

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	<u>082061-25</u>
ACP-	_____
13 AUG 2025	
Fee: €	<u>220</u> Type: <u>Chg</u>
Time: <u>15.00</u>	By: <u>HAND</u>

Wednesday, 13th August 2025
[By Hand]

Dear Sir/Madam

RE: SECTION 5 REFERRAL TO AN COIMISIÚN PLEANÁLA FOLLOWING MEATH COUNTY COUNCIL'S DETERMINATION OF SECTION 5 DECLARATION REQUEST REF. LS525074 IN RELATION TO THE ERECTION OF A WATER TANK AT GORMANSTON PARK, CO. MEATH.

1.0 INTRODUCTION

1.1 Overview of Referral to An Coimisiún Pleanála

Tom Phillips + Associates (TPA) Town Planning Consultants¹ have been retained by IMAC Group² acting on behalf of Gormanston Park³, to refer a Declaration received from Meath County Council (MCC) to An Coimisiún Pleanála under Section 5(3)(a) of the Planning and Development Act, 2000 (as amended).

The initial Declaration Request, dated 20th June 2025 and included at Appendix A to this document, posed the following question to Meath County Council:

"Whether the existing water tank within the disused handball alley at Gormanston Park constitutes exempted development?"

Meath County Council subsequently issued a Declaration on 17th July 2025, which concluded that the existing water tank constitutes development and is not exempted development.

We disagree with the Determination of the Council as we consider that its conclusion is largely based on the incorrect assumption that the existing water tank is situated within the confines of a protected structure, among other inaccuracies. For this reason, we now seek the determination of An Coimisiún Pleanála on this matter.

We note that a cheque covering the statutory fee of €220 for making such a Declaration to An Coimisiún Pleanála is included with this document. A copy of the initial Declaration (LS525074) has also been included at Appendix B to this document, and a copy of the Section 57 Report (S57/2503) referred to within Meath County Council's Declaration, dated 29th May 2025, is

¹ 80 Harcourt Street, Dublin 2, D02 F449.

² Unit 7, Block 9, Burnell Court, Northern Cross, Malahide Road, Dublin 17.

³ Cantor Fitzgerald House, 23 St. Stephens Green, Dublin, D02 AR55.

attached at Appendix C. Our response to Meath County Council is set out in the following sections.

2.0 BACKGROUND INFORMATION

2.1 Site Location and Context

Gormanston Park is located on lands zoned '*G1 – Community Infrastructure*' within the townland of Gormanston, which is noted as being a dispersed rural settlement within the Meath County Development Plan 2021-2027, and is located in proximity to the Dublin/Meath border.

Vehicular access to the site is via the L1616 Flemington Road, which leads onto the R-132 Regional Road. The Delvin River is situated along the western boundary of the grounds of Gormanston College (Franciscan College Gormanston) site, in which Gormanston Park is situated. The wider area is characterised by lands largely subject to agricultural use, with a number of one-off dwellings and minor commercial establishments.

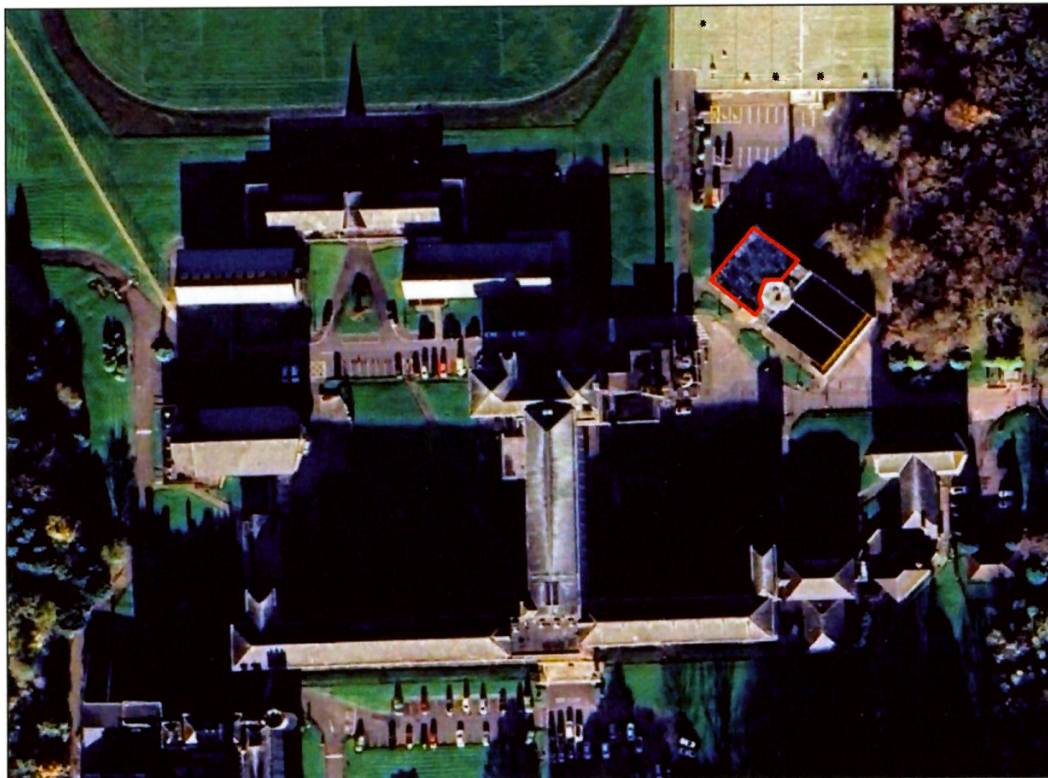


Figure 2.1: Aerial view of site location, with indicative red line around subject site. (Source: Google Earth, cropped and annotated by TPA, 2025).

2.2 Initial Declaration

The initial Declaration Request submitted to Meath County Council on 20th June 2025, related to the water tank erected between February and March of this year for the purpose of servicing Gormanston Park, within a disused handball court. The erection of this water tank followed the decommissioning of the historic water tank that was previously in use onsite, pictured in Figure 2.2 below.

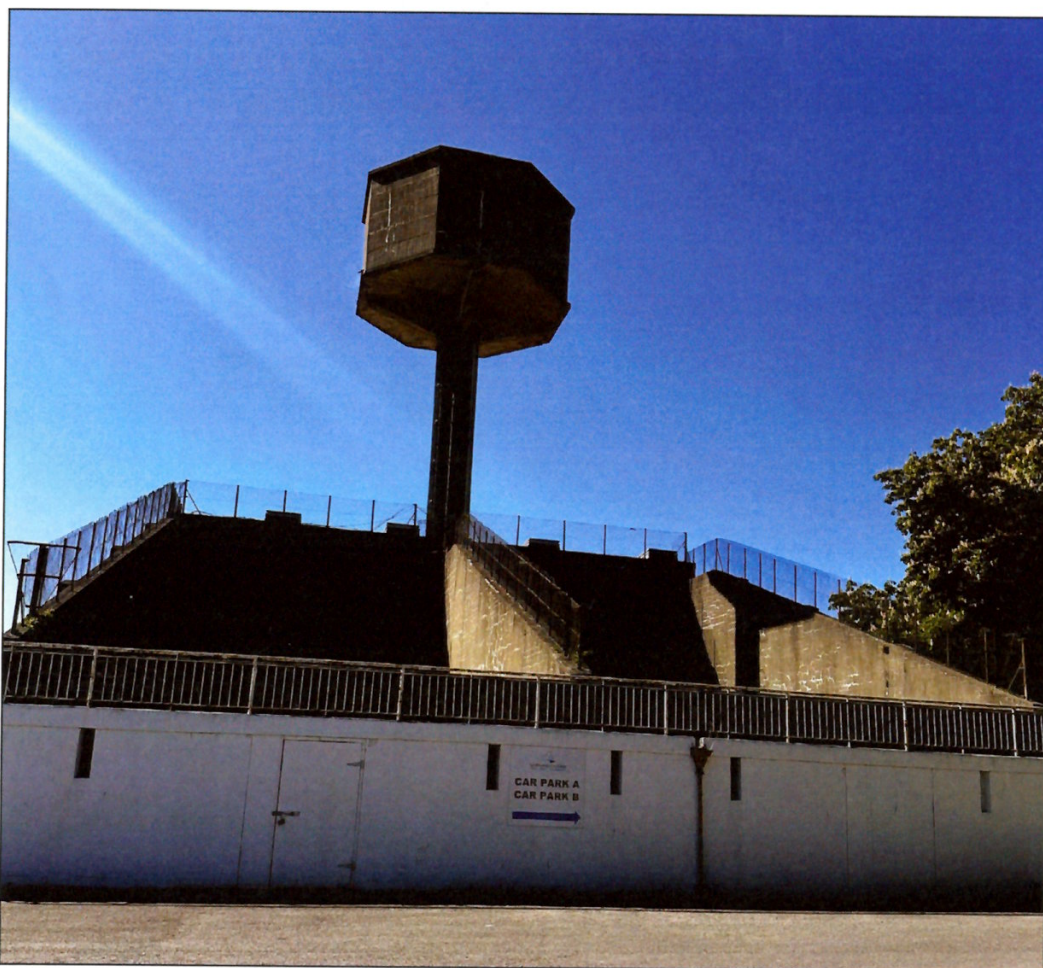


Figure 2.2: Decommissioned water tank associated with outdoor concrete ball alleys (Source: IMAC Group, 2025).

The Declaration noted that the replacement water tank is located inside the disused handball courts, to the rear of the outdoor handball alleys, as pictured in Figure 2.3 (Page 4). We note that these courts have not been in use for the past 19 years and have remained vacant during this time. We note in addition, the presence of hoarding in Figure 2.3, which has been in place for c.16 years as a preventative measure against members of the public gaining unlawful access to the old handball courts. This hoarding has no connection to the erection of the subject water tank.

As visible in Figure 2.4 (Page 5), the replacement water tank is fully enclosed within the confines of the indoor handball courts and is not visible from the exterior of the building. In addition, we note that the water tank was assembled in sections within the courts from flat pack, with two holes bored into the wall of the court for pipework and connections purposes,

avoiding any potential damage to the adjoining pair of outdoor handball alleys. As visible in the Figure 2.5 and 2.6, and the various photos accompanying this request, these are not visible from the building's exterior.



Figure 2.3: Exterior of disused indoor handball courts in which the subject water tank is located. (Source: IMAC Group, 2025).



Figure 2.4: Subject water tank located within disused handball courts building. (Source: IMAC Group, 2025).



Figure 2.5 and Figure 2.6: Bored holes in walls of disused handball courts. (Source: IMAC Group, 2025).

We note that the indoor, disused handball courts within which the subject water tank is located, are not listed on either the National Inventory of Architectural Heritage (NIAH), or Meath County Council's Record of Protected Structures.

3.0 MEATH COUNTY COUNCIL DECLARATION REF: LS525074

3.1 Meath County Council Assessment

3.1.1 Lack of Engagement with Question Asked

We note that the Section 5 Declaration submitted to Meath County Council on the 20th June sought a determination on the following question:

"Whether the existing water tank within the disused handball alley at Gormanston Park constitutes exempted development?"

However, in 'Section 2: Proposed Declaration', of the report provided by Meath County Council, it is stated that,



*“The Planning Authority is considering this question as: Whether the existing water tank within the disused handball alley at Gormanston Park **constitutes of an existing dwelling** is or is not development and is or is not exempted development.”*

[Our emphasis]

This indicates a clear misquotation and misinterpretation of the question posed to Meath County Council, as no reference was made to an existing dwelling within the initial Section 5 Declaration Request. We reaffirm that the Section 5 does not relate to an existing dwelling in any way and relates only to the replacement water tank. In this way, we consider that Meath County Council have not engaged with the question posed to them in the first instance.

We appreciate that confusion may have arisen as a result of the submitted redline boundary within the architectural drawings pack. These included both the indoor handball courts and the outdoor handball alleys. In this respect, we contacted Meath County Council on 7th August 2025 via email, to query if they would consider reviewing a revised Section 5 submission with an amended redline boundary, making clear to them that the works are internal to a non-protected structure, and that the redline does not include either the protected outdoor handball alleys or the water tower. We note that upon lodgement of this referral to the Commission, we have yet to hear a response from MCC in this regard, and as such, a revised ‘Site Location Plan’ and revised ‘Site Location Map’ have been included at Appendix D, showing the correct redline boundary, for clarity.

Notwithstanding this, we consider that the initial submission made clear to the Council that the outdoor handball alleys and decommissioned water tank did not form part of the Section 5 Declaration Request.

3.1.2 Incorrect Application of Relevant National Legislation

Relevant National Legislation as per Initial Section 5 Declaration Request

As per the initial Section 5 Declaration Request, we consider that the installation of the new, replacement water tank constitutes ‘development’, in accordance with the description of development provided under Section 3(1) of the *Planning and Development Act, 2000* (as amended), which states:

*“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.**”*

[Our emphasis]

The submission noted that the installation of the water tank inherently constitutes ‘development’, as the process of erecting and installing this tank falls under the legal definition of ‘works’, which under the Act includes for,

*“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.**”*

[Our emphasis]

Therefore, the submission outlined that the question being posed to the Planning Authority was whether or not the erection of the existing water tank within the disused handball courts of Gormanston Park constituted '*exempted development*'.

Section 4(1) of the *Planning and Development Act, 2000* (as amended), defines certain types of development as being '*exempted development*'. In the context of the Declaration request, Section 4(1)(h) was considered appropriate, which states that the following shall be exempted development:

“(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.”

[Our emphasis]

The installation of the tank is considered consistent with the parameters set out in Section 4(1)(h) of the *Act*. A rationale for this consideration is outlined below.

Works

The water tank has been installed within the disused handball courts building without altering the existing structure, and without causing any external visual impact. The tank does not "*materially affect*" the external appearance of the building to any extent and does not alter the character of the existing building or any neighbouring structures.

Importantly, it is noted that the installation of the water tanks has had no impact on any protected structures in the vicinity. For this reason, we consider that the erection of the water tank constitutes "*exempted development*" under Section 4(1)(h).

Use

A material change of use that requires planning permission arises when a new use is substantially different from that of the previous use, such that it would have an impact on the proper planning and sustainable development of the area.

In this context, the handball courts building has been vacant for a significant period of time and is therefore not in active use. The installation of the water tank inside the handball court building does not introduce a conflicting or intensified use to the site, and does not pose issues to its immediate surrounds by means of traffic, noise, *etc.*

Therefore, it is considered that the use of this vacant space for the storage of the water tank, does not represent a material change that requires planning permission, and thus the erection of the water tank at this location constitutes *exempted development* under Section 4(1)(h) of the *Planning and Development Act, 2000* (as amended).



Misapplication of Section 4(1)(j)

We note that sub-section 5.3 of 'Section 5. Relevant National Legislation' of Meath County Council's report, incorrectly referenced Section 4(1)(j) of the *Planning and Development Act, 2000* (as amended), which states:

"(j) development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such;"

We consider that Meath County Council have erroneously referenced Section 4(1)(j) of *Planning and Development Act, 2000* (as amended), as the subject water tank is located within the disused handball courts building, rather than the curtilage of any house. In addition, we note that Meath County Council have made no reference to Section 4(1)(h) throughout their Declaration report, rather failing to discuss this relevant section of Act in their report at all.

In this way, we consider that Meath County Council have failed to adequately engage with the initial Section 5 Declaration Request, as the detailed argument presented to the Council was directly related to, and based upon Section 4(1)(h) of the Act.

3.1.3 Inaccuracies with Regard to Overall Assessment

Incorrect Reference to NIAH Reg. No. 14322008

Paragraph 1 of sub-section b. 'Exempted Development' states that *"the handball courts are listed on the National Inventory of Architectural Heritage (14322008) which has the following description, "Pair of concrete ball alleys – built c.1950 with steel railings, steel net supports and nets. Octagonal water tower on a concrete pier set in centre of northwest wall, with plant room to northwest."*

As we noted above, the indoor handball courts are not listed on the NIAH. By contrast, the outdoor handball alleys are listed on the NIAH under NIAH Reg. No. 14322008 as noted in the determination report. The description provided for Reg. No. 14322008 on the NIAH website specifically refers to a *pair* of concrete ball alleys, not 'four' handball alleys, and we note that there are no references to the indoor handball courts under this listing, thus excluding them from the NIAH listing.

Furthermore, the appraisal section states that *"this arrangement of ball alleys, plant room, and water tank is an innovative grouping of structures."* We note that the plant room located to the north west associated with the outdoor handball alleys is visible in Figure 3.1 overleaf. This image shows the separate access and entry to the indoor handball courts, thus confirming that the indoor handball courts and the outdoor handball alleys are distinct, and separate.



Figure 3.1: Image showing locations of indoor handball courts, versus outdoor handball alleys and associated plantroom and water tower. (Source: IMAC Group, cropped and annotated by TPA, 2025).

Inaccurate Referencing to Section 57 Report

Most notably, we consider that Meath County Council have inaccurately based much of their assessment of our Section 5 Declaration Request on the findings of a Section 57 Report completed by MCC's Architectural Conservation Officer in May of this year, relating to the decommissioned historic water tower associated with the outdoor handball alleys. A copy of

this report has been included at Appendix . Having requested and reviewed this document thoroughly, we note the following with regard to sub-section b, 'Exempted Development' of 'Section 6: Assessment'.

On Page 2 of the Section 57 Report compiled in May 2025 it is clearly stated that, "Section 57 pertains to the Water Tower Only." We note that our initial Section 5 Declaration Report clearly stated on Page 2 that, "the decommissioned water tank does not form part of this Declaration request". In this regard, we consider that any referencing to the Section 57 carried out in relation to the decommissioned water tower is irrelevant in the first instance.

Water Tank Constitutes Exempted Development as per the provisions of the Section 57 Report

Paragraph 2 of sub-section b. 'Exempted Development' again refers to the Section 57 report undertaken in relation to the decommissioned water tower, stating:

"There is a Protected Structure in close proximity to the site (RPS ID No. 91041). The water tower is a notable feature constructed from reinforced concrete and stands approximately 20m tall. It was built around the same time as the nearby school, back in 1945, giving it a historic charm and is part of the attendant grounds that are protected by the same Recorded Protected Structure status. The tank itself is octagonal, about 2.4 meters in height, and is perched atop a single, X-shaped reinforced concrete support column. At the lower level, this column connects to a concrete wall that forms part of a partially unused two-storey building on one side, and two disused handball courts on the other."

We note that the Declaration report does not state specifically that the indoor handball courts are protected. However, it can be assumed based on Paragraph 3 of sub-section b., that a protected status is assumed by Meath County Council, as they refer again to the Section 57 Report, stating:

"Part A Point 2 of the Section 57 states that, 'Changes to internal layout which would affect the original or early surviving layout or section, such as – the removal of structural elements, breaking new openings alterations of floor levels, alteration to the layout or form of the stairwells', and Point 3 states, 'Changes to internal finishes, fixtures and fittings, that would involve loss or damage to original or early surviving material'. It is stated clearly that these works would materially affect the character of the protected structure and as a result require planning permission."

We highlight again that this extract refers to the decommissioned water tower, which strictly does not form part of the subject Section 5 Declaration Request.

Similarly, an extract of the listing for Meath County Council RPS No. 91041 according to Appendix 6 to the *Meath County Development Plan 2021-2027* is included overleaf.



Structure Name	Building Type	Description	NIAH Reg. Number
Gormanston College	School Building	Detached multiple-bay four-storey school, built c.1956, comprising of ranges set around two central courtyards. Two storey projecting granite framed entrance. Hipped artificial slate roof with rooflights incl. grounds, gym, handball alleys, chapel.	1432006

Table 3.1: Extract from Meath County Council RPS No. 91041 listing. (Source: Appendix 6 of the *Meath County Development Plan 2021-2027*).

The Section 57 pertaining to the decommissioned water tower sets out on Page 3 and Page 4, a list of “works which would materially affect the character of the protected structure and as a result require planning permission” and a list of “works which would not materially affect the character of the protected structure.”

We are of the opinion that the indoor handball courts are not subjected to a protected status as they are not listed as part of the description of RPS No. 91041, and they do not form part of any other listing of the Meath County Council Record of Protected Structures. We acknowledge that the indoor handball courts may have been part of the overall handball alleys structure once, but these have been substantially modified over the years, and it is clear that they are now distinct, separate structures.

However, we additionally consider that even if the indoor handball courts were considered to form part of Meath County Council RPS No. 91041, that the erection of the water tank within the handball courts building would still be exempted development as per the provisions noted by the Council on Page 3 and Page 4 of the Section 57 report, in particular:

- 2. Changes to internal layout other than described in section A2 above.
 - Section (A)(2.) refers to changes to internal layout which would affect the original or early surviving layout or section, such as - the removal of structural elements, breaking new openings, alterations of floor levels, alteration to the layout or form of the stairwells.
 - The erection of the water tank does not involve any such changes. Similarly, any pipe work is concealed within the interior of the structure.
- 3. Changes to internal finishes, surfaces, fixtures, and fittings other than described in section A3 above.
 - Section A3 refers to changes to internal finishes, fixtures, and fittings, that would involve loss or damage to original or early surviving material.
 - The erection of the water tank does not involve any such changes as any internal changes were minor, and were made to an already heavily-modified structure and its interior.

Furthermore, we consider that the internal erection of the water tank within the disused handball courts does not fall under any of the works described on Section A, Page 3 of the Section 57 report, that are noted to require planning permission.



Based on the above, we consider that Meath County Council's initial Determination of our Section 5 Declaration Request is flawed in its outcome, and that we have clearly demonstrated that the erection of the water tank within the disused handball courts constitutes *exempted development*.

4.0 CONCLUSION

In summary, we strongly contend that the erection of the water tank within the disused, handball courts of Gormanston Park, for the purpose of servicing Gormanston Park, is development, and is exempted development under Section 4(1)(h) of the *Planning and Development Act, 2000* (as amended).

The water tank has been installed within the disused handball courts building in such a way that it is not visible from the exterior of the vacant courts. In this way, the water tank does not "*materially affect*" the external appearance of the building to any extent, and the external appearance of the building is not rendered inconsistent with the character of the structure or of neighbouring structures. In addition, the handball courts have been disused and vacant for a significant period of time and are identifiably not in active use. Thus, the installation of the water tank within the handball courts building does not introduce a conflicting or intensified use to the site and does not pose issues to its immediate vicinity.

We strongly disagree with any assertion that the handball courts are listed on either the NIAH or Meath County Council's Record of Protected Structures. Notwithstanding this, we note that the erection of the water tank in its current location would still be considered *exempted development* if the provisions of the noted Section 57 Report were applied. In this regard, we respectfully request that An Coimisiún Pleanála carefully consider this matter and overturn the Declaration of Meath County Council.

We look forward to acknowledgement of receipt from An Coimisiún Pleanála of this submission in due course. Should any further clarification or information be required, please do not hesitate to contact the undersigned.

Yours sincerely

Brian Minogue
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Appendix A: Initial Submission made to Meath County Council, dated 20th June 2025.

Planning Department
Meath County Council
Buvinda House
Navan,
Co. Meath
C15 Y291

20th June 2025
[By Email]

Dear Sir/Madam,

RE: SECTION 5 DECLARATION REQUEST IN RELATION TO WATER TANK AT GORMANSTON PARK, GORMANSTON, CO. MEATH.

1.0 INTRODUCTION

1.1 Purpose of this Request

IMAC Group¹ acting on behalf of Gormanston Park², have retained Tom Phillips + Associates Town Planning Consultants³, to seek a Declaration from Meath County Council (MCC) as per the provisions of Section 5(2)(a) of the *Planning and Development Act, 2000* (as amended).

The question to be determined by Meath County Council is as follows:

“Whether the existing water tank within the disused handball alley at Gormanston Park constitute exempted development?”

This Declaration is sought in writing, supported by the provision of the considered requisite information and the appropriate fee of €80 as described under Schedule 10 of the *Planning and Development Regulations, 2001* (as amended) (*‘the Regulations’*).

2.0 PARTICULARS SUBMITTED

The following documents are enclosed with this request for a Section 5 Declaration:

- A completed Meath County Council Section 5 Declaration Application Form, dated 20th June 2025;
- Decca Tanks Cold Water Storage Tank Schedule;
- The following drawings prepared by McGirr Architects Ltd:

¹ Unit 7 Block 9, Burnell Court, Northern Cross, Malahide Road, Dublin 17.

² Cantor Fitzgerald House, 23 St. Stephens Green, Dublin, D02 AR55.

³ 80 Harcourt Street, Dublin 2, D02 F449.



Drawing No.	Drawing Title	Scale
L01	Site Location Plan	@1:2500 (A3)
L02	Existing Site Layout Plan	@1:500 (A3)
L03	Existing Floor Plans and Elevations	@1:200 (A2)
L04	Existing Floor Plans and Elevations	@1:200 (A2)

- Internal and external borehole photographs;
- Proof of EFT payment for appropriate fee of €80.

3.0 RATIONALE FOR THIS SECTION 5 DECLARATION REQUEST

The declaration relates to the water tank installed between February and March 2025 for the purpose of servicing Gormanston Park, within a disused handball court following the decommissioning of the historic water tank previously in use onsite.

The decommissioned tank, as pictured in Figure 3.1 below, is situated within a disused handball alley previously associated with Gormanston College (Franciscan College Gormanston). We note that the handball courts are listed on the National Inventory of Architectural Heritage (Reg. No. 14322008) with the following description,

“Pair of concrete ball alleys built c.1950, with steel railings, steel net supports and nets. Octagonal water tower on a concrete pier set in centre of north-west wall, with plant room to the north-west.”

The handball alleys and associated water tank and plant room are not however listed on Meath County Council’s Record of Protected Structures. In addition, the decommissioned water tank does not form part of this Declaration request. It is understood that while the historic tank was in recent use whilst testing of the new tank was carried out, it is to be demolished in the future subject to all necessary approvals, given its poor condition overall.



Figure 3.1: Disused handball alley and historic water tank. (Source: IMAC Group, 2025).

The replacement tank is located inside the former handball court building to the rear of the disused handball alley, as indicated in Figure 3.2 below. We note that the handball courts have not been in use for the past 19 years and have remained vacant during this time.

As visible in Figure 3.2 below, the tank is fully enclosed within the confines of the walls of the building and is not visible from the exterior of the building. The tank was assembled in sections within the courts from flat pack, with two holes bored into the wall of the court for pipework and connections purposes. As visible in the photographs accompanying this request, these are not visible from the building's exterior.



Figure 3.2: Water tank located within former handball court. (Source: IMAC Group, 2025).



Figure 3.3 and Figure 3.4: Holes cored into walls of former handball courts. (Source: IMAC Group, 2025).

We note the presence of hoarding in Figure 3.5 below. This hoarding has been in place for c.16 years as a preventative measure against health and safety issues arising as a result of children and other members of the public gaining unlawful access to the old handball courts. This hoarding has no connection to the installation of the current tank.



Figure 3.5: Exterior of former handball court. (Source: IMAC Group, 2025).

In summary, it is our professional planning opinion that this Section 5 Declaration request demonstrates that the installation of the water tank constitutes development, and furthermore constitutes exempted development. In addition, we consider that the installation of the tank does not constitute a material change in use.

In this regard, we respectfully request that Meath County Council make a Declaration that the existing water tank situated within the confines of the disused handball court constitutes exempted development.

4.0 BACKGROUND INFORMATION

4.1 Site Location and Context

Gormanston Park is located on lands within the townland of Gormanston, which is noted as being a dispersed rural settlement within the *Meath County Development Plan 2021-2027*, located in proximity to the Dublin/Meath border.

The site is accessed via the L1616 Flemington Road, which leads onto the R132 regional road, and the Delvin River is situated along the western boundary of the grounds of Gormanston College (Franciscan College Gormanston) site, in which Gormanston Park is situated. The

wider area is characterised by lands largely subject to agricultural use, with a number of one-off dwellings and minor commercial establishments.

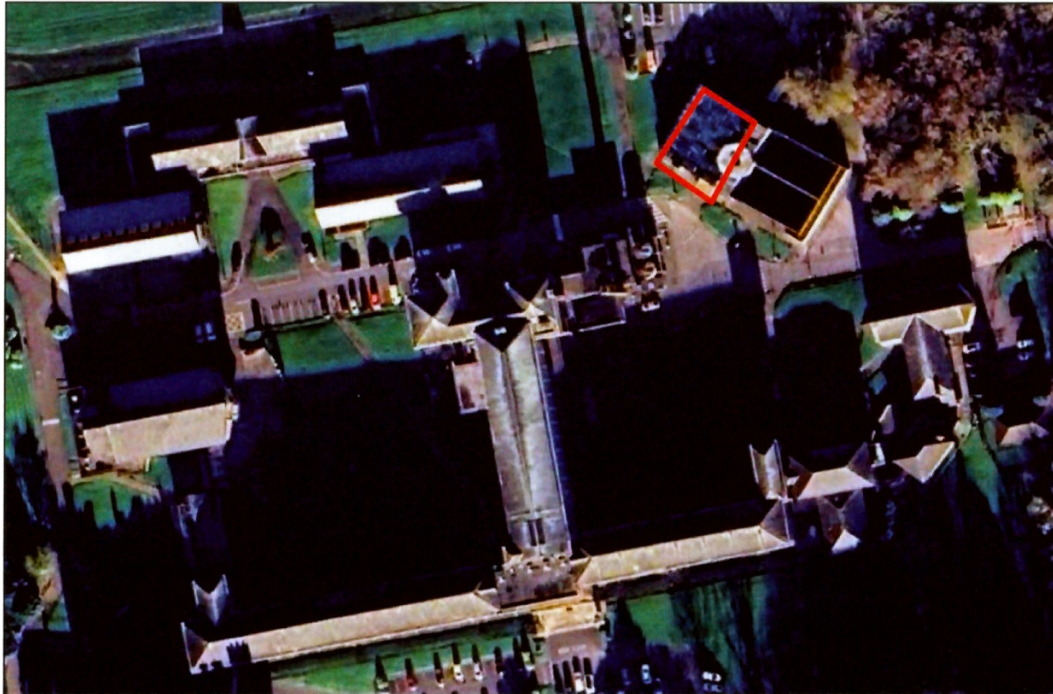


Figure 4.1: Aerial view of site location. (Source: Google Maps, cropped and annotated by TPA (2025)).

4.2 Planning History

Gormanston Park Ltd. submitted an application to Meath County Council for planning permission on 18th December 2015 (Planning Reg. Ref. AA151380), which was subsequently granted on 16th July 2016.

The development description, as per the statutory notices, read as follows:

"The development will consist of work to a protected structure and its curtilage structures and site.

Sports Pavillion: Alterations to existing swimming pool including new single storey extension to accommodate new plant room, jacuzzi, sauna, steam room and shower facility. Internal alterations to create children's pool and viewing area, alterations to existing changing facilities and new reception area/office. Alterations to existing changing facilities to create children's soft play centre. Existing assembly hall reduced in size to create gymnasium at ground and mezzanine level with remaining floor space used for community drama groups and as bingo hall during week days and weekends. New floor space created to North aspect of building by installing floor to ceiling glazing between existing concrete piers. Internal alterations to create new café facility ancillary to swimming pool, soft play centre, gymnasium and assembly hall/Bingo hall. External alterations including the replacing of all existing windows and doors, replacement of existing flat roofs coverings, replacing all metal railings to viewing gallery, new glazing between existing concrete piers to make external covered space internal creating additional floor space. New Cedar cladding façade to north and south



entrance including the removal of existing concrete canopy to south entrance with new steps and ramped access to both. Further cedar cladding to single storey areas on north, west and east elevations, existing pebbledash rendered walls to be re-rendered.

Four Storey School Building: Alterations to school building two number offices at ground floor level converted into café/reception area, and single storey extension to create additional floor space. New passenger lift provided in proposed reception areas including all associated works at mezzanine, first and second floor level. Existing wash up area converted to additional seating area for proposed café. Internal alterations to dining hall and alterations to existing kitchen and staff areas/toilets. Change of use for all dormitories at mezzanine, first and second floor level previously used in association with the school changed for commercial use, including alterations at first and second floor to create accessible sleeping accommodation and en-suite facilities. Extension to existing 2 storey building to accommodate new stairs and lift located on the East wing of the school building and internal alterations to same to create toilet and shower facilities to existing dorms. External alterations including the lowering of existing windows at ground floor level in the proposed café area and replacing all windows with like for like replacements in the proposed café, reception, seating areas, and dining hall. The creation of a new cedar clad entrance area to new reception/café area and new steps and ramped access. As part of the application there will be new signage provided over entrances to North and South of the sports pavilion, East facing side of the assembly hall and over the main entrance to the café/reception area in the school building. Site works including additional car parking spaces, bus parking spaces, bike spaces and new external soft play area to North side of sports pavilion and all ancillary site works.

All items proposed in this applications are for a change of use from educational to commercial leisure.”

There are a number of previous planning applications relating to Gormanston College (Franciscan College Gormanston); however, none are considered relevant with regard to this Declaration request.

5.0 LEGISLATIVE CONTEXT

Under Section 3(1) of the *Planning and Development Act, 2000* (as amended),

“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.”

[Our emphasis]

We consider that the installation of the new water tank constitutes ‘development’ as the process of erecting and installing this tank falls under the legal definition of ‘works’, which under the Act 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."

[Our emphasis]

Therefore, the question is whether the construction of the water tank constitutes 'exempted development'. Section 4(1) of the *Planning and Development Act, 2000* (as amended), defines certain types of development as being 'exempted development'. In the context of this Declaration request, we consider Section 4(1)(h) of the *Planning and Development Act, 2000* (as amended) to be appropriate.

Section 4(1)(h) states that the following shall be exempted development:

"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."

[Our emphasis]

We consider that the installation of the tank is consistent with the parameters set out in Section 4(1)(h) of the *Act* for the following reasons.

Works

The water tank has been installed within the handball court building without altering the existing structure, and without causing any external visual impact. The tank does not "materially affect" the external appearance of the building to any extent and does not change the character of the existing building or any neighbouring structures. Importantly, it is noted that the installation of the water tanks had no impact on the adjacent protected structures. For this reason we consider that works to install the water tank constitute "exempted development" under Section 4(1)(h).

Use

A material change of use that requires planning permission arises when a new use is substantially different from that of the previous use, such that it would have an impact on the proper planning and sustainable development of the area.

In this context, the handball court has been vacant for a significant period of time and is therefore not in active use. The installation of the water tank inside the handball court building does not introduce a conflicting or intensified use to the site, and does not pose issues to its immediate surrounds by means of traffic, noise, etc. Therefore, we consider that the use of this vacant space for the storage of the water tank, does not represent a material change that requires planning permission.

Section 57 of the Planning and Development Act, 2000 (as amended)

Section 57 of the *Act* refers to works affecting the character of protected structures or proposed protected structure. Section 57 states that,



“Notwithstanding Section 4(1)(h), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of –

(a) The structure, or

(b) Any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.”

As we have highlighted previously in this Declaration Request, the handball courts are not listed on the Record of Protected Structures for Meath County Council, and no request is therefore required under Section 57 of the Planning and Development Act, 2000 (as amended).

6.0 CONCLUSION

In our professional planning opinion:

- The installation of a water tank within the confines of a disused handball court building as outlined within this request constitutes *exempted development* under Section 4(1)(h) of the *Planning and Development Act, 2000* (as amended).
- The handball court in which the tank is located has been disused for a period of 19 years, such that the water tank does not constitute a material change in use as there are no, and have been no active uses on the site for a significant period of time.

The development consisting of the construction of a new water tank is not visible from the exterior of the now vacant court and will not therefore, materially affect the external appearance of the court. In this way, the external appearance of the building will not be rendered inconsistent with the character of the structure or of neighbouring structures. We hereby request that Meath County Council agree with our opinion and confirm that *“the installation of the existing water tank within the disused handball alley at Gormanston Park constitutes exempted development.”*

We look forward to a positive determination on this case from Meath County Council in the near future. In the meantime, if you require any further information, please do not hesitate to contact the undersigned.

Yours Sincerely,

Brian Minogue
Associate Director
Tom Phillips + Associates.



Appendix B: LS525074 – Meath County Council’s Declaration on development consisting of installation of a water tank for the purposes of servicing Gormanston Park, dated 17th July 2025.

Meath County Council



Planning Report

To:	Wendy Bagnall, Senior Executive Planner
From:	Stephen O' Brien, Assistant Planner
Date:	17 th July 2025
MCC File Number:	LS525074
Applicant:	IMAC Group
Development Address:	Gormanston Park, Gormanston, Co. Meath
Application Type:	Section 5 of the Planning & Development Acts 2000-2023: Declaration on Development/Exempted Development.
Development Description:	Installation of a water tank for the purposes of servicing Gormanston Park
Date Decision Due:	18 th July 2025.

1. Site Location & Description:

The application site is located in the settlement of Gormanston and is zoned Community Infrastructure. This is the site of Franciscan College Gormanston. Vehicular access to the site is existing off the L-1616 Flemington Road, which leads onto the R-132 Regional Road which is the old Dublin-Belfast Road. The Delvin River is situated along the western boundary of the grounds of Gormanston College, in which Gormanston Park is situated. The wider area consists of lands largely subject to agricultural use, with a number of one-off dwellings and minor commercial establishments. The subject site straddles the Co. Dublin border along the western boundary. The subject site is approximately 900m to the east of the M1 Motorway.

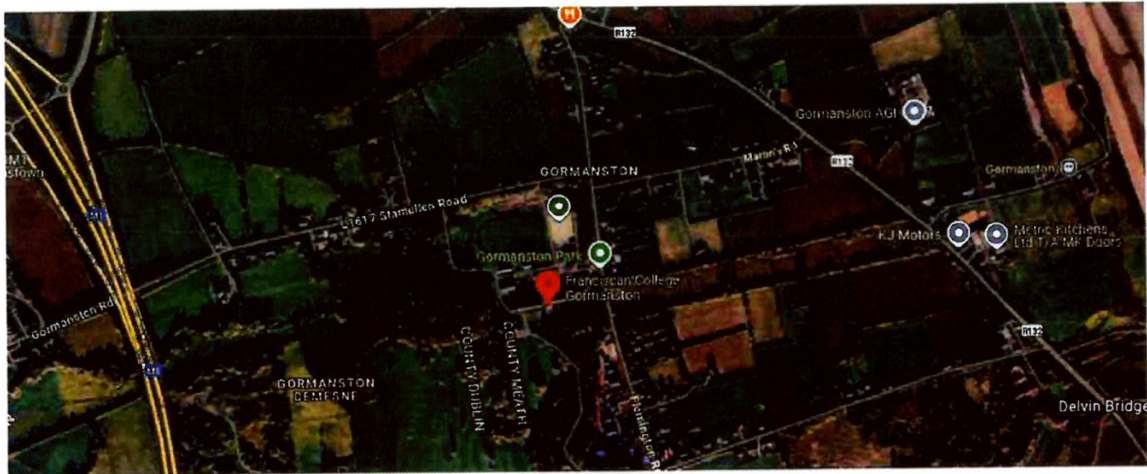


Figure 1: Extract from Google Imagery showing subject site.

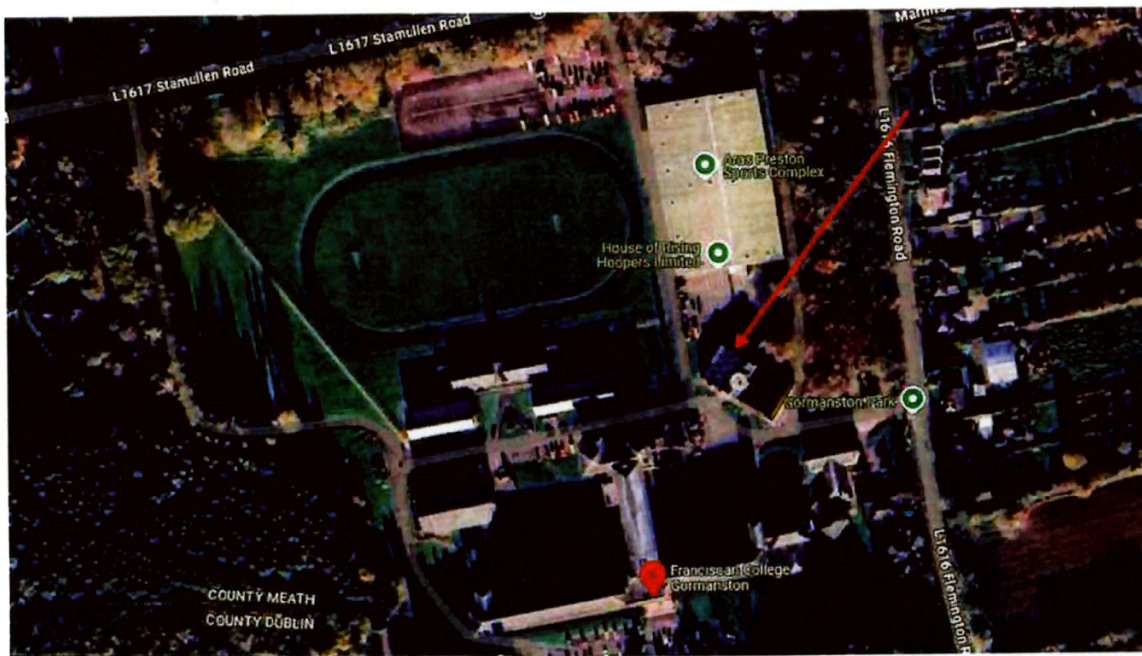


Figure 2: Extract from Google Imagery showing subject site.

2. Proposed Declaration.

The Planning Authority is considering this question as:

Whether the existing water tank within the disused handball alley at Gormanston Park constitutes of an existing dwelling is or is not development and is or is not exempted development.

The completed application form and submitted documents indicate that the extent of works proposed indicate the height of the structure is 2.55m and the width a floor area of 50.2sqm.

3. Planning History:

Pl. Ref. AA151380 Permission **granted** to Gormanston Park Ltd. The development will consist of work to a protect structure & its curtilage structures & site. Sports Pavillion: Alterations to existing swimming pool including new single storey extension to accommodate new plant room, jacuzzi, sauna, steam room & shower facility. Internal alterations to create children's pool & viewing area, alterations to existing changing facilities & new reception area/office. Alterations to existing changing facilities to create children's soft play centre. Existing assembly hall reduced in size to create gymnasium at ground & mezzanine level with remaining floor space of assembly hall used for community drama groups and as bingo hall during weekdays and weekends. New floor space created to North aspect of building by installing floor to ceiling glazing between existing concrete piers. Internal alterations to create new cafe facility ancillary to swimming pool, soft play centre, gymnasium & assembly hall/Bingo Hall. External alterations including the replacing of all existing windows & doors, replacement of existing flat roofs coverings, replacing all metal railings to viewing gallery, new glazing between existing concrete piers to make external covered space internal creating additional floor space. New Cedar cladding facade to north & south entrance including the removal of existing concrete canopy to south entrance with new steps & ramped access to both. Further cedar cladding to single storey areas on north, west & east elevations, existing pebbledash rendered walls to be re-rendered. Four Storey school Building: Alterations to school building two number offices at ground floor level converted into cafe/reception area, & single storey extension to create additional floor space. New passenger lift provided in proposed reception area including all associated works at mezzanine, first & second floor level. Existing wash up area converted to additional seating area for proposed cafe. Internal alterations to Dining hall & alterations to existing kitchen & staff areas/toilets. Change of use for all dormitories at mezzanine, first & second floor level previously used in association with the school changed for commercial use, including alterations at first & second floor to create accessible sleeping accommodation & en-suite facilities. Extension to existing 2-storey building to accommodate new stairs & lift located on the East wing of the school building & internal alterations to same to create toilet & shower facilities to etc. (2016).

4. Internal, External and Prescribed Body Referrals:

None referred.

5. Relevant National Legislation:

In order to assess whether or not the works described in Section 2.0 of this report is or is not development or is or is not exempted development regard must be had to the following national legislation set out below.

5.1 Section 2 of the Planning & Development Acts 2000-2023

Section 2 of the Planning & Development Acts 2000-2023 provides the following interpretations which are relevant:

“development” has the meaning assigned to it by section 3, and “develop” shall be construed accordingly;

“exempted development” has the meaning specified in section 4;

“structure” means *inter alia* 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 where the context so admits, includes the land on, in or under which the structure is situated; and

“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.

5.2 Section 3 of the Planning & Development Acts 2000-2023

Section 3(1) of the Planning & Development Acts 2000-2023 defines “development” as follows:

“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.”

5.3 Section 4 of the Planning & Development Acts 2000-2023

Section 4(1) of the Planning & Development Acts 2000-2023 provides a list of statutory exempted development including:

“(j) development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such;”

Section 4(2) of the Planning and Development Acts 2000-2023 provides for the making of regulations relating to exempted development. The Planning & Development Regulations 2001-2025 give effect to section 4(2).

Section 4 (2) (a) (i)

‘The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or..’

Section 4 (4)

'Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.'

5.4 Section 5 of the Planning & Development Acts 2000-2023

Section 5 of the Planning & Development Acts 2000-2023 provides *inter alia*.

- (1) If any question arises as to what, in any particular case, is or is not development or 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, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.
- (2) (a) Subject to *paragraph (b)*, a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under *subsection (1)*, and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.
(b) A planning authority may require any person who made a request under *subsection (1)* to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information.
(c) A planning authority may also request persons in addition to those referred to in *paragraph (b)* to submit information in order to enable the authority to issue the declaration on the question.

5.5 Section 32 of the Planning & Development Acts 2000-2023

Section 32 of the Planning & Development Acts 2000-2023 sets out a general obligation to obtain planning permission in respect of any development of land, not being exempted development, and in the case of development, which is unauthorised, for the retention of that unauthorised development.

5.6 Article 6 of the Planning & Development Regulations 2001-2025

Article 6 of the Planning & Development Regulations 2001-2025 provides (subject to the restrictions in article 9 of the Planning & Development Regulations 2001-2025) for the classes of exempted development under column 1 of Parts 1, 2 and 3 of Schedule 2, subject, where applicable, to the conditions and limitations imposed upon such classes as set out in column 2.

5.7 Article 9 of the Planning & Development Regulations 2001-2025

Article 9 of the Planning & Development Regulations 2001-2025 imposes specific restrictions on development of classes specified in Parts 1, 2 and 3 of Schedule 2 and in effect de-exempts certain classes of development that would be exempt under normal circumstances.

6. **Assessment:**

In essence, the question has arisen as to whether the existing water tank within the disused handball alley for the purposes of serving Gormanston Park is or is not development and is or is not exempted development. In this regard, it is necessary to consider the question of “development” and “exempted development” as provided for in statute and summarised above.

a. **“Development”**

It is considered that the subject proposal, as outlined above, falls within the statutory interpretation of “works” within the section 3(1) Planning & Development Acts 2000-2023 definition of development. Whether the works are development and exempted development or development and not exempted development requires an assessment of each of the component elements against the provisions of Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2025 respectively.

b. **“Exempted Development”**

In terms of whether the development is exempted development, the Applicant is inquiring whether the existing water tank within the disused handball alley for the purposes of serving Gormanston Park is exempt or not exempt. The height of said structure is 2.55m with a floor area of 50.2sqm. This water tank was installed between February and March 2025 for the purpose of servicing Gormanston Park. The old high-water tank has been decommissioned on site. The handball courts are listed on the National Inventory of Architectural Heritage (14322008) which has the following description, “*Pair of concrete ball alleys-built c.1950 with steel railings, steel net supports and nets. Octagonal water tower on a concrete pier set in centre of northwest wall, with plant room to northwest*”.

It is noted that a Section 57 was completed by the Architectural Conservation Officer in May 2025. There is a Protected Structure in close proximity to the site (RPS ID No. 91041). The water tower is a notable feature constructed from reinforced concrete and stands approximately 20m tall. It was built around the same time as the nearby school, back in 1945, giving it a historic charm and is part of the attendant grounds that are protected by the same Recorded Protected Structure status. The tank itself is octagonal, about 2.4 meters in height, and is perched atop a single, X-shaped reinforced concrete support column. At the lower level, this column connects to a concrete wall that forms part of a partially unused two-storey building on one side, and two disused handball courts on the other.

Part A Point 2 of the Section 57 states that, ‘*Changes to internal layout which would affect the original or early surviving layout or section, such as - the removal of structural elements, breaking new openings alterations of floor levels, alteration to the layout or form of the stairwells*’, and Point 3 states. ‘*Changes to internal finishes, fixtures and fittings, that would involve loss or damage to original or early surviving material*’. It is stated clearly that these works would materially affect the character of the protected structure and as a result require planning permission.

From a review of the Planning and Development Regulations 2001-2025, Part 2 and Schedule 2, it is noted that the proposed development does not fall within any exempt development category listed. The installation is not considered exempted development subject to conditions/limitations based

Based on the foregoing, the planning authority believes that the existing water tank within the disused handball alley for the purposes of serving Gormanston Park is development and is not exempted development.

7. Appropriate Assessment:

Article 6(3) of Council Directive 92/43/EEC (as amended) on the conservation of natural habitats and of wild fauna and flora ('the Habitats Directive') requires that any plan or project that is not directly connected with or necessary to the management of the Natura 2000 site concerned but is likely to have a significant effect on it, on its own or in combination with other plans and projects, is to be authorised only if it will not adversely affect the integrity of that site. The application site is not within any designated Natura 2000 site. The nearest sites located within 15km of the subject site are as follows:

- North-West Irish SPA (Site Code 004236) c.1.45m to the east of the site
- River Nanny Estuary and Shore SPA (Site Code 004158) c. 1.9km to the north of the site
- Boyne Coast and Estuary SAC (Site Code 001957) c. 7.35km north of the site.

It is noted that both the River Boyne Blackwater SPA and River Boyne and Blackwater SAC are located approximately 140m to the north of the site.

The Planning Authority considered the nature **(existing water tank within the disused handball alley for the purposes of serving Gormanston Park)**, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

8 Environmental Impact Assessment:

The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 - 2025 nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such as EIAR is not required.

9. Conclusion and Recommendation:

It is therefore recommended that a declaration be issued for the existing water tank within the disused handball alley for the purposes of serving Gormanston Park as indicated on the submitted plans and particulars stating that the proposal represents development which is **not exempted development** as follows:

WHEREAS a question has arisen as to whether, *"the existing water tank within the disused handball alley for the purposes of serving Gormanston Park"* on lands at Gormanston, Co. Meath is or is not exempted development:

AND WHEREAS Meath County Council in consideration of this question has had regard particularly to:

- (a) Sections 2, 3, 4 & 177U(9) of the Planning and Development Act 2023,
- (b) Articles 6, 8 and 9 of the Planning and Development Regulations, 2001-2025
- (c) Information provided.

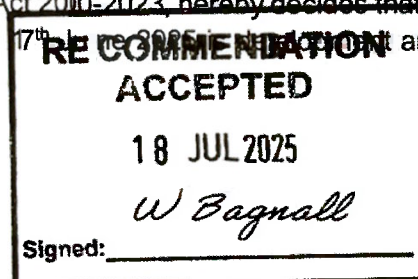
AND WHEREAS Meath County Council has concluded: -

- (a) The proposal represents works and constitutes development having regard to Section 2 and 3 of the Planning and Development Act 2000-2023.
- (b) There is no provision for exemption within any of the classes as set out in Part 2 or Schedule 2 of the Planning and Development Regulations 2001 as amended for the proposed development.

NOW THEREFORE Meath County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2010-2023, hereby decides that the said development as detailed on particulars submitted ^{17th June 2025} is not exempted development.

Stephen O'Brien

Stephen O'Brien
Assistant Planner
17/07/2025



Wendy Bagnall
Senior Executive Planner
17/07/2025

Note: Declaration is made strictly on the information submitted with this application and the Case Officer's interpretation of the thresholds for exempted development as set out in the Planning & Development Regulations 2001-2025.



Appendix C: Section 57 Report (S57/2503) relating to water tower, dated 29th May 2025.

Comhairle Chontae na Mi

*Roimn Pleanáil,
Teach Bivinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mi, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
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**Meath County Council**

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Declaration**S57/2503**

Issued In accordance with Part IV, Section 57 (2) of the Planning and Development Acts, 2000 – 2023

This Declaration may be referred to An Bord Pleanála for review within 4 weeks of its issue, in accordance with the provisions of Section 13(c) of the Planning and Development (Amendment) Act, 2002, upon payment of the requisite fee.

This declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and as a result require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interior or exterior of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within the attendant grounds of the protected structure.

Nothing in this declaration exempts works what would not otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. If in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant's Name: SF Trust Limited, Gormanston Park, Gormanston, Co. Meath

Status (owner or occupier): Occupier

Date of Request for Declaration: 4th March 2025

Date of Inspection: 1st April 2025

Date of Issue of Declaration: 29th May 2025

Previous Declaration(s) n/a

Approved Officer's Order No. AO 28299/2025 (Planning)

LOCATION

Name of building: The Water Tower

Address: Gormanston Park, Gormanston, Co. Meath

O.S. Map: not supplied

National Grid Co-ordinates: X 716673 , Y 766452

Comhairle Chontae na Mí

Roimn Pleanáil.

Teach Buvinda, Bóthar Átha Cliath.

An Uaimh, Contae na Mí, C15 Y291

Fón: 046 – 9097500/Fax: 046 – 9097001

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Planning Department

Buvinda House, Dublin Road,

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Protection Status	Y	Details
<i>Under the Planning and Development Act 2000, as amended</i>		
Record of Protected Structures:	Yes -	RPS ID No. 91041 , Meath County Development Plan.
Date received –	n/a	
Architectural Conservation Area –	No	
SAC Special Area of Conservation -	No	
<i>Under the National Monuments Acts 1930 -2004</i>		
Recorded Monument	no	Zone of Urban Archaeological Potential no
Preservation Order	no	State Guardianship or Ownership no
NIAH Registration number (if applicable): 14322006		

BRIEF DESCRIPTION OF THE STRUCTURE:

Section 57 pertains to the Water Tower only

Located within Gormanston Park, the water tower is a notable feature constructed from reinforced concrete. Standing approximately 20 meters tall, this structure has been in use for many decades. It was built around the same time as the nearby school, back in 1945, giving it a historic charm and is part of the attendand grounds that are protected by the same Recorded Protected Structure status. The tank itself is octagonal, about 2.4 meters in height, and is perched atop a single, X-shaped reinforced concrete support column. At the lower level, this column connects to a concrete wall that forms part of a partially unused two-storey building on one side, and two disused handball courts on the other. The base of the water tank is roughly 200 millimeters thick and rests on four cantilevered beams that extend outward from the support column. The top of the tank features a similar concrete slab, also about 200 millimeters deep. Access to the tower appears to be through an original ladder on the eastern side of the support, which leads through a vertical tunnel inside the tank structure to the top slab. From there, entry into the tank itself is possible via a hatch embedded within the slab.

Comhairle Chontae na Mí

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A. Works which would materially affect the character of the protected structure and as a result require planning permission:

1. Changes to the exterior appearance of the structure, including demolition, painting of previously unpainted surfaces; Changes to roof structure of the tower, installation of rooflights or solar panels; alterations to structural openings,
2. Changes to internal layout which would affect the original or early surviving layout or section, such as - the removal of structural elements, breaking new openings alterations of floor levels, alteration to the layout or form of the stairwells.
3. Changes to internal finishes, fixtures and fittings, that would involve loss or damage to original or early surviving material.
4. Installation of services, including fire detection and security systems, lifts or dumb waiters, re-wiring or re-plumbing where these would be visually intrusive, or require structural alterations. Installation of exterior services such as lighting fixtures, satellite dishes, meter boxes or other services, where these would be visible from outside the structure.
5. Erection or demolition of Extensions or existing outbuildings (hand ball alleys). Erection of new outbuildings.
6. Changes to boundary walls. Erection of new fences, railings or gates. Removal or insertion of hard landscaping features such as paving, terracing.

B. Works which would not materially affect the character of the protected structure:

1. Redecoration of exterior, subject to the submission of colour schemes for the approval of the Planning Authority. Routine maintenance and repair works consisting of like for like replacement of elements using traditional methods and materials and complying with the Dept of Culture, Heritage and the Gaeltacht Conservation Advice publications. Where such works are extensive (e.g. re-introducing structural elements) the local authority should be consulted and

Comhairle Chontae na Mí

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approval sought of methods and materials.

2. Changes to internal layout other than described in section A2 above.
3. Changes to internal finishes, surfaces, fixtures and fittings other than described in section A3 above.
4. Alteration or repair of services where this does not conflict with section A4 above.

Special Remarks:

Demolition of the tower structure will require planning permission – as part of a planning application to make an informed assessment we would require:

- a) an independent assessment of the structural stability of the tower
- b) demonstration that no possible solution, method, or intervention can successfully resolve the issue. Show that all potential solutions have been considered and tested, and each has failed. Use logical reasoning to demonstrate that no further solutions exist or can be devised based on current knowledge or constraints. Demonstrate that the problem is intrinsic and cannot be separated or isolated from the system - if a structural component has undergone irreversible deformation or corrosion beyond repair.

Any further documentation attached (annotated maps or plans, photographs, sketches, notes)?

Yes - Photos attached. Additional photos on the Planning Authority file.

Inspector:

Robert Miles
Architectural Conservation Officer

Date: 22/05/2025

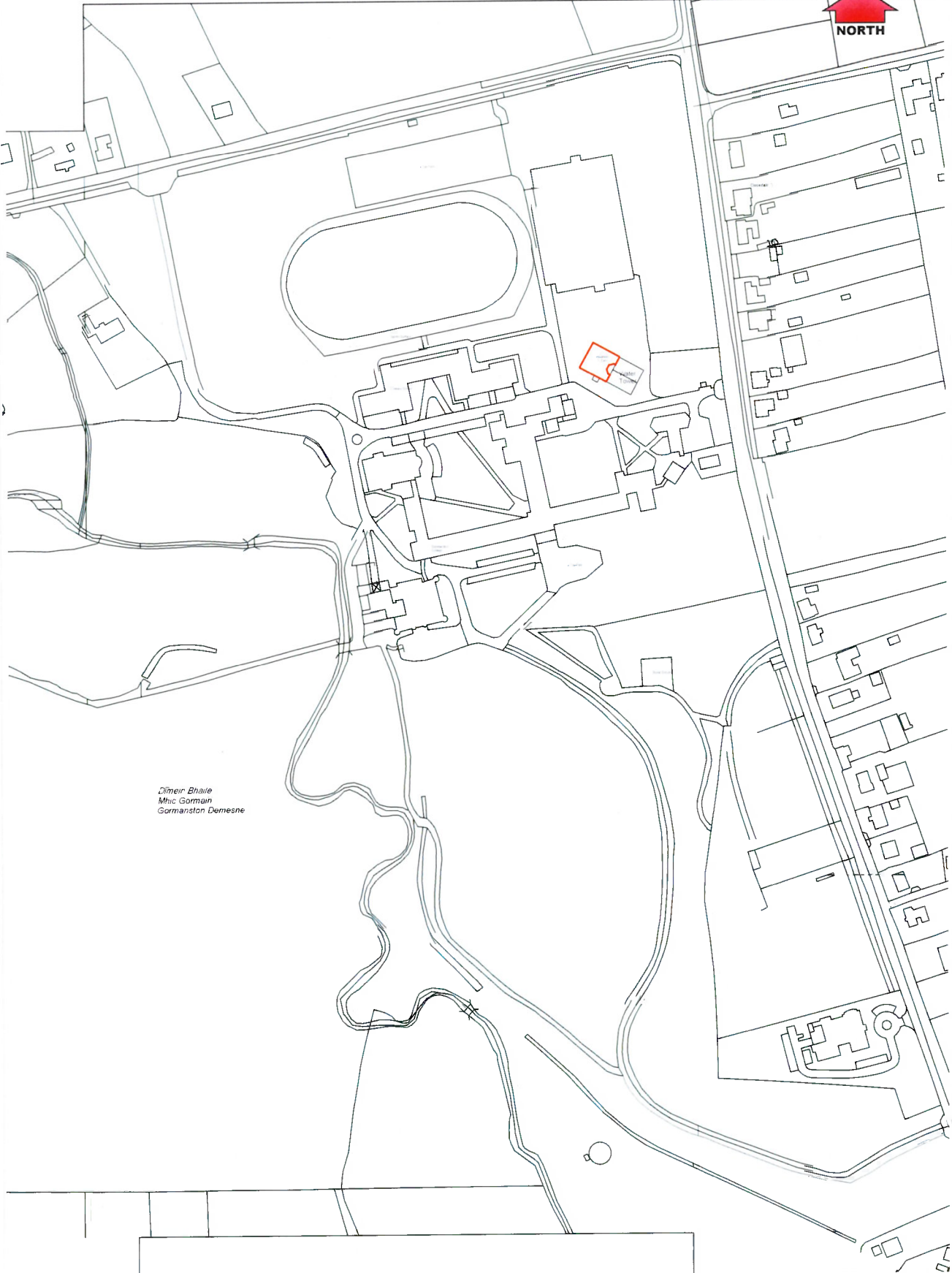
Planning Authority Officer:

Wendy Bagnall
Senior Executive Planner


Date: 29/05/2025



Appendix D: Site Location Map and Site Location Plan with correct redline boundary.



Dimer Bhaite
Mhic Gormain
Gormanston Demesne

<small>Rev:</small> <small>Rev:</small> Additional detail added regarding the new water tank <small>Rev:</small> For use as needed	<small>1800 - 2020</small> <small>© 2016 2016</small>	<small>Client:</small> CIE TRUSTING COMPANY LIMITED	<small>Drawn:</small> RMC <small>Date:</small> 25/16 <small>Permit:</small> L01	<small>Date:</small> JUNE 25 <small>Permit:</small> - <small>Revision:</small> B	<small>Scale:</small> 1-2500 AT A3	McGIRR ARCHITECTS LTD <small>ARCHITECTS LTD • ESTABLISHED 1987</small> 670 Ravenhill Road BELFAST BT6 0BZ T 028 9064 8880 F 028 9064 8881 E info@mcgirrarchitects.com
	 SITE BOUNDARY	<small>Project:</small> SUBSTANTIVE DRAWING WATER TOWER & MAGAZINE LEISURE	<small>Drawing No.:</small> L01	<small>Drawn by:</small> RMC	<small>Checked by:</small> CMcG	
PLANNING DRAWING		<small>Site Location Plan</small>	<small>All rights reserved. Allowings and written notes here in, in whole or in part, are the property of the architect and shall be maintained, reproduced, altered, transmitted, or otherwise used in any way without the written consent of the architect.</small>			



ref: 25/16	client: S F TRUST COMPANY LIMITED	project: GURMINGTON PARK (WATER TOWER & HANDBALL ALLEYS)	drawing no: L02	date: JUNE 25	scale: 1-500 AT A3	McGIRR ARCHITECTS LTD 670 Ravenhill Road BELFAST BT6 0BZ T 028 9064 8880 F 028 9064 8881 E info@mcgirrarchitects.com
drawing title: EXISTING SITE LAYOUT PLAN		© All rights reserved. All drawings and written matters herein constitute original and unpublished works of the architect and may not be duplicated, used or facsimiled without written consent of the architect.		drawn by: RMC	checked by: CMcG	

PLANNING DRAWING