

STATUTORY DECLARATION

I, Henry (Harry) Backhouse

1. Personal Knowledge and Role

The corporate training use has operated continuously from 1991 to present through successive corporate vehicles as part of normal business evolution and family succession.

1.3 The facts and matters set out in this declaration are within my own knowledge, save where otherwise stated, and are true to the best of my knowledge and belief.

2. Description of the Use of the Premises

2.1 The Site is used primarily as a commercial corporate training facility, providing short-duration, non-residential training services to client companies in addition to its secondary use as a wedding venue.

2.2 Client companies book the Site together with professional training staff for bespoke courses, workshops or facilitated sessions. Group sizes varied from 5 to 60 attendees for any particular course.

2.3 Individual training sessions typically last no more than one working day. In many cases, bookings are for part-day or single-day use only.

2.4 Attendance at the Site is temporary and transient, with delegates attending only for the duration of the booked session before leaving the premises.

2.5 We are not externally assessed by any educational body such as Ofsted etc. and we cannot apply for educational grants or receive any educational government grants.

3. Nature of Occupation and Use

3.1 The Site does not operate as an educational institution.

3.2 In particular:

- there is no enrolment of students;
- there is no academic year, term structure or fixed curriculum;
- there are no examinations, qualifications or accreditation awarded;
- there is no residential accommodation associated with the use.

3.3 The premises are not occupied by any stable or recurring cohort of attendees. Different client companies attend on different dates depending on bookings.

3.4 The use of the Site is comparable to that of professional offices, conference facilities or serviced meeting accommodation, with training activity forming part of a commercial service provided to business clients.

4. Continuity and Lawfulness of Use

4.1 The Outbarn has been used continuously for the purposes described above since late 1996 following the issue of Planning Consent on 2nd April 1996 under reference 3/96/0044/P.

4.2 There has been no material change in the character of the use during that period other than the introduction of wedding functions following the issue of planning consent in 2016.

4.3 The use has at all times been non-residential and commercial in nature.

5. Planning Character of the Use

5.1 The primary planning character of the use is the provision of a business-to-business commercial service.

5.2 Any learning or training activity that occurs at the Site is incidental to that commercial service and does not constitute an institutional learning use.

5.3 The premises function as flexible commercial accommodation used by professional staff to deliver services to corporate clients on a short-term booking basis.

6. Statement of Truth

6.1 I make this declaration conscientiously believing the same to be true and in accordance with the Statutory Declarations Act 1835.



THE
HISTORICAL
AND
GEOGRAPHICAL
DESCRIPTION
OF THE
COUNTY OF
DUBLIN