

**Planning & Development (Exempted Development)
Regulations 2001-2024,
Notification of Intention to avail of Class 14(h)¹ Exemption.**

APPLICANTS NAME :

Sheila O’Riordan (C/O Everluke ltd)

DETAILS OF PROPOSED DEVELOPMENT SITE :

1. Site Address: River Shannon Lodge, Roosky Village, Carrick on Shannon, Leitrim.
2. Eircode : N41 HK10.
3. Site Size (Hectares): 0.25 H
4. Existing Use & Area : Bed & Breakfast 340M²

The property is located at River Shannon Lodge, Roosky Village, Carrick on Shannon, Leitrim. The main entrance faces West towards the River Shannon . The property consists of single-story B&B which occupies C 0.25 H. The property’s configuration is as follows:

- **Ground floor** (B&B accommodation) consists of entrance lobby, 7 No. ensuite bedrooms, (3 No 2 person & 4 No 3 Person) kitchen/dining room/lounge & boiler house.
- External rear yard consists of Derelict Carport & Utility Shed (Not a habitable space)
- Attic floor (Not a habitable space)

The occupancy capacity has be estimated at : 20 people (18 Guests & 2 Staff)

Note: Sleeping accommodation is not required for staff members. Staff member shift cycle will consist of either 8 hour or 12 hour rotation.

5. Proposed Use & Area : IPAS Accommodation 340M² (*‘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)W*)

¹Class (14h) Exemption -Change of use, from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (i) of the said premises or institution, or part thereof, to use as accommodation for protected persons,

CONTACT DETAILS

Company Details (where relevant): N/A

Company Registration No. : 624483

Directors Names :... Sheila O'Riordan

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Address Everluke ltd)Suite 234 Corporate Business Park 2,

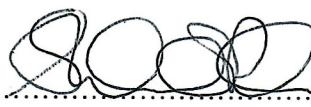
Blanchardstown, D15F5CD

E-mail :..... Sheila@hotelsproperties.com

DECLARATION

I/We confirm the following to be true in the provision of this Notification to the Planning Authority;

I hereby certify that the information given in this form is correct:

Signature of Applicant(s)  Date: ...15/03/2025

Sheila O'Riordan (C/O Everluke ltd)