposed for the building.
- e. Can you confirm that your insurance provider is aware that you intend to use this property for a multi occupancy purpose? (*If not, you may need to have your current policy amended to reflect the exact use. Please provide evidence of same*).

***All evidence of above is enclosed.***

### 4. Commencement

- a. When is the planned start date for works to commence on this property in order to change from its current use to an accommodation centre for International Protection applicants?

***The commencement of the upgrade of 6 bedrooms in May 2023. This work finished in circa January 2024. We now have a total of 11 bedrooms which will accommodate 43 people in total (families). All works are now complete and all bedrooms are immediately available for occupancy. The premises has undergone an inspection visit by DCEDIY Executives and all recommendations from their visit have been actioned.***

- b. Please outline the projected timeline for works to be completed on this property. ***See paragraph above.***
- c. Please outline when this property will be available for inspection. ***See paragraph above.***
- d. Please outline when this property will be available for occupation.



***The property is partly occupied with then remaining rooms practically completed  
And ready for occupation.***

## **5. Occupant Profile**

*\* Please note that IPPS will direct the cohort of residents to be accommodated at the property based on the layout and configuration of the property, and the type of demand for accommodation at that time. In consultation with IPAS, consideration will be given to any current or projected accommodation shortage/surplus for particular cohorts and this will assist in assigning the resident cohort to be accommodated at the property.*

- a. How many individuals are intended to be accommodated there, and in how many bedrooms?

***Please see schedule of accommodation above pages.***

***We have 11 bedrooms which will accommodate 43 family members***

- b. What is the configuration of each bedroom area?

***This information has already been furnished and confirmed during an inspection by DCEDIY IP executives.***

***Please see enclosed floor plans showing all bed and furniture locations***

## **6. Location and transport**

- a. Is this accommodation located in/near a large town? (*Provide Google maps link if possible*)

***See map attached***

- b. Where applicable, please describe what local transport links are available and their proximity to the property.

***Available transport to neighbouring town of Gorey (18min journey approx 16.9km) by Wicklow Local Link Services.***

***See timetable attached.***

***Timetable from Carnew Main Street to Gorey 7:45am & 15:45pm***

***Timetable from Gorey to Carnew Main Street 8.35am & 18:15pm***

***Please see attached Links to nearby village of Shillelagh & Tinahely.***

- c. If not available, will transport be provided daily?



**Not Applicable**

- d. If applicable, please provide details of transport plan. Please note where transport is provided the cost shall be included in the proposed rate.

**Not Applicable**

## 7. Room Dimensions

- a. Does the accommodation space meet the minimum requirements for space? (The bed space requirement shall not be less than 4.65m<sup>2</sup> per person. Additionally, the ceiling height should be 2.4m high\*).

*\*If there is a room with varying ceiling height then it is only the part of the room that is 2.4 or higher that is taken into consideration (e.g. sloping room, so a provider proposing a twin/double bed in this scenario may have to reduce to a single room).*

**All accommodation is in compliance with department guidelines ,  
please see detailed floor plans and schedule enclosed.**

## 8. Sanitary provision (Toilets, showers) - should be to hostel standards at a minimum. Please describe if sanitary provisions meet the following requirements (answer each question):

- a. On the same floor as the bedrooms?

**Yes**

- b. Is the ratio of WC provision to bed spaces at least 1 per every 8 bed spaces?

**Yes**

- c. Are hand wash basins with 24 hours hot and cold-water supply provided in the ratio of 1 per 6 beds spaces?

**Yes**

- d. Are showers provided at the ratio of 1 per 12 bed spaces as individual cubicles with closable door or curtain, and provided with 24 hours hot and cold-water supply?

**Yes**

- e. Are showers located separate from shared toilet facilities where possible?

- f. Is there at least one WC, WHB and Shower provided for persons with severe mobility impairment (and considered in the context of similar bedroom provision)?

**Yes**



- g. Please list toiletries to be provided. How often will these be replenished\*?

*\*Please note feminine products must be provided if females are to be accommodated on site but can be invoiced separately to the department.*

***All accommodation is in compliance with department guidelines , please see detailed floor plans enclosed.***

## **9. Foul water/ Sewage Management**

- a. Is the property connected to mains sewage system? **Yes**
- i. If not, please clarify what systems are in place to manage foul water/ sewage on site.
  - ii. Where known, please indicate the capacity of any septic tanks meets the intended capacity being offered.
  - iii. Where a septic tank is in use, please describe the measures that shall be taken to adequately manage sewage levels as necessary?
- b. If the property has a requirement for a discharge licence, please provide evidence of same?

***N/A property connected to the IW public water sewage disposal scheme,***

## **10. Laundry facilities**

- a. Is there access to laundry facilities? **Yes, on site by way of communal facilities.**
- b. Are these facilities onsite or offsite? (Please note there should be a minimum of 2 washers and dryers per 25 persons in shared facilities). **Yes, we comply with this condition, and indication of location and size are shown on the detailed floor plans enclosed.**

## **11. In relation to occupant comfort, how are the rooms in the building**

- a. Heated: **Electric fitted wall mounted heaters in each room.**
- b. Lit: **Natural Lighting through windows & Electrical Lighting in each room with their own controls**
- c. Ventilated: **Passive Vent in the wall & vented by windows**

## **12. Is there WIFI on- site?**

**Yes**

## **13. Catering Provision**



- a. Is there full board catering provided on-site (three full meals per day with dietary needs catered for and Availability of snacks and water throughout the day) OR is it a self-catering proposal?

**Self-Catering facilities provided on ire and locations shown on the detailed floor plans provided.**

- b. What will residents be provided with regards to tea/coffee/snacks/cutlery/crockery? **All above will be provided at communal spaces and where applicable in private spaces.**
- c.
- i. How often will these be replenished? **Daily as required**
  - ii. What provisions will be made for healthy snacks? **We will provide a variety of healthy snacks (fruit & healthy bars) which shall be replenished subject to usage on a daily basis.**
- d. What are the available arrangements for cleaning cutlery and crockery?
- All common areas will be cleaned daily by our onsite cleaning staff. Residents will clean all cutlery and crockery. Sinks with adequate hot water and washing up liquids, and tea clothes will be provided.**
- e. Please provide additional relevant details pertaining to catering, sample proposed menu and/or meal times: **Not applicable**

**If Self Catering:**

*\*Please note self- catering refers to residents preparing and cooking their own food on-site, and sufficient food storage/ cooking facilities being available. We do still require food provision to be implemented, i.e. weekly food vouchers being provided, or a debit card system being put in place. This will be included in the proposed daily rate and administered by the provider. It is incumbent on providers to ensure that the best value for money is being achieved with the provision of food vouchers for both the Department and the residents of the centre. Please see the IPAS points system for self-catering accommodation, Appendix 1, at the end of this form.*

*If this proposal is not self- catering the following points can be marked "N/A"*

- Are facilities available for residents to prepare and cook their own food? In the case of shared cooking facilities, there should be at least 1 cooking station for each 15 residents. Can this be facilitated? **N/A**
- Does the shared kitchen area have non-slip flooring, appropriate lighting, sufficient and appropriate bins, ventilation, a fire blanket / extinguisher as required and first aid box? **Yes**



- Does each individual cooking station include at a minimum an oven, hob, sink, counter area, kettle, pots and pans, utensils, crockery and cutlery, 24 hour hot and cold water, extractor fan, microwave, toaster and cleaning equipment? **Yes**
- Is there adequate dining space for residents in reasonable proximity to the cooking facilities? **Yes**
- Does each resident have access to adequate, individual, dry food storage, fridge storage and freezer space? **Yes**
- Is the facility located within reasonable walking distance (circa 2km) from a supermarket/grocery for the purchase of food? **Yes, across the road.**
- What facilities will be provided for washing cutlery and crockery?

**Adequate hot water, washing up liquid and tea towels**

- What provisions will be in place for waste removal?

**Annual contract in place with Bord na Mona waste removal (AWD ltd)**

What provisions for pest management shall be made in food preparation and waste management areas?

**We have placed adequate pest bait stations at all high-risk areas. We will manage the baiting of these with our in-house staff members on a weekly basis.**

#### **14. Security and Privacy**

- *CCTV recordings will be stored on secure servers, accessible only to the relevant parties guided by the stipulations of the IPAS "Policy on Data Protection (including use of CCTV) in Accommodation Centres". Even these relevant parties, no matter what status in public or private sector, will have to check-in via electronic log and specific identification numbers, assigned securely to relevant parties, to access the records. Any requests for CCTV footage must be done in writing. The normal retention period for CCTV data will be 28 days or a calendar month. After the 28-day retention period, the CCTV footage will be permanently erased and destroyed appropriately, except under exceptional circumstances such as an ongoing investigation or request (note that due to statute of limitations for those under 18, some CCTV footage may need to be kept for up to 6 years). It is the duty of the provider to inform the residents via notice of CCTV as per the requirements on GDPR. In addition, providers shall protect the identity of International Protection applicants as per S.26 of the International Protection Act 2015 (as amended). Please note that privacy notices must be clearly displayed throughout the centre informing residents that they are being recorded. These notices must be displayed in multiple languages **Agreed and shall be implemented.***



- a. How will residents retain a sufficient degree of privacy?

**All families have their own private bedrooms. And are checked upon at regular intervals on times allocated for whether they are due to be inside or outside the building such as exercises and visiting times etc.**

**A record of entering and leaving the building shall be by way of simple signature of open, time in and time out each time of leaving.,**

- b. Does each bedroom lock\*? (*\*Please note only Thumb Turn locks are permitted on internal doors, and no other locking mechanism should be in place*)

**Thumb locks are installed in every bedroom.**

- c. Is there CCTV on site?

**Yes**

- d. If CCTV is present, please confirm that it does not have a view of private areas of the building such as bathrooms, showers, and bedrooms.

**Confirmed**

- e. Will there be adequate secure and private storage on site for residents?

**Yes**

## **15. Engagement and Communication**

- a. Contact shall be made with the relevant City/County Council regarding this proposal. Please provide written evidence of this communication.

**We have written directly to Grainne O Neill at Wicklow County Council offices to inform her of these developments.**

- b. Has any contact been made with the relevant Fire Officer in relation to this application? Please provide written evidence of this communication.

**Please see our Fire Safety Certificate attached.**

- c. Can you confirm that links will be made with local community groups if the project goes ahead and present some awareness for residents of who these groups are in order to work with all parties locally to support the integration of residents successfully?

**Contact has been and will continue to be made (not limited to) with all local community groups, GAA and other local sports groups, Local Garda station personnel, local schools, local business owners, and the general community service providers (religious and workshop groups, resident associations.**





- d. Who will be the contact in the project for public representatives to contact with queries or concerns?

**Pat Fox (0862576332) Project manager and co-ordinator.**

## 16. Rate

- a. Please provide proposed rate per person for this operation that factors in all services (security, laundry, food provision, staffing, cleaning etc)?

**Already provided to DCEDIY IP in our original application.**

- b. Please provide full cost matrix detailing of how the proposed rate is being arrived at, taking into account accommodation costs, the provision of staffing, food provision and ancillary services.

*\*Please note that while a proposed rate must be provided as part of this application, it does not constitute an agreement by the Department to pay this amount. Each offer will be negotiated separately.*

**Already provided to DCEDIY IP in our original application.**

## 17. Staffing

- a. What company will operate the site?

**Hibernian Retail Solutions Ltd**

- b. What experience do they have in relation to IIP accommodation provision?

**We have been operating this facility since April 2023 when it was occupied by Ukrainian guests.**

**We also operated the premises, which is named Sinnott's, Main Street Carnew currently full of Ukrainian guests since April 2023.**

- c. Please provide a CRO number for the company?

**492381**

- d. Please provide a Tax Clearance Certificate for the company. Please note that a valid Tax Clearance Certificate will be required for any payments by the Department for the proposed centre.

**TCC enclosed with this document.**

- e. Please confirm the names of the Directors and Secretaries of the company:

**Pat Fox Director. Martina Fox Secretary**



- f. Please confirm the business interest of the company?

**Management Consultants**

- g. How many staff will be on site?

- i. Please provide breakdown of proposed staff allocation (e.g. daytime/night-time, cleaning, security, facilities, cooking etc.

**Cleaning Staff 2. House (Duty) manager 1. Static security guard 1 (24 hours per day). Facility Manager 1**

- ii. Please provide contact details of the duty manager (Name, phone email)

**Tracey Balfe (087 9469315 ) ( behantracey@yahoo.com)**

- iii. What experience does the manager possess in relation to supporting multiethnic/vulnerable individuals?

**Since December 2022 Tracey has been duty manager of the above 2 named locations.**

- h. Are all staff Garda vetted and can you provide evidence of this?  
*\*Please note that all staff in contact with the residents of the centre will be required to be Garda vetted.*

**Our security staff are all Garda vetted and our cleaning and management staff are currently undergoing this process and remaining vetting confirmation shall be provided once received.**

- i. Will any of the staff have a formal qualification in social care and have experience of working with multi-ethnic communities? *(If yes, please provide evidence of staff social care qualifications)*

**No**

*Please note that the Department has no obligation to provide security services to accommodation centres. The provision of security services, outside of the general role of security of the state which is provided by An Garda Síochána, is the sole remit of the provider. Security costs shall be included in the rate proposed by the provider in this application. Please note, as with all other payments, the Department will not be liable for any security related payments until the proposed centre is occupied and operational.*

***This is agreed by the applicant and understood under the terms of any contract.***

- j. Will Private Security Authority (PSA) licensed security be provided on-site?  
*\*Please note that for the purposes of security of an International Protection accommodation centre, only PSA licensed security guards will be considered as security staff.*



**Yes, with exact details to be clarified at a alter date.**

- k. Will live security staff be present on-site 24/7?

Please provide details of the security cover that will be in place .

**Contract for on-site security already sent to DCEDIY IP (Emma)**

**18. Support, and additional amenities on-site**

- a. What supports are available nearby to provide day to day activities to the residents e.g. playground, language courses?

***We have a very large private and secure outdoor area at the rear of or premises suitable for children to play within and adults to socialise in. In addition, we have library, community support groups, and language courses in the immediate area available. The site is centrally located in Car new Village which isa larger vibrant village with a wide main street and offers the occupants for most ages to integrate with ease and passively socialise with local residents on a daily basis.***

- b. Are there additional amenities provided on site, (i.e. recreational areas, meeting rooms, prayer spaces, shuttle bus provided, complimentary car parking.

**We have ample indoor and outdoor recreational space available. All of which is private and secure. We have public transport from outside our front door available and there is ample free car parking in the town of Camew, available.**



### 19. Bed management Details

Accommodation name	<b>The Lodge</b>
Accommodation address	<b>Main Street Carnew Co Wicklow</b>
Accommodation eircode	<b>Y14YR83</b>
Full company registered name	<b>Hibernian Retail Solutions Limited</b>
CRO number	<b>492381</b>
Contract should be emailed to	<b>paddyfx@smaroi.com</b>
Duty manager name	<b>Pat Fox</b>
Duty manager email**	<b>paddyfx@smaroi.com</b>
Duty manager mobile	<b>0862576332</b>
Number of rooms	<b>11</b>
Maximum occupancy of centre	<b>43</b>
Wheelchair accessible	<b>No</b>
Confirm not private accommodation, and does not interfere with the private rental / housing market	<b>Confirmed By Pat Fox</b>

*\*\* A specific generic email address must be provided for the property in order for IPAS to contact in relation to registers of residents and other centre management issues/communications – this can be set up once contract is agreed*



20. Room configurations (Insert rows as necessary or provide link to supporting documentation).

<b>Bedroom number</b>	<b>Bed Type</b>	<b>Max occupancy</b>	<b>Bedroom dimensions</b>
Bedroom #1	1 double & 3 Singles	5 persons	23m <sup>2</sup>
Bedroom #2	1 double & 2 Singles	4 persons	20m <sup>2</sup>
Bedroom #3	1 double & 2 Singles	4 persons	20.1m <sup>2</sup>
Bedroom #4	1 double & 2 Singles	4 persons	20m <sup>2</sup>
Bedroom #5	1 double & 2 Singles	4 persons	20m <sup>2</sup>
Bedroom #6	1 double	2 persons	12m <sup>2</sup>
Bedroom #7	1 double	2 persons	20m <sup>2</sup>
Bedroom #8	1 double & 2 Singles	4persons	16m <sup>2</sup>
Bedroom #9	1 double & 3 Singles	5 persons	20m <sup>2</sup>
Bedroom #10	1 double & 2 Singles	4 persons	22m <sup>2</sup>
Bedroom #11	1 double & 3 Singles	5 persons	22m <sup>2</sup>
		<b>Total Persons: 43</b>	

[All pictures of the property, in its entirety can be included at the end of the proposal document i.e. exterior images, bedrooms, dining areas, communal kitchens, recreational spaces, and proof of fire safety on-site]



### Appendix 1: IPAS Points System for Self-Catering Accommodation

*\*Please note that one point = €1 and that residents should be able to carry points over from one week to the next.*

	Points per person/child	Aggregate Points per Family
First Adult in Family	62 points per week	
Second Adult in Family	25 points per week	87 points per week
Third Adult in Family	31 points per week	118 points per week
Fourth Adult in Family	25 points per week	143 points per week
Fifth Adult in Family	31 points per week	174 points per week
Children	Age 0-5 years	15.5 points per week
	Age 6-14 years	19 points per week
	Age 15+ Adult points	25 or 31
Single Adult Sharing	45 points per weeks	

# **APPENDIX**

- 1) Commencement dates need to be filled in, dates of first occupancies and the date of date of completion if not already fully complete.
- 2) Copy of the fire cert itself.
- 3) Copy fire cert and opinion con compliance by suitably qualified professional and confirmation that a comm notice was not required.
- 4) Proof of insurance of the building and confirmation that they are insuring the IIP accommodation.
- 5) Pictures of outside and inside of the building, the finished bedrooms and ancillary rooms
- 6) Trasport links published local links documents for links to other towns and villages with timetables.
- 7) Tax Clearance certificate
- 8) Registered Gas installer certificate
- 9) Bord Na Mona Waste disposal contract.

## **Uisce Éireann Connection Application Ref Number: CDS2400813701**

Dear Customer

Thank you for submitting your Single Domestic connection application for THE LODGE, MAIN STREET, CARNEW, Wicklow . Your Connection Application reference number is CDS2400813701, which you should keep for your records.

### **What happens next?**

We will now assess your application to confirm that your connection is technically acceptable to Uisce Éireann and will calculate the connection charges in line with the connection charging policy based on least cost design solution.

### **How long will the application process take?**

The length of time it takes to process your application depends on the complexity of your development and connection. This process takes on average **16 weeks** from date of application to connection offer stage.

Complex Single Domestic connections may require additional time to identify if it is technically feasible to connection to Uisce Éireann's Network.

If further information is required, it is the responsibility of the customer to provide all requested information and documentation in a timely manner to progress your connection application.

### **What happens when the assessment is complete?**

We will issue a connection offer via post to the address provided in your connection application. This will specify the agreed designs, details of any upgrade works, connection standard charges and if applicable associated quotable charges.

### **How do I accept my connection offer?**

Customers seeking a connection will be required to enter into a Connection Agreement with Uisce Éireann within 90 days of the offer's issue date. Acceptance criteria:

- Return of signed Letter of Acceptance
- Payment of Connection Charges outlined in the offer (see Section 3(a))
- any other conditions as set out within the Connection Offer letter

The signed and executed documentation can be posted to the address specified in the offer, or alternatively you can print, sign, scan and email it to [newconnections@water.ie](mailto:newconnections@water.ie).

### **When will my connection be made?**

Once you have entered into a connection agreement, Uisce Éireann will contact you to confirm your preferred connection date. Based on the date you have provided we will complete a



detailed design of your connection and apply for a Road Opening Licence (ROL). Please note, from securing the Road Opening Licence, from the Local Authority, to completing connection takes on average **12 weeks**. Once the detailed design stage is complete and all approvals are in place, we will then contact you **14 days** prior to commencement of works.

The Customer is responsible to complete all private side works as set out in their agreed design in advance of Uisce Éireann carrying out a connection to the public network.

### **Unauthorised Connections:**

As per the conditions set out in Appendix 3 of the connection agreement, Uisce Éireann will deliver the full physical connection works on the public side from its Network(s) to your property boundary. Only Uisce Éireann or our authorised agents are permitted to make the Connection to its network.

In instances where a Connection has been made, either directly or indirectly, to the network without consent, this constitutes an illegal Connection under the Water Services Act of 2007. Where Uisce Éireann becomes aware of illegal connections to the water and wastewater networks, it maintains the right to prosecute or take appropriate action. Uisce Éireann reserves the right to disconnect connections completed by another entity.

### **What happens after the connection is complete?**

Once your Single Domestic connection into the public network is completed, a meter will be installed by Uisce Éireann or an agent acting on our behalf.

### **How can I contact Uisce Éireann if I have a question?**

You can contact us via any of the methods below:

Telephone: 1800 278 278 or +353 1 707 2828

Email: [newconnections@water.ie](mailto:newconnections@water.ie)

Web: [www.water.ie/connections](http://www.water.ie/connections)

If you do need to email us, please do not amend this subject line, as it will help us deal with your response.

Yours faithfully,

### **Connections & Developer Services**

**Uisce Éireann**

Bosca OP 860, Oifig Sheachadta na Cathrach Theas, Cathair Chorcaí, Éire

**Irish Water**

PO Box 860, South City Delivery Office, Cork City, Ireland

**T:** 1800 278 278

**Minicom:** 1800 378 378

**[www.water.ie](http://www.water.ie)**

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



# Thank you!

Uisce Éireann will carry out a formal **assessment** based on the information provided in this form. Any future connection offer made by Uisce Éireann will be based on the information provided.

Please find the summary of your application below:

## Applicant Details

<b>Name</b>	Conal McCrea
<b>Postal address</b>	THE LODGE
<b>Address Line 2</b>	MAIN STREET
<b>City</b>	CARNEW
<b>County</b>	Wicklow
<b>Eircode</b>	Y14 YR83
<b>Telephone</b>	
<b>Mobile</b>	
<b>Email</b>	<a href="mailto:declan@molloyarchitecture.ie">declan@molloyarchitecture.ie</a>
<b>Preferred Contact</b>	Agent

## Agent Details

### Company Reg Number

<b>Company Name</b>	Molloy Architecture Ltd
<b>Name</b>	Conal McCrea
<b>Postal address</b>	THE LODGE
<b>Address Line 2</b>	MAIN STREET
<b>City</b>	CARNEW
<b>County</b>	Wicklow
<b>Eircode</b>	Y14 YR83
<b>Telephone</b>	0539430806
<b>Mobile</b>	
<b>Email</b>	<a href="mailto:declan@molloyarchitecture.ie">declan@molloyarchitecture.ie</a>

## Site Maps

<b>Site location map</b>	OS.pdf
<b>Site layout map</b>	Siteplan.pdf

## Site Details



# Thank you!

Uisce Éireann will carry out a formal assessment based on the information provided in this form. Any future connection offer made by Uisce Éireann will be based on the information provided.

Please find the summary of your application below:

<b>Address</b>	THE LODGE MAIN STREET CARNEW Wicklow
<b>Eircode</b>	Y14 YR83
<b>Local authority area in which the proposed development located</b>	Wicklow County Council
<b>Planning reference</b>	0492
<b>Has full planning permission been granted?</b>	Yes
<b>Planning permission granted date</b>	2004-01-01
<b>Type of premises</b>	Existing
<b>Use of the existing premise</b>	International Protection Applicant Accommodation
<b>Please indicate the type of connection(s) required</b>	Water
<b>Reason why only one service is being applied for</b>	Increased Capacity Being Sought For International Protection Applicant Accommodation

## Water Connection

<b>Is there an existing water connection to public mains at this site?</b>	Yes
<b>Is this application for an additional connection to the one already installed?</b>	Yes
<b>Is this application to increase the size of an existing water connection?</b>	Yes
<b>Is this application for a new water connection?</b>	No
<b>Approximate date water connection is required</b>	01/10/2024



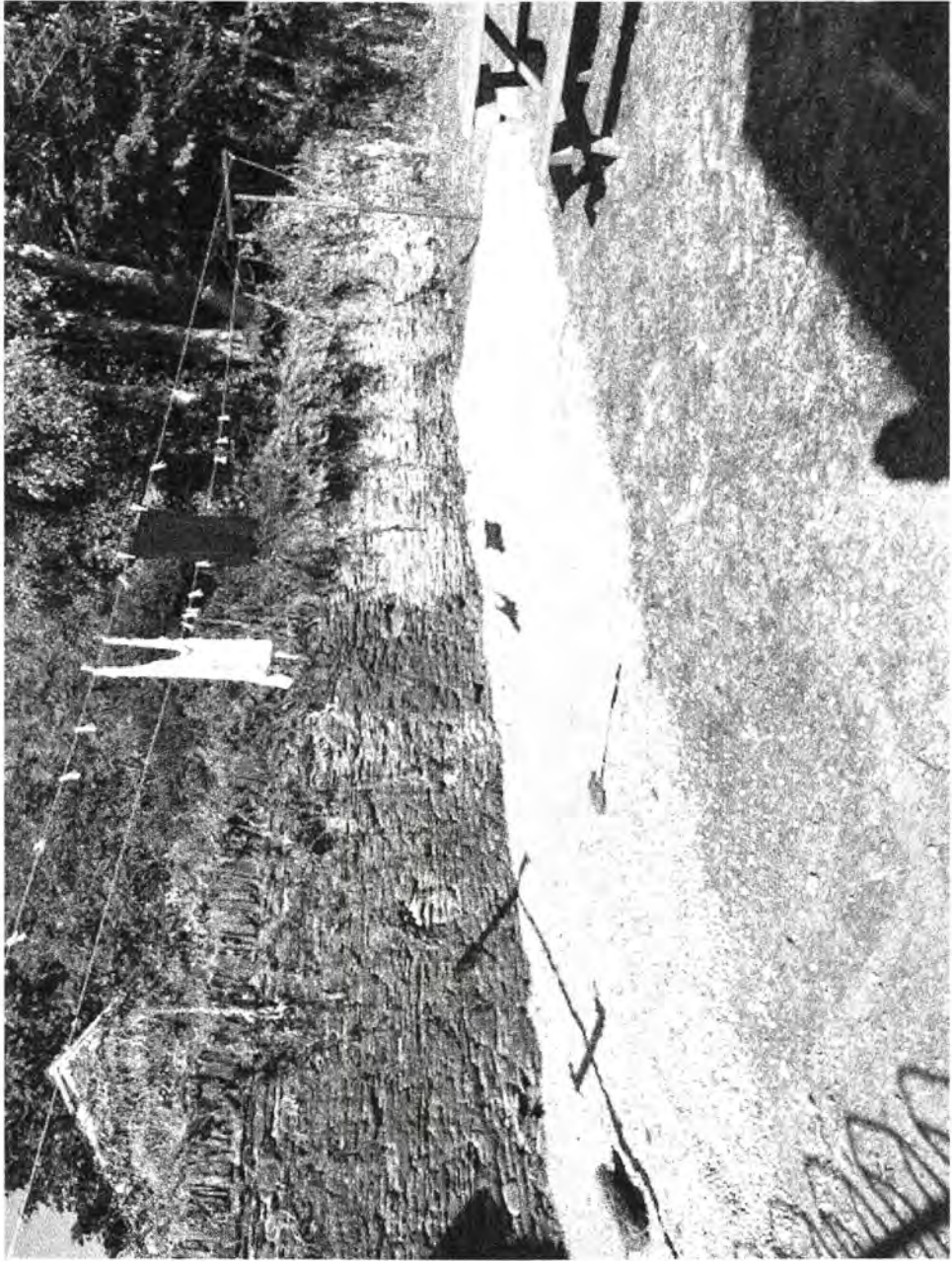
# Thank you!

Uisce Éireann will carry out a formal assessment based on the information provided in this form. Any future connection offer made by Uisce Éireann will be based on the information provided.

Please find the summary of your application below:

**What diameter of water connection is required to service the development?**

100











# Timetable

## 1398: Tinahely to Gorey

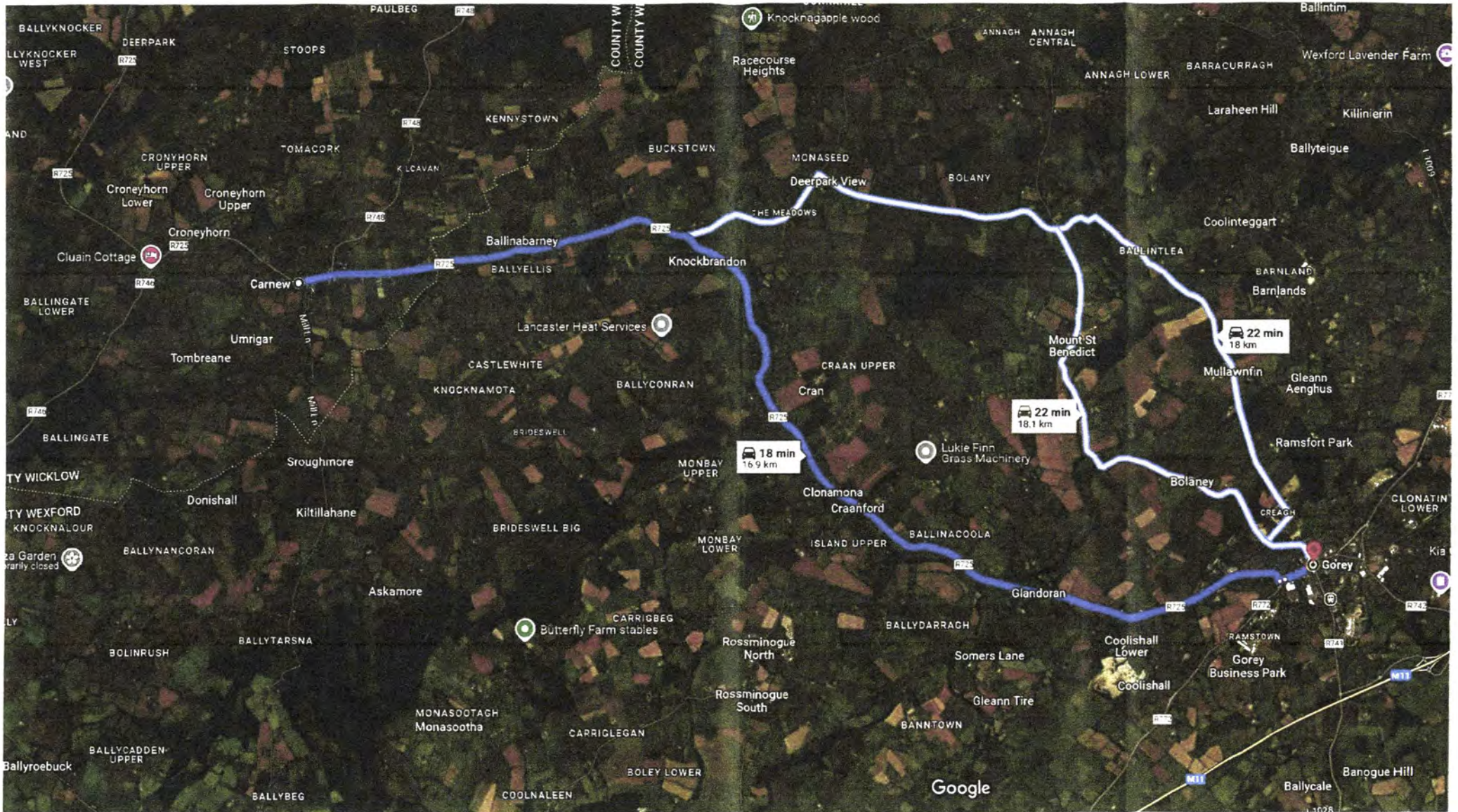
TINAHELY TO GOREY		
Departs	Stops	Sat
Tinahely	The Square	10:00
Shillelagh	Kenny's Pub	10:10
Coolboy	The Little Moon Pub	10:20
Gorey	Dunnes Stores	10:55
Gorey	AIB Bank	11:00

## 1399: Tinahely to Carlow



TINAHELY TO CARLOW		
Departs	Stops	Sat
Tinahely	Murphy's Pub	11:40
Shillelagh	Kenny's Pub	11:50
Carlow	Bus Stop	12:40

SHILLELAGH TO TINAHELY		
Departs	Stops	Sat
Shillelagh	Main Street	13:30
Gorey	AIB Bank	14:00
Tinahely	The Square	14:45
Shillelagh	Kenny's Pub	15:10

CARLOW TO TINAHELY		
Departs	Stops	Sat
Carlow	Bus Stop	15:45
Shillelagh	Kenny's Pub	16:35
Tinahely	Murphy's Pub	16:45



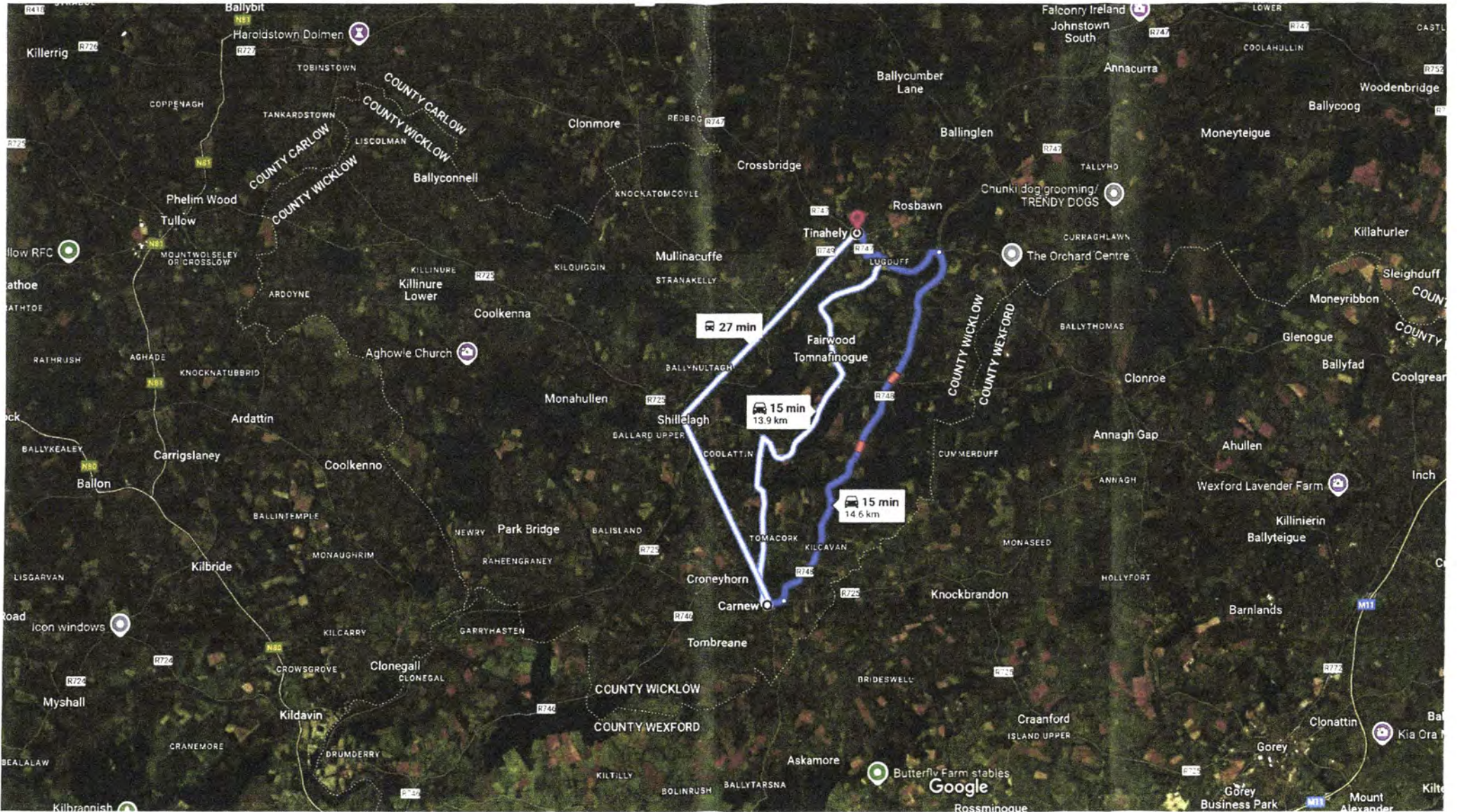
Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2024 Google 1 km

-  via R725 18 min  
Fastest route, the usual traffic 16.9 km
-  via R725 and Hollyfort 22 min




Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2024 Google 500 m

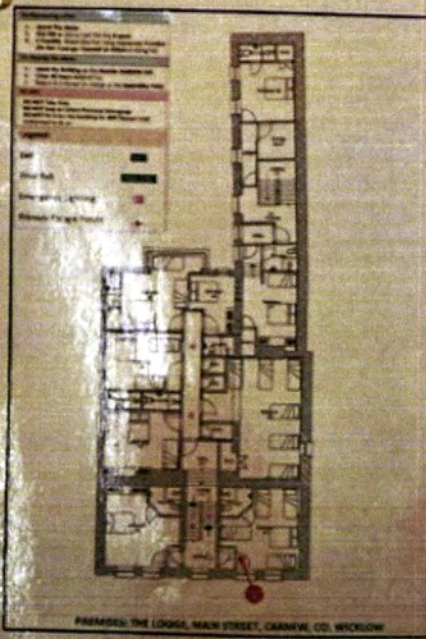
-  via L3230 and R725 8 min  
Fastest route 6.4 km
-  via R725 8 min



Imagery ©2024 TerraMetrics, Map data ©2024 Google 2 km

-  via R748 15 min  
Fastest route, the usual traffic 14.6 km
-  via Coolattin Rd 15 min







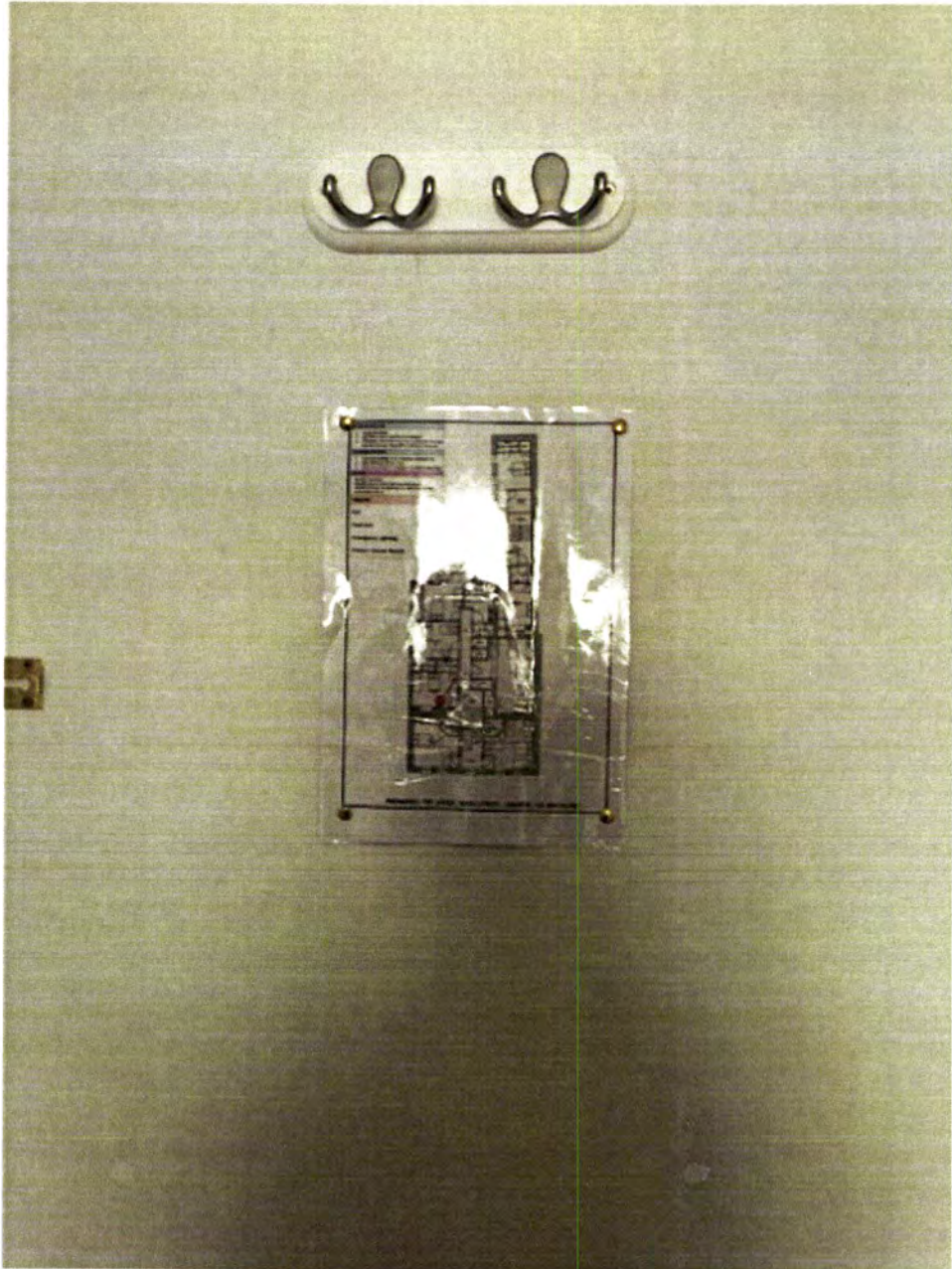






3









4

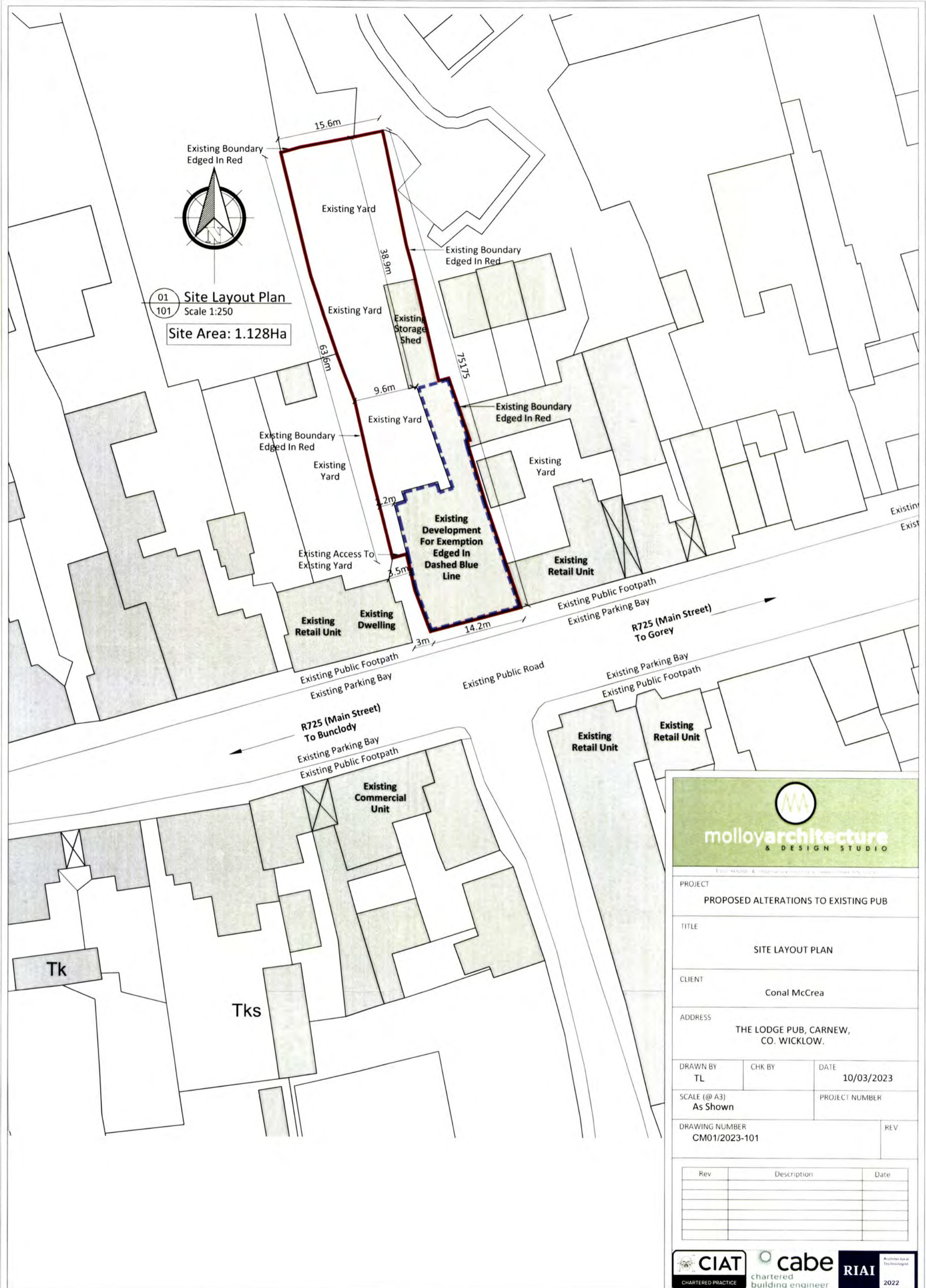






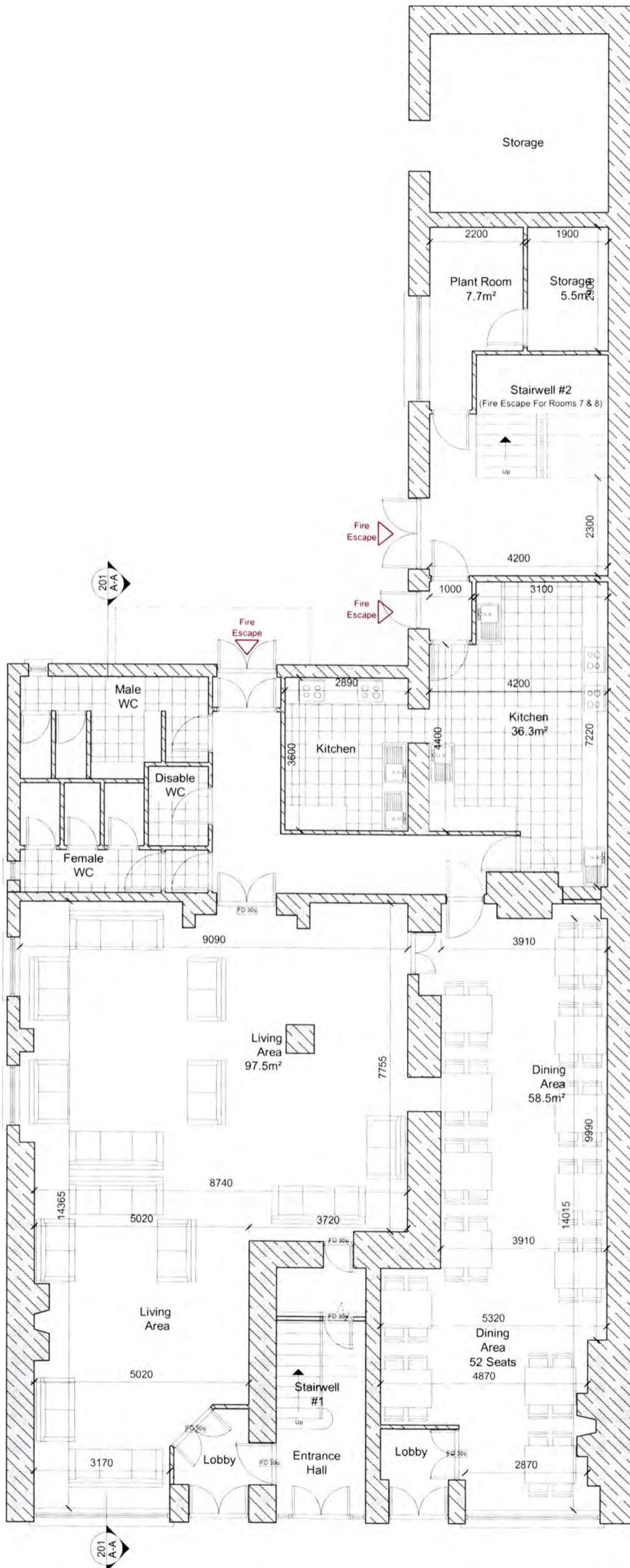
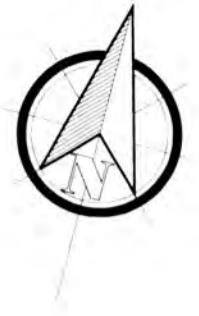






PROJECT		
PROPOSED ALTERATIONS TO EXISTING PUB		
TITLE		
SITE LAYOUT PLAN		
CLIENT		
Conal McCrea		
ADDRESS		
THE LODGE PUB, CARNEW, CO. WICKLOW.		
DRAWN BY	CHK BY	DATE
TL		10/03/2023
SCALE (@ A3)		PROJECT NUMBER
As Shown		
DRAWING NUMBER		REV
CM01/2023-101		

Rev	Description	Date



01 **Ground Floor Plan**  
 201 Existing Floor Area: 311m<sup>2</sup> 3347ft<sup>2</sup>  
 Scale 1:100



**molloyarchitecture**  
 & DESIGN STUDIO

PROJECT  
**PROPOSED ALTERATIONS TO EXISTING PUB**

TITLE  
**GROUND FLOOR PLAN**

CLIENT  
**Conal McCrea**

ADDRESS  
**THE LODGE PUB, CARNEW,  
 CO. WICKLOW.**

DRAWN BY: TL      CHK BY:      DATE: 10/03/2023

SCALE (@ A3)  
**As Shown**      PROJECT NUMBER:

DRAWING NUMBER: **CM01/2023-201**      REV:

Rev	Description	Date



**CIAT**  
CHARTERED PRACTICE



**cabe**  
chartered building engineer



**RIAI**  
2022

# Planning Pack Map

**CENTRE COORDINATES:**  
ITM 701540.663157

**PUBLISHED:** 19/04/2018  
**ORDER NO.:** 50004194\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 4599-C

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**LEGEND:**  
<http://www.osi.ie>;  
search 'Large Scale Legend'

Carnew  
*Carn an Bhua*

*C a r n  
a n B h u a  
C a r n e w*

WOOL GREEN

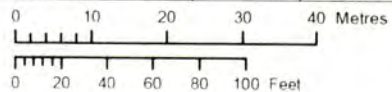
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0.21

Tk

Tks

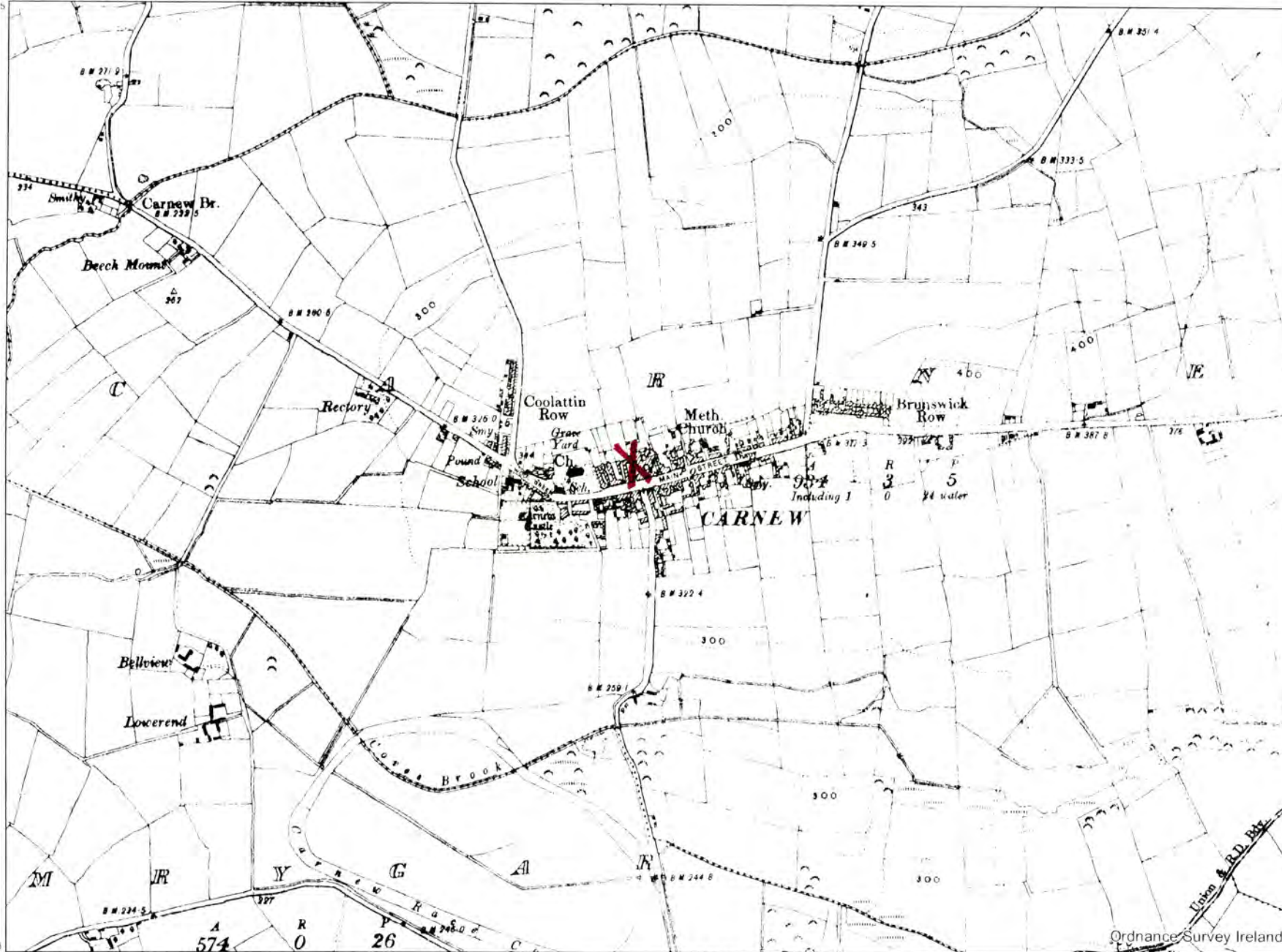


**OUTPUT SCALE: 1:1,000**

**CAPTURE RESOLUTION:**  
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Output scale is not indicative of data capture scale.  
Further information is available at  
<http://www.osi.ie> search 'Capture Resolution'



# Site Location Map



**CENTRE COORDINATES:**  
ITM 701540,663157

**PUBLISHED:** 19/04/2018  
**ORDER NO.:** 50004194\_1

**MAP SERIES:** 6 Inch Raster  
**MAP SHEETS:** 9900-11  
6 Inch Raster 9900-12  
6 Inch Raster WW047  
6 Inch Raster WX005

**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
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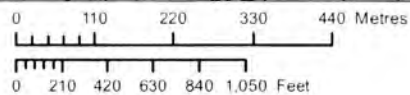
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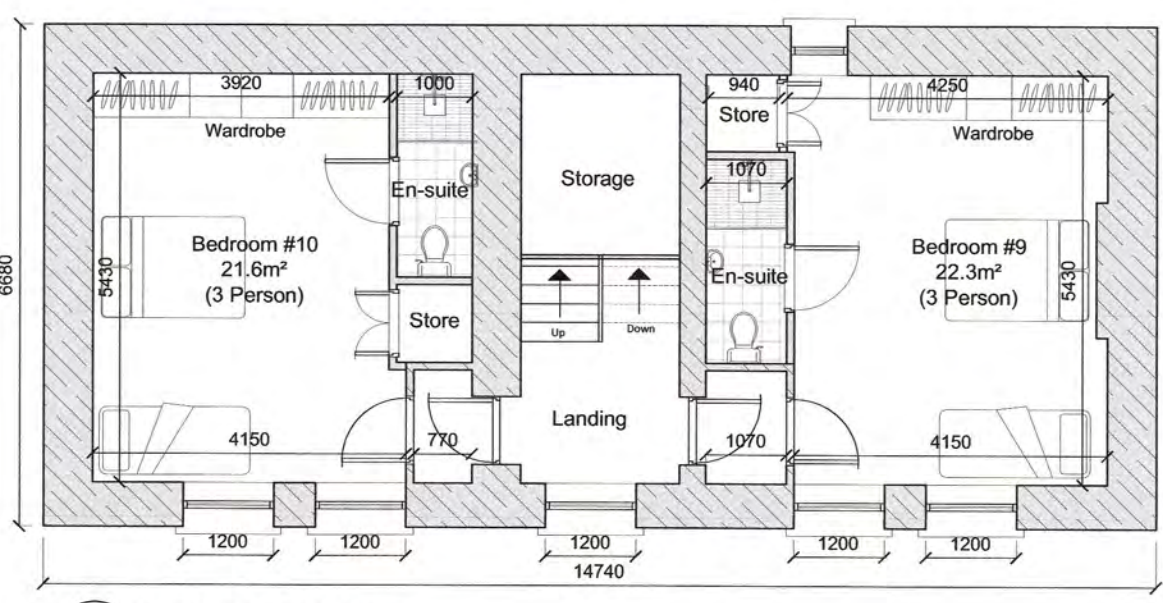
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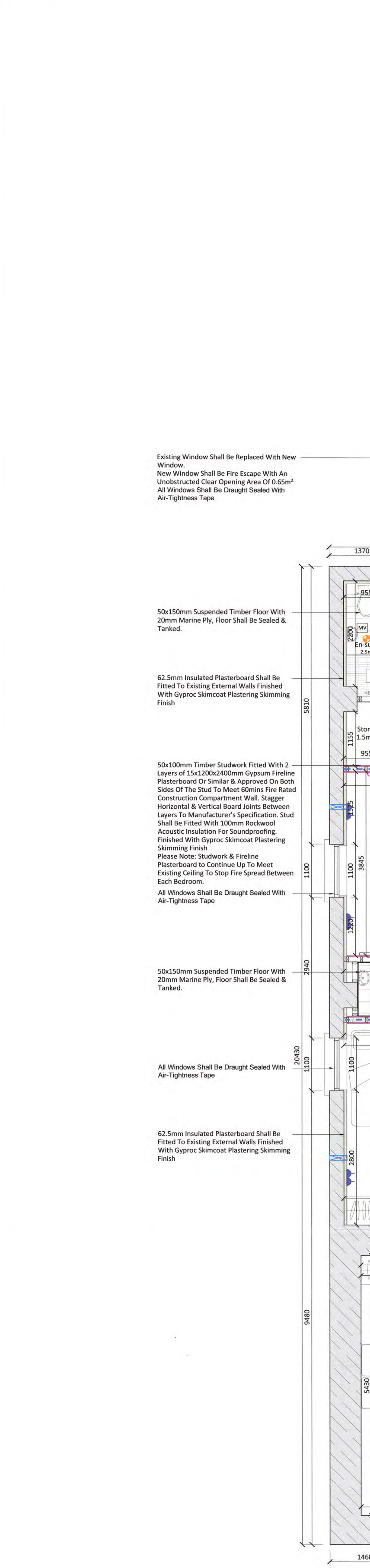
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>, search 'Capture Resolution'



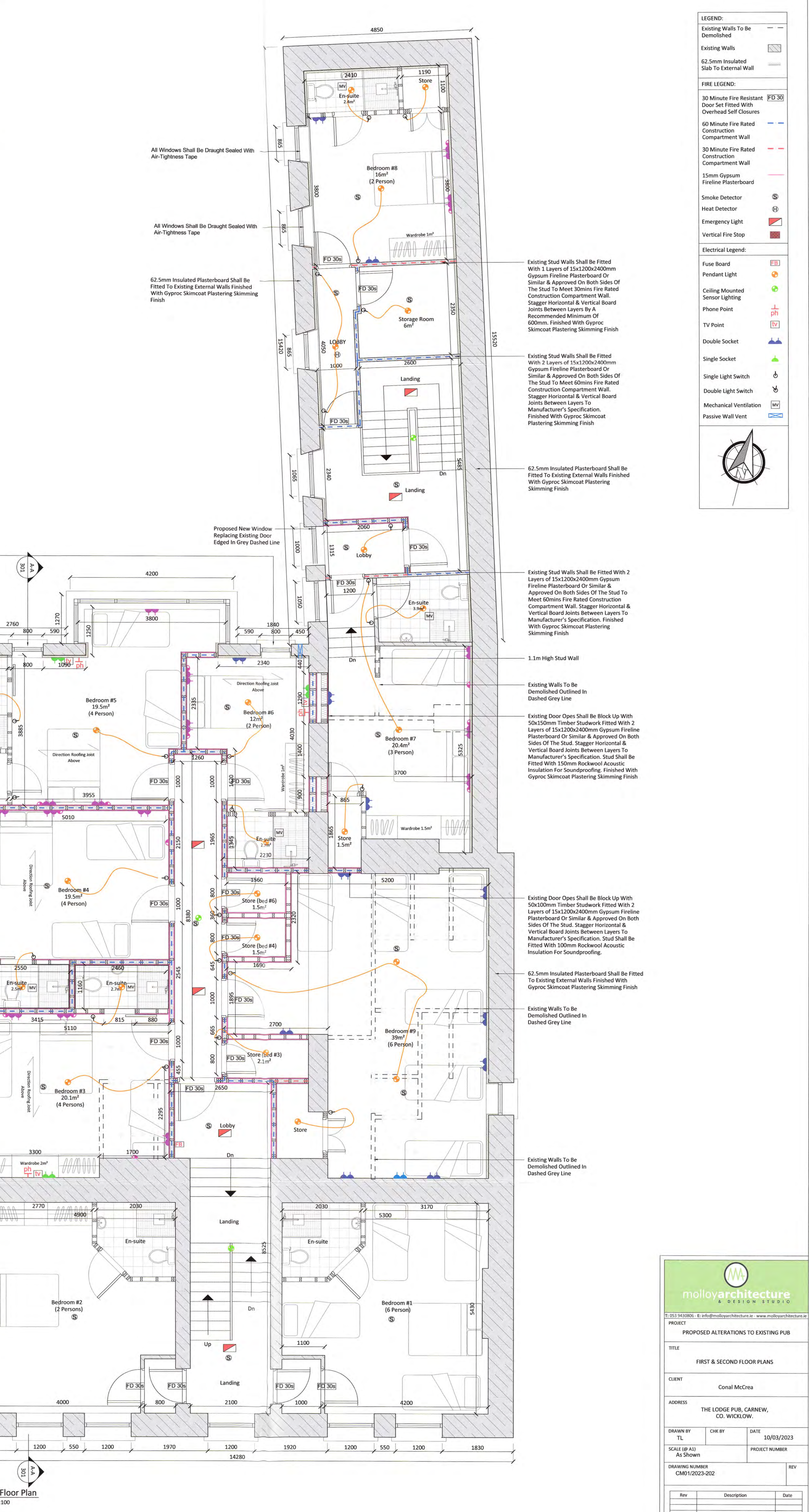
**LEGEND:**  
<http://www.osi.ie>, search 'Large Scale Legend'



**02 Second Floor Plan**  
 Existing Floor Area: 73m² 785ft²  
 Scale 1:100



**02 First Floor Plan**  
 Scale 1:100



**LEGEND:**

- Existing Walls To Be Demolished
- Existing Walls
- 62.5mm Insulated Slab To External Wall

**FIRE LEGEND:**

- 30 Minute Fire Resistant Door Set Fitted With Overhead Self Closures
- 60 Minute Fire Rated Construction Compartment Wall
- 30 Minute Fire Rated Construction Compartment Wall
- 15mm Gypsum Fireline Plasterboard
- Smoke Detector
- Heat Detector
- Emergency Light
- Vertical Fire Stop

**Electrical Legend:**

- Fuse Board
- Pendant Light
- Ceiling Mounted Sensor Lighting
- Phone Point
- TV Point
- Double Socket
- Single Socket
- Single Light Switch
- Double Light Switch
- Mechanical Ventilation
- Passive Wall Vent

**mollyarchitecture & DESIGN STUDIO**

T: 053 9430806 · E: info@mollyarchitecture.ie · www.mollyarchitecture.ie

**PROJECT**  
 PROPOSED ALTERATIONS TO EXISTING PUB

**TITLE**  
 FIRST & SECOND FLOOR PLANS

**CLIENT**  
 Conal McCrea

**ADDRESS**  
 THE LODGE PUB, CARNOW, CO. WICKLOW.

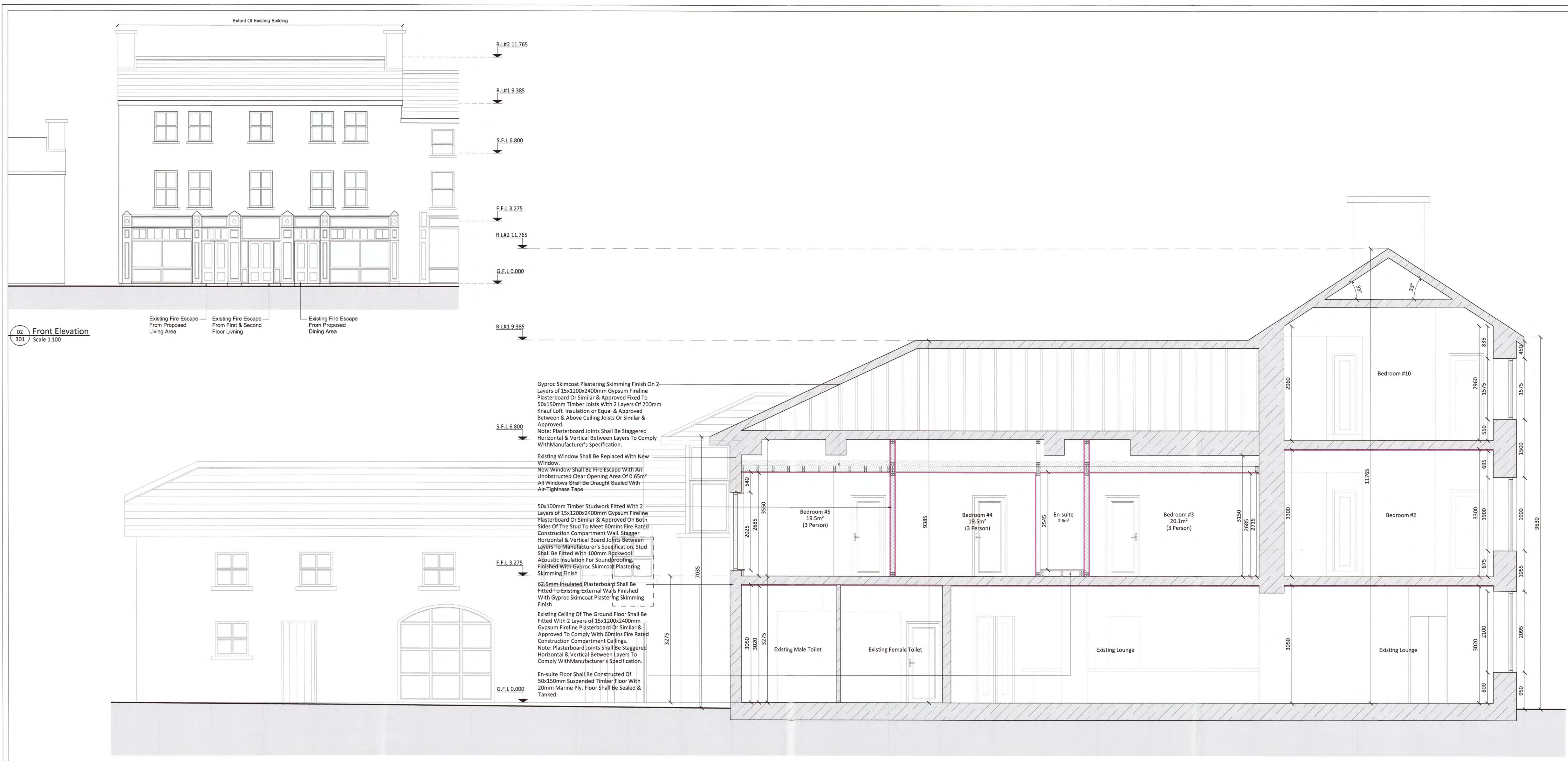
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**SCALE** (@ A1) As Shown    **PROJECT NUMBER**

**DRAWING NUMBER** CM01/2023-202    **REV**

Rev	Description	Date

**CIAT**    **cabe**    **RIA1**



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PROJECT  
PROPOSED ALTERATIONS TO EXISTING PUB

TITLE  
ELEVATIONS & SECTION A-A

CLIENT  
Conal McCrea

ADDRESS  
THE LODGE PUB, CARNEW,  
CO. WICKLOW.

DRAWN BY TL  
CHK BY  
DATE 10/09/2023

SCALE (@ A1)  
As Shown

PROJECT NUMBER

DRAWING NUMBER  
CM01/2023-301

REV

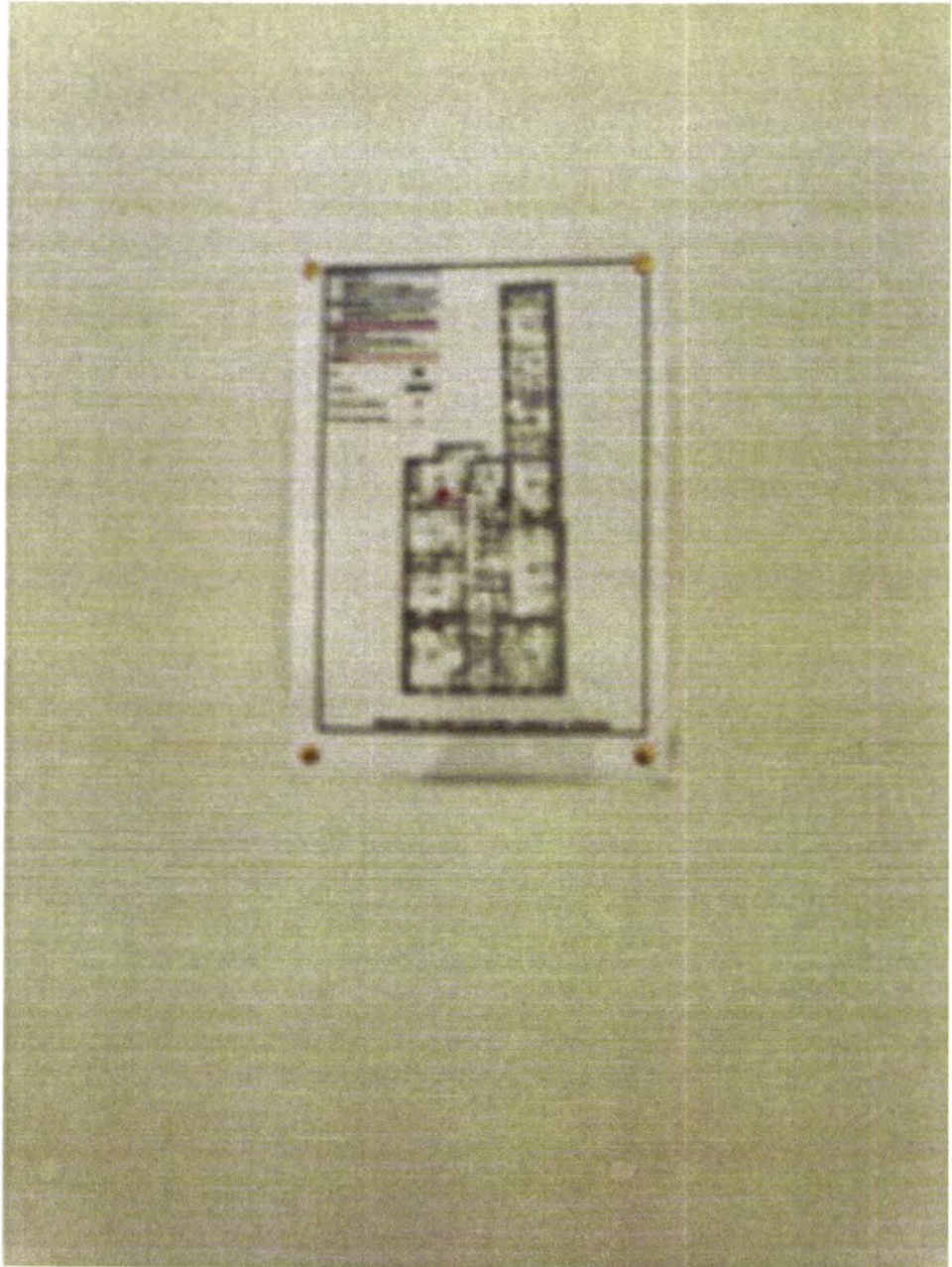
Rev	Description	Date

CIAT chartered building engineer  
cabe chartered building engineer  
RIA chartered building engineer

5





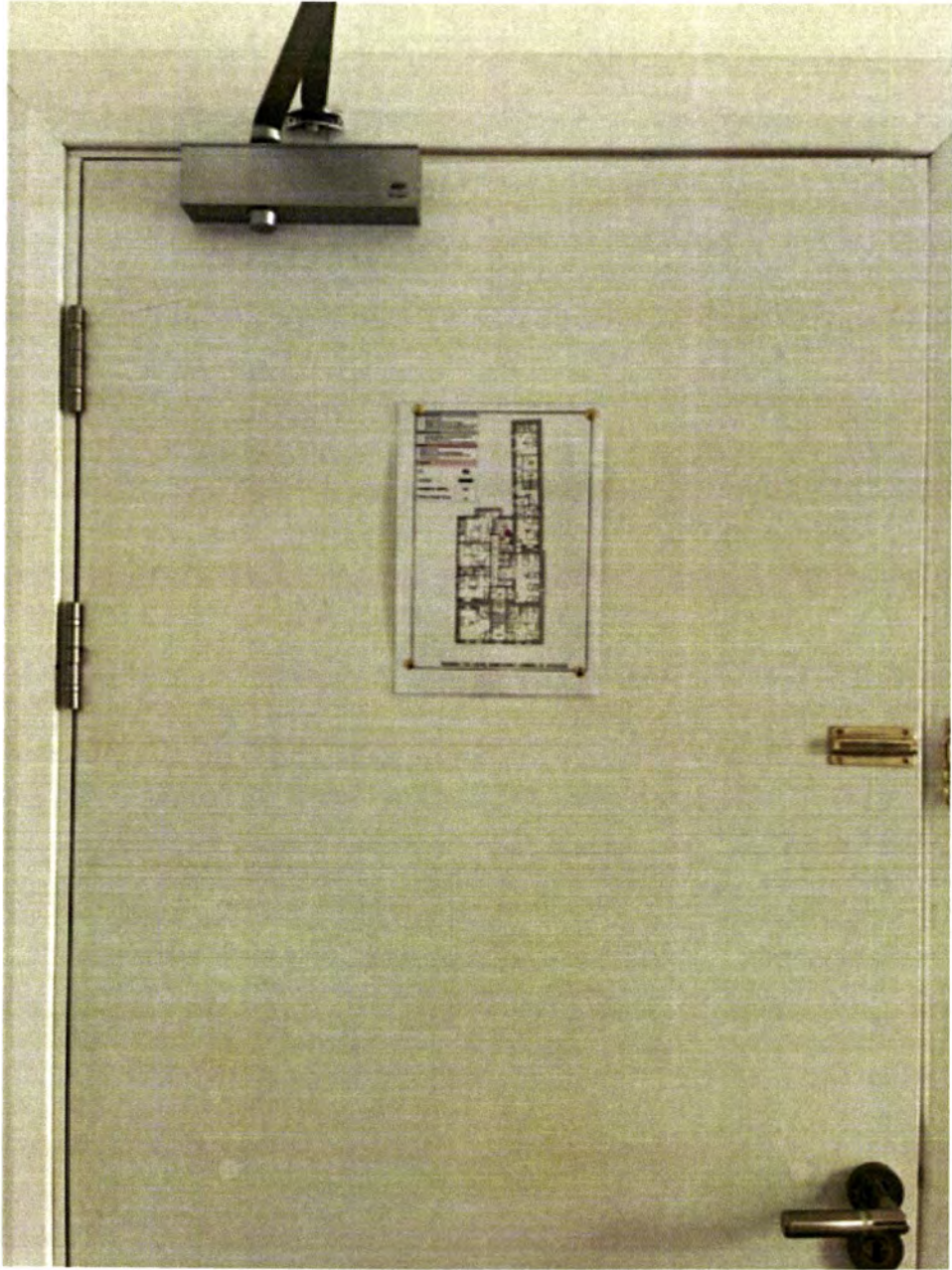


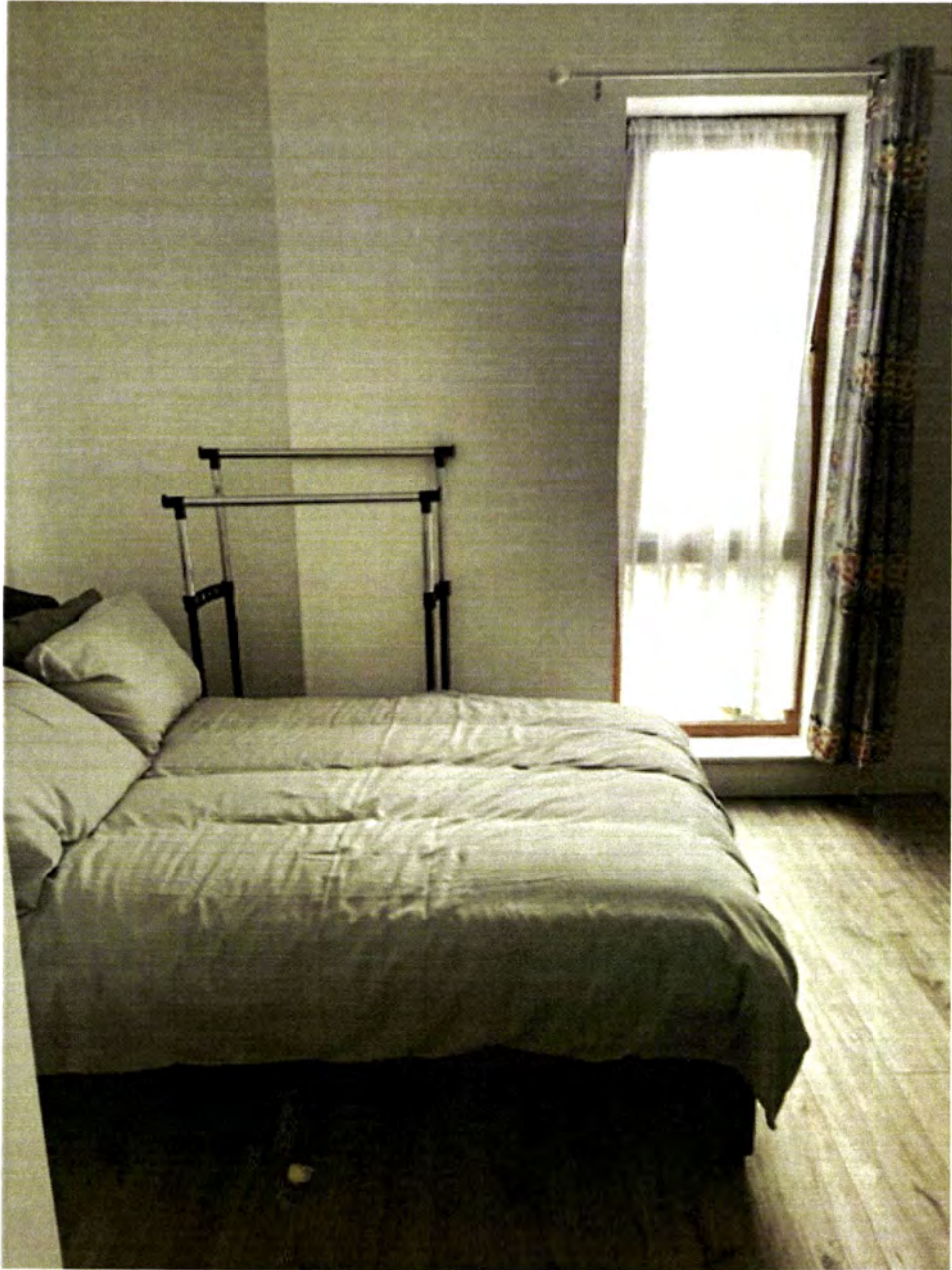




6















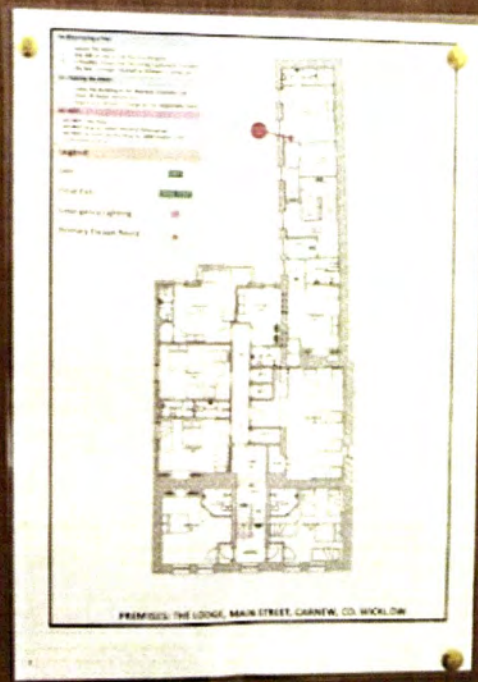




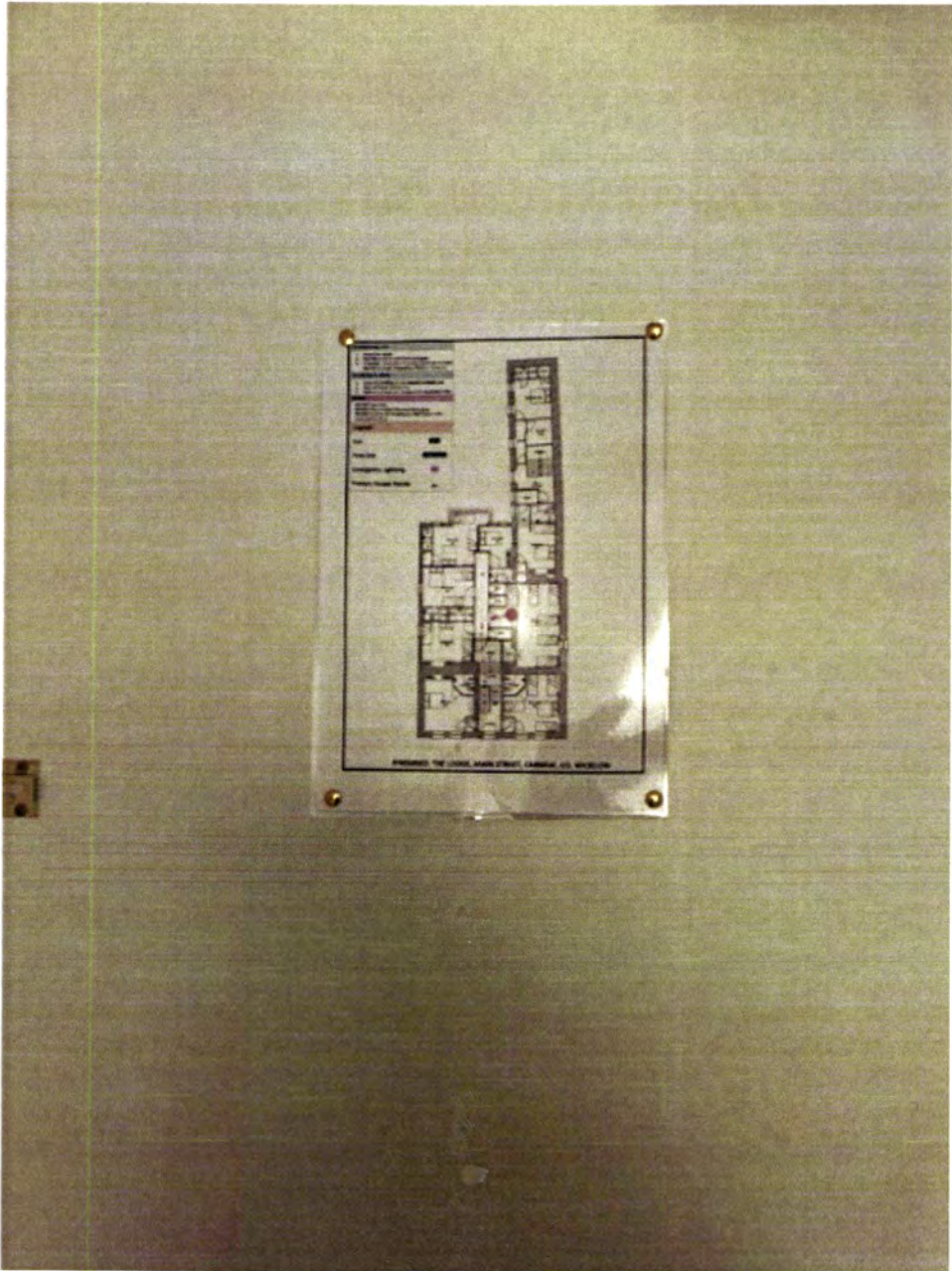


NO  
SMOKING









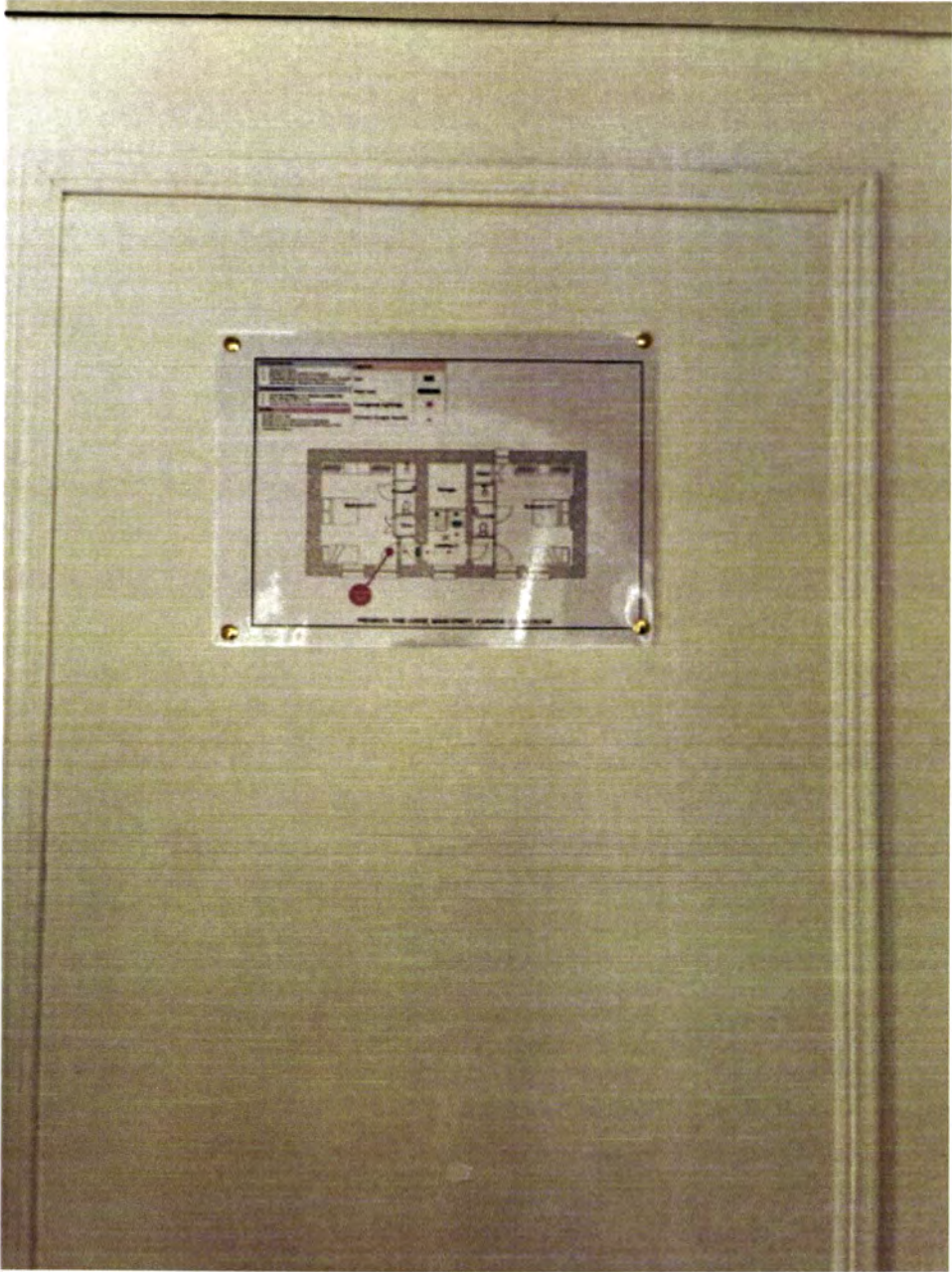


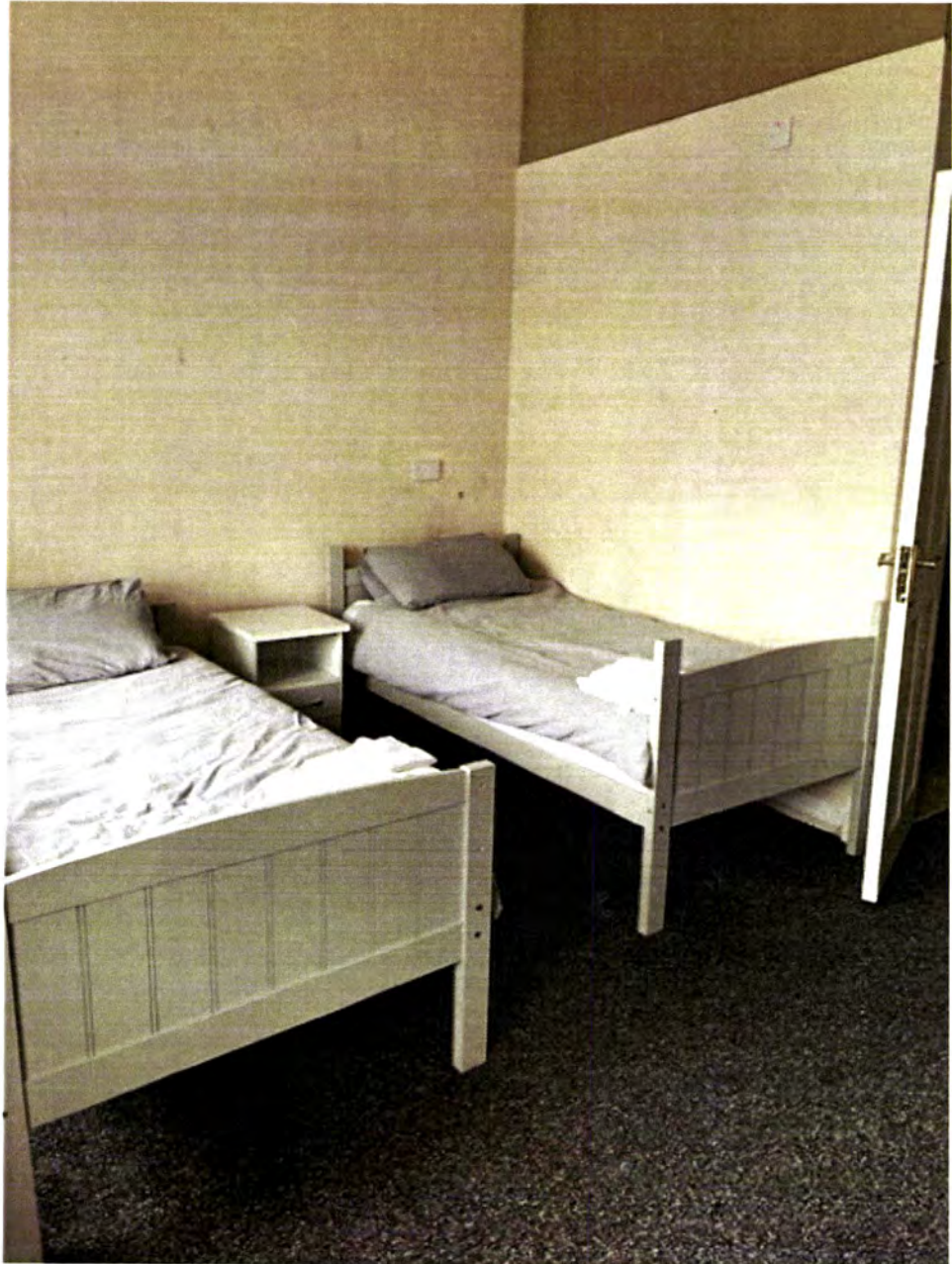
10

NO  
SMOKING















Comhairle Chionnaí Críú mhanntain-Seirbhís Doiteain

Wicklow County Council – Fire Service

Seirbhís Ceimhais na Seirbhísí  
Roinn na Mairtí  
Bíre  
Chúir Mhanntain  
Tel: 01 280 1535  
Fais: 01 280 1535  
E-Mail: firehead@wcklowcoco.ie



Fire Service Headquarters,  
Boghall Road,  
Bray  
Co. Wicklow  
Tel: 01 211 7600  
Fax: 01 280 1535  
E-Mail: firehead@wcklowcoco.ie

FIRE SAFETY CERTIFICATE  
BUILDING CONTROL ACTS 1990 TO 2020

Mr Patrick Kelly  
The Resident Fire Corps, (Ireland) Limited  
40 Lodge, (Beedon's Street)  
Wicklow  
Co. Wicklow

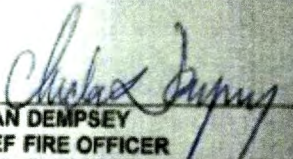
Re: Application for a Fire Safety Certificate (Ref. No. BC 4717/2024) (BCMS Ref. No. 3016858) for the proposed material alterations and material change of use of an existing public house to other residential for the purposes of providing temporary accommodation throughout the premises formerly known as 'The Lodge', Main Street, Carnew, Co. Wicklow.

Wicklow County Council hereby certify that the building or works to which the application relates, will if constructed in accordance with the plans, documents and information submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations, 1997, as amended. In considering the application, no assessment has been made as to whether the building or other works will comply with the other requirements of the Second Schedule to the Building Regulations 1997, as amended.

This certificate is granted subject to **no condition**.

Dated this 8<sup>th</sup> day of March 2024

Signed

  
AIDAN DEMPSEY  
CHIEF FIRE OFFICER  
WICKLOW COUNTY COUNCIL – FIRE SERVICE



Unit 5C,  
Ballyloughan Business park  
Gorey, Co. Wexford  
Tel: 053 9411105  
Email: [info@whittysecurity.ie](mailto:info@whittysecurity.ie)

# **FIRE EQUIPMENT MAINTENANCE CERTIFICATE**

***This is to certify that the Fire Extinguishers at:-***

The Lodge Carnew, Co Wicklow

***Have been maintained to the requirements of I.S.291:2015+A1:2022***

***Date of Maintenance:*** 16/08/2024

***Work carried out by:*** Jordan Kane

***Fire extinguisher details are contained in the fire Extinguisher Maintenance Report.***

***Signed:*** 

***For and behalf of***

***Whitty Security & Fire Ltd***



Unit 5C  
Ballyloughan Business Park  
Gorey, Co. Wexford  
Tel: 053 9411105  
Email: info@whittysecurity.ie

**Annex C7**

**Emergency Lighting System Report for inspection, testing & servicing**

Applicable standard to which the Emergency Lighting System was installed [tick appropriate box(s)]

I.S. 3217:1989  I.S. 3217:2008  I.S. 3217:2013  I.S. 3217:2013+A1:2017

Evidence of Commissioning Available Yes  No  (tick appropriate box)

Building Name Owner and/or Occupier: The Lodge

Address of Building: Carnew Co. Wexford

Description of Works: Tested all lighting and signage. replaced

As installed Drawing(s) None.

The Inspection, Testing and Servicing work covered by this report is set out below (tick appropriate box):

- Quarterly Inspection and Test
- Special Servicing following a fault
- Other non-routine attention

I/We hereby declare that the Emergency Lighting System at the above building, and as detailed above, has been inspected, tested and/or serviced by me/us in accordance with the requirements of 16.2.4 (quarterly inspection) of I.S. 3217:2013+A1:2017 and with reference to the applicable standard(s) to which the emergency lighting system was installed, that all relevant details have been recorded in the logbook in accordance with Clause 14 and the schedule for periodic inspections & tests due dates has been updated.

I/We hereby declare that were this report relates to a special servicing following a fault(s) and/or other nonroutine attention that the details of any deficiencies, defects and/or faults otherwise discovered and any necessary corrective action(s) required or carried out have be recorded in the logbook.

Comments/Recommendations.....

I/We confirm my/our competence to undertake this work

Name: Peadar Whitty  
Position Engineer

.....  
Signed:  Date: 29/08/2024

For and on behalf of (company) Whitty Security and Fire





Unit 5C Ballyloughan Business Park  
Gorey  
Co Wexford

Tel: (053) 941 1105  
Mob: 0879422322  
Email: info@whittysecurity.ie  
www.whittysecurity.ie

I.S 3218:2013+A1:2019

## Fire detection and alarm system - Annual Certificate of Servicing /Testing

Page 1 of 2

Certificate number: D0000030

Name of premises: The Lodge- Carnew.

Address of premises:

Protected area(s) covered by this certificate:

All rooms landings and hallways

### System Details

	Yes	No
Details of the "responsible persons" for the system have been issued to system Service Provider	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has the system Certificate of Design been made available to the Service Provider for inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>

System Category (tick as appropriate)

	1989	2009	2013	2019
I.S. 3218:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

P1	P2	M	L4	L3	L2/L4	L2/L3	L1	X	Unknown
							✓		

	Yes	No
Does the Certificate of Design note any system design variations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the system "as installed" drawings available for inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the Certificate(s) of installation available for inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the Certificate(s) of commissioning available for inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Site Inspection Records

Date Tested	
Periodic Service Inspection and Test	29/02/2024
Periodic Service Inspection and Test	26/06/2024
Periodic Service Inspection and Test	27/08/2024
Annual Service Inspection and Test	



Unit 5C Ballyloughan Business Park  
Gorey  
Co Wexford

Tel: (053) 941 1105  
Mob: 0879422322  
Email: info@whittysecurity.ie  
www.whittysecurity.ie

I.S 3218:2013+A1:2019

**Fire detection and alarm system - Annual Certificate of Servicing  
/Testing**

**Page 2 of 2**

I/We hereby certify that the Fire Detection and Alarm System installed in the protected area at the above premises has been serviced & tested in accordance with the requirements of I.S.3218:2013+A1:2019 and as detailed in the relevant service reports.

I/We confirm my/our competence to undertake this work and to the best of my/our knowledge and ability the Annual Inspection and Test works have been completed and the system is currently operational and any ongoing works and/or deviations from the system design and/or annual service, inspection and test requirements have been notified to the responsible person for the system and recorded in the system log book.


With the following variations:

.....  
.....  
.....  
.....

**Service Provider Details**

Name (Print): Jordan Kane

Position: Engineer

Signature:  Date: 29/08/2024

For and on behalf of Service Provider: Whitty Security Ltd

Address: Unit 5C Ballyloughan Business Park, Gorey, Co Wexford, Wexford

Telephone Number: 0539411105

**Opinion on Compliance with Part B of the Building Regulations**

**The Lodge, Carnew, Co. Wicklow**

I, **Nathan Cashman BE, C. Build E MCABE, MIEI** of OCFPM Ltd Unit 19, Charleville Town Centre, Charleville, Co. Cork certify as follows:

1. I am an Engineer having qualified as such from the Cork Institute of Technology in the year 2014 and I am a registered Building Surveyor pursuant to Part V of the Building Control Act 2007, a member of the Institute of Engineers of Ireland and a chartered member of the Chartered Association of Building Engineers.
2. This Opinion on Compliance is in relation to the Fire Upgrade Works that were carried out within The Lodge, Carnew, Co. Wicklow, particularly the works carried out to the former function room at first floor at the rear of the property (herein after called "The Relevant Works"). A detailed list of the Relevant Works can be found in Schedule 2 attached to this Opinion.
3. I have reviewed the available plans, elevations, specifications, other drawings and documents which were available and presented by the Building Control Section of Wicklow County Council as those on foot of which the Fire Safety Certificates mentioned at Paragraph 4 hereunder were granted.
4. The Fire Safety Certificates that this Opinion relates to are as follows:
  - The Grant of Fire Safety Certificate ref. BC 4717/2024 date received 8<sup>th</sup> March 2024 relates to:
    - i. "material alterations and material change of use of an existing public house to other residential for the purposes of providing temporary accommodation throughout the premises."
5. Any remedial works identified in schedule 2 attached to this opinion on foot of an intrusive survey were designed by me and I have overseen the implementation and completion of same through various inspections during the course of the works. Any design of the remedial works has been in accordance with the Building Regulations.
6. I have completed a final visit to the property on the 22<sup>nd</sup> of February 2024 and in my opinion, the construction thereof complies substantially with Part B of the Building Regulations

## **Schedule 1 - Definitions**

### ***"Building Control Act"***

*means the Building Control Act, 1990 and any statutory modification or re-enactment thereof current at the date of the Commencement Notice referred to in the Opinion hereto.*

### ***"Building", "Works", "Constructions" and Design"***

*have the meanings respectively assigned by the Building Control Act.*

### ***"Building Regulations"***

*means regulations made under the 'Building Control Act'.*

### ***"Substantial Compliance" when applied to Design***

*means that the Design of the Relevant Building or Works, is in accordance with the Building Regulations, saving and excepting such deviations as would not in my opinion warrant the issue of enforcement proceedings as provided for in the Building Control Act.*

### ***"Substantial Compliance" when applied to Construction***

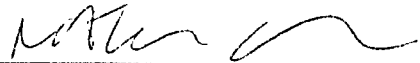
*means that such Construction of the Relevant Building or Works, as is evident by Visual Inspection, is in accordance with the Building Regulations, saving and excepting such deviations as would not in my opinion warrant the issue of enforcement.*

This Opinion on Compliance is based on a combination of visual and intrusive inspection of areas identified in schedule 2, carried out for the purpose of comparison of such with the relevant documents, it should be noted that localised opening-up works were undertaken. This Opinion is issued solely for the purpose of providing evidence for title purposes of the compliance of the Relevant Building and Relevant Works with the requirements of the Building Control Act, and the respective Building Regulations thereunder. Except insofar as it relates to compliance with the said requirements and regulations it is not a report or survey on the physical condition or on the structure of the Relevant Building and Relevant Works NOR does it warrant, represent or take into account any of the following matters.

- (a) The accuracy of dimensions in general save where arising out of the conditions of the Permission/Approval of the Building Regulations aforesaid;
- (b) Matters in respect of private rights or obligations;
- (c) Matters in relation to general maintenance and operational issues; &
- (d) Development of the Relevant Works which may occur after the date of final inspection of the Property which took place on 24<sup>th</sup> of April 2024.
- (e) Areas not opened up.

**Date of Issue:** 7<sup>th</sup> of May 2024

**Signed:**



**Member of Institute Engineers of Ireland**

## **Schedule 2 – Fire Defects and Upgrade Works**

- All works specified in the drawings below.

# Land Registry

County Wicklow

Folio 46468F

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	The property shown coloured Red as plan(s) D2W59 on the Registry Map, situate in the Townland of CARNEW, in the Barony of SHILLELAGH, in the Electoral Division of CARNEW.  The Registration does not extend to the mines and minerals	From Instrument D2022LR089375V

**Land Registry**

**County Wicklow**

**Folio 46468F**

**Part 1(B) - Property  
Parts Transferred**

No. Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:



# Land Registry

County Wicklow

Folio 46468F

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	15-NOV-2022 WEALTH OPTIONS LIMITED (CRO Reference 378600) of Unit 2A Elm D2022LR089375V House, Millenium Park, Naas, County Kildare is full owner.

**Land Registry**

**County Wicklow**

**Folio 46468F**

**Part 3 - Burdens and Notices of Burdens**

<b>No.</b>	<b>Particulars</b>

Date 12/9/20

# Periodic Inspection Report for an Electrical Installation

PR No. 152574

### REGISTERED CONTRACTOR DETAILS :

Name John Fleming  
Address Annagh hill  
Creagh Woodlands



### INSTALLATION DETAILS:

Occupant Name/Trading as \_\_\_\_\_  
Address THE Lodge main  
street Carnally, Co. Wicklow

Reg No. A5844

Installation Approx Age 20 years

Occupant In Attendance ? Yes No

### PLEASE CIRCLE ANSWERS OR TICK BOXES AS APPROPRIATE

Installation Category? Domestic  Commercial  Industrial  Other (specify) Safe Home for

Reason for Inspection? Insurance Inspection  Safety Audit  If Other (specify) Foreign National Planning

Extent of Installation covered by this report? Entire Installation\*  YES  NO (see partial inspection details below)

\* N.B. Cables concealed within trunking and conduits within the fabric of the building or underground have not been inspected unless stated otherwise.

If partial inspection Specify what part the report refers to \_\_\_\_\_

TYPE OF SYSTEM EARTHING: TNCS TT, FNS, IT

Installation voltage Single Phase  Three Phase  L 1. 230 v L 2. 231 v L 3. 230 v L 1-L2 401 v L 2-L3 400 v L 3-L1 400 v

Max prospective S/C current 5247 A Main Isolation\*\* and overcurrent device type ? NONE  SWITCH FUSE  MCB  MCCB

Nominal rating \_\_\_\_\_ A \*\* If a main RCD is used as a main isolating device the following details are required Rated current I<sub>n</sub> \_\_\_\_\_ A

Tripping current I<sub>Δn</sub> \_\_\_\_\_ mA



# Periodic Inspection Report for an Electrical Installation

PR No: 152574

N.B. Any Questions answered "no" must be referred to in the comment section of this report. ALL QUESTIONS MUST BE ANSWERED PLEASE TICK BOX AS APPROPRIATE

- 1. Have all electrical outlets / accessories been inspected? Yes  No
- 2. Are all outlets / accessories undamaged? Yes  No
- 3. Are all live parts covered? Yes  No

## EARTHING/BONDING DETAILS

- 4. If TNCS is main protective conductor connected?  
Yes  No  N/A
- 5. If present is it the correct size? Yes  No  N/A
- 6. Earth Electrode Inspection Chamber? Yes  No
- 7. If yes... Is earth electrode visible? Yes  No
- 8. If yes... Is protective tape used? Yes  No
- 9. If visible is the earthing conductor the correct size? Yes  No
- 10. Is all main equipotential bonding correct? Yes  No  N/A
- 11. All supplementary bonding correct & connections verified?  
Yes  No  N/A
- 12. Protective Earthing sleeved where appropriate? Yes  No  N/A
- 13. Polarity + earthing of all switches/outlets correct? Yes  No
- 14. All metallic switches / outlets earthed? Yes  No

## DISTRIBUTION BOARD/S

- 15. Labelled correctly? Yes  No
- 16. Located correctly? Yes  No
- 17. Sub circuit isolation & overcurrent device type?  
Fuse  Mcb
- 18. Are all devices correctly rated for S/C & O/L?  
Yes  No
- 19. Circuit sequence correct for P, N, +E? Yes  No
- 20. RCD's

Circuit description	Tripping current	Longest tripping time
Sockets	30 mA	N/A ms
Electric Shower	30 mA	N/A ms

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# Periodic Inspection Report for an Electrical Installation

PR No: 152574

## GENERAL

- 21. Correct cable colours used at the time of installation? Yes  No
- 22. Are cables in good condition? Yes  No
- 23. Cables correctly selected? Yes  No
- 24. Correct routing of cables in attic area? Yes  No  N/A
- 25. Cables correctly installed where visible? Yes  No
- 26. All excessive heating effects from luminaires avoided? Yes  No
- 27. Correctly selected accessories & switches? Yes  No
- 28. Are they in a good condition? Yes  No
- 29. Are they correctly located? Yes  No
- 30. Are they suitable for their environment? Yes  No

## QUALITY OF WORKMANSHIP:

Very Good

Satisfactory

Poor

## SUMMARY TEST DATA

Min Insulation Resistance 86.9 MΩ  
 Max Resistance of protective conductor 0.89 Ω  
 Max fault loop impedance 1.01 Ω and type and size of associated protective device  
 Type MCB Size 20A

## TEST INSTRUMENT SERIAL NUMBERS :

Continuity Tester 102231157  
 Insulation Resistance Tester 102231157  
 Loop Impedance Tester 102231157  
 RCD Tester 102231157

## DECLARATION

I/We the undersigned are responsible for the inspection and testing of the electrical installation described on page 1. of this report.  
 I/We confirm to the best of my /our knowledge that tests and observations made on pages 1, 2, 3, 4, & \_\_\_\_\_ represent an accurate assessment within the limits specified, of the condition of the electrical installation.

Inspected and tested by (Signed) [Signature]  
 (BLOCK CAPITALS) John Fleming

This report is issued and signed by the person responsible for the inspection of the installation concerned. This report should be used only for the domestic and small commercial installations. The CEI or Safe Electric is not responsible for the electrical installation or for the accuracy of the information given on the report.



# Periodic Inspection Report for an Electrical Installation

## OBSERVATIONS AND RECOMMENDATIONS (tick boxes as appropriate)

PR No: 152574

(Note subject to the limitations specified on Page 1 of this report)

NO REMEDIAL WORK IS REQUIRED

THE FOLLOWING OBSERVATIONS ARE MADE

REF NO.	COMMENTS (USE NUMBERED CONTINUATION SHEETS IF NECESSARY)	Recommendations As detailed below ●
	Fuse Boards need labelling (better labelling than what is there)	(2)
	Some lights need changing for new lights as lighting is not adequate	(2)

● One of the following numbers, as appropriate, is allocated to each of the observations made above to indicate to the person(s) responsible for the installation the action recommended.

- (1) REQUIRES URGENT ATTENTION (2) REQUIRES IMPROVEMENTS (3) REQUIRES SOME ATTENTION  
(4) DOES NOT COMPLY WITH CURRENT NATIONAL RULES FOR ELECTRICAL INSTALLATIONS\*

\*THIS DOES NOT NECESSARILY IMPLY THAT THE ELECTRICAL INSTALLATION INSPECTED IS UNSAFE.

On the basis that all observations requiring "urgent attention" have been completed without delay, I/We recommend that this electrical installation is further inspected and tested after an interval of not more than ..... months / years. (N.B. Future national requirements may modify the specified time interval in question)

Signed [Signature]  
(BLOCK CAPITALS)

Certifier No. 12234/112015

Date 12/9/24

# Bord na Móna

Bord na Móna Recycling Ltd, Main Street, Newbridge, Co. Kildare, W12 XH56  
E: [commercialenquiries@bordinnrecycling.ie](mailto:commercialenquiries@bordinnrecycling.ie) VAT No. IE 82241730

[www.bordinnrecycling.ie](http://www.bordinnrecycling.ie)

## Business Application Form

Customer Account Number Office Use Only

### Customer Details

Registered Name\* **HERNIGH RELIE SOLUTIONS LTD**  
Company Number\* **492381**  
Trading Name\* **AS ABOVE**  
VAT Number\* **9969468Y**  
Invoice Address\* **COPPER BEECH  
BALLINAHINCH  
ASHFORD CO. WICKLOW**  
Site Address\* **THE LODGE, MAIN ST.  
CARNEW**  
Site Ecode\* **Y14 YR 83**  
Contact Name\* } **AS ABOVE**  
Office Number\* }  
Mobile Number\* }  
Email Address\* }

### Accounts Payable Details

Contact Name\* **PAT FOX**  
Office Number\* **---**  
Mobile Number\* **086 2576332**  
Email Address\* **PADDYFX@SMAROI.COM**  
Service Email Address\* **AS ABOVE**  
The site is\* Freehold  Leasehold   
Payment Method\* Account  Direct Debit   
Commencement Date\* **enq**  
Contract Term\* **12 months**  
Credit Terms\* **30 days**  
Est. Monthly Turnover\* € **200**  
VAT Status\* **Standard**  
VAT (SIA) Authorisation\* Y  N

Waste Type - CMC Code	Equipment	Qty	Volume (Litres)	Excess Weight (kg)	Weight Allowance (kg)	Volume (Litres)	Monthly Rental €	Additional Instructions
Commercial Waste (200010)	<input type="checkbox"/> 1100 Litre Wheeled Bin	<input type="checkbox"/> 3		20	10	32	0	
Commercial Rubble (200010)	<input type="checkbox"/> BIN SECTION	<input type="checkbox"/>					0	
Commercial Rubble (200010)	<input type="checkbox"/> BIN SECTION	<input type="checkbox"/>					0	
Ballast (200010)	<input type="checkbox"/> BIN SECTION	<input type="checkbox"/>					0	
Commercial Waste (200010)	<input type="checkbox"/> BIN SECTION	<input type="checkbox"/>					0	
Commercial Waste (200010)	<input type="checkbox"/> BIN SECTION	<input type="checkbox"/>					0	

Any weight surcharge to be applied in accordance with clauses 4 & 5 shall be charged at the rate on the Bord na Móna Recycling website.

BY SIGNING THIS BUSINESS APPLICATION FORM THE CUSTOMER AGREES TO AND IS BOUND BY THE CONDITIONS, AS AMENDED BY BORD NA MÓNA RECYCLING. THE CURRENT VERSION IS PRINTED ON THE BACK OF THIS FORM.

Bord na Móna Recycling is part of the Bord na Móna Group. Bord na Móna will store contact information about you centrally and will use this information to notify you about the range of services available from the Group.

Please indicate your preferred contact method: Email  SMS  I do not want to receive any such information

### Execution

On behalf of Bord na Móna Recycling

Name\* **Gavin Byrne**  
Position\* **Sales Manager**  
Date\* **16/09/24**  
Signature\*

On behalf of Bord na Móna Customer

Name\* **PAT FOX**  
Position\* **DIRECTOR**  
Date\* **17.09.24**  
Signature\*

**PAT FOX**

14<sup>th</sup> August 2024

Molloy Architecture & Design Studio,  
22 McCurtain Street,  
Gorey,  
Co. Wexford.

Re: Planning and Development (Exempted Development) (No. 4) Regulations 2022  
Notification of Intention to avail of Class 20F Exemption

Applicant: Conal McCrea  
Proposed Development: "The Lodge", Main Street, Carnew, Co. Wicklow.

NOTIFICATION NO 04

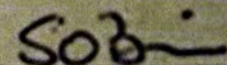
A Chara,

I wish to acknowledge receipt of your notification received on the 2<sup>nd</sup> August 2024 with regard to your notification of intention to avail of Class 20F Exemption.

Please find attached copy of the Planning & Development (Exempted Development) (No 4) Regulations 2023. It is noted that you are declaring that you are fully compliant with these Regulations. Please be aware that the Planning Authority has not carried out an examination for compliance of the proposed change of use with these Regulations.

If you wish the Planning Authority to examine whether or not you meet the exemptions set out under the Regulations, you must make a Section 5 Referral to the Planning Authority, further details which are available on the Council's website at <https://www.wicklow.ie/Living/Services/Planning/Planning-applications/Exempted-development>. The Section 5 referral should include sufficient details in order to assess the proposal. Alternatively you may wish to seek your own independent planning advice in relation to this exemption.

Mise le meas



ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT.  
Encls



# DOMESTIC PREMISES GAS INSTALLATION DECLARATION OF CONFORMANCE FOR NEW INSTALLATIONS OR EXISTING INSTALLATIONS REQUIRING A SUPPLY OF GAS AND/OR NEW METER FIT



1

## PART I

Please complete in BLOCK CAPITALS

NOTE: THIS IS A SAFETY RELATED DOCUMENT AND NOT AN INVOICE/RECEIPT



No. SN 104887

### LOCATION OF PREMISES REQUIRING SUPPLY

GRN

ERCODE

ADDRESS THE LODGE

CUSTOMER NAME CONAL MCCART

TEL NO

MET GAS  L.P. GAS   
New  Existing Annex E

ALL DETAILS REQUESTED MUST BE PROVIDED. ONLY THE REGISTERED GAS INSTALLER (RGI) RESPONSIBLE FOR CARRYING OUT THE INSTALLATION & TESTS CAN SIGN THIS DECLARATION & GAS WILL BE SUPPLIED TO THIS PREMISES ONLY ON RECEIPT OF THIS DECLARATION.

### OWNER OF PREMISES DETAILS

ERCODE

ADDRESS PRSA Co WITH OPTIONS

Unit 2A Elm House

CUSTOMER NAME MURRAY MCK

TEL NO NRAS Co Kildare

Appliances Installed  
Appliance Flue Type

Central Heating   
Open  R.Seal

Fire  Flueless   
Open  R.Seal

Other   
Open  R.Seal

Cooker   
Hob

Pipework Material: Copper  CSST  Other

APPLIANCE LOCATION CORRECT   
ADEQUATE PERMANENT VENTILATION

FLUE INSPECTED AND ADEQUATE   
SOUNDNESS TEST PASS

DECLARATION OF  
INSTALLATION  
SAFETY &  
CONFORMITY  
PRIOR TO SUPPLY  
OF GAS

I HEREBY DECLARE, UNDER MY SOLE RESPONSIBILITY & BEING COMPETENT TO DO SO: (Please sign appropriate statement)

### "PRE-CONSTRUCTION"

- THAT ALL REQUIREMENTS OF IS 813:15 EN 1949 & ALL MANUFACTURERS' REQUIREMENTS FOR INSTALLING THE ABOVE APPLIANCES WILL BE MET (IN AS FAR AS IS POSSIBLE IF PRIOR TO THE SUPPLY OF GAS)
- THAT ALL REQUIREMENTS OF IS 813:15 EN 1949 FOR INSTALLING & TESTING OF THE INSTALLATION PIPEWORK WILL BE MET
- THAT COMMISSIONING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IS 813:15 EN 1949
- THAT THE INSTALLATION PIPEWORK WILL BE SOUND
- THAT THE INSTALLATION AT THIS PREMISES WILL BE SAFE TO BE SUPPLIED WITH GAS

### "POST-CONSTRUCTION"

- THAT ALL REQUIREMENTS OF IS 813:15 EN 1949 & ALL MANUFACTURERS' REQUIREMENTS FOR INSTALLING THE ABOVE APPLIANCES HAVE BEEN MET (IN AS FAR AS IS POSSIBLE IF PRIOR TO THE SUPPLY OF GAS)
- THAT ALL REQUIREMENTS OF IS 813:15 EN 1949 FOR INSTALLING & TESTING OF THE INSTALLATION PIPEWORK HAVE BEEN MET
- THAT COMMISSIONING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IS 813:15 EN 1949
- THAT THE INSTALLATION PIPEWORK IS SOUND
- THAT THE INSTALLATION AT THIS PREMISES IS SAFE TO BE SUPPLIED WITH GAS

Signature Robert Elliott Issue Date 23/11/22

Name Robert Elliott

Block Capitals

Number R5673 RGI Tel No 0892298993

Company Number R5673 Trainee Number N/A

Trainee Signature N/A

RGI Signed Robert Elliott RGI Number R5673

RGI Name ROBERT ELLIOTT

Block Capitals  
Date of Test 17/12/22 Issue Date 17/12/22

## PART II

## COMMISSIONING DECLARATION

I HEREBY DECLARE, UNDER MY SOLE RESPONSIBILITY & BEING COMPETENT TO DO SO:

- THAT ALL MANUFACTURERS' REQUIREMENTS & ALL REQUIREMENTS OF IS 813:15 EN 1949 FOR THE INSTALLATION, COMMISSIONING, TESTING & PUTTING INTO SERVICE OF THE ABOVE APPLIANCES HAVE BEEN MET
- THAT A WRITTEN OPERATING INSTRUCTION HAS BEEN PROVIDED WITH EACH APPLIANCE
- THAT THE CUSTOMER WAS INSTRUCTED IN THE SAFE USE AND OPERATION OF THE APPLIANCES

GAS ANALYSIS: Co N/A ppm Co<sub>2</sub> N/A% Co/Co<sub>2</sub> Ratio N/A

Signature Robert Elliott RGI Number R5673 Commissioning Date 17/12/22

DECLARATION  
OF APPLIANCE  
COMMISSIONING  
SAFETY &  
CONFORMITY  
AFTER SUPPLY  
OF GAS

THIS DOCUMENT IS A COMPLETION CERTIFICATE FOR THE PURPOSE OF THE ENERGY (MISCELLANEOUS PROVISIONS) ACT 2006

**HOUSEHOLDER  
IMPORTANT  
SAFETY  
INFORMATION  
PLEASE READ  
CAREFULLY**

THIS DECLARATION CONFIRMS TO YOU THE HOUSEHOLDER AND TO YOUR GAS SUPPLIER / NETWORK OPERATOR, THAT THIS INSTALLATION IS SAFELY INSTALLED IN CONFORMANCE WITH IRISH STANDARD 813 "DOMESTIC GAS INSTALLATIONS" IS EN 1949 LPG LEISURE ACCOMMODATION VEHICLES.

THE PERSON WHO ISSUES THIS DECLARATION ACCEPTS SOLE RESPONSIBILITY FOR ITS ACCURACY.

AFTER COMMISSIONING, THE SAFE OPERATION AND MAINTENANCE OF THIS INSTALLATION FROM THE METER OR LPG CYLINDERS/TANK VALVE INWARDS IS THE SOLE RESPONSIBILITY OF THE HOUSEHOLDER.

GAS APPLIANCES SHOULD BE SERVICED ANNUALLY. FOR THE SAFE AND EFFICIENT OPERATION OF YOUR APPLIANCES PLEASE REFER TO APPLIANCE USER INSTRUCTIONS.

FOR YOUR REASSURANCE AND SAFETY PLEASE ENSURE YOU ARE ABLE TO OPERATE THE EMERGENCY SHUT OFF VALVE WHICH IS LOCATED AT  / GAS METER

COPIES: WHITE - CUSTOMER YELLOW - ON SITE FOR GAS SUPPLIER/NETWORK OPERATOR  
GREEN - RETURN TO RGI BLUE - COPY FOR YOUR RECORDS

PTO