

From: [MARTINA PARKE \(PLANNING\)](#) on behalf of [planning mailbox](#)
To: [MARTINA PARKE \(PLANNING\)](#)
Subject: FW: Section 5 Planning Application
Date: 11 August 2025 14:17:42
Attachments: [Grovehall Section 5 Pack.zip](#)

From: Gary Hogan [REDACTED]
Sent: 11 August 2025 14:11
To: planning mailbox <Planning@Donegalcoco.ie>
Cc: Sharon Liu [REDACTED]
Subject: Section 5 Planning Application

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Dear Sir / Madame,

Please find attached the Section 5 application for Grove Hall, Ramelton, Co. Donegal, F92PN26. We will ring you to pay by card once we receive a reference number.

*Kind Regards,
Gary Hogan*

*Building & Planning
Nua Healthcare Services
The Atrium, Johns Lane, Naas, Co Kildare*

[REDACTED]
[REDACTED]



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Donegal County Council
Planning Department
Drumlonagher
Donegal Town
Co. Donegal
F94 DK6C

07th August 2025

Re: Section 5 Declaration on Exempted Development

Dear Sir/Madame

We, Nua Healthcare Services, of The Atrium, John's Lane, Naas, Co. Kildare are applying for a Section 5 declaration in respect of an existing dwelling at, **Grovehall, Ramelton, Co. Donegal, F92PN26**

In support of our application please find enclosed the following:

2 copies of the following:

Completed Application Form

Ordnance survey Map Sheet No: 0210-B scale 1:2500

Scaled drawings of development

- 137-NUA-ZZ-00-P-A-01 Site Plan
- 137-NUA-ZZ-00-P-A-02 Elevations & Section
- 137-NUA-ZZ-00-P-A-03 Floor Plan

Application Fee of €80: we contact you to arrange payment of the application fee by credit card.

The application is to seek a declaration as to whether: -

the change of use from a dwelling to a community residence for persons with intellectual or physical disabilities or mental illness and persons providing care to such persons is development which is exempted development.

SITE LOCATION AND DESCRIPTION

The subject site is located in **Grovehall, Ramelton, Co. Donegal, F92PN26**

The Property is located in a rural setting in the Donegal countryside, approx. 5km from Ramelton. The larger town of Letterkenny is approx. 11km away. and includes a spacious four-bedroom, two-storey, detached residence. The grounds are landscaped with local and indigenous trees to all boundaries except where an entrance was formed to access the site. Access to the property is from a minor regional road. The house is solid masonry construction and is structurally sound with external walls finished in pebble dash. Timber effect PVC framed double glazed windows set on concrete sills complete the exterior.

The existing dwelling is to provide residential care services for people, both male and female, with intellectual disabilities, mental health issues and other disabilities. The house will function as close as possible to a traditional family home.

The building will accommodate up to a maximum of 3 resident service users in the 3no. bedrooms a large kitchen/ dining area, sunroom and communal living area.

Typically, a care home of this size will be staffed by approximately two to four full-time-day-care staff who typically work 12-14 hour shifts in addition to a team leader who manages the house Monday to Friday 9-5. Note that only a maximum of 2 staff members will stay in the house overnight. The carers are not permanent residents but will work on a shift basis during the day and at night.

Aerial view of site



View of the front



NUA HEALTHCARE SERVICES

Nua Healthcare Services was founded in 2004 to support clients with a range of Intellectual Disabilities and Mental Health presentations including challenging behaviours. Since then, the company provides community outreach, day services and residential care for persons with Intellectual Disabilities, Autism, Brain Acquired Injuries and Mental Health difficulties. The social model of care is delivered in normal community settings and not in hospital or high-density units and is in line with national Standards for Residential Services for Children and Adults with Disabilities 2013.

As with all competent organisations, Nua Healthcare Services operates a care model through a strong frontline staff team, robust management and supervision system. From humble beginnings, the company now operates services nationally in partnership with the HSE and employ in excess of 2500 locally based staff caring for circa 400 clients.

Uniquely, more than 80% of Nua Healthcare Services frontline staff are degree qualified and the remaining 20% are working towards same. The clinical team comprises of respected Neuro and Forensic Psychiatrists, Psychologists, Psychotherapists, Behavioural Specialists, Occupational Therapists and are further complimented by nursing staff and a varied panel of other clinical professionals. The senior management team comprises of experienced management professionals who are responsible for the overall quality and governance of our services.

Nua Healthcare Services is widely acknowledged within the healthcare sector as the expert / leading provider of residential care programs for individuals with autism, intellectual disabilities and behavioural difficulties in the Island of Ireland. Residential care for persons with intellectual disabilities, Autism and Brain Injuries is a highly regulated space in Ireland. Every residential care home is required to be registered with HIQA and is inspected regularly against the National Standards for Residential Services for Children and Adults with Disabilities 2013. These standards cover a vast array of areas including, risk management, good governance and suitability of facilities / environment. The state has shut a significant number of facilities that are considered institutional and moved all individuals into settings similar to those provided by Nua Healthcare Services. Nua Healthcare Services is registered for Intellectual Disability services with HIQA.

Nua Healthcare is a private entity and service provider to the Health Service Executive, TUSLA, Individuals and their families. The model of services provided by Nua Healthcare is not determined by buildings or locations. While day services are provided at a variety of locations, Nua Healthcare subscribes to the concept of 'services without walls'. This concept does not restrict service provision to any one location but rather, it allows for the provision of supports in settings which best meet the identified needs of the service user in the most natural environment possible.

The referral process for Residential Care clients is as follows:

1. Initial contact is made by an individual, a family member, HSE Representative or Clinician
2. A formal referral is then made by the HSE / Clinician
3. Nua Healthcare Services conducts a provisional assessment to assess suitability for residential assessment
4. If suitable, a proposal is submitted to stakeholders for provision of 12 week Residential Assessment

5. If the above proposal is accepted, the appropriate documentation is signed with the individual, their family member and the HSE and a discharge date is set 12 weeks from the point of admission

There is c.10,000 individuals in Ireland with intellectual disabilities that are in need of a normal community residential care placement. Individuals with intellectual disabilities and autism are typically more vulnerable and therefore, open to manipulation by unsavoury individuals in the general population. A common reason for referral to our residential services is that of an existing family arrangement that has broken down. This can be due to behavioural difficulties in the home or changing health needs of the individual or parents.

In this context, Nua Healthcare Services seek out normal environments in excess of 2000 sq. ft. and within reasonable distance of local amenities, from a town or village. The following criterion is considered in determining suitable locations:

- Homely
- Secure / Private
- 4 to 6 Bedrooms
- Multiple living / common areas / social spaces
- 1 – 2 Acre sites
- Low arousal environment

Individuals with learning disabilities and / or autism cannot always live completely independently and so, where they cannot, suitable environments are required to be provided by trusted organisations such as Nua Healthcare Services.

PLANNING HISTORY

The following planning permission applies to the property:

Planning Ref. No.: 03/7814

Planning Ref. No.: 19/51585

Planning Ref. No.: 23/51289

LEGISLATIVE PROVISION

Planning and Development Act 2000, as amended

Section 3 - Development

In the 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) (Exempted Development)

The following shall be exempted developments for the purposes of this Act –

- (h) *Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of the neighbouring structures.*

The works to the house, including changes to the internal layout and changes to the rear elevation are, in our opinion, within the definition of the above provisions and therefore exempted development.

Planning and Development Regulations 2000, as amended

Article 6 - Exempted Development

Subject to Article 9, development of a class specified in Column 1, 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.

In relation to the restrictions on exemption as set out in Article 9 of the Planning and Development Regulations 2001, as amended, it can be concluded that:

- The proposed change of use does not contravene a condition attached to any previous permission pertaining to the property;
- No works to the access to the public road are proposed;
- The change of use will not endanger public safety by reason of traffic hazard;
- The front of the building will not be brought forward;
- There are no works proposed under the public road;
- The proposed change of use would not interfere with a landscape of view of special character, as the dwelling is existing and is not located in an area which attracts a High Value Landscape designation;
- The proposed change of use would not involve any works to a feature of archaeological, geological, or historical, scientific or ecological interest;
- The dwelling the subject of this referral is not unauthorised;
- The dwelling is not restricted by an objective for the continuance of an existing use; The proposed change of use does not involve the fencing or enclosure on the boundaries of any land habitually open or used by the public;
- The proposed change of use does not obstruct any public right of way;
- The dwelling is not located in an ACA and no works to the exterior are proposed; and
- No special amenity orders apply to the existing site.
- The dwelling is compliant with the planning permission granted in terms of layout, siting and overall heights
- The dwelling is compliant with the planning permission granted in terms of layout, siting and overall heights

Section b of this Article refers to areas where a special amenity order applies.

Article 10 relates to changes of use. Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2 shall be exempted development for the purposes of the Act, providing that the development if carried out would not

- a) Involve the carrying out of any works other than the works which are exempted development,
- b) Contravene a condition attached to a permission under the Act,
- c) Be inconsistent with any use specified or included in such permission,

- d) Be a development where the existing use is an unauthorised use save where such a change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

Schedule 2, Part 1 of Article 6 contains the following specific class of development under Class 14(f): -

Development consisting of changes of use from a house to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons.

The conditions and limitations in respect of this exemption include the following:

The number of persons with intellectual or physical disability or mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.

The change of use of the house is, in our opinion, within the definition of the above provisions and therefore exempted development

PLANNING PRECEDENCE

Offaly County council has determined that the use of a house as a residence for persons with intellectual or physical disability or mental illness and persons providing care for such persons at Brookhaven, Birr (Ref: DEC 2019) - is development and is exempted development and also planning permission was granted in Mulberry Lodge, Tullamore for construction of a one-bedroom, single storey modular dwelling for use of persons with intellectual or physical disability or mental illness (Ref: PL2 21/668) and also at Barrowbank, Shanderry, Portarlinton for change of use and alterations of the detached garage to a residential unit for one no. resident for people with intellectual disabilities (Ref: 16/321)

An Bord Pleanála Reference 06D.RL.2616, in respect of the change of use from a dwelling unit at 59A Kerrymount Rise, Foxrock, Dublin 18 to a residential care unit for persons with intellectual, physical disability or mental illness and persons providing care, where the Bord determined that it is development which is exempted development. In determining the referral, the Board had particular regard to Class 14 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 as amended.

An Bord Pleanála Reference Number; PL25.RL3406 in respect of whether the use of a house as a residence for persons with an intellectual or physical disability is or is not development or is or not exempted development at Gainevale House, Multyfarnham, Co. Westmeath, determined that:

- a) The use of a house as a residence for persons with intellectual or physical disability or mental illness and persons providing care for such persons comes within the scope of the change of use provided for under Class 14(f) of Part 1 of Schedule 2 to those Regulations, being a material change of use, which, therefore constitutes development, and
- b) Having regard to the number of persons with an intellectual or physical disability or a mental illness that would be living in this residence, and in particular to the number of resident carers, this development complies with the Conditions and Limitations set out for that class of development, in the circumstances of this case.

And therefore, that the said use of a house as a residence for persons with intellectual or physical disability or mental illness and persons providing care for such persons at Gainevale House, Multyfarnham, Co. Westmeath is development and is exempted development.

Cork County Council has determined that the change of use of a house and ancillary garage to a residence for persons with intellectual or physical disability or mental illness and persons providing care for such persons at Curraghvoe Co. Cork, reference D/212/17, is development and is exempted development.

CONCLUSION

In conclusion and having regard to the above, we submit that the use of this house as a residence for persons with intellectual or physical disability or mental illness and persons providing care for such persons comes within the scope of the change of use provided for under Class 14(f) of Part 1 of Schedule 2 of those Regulations, being a material change of use. This therefore constitutes development and, having regard to the number of persons with an intellectual or physical disability or a mental illness that would be living in this residence and to the number of resident carers, this development complies with the Conditions and Limitations set out for that class of development.

We therefore would ask that you consider our application carefully and, if you agree with our conclusions, confirm that the development is exempted development.

Yours faithfully



Magda Mickiewicz
Nua Healthcare Services



**Comhairle Contae
Dhún na nGall**
Donegal County Council

SECTION 5

APPLICATION

FOR DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

**Completed application form & supporting documentation to be returned to the
Planning Authority by email to planning@donegalcoco.ie**

Name of Applicant(s):	NUA Healthcare Services
Agent Name: (if applicable)	Magda Mickiewicz
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	Grovehall, Ramelton, Co. Donegal, F92 PN26
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under <u>this</u> section 5 application)	
Conversion of dwelling to a community dwelling.	



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Is the development a Protected Structure or within the curtilage of a Protected Structure?	Yes	No
		✓
Has a declaration under Section 57 of the Planning and Development Act 2000 (as amended) been requested or issued in respect of the property.	Yes	No
		✓
Applicant(s) Interest in the site:	Owner	
If not the Owner of the site, please provide the name of the Landowner:	N/A	
Please list types of plans, drawings etc. submitted with this application:	OSI Map: 0210-B Scale: 1:2500 137-NUA-ZZ-00-P-A-01-Site Plan 137-NUA-ZZ-00-P-A-02-Elevations & Section 137-NUA-ZZ-00-P-A-03-Floor Plan	
Planning History - list any relevant planning application reference numbers:	Ref No: 03/7814, 19/51585, 23/51289	
Are you aware of any enforcement proceedings connected to the site? If so, please supply details:	N/A	
I hereby certify that the information provided is true and accurate		
Signature of Applicant/Agent:		
Date:	11 th August 2025	

Additional Contact Information

The map displays a rural landscape with various land parcels. A parcel with an area of 0.55 hectares is highlighted with a red border. Other parcels are labeled with their respective area values: 0.24, 0.27, 0.50, 1.39, 1.58, 1.61, 1.69, 3.11, 3.13, 3.50, 4.07, and 4.41. The map includes labels for 'Grovehall Or Newtowngrove' and 'Ray'. A scale bar at the bottom indicates distances in metres and feet. A legend at the bottom right provides information on the map's capture resolution and where to find the full legend.

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

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

OUTPUT SCALE: 1:2,500

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B ally arr G le b e

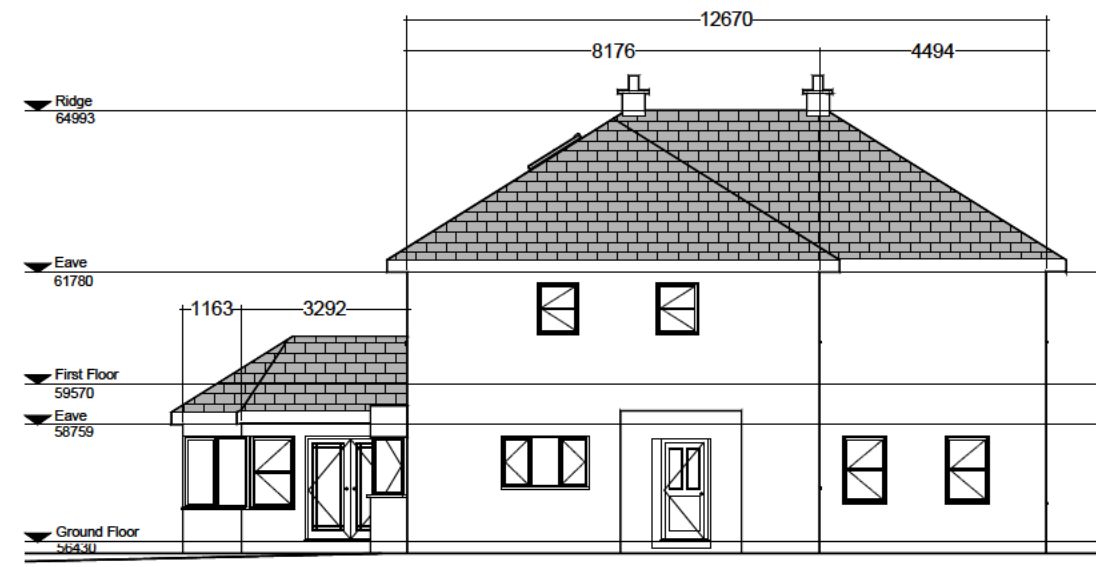
OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
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www.tailte.ie; search 'Capture Resolution'

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



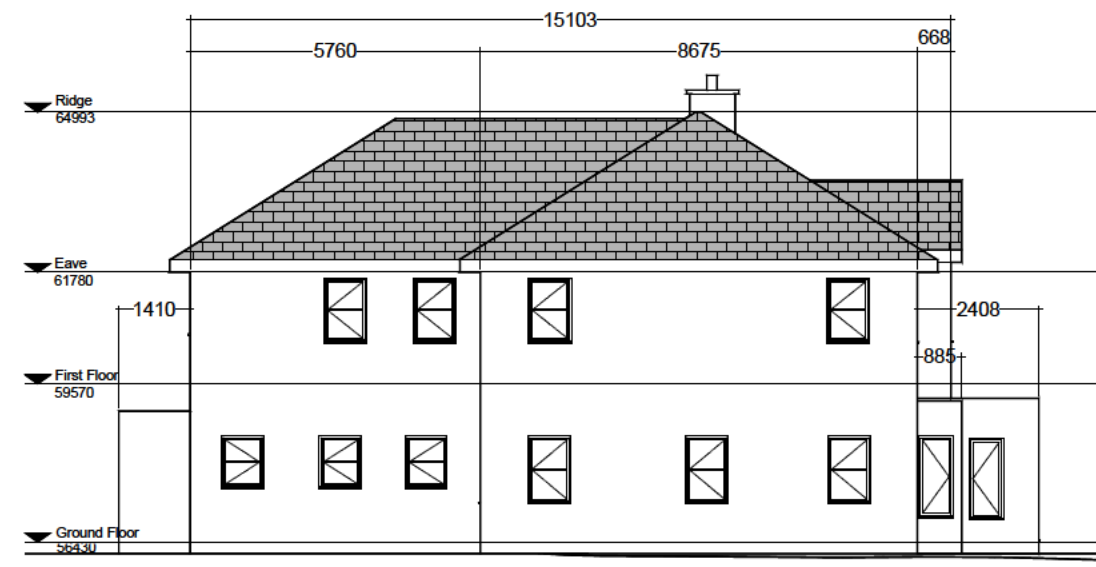
NORTH ELEVATION



WEST ELEVATION

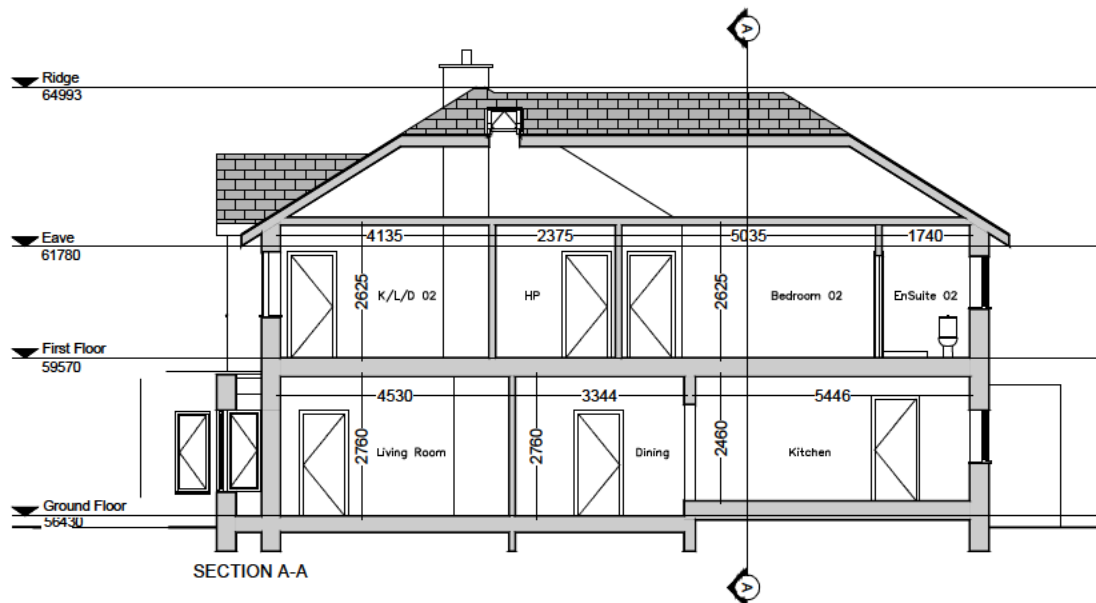


SOUTH ELEVATION



EAST ELEVATION

MAIN HOUSE ELEVATIONS & SECTIONS
1:150@A3



SECTION A-A

Check all dimensions on site.
Do not rely on scaled dimensions.
This drawing must be read in
conjunction with all relevant
contract documents.

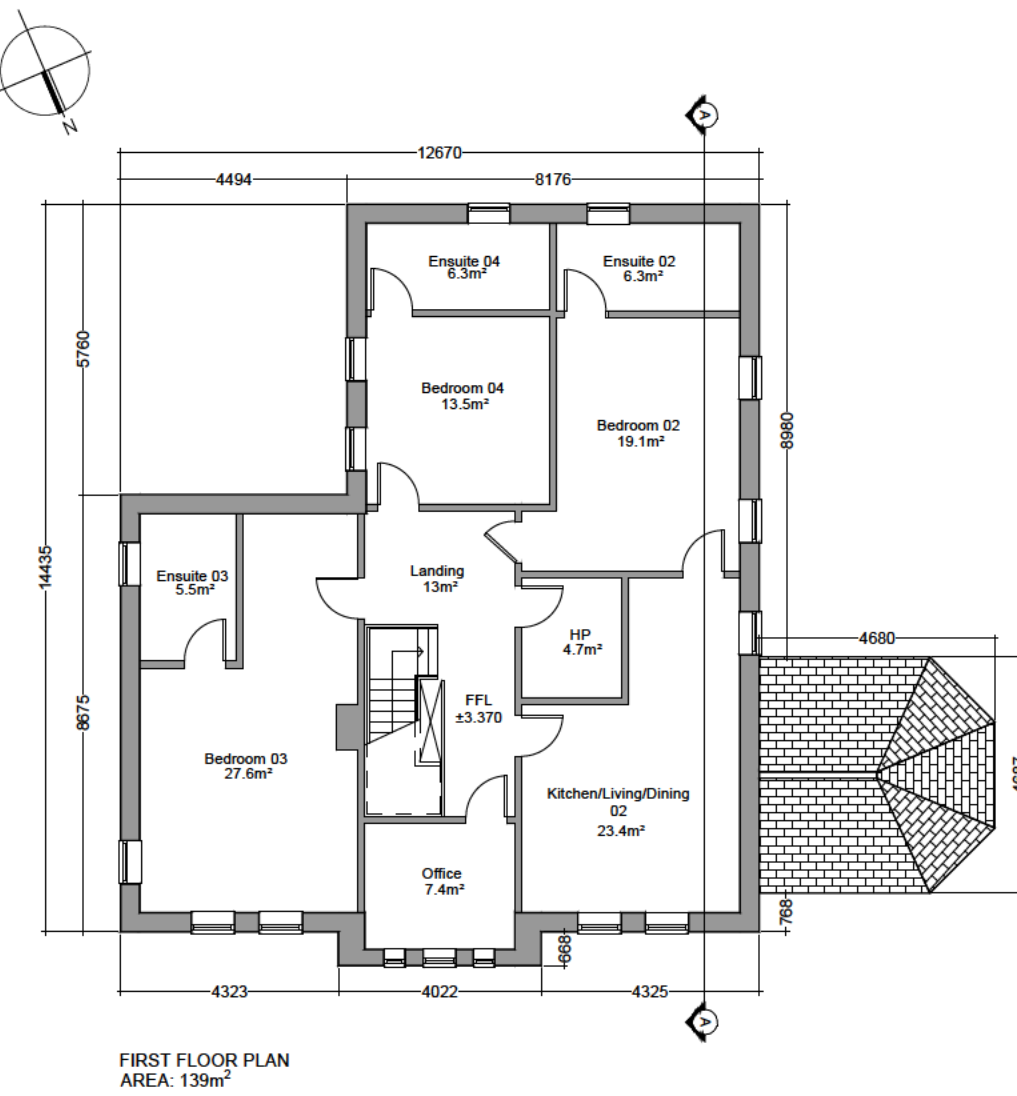
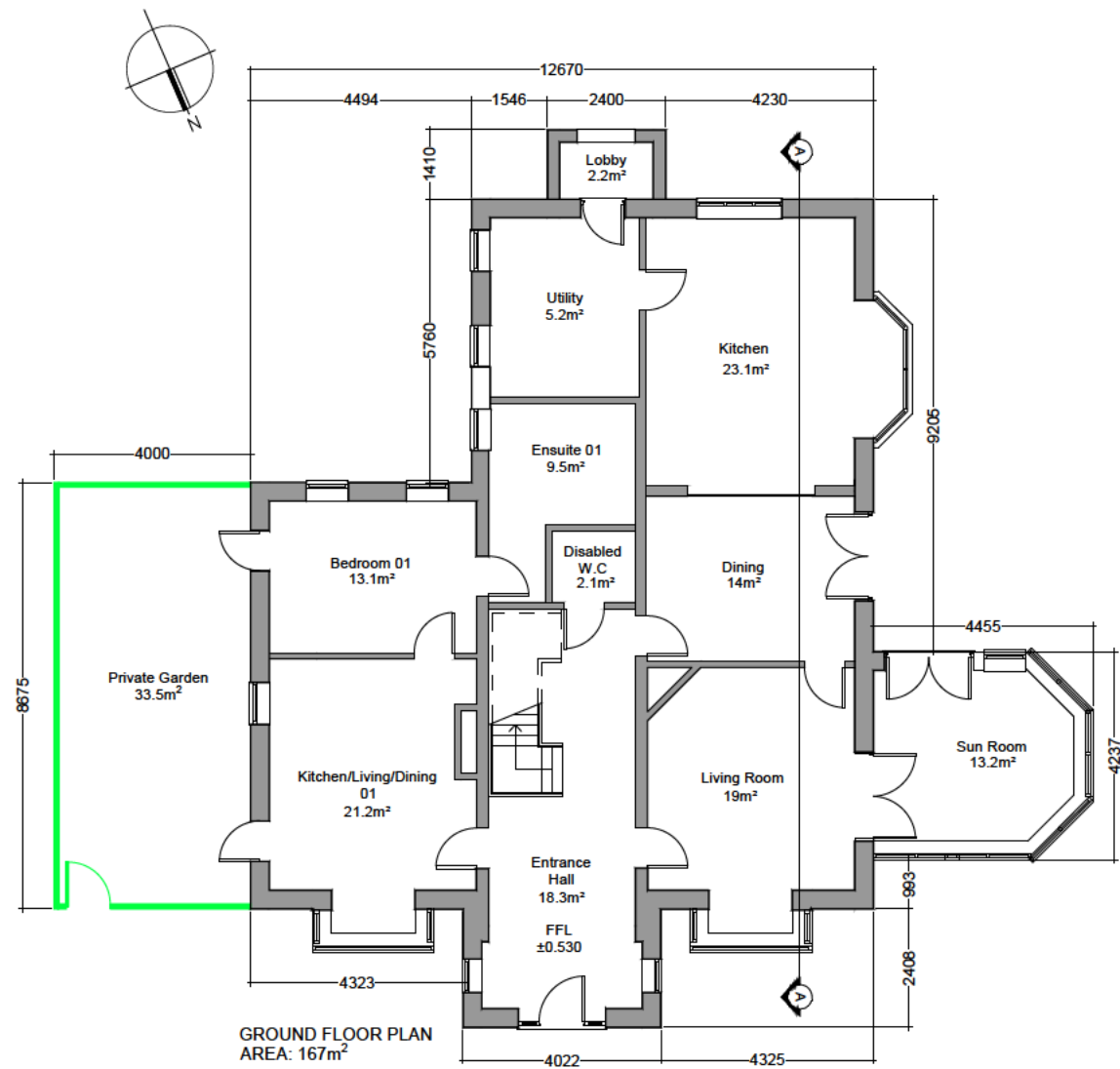
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Healthcare Services.

Rev	Date	Description	Drwn	Chkd	Rev	Date	Description	Drwn	Chkd
P01	25.08.06	ELEVATIONS & SECTION	GH	SL					



Nua Healthcare Services
The Atrium
John's Lane, Naas
Co. Kildare, W91 WC78
Phone: 045 - 856 592

Project:	GROVEHALL, RAMELTON CO. DONEGAL, F92 PN26	Sheet:	A3
Drawing:	ELEVATIONS & SECTION	Scale:	1:150
Stage:	SECTION 5	Revision:	P01
Drawing No:	137-NUA-ZZ-00-P-A-02	Date:	06/08/2025



MAIN HOUSE FLOOR PLANS
1:150@A3

Check all dimensions on site.
Do not rely on scaled dimensions.
This drawing must be read in
conjunction with all relevant
contract documents.

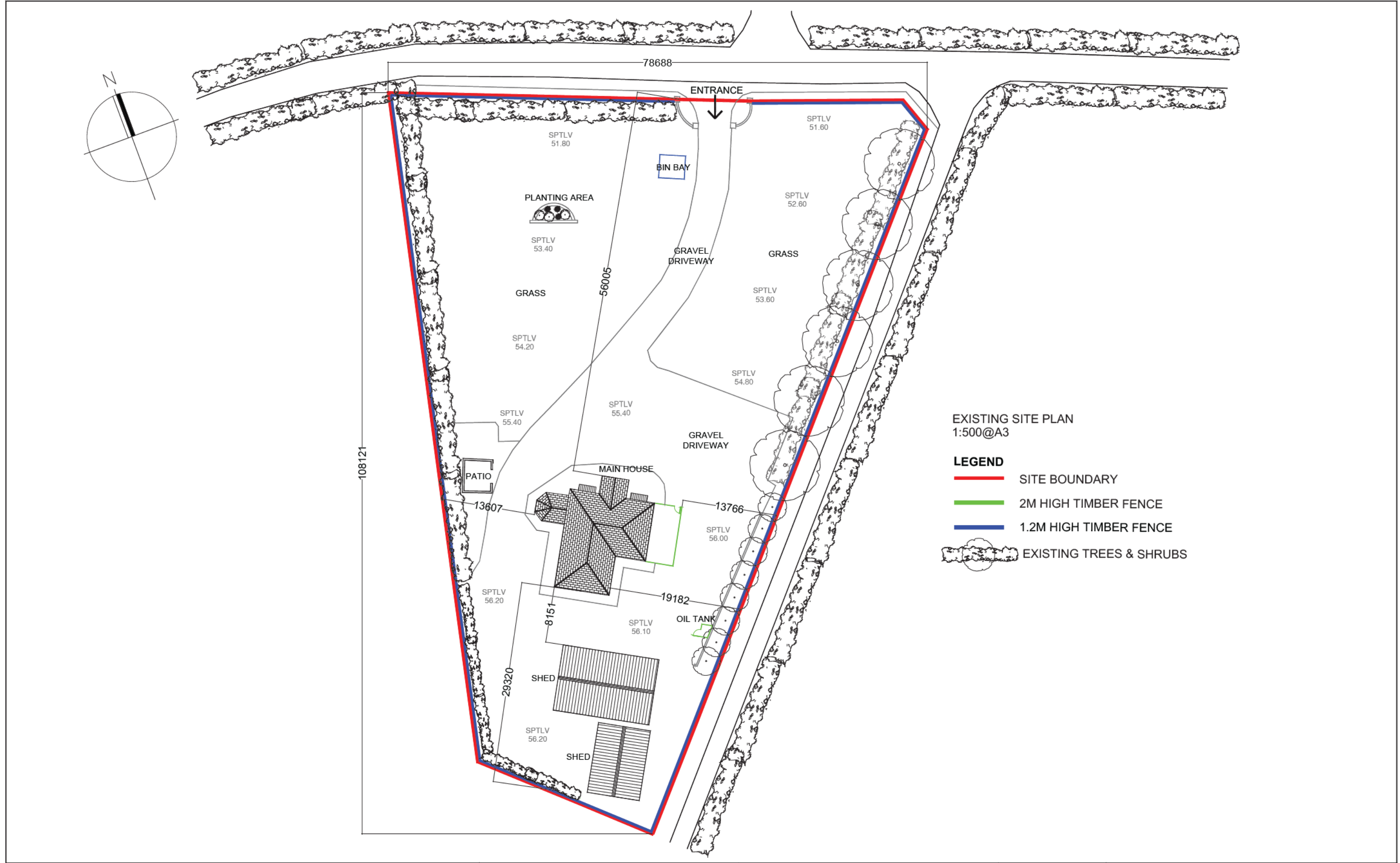
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Healthcare Services.

Rev	Date	Description	Drwn	Chkd	Rev	Date	Description	Drwn	Chkd
P01	25.08.06	FLOOR PLANS	GH	SL					



Nua Healthcare Services
The Atrium
John's Lane, Naas
Co. Kildare, W91 WC78
Phone: 045 - 856 592

Project:	GROVEHALL, RAMELTON CO. DONEGAL, F92 PN26	Sheet:	A3
Drawing:	FLOOR PLANS	Scale:	1:150
Stage:	SECTION 5	Revision:	P01
Drawing No:	137-NUA-ZZ-00-P-A-03	Date:	06/08/2025



Check all dimensions on site.
Do not rely on scaled dimensions.
This drawing must be read in
conjunction with all relevant
contract documents.

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Healthcare Services.

Rev	Date	Description	Drwn	Chkd	Rev	Date	Description	Drwn	Chkd
P01	25.08.06	SITE PLAN	GH	SL					



Project:	GROVEHALL, RAMELTON CO. DONEGAL, F92 PN26	Sheet:	A3
Drawing:	SITE PLAN	Scale:	1:500
Stage:	SECTION 5	Revision:	P01
Drawing No:	137-NUA-ZZ-00-P-A-01	Date:	06/08/2025



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Áras an Chontae,
Leifear,
Contae Dhún na nGall, F93 Y622

County House,
Lifford,
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W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

E-mail: [REDACTED]

Our Ref: S525/70

12th August, 2025

Gary Hogan
Nua Healthcare Services

Re: Section 5 - Application for development at Grove Hall, Ramelton, Co Donegal.

A Chara,

I wish to acknowledge receipt of your application received on 11th August, 2025 in relation to the above.

Yours sincerely,

Martina Parke

Donegal County Council
Planning Services



SECTION 5 REFERRAL REPORT – Ref. No: S5 25/70

1.0 INTRODUCTION

- 1.1 A Section 5 Declaration on development and exempted development is sought by **NUA Healthcare Services**. The description of proposed development is as follows:

Conversion of dwelling to a community dwelling at Grovehall, Ramelton, Co. Donegal F92 PN26.

The attached cover letter elaborates in stating, *‘The application is to seek a declaration as to whether: - the change of use from a dwelling to a community residence for persons with intellectual or physical disabilities or mental illness and persons providing care to such persons is development which is exempted development.’*

2.0 SITE

- 2.1 The site is located at The Glen within the townland of Grovehall, Ramelton and is currently occupied by a large, detached, 2-storey dwelling and detached garage granted planning permission under application 05/70006.

Existing Dwelling (Applicants photo)



2.1 Planning History

Year	Number	Decision	Name	Description
03	7814	Conditional	MARTINA MCGETTIGAN	CONSTRUCTION OF 1 NO. TWO STOREY DWELLING, GARAGE AND SEPTIC TANK

Year	Number	Decision	Name	Description
19	51585	Conditional	PETE AND MARTINA DOHERTY	MINOR ALTERATIONS AND CONSTRUCTION OF EXTENSIONS TO EXISTING DWELLING
23	51289	Conditional	PETE & MARTINA DOHERTY	DOMESTIC GARAGE BUILDING TO REAR OF EXISTING DWELLING HOUSE

3.0 EVALUATION

3.1 Planning and Development Act, 2000 (as amended)

Section 3(1)

“**Development**” in this Act 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) sets out development which shall be exempted development.

Section 177U(9)

“In deciding upon a declaration for the purposes of Section 5 of this Act a planning authority or the Board, as the case maybe, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this Section.”

Definition of ‘house’ as set down in Part 1, Preliminary and General, 2; Interpretations; (1) is :- *“a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building”*

3.2 Planning and Development Regulations, 2001 (as amended)

Article 6(3)

Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

Article 9

Restrictions on Exemption include inter alia:- .

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—
- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,
 - (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,
 - (iii) endanger public safety by reason of traffic hazard or obstruction of road users,
 - (vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,
 - (vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan, save any excavation, pursuant to and in accordance with a licence granted under section 26 of the National Monuments Act, 1930 (No. 2 of 1930),
 - (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

Schedule 2 Part 1 Exempted Development - General Change of Use Class 14

Development consisting of a change of use:—

- (f) from use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons.

Conditions and Limitations (Column 2):

The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2

4.0. ASSESSMENT

- The presence of care workers and the need for continual support for the residents falls outside the normal understanding of the occupation of a house. Having regard to the need for, and pattern of care, attention and therapy being provided, presumably by professional care workers who would form a necessary part of the service, it is considered to be, essentially, an institutional type of use on a very limited scale. The Planning Authority is satisfied that **the change of use from a residential dwelling to a community dwelling for children, persons with intellectual or physical disabilities or mental illness & persons providing care for such persons would constitute 'development' and would be a material change of use of the structure.**
- Following consideration of this proposal and on the basis of the information submitted it is considered that the development would **come within the scope of Class 14 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended)**, specifically in that it comprises a change of use from a residential dwelling to a community dwelling for persons with intellectual or physical disabilities or mental illness & persons providing care for such persons. The cover letter submitted with the application states that there will be a maximum of 3 residents living in the house and the number of residential carers will not exceed 2. This accords with the conditions and limitations with respect to this Class 14(f) exemption.
- Consideration has been given to the site's proximity to the nearest Natura 2000 site being the Lough Fern Lough SPA and Leannan River SAC located 340m away. Having regard to the nature of the proposed development (change of use) it is not considered that the proposed development would be likely to have any significant effect, individually or in combination with any other plan or project, and it is considered that Screening for Appropriate Assessment is not required in this instance.
- The existing dwelling is located in a rural area defined as having a Moderate Scenic Amenity. The development will not create an obstruction to the view of persons using the road nor will it cause a traffic hazard. There are no recorded monuments or archaeology within the vicinity of the site. The dwelling already exists, and no extensions or external alterations are proposed to same. It is therefore not considered that any further de-exemption on amenity or other such grounds arises.

5.0. RECOMMENDATION

IT IS HEREBY RECOMMENDED THAT A DECLARATION BE MADE
THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE –

IS Development

&

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

Subject development:

Change of use from a residential dwelling to a community dwelling for persons with intellectual or physical disabilities or mental illness & persons providing care for such persons.

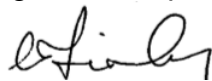
The Planning Authority in considering this referral, had regard particularly to:

Section 1, 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and Articles 6(3), 9(1) and Class 14 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

And concludes that:

The proposal IS DEVELOPMENT within the meaning of the Planning and Development Act, 2000 (as amended) and IS EXEMPTED DEVELOPMENT as it comes within the scope of Class 14(f) of the Planning & Development Regulations 2001 (as amended).

Signed:



Position:

Assistant Planner

Date:

8th September 2025



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
08/09/2025

Chief Executive's Order No: 2025PH2653

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 11th August 2025 from NUA Healthcare Services, Building & Planning Department, The Atrium, Johns Lane, Naas, Co. Kildare W91 WC78 in relation to the change of use from a residential dwelling to a community dwelling for persons with intellectual or physical disabilities or mental illness and persons providing care for such persons at Grovehall, Ramelton, Co. Donegal F92 PN26.

SUBMITTED:-

Written request received 11th August 2025 as above and report dated 8th September 2025 from the Assistant Planner (Ref. No: S5 25/70 refers).

ORDER:-

Having considered the said request, the report of the Assistant Planner, and the record forwarded to the Council by An Coimisiún Pleanála. in compliance with Sub-Section 6(c) of the said Section I have concluded that a declaration on the questions in the said request should be made in the terms of that in the Schedule to this Order, the main reasons and considerations therefore being detailed therein. I therefore Order that the declaration issue to the said requester and the owners/occupiers of the land concerned and, further, that it be entered in the Council's Planning Register in compliance with Sub-Section (5) of the said Section.


SENIOR EX. PLANNER

DATED THIS 10th DAY OF SEPTEMBER 2025

Chief Executive's Order No: 2025PH2653

Ref.No: S5 25/70

SCHEDULE

IT IS HEREBY DECLARED THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The Planning Authority in considering this referral, had regard particularly to:

- Section 1, 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and Articles 6(3), 9(1) and
- Class 14 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** as it comes within the scope of Class 14(f) of the Planning & Development Regulations 2001 (as amended).

JS 10/09



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Áras an Chontae,
Leifear,
Contae Dhún na nGall, F93 Y622

County House,
Lifford,
County Donegal, F93 Y622

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W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

Ref. No: S525/70

10th September 2025

NUA HEALTHCARE SERVICES
BUILDING & PLANNING DEPARTMENT
THE ATRIUM
JOHNS LANE
NAAS
CO. KILDARE
W91 WC78

Re: Change of use from a residential dwelling to a community dwelling for persons with intellectual or physical disabilities or mental illness and persons providing care for such persons at Grovehall, Ramelton, Co. Donegal F92 PN26.

A Chara,

I refer to your request received on 11th August 2025 under Section 5 of the Planning and Development Act, 2000 (as amended). Same has now been decided and I now issue to you herewith the Council's Declaration thereon. You are now advised that, in accordance with Section 5 (3) (a) of the Planning & Development Act, 2000 (as amended) where a Declaration is issued, any person issued with such a Declaration may, on payment to An Coimisiún Pleanála. of such fee as may be prescribed, refer a Declaration for review by the Commission within 4 weeks of the date of issuing of the Declaration.

Mise, le meas,

**For Senior Ex. Planner
Planning Services**
/jmcc

Planning and Development Acts, 2000 (as amended)
(Declaration and Referral on Development and Exempted Development)

DECLARATION

Chief Executive's Order No: 2025PH2653

Reference No: S525/70

Name of Requester: NUA HEALTHCARE SERVICES
BUILDING & PLANNING DEPARTMENT
THE ATRIUM
JOHNS LANE
NAAS
CO. KILDARE
W91 WC78

Summarised Description of development the subject matter of request:

Change of use from a residential dwelling to a community dwelling for persons with intellectual or physical disabilities or mental illness and persons providing care for such persons

Location: Grovehall, Ramelton, Co. Donegal F92 PN26.

.IT IS HEREBY DECLARED THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The Planning Authority in considering this referral, had regard particularly to:

- Section 1, 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and Articles 6(3), 9(1) and
- Class 14 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** as it comes within the scope of Class 14(f) of the Planning & Development Regulations 2001 (as amended).


For Senior Ex. Planner
Planning Services

Dated this 10th day of September 2025