



ROSCOMMON COUNTY COUNCIL  
COMHAIRLE CHONTAE ROS COMAIN  
Áras an Chontae, Roscommon, County Roscommon  
Tel: 090 66 37100  
Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)

PLANNING APPLICATION FORM

1. ROSCOMMON COUNTY COUNCIL

**2. Location of Proposed Development:**

Postal Address or Townland or Location (as may best identify the land or structure in question)	WINDMILL RD, ELPHIN TP, ELPHIN, Co. ROSCOMMON
Ordnance Survey Map Ref No (and the Grid Reference where available) <sup>1</sup>	KN016 KM 586654, 788623

**3. Type of planning permission (please tick appropriate box):**

- ☒ Permission
- ☐ Permission for retention
- ☐ Outline Permission
- ☐ Permission consequent on Grant of Outline Permission

**4. Where planning permission is consequent on grant of outline permission:**

Outline Permission Register Reference Number: N/A

Date of Grant of Outline Permission:   /  /   N/A

**5. Applicant<sup>2</sup>:**

Name(s)	ROSCOMMON COUNTY COUNCIL
	Contact details to be supplied at the end of this form. (Question: 24)

**6. Where Applicant is a Company (registered under the Companies Acts):**

Name(s) of company director(s)	N/A
Registered Address (of company)	N/A
Company Registration No.	N/A

**7. Person/Agent acting on behalf of the Applicant (if any):**

Name	COLLINS BOYD ENGINEERS + ARCHITECTS
	Address to be supplied at the end of this form (Question 25)

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup>:**

Name	MATTHEW MURPHY
Firm/Company	COLLINS BOYD ENGINEERS + ARCHITECTS

**9. Description of Proposed Development:**

Brief description of nature and extent of development <sup>4</sup>	A Proposed Residential Development at Elphin Td., Elphin, Co Roscommon. The Proposed development will consist of 10 no. Residential units which comprise of (a) Construction of House Type 1 – 2 no. 3 bed semi-detached two storey houses (b) Construction of House Type 2 - 2 no. 2 bed detached single storey houses (c) Construction of House Type 3 - 6 no. 2 bed semi-detached two storey houses and (d) all associated site works including construction of footpaths, access road, car parking areas, street lighting, ducting for utilities, formation of new connections to existing foul and surface water drainage, and existing utilities.
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**10. Legal Interest of Applicant in the Land or Structure:**

Please tick appropriate box. Where legal interest is "Other", please expand further on your interest in the land or structure.	A. Owner <input checked="" type="checkbox"/>	B. Occupier
	C. Other	
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		

**11. Site Area:**

Area of site to which the application relates in hectares	<b>0.3861</b> ha
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**12. Where the application relates to a building or buildings:**

Gross floor space <sup>5</sup> of any existing building(s) in m <sup>2</sup>	<b>0 m<sup>2</sup></b>
Gross floor space of proposed works in m <sup>2</sup>	<b>877 m<sup>2</sup></b>
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	<b>0 m<sup>2</sup></b>
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	<b>0 m<sup>2</sup></b>

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

Class of Development	Gross floor area in m <sup>2</sup>
<b>CLASS 1(A)</b>	<b>877m<sup>2</sup></b>


**14. In the case of residential development please provide breakdown of residential mix:**

<i>Number of</i>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
<i>Houses</i>			8	2			
<i>Apartments</i>							
<i>Number of car-parking spaces to be provided</i>	Existing to be retained			Proposed: 19			Total: 19

**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

<i>Existing use<sup>6</sup> (or previous use where retention permission is sought)</i>	N/A
<i>Proposed use (or use it is proposed to retain)</i>	N/A
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	N/A

**16. Social and Affordable Housing**

Please tick appropriate box	Yes	No
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?<sup>7</sup></i></p>		
<p>If the answer to the above question is "yes" and the development is not exempt, you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including for example,</p> <p>(i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> <p>(ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act".</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000<sup>8</sup>, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000<sup>9</sup>, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

**17. Development Details**

<b>Please tick appropriate box</b>	<b>Yes</b>	<b>No</b>
<i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i>		✓
<i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i>		✓
<i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994<sup>10</sup></i>		✓
<i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i>		✓
<i>Does the proposed development require the preparation of an Environmental Impact Statement<sup>11</sup>?</i>		✓
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i>		✓
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i>		✓
<i>Do the Major Accident Regulations apply to the proposed development?</i>		✓
<i>Does the application relate to a development in a Strategic Development Zone?</i>		✓
<i>Does the proposed development involve the demolition of any structure?</i>		✓

**18. Site History**

Details regarding site history (if known)	
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes    <input type="checkbox"/>                      No    <input checked="" type="checkbox"/></p> <p>If yes, please give details e.g. year, extent.</p>	
<p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes    <input type="checkbox"/>                      No    <input checked="" type="checkbox"/></p> <p>If yes, please give details.</p>	
Are you aware of any valid planning applications previously made in respect of this land/structure?	
<p>Yes    <input type="checkbox"/>                      No    <input checked="" type="checkbox"/></p> <p>If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p> <p>Reference No.: _____ Date: _____</p> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.</p>	
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development <sup>13</sup> ?	
<p>Yes    <input type="checkbox"/>                      No    <input checked="" type="checkbox"/></p> <p style="text-align: right;">An Bord Pleanála Reference No.: _____</p>	

**19. Pre-application Consultation****Has a pre-application consultation taken place in relation to the proposed development <sup>14</sup>?**Yes ☒ No ☐

If yes, please give details:

Reference No. (if any): N/ADate(s) of consultation: 23/04/21Persons involved: MARY GIBB, MARTIN LYDON, CONOR FALLON  
MATTHEW MURPHY**20. Services****Proposed Source of Water Supply**Existing connection ☐ New connection ☒Public Mains ☒ Group Water Scheme ☐ Private Well ☐

Other (please specify): \_\_\_\_\_

Name of Group Water Scheme (where applicable) \_\_\_\_\_

**Proposed Wastewater Management/Treatment**Existing ☒ New ☐Public Sewer ☒ Conventional septic tank system ☐Other on-site treatment system ☐ Please specify \_\_\_\_\_**Proposed Surface Water Disposal**Public Sewer/Drain ☐ Soakpit ☒Watercourse ☐ Other ☐ Please specify \_\_\_\_\_



**21. Details of Public Notice**

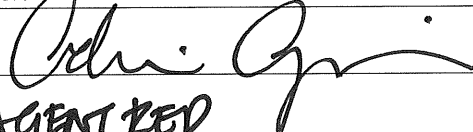
Approved newspaper <sup>15</sup> in which notice was published	ROSCOMMON PEOPLE + ROSCOMMON HERALD
Date of publication	17/09 + 14/09
Date on which site notice was erected	17/09/2021

**22. Application Fee**

Fee Payable	N/A .
Basis of Calculation	N/A .

**23. Declaration**

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate)	
	AGENT REP
Date	17/09/2021.

CONTACT INFORMATION - NOT TO BE PUBLISHED**24. Applicant<sup>2</sup> Address/Contact Details**

Address (Required)	ROSCOMMON COUNTY COUNCIL ARAS AN CHONTAE ROSCOMMON
Telephone No.	
Email Address	HOUSING@ROSCOMMONCOCO.IE
Fax No.	

**25. Agent (if any) Address/Contact Details:**

Address	COLLINS BOYD ENGINEERS + ARCHITECTS GARWAY RD ROSCOMMON
Telephone No.	090 6634421
Email Address (if any)	info@collinsboydeng.com
Fax No. (if any)	
<p>Should all correspondence be sent to the above address (where applicable)?  Please tick appropriate box.  (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	

A contact address must be given, whether that of the applicant or that of the agent

**26. Person responsible for preparation of Drawings and Plans:**

Address	COLLINS BOYD ENGINEERS + ARCHITECTS GARWAY RD ROSCOMMON
Telephone No.	090 6634421
Email Address (if any)	info@collinsboydeng.com
Fax No. (if any)	

Additional Information requested by the Planning Authority in accordance with Article 22A (1) of the Planning & Development Regulations 2001 – 2013.

This information if provided may speed up the processing of your Planning Application. In accordance with Article 22A (2) no planning application shall be invalidated for failure to submit with the application any information or particulars requested below

**ADDITIONAL INFORMATION (If applicable)**

1. Please submit folio and relevant folio numbers of total landholding, of the applicant and vendor if relevant in the area from which the site is annexed.

\_\_\_\_\_

2. Please submit evidence of compliance with Part L of the Building Regulations

\_\_\_\_\_

3. Please state reason for the selection of this location for the development

\_\_\_\_\_

**ADDITIONAL INFORMATION IN RESPECT OF FARM DEVELOPMENTS**

1. Detailed description of proposed development

(a) Buildings \_\_\_\_\_

(b) Other structures (e.g. Pens, Silage Aprons, Crushes, Open Yards) \_\_\_\_\_

\_\_\_\_\_

(c) If the proposed development will be served by an effluent storage tank state:

(i) Size of tank \_\_\_\_\_

(ii) Method of disposal of effluent from tank: e.g. pumped sprinkler, own vacuum tanker on site, borrowed/hired tanker, other (specify)

\_\_\_\_\_