



Griffin Project Management

Civil Engineering & Project Management Consultants

51 New Street,
Killarney, Co. Kerry.
T: 064 662 2874
M: 087 2311 134
E: padraigdgriffin@gmail.com

7th April 2026

An Coimisiun Pleanála,
64 Marlborough St,
Dublin 1

AN COIMISIÚN PLEANÁLA
LDG- 087235-26
ACP-
08 APR 2026
Fee: € 220 Type: Chy
Time: 9:15 By: neevest

I Padraig Griffin of Griffin Project Management herby act on behalf of MCHT Ltd of The Box, Chapel Lane, Killarney, Co Kerry with respect to the matter set out below.

Planning and Development Act 2000 (as amended)
Section 5 Declaration and referral on development and exempted development.

In accordance with Section 5 (b) of the Planning and Development Act 2000 (as amended) which states inter alia, “(b) Without prejudice to subsection (2), in the event that no declaration is issued by the planning authority, any person who made a request under subsection (1) may, on payment to the Board of such fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued under subsection (2)”

As a Declaration has not issued from Waterford City and County Council on the on the question as to “**Whether works carried out on the Lower Ground Floor and Ground Floor which have been carried out to provide a care facility for IPAS refugees is or is not development or is or is not exempted development at Lismore House Hotel. 1-2 Main Street, Lismore, Co. Waterford**” within the Statutory time period, being 4 week” I hereby request a declaration from An Coimisiun Pleanala on this matter.

Question

Whether works carried out on the Lower Ground Floor and Ground Floor which have been carried out to provide a care facility for IPAS refugees is or is not development or is or is not exempted development. Lismore House Hotel. 1-2 Main Street, Lismore, Co. Waterford.

Please note this matter was previously adjudicated on by An Coimisiun Pleanala under Ref Nr ABP-317397-23

I attach the following documentation in support of this application.

1. Site Location Map x 2 by Griffin Project Management
2. Site Layout Plan x 2 by Griffin Project Management
3. Lower ground floor plan when the property was purchased in 2022 x 2, drawings by Cro Con Ltd.
4. Ground floor when the property was purchased in 2022 x 2 by drawings by Cro Con Ltd.
5. Lower Ground floor with amendments which have been carried out to accommodate IPAS Accommodation shown there on, drawings by Southgate Associates. x 2
6. Ground floor with amendments which have been carried out to accommodate IPAS Accommodation shown there on, drawings by Southgate Associates. x 2
7. Conservation Report as prepared by Southgate Associates x 2
8. Copy application form to Waterford City and County Council.
9. Copy acknowledgement of receipt of the Section 5 request from Waterford City and County Council.
10. Prescribed fee.

Yours sincerely,

PD Griffin

**Padraig Griffin and Co Ltd,
Trading as
Griffin Project Management,
Civil Engineering & Project Management Consultant**



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

IW/AR/D5/2026/07

03/03/2026

MCHT Ltd
c/o Padraig Griffin,
Griffin Project Management,
51 New Street,
Killarney,
Co. Kerry

copy

RE: Section 5 Declaration for "Lismore House Hotel, Lismore, Co. Waterford"

Dear Sir or Madam:

I wish to acknowledge receipt of your application for Section 5 Declaration relating to the above-mentioned property and enclose receipt herewith.

Yours faithfully,

Adam Rodde

For Imelda Walsh,
Asst Staff Officer.



Waterford City and County Council
Planning Department
1st Floor, Menapia Building
The Mall

03/03/2026 12:09:54

Receipt No: PLAN/0/636343
REPRINT

MCHT Ltd
c/o Griffin Project Management

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total: 80.00 EUR

Tendered
CHEQUE 80.00
000265
Parraig Griffin & Co Limited

Change: 0.00

Issued By: ADAM ROCHE
From: PLANNING
Val reg No: 3263046A-1



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copy

27th February 2026

Waterford City and County Council,
Planning Dept,
Menapia Building,
The Mall, Waterford.

I Padraig Griffin of Griffin Project Management hereby act on behalf of MCHT Ltd of The Box, Chapel Lane, Killarney, Co Kerry with respect to the matter set out below.

Planning and Development Act 2000 (as amended)
Section 5 Declaration and referral on development and exempted development.

“Whether works carried out on the Lower Ground Floor and Ground Floor which have been carried out to provide a care facility for IPAS refugees is or is not development or is or is not exempted development at Lismore House Hotel. 1-2 Main Street, Lismore, Co. Waterford”

Question

Whether works carried out on the Lower Ground Floor and Ground Floor which have been carried out to provide a care facility for IPAS refugees is or is not development or is or is not exempted development. Lismore House Hotel. 1-2 Main Street, Lismore, Co. Waterford.

I attach the following documentation in support of this application.

1. Site Location Map x 3 by Griffin Project Management
2. Site Layout Plan x 3 by Griffin Project Management
3. Lower ground floor plan when the property was purchased in 2022 x 3, drawings by Cro Con Ltd.
4. Ground floor when the property was purchased in 2022 Lower Ground floor now in situ x 3 by drawings by Cro Con Ltd.
5. Lower Ground floor with amendments which have been carried out to accommodate IPAS Accommodation shown there on, drawings by Southgate Associates. x 3
6. Ground floor with amendments which have been carried out to accommodate IPAS Accommodation shown there on, drawings by Southgate Associates. x 3
7. Conservation Report as prepared by Southgate Associates x 3
8. Copy application form to Waterford City and County Council.
9. Prescribed fee.

Yours sincerely,

PD Griffin

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Trading as
Griffin Project Management,
Civil Engineering & Project Management Consultant**



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

**Waterford City and County Council,
Planning Department, Menapia Building, The Mall, Waterford.**

Telephone : 0761 102020

Fax : 0761 099701

Email: planning@waterfordcouncil.ie

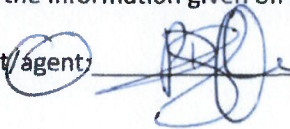
Application for Declaration of Exempted Development under Section 5 of the Planning and Development Act 2000, as amended.

1. Name of Applicant: MCHT LTD
Address: THE BOX, CHAPEL LANE, KILMARKEY, CO KERRY
C/O GRIFFIN PROJECT MANAGEMENT
2. Tel. No.: 064-66-22874 Email Address: patrickdgriffin@gmail.com
3. Postal Address of Site or Building LISMORE HOUSE HOTEL, LISMORE CO WATERFORD
4. Applicant's interest in site: OWNER
(If applicant is not freehold owner of the property in question, please provide name & address of owner)
5. Full Description of the proposed Development WORKS CARRIED OUT TO THE
GROUND FLOOR AND LOWER GROUND FLOOR TO FACILITATE
IPAS ACCOMMODATION
6. If the proposed development is an extension to a dwellinghouse, please include the following floor areas:
 - (i) Proposed Extension Sq. metres
 - (ii) Existing Structure.....Sq. metres N/A.
 - (iii) Rear private open space.....Sq. metres
7. If the proposed development is for the erection of Garage/Shed/Store etc., Please include the following:
 - (i) Proposed Garage/Shed/Store etc.....Sq. metres
 - (ii) Existing Structure.....Sq. metres N/A.
 - (iii) Rear private open space.....Sq. metres
8. For any building(s) to be retained on site, or for a change of use of the property
 - (a) Please indicate the existing use HOTEL
 - (b) Please indicate the proposed use IPAS CENTER ACCOMMODATION
9. Documents to be included with this application form to be submitted to the Planning Department):

Site Location Map ☒ Scale 1:1000 or 1:2500 Floor Plans & ☒ Elevations <u>- N/A</u>	Site Layout Map ☒ Scale 1:200 or 1:500 Fee (€80.00)
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10. Site History: Planning reference number(s): ABP 317397 - 23

I hereby declare that the information given on this form is correct.

Signature of applicant/agent: 

Date: 27-2-26

GRIFFIN PROJECT MANAGEMENT

51 New Street, Killamey,

Co. Kerry

Tel. 084-22674

Mobile: 037-2311134