

Comhairle Contae Chill Dara  
Kildare County Council



Date: 19<sup>th</sup> December 2024  
Our Ref: ED/1159.

Kawaljit Sandhu,  
C/o Mark Bannon,  
P.B.A. Architects,  
Stoneyford,  
Kilkenny.

**RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Moyvalley Hotel & Golf Resort, Ballina, Moyvalley, Co. Kildare.**

Dear Sir/Madam,

I refer to your correspondence received on 17<sup>th</sup> October 2024 and 22<sup>nd</sup> November 2024 in connection with the above.

Please find attached declaration made under Section 5 of Planning and Development Acts 2000 (as amended) in this regard.

Yours sincerely,

  
Senior Executive Officer,  
Planning Department.



**Declaration of Development & Exempted Development under  
Section 5 of the  
Planning and Development Act 2000 (as amended).**

ED/1159.

**WHEREAS** a question has arisen as to whether the change of use of 32 apartments permitted as short stay self-catering accommodation to use for the purposes of accommodating persons seeking international protection at Moyvalley Hotel & Golf Resort, Ballina, Moyvalley, Co. Kildare, is exempted development,

**AS INDICATED** on the plans and particulars received by the Planning Authority on 17<sup>th</sup> October 2024 and 22<sup>nd</sup> November 2024

**AND WHEREAS** Kawaljit Sandhu requested a declaration on the said question from Kildare County Council,

**AND WHEREAS** Kildare County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (a) Planning and Development Act 2000 (as amended); and
- (b) Planning and Development Regulations 2001 (as amended); and
- (c) The nature, extent and purpose of the works,

**AND WHEREAS** Kildare County Council has concluded that the development comprises works to which the provisions of the following applies:

- (a) Section 2, 3, and 4, of the Planning and Development Act 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended); and
- (c) Schedule 2, Part 1, Class 20F of the Planning and Development Regulations 2001 (as amended)

**NOW THEREFORE** Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the temporary change of use of 32 apartments permitted as short stay self-catering accommodation to use for the purposes of accommodating persons seeking international protection at Moyvalley Hotel & Golf Resort, Ballina, Moyvalley, Co. Kildare **IS development and IS EXEMPTED development** pursuant to Sections, 2, 3, and 4 of the Planning and Development Act as amended and Class 20F of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

19<sup>th</sup> December 2024

  
Senior Executive Officer  
Planning Department.

**KILDARE COUNTY COUNCIL**



**PLANNING & STRATEGIC DEVELOPMENT DEPARTMENT**

**Section 5 referral & declaration on development & exempted development**

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

**Reference No. ED/1159**

<b>Name Of Applicant(s):</b>	Kawaljit Sandhu
<b>Address Of Development:</b>	Moyvalley Hotel & Gold Resort, Ballina, Moyvalley, Co. Kildare
<b>Development Description:</b>	COU of 32 apartments permitted as short stay self-catering accommodation to use for the purposes of accommodating persons seeking international protection
<b>Due date</b>	18 <sup>th</sup> December 2024

**Introduction**

This is a request for a **DECLARATION** under Section 5(1) of the Planning and Development Act 2000 (as amended) to establish whether under Section 5 of the Act the works which will consist of the change of use of self-catering apartments ancillary to the hotel for short term stays to temporary accommodation for those seeking international protection.

**Site Location**

The application site is located within the grounds of the existing Moyvalley Hotel and Golf Resort, to the south of the M4 Dublin-Galway motorway. The site is accessed via a tree-lined internal access road which is connected to the L5006 local road.

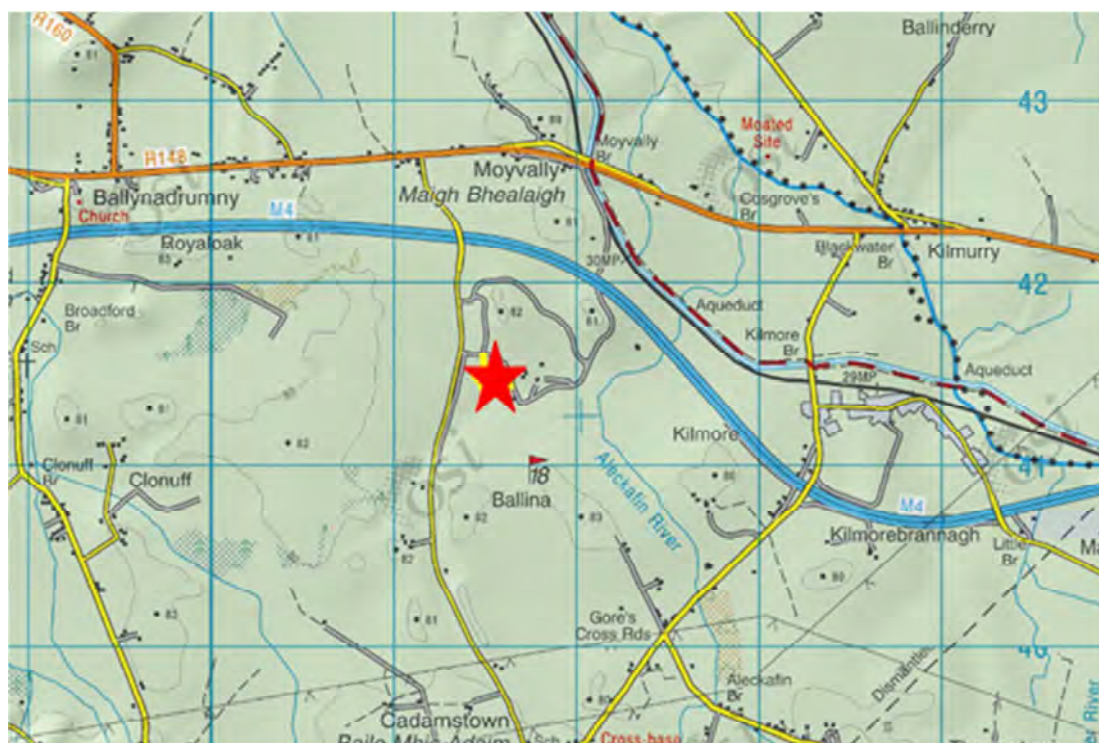
This Section 5 request relates to existing self-catering apartments.

**Description of Proposed Development**

The proposed development is described as follows:

*“No material alterations envisaged (no physical alterations to the existing structure)  
Change of use – the housing of persons seeking international protection”*





**Fig 1:** Site Location and context

### **Planning History**

There is an extensive planning history pertaining to the overall site including:

**22/1498** - Permission **granted** for development including the construction of 72 no. self-catering units in 3 no. three-storey buildings. A single storey multi-use recreational and amenity pavilion building of 120 sq.m.

**13/259:** Retention permission **granted** for alterations and completion of works to previously permitted development granted under planning ref 03/5. The development to be retained and completed comprises i) Retention of alterations and additional floor area (706 sq.m additional floor area) to a two-storey hotel building with redesigned foyer, reception, bar, restaurant, function room, service/ancillary areas, terraces, bedroom block, omission of previously permitted basement area and associated changes to the elevations. ii) Retention of internal revisions to Ballina (Ballyna) House (Protected Structure) including redesigned basement area to provide bar/lounge/toilets, extension of basement storage area to accommodate services and redesign of permitted Guest Lounges at 1st floor upper and lower levels to provide 2 no. additional guest bedrooms with ensuites; iii) Retention of internal and external revisions to 8 no. previously approved townhouses in blocks A, B, C & D (Protected Structures) to be used as self-catering tourist accommodation, v) Retention of change of use of Block G (Protected Structure) from previously permitted self catering apartment to use as hotel administration/office area, internal alterations to same and extension of original building to provide toilet facilities for this office space; vi) Retention of extension to the Function Room (Protected Structure) to provide toilet facilities; vii) Retention of alterations to permitted self-catering Courtyard Apartment Block (32 no. units) including alterations to permitted siting, relocation of car parking



and landscaping of courtyard; viii) Retention of 2 no. bin storage areas adjacent to Courtyard Apartment Block; ix) Retention of woodchip storage building, bin storage areas and associated site works; x) Retention of revised entrance area/gates including a Gate Keepers Hut; xi) Retention and completion of modifications to previously approved on-site wastewater treatment system (extension of reed bed and percolation areas and new pump chamber) new access road to same from main access route on site and for additional upgrades to on-site services as well as all associated site development works on a 10.4 hectare site at Moyvalley Hotel & Golf Resort.

13/396: Permission and Retention permission **granted** for completion of an 817 sq.m. service yard and revised car parking layout to previously approved Golf Club house (previously granted planning permission under planning ref: 03/5 and 07/1195); Retention of a three sided, three-bay driving range shelter, clad with shiplap timber sheeting; and retention of a green – keepers building, vehicular access and associated site work. The green-keepers building has a total internal floor area of 695sq.m. and provides for machinery and equipment storage as well as staff facilities on the ground floor with a mezzanine level providing additional storage above the staff facilities at Moyvalley Hotel & Golf Resort.

12/12 – Extension of Duration **granted** for mixed use development to consist of: the demolition of existing structures (comprising 3 no dwellings and 4 no agricultural barns); conservation and refurbishment works to Balyna Estate Chapel and features within its curtilage etc. at Balyna Estate, Moyvalley.

07/1195 – Permission **granted** for a single storey extension to an existing golf clubhouse and all associated site works within the curtilage of a protected structure at Ballina House Estate, Moyvalley.

03/5: Extension of Duration **granted** for mixed use development to consist of: the demolition of existing structures (comprising 3 no dwellings and 4 no agricultural barns); conservation and refurbishment works to Balyna Estate Chapel and features within its curtilage etc. at Balyna Estate, Moyvalley.

## **Relevant Legislative Background**

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

#### **Section 2(1)**

*'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(1)**

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

**Section 4(1)**

*The following shall be exempted development for the purposes of the 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;*

**Section 5(7) EIA Screening**

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

**Planning and Development Regulations 2001 (as amended)****Article 6(1)**

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

**Article 9 (1)(a)(i)**

Restrictions on exemption.

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—.....(15 items)

**Schedule 2 Part 1 Exempted Development**

<b>CLASS 20F</b>  Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building,	 1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.  2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022 <sup>1</sup> comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001 <sup>2</sup> .
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<p>wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.</p>	<p>3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.</p> <p>4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.</p> <p>5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.</p> <p>6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.</p> <p>6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.</p> <p>7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).</p> <p>8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.</p>
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### **Assessment**

The Applicant is seeking an exemption under S.I No. 376 of 2023 Planning and Development (Exempted Development) (No. 4) Regulations 2023 for the change of



use of 32 no. self-catering apartments ancillary to the hotel for short term stays to temporary accommodation for those seeking international protection.

As outlined above, there is an extensive planning history pertaining to the overall site. It is noted that Condition 11 of Pl. Ref 03/5 states the following:

*11. The use of the remaining residential units (excluding the client residence) shall be primarily used as part of the extended hotel function and shall not be used as conventional residential use. In addition owners of the subject units shall be required to be members of a management company for the hotel/golf club/residential scheme and it shall be a requirement that future owners shall be members of said company. Details of the above shall be subject of an agreement made under Section 47 of the Planning & Development Act 2000 and shall be legally in force prior to commencement of development.*

**Reason:** *It is necessary that the residential units be functionally associated with the proposed hotel use not to contravene Development Plan policy with regard to residential development in the countryside.*

### **Conclusion**

Having regard to the extensive planning history pertaining to the site and the scale and nature of the proposal, it is considered that further details are required in terms of compliance with previous planning permissions on the site.

The Planning Authority cannot fully assess the subject declaration in the absence of such details.

### **Recommendation**

It is recommended that further information be requested from the Applicant with regard to the following:

1. Having regard to the extensive planning history pertaining to the overall site, the Applicant is requested to provide details in relation to the planning status/compliance with the existing permissions on site and to provide planning reference numbers of all planning permissions pertaining to the subject site. The declaration cannot be assessed fully in terms of compliance with the Planning and Development Regulations 2001, as amended.
2. The applicant should also clarify that any existing structures are in use as self catering apartments or associated uses with the previous permitted development and are not being rented/leased commercially on the open market.

### **FURTHER INFORMATION RESPONSE**

The following further information was requested and an assessment of same is outlined below.

1. *Having regard to the extensive planning history pertaining to the overall site, the Applicant is requested to provide details in relation to the planning status/compliance with the existing permissions on site and to provide planning reference numbers of all planning permissions pertaining to the subject site. The declaration cannot be assessed fully in terms of compliance with the Planning and Development Regulations 2001, as amended.*

The response to Item 1 is noted. Planning history details provided.

2. The applicant should also clarify that any existing structures are in use as self catering apartments or associated uses with the previous permitted development and are not being rented/leased commercially on the open market.

The response to Item 2 is noted. The response states that *“the self-catering apartments are being used as short stay accommodation only and are ancillary to the main hotel, in accordance with the granted permission and are not available for rent or lease to the open market”*.

#### Assessment

Having regard to the above, and the temporary nature of the use of accommodation for those seeking international protection, it is considered that the proposal is considered to be acceptable in this instance. The use is considered to be ancillary to the hotel function and under Schedule 2 Part 1, Class 20F a hotel use is included in the list of structures suitable to accommodate or support displaced persons or persons seeking international protection.

As outlined under Class 20F, the temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection and the use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.

#### Conclusion


Having regard to:

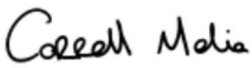
- Section 2, 3, and 4, of the Planning and Development Act 2000 (as amended);
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended); and
- Schedule 2, Part 1, Class 20F of the Planning and Development Regulations 2001 (as amended)
- The nature, extent and purpose of the works,

It is considered that the proposed works **constitutes development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and **is exempted development** as defined by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

**Recommendation**

It is recommended that the applicant be advised that the development as described in the application ***is development and is exempted development.***

Signed:   
Assistant Planner  
Date: 18/12/2024



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Carroll Melia

Senior Executive Planner

18<sup>th</sup> December 2024



## **Declaration of Development & Exempted Development under**

### **Section 5 of the Planning and Development Act 2000 (as amended)**

**WHEREAS** a question has arisen as to whether the change of use of 32 apartments permitted as short stay self-catering accommodation to use for the purposes of accommodating persons seeking international protection is or is not exempted development

**AS INDICATED** on the plans and particulars received by the Planning Authority on 17/10/2024 and further information received on the 22/11/2024

**AND WHEREAS** Kawaljit Sandhu requested a declaration on the said question from Kildare County Council,

**AND WHEREAS** Kildare County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (1) Planning and Development Act 2000 (as amended); and
- (2) Planning and Development Regulations 2001 (as amended); and
- (3) The nature, extent and purpose of the works,

**AND WHEREAS** Kildare County Council has concluded that the proposal comprises of development to which the provisions of the following applies:

- (a) Section 2, 3, and 4, of the Planning and Development Act 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended); and
- (c) Schedule 2, Part 1, Class 20F of the Planning and Development Regulations 2001 (as amended)

**NOW THEREFORE** Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that -


The temporary change of use of 32 apartments permitted as short stay self-catering accommodation to use for the purposes of accommodating persons seeking international protection

***IS development and IS EXEMPTED development*** pursuant to Sections, 2, 3, and 4 of the Planning and Development Act as amended and Class 20F of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

Please note that any person issued with a declaration under Section 5 of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

Signed: \_\_\_\_\_

## Appendix 1: Appropriate Assessment Screening

	<b>APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</b>
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(A) Project Details	
<b>Planning File Ref</b>	ED1159
<b>Applicant name</b>	Kawaljit Sandhu
<b>Development Location</b>	Moyvalley Hotel & Gold Resort, Ballina, Moyvalley, Co. Kildare
<b>Site size</b>	
<b>Application accompanied by an EIAR (Yes/NO)</b>	No
<b>Distance from Natura 2000 site in km</b>	The River Boyne and River Blackwater SAC is located c. 4.3 km to the north of the site
<b>Description of the project/proposed development –</b> COU self-catering apartments to temporary accommodation for international protection	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			<b>Yes/No</b> <b>If answer is yes, identify list name of Natura 2000 site likely to be impacted.</b>
<b>1</b>	<b>Impacts on sites designated for freshwater habitats or species.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley,	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment</i>	<b>NO</b>



	Pollardstown Fen, Ballynafagh lake	(upstream or downstream) of same?	
<b>2</b>	<b>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</b> <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	<b>NO</b>
<b>3</b>	<b>Impacts on designated terrestrial habitats.</b> <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	<b>NO</b>
<b>4</b>	<b>Impacts on birds in SPAs</b> <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	<b>NO</b>

**Conclusion:**

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

<b>(G) SCREENING CONCLUSION STATEMENT</b>		
<i>Selected relevant category for project assessed by ticking box.</i>		
<b>1</b>	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
<b>2</b>	No potential significant affects/AA is not required	<b>X</b>
<b>3</b>	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
<b>Justify why it falls into relevant category above (based on information in above tables)</b>		
Having regard to the proximity of the nearest SACs and given the location, nature and extent of the proposed development it is not considered there would be potential for significant effects on the European sites network.		
<b>Name:</b>	C. Dockery	

<b>Position:</b>	Assistant Planner
<b>Date:</b>	18/12/2024

# COMHAIRLE CONTAE CHILL DARA

## KILDARE COUNTY COUNCIL



### Director of Services Order

I, Alan Dunney, Director of Services, am duly authorised and delegated by Chief Executive's Order number: CE48043 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

**ORDER NO:** DO56426      **Section:** Planning

**SUBJECT:** ED1159 Kawaljit Sandhu, c/o Mark Bannon, P.B.A. Architect, Stoneyford, Kilkenny. Exempt Development Application for Change of use of 32 apartments permitted as short stay self-catering accommodation to use for the purposes of accommodating persons seeking international protection at Moyvalley Hotel & Golf Resort, Ballina, Moyvalley, Co. Kildare

**SUBMITTED:** File Ref. ED1159 with recommendation from the Senior Executive Planner and reports from the Council's Technical Officers.

**ORDER:** **I hereby order the following** Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended) hereby decides that the proposed development is development and is not exempted development.

MADE THIS 19<sup>th</sup> DAY  
OF December YEAR 2024

SIGNED: Alan Dunney  
DIRECTOR OF SERVICES [Signature]



Mr. Stephen Cunningham  
Staff Officer  
Planning Department  
Kildare County Council  
Devoy Park  
Naas  
Co. Kildare  
W91 X77F

22/11/2024

**RE: ED1159 - Declaration seeking the change of use of a buildings (32 apartments) which have a permitted use for/as 'short stay self-catering accommodation' (associated Hotel accommodation at Moyvalley Hotel Complex), to a use for the purposes of accommodating persons seeking international protection (S.I No. 376 of 2023 Planning and Development act)**

Dear Mr Cunningham.

Further to your request for additional information dated 19/11/2024, please take note of the following response.

**1.**

Having regard to the extensive planning history pertaining to the overall site, the Applicant is requested to provide details in relation to the planning status and/or compliance with the existing permissions on site and to provide planning reference numbers of all planning permissions pertaining to the subject site. Without this information, the declaration cannot be assessed fully in terms of compliance with the Planning and Development Regulations 2001 (as amended).

**Site description.**

The site comprises the demesne lands of Balyna House, a country estate dating back to the 16<sup>th</sup> century, when the lands were originally granted to the O'More family by Queen Elizabeth I. The site comprises c.83 ha and is c.6km west of Enfield, Co. Kildare.

The estate lands now comprise an 18-hole golf course with golf clubhouse and maintenance building. The original Balyna House has been redeveloped to accommodate a Boutique hotel / wedding venue, with basement bar, along with a new 52 bed hotel building with associated wedding/conference, restaurant and car facilities, plus 32 no. self-catering apartments in the courtyard block to the west of the hotel building, which are operated by the hotel. These 32 no. self-catering apartments are the subject of the current Section 5 declaration.

The original stables have been converted into 13 self-catering apartments, which are also operated by the hotel. One of the blocks permitted for another apartment is used for administration. An adjoining stand along barn building is used for civil marriage ceremonies. The original Balyna chapel next to the house is also used for small wedding ceremonies.

A golf club house stands to the South of Balyna House and driving range is located to the south of Balyna House. There is also a stand alone 2 storey golf course house, which remains unoccupied.



P.B.A. Architects

## **Planning History.**

All structures as currently stand on site were granted Retention Permission under the following two planning references:

### **P13.259 (THE MAIN BODY OF THE ESTATE AND LEISURE COMPLEX)**

**Grant date: 02/09/2013**

Retention of alterations and completion of works to previously permitted development granted under planning ref 03/5. The development to be retained and completed comprises i) Retention of alterations and additional floor area (706 sq.m additional floor area) to a two-storey hotel building with redesigned foyer, reception, bar, restaurant, function room, service/ancillary areas, terraces, bedroom block, omission of previously permitted basement area and associated changes to the elevations. ii) Retention of internal revisions to Ballina (Ballyna) House (Protected Structure) including redesigned basement area to provide bar/lounge/toilets, extension of basement storage area to accommodate services and redesign of permitted Guest Lounges at 1st floor upper and lower levels to provide 2 no. additional guest bedrooms with ensuites; iii) Retention of internal and external revisions to 8 no. previously approved townhouses in blocks A, B, C & D (Protected Structures) to be used as self-catering tourist accommodation, v) Retention of change of use of Block G (Protected Structure) from previously permitted self catering apartment to use as hotel administration/office area, internal alterations to same and extension of original building to provide toilet facilities for this office space; vi) Retention of extension to the Function Room (Protected Structure) to provide toilet facilities; vii) Retention of alterations to permitted self-catering Courtyard Apartment Block (32 no. units) including alterations to permitted siting, relocation of car parking and landscaping of courtyard; viii) Retention of 2 no. bin storage areas adjacent to Courtyard Apartment Block; ix) Retention of woodchip storage building, bin storage areas and associated site works; x) Retention of revised entrance area/gates including a Gate Keepers Hut; xi) Retention and completion of modifications to previously approved on-site wastewater treatment system (extension of reed bed and percolation areas and new pump chamber) new access road to same from main access route on site and for additional upgrades to on-site services as well as all associated site development works on a 10.4 hectare site.

### **P13.396 (THE GOLG CLUB HOUSE AND ASSOCIATED DEVELOPMENT)**

**Grant date: 02/09/2013**

Completion of an 817 sq.m. service yard and revised car parking layout to previously approved Golf Club house (previously granted planning permission under planning ref: 03/5 and 07/1195); Retention of a three sided, three-bay driving range shelter, clad with shiplap timber sheeting; and retention of a green – keepers building, vehicular access and associated site work. The green-keepers building has a total internal floor area of 695sq.m. and provides for machinery and equipment storage as well as staff facilities on the ground floor with a mezzanine level providing additional storage above the staff facilities

We can confirm that we were the project architects for the design and construction of the entire property as constructed under the development programme by EASSDA Properties and the subject of the 13.396 plus the 13.259 retention applications.

We were retained by the receivers – KPMG for the purposed of planning regularisation in addition to being retained by the former owner and developer Alistair Jackson for the design and construction phase.

We have carried out a recent inspection and are satisfied that no works or alterations, which require permission, have taken place within the curtilage of the property since the date of grant of permission for retention of the property as redeveloped.

We are not aware of any enforcement actions currently registered against the subject property.





## Historic Planning History.

**Reg. Ref. 03/5:** Mixed use development to consist of: the demolition of existing structures; conservation and refurbishment works to Balyna Estate House and Chapel and features within its curtilage, development of an 18 hole championship golf course, golf club house, maintenance buildings, change of use of Balyna House to a 10 bed hotel, development of a new 52 bed hotel with associated facilities, change of use of stables/residences to 14 no. self-catering hotel apartment suites, development of a courtyard scheme containing 96 self catering apartments, development of an enterprise centre (revised to equestrian campus following AI response), development of 20 no. corporate apartments with associated recreational facilities, development of a 10-bed Respite Centre, change of use of existing barn to conference/meeting room, development of a conference centre with restaurant, bar and 2 retail units, development of 33 no. detached 4-bed residences and 26 no. semi detached/terraced residences, development of a detached 5 bed dwelling (proposed as private residence for the applicant), creation of new entrances, roadways, landscaping, car paring, and associated services.

Permission Granted: 16/01/04

Extension Granted: 29/01/09

Permission Expires: 15/01/12

**Reg. Ref. 05/1368:** A new two storey dwelling, septic tank and associated works.

Permission Granted: 30/11/05

Permission Expired: 30/11/10

**Reg. Ref. 05/3039:** Change in House Type from 33 no. 2 storey 4-bed detached houses to 24 no. 2-storey 5-bed detached houses and 9 no. 2-storey five bed detached houses.

Permission Granted: 09/06/06

Permission Expired: 09/06/11

**Reg. Ref. 07/1195:** Single storey extension to golf clubhouse and associated works

Permission Granted: 31/03/08

Permission Expires: 31/03/13

---

A number of other planning applications either refused or withdrawn are also noted below:

**Reg. Ref. 05/1424:** Amendments to original granted permission ref.no.03/05 from 9 no. hotel apartment suites to 6 no. three bedroom, 2 no. two bedrooms. - **Deemed Withdrawn**

**Reg. Ref. 05/1419:** Extend existing stables and the change of use of same, to accommodate 7 no. courtyard style, two bedroom residential units, as part of a mixed use development. - **Deemed Withdrawn**

**Reg. Ref. 05/2242:** Convert existing smoke shed, to accommodate 2 no. two storey, two bedroom residential units, as part of a mixed use development. - **Deemed Withdrawn**

**Reg. Ref. 08/1088:** 3 no 2 storey apartment blocks consisting of: 24 no. 2 bedroom and 8 no. 3 bedroom apartments in block 4, 8 no. 2 bedroom and 8 no 3 bedroom apartments in block 5, 8 no. 2 bedroom and 8 no. 3 bedroom apartments in block 6, together with a 2 storey leisure centre and spa. - **Deemed Withdrawn**



2.

The applicant should also clarify whether any existing structures are in use as self-catering apartments or uses associated with the previous permitted development and are not being rented/leased commercially on the open market.

On behalf of our client, the new owner Mr. Kawaljit Sandhu. We can confirm that the self-catering apartments are being used as short stay accommodation only and are ancillary to the main hotel, in accordance with the granted permission and are not available for rent or lease to the open market.

With reference to the submitted declaration we invite the Planning Authority to confirm that a change of use of a buildings (32 apartments) **which have a permitted use for/as 'short stay self-catering accommodation'** (associated Hotel accommodation at Moyvalley Hotel Complex), **to a use for the purposes of accommodating persons seeking international protection** (S.I No. 376 of 2023 Planning and Development act) is considered to be exempt development and the application is therefore in order.

Kind Regards,



---

Mark Bannon  
*P B A architects.*  
R.I.A.I. 98013  
Stoneyford, Kilkenny.  
087 6196527



P.B.A. Architects



Comhairle Contae Chill Dara  
Kildare County Council



Date: 19<sup>th</sup> November 2024.  
Our Ref: ED1159.

Kawaljit Sandhu,  
c/o P.B.A. Architects,  
Stoneyford,  
Kilkenny.

**RE: Application for a Declaration of Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended) at Moyvalley Hotel & Golf Resort, Ballina, Moyvalley, Co. Kildare.**

Dear Sir/Madam,

I refer to your application for a Section 5 Declaration received on 17<sup>th</sup> October 2024. The following further information is required to properly assess your application.

1. Having regard to the extensive planning history pertaining to the overall site, the Applicant is requested to provide details in relation to the planning status and/or compliance with the existing permissions on site and to provide planning reference numbers of all planning permissions pertaining to the subject site. Without this information, the declaration cannot be assessed fully in terms of compliance with the Planning and Development Regulations 2001 (as amended).
2. The applicant should also clarify whether any existing structures are in use as self-catering apartments or uses associated with the previous permitted development and are not being rented/leased commercially on the open market.

The time period for the Council's determination shall commence upon receipt of the above information.

Yours sincerely,

  
Senior Executive Officer  
Planning Department

**KILDARE COUNTY COUNCIL**



**PLANNING & STRATEGIC DEVELOPMENT DEPARTMENT**

**Section 5 referral & declaration on development & exempted development**

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

**Reference No. ED/1159**

<b>Name Of Applicant(s):</b>	Kawaljit Sandhu
<b>Address Of Development:</b>	Moyvalley Hotel & Gold Resort, Ballina, Moyvalley, Co. Kildare
<b>Development Description:</b>	COU of 32 apartments permitted as short stay self-catering accommodation to use for the purposes of accommodating persons seeking international protection
<b>Due date</b>	14 <sup>th</sup> November 2024

**Introduction**

This is a request for a **DECLARATION** under Section 5(1) of the Planning and Development Act 2000 (as amended) to establish whether under Section 5 of the Act the works which will consist of the change of use of self-catering apartments ancillary to the hotel for short term stays to temporary accommodation for those seeks international protection.

**Site Location**

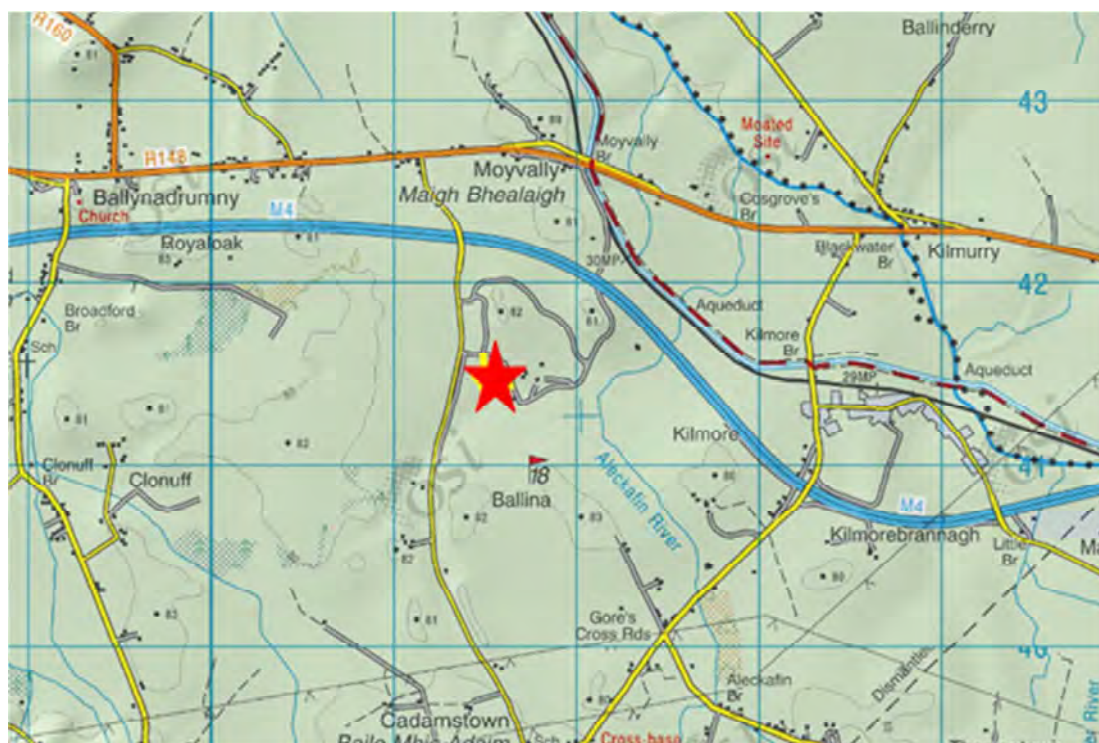
The application site is located within the grounds of the existing Moyvalley Hotel and Golf Resort, to the south of the M4 Dublin-Galway motorway. The site is accessed via a tree-lined internal access road which is connected to the L5006 local road.

This Section 5 request relates to existing self-catering apartments.

**Description of Proposed Development**

The proposed development is described as follows:

*“No material alterations envisaged (no physical alterations to the existing structure)  
Change of use – the housing of persons seeks international protection”*



**Fig 1:** Site Location and context

### **Planning History**

There is an extensive planning history pertaining to the overall site including:

**22/1498** - Permission **granted** for development including the construction of 72 no. self-catering units in 3 no. three-storey buildings. A single storey multi-use recreational and amenity pavilion building of 120 sq.m.

**13/259:** Retention permission **granted** for alterations and completion of works to previously permitted development granted under planning ref 03/5. The development to be retained and completed comprises i) Retention of alterations and additional floor area (706 sq.m additional floor area) to a two-storey hotel building with redesigned foyer, reception, bar, restaurant, function room, service/ancillary areas, terraces, bedroom block, omission of previously permitted basement area and associated changes to the elevations. ii) Retention of internal revisions to Ballina (Ballyna) House (Protected Structure) including redesigned basement area to provide bar/lounge/toilets, extension of basement storage area to accommodate services and redesign of permitted Guest Lounges at 1st floor upper and lower levels to provide 2 no. additional guest bedrooms with ensuites; iii) Retention of internal and external revisions to 8 no. previously approved townhouses in blocks A, B, C & D (Protected Structures) to be used as self-catering tourist accommodation, v) Retention of change of use of Block G (Protected Structure) from previously permitted self catering apartment to use as hotel administration/office area, internal alterations to same and extension of original building to provide toilet facilities for this office space; vi) Retention of extension to the Function Room (Protected Structure) to provide toilet facilities; vii) Retention of alterations to permitted self-catering Courtyard Apartment Block (32 no. units) including alterations to permitted siting, relocation of car parking

and landscaping of courtyard; viii) Retention of 2 no. bin storage areas adjacent to Courtyard Apartment Block; ix) Retention of woodchip storage building, bin storage areas and associated site works; x) Retention of revised entrance area/gates including a Gate Keepers Hut; xi) Retention and completion of modifications to previously approved on-site wastewater treatment system (extension of reed bed and percolation areas and new pump chamber) new access road to same from main access route on site and for additional upgrades to on-site services as well as all associated site development works on a 10.4 hectare site at Moyvalley Hotel & Golf Resort.

13/396: Permission and Retention permission **granted** for completion of an 817 sq.m. service yard and revised car parking layout to previously approved Golf Club house (previously granted planning permission under planning ref: 03/5 and 07/1195); Retention of a three sided, three-bay driving range shelter, clad with shiplap timber sheeting; and retention of a green – keepers building, vehicular access and associated site work. The green-keepers building has a total internal floor area of 695sq.m. and provides for machinery and equipment storage as well as staff facilities on the ground floor with a mezzanine level providing additional storage above the staff facilities at Moyvalley Hotel & Golf Resort.

12/12 – Extension of Duration **granted** for mixed use development to consist of: the demolition of existing structures (comprising 3 no dwellings and 4 no agricultural barns); conservation and refurbishment works to Balyna Estate Chapel and features within its curtilage etc. at Balyna Estate, Moyvalley.

07/1195 – Permission **granted** for a single storey extension to an existing golf clubhouse and all associated site works within the curtilage of a protected structure at Ballina House Estate, Moyvalley.

03/5: Extension of Duration **granted** for mixed use development to consist of: the demolition of existing structures (comprising 3 no dwellings and 4 no agricultural barns); conservation and refurbishment works to Balyna Estate Chapel and features within its curtilage etc. at Balyna Estate, Moyvalley.

## **Relevant Legislative Background**

Planning and Development Act 2000 (as amended)

### **Section 2(1)**

*'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(1)**

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

**Section 4(1)**

*The following shall be exempted development for the purposes of the 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;*

**Section 5(7) EIA Screening**

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

Planning and Development Regulations 2001 (as amended)**Article 6(1)**

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

**Article 9 (1)(a)(i)**

Restrictions on exemption.

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—.....(15 items)

Schedule 2 Part 1 Exempted Development

<b>CLASS 20F</b>  Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre,	1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.  2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the
---	--

<p>social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.</p>	<p>temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022<sup>1</sup> comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001<sup>2</sup>.</p> <p>3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.</p> <p>4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.</p> <p>5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development. 6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.</p> <p>6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.</p> <p>7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).</p>
--	--

	8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.
--	---

### **Assessment**

The Applicant is seeking an exemption under S.I No. 376 of 2023 Planning and Development (Exempted Development) (No. 4) Regulations 2023 for the change of use of 32 no. self-catering apartments ancillary to the hotel for short term stays to temporary accommodation for those seeking international protection.

As outlined above, there is an extensive planning history pertaining to the overall site. It is noted that Condition 11 of Pl. Ref 03/5 states the following:

*11. The use of the remaining residential units (excluding the client residence) shall be primarily used as part of the extended hotel function and shall not be used as conventional residential use. In addition owners of the subject units shall be required to be members of a management company for the hotel/golf club/residential scheme and it shall be a requirement that future owners shall be members of said company. Details of the above shall be subject of an agreement made under Section 47 of the Planning & Development Act 2000 and shall be legally in force prior to commencement of development.*

**Reason:** *It is necessary that the residential units be functionally associated with the proposed hotel use not to contravene Development Plan policy with regard to residential development in the countryside.*

### **Conclusion**

Having regard to the extensive planning history pertaining to the site and the scale and nature of the proposal, it is considered that further details are required in terms of compliance with previous planning permissions on the site.


The Planning Authority cannot fully assess the subject declaration in the absence of such details.

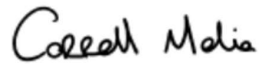
### **Recommendation**

It is recommended that further information be requested from the Applicant with regard to the following:

1. Having regard to the extensive planning history pertaining to the overall site, the Applicant is requested to provide details in relation to the planning status/compliance with the existing permissions on site and to provide planning reference numbers of all planning permissions pertaining to the subject site. The declaration cannot be assessed fully in terms of compliance with the Planning and Development Regulations 2001, as amended.
2. The applicant should also clarify that any existing structures are in use as self catering apartments or associated uses with the previous permitted

development and are not being rented/leased commercially on the open market.

Signed:   
Assistant Planner  
Date: 15/11/2024



---


Carroll Melia

Senior Executive Planner

18<sup>th</sup> November 2024



## Appendix 1: Appropriate Assessment Screening

	<b>APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</b>
---	--

(A) Project Details	
<b>Planning File Ref</b>	ED1159
<b>Applicant name</b>	Kawaljit Sandhu
<b>Development Location</b>	Moyvalley Hotel & Gold Resort, Ballina, Moyvalley, Co. Kildare
<b>Site size</b>	
<b>Application accompanied by an EIAR (Yes/NO)</b>	No
<b>Distance from Natura 2000 site in km</b>	The River Boyne and River Blackwater SAC is located c. 4.3 km to the north of the site
<b>Description of the project/proposed development –</b> COU self-catering apartments to temporary accommodation for international protection	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			<b>Yes/No</b> <b>If answer is yes, identify list name of Natura 2000 site likely to be impacted.</b>
<b>1</b>	<b>Impacts on sites designated for freshwater habitats or species.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	<b>NO</b>

<b>2</b>	<b>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</b> <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	<b>NO</b>
<b>3</b>	<b>Impacts on designated terrestrial habitats.</b> <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	<b>NO</b>
<b>4</b>	<b>Impacts on birds in SPAs</b> <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	<b>NO</b>

**Conclusion:**

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

<b>(G) SCREENING CONCLUSION STATEMENT</b>		
<i>Selected relevant category for project assessed by ticking box.</i>		
<b>1</b>	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
<b>2</b>	No potential significant affects/AA is not required	<b>X</b>
<b>3</b>	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
<b>Justify why it falls into relevant category above (based on information in above tables)</b>		
Having regard to the proximity of the nearest SACs and given the location, nature and extent of the proposed development it is not considered there would be potential for significant effects on the European sites network.		
<b>Name:</b>	C. Dockery	
<b>Position:</b>	Assistant Planner	
<b>Date:</b>	15/11/2024	



**Kildare County Council**  
**Declaration of Exempt Development under Section 5,**  
**of the Planning and Development Act 2000**



Incomplete application forms will  
be deemed invalid and returned

All responses must be in block  
letters

<b>Section 1</b>	<b>Details of Applicants</b>
------------------	------------------------------

1. Name of Applicant(s) A. Surname... Sandhu Forenames... Kawaljit  
Phone No... [REDACTED] Fax No... NA

2. Address... c/o P.B.A. Architects, Stoneyford, Kilkenny

<b>Section 2</b>	<b>Person/Agent acting on behalf of applicant (if applicable)</b>
------------------	---

1. Name of Person/Agent: Surname... BANNON Forenames... MARK  
Phone No... 087 6196527 Fax No... ..

2. Address... P.B.A. Architects, Stoneyford, Kilkenny

<b>Section 3</b>	<b>Company Details (if applicable)</b>
------------------	--

1. Name of Company... ..  
Phone No... .. Fax No... ..

2. Company Reg. No... ..

3. Address... ..

<b>Section 4</b>	<b>Details of Site</b>
------------------	------------------------

1. Planning History of Site... 13/259 + 03/5

2. Location of Proposed Development... ..  
Moyvalley Hotel & Golf Resort, Ballina, Moyvalley, Co. Kildare

3. Ordnance Survey Sheet No... 3052-D

4. Please state the Applicants interest in the site... The applicant is the owner of the property

5. Please state the extent of the proposed development... ..  
No material alterations envisaged ( no physical alterations to the existing structure)  
Change of use -the housing of persons seeking international protection

6. Under what Section of the Planning and Development 2000 and/or what provision of the Planning and Development Regulations 2001 is exemption sought (specific details required).....  
S.I No. 376 of 2023 Planning and Development (Exempted Development) (No. 4) Regulations 2023

7. Please give a detailed description of the Proposed Development (Use separate page if necessary).....

Can the planning Authority confirm that the change of use of a buildings (32 apartments) which have a permitted use for/as 'short stay self-catering accommodation' (associated Hotel accommodation at Moyvalley Hotel Complex), to a use for the purposes of accommodating persons seeking international protection (S.I No. 376 of 2023 Planning and Development (Exempted Development) (No. 4) Regulations 2023), is considered development which is exempt development.

Section 5	The following must be submitted for a valid application
-----------	---

		(Please Tick)
1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	<input checked="" type="checkbox"/>
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001	<input checked="" type="checkbox"/>
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations 2001	<input checked="" type="checkbox"/>
4.	All drawings to differentiate between the original building, all extensions and proposed development	<input checked="" type="checkbox"/>
5.	Fee of 80 Euro	<input checked="" type="checkbox"/>

Section 6	Declaration
-----------	-------------

I, Mark Bannon certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

Signature: 

Date: 10/10/2024



Date      Rev.



Self catering apartment block location

**NOTE:**  
Refer to note relevant to job stage.

**DESIGN:** All drawings are for discussion purposes only and are not to be used for any other purpose.

**PLANNING:** All drawings are for planning purposes only and are not to be used for any other purpose. Any changes made to these drawings are subject to approval by the Architect prior to any work commencing. It should also be noted that any changes at this stage can have planning implications. Figured dimensions only to be taken from this drawing.

**CONSTRUCTION:** Drawings are to be checked on site by the contractor before work shall commence. The Architect is to be informed of any discrepancy immediately. Figured dimensions only to be taken from this drawing.

All drawings are copyright and as such cannot be duplicated or used for any purpose without the consent of Patterson Bannan & Associates Architects Ltd.

**Revision**

Date	Rev

KEY PLAN - Not to scale

**LEGEND:**

As constructed -

Client: Kawaljit Sandhu

Job: Moyvalley Hotel and Golf Resort  
Key plan

Location: Moyvalley, Co. Kildare

Drawing Title: **SITE PLAN**

**Patterson Bannan Architects**

**PBA architects**

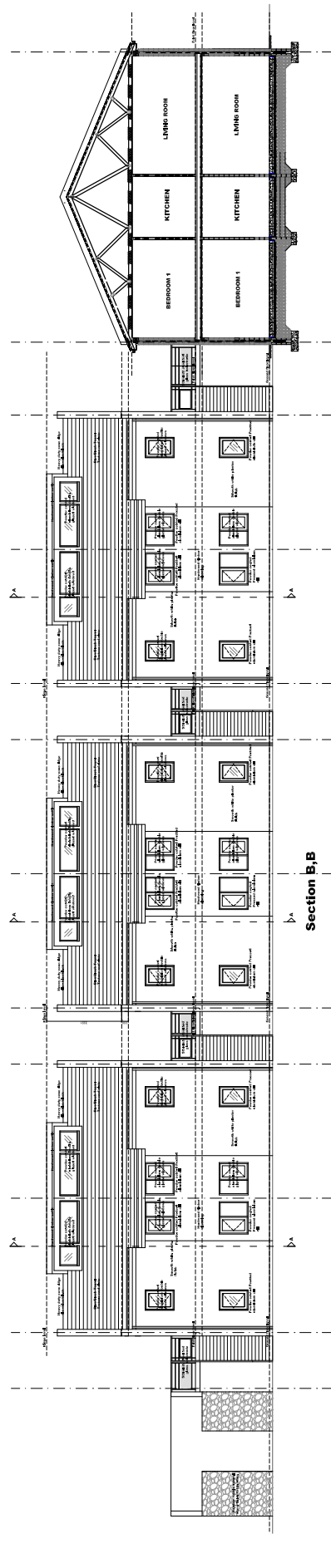
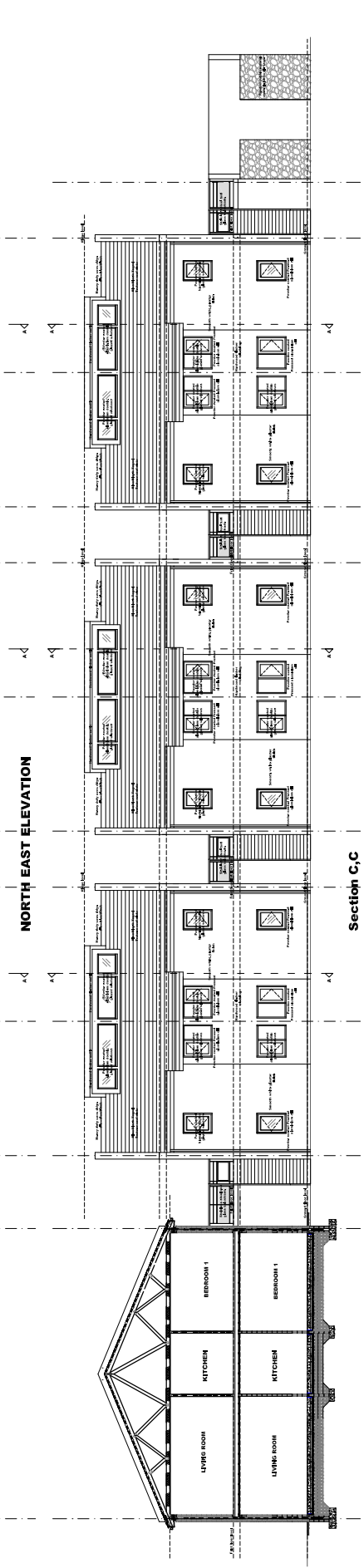
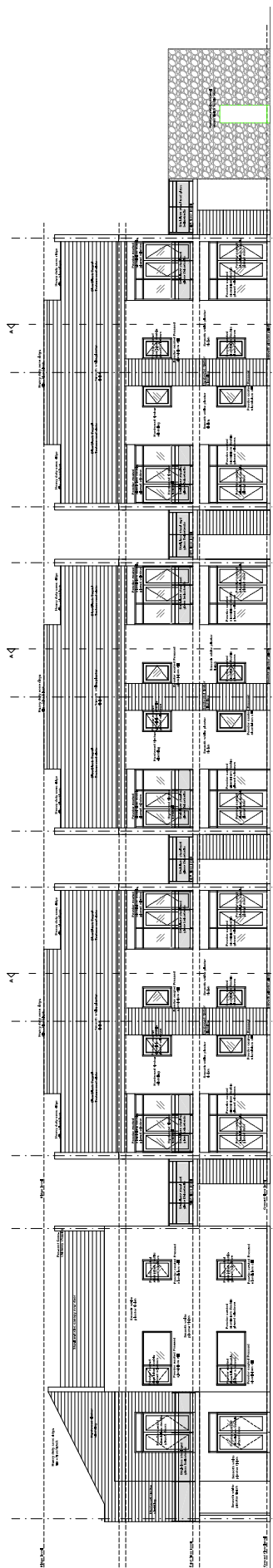
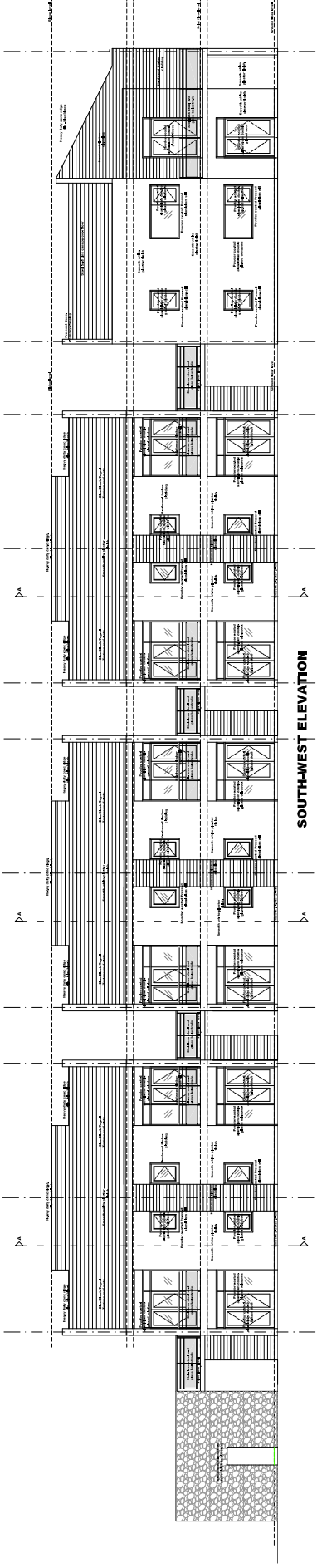
DIP. ARCH. B.Arch. SC. M.Arch. I.

deepank business complex, dublin rd, corkow  
Mobile: 087 6196527 or 086 0237128  
pattersonbanna@a@gmail.com  
www.pattersonbannan.ie  
Patterson Bannan Architects on Facebook

**Copyright of PBA**

Job no.	06-201
Date	1/10/2014
Scale	1:100
Drawn by	DB
CD Ref no.	-
Planning ref no.	-
File ref no.	-
Drawing no.	300.8





NOTE:

Refer to notes relevant to job stage.

DESIGN:

All drawings are for information purposes only and are not to be used for any other purpose.

PLANNING:

All drawings are for planning purposes only and are not to be used for any other purpose.

CONSTRUCTION:

Drawings are to be checked on site by the contractor before work shall commence. The drawings are to be checked on site by the contractor before work shall commence. The drawings are to be checked on site by the contractor before work shall commence.

REVISIONS

Date	Rev.

Client:

Kawaljit Sandhu

Job:

Moy Valley Hotel and Golf Resort

Location:

Bahawal Estate, Moy Valley, Co. Kildare.

Drawing Title:

Apartment

Drawings and Sections

Patterson Ramon Architects

PBA architects

007 8333333, 01 8333333, 01 8333333

design@pba.ie, info@pba.ie, sales@pba.ie, contact@pba.ie, 007 8333333 or 01 8333333

pattersonramon@gmail.com

007 8333333 or 01 8333333

Patterson Ramon Architects on Facebook

Planning

RIA

Job no:

06-011

Date:

06/12/2023

Scale:

1:100 (1:50)

Drawn by:

Check by:

Planning of no:

Fire ref no:

Drawing no:

302.4



NOTE:

Refer to notes relevant to job stage.

DISCLAIMER:

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PLANNING:

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CONSTRUCTION:

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Revision

Date	Rev.

SOUTH-EAST ELEVATION

SECTIONAL NORTH-WEST ELEVATION

NORTH-WEST ELEVATION

SECTION A-A

Client:

Kawaljit Sandhu

Job:

Moyalley Hotel and Golf Resort

Location:

Bahawal Estate, Moyalley, Co. Kildare.

Drawing Title:

Apartments

Elevation:

Patterson Ramon Architects

PBA

architects

007 830701, 08 500701, 08 500701

design and business consultancies, Dublin 4, Ireland

Mobile: 087 6196527 or 086 0237128

[pattersonramon@gmail.com](mailto:pattersonramon@gmail.com)

www.pattersonramon.com

Facebook: Patterson Ramon Architects

Patterson Ramon Architects on Facebook

Planning

RIA

Job no:

06-011

Date:

06-12-2017

Scale:

1:100

Drawn by:

Check by:

Planning ref no:

File ref no:

Drawing no:

302.3



First Floor Drawing - Scale 1:100

**NOTE:**  
Refer to note relevant to job stage.

**DESIGN:** All drawings are for discussion purposes only and are not to be used for any other purpose.

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**Revision**

Date	Rev.

26 No. (2 BED) Apartments Area 60 SQ M  
2 No. (3 BED) Apartments Area 85 SQ M  
4 No. (3 BED) Apartments Area 140 SQ M  
32 Apartments In Total

Client: Kawaljit Sandhu

Job: Moyvalley Hotel and Golf Resort  
key plan

Location: Balena Estate, Moyvalley, Co. Kildare

Drawing Title: Apartments  
First Floor Plan

Patterson Bannan Architects

**PBA architects**

DIP. ARCH. B.A. ARCH. SC. M.R.I.A.I.

deepark business complex, dublin rd. carlow  
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pattersonbannon@gmail.com  
www.pattersonbannon.ie  
Patterson Bannan Architects on Facebook

**Copyright of**

job no	06-001
date	06-12-2012
scale	1 : 100
drawn by	-
cad ref no	-
planning ref no	-
file ref no	-
drawing no	302.2

# NOTE:

Refer to note relevant to job stage.

**DESIGN:** All drawings are for discussion purposes only and are not to be used for any other purpose.

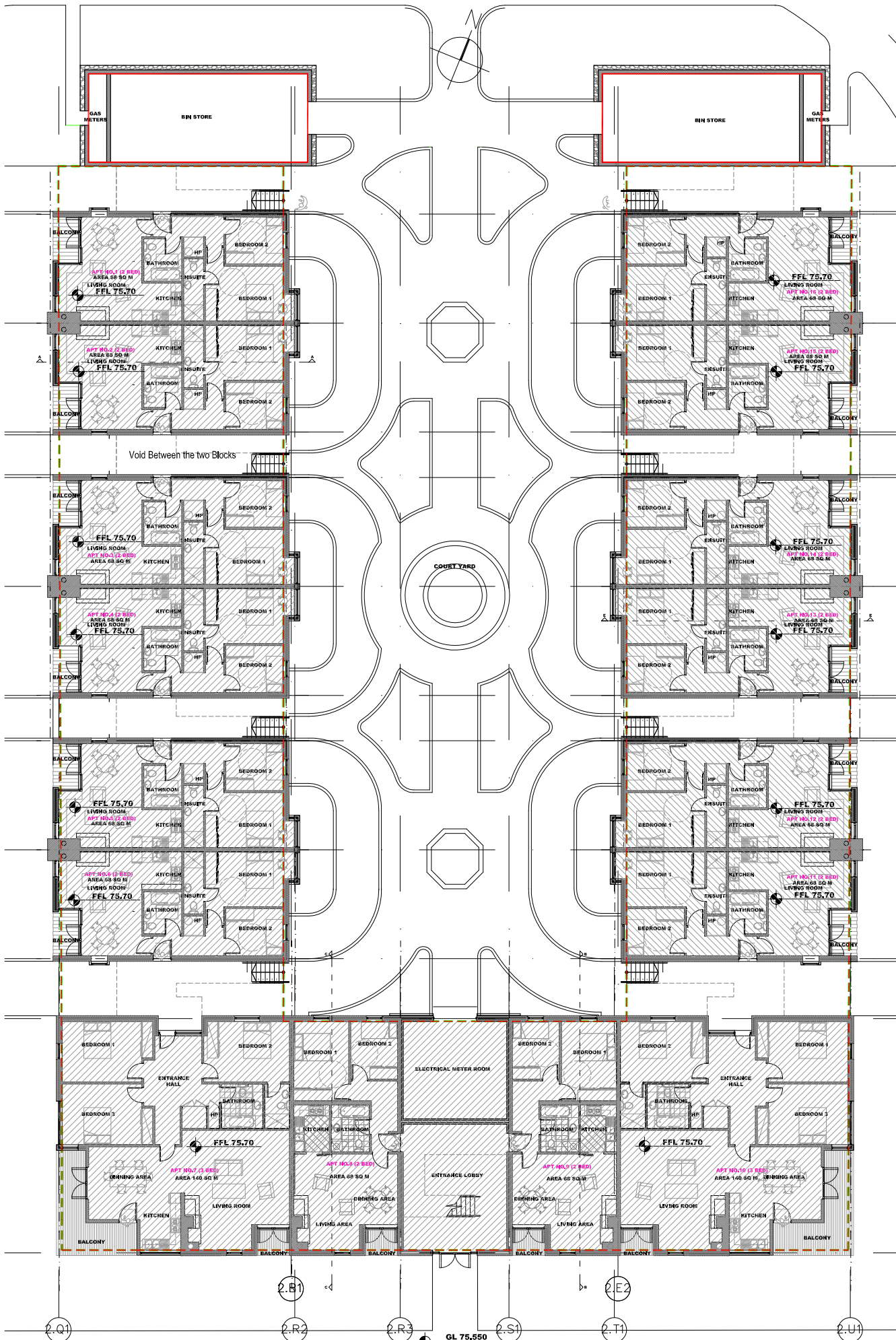
**PLANNING:** All drawings are for planning purposes only and are not to be used for any other purpose. Any changes made to these drawings are subject to approval by the Architect prior to any work commencing. It should also be noted that any changes at this stage can have planning implications. Figured dimensions only to be taken from this drawing.

**CONSTRUCTION:** Drawings are to be checked on site by the contractor before work shall commence. The Architect is to be informed of any discrepancy immediately. Figured dimensions only to be taken from this drawing.

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## Revision

Date Rev.



26 No. (2 BED) Apartments Area 68 SQ M  
2 No. (3 BED) Apartments Area 85 SQ M  
4 No. (3 BED) Apartments Area 140 SQ M  
32 Apartments In Total

Client: Kawaljit Sandhu

Job: Moyvalley Hotel and Golf Resort  
key plan

Location: Balena Estate, Moyvalley, Co. Kildare

Drawing Title: Apartments  
Ground Floor Plan

Patterson Bannan Architects

**PBA architects**

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job no 06-001  
date 06-12-2012  
scale 1:100  
drawn by  
checked by  
drawing no 302.1



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Devoy Park  
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Co. Kildare  
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ED1159 PBA Consulting

PLANNING EXEMPT DEVELOP FEES 80.00  
GOODS 80.00  
VAT Exempt/Non-vatable

Total : 80.00 EUR

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