



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
Suíomh / Website www.wicklow.ie

 October 2024

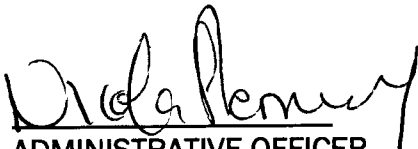
Martin Noone Architect
136 Lr. George St
Dun Laoghaire
Co. Dublin

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX85/2024

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: Sarah Doyle

Location: Former Glen of the Downs Gold Club Pavilion, Coolnaskragh, Delgany, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1297

Section 5 Declaration as to whether the change of use from Golf Club usage to Health & Fitness Centre" at Former Glen of the Downs Gold Club Pavilion, Coolnaskragh, Delgany, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).


Having regard to:

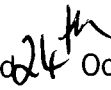
- The details submitted with the Section 5 Declaration
- PRR 22/691, PRR 98/8125
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- Article 10, and Schedule 2: Part 4 of the Planning and Development Regulations 2001(as amended).

Main Reasons with respect to Section 5 Declaration:

- The change of use from former Golf Club Pavilion to a Health & Fitness Centre would result in a material change of use, as the character of use would be different to that of a Golf Club, and use as a Health & Fitness Centre would give rise to differing planning effects in particular increased intensity of use, traffic movements, and noise. The change of use would therefore be development having regard to the provisions of Section 3 of the Planning and Development Act 2000 (as amended)
- There are no exemptions within the Planning and Development Act 2000(as amended) or the associated Regulations which would allow for the change of use (i.e. the said change of use does not fall within the scope of any one of the classes of use specified in Part 4 of the Second Schedule of the Planning and Development Regulations 2001 (as amended), and is not therefore exempted development).

The Planning Authority considers that "the change of use from Golf Club usage to Health & Fitness Centre " at Former Glen of the Downs Gold Club Pavilion, Coolnaskragh, Delgany, Co. Wicklow is development and is NOT exempted development

Signed: 
ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  24th October 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1297

Reference Number: EX85/2024

Name of Applicant: Sarah Doyle

Nature of Application: Section 5 Declaration request as to whether or not: -
"the change of use from Golf Club usage to Health & Fitness Centre" is or is not development and is or is not exempted development.

Location of Subject Site: Former Glen of the Downs Gold Club Pavilion, Coolnaskragh, Delgany, Co. Wicklow

Report from Chris Garde, EP & Edel Bermingham, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "the change of use from Golf Club usage to Health & Fitness Centre " at Former Glen of the Downs Gold Club Pavilion, Coolnaskragh, Delgany, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Having regard to:

- a) The details submitted with the Section 5 Declaration
- b) PRR 22/691, PRR 98/8125
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- d) Article 10, and Schedule 2: Part 4 of the Planning and Development Regulations 2001(as amended).

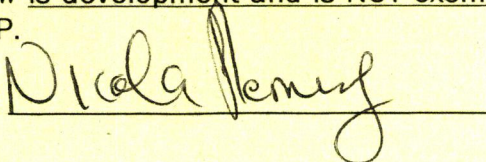
Main Reason with respect to Section 5 Declaration:

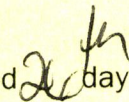
- i. The change of use from former Golf Club Pavilion to a Health & Fitness Centre would result in a material change of use, as the character of use would be different to that of a Golf Club, and use as a Health & Fitness Centre would give rise to differing planning effects in particular increased intensity of use, traffic movements, and noise. The change of use would therefore be development having regard to the provisions of Section 3 of the Planning and Development Act 2000 (as amended)
- ii. There are no exemptions within the Planning and Development Act 2000(as amended) or the associated Regulations which would allow for the change of use (i.e. the said change of use does not fall within the scope of any one of the classes of use specified in Part 4 of the Second Schedule of the Planning and Development Regulations 2001 (as amended), and is not therefore exempted development).

Recommendation:

The Planning Authority considers that "the change of use from Golf Club usage to Health & Fitness Centre" at Former Glen of the Downs Gold Club Pavilion, Coolnaskragh, Delgany, Co. Wicklow is development and is NOT exempted development as recommended in the report by the SEP.

Signed

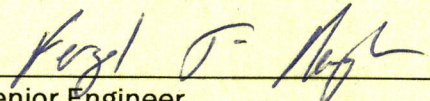


Dated  day of October 2024

ORDER:

I HEREBY DECLARE:

That "the change of use from Golf Club usage to Health & Fitness Centre" at Former Glen of the Downs Gold Club Pavilion, Coolnaskragh, Delgany, Co. Wicklow 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

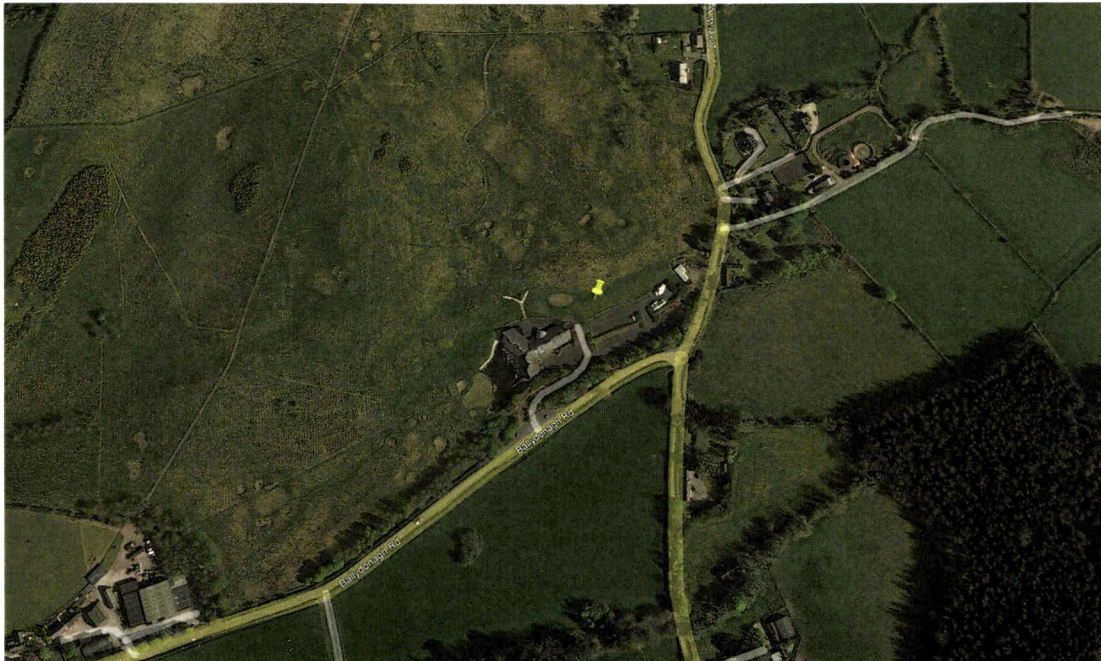
Dated 24th day of October 2024

WICKLOW COUNTY COUNCIL
Planning Department
Section 5 – Application for declaration of Exemption Certificate

TO: Fergal Keogh SE, Edel Bermingham SEP, Suzanne White SEP.
FROM: Chris Garde EP.
SUBJECT REF: EX 85/2024
DECISION DUE DATE: 29/10/2024
APPLICANT: Sarah Doyle
ADDRESS: Former Glen of the Downs Golf Pavilion, Coolnaskeagh, Delgany, Co. Wicklow.
EXEMPTION QUERY: Is the use of existing building as a Health & Fitness Centre, without structural or external alterations, exempt development. The use of the building as a sports facility does not alter its current designation?

Application Site:

The application relates to part of the former Glen of the Downs Golf Club site, located on the northern side of Ballydonagh Road. The site comprises an existing golf club pavilion building and associated parking and landscaped areas. The former golf course area falls outside the red line boundary of this application.



Relevant Planning History:

Ref	22/691
Development Proposed	Change of use, conversion, and refurbishment of the former golf pavilion/clubhouse to a publicly accessible Science, Environment, Heritage and Education Exhibition and Visitor Centre. Permission is also sought for the temporary provision of an 'Air-Dome Planetarium' inflatable temporary structure located to the rear of the existing building on existing hardstanding. Facilities to be provided within the existing building will include Science, Water and Local Heritage Museums, visitor

reception and retail areas, research and study areas, restoration and conversion of the existing bar to visitors café/bar, restoration of the existing Restaurant facility to cater for visitors and also private functions, restoration of the existing outdoor deck to cater for food and beverage consumption.

Decision
Reasons

WITHDRAWN subsequent to Planner's Report Recommending Refusal

1. Objectives CPO 11.3 and 11.4 of the County Development Plan 2022-2028 require that new tourism and recreation related developments are sustainable economically, environmentally and socially and, where located in a rural area, that such development does not adversely affect the character, environmental quality and amenity of the area. Having regard to the lack of information submitted to describe the development and its potential impacts on the environment and local amenity, particularly in relation to staff and visitor numbers, the frequency and scale of events, opening hours and seasonality, the design of the proposed temporary dome and the suitability of the wastewater treatment system, it has not been demonstrated that the proposed development would be in accordance with the objectives of the County Development Plan 2022-2028. The proposed development would therefore be contrary to the proper planning and development of the area.

2. The proposed development would be prejudicial to public health because the applicant has failed to demonstrate that the existing waste water treatment system would be in compliance with EPA CoP Treatment Systems for Small Communities, Business, Leisure Centres & Hotels 1999 and adequate to serve the proposed development. Consequently, the proposed development would be prejudicial to public health and contrary to the proper planning and development of the area.

Ref **98/8166**
Development temporary golf clubhouse, associated temporary site works to include
Proposed sewage holding tank
Decision Grant

Ref **98/8125**
Development Golf Pavilion to include bar & restaurant & also assoc. site works
Proposed including carpark, biocycle sewage treatment plant with percolation area
& for the public road main entrance walls & gates to include signage
Decision Grant

Ref **95/2523**
Development retention and completion of golf course development and outline
Proposed permission for golf clubhouse and two dwellings
Decision Grant

Ref **95/2131**
Development Proposed golf course
Proposed
Decision NEW APPLICATION

Relevant Referrals

RL3521 An Bord Pleanála hereby decides that (a) the conversion of 12 bedrooms to “recreation suites” is development and is not exempted development, (b) the construction of a car park on former putting green area is development which is permitted development under planning register reference number 91/6781 and (c) the construction of a car park on former tee area at Charlesland Golf Club, Ballynerrin (ED Kilcoole), Greystones, County Wicklow is development and is not exempted development as:

- (a) the permitted use is as hotel accommodation ancillary to and associated with the golf club use of the site as granted under planning register reference number 91/6781,
- (b) the alterations to the hotel bedrooms involving the removal of internal partitions and ensuite constitute development as defined in Section 3 of the Planning and Development Act 2000 and come within the scope of the exemptions provided for in Section 4(1)(h) of the said Act being internal works which do not affect the external appearance of the structure,
- (c) however, the conversion of all of the hotel bedrooms to “recreation suites” for the provision of an independent recreational and indoor sports facility for both members of the club and for visiting members of the public constitutes a change in the nature and character of the permitted use and an intensification of the use, and this change would raise material planning considerations, including traffic and parking implications and would, therefore, constitute a material change of use, which is development,
- (d) this material change of use does not fall within the scope of any one of the classes of use specified in Part 4 of the Second Schedule of the Planning and Development Regulations 2001, and is not, therefore, exempted development,
- (e) the works of alteration to the golf course comprising the construction of a car park on the former Tee Area and the adjoining grassed area constitute works that come within the meaning of Section 3 of the Planning and Development Act, 2000 and are, therefore, development,
- (f) the works to the former Tee Area do not come within the scope of Class 34 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, not being works incidental to the maintenance or management of the golf course and are, therefore, not exempted development, and
- (g) the construction of the car park on the former putting green is in accordance with the layout permitted under the permission granted under planning register reference number 91/6781 and is permitted development.

Relevant Legislation

Planning and Development Act 2000 (as amended)

Section 2 : (1) In this Act, except where the context otherwise requires—

“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

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

(iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*;

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

Section 3 :

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

Section 4 :

4.—(1) The following shall be exempted developments for the purposes of this Act—

(h) 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;

4(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

Planning and Development Regulations, 2001 (as amended):

Article 6(1) states that certain classes of development which are specified in Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

Article 9 (1) & (2) states that certain development to which article 6 relates shall not be exempted development for the purposes of the Act, when certain instances apply.

Part 1 (Classes 1-57) of Schedule 2 describes general classes of development which are exempted development, provided that such development complies with the associated conditions and limitations;

Development for amenity or recreational purposes

CLASS 34

Works incidental to the maintenance and management of any golf course or pitch and putt course, including alterations to the layout thereof, excluding any extension to the area of a golf course or pitch and putt course.

Assessment :

The querist seeks confirmation that:

The use of existing building as a Health & Fitness Centre, without structural or external alterations, exempt development. The use of the building as a sports facility does not alter its current designation?

From review of PRR 98/8125 under which permission was granted for the Golf Pavilion, the uses identified were for golf shop, locker rooms, bar / restaurant which were to service users of the golf course which is served.

The first question to be asked is whether development has occurred. In this regard it is noted that Part 4 of the Planning and Development Regulations 2000 (as amended) identifies use classes. On review of An Bord Pleanála Reference RL3521 and their examination of the Golf clubhouse usage in respect of the Classes set out in Part 4 the following is noted –

- The proposed use as a Health and Fitness Centre would come within CLASS 11 (e) i.e. gymnasium).
- In terms of the use classes set out in Part 4 of Schedule 2 of the P & D Regs. 2001, (as amended), it is considered that the nature of the use as permitted (under PRR 98/8125) falls under either Class 10(f) – use as a social centre, community centre or non-residential club, or possibly a sui generis use i.e. "of its own kind" or "unique" (i.e. not specifically defined in the use class of the P&D Regulations 2021 (as amended) or a combination of the two. In my opinion, the current use falls within Class 10(f) (the golf club). Class 14 of Part 1 of Schedule 2 of the 2001 Regulations sets out the changes between the classes of use which are exempted development. However, none of the changes of use listed therein are applicable to the current case. Thus there is no exemption for a change of use from Class 10(f) to Class 11(e).

Therefore it is evident that the proposed use and existing use are in two different use classes.

The materiality of the change of use must be examined, and there are a number of aspects to this assessment, in this regard as identified by the inspector in RL RL3521

The determination of the materiality of a change of use would also include consideration of the external effects of the use. Barron J. held (Galway County v Lackagh Rock, [1985], IR 120) that it was not enough to prove that a use had intensified, but it must also be demonstrated that the change of use has affected the proper planning and sustainable development of the area. This can be achieved by considering the matters which the planning authority would have taken into account in the event that a planning application had been made for the use. He also stated that if these matters are materially different from the original use, then the nature of the use must equally be materially different. Keane J., (Monaghan Co. Co. v Brogan [1987] IR 333) quoted Barron J., but held that it was a matter for the court to determine the issue of materiality as a matter of fact. He also held that 'material' means 'material for planning purposes'. It was also held that the absence of objections from third parties would not necessarily be crucial factors in determining whether there has been a material change of use.

It is considered that the use proposed would be materially different in character to the use as a golf clubhouse which is for the patronage of golfers. The proposed use would also introduce a significant level of other recreational uses such as a café, cardio, gymnasium machines, therapy room, cryogenics room, spin rooms, and other health and fitness type uses which were targeted at members of the general public.

It is considered that the extent and nature of the proposed uses, are likely to be considerably greater than any previous recreational uses, would fundamentally alter the nature and character of the use. It would also result in a significant increase in the number of people visiting the premises throughout the day and potentially into the evening. This would have an impact on traffic entering and exiting the premises and on parking demand. Thus it is considered that the change of use from a golf club pavilion to a Health and Fitness Centre (CLASS 11 (e) i.e. gymnasium), results in a change in the nature and character of the permitted use and in an intensification of that use, which is of such significance that it gives rise to fresh planning considerations. Thus the conversion of golf club pavilion to a Health and Fitness Centre use results in a material change of use, which is development.

Therefore the first question that has to be asked is would the change of use from Golf Club usage to Health & Fitness Centre be development? It is considered that the character and pattern of activity that would arise for Health & Fitness Centre would be materially different to the character and patterns of activity for use as a Golf Club and impacts on the pattern of development in the vicinity. Therefore the change of use from Golf Club usage to Health & Fitness Centre would be materially different, and would come within the definition of development as set out under Section 3 of the Planning and Development Act 2000 (as amended).

In this regard it is considered that the use from Golf Club to Health & Fitness Centre would be different in character, and would give rise to planning effects, in particular; increased intensity of use, traffic movements into and out of the building, and potentially differing noise impacts.

Article 10 of the Planning and Development Regulations 2001 (as amended) provides that

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.*

It is noted that the agent submission refers to Class 11 (e) with regard to the relevant exemption, however the Class 11 (e) quoted is not the current relevant extract from the Regulations. In this regard Class 11 (e) is as follows i.e.

CLASS 11

Use as—

- (a) a theatre,*
- (b) a cinema,*
- (c) a concert hall,*
- (d) a bingo hall,*
- (e) a skating rink or gymnasium or for other indoor sports or recreation not involving the use of motor vehicles or firearms.*

Golf Club is not referred to within this CLASS 11, and furthermore classes of use specified in Part 1 of Schedule 2 (Article 6) CLASS 33 and CLASS 34 highlight the difference between athletics or sports (other than golf or pitch and putt).

Accordingly there is no exemption within the Planning and Development Regulations 2001(as amended) of the Act that would allow for the change of use.

The development (i.e. indicated changes to car park) would not come within the provisions of Section 4(1)(h) as it is a material change.

The Planning and Development Regulations 2001 (as amended) provide the following exemption under Schedule 2 : Part 1 : Class 34 -

CLASS 34

Works incidental to the maintenance and management of any golf course or pitch and putt course, including alterations to the layout thereof, excluding any extension to the area of a golf course or pitch and putt course.

Recommendation:

With respect to the specific query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether the change of use from Golf Club usage to Health & Fitness Centre (at former Glen of the Downs Golf Club Pavilion, Coolnaskragh, Delgany) is development and is exempted development.

The Planning Authority considers that the change of use of the Golf Club usage to Health & Fitness Centre is **Development** and is **NOT Exempted Development**.

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration
- b) PRR 22/691, PRR 98/8125
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- d) Article 10, and Schedule 2: Part 4 of the Planning and Development Regulations 2001(as amended).

Main Reasons with respect to Section 5 Declaration:

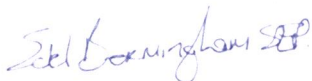
- i. The change of use from former Golf Club Pavilion to a Health & Fitness Centre would result in a material change of use, as the character of use would be different to that of a Golf Club, and use as a Health & Fitness Centre would give rise to differing planning effects in particular increased intensity of use, traffic movements, and noise. The change of use would therefore be development having regard to the provisions of Section 3 of the Planning and Development Act 2000 (as amended)
- ii. There are no exemptions within the Planning and Development Act 2000(as amended) or the associated Regulations which would allow for the change of use (i.e. the said change of use does not fall within the scope of any one of the classes of use specified in Part 4 of the Second Schedule of the Planning and Development Regulations 2001 (as amended), and is not therefore exempted development).



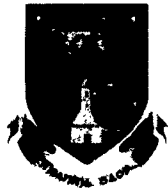
Executive Planner

Date: 24/10/2024

*Issue declaration as recommended
Myl T My Loss
24/10/24*



24/10/2024



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Chris Garde
Executive Planner

FROM: Nicola Fleming
Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX85/2024

I enclose herewith application for Section 5 Declaration received 2nd October 2024.

The due date on this declaration is 29th October 2024.

Staff Officer
Planning Development & Environment





COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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8th October 2024

Martin Noone Architect
136 Lr. George St.
Dun Laoghaire
Co. Dublin

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX85/2024 – Sarah Doyle

A Chara

I wish to acknowledge receipt on 02/10/2024 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 29/10/2024.

Mise, le meas



NICOLA FLEMING
STAFF OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT



MARTIN NOONE ARCHITECT

136 Lr. Georges St., Dun Laoghaire, Co. Dublin.

Tel: 284 1607

Fax: 284 2172



The Planning Officer,
Wicklow County Council,
County Hall,
Wicklow.

25th September 2024.

Ref; Section 5 Application for Declaration.

Dear Sir, Madam,

I enclose for your attention an application and fee for a Section 5 Declaration in relation to the re-use of the existing premises formerly known as Glen of The Downs Golf Pavilion, as a Health and Fitness facility. The aim is to provide for use of the large spaces within the former clubhouse to accommodate training and fitness equipment together with group training activities indoor and on the external deck.

The proposal involves reuse of the existing changing, showers and sanitary facilities with no structural interventions required.

The existing kitchen is to be reused to provide cafe-style catering from the former bar, with indoor and outdoor seating available.

The basement will continue to provide the service areas required to run the facility.

The existing parking provision will service the facility and additional cycle parking will be installed to the rear of the building.

The existing Bio-cycle treatment plant has been serviced by the installers and certification of is available.

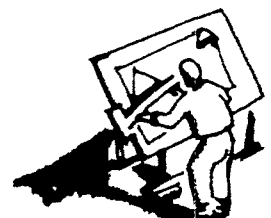
The proposed use of the existing structure involves no external alteration, other than refurb and making good where required to accommodate its use as a Health and Fitness Facility and the use remains within the Sports and Leisure use of the original establishment.

It is anticipated that the proposed facility will be of considerable benefit and amenity to the rapidly expanding local population.

If any further information or clarification is required, please let me know.

Best regards,

Martin Noone



Wicklow County Council
County Buildings
Wicklow
0404-20100

02/10/2024 10:14:16

Receipt No L1/0/335289

NOONE ARCHITECTS
136 LR GEORGES ST
DUN LAOGHAIRE
CO DUBLIN

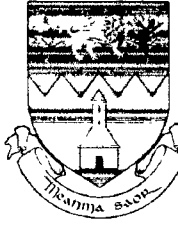
PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total 80.00 EUR

Tendered
Cheque 80.00
SARAH DOYLE

Change 0.00

Issued By Ruth Graham
From Customer Service Hub
Vat reg No 0015233H



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

Office Use Only

Date Received _____

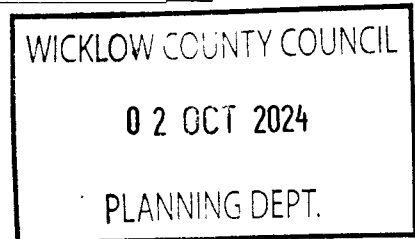
Fee Received _____

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: Ms SARAH DOYLE
Address of applicant: COOLNASKRAGH, DELGANU
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) MARTIN NOONAN
Address of Agent : 136 TR GARDENS ST
DUNLAUGH AIR

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

3. Declaration Details

i. Location of Development subject of Declaration FORMER CLUB OF THE DOWNS
GOLF PAVILION COOLNASKRAGH, BELMONT CO. DUBLIN.

ii. Are you the owner and/or occupier of these lands at the location under i. above?
Yes/ ~~No~~.

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

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 _____

IS THE USE OF THE EXISTING BUILDING AS A HEALTH & FITNESS CENTRE, WITHOUT STRUCTURAL OR EXTERIOR ALTERATIONS, EXEMPT DEVELOPMENT. THE USE OF THE BUILDING AS A SPORTS FACILITY DOES NOT ALTER ITS CURRENT DESIGNATION?

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 3(1) PLANNING AND DEVELOPMENT ACT (AS AMENDED)
S1 000/2001, PLANNING REG. CLASS 11 (E)

Additional details may be submitted by way of separate submission.

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

L(-) 01	FLOOR PLAN PROPOSED WORK	A1
L(-) 02	BACKGROUND PLAN PROPOSED WORK	A1
L(-) 03-05	ELEVATIONS NO CHANGE	A2
L(-) 06	SECTION NO CHANGE	A2
L(-) 07	SITING PLAN NO CHANGE	A1
L(-) 10	FLOOR PLAN EXISTING DIMENSIONS	A1
	SITE LOCATION MAP 1:1000	A4

viii. Fee of € 80 Attached ? CHEQUE ATTACHED.

Signed Martin Power (Agent) Dated : 25/07/2024

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.

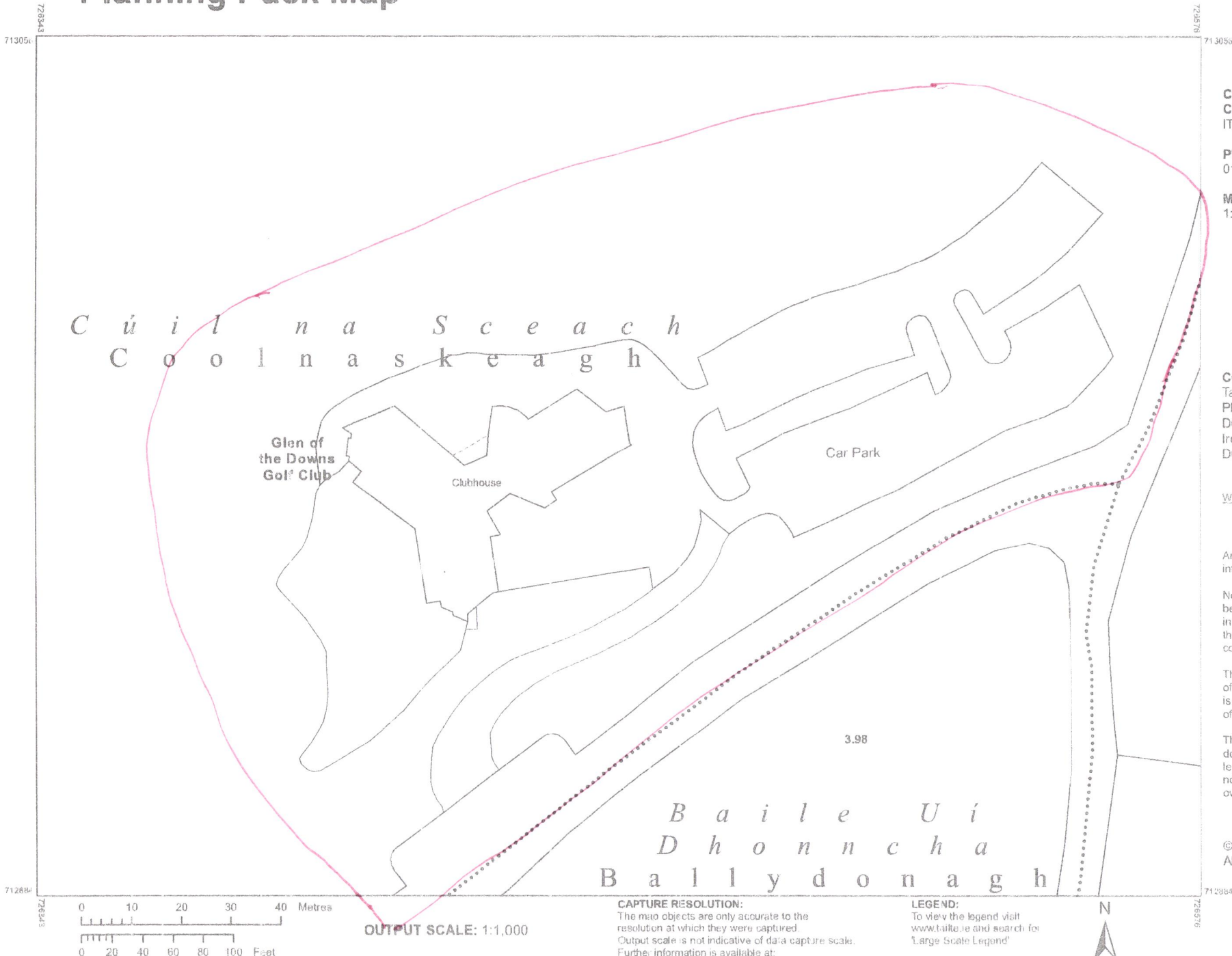
C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- 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.

Planning Pack Map



Tailte
Éireann



CENTRE COORDINATES:
ITM 726460,712970

PUBLISHED: 01/10/2024
ORDER NO.: 50425895_1

MAP SERIES: 1:2,500
MAP SHEETS: 3673-B

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
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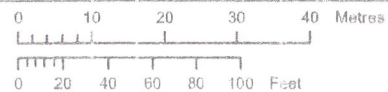
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

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OUTPUT SCALE: 1:1,000

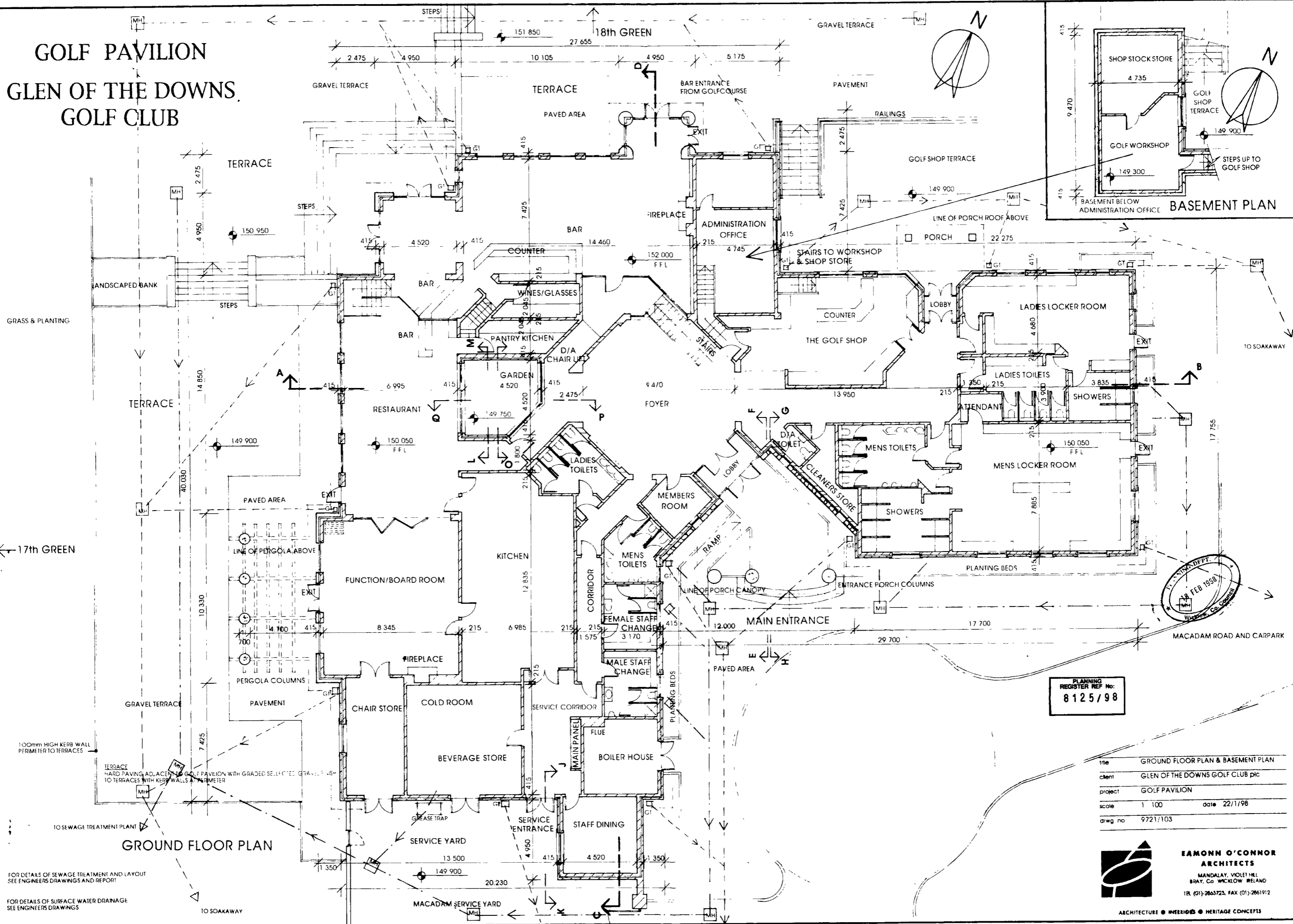
CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'



History

GOLF PAVILION GLEN OF THE DOWNS GOLF CLUB



FOR DETAILS OF SEWAGE TREATMENT AND LAYOUT
SEE ENGINEERS DRAWINGS AND REPORT

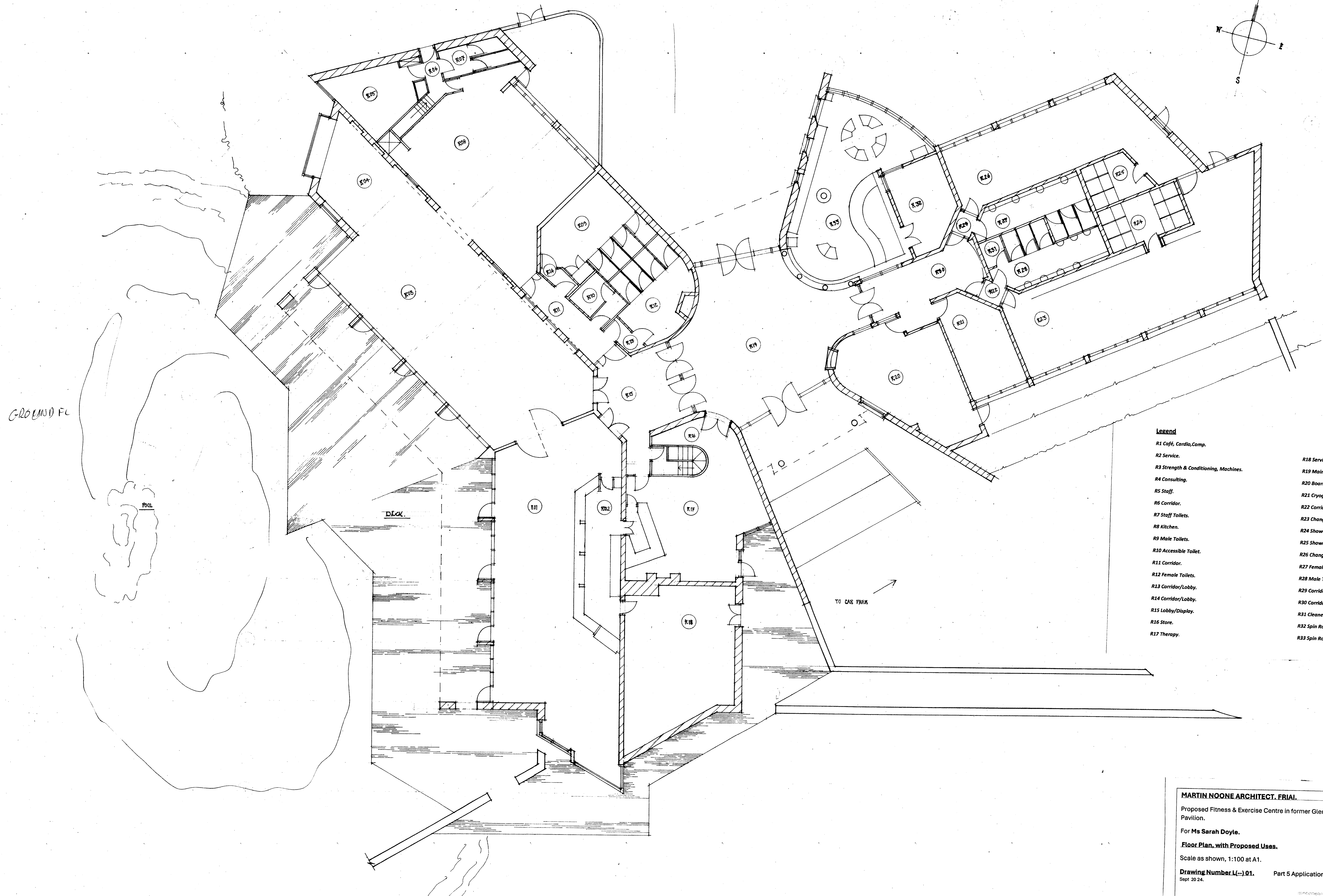
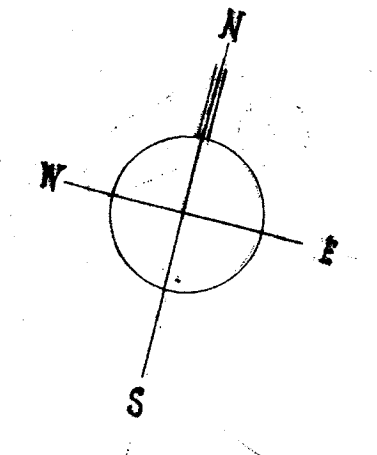
FOR DETAILS OF SURFACE WATER DRAINAGE
SEE ENGINEERS DRAWINGS

title	GROUND FLOOR PLAN & BASEMENT PLAN		
client	GLEN OF THE DOWNS GOLF CLUB plc		
project	GOLF PAVILION		
scale	1:100	date	22/1/98
dwg no	9721/103		



AMONN O'CONNOR ARCHITECTS
MANDALAY, VIOLET HILL
BRAY, Co WICKLOW IRELAND
TEL (01)-2663723, FAX (01)-2661972

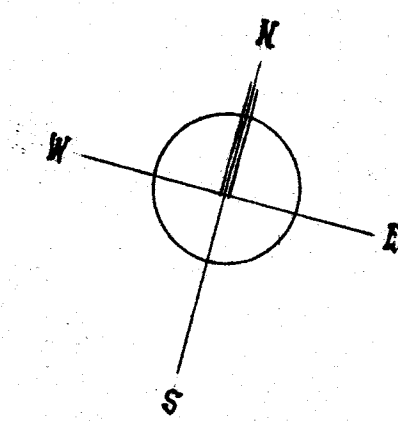
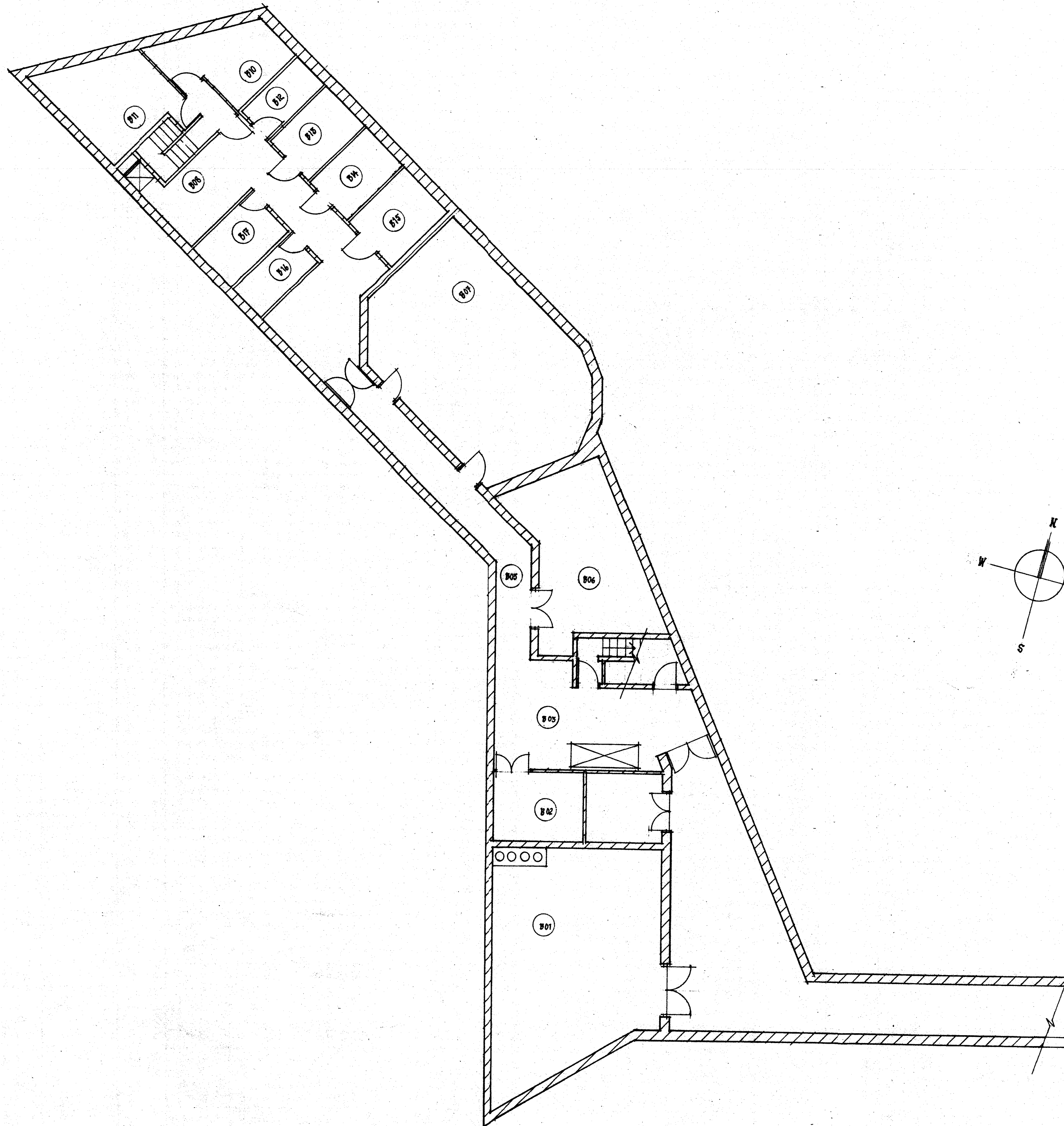
ARCHITECTURE • INTERIORS • HERITAGE CONCEPTS



GROUND FL

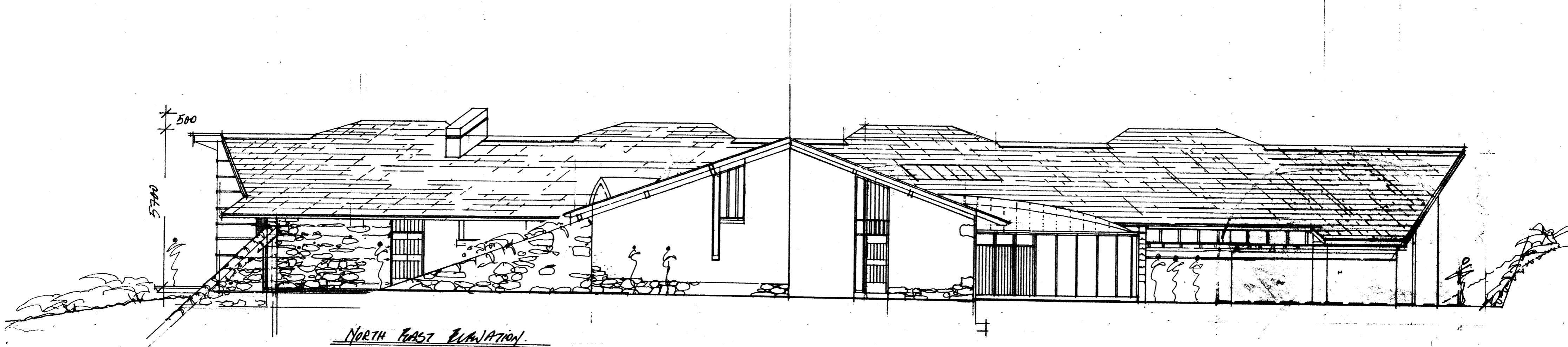
- Legend**
- R1 Café, Cardio, Comp.
 - R2 Service.
 - R3 Strength & Conditioning, Machines.
 - R4 Consulting.
 - R5 Staff.
 - R6 Corridor.
 - R7 Staff Toilets.
 - R8 Kitchen.
 - R9 Male Toilets.
 - R10 Accessible Toilet.
 - R11 Corridor.
 - R12 Female Toilets.
 - R13 Corridor/Lobby.
 - R14 Corridor/Lobby.
 - R15 Lobby/Display.
 - R16 Store.
 - R17 Therapy.
 - R18 Service & Stores.
 - R19 Main Concourse/Reception & Display.
 - R20 Boardroom/ Office.
 - R21 Cryogenics.
 - R22 Corridor.
 - R23 Changing & Lockers.
 - R24 Showers.
 - R25 Showers.
 - R26 Changing & Lockers.
 - R27 Female Toilets.
 - R28 Male Toilets.
 - R29 Corridor.
 - R30 Corridor/Display.
 - R31 Cleaner Store.
 - R32 Spin Room.
 - R33 Spin Room.

MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
 Proposed Fitness & Exercise Centre in former Glen of the Downs Golf Pavilion.
 For Ms Sarah Doyle.
Floor Plan, with Proposed Uses.
 Scale as shown, 1:100 at A1.
Drawing Number L(-)01. Part 5 Application.
 Sept 20 24.



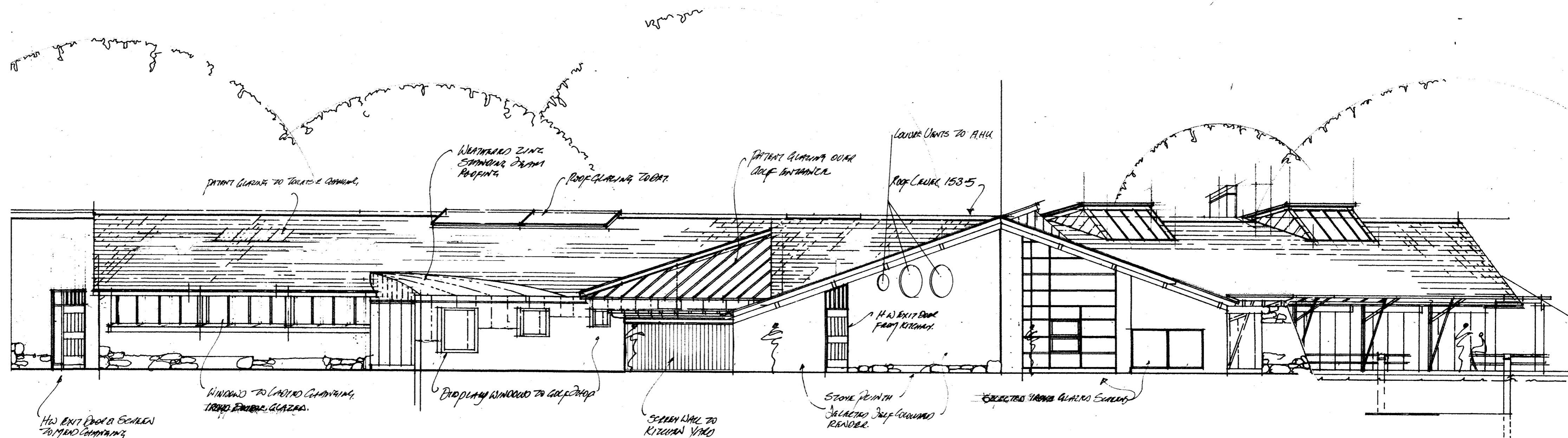
- B01 BOILER / PLANT
- B02 MEMBERS OFFICE
- B03 LOBBY
- B04 STORES
- B05 CORRIDOR
- B06 TANKS
- B07 STORAGE
- B08 PUMP
- B09 STORES
- B10 STAFF CHANGING
- B11 STAFF CHANGING
- B12 STORES
- B13 STORES
- B14 STORES
- B15 STORES
- B16 CHEMICAL
- B17 DEY GOODS

MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
 Proposed Fitness & Exercise Centre in former Glen of the Downs Golf Pavilion.
 For Ms Sarah Doyle.
Basement Floor Plan, with Proposed Uses.
 Scale as shown, 1:100 at A1.
Drawing Number L(-) 02. Part 5 Application.
 Sept. 20 24.
 mnoonearch@gmail.com.



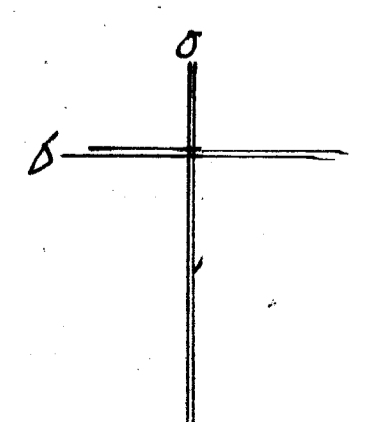
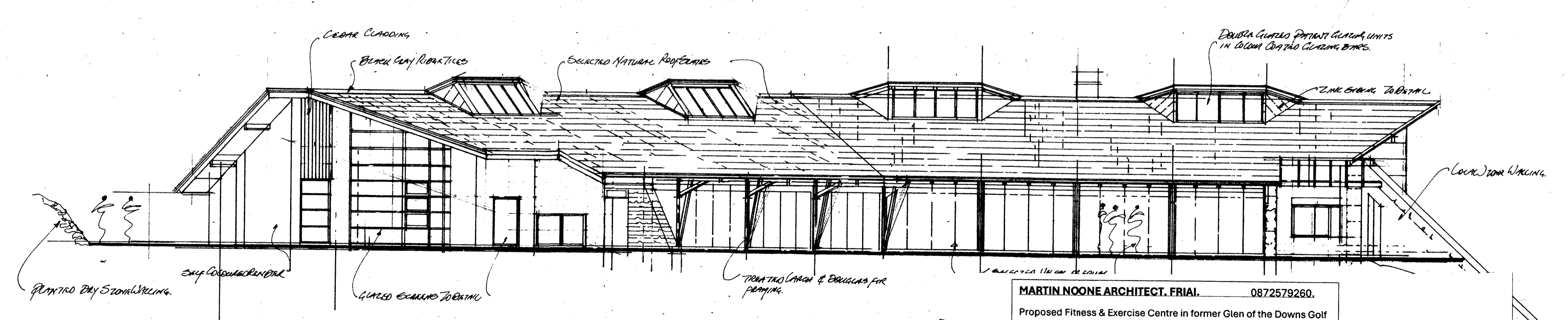
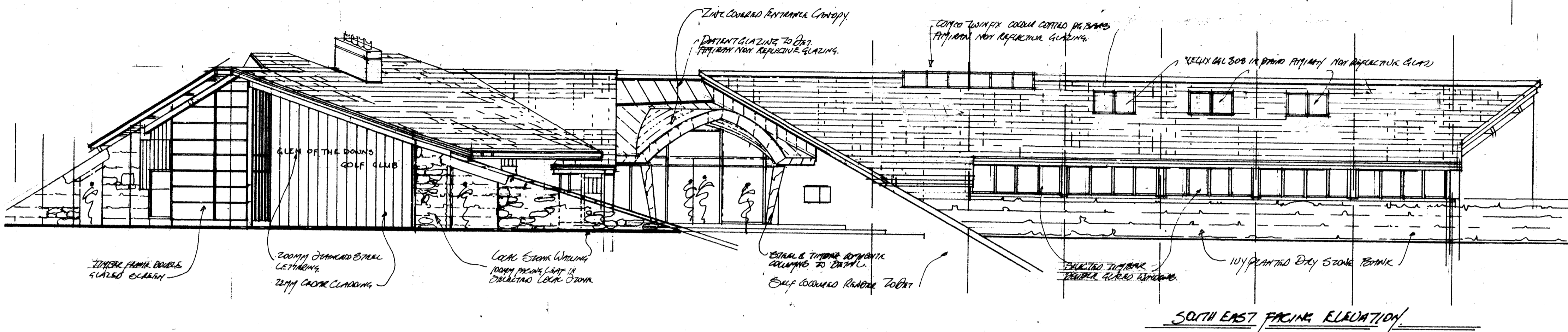
NORTH EAST ELEVATION.

MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
Proposed Fitness & Exercise Centre in former Glen of the Downs
Golf Pavilion.
For Ms Sarah Doyle.
Elevations.
Scale as shown, 1:100 at A2.
Drawing Number L(-) 03. Part 5 Application.
Sept 20 24.
mnoonearch@gmail.com.



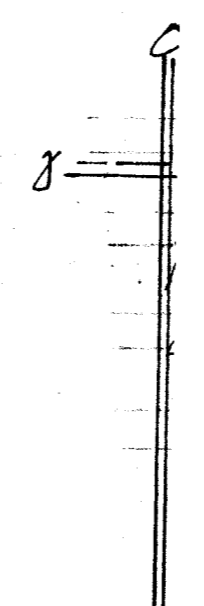
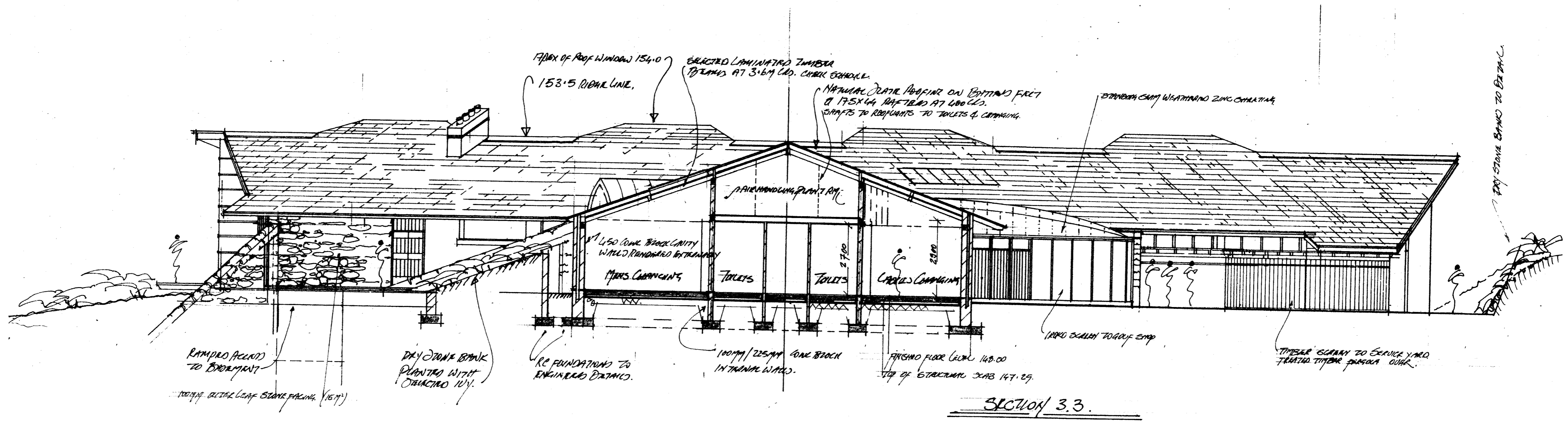
ELEVATION - FACING NORTH WEST

MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
 Proposed Fitness & Exercise Centre in former Glen of the Downs Golf Pavilion.
 For Ms Sarah Doyle.
Elevations.
 Scale as shown, 1:100 at A2.
Drawing Number L(-) 04. Part 5 Application.
 Sept 20 24.
 mnoonearch@gmail.com.



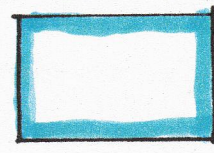
MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
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 For Ms Sarah Doyle.
Elevations.
 Scale as shown, 1:100 at A2.
Drawing Number L(-) 05. Part 5 Application.
 Sept 20 24.
 mnoonearch@gmail.com.

No	REVISION	DATE
(A)	NOTES	Nov 99

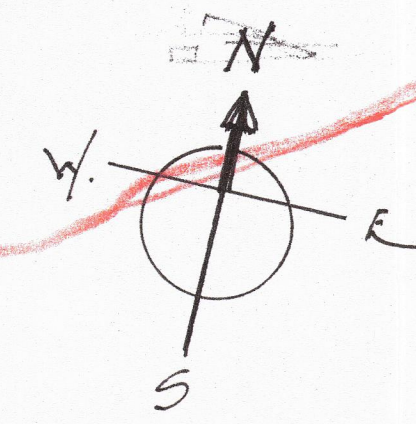


MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
 Proposed Fitness & Exercise Centre in former Glen of the Downs Golf Pavilion.
 For Ms Sarah Doyle.
Section.
 Scale as shown, 1:100 at A2.
Drawing Number L(-) 06. Part 5 Application.
 Sept 20 24.
 mnoonearch@gmail.com.

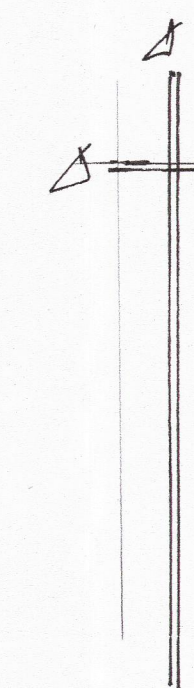
Existing pavilion.



EXISTING PARKING...



No	REV	Date



MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
 Proposed Fitness & Exercise Centre in former Glen of the Downs Golf Pavilion.
 For Ms Sarah Doyle.
Site Plan.
 Scale as shown, 1:100 at A1.
Drawing Number LC(-)07. Part 5 Application.
 Sept. 2024.
 mnoonearch@gmail.com.