



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

Planning Application Form

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender including prosecution.



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PLANNING APPLICATION FORM

1. ROSCOMMON COUNTY COUNCIL

2. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Bri an Caoilinn Traveller Accommodation, Harristown Td., Castlerea, Co Roscommon.
<i>Ordnance Survey Map Ref No (and the Grid Reference where available)¹</i>	2220-C

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: _____

Date of Grant of Outline Permission: ____/____/____

5. Applicant²:

<i>Name(s)</i>	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):

<i>Name(s) of company director(s)</i>	n/a
<i>Registered Address (of company)</i>	n/a
<i>Company Registration No.</i>	n/a

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

<i>Name</i>	Sweeney Architects
	Address to be supplied at the end of this form (Question 25)

8. Person responsible for preparation of Drawings and Plans³:

<i>Name</i>	Michael Frayne
<i>Firm/Company</i>	Sweeney Architects

9. Description of Proposed Development:

<i>Brief description of nature and extent of development⁴</i>	Proposed Residential Development at Bri an Caoilinn traveller accommodation site, Harristown Td., Castlerea, Co Roscommon. The Proposed Development will comprise of Conversion of 4 no. single storey 1-bedroom semi-detached units into 2 No. single storey 5-bedroom detached units. Works to include alterations to internal layout, demolition of existing chimney, alterations to front/rear elevations/services to suit, and all associated site development works
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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 X	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	<u>2.56</u> ha
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	894.18 sqm
Gross floor space of proposed works in m ²	N/A
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

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 ²

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>							
<i>Apartments</i>							
<i>Number of car-parking spaces to be provided</i>	Existing to be retained			Proposed:			Total:

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 use⁶ (or previous use where retention permission is sought)</i>	not applicable
<i>Proposed use (or use it is proposed to retain)</i>	not applicable
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	not applicable

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?⁷</i></p>		X
<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 2000⁸, 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 2000⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>	n/a	

17. Development Details

Please tick appropriate box	Yes	No
<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>		X
<i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i>		X
<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, 1994¹⁰</i>		X
<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>		X
<i>Does the proposed development require the preparation of an Environmental Impact Statement¹¹?</i>		X
<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>		X
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i>		X
<i>Do the Major Accident Regulations apply to the proposed development?</i>		X
<i>Does the application relate to a development in a Strategic Development Zone?</i>		X
<i>Does the proposed development involve the demolition of any structure?</i>		X

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes ☐ No ☒

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes ☐ No ☒

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes ☐ No ☒

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:

Reference No.: _____ Date: _____

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.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³?

Yes ☐ No ☒

An Bord Pleanála Reference No.: _____

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

If yes, please give details:

Reference No. (if any): _____

Date(s) of consultation: ____/____/____

Persons involved: _____

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/TreatmentExisting ☒ New ☐Public Sewer ☐ Conventional septic tank system ☐Other on-site treatment system ☒ Please specify Existing Treatment Syatem Plant**Proposed Surface Water Disposal**Public Sewer/Drain ☐ Soakpit ☒Watercourse ☐ Other ☐ Please specify _____

21. Details of Public Notice

<i>Approved newspaper¹⁵ in which notice was published</i>	Roscommon Herald
<i>Date of publication</i>	13/10/2020
<i>Date on which site notice was erected</i>	13/10/2020

22. Application Fee

<i>Fee Payable</i>	not applicable
<i>Basis of Calculation</i>	not applicable

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:	
<i>Signed (Applicant or Agent as appropriate)</i>	
	Sweeney Architects Ltd. (agent) Address : Gem Park, Athlone Rd, Longford
<i>Date</i>	13/10/2020

CONTACT INFORMATION - NOT TO BE PUBLISHED**24. Applicant²Address/Contact Details**

<i>Address (Required)</i>	Roscommon County Council Aras An Chontae, Roscommon, Co. Roscommon
<i>Telephone No.</i>	090 6637100
<i>Email Address</i>	
<i>Fax No.</i>	

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

<i>Address</i>	SWEENEY ARCHITECTS Block A Gem Park, Athlone road , Longford.
<i>Telephone No.</i>	043 3342 480
<i>Email Address (if any)</i>	michael@sweeneyarchitects.ie
<i>Fax No. (if any)</i>	
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) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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:

<i>Address</i>	SWEENEY ARCHITECTS Block A Gem Park, Athlone road , Longford.
<i>Telephone No.</i>	043 3342 480
<i>Email Address (if any)</i>	michael@sweeneyarchitects.ie
<i>Fax No. (if any)</i>	

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)

2. Gross floor space of proposed development:
(a) Buildings _____ square metres
(b) Other Structures _____ square metres
(c) Slatted houses only: penned area: _____ square metres
3. Is the proposed development an extension of an existing farm development or within 100 metres of an existing farm development: _____ Yes/No
If Yes state the floor space of existing
(a) Buildings _____ square metres
(b) Other Structures _____ square metres
4. State area of land (i.e. size of farm) on which the proposed development will be located:

5. State maximum number and type of livestock housed or to be housed at any one time in:
(a) proposed development _____
(b) Existing development _____
6. Does the proposed development provide for the creation of widening of an access to a public road? _____ Yes/No
7. Will development be connected to:
(a) E.S.B. supply _____ Yes/No
(b) Water supply _____ Yes/No
8. Where farm effluent is to be land spread, state the method used for land spreading

9. Attach 3 copies of Nutrient Management Plan

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Planning Applications

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map¹⁶
- ☐ 6 copies of site or layout plan¹⁶⁺¹⁷
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
- ☐ The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- ☐ The written consent of the owner to make the application¹⁸

Where the application is for residential development that is subject to Part V of the 2000 Act:

- ☐ Specification of the manner in which it is proposed to comply with section 96 of Part V

Or

- ☐ A certificate of exemption from the requirements of Part V

Or

- ☐ A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:

- ☐ Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

- ☐ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

- ☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

- ☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Statement:

- ☐ 10 copies of the Environmental Impact Statement and 1 electronic copy

Applications that are exempt from planning fees:

- ☐ Proof of eligibility for exemption¹⁹

Directions for completing this form.

1. Grid reference in terms of the Irish Transverse Mercator.
2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; i.e. Floor areas must be measured from inside the external wall.
6. Where the existing 'land or structure is not in use', please state most recent authorised use of the land or structure.
7. Part V of the Planning and Development Act 2000 applies where –
 - the land is zoned for residential use or for a mixture of residential and other uses;
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing; and
 - the proposed development is not exempt from Part V.
8. Under section 97 of the Planning and Development Act 2000, applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.
9. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act
10. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for the Arts, Heritage and the Gaeltacht.

For information on whether national monuments are in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority or are the subject of

preservation orders, contact the National Monuments Section, Department of t Arts, Heritage and the Gaeltacht.

11. An Environmental Impact Statement (EIS) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2013 which exceeds a limit, quantity or threshold set for that class of development. An EIS will also be required by the planning authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (article 103).
12. An appropriate assessment of proposed development is required in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. It is the responsibility of the planning authority to screen proposed developments to determine whether an appropriate assessment is required and where the authority determines that an appropriate assessment is required, the authority will normally require the applicant to submit a Natura impact statement (NIS). Where the applicant considers that the proposed development is likely to have a significant effect on a European site it is open to him/her to submit a NIS with the planning application.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000. An applicant should contact his or her planning authority if he/she wishes to avail of a pre-application consultation. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2015.
17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.

Schedule 9
Fees for Planning Applications

Section I – Interpretation

1. For the purposes of this Schedule, where appropriate, the “provision” of a house, building or other structure means:
 - (a) the carrying out of works
 - (b) the making of a material change in the use of a structure, or
 - (c) the retention of an unauthorised development.
2. (a) Subject to paragraph (b), at references 6, 7, 11 and 12 of column 1 of Section II of this Schedule “use of land” shall include the retention of an unauthorised use of land, and the carrying out of works, or the retention of structures, on, in or under the land which are incidental to the use.
- (b) At reference 11 of column 1 of Section II of this Schedule “use of land” shall not include the carrying out of works for the provision of a club house or related facilities for persons using the golf course or pitch and putt course, or the retention of any such structures.

Section II

Scale of Fees for Planning Applications

Column 1 Class of Development	Column 2 Amount of Fee	Column 3 Amount of Fee for Retention Permission
1. (a) The provision of a house Planning Permission	€65	€195, or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater
(b) Outline Permission	€48.75	
(c) Planning Approval	€34	
2. (a) Any works for the carrying out of maintenance, improvement or other alteration of an existing house (including any works for the provision of an extension or the conversion for use as part of the house of any garage, store, shed or other structure).	€34	€102, or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater.
(b) Any other works,	€34	€102, or €2.50 for each square

including the erection, construction or alteration of structures, within or bounding the curtilage of an existing house, for purposes ancillary to the enjoyment of the house as such		metre of gross floor space for which permission is sought, whichever is the greater.
3. The provision of buildings or other structures for the purposes of agriculture or the keeping of greyhounds.	<p>(i) In the case of buildings, €80 for each building, or €1 for each square metre of gross floor space to be provided in excess of 50 square metres in the case of a building for the keeping of greyhounds or 200 square metres in any other case, whichever is the greater,</p> <p>(ii) in the case of any other structures, €80 for each structure,</p> <p>subject to a maximum of €300</p>	<p>(i) In the case of buildings, €240 for each building, or €3 for each square metre of gross floor space to be provided in excess of 50 square metres in the case of a building for the keeping of greyhounds or 200 square metres in any other case, whichever is the greater,</p> <p>(ii) in the case of any other structures, €240 for each structure</p> <p>subject to a maximum of €900</p>
4. The provision of buildings other than buildings coming within class 1,2, or 3.	€80 for each building, or €3.60 for each square metre of gross floor space to be provided whichever is the greater.	€240 for each building, or €10.80 for each square metre of gross floor space to be provided whichever is the greater.
5. (a) The use of uncultivated land or semi-natural areas for intensive agricultural purposes.	€5 for each hectare of site area	€15 for each hectare of site area
(b) Initial afforestation	€5 for each hectare of site area	€15 for each hectare of site area
(c) The replacement of broad-leaf high forest by conifer species	€80, or €5 for each hectare of site area, whichever is the greater.	€240, or €15 for each hectare of site area, whichever is the greater

(d) Peat extraction.	€5 for each hectare of site area	€15 for each hectare of site area
6. The use of land for – (a) the winning and working of minerals (b) the deposit of refuse or waste	€500 or €50 for each 0.1 hectare of site area, whichever is the greater.	€1500 or €150 for each 0.1 hectare of site area, whichever is the greater.
7. The use of land for – (a) the keeping or placing of any tents, campervans caravans or other structures (whether or not movable or collapsible) for the purpose of caravanning or camping or the sale of goods. (b) the parking of motor vehicles (c) the open storage of motor vehicles or other objects or substances.	€80 or €50 for each 0.1 hectare of site area, whichever is the greater.	€240 or €150 for each 0.1 hectare of site area, whichever is the greater.
8. The provision on, in over or under land of plant or machinery, or of tanks or other structures (other than buildings) for storage purposes.	€200 or €50 for each 0.1 hectare of site area, whichever is the greater.	€600 or €150 for each 0.1 hectare of site area, whichever is the greater.
9. The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements.	€80 or €20 for each square metre, or part thereof, of advertising space to be provided, whichever is the greater.	€240 or €60 for each square metre, or part thereof, of advertising space to be provided, whichever is the greater.
10. The provision of overhead transmission distribution of overhead transmissions or distribution lines for conducting electricity, or overhead	€80 or €50 for each 1,000 metres length, or part thereof, whichever is the greater	€240 or €150 for each 1,000 metres length, or part thereof, whichever is the greater

telecommunications lines.		
11.The use of land as a golf course or a pitch and putt course.	€50 for each hectare of site area.	€150 for each hectare of site area.
12.The use of land as a burial ground.	€200 or €50 for each hectare of site area, whichever is the greater.	€600 or €150 for each hectare of site area, whichever is the greater.
13.Development not coming within any of the foregoing classes.	€80 or €10 for each 0.1 hectare of site area, whichever is the greater.	€240 or €30 for each 0.1 hectare of site area, whichever is the greater.