



**PLANNING & DEVELOPMENT ACT, 2000 (as amended)**

**Application for a Section 5 Declaration  
Development / Exempted Development**

**SCANNED**

**1. Applicant's address/contact details:**

Applicant	Veronica Vere Hunt (MCVH)
Address	Dualla, Cashel, Tipperary
Telephone No.	[REDACTED]
E-mail	[REDACTED]

**2. Agent's (if any) address:**

Agent	
Address	
Telephone No.	
E-mail	
Please advise where all correspondence in relation to this application is to be sent;	
Applicant <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>

**3. Location of Proposed Development:**

Postal Address or Townland or Location (as may best identify the land or structure in question)	Hill House, Palmers Hill, Cashel Co Tipperary E25 YV09
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Receipt No 180 546  
€ 80.00 Charge  
18 04 2024

**4. Development Details:**

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

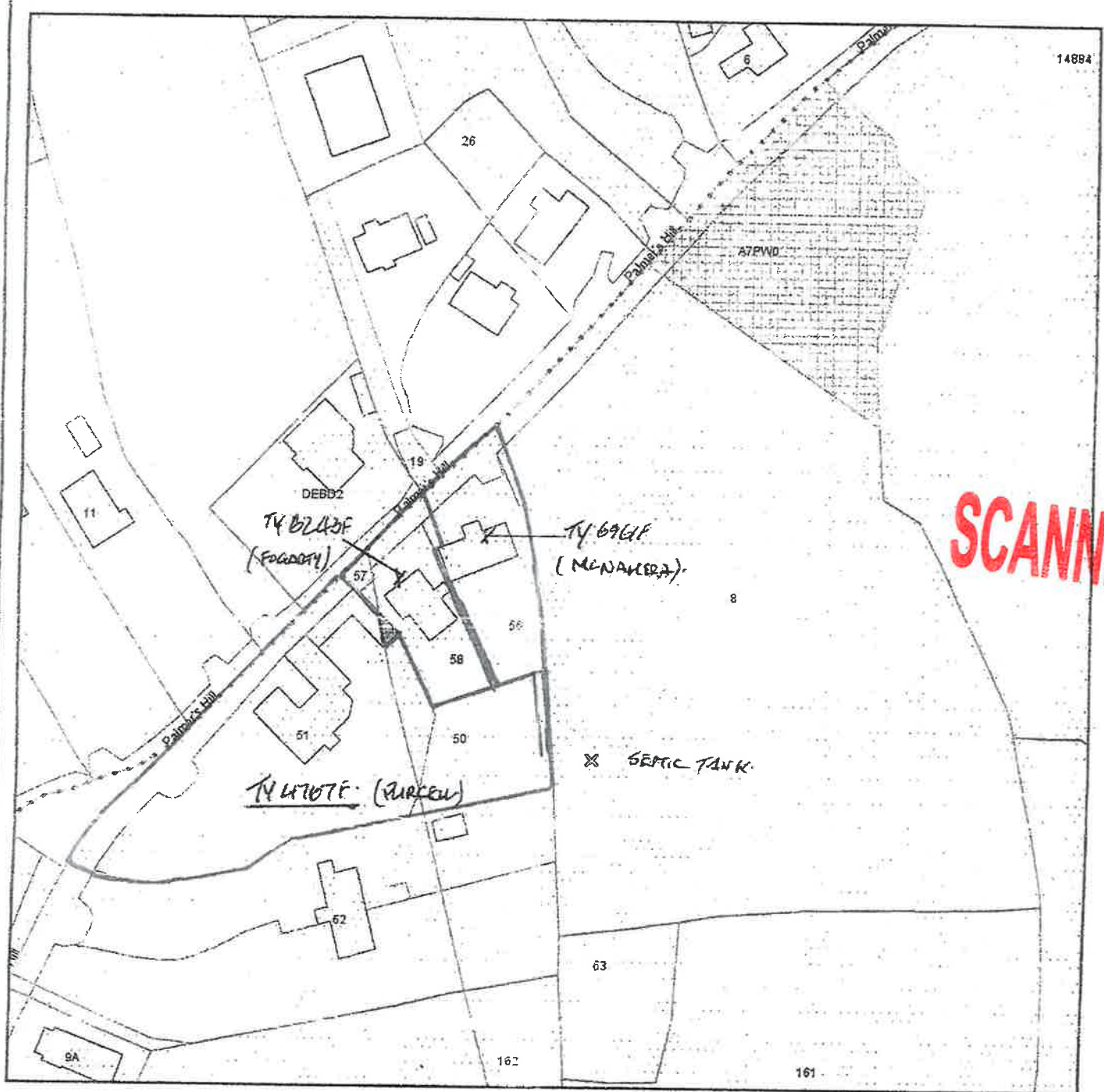
To use this house as An Air B&B
platform.
Proposed floor area of proposed works/uses: 4200 sqm

**5. Legal Interest of Applicant in the Land or Structure:**

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure		
If you are not the legal owner, please state the name and address of the owner	Name: Address:	

Signature of Applicant(s) *Heaven de Hil* Date:

**Note:** If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.



# The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.prai.ie](http://www.prai.ie).

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- (centre-line of parcel(s) edged)
  - ===== Freehold
  - Leasehold
  - SubLeasehold
  - 'S' Register
- (see Section 3(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - ☐ Soak Pit
- A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

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The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 52 of the Registration of Deed and Title Act 2006.



608160 mE, 641320 mN

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



Folio: TY4767F

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: [www.lanndirect.ie](http://www.lanndirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.





Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
Oifigi Cathartha,  
Cluain Meala,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Clonmel,  
Co. Tipperary  
E91 N512

Comhairle Contae  
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Oifigi Cathartha,  
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E45 A099

t 0818 06 5000  
e customerservice  
@tipperarycoco.ie  
[tipperarycoco.ie](http://tipperarycoco.ie)

Date: 24<sup>th</sup> April 2024

Our Ref: S5/24/47

Civic Offices, Clonmel

**Veronica Vere Hunt (MCVH)**  
**Dualla**  
**Cashel**  
**Co. Tipperary**

**SCANNED**

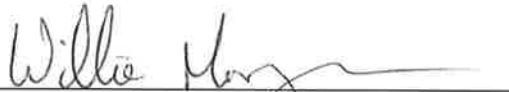
**Re: Application for a Section 5 Declaration – To use dwelling as an Air B&B at Hill House, Palmers Hill, Cashel, Co. Tipperary, E25 YV09.**

Dear Sir/Madam

I acknowledge receipt of your application for a Section 5 Declaration received on 18<sup>th</sup> April, 2024, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours faithfully

  
for **Director of Services**



Comhairle Contae Thiobraid Árann  
Tipperary County Council

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[tipperarycoco.ie](http://tipperarycoco.ie)

Date: 14<sup>th</sup> May, 2024

Our Ref: S5/24/47

Civic Offices, Nenagh

**Veronica Vere Hunt (MCVH)**

**Dualla**

**Cashel**

**Co. Tipperary**

**Re: Declaration under Section 5 of the Planning and Development Act 2000**

Dear Sir/Madam,

I refer to your application for a Section 5 Declaration received on 18<sup>th</sup> April, 2024, in relation to the following proposed works:

**Whether the Change of use from Residential to Air B and B accommodation is development and is or is not exempted development at Hill House, Palmers Hill, Cashel, Co. Tipperary.**

**WHEREAS** a question has arisen as to whether the proposed development is or is not exempted development:

**AND WHEREAS** Tipperary County Council, in considering this referral, had regard particularly to –

- a) Section 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
- b) Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended,

**AND WHEREAS** Tipperary County Council has concluded that change of use of a dwelling to an Air B and B at Hill House, Palmers hill, Cashel, Co. Tipperary constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and is **NOT "exempted development"**.

**NOTE:** Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Bord Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely



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for **Director of Services**

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/24/47**      **Delegated Employee's Order No:** \_\_\_\_\_

**SUBJECT: Section 5 Declaration**

I, Sharon Kennedy, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 37256 dated 4<sup>th</sup> March, 2024, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Veronica Vere Hunt, Hill House, Palmers Hill, Cashel, Co. Tipperary, re: whether the change of use from Residential to Air B and B at Hill House, Palmers Hill, Cashel, Co. Tipperary, is development and **IS NOT** exempted development.


**WHEREAS** a question has arisen as to whether the change of use of a dwelling to an Air B and B at Hill House, Palmers hill, Cashel, Co. Tipperary is "development" and is or is not "exempted development",

**AND WHERE AS** Tipperary County Council in considering this referral had regard particularly to –

- a) Section 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
- b) Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended,

**AND WHEREAS** Tipperary County Council has concluded that change of use of a dwelling to an Air B and B at Hill House, Palmers hill, Cashel, Co. Tipperary constitutes "development" within the meaning of the Planning and Development Act 2000, as amended and is **NOT "exempted development"**.

**Signed:**



**Sharon Kennedy**

**Director of Services**

**Planning and Development (including Town Centre First),  
Emergency Services and Emergency Planning and  
Tipperary/Cahir/Cashel Municipal District**

**Date: 14/05/2024**