



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

**Comhairle Contae Ros Comáin**  
***Roscommon County Council***

**CHIEF EXECUTIVE'S REPORT**

**Conversion of Edenville House ('Black's House')  
to a Multi-Purpose Community Facility.**

**Protected Structure RPS reference 03900217  
Site of Recorded Monument RMP ref RO039-100,  
Townland of Ardnanagh, Roscommon Town.**

**Part 8 Development  
PT8RN258**

**19<sup>th</sup> August 2025**

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## **1.0 Introduction**

This report forms part of the statutory procedure for the preparation of the Local Authority own development proposals and is prepared in accordance with the requirements of Part XI Section 179(3)(b) of the Planning and Development Act, 2000, as amended, thus enabling consideration of submissions/observations as part of the Part 8 planning process.

The purpose of the Chief Executive's report is primarily to provide an account of the submissions or observations that have been received as part of the consultation process on the proposed development, together with the Chief Executive's response to same. The consultation process for this project commenced on 27<sup>th</sup> June 2025 and closed at 5pm on 8<sup>th</sup> August 2025. Within this period 2 no. prescribed body responses and 5 no. third party submissions were received. These submissions are addressed within this report.

The specified development as proposed, is for the conversion of Edenville House ('Blacks House' - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref RO039-100) to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes. Edenville House is also listed in the National Inventory of Architectural Heritage Reg No. 31817050. Further details are contained in the published Part 8 documentation.

### **Legislative Background**

This report is prepared in accordance with Part XI, Section 179, Subsections 3(a) and 3(b) of the Planning and Development Act 2000 (as amended).

### **Notice of the Proposed Development**

In accordance with the requirements of Part 8 of the Planning and Development Regulations 2001 (as amended), the following procedures were followed:

Notice of the proposed development was published in the Roscommon People newspaper dated 27<sup>th</sup> June 2025. Site notices were erected at three locations at the proposed development.

Plans and particulars of the proposed development were placed on public display on 27<sup>th</sup> June 2025.

Pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 82 of the Planning and Development Regulations 2001 (as amended), plans and particulars of the proposed development were referred to the following:

- Minister of Housing, Local Government and Heritage
- An Taisce
- Fáilte Ireland
- Uisce Éireann
- The Arts Council
- The Heritage Council

Further consultation was undertaken within Roscommon County Council, with plans and particulars of the proposed development issued to the following:

- Planning Department, Roscommon County Council
- Roads Department, Roscommon County Council

- Roscommon Municipal District, Roscommon County Council

Notice of the proposed development was also circulated to the Councillors of the Roscommon Municipal District.

Submissions and/or observations regarding the proposed development were accepted up to 5pm on 8<sup>th</sup> August 2025.

## **2.0 Nature and Extent of the Proposed Development**

The conversion of Edenville House ('Blacks House' - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref RO039-100) to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes. The proposed works will include the following:

- Demolition of non-historic structures on the site.
- Refurbishment and conservation works to the existing former military barracks building (Edenville House).
- Construction of a new Vertical Circulation Core.
- Stabilisation, refurbishment and conservation works to the existing boundary wall.
- Stabilisation and interim preservation work to the various outbuildings on the site.
- External Landscaping works including vehicular access to the North of the site and car parking
- All other associated site and ancillary works

## **3.0 Environmental, Climate, Sustainability and Heritage Considerations**

An Environmental Impact Assessment (EIA) screening report was completed. The purpose of the report was to screen the proposed development to establish whether Environmental Impact Assessment (EIA) was required and if an Environmental Impact Assessment Report (EIAR) should be prepared. Having considered the nature, scale and location of the proposed project, the characteristics and location of the proposed development, and having regard to the characteristics of potential impacts, it was considered that the proposed development does not have the potential to cause significant environmental effects and EIA is not required.

A separate Appropriate Assessment Screening Report was undertaken for the proposed development. This concluded that the proposed development is not likely to have significant effects on any European site and that the project does not need to proceed to Stage 2 Appropriate Assessment.

Both the Environmental Impact Assessment and Appropriate Assessment screening reports were included as part of the plans and particulars of the proposed development and were placed on public display on 27<sup>th</sup> June 2025.

A Bat Survey of the site was completed and a report on the survey was included in the plans and particulars of the proposed development. The survey detected evidence of bats within the site, including a number of bats roosting in the attic space and a number of recommendations are included within the report. An Invasive Plant Species Survey was also completed and a report on the survey was included in the plans and particulars of the proposed development. There was no listed high impact invasive plant species recorded growing within the site, but a number of recommendations were included in respect of construction and maintenance.

## **Climate and Sustainability**

In respect of County Roscommon Climate Action Plan 2024-2029, the proposed development aligns with the following objectives and actions and it is noted in the Plan that these in turn align with the UN Sustainable Development Goals:

NEGI (i) Support and align with provisions in the RCC Heritage, Biodiversity and County Development Plans

NEGI (iii) Promote the conservation, sensitive refurbishment and reuse of heritage buildings and structures to prevent collapse, reduce dereliction and vacancy and revitalise urban and village centres

SRM (vi) Prioritise development of vacant, underused or derelict lands/buildings in serviced urban areas and degraded lands in rural areas as potential locations for spatially-based Climate Actions.

Action SRM 6: Prioritise Climate Action based interventions in locations when greatest emissions savings can be achieved, such as EV charging in town centres, prioritising reuse of existing built fabric where services and infrastructure are in place, reuse existing paving/building material where possible and in line with relevant specifications, having due regard to environmental sensitivities such as the receiving water environment, biodiversity, European Sites, local air quality.

The redevelopment of Edenville House also aligns with the climate-friendly planning goal of compact growth. As a centrally located urban site, immediately adjacent to the railway station, residential areas and the town core – there are opportunities to travel to the development via public transport and via more sustainable and active methods. In respect of car usage – provision is being made for the EV Charging on site.

## **Heritage**

The recently adopted Roscommon Heritage Strategy 2025-2029 states that one of the strategic areas which should be prioritised is conservation and caring for our heritage sites, which includes protected buildings. The restoration of Edenville House in a sensitive and respectful manner aligns with this goal.

## **4.0 Policy Context**

This project proposes to transform Edenville House, one of Roscommon Town's key heritage buildings and align closely with the strategic goals of Project Ireland 2040, the National Development Plan 2021-2030, the Regional Spatial and Economic Strategy 2020-2032 for the Northern and Western Region, Roscommon County Development Plan (2022–2028) and the Roscommon Town Local Area Plan (2024–2030). Emphasising compact growth, urban regeneration, and sustainable development, the project actively supports the revitalisation of the town centre while preserving and celebrating its rich built heritage. Through the adaptive re-use of an existing asset, the development reflects the principles of efficient land use and infrastructure, contributing significantly to town centre regeneration, community and social infrastructure and environmental resilience.

### **Project Ireland 2040**

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the National Planning Framework (NPF) and a detailed capital investment plan - the National Development Plan (NDP) 2021-2030. The NPF outlines

the broader policy principles and priorities to plan, in a more strategic, sustainable and coordinated manner, for future population and economic growth over the coming years.

Ten strategic outcomes, referred to as 'National Strategic Outcomes' (NSOs) have been set out as part of Project Ireland 2040. The redevelopment of Edenville House, one of Roscommon Town's key heritage assets supports the goals of several NSOs including;

Securing **Compact Growth**; *Compact and smart urban growth will be pursued to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth.*

Providing **Enhanced Amenities and Heritage**; *This will ensure that our cities, towns and villages are attractive and can offer a good quality of life. It will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. It also includes amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as greenways, blueways and peatways. This is linked to and must integrate with our **built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place.***

Providing facilities that can support **A Strong Economy supported by Enterprise, Innovation and Skills**; *This will depend on creating places that can foster enterprise and innovation and attract investment and talent. It can be achieved by building regional economic drivers and by supporting opportunities to diversify and strengthen the rural economy, to leverage the potential of places. Delivering this outcome will require the coordination of growth and place making with investment in world class infrastructure, including digital connectivity, and in skills and talent to support economic competitiveness and enterprise growth.*

### **Regional Spatial and Economic Strategy**

The Regional Spatial and Economic Strategy (RSES) for the Northern & Western Regional Assembly provides a high-level development framework for the Northern and Western Region, aligned to the NPF. Having regard to the hierarchy of plans and the need for consistency within the plan framework, the proposal insofar as it accords with the NPF, also accords with the RSES.

The RSES for the Northern & Western Regional Assembly aims to identify regional policies and coordinate initiatives that support the delivery and implementation of Project Ireland 2040 – National Planning Framework (NPF) and National Development Plan (NDP) at regional, county and local level. Legislative requirements are now in place to ensure regional policies align with national policies. This provides a solid foundation for consistency at all levels to deliver transformational change in shaping the path of our built and natural environment.

Roscommon town is a designated 'Key Town' in the RSES, which acknowledges this settlement as a regionally strategic employment centre, with the potential to accommodate a significant level of growth in population and employment. In order to deliver on this vision, it is essential that investment in infrastructure, support services and placemaking initiatives are secured.

### **Roscommon County Development Plan (RCDP) 2022-2028**

Roscommon County Development Plan 2022-2028 (and any subsequent variations to the Plan) sets out the strategic planning and sustainable development of the county over the six-year timeframe of the plan.

The proposal for the redevelopment of Edenville House has been prepared having regard to the requirements of Roscommon County Council to seek to advance developments which are consistent with the proper planning and sustainable development of County Roscommon.

Having regard to the nature of the works proposed, the development as proposed is deemed to be consistent with the policies and objectives of the current County Development Plan as set out below:

RCDP seeks to promote the regeneration and renewal of towns and villages throughout County Roscommon and create healthy place-making by improving the attractiveness, quality, design, viability and vibrancy of towns and villages.

RCDP acknowledges the importance of protecting our heritage. *'The built heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past.'* The RCDP also states *'The Council will seek to protect existing community facilities and to ensure that an appropriate range of community facilities is provided in all communities taking account of the county's young and ageing population alike, as well as planning for facilities to accommodate population growth targets identified in the Core Strategy of this County Development Plan'.*

With specific reference to the proposed redevelopment of Edenville House, which is a protected structure, the site of a recorded monument, and included within Roscommon Town's Architectural Conservation Area, the **Strategic Aims** of the RCDP which support this proposal include:

- Promote the highest quality living environment possible, in both urban and rural areas, for all inhabitants of County Roscommon to enjoy.
- Promote the regeneration and renewal of towns and villages throughout County Roscommon, and create healthy place-making by improving the attractiveness, quality, design, viability and vibrancy of towns and villages. This will be achieved in part through a focus on the redevelopment /development of /infill / brownfield lands within the existing built settlement footprints, in accordance with the principle of compact growth as set out in the NPF.
- Promote the development of the towns and villages throughout County Roscommon to their full economic and social potential in order to support and enhance both the resident/hinterland community and economic and employment base and to enable towns and villages become self-sustaining, sustainable and balanced.
- Ensure that the county is served by adequate community facilities and amenities, which add to the quality of life of residents of the county.
- To protect, conserve and enhance the built and natural heritage and the landscape of County Roscommon for future generations; and reinforce the distinctive character of the county through ensuring that recognised sites and species of environmental importance are conserved and managed appropriately.

#### **The Policy Objectives that support the protection of Roscommon's Built Heritage:**

##### **BH 9.2**

Protect all structures included on the Record of Protected Structures and their settings, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest

##### **BH 9.3**

Encourage the sympathetic re-use and secure the long-term viability of Protected Structures without detracting from their special interest and character.

##### **BH 9.6**

Protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non sympathetic alterations.

#### **BH 9.13**

Secure the preservation (i.e. preservation in situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of Housing, Local Government and Heritage.

#### **The Policy Objectives that support Community and Cultural Facilities:**

##### **SCCD 11.3**

Ensure that an appropriate range of community facilities is provided in all communities taking account of the county's young and growing older population and growth targets identified in the Core Strategy of this *County Development Plan*.

##### **SCCD 11.4**

Retain existing community facilities and support the development of new facilities where a need is established and where locationally appropriate, and in particular within the boundaries of the towns and villages of the county.

##### **SCCD 11.21**

Promote the development of cultural infrastructure (both fixed and mobile).

#### **Roscommon Town Local Area Plan 2024-2030**

The overarching aim of this Local Area Plan (LAP) is to set out a vision and provide a framework for the development of Roscommon town, to ensure that social and economic development takes place in a coordinated, sensitive and orderly manner, thereby safeguarding both the built and natural environment in and around the town.

Edenville House is located within Roscommon Town Architectural Conservation Area (ACA) and within the zoning designation 'Community Infrastructure'. In respect of the proposed development and use of Edenville House, they align with the objectives for the ACA, and with the zoning designation. A table of permitted uses for the various zoning designations is included in the Roscommon Local Area Plan (Figure 11.1 of that plan).

The policies and objectives of the Roscommon Town LAP are consistent with the strategic aims and objectives of the County Development Plan. The proposal to revitalise Edenville House has been developed having due regard to the following policies and objectives as set out in the current Roscommon Town LAP:

##### **RN 10**

Promote and facilitate the sustainable development of a high quality built environment in order to create a distinctive sense of place, with attractive streets, spaces, and neighbourhoods that are accessible and provide safe places for the community to meet and socialise.



RN 11

Promote the development of the 'Town Core' land use zone as an intensive, high quality, well-landscaped and accessible environment in which to facilitate an appropriate mix of residential, commercial, service, tourism, enterprise, public and community uses that provide a range of services, facilities and amenities to serve the local community and visitors to Roscommon.

RN 13

Encourage new retail, commercial and social enterprise proposals towards the town centre, with a focus on the uptake of vacant properties or brownfield sites. Development proposals should demonstrate that these central sites have been sequentially assessed and justifiably discounted, prior to advancing applications towards more peripheral and/or greenfield sites.

RN 16

Encourage the regeneration of derelict buildings and appropriate mixed use development on infill sites, including residential development and upper floor apartments.

RN 17

Identify and facilitate the development and renewal of vacant sites, obsolete areas, derelict sites and derelict buildings in a manner appropriate to the area.

RN 26

Promote Roscommon town as a destination for enterprise and new economic growth opportunities. Encourage appropriate new business ventures into the town core. Promote the uptake of vacant units in order to enhance the character of the streetscape in order to make it a more attractive location for potential investors.

RN 42

Ensure the protection of the architectural heritage of Roscommon town through the safeguarding of historic features, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the town, including in particular structures listed in the Record of Protected Structures and / or structures located in the Architectural Conservation Areas.

RN 44

Protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations.

RN 45

Ensure the protection of the archaeological heritage of Roscommon town through the safeguarding of upstanding archaeological remains. Developments proposing groundworks at any Recorded Monuments shown on the Record of Monuments and Places maps, or in zones of notification shown on the online Historic Environment Viewer of the National Monuments Service, should be preceded by archaeological impact assessment and carried out subject to appropriate archaeological mitigation.

RN 49

Encourage the sympathetic re-use and secure the long-term viability of Protected Structures, without detracting from their special interest and character.

## 5.0 Referrals

### Prescribed Bodies

Pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 82 of the Planning and Development Regulations 2001 (as amended), plans and particulars of the proposed development were referred to the following:

Minister of Housing, Local Government and Heritage

An Taisce

Fáilte Ireland

Uisce Éireann

The Arts Council

The Heritage Council

There were 2 no. responses from prescribed bodies. Copies of the responses are attached in Appendix A of this report. A summarised version of the submissions, together with the CE's Response is set out below. It should be noted that each response in its entirety has been fully considered, in preparation of this Chief Executive's Report.

| Responses from Prescribed Bodies     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ref No</b>                        | <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Response Received</b>             | <b>28/07/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Response From</b>                 | <b>Uisce Éireann</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Issues Raised and CE Response</b> | <p>Specific observation noted that proposals for new connections are not included in the Planning Pack, accordingly no adverse impact anticipated to UE assets or sources. UE Standard conditions were also included in submission.</p> <p><b><u>CE Response</u></b><br/>The response is noted. This is an existing building with existing services and connections, however if any modifications or new connections are required RCC will follow UE protocols and processes.</p> |
| <b>CE Recommendation</b>             | No amendments recommended in response to this submission.                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Responses from Prescribed Bodies     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ref No</b>                        | <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Response Received</b>             | <b>08/08/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Response From</b>                 | <b>Department of Housing, Local Government and Heritage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Issues Raised and CE Response</b> | <p>The Department's submission is made under the headings of Archaeology, and Nature Conservation.</p> <p><b><u>Archaeology</u></b><br/>The Department recommends that the proposed location of works including the external landscaping works, vehicular access to the north of the site, car parking and the construction of a new vertical circulation core adjacent to the Protected Structure RPS Reference 03900217 and within the zone of archaeological potential established around Recorded Monument RO039-100---- (Fortification), should be subject to</p> |

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|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>archaeological assessment in the form of archaeological test excavations.</p> <p>Additionally, the Department recommends that following the completion of archaeological test excavations at the locations listed above, archaeological monitoring of all groundworks associated with the development should be carried out, and should be required as a condition of planning.</p> <p>The submission goes into further detail on the above elements and how they should proceed.</p> <p><u>Nature Conservation</u></p> <p>Bats - the submission notes the contents of the Bat Report, highlights the requirement for a derogation licence in due course, and recommends mitigation measures be incorporated into a Method Statement for the renovation works. The submission also states that roofing works should be undertaken in consultation with a suitably qualified Bat Ecologist and that an appropriate internal roost space should be provided in line with the roosting requirements for Brown Long-Eared Bats.</p> <p>Public Lighting - The Department notes the provision of a Public Lighting Report with the application and recommends the incorporation of the key considerations of the report into the Renovation Plan for the site. Roscommon County Council should take cognisance of the requirements for foraging and roosting bats on site and any light spill illuminating bat roosts should be avoided. The Department recommends the installation of warmer spectrum bat-friendly lighting (lower CCT (correlated colour temperature) of 2200K (kelvins), i.e. amber lighting which has less environmental intrusion.</p> <p><u>CE Response</u></p> <p>The contents of the submission are noted. In respect of the comments on bats and any planned roofing works; it is noted that the proposed renovation works do not envisage any roofing works being required.</p> |
| <b>CE Recommendation</b> | <p>No amendments recommended in response to this submission however the further progression of the project should comply with the DHLGH recommendations &amp; guidance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

### **Internal Referrals (to Roscommon County Council) and Responses**

There were 3 no. responses received to internal referrals within Roscommon County Council. A copy of all internal referral responses is included in Appendix B.

A planning report was received from the Planning Department. The contents of this report have been duly considered as part of this Part 8 process. This report concludes that the proposed development generally accords well with the policies and objectives and development management standards of the Roscommon Town Local Area Plan and the Roscommon County Development Plan. The Planning Report states that the redevelopment of this significant historic building and attendant grounds is

welcomed by the Planning Department. The report also makes observations which the Planning Section requests be considered.

Responses to internal referrals were also received from the Heritage Officer and from the Fire and Building Control section.

A summarised version of the submissions, together with the CE's Response is set out below. It should be noted that each response in its entirety has been fully considered, in preparation of this Chief Executive's Report.

| Internal Referral                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Referral Ref No</b>               | <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Referral Received</b>             | <b>28/07/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Referral From</b>                 | <b>Nollaig Feeney, Heritage Officer</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Issues Raised and CE Response</b> | <p>Expresses a preference for a smaller scale vertical circulation column, preferably not as wide, to leave more of the original elevation of the building visible. The response referenced 'Possibly original timber hanging racks' that survive in several parts of the building. The Heritage Officer recommended these timber hanging racks are identified by the supervising conservation architect and retained for reuse in the building.</p> <p><b><u>CE Response</u></b><br/>The response from the Heritage Officer is noted. Some amendments are recommended below. The observation on the timber hanging racks is noted for action should the project proceed.</p>                                                                                                                                                                                                                  |
| <b>CE Recommendation</b>             | <p>It is recommended that the width of the vertical circulation column be maintained as per the published Part 8 drawings to facilitate adequate space for services, however the following amendments are proposed:</p> <p><b><u>Amendment 1</u></b><br/>It is recommended that the height of the vertical circulation column be reduced per the attached amended drawings and the pitched roof replaced by a flat roof. To reduce the scale of the contemporary extension.</p> <p><b><u>Amendment 2</u></b><br/>It is recommended that the option of using fully translucent (eg glass) cladding to the vertical circulation column be facilitated. To provide an opportunity for greater visibility of the original building elevation.</p> <p>The timber hanging racks will be identified and retained for use in the renovated building.</p> <p>See amended drawings within Appendix F</p> |

| Internal Referral        |                                          |
|--------------------------|------------------------------------------|
| <b>Referral Ref No</b>   | <b>2</b>                                 |
| <b>Referral Received</b> | <b>28/07/2025</b>                        |
| <b>Referral From</b>     | <b>Fire and Building Control Section</b> |

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Issues Raised and CE Response</b> | <p>The response stated that the Fire and Building Control Authority has no objection to the granting of this development subject to two requirements (and response included some notes on same):</p> <ol style="list-style-type: none"> <li>Fire Safety &amp; Disability Access Certificate Applications: Prior to construction, a Fire Safety Certificate and prior to occupation, a Disability Access Certificate will be required to be submitted via the BCMS and granted for the building in accordance with the requirements of Part III and Part IIIB of the Building Control Regulations, 1997 as amended by Articles 6 &amp; 7 of SI 351 of 2009. The applications for a Fire Safety Certificate and a Disability Access Certificate shall be made to the Building Control Authority. The appropriate Building Control Authority for the purpose of these regulations is Roscommon County Council.</li> <li>A commencement notice shall be submitted via the BCMS to Roscommon County Council giving notice of not less than 14 days and not more than 28 days before the commencement date of the works.</li> </ol> <p><b><u>CE Response</u></b></p> <p>The requirements for certificates and commencement notice are noted. Some amendments are recommended to facilitate greater accessibility within the building and to permit greater flexibility to ensure that building control requirements in respect of fire safety for the vertical circulation column will be met.</p> |
| <b>CE Recommendation</b>             | <p>The requirements for certificates and commencement notice are recommended to be included as a condition in any Part 8 approval.</p> <p><b><u>Amendment 3</u></b></p> <p>It is recommended that a new opening be created in an original structural wall on the ground floor to facilitate access from the largest mixed room to the northern stair lobby. To facilitate greater accessibility within the building.</p> <p><b><u>Amendment 4</u></b></p> <p>It is recommended that the materiality of the structural elements in the vertical circulation column be broadened to include options of using steel or concrete as well as timber. To facilitate greater flexibility in ensuring fire safety (building control) requirements are met.</p> <p>See amended drawings within Appendix F</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Internal Referral                    |                                                                                                                                                                                                                              |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Referral Ref No</b>               | <b>3</b>                                                                                                                                                                                                                     |
| <b>Referral Received</b>             | <b>31/07/2025</b>                                                                                                                                                                                                            |
| <b>Referral From</b>                 | <b>Brian Farragher, Senior Exec. Planner, Planning Section</b>                                                                                                                                                               |
| <b>Issues Raised and CE Response</b> | Report concludes that the proposed development generally accords well with the policies and objectives and development management standards of the Roscommon Town Local Area Plan and the Roscommon County Development Plan. |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>a. The Planning Report considers that in terms of overall scale and design, this contemporary element of the redevelopment of Edenville House should be revised and a reduction in its overall height and angular roofed design solution should be considered.</p> <p>b. Also in respect of scale and design; the Planning Report advises that it is important to ensure that all materials/finishes proposed for both the building itself and all boundaries and surfaces, inclusive of hard/soft landscaped areas, car park areas etc., are high quality, durable and can be readily maintained.</p> <p>c. The Planning Report also makes observations the Open Space and Parking in respect of accessibility and potential use of the building, and makes observations on Water, Wastewater and Surface Water.</p> <p><b><u>CE Response</u></b><br/>The planning report contents are noted. Some amendments are proposed which consider observations made on scale and design. Comments in respect of future use and accessibility are noted.</p> |
| <b>CE Recommendation</b> | <p>The height of the contemporary element (vertical circulation column) is recommended to be reduced. A flat roof is now recommended to replace the pitched roof, exposing more of the building elevation, and the material of the cladding is proposed to be expanded to facilitate fully translucent cladding. Additionally, in respect of the durability and maintenance of materials on the contemporary element; the materiality of the structural elements of the vertical circulation column is recommended to be broadened to facilitate the option of using steel or concrete as well as timber. (Amendments 1, 2 and 4, as already outlined above).</p>                                                                                                                                                                                                                                                                                                                                                                                       |

## 6.0 Third Party Submissions

A total of 5 no. third party submissions were received and a copy of each submission is included in Appendix C. A summarised version of the submissions, together with the CE's Response is set out below. It should be noted that each submission in its entirety has been fully considered, in preparation of this Chief Executive's Report. Submissions were received from:

- Western Alzheimers Committee
- Cór Comáin Roscommon Choir
- Edward Harte, adjacent resident
- Roscommon Town Team
- Roscommon Tidy Towns

| Third Party Submissions              |                                                                                                                                                                                                                                                           |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Received</b>                      | <b>07/07/2025</b>                                                                                                                                                                                                                                         |
| <b>From</b>                          | <b>Mairead Nally, Roscommon. Western Alzheimer's Committee.</b>                                                                                                                                                                                           |
| <b>Issues Raised and CE Response</b> | <p>Personally and on behalf of the Western Alzheimer's Committee in Roscommon welcomes the proposed development. Outlined the work of the Volunteers and would welcome a base for meetings and storage of equipment.</p> <p><b><u>CE Response</u></b></p> |

|                          |                                                                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | The positive reception to the Council's proposals is noted, and the points in the submission are noted. The details of the operation of the facility will be worked out in due course and made known. |
| <b>CE Recommendation</b> | No amendments recommended in response to this submission.                                                                                                                                             |

| <b>Third Party Submissions</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Received</b>                      | <b>31/07/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>From</b>                          | <b>Cór Cómaín</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Issues Raised and CE Response</b> | <p>Strong support for the proposed redevelopment of Edenville House into a community facility, express our interest in using the building. Encourages RCC to consult an acoustic specialist if internal design is still in development. Submission requests that the internal design includes at least one space that meets the acoustic and spatial needs of large choral groups. Requests that:</p> <ul style="list-style-type: none"> <li>- Community music organisations be considered key stakeholders in how the building is programmed and used over time;</li> <li>- The group be kept informed as plans develop.</li> </ul> <p><b><u>CE Response</u></b></p> <p>The choir's support for this project is welcomed and the points in their submission are noted. The internal design of the building will be considered further at detailed design stage. The operational model for the facility will be progressed with key project stakeholders in due course. The outcome of the Part 8 process will be published</p> |
| <b>CE Recommendation</b>             | No amendments recommended in response to this submission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| <b>Third Party Submissions</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Received</b>                      | <b>05/08/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>From</b>                          | <b>Edward Harte, Rose Cottage (adjacent residence)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Issues Raised and CE Response</b> | <p>Local resident favourably disposed to the renovation of Edenville House but raising some concerns. Query regarding the turf shed not being included. Concerns regarding the integrity of the boundary wall beside Rose Cottage and request to know RCC's plans in respect of same. Concern expressed regarding 'third floor' window on the NW side of the building coming into clear view of Rose Cottage when the roof of the Hospital building was removed. Request for opaque glazing of this window.</p> <p>Concern re the future opening of the pedestrian gate onto St Theresa's Road in respect of safety and anti-social behaviour and disturbance, and seeking to see it blocked permanently with stone. Concern re lighting adjacent to Rose Cottage and request for lighting with minimal impact. Comments on the use of the property and impact on residential amenity in respect of noise and disturbance. Concern re construction phase and impacts; request for definitive timescale and restricted working hours. Request for restricted late evening use.</p> <p><b><u>CE Response</u></b></p> <p>The points raised in this submission are noted.</p> |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>Due to funding constraints the turf shed does not form part of the proposed development. The Council will seek to work towards its renovation and enhancement over time, subject to funding and resources.</p> <p>-In respect of the boundary wall; removal of vegetation and repair to masonry is proposed as part of this development. Further survey of the wall is proposed to be completed at detailed design stage.</p> <p>-In respect of overlooking; the Edenville House top floor window has been in situ since the original construction of the building and predates the adjacent residence. In its design the Council is seeking to restore and respect the original building elements including existing windows. The height differential, the use of the building as a community facility rather than residential, are not considered to give rise to overlooking issues that require amendments to the design.</p> <p>- The gate at St. Theresa's road will be reinstated and conserved to its original state but it is not proposed to re-open the gate for public use under the current proposals.</p> <p>-The concerns regarding lighting impact on Rose Cottage are noted. A public lighting report was included in the Part 8 planning pack. The report outlines that 'Light intensity and distribution has been carefully considered to ensure that upward light spill is minimised and that light distribution cut-offs from luminaires do not result in light trespass either onto neighbouring properties or into the sky. Luminaires, lamps, optics and equipment shall be specified and located to minimise any unnecessary indirect upward light component in order to reduce light pollution. In addition light trespass and light spill will be, wherever possible, prevented. It is the intention for the new installation to minimise any light ingress.'</p> <p>The concerns re construction phase and impact on residential amenity are noted. A definitive construction programme will be obtained from the successful contractor &amp; working time on site will comply with industry norms.</p> <p>The concerns regarding late opening and use of the building are noted. The use of the proposed development as a community facility is not expected to give rise to significant impacts on residential amenity in the area.</p> |
| <b>CE Recommendation</b> | No amendments recommended in response to this submission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| <b>Third Party Submissions</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Received</b>                      | <b>07/08/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>From</b>                          | <b>Roscommon Town Team</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Issues Raised and CE Response</b> | <p>Submission indicates a proposed business model indicating that Edenville will be a financially sustainable social enterprise. The submission indicates the willingness of Roscommon Town Team, with the support of Roscommon County Council, to work towards the formation of a company to manage Edenville. The submission outlines proposed activities that could take place at Edenville with a focus on Community Engagement and Social Inclusion, Environmental Education and Heritage.</p> <p><b><u>CE Response</u></b></p> <p>The input and support of the Roscommon Town Team is welcome and the points in their submission are noted. Further consideration can be given to the details of the operation of the facility in due course.</p> |



|                          |                                                           |
|--------------------------|-----------------------------------------------------------|
| <b>CE Recommendation</b> | No amendments recommended in response to this submission. |
|--------------------------|-----------------------------------------------------------|

| <b>Third Party Submissions</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Received</b>                      | <b>08/08/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>From</b>                          | <b>Roscommon Tidy Towns</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Issues Raised and CE Response</b> | <p>A submission was received from Roscommon Tidy Towns. The Chairperson states that the organisation is very supportive of the overall development and while there are some issues noted in their submission, the Chairperson considers that they can be resolved in time.</p> <p>Points raised:</p> <p>Submission notes that 11 car parking spaces is inadequate and does not comply with minimum car parking standards in Table 12.1 of Roscommon CDP. Concern re illegal parking on approach roads.</p> <p>Submission notes no provision to extend footpaths from Railway/Abbeytown or St. Theresa's Road.</p> <p>Submission states that gate width of 4.50m should be widened to accommodate 2-way traffic.</p> <p>Submission suggests that the dividing masonry wall/ lobby between the two smaller mixed-use rooms on the Proposed Ground Floor Plan could be removed to combine them into a larger more useful space.</p> <p>Submission states that the proposed kitchenette appears very small for building of this size and a full-size kitchen/canteen should be provided with associated dedicated seating in the adjacent Mixed-Use Room.</p> <p>The submission suggests aligning the pod structures to allow for vertical service pipes.</p> <p>The submission asks that an additional internal door of the stair lobby is required to link the café space with the rest of the building without having to go outside.</p> <p>The submission comments on nesting swifts in the town, queries whether nesting boxes can be provided.</p> <p><b><u>CE Response:</u></b></p> <p>The site layout has been designed within the constraints of the available space, to facilitate vehicular movement within the site, to provide access to disability and EV parking to the front of the building, while including landscaping to the front. There is no specific minimum standard for parking for community facilities in the County Development Plan. However, should additional parking be required in due course, this can be examined within the existing site, subject to archaeological constraints, approvals &amp; funding .</p> <p>The gate at St. Theresa's Road will be reinstated and conserved to its original state but it is not proposed to re-open the gate for public use under the current proposals.</p> <p>The roadway leading to Edenville House, serves a small number of properties and has very low traffic volumes and low speeds. The sharing of this route is not expected to give rise to pedestrian safety issues.</p> <p>The boundary wall of Edenville House forms part of the curtilage and as such it falls under the 'protected structure' designation. To reduce impact on the curtilage the design does not propose widening the entrance. The</p> |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>existing width of the entranceway also has the effect of constraining traffic speeds.</p> <p>Regarding the suggestion of amalgamating the smaller mixed rooms on the ground; the proposed design has sought to respect and restore the original structure as much as feasible, including this original dividing wall and lobby.</p> <p>The café-kitchenette space is deemed to be an appropriate size for the scale and use of the building.</p> <p>The comment on aligning the pod units is noted. The conduiting of services will be considered in more detail during the detailed design phase.</p> <p>The suggestion of a new door ope between the mixed use room and the stair lobby beside the café space aligns has merit in respect of accessibility and an amendment is proposed to implement this measure.</p> |
| <b>CE Recommendation</b> | <p>Amendment 3 (as further outlined above) addresses the final matter raised (new opening be created in the original structural wall on the ground floor to facilitate access from the largest mixed room to the northern stair lobby).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## 7.0 Chief Executive's Recommendation

This project proposes to revitalise Edenville House, one of Roscommon Town's key heritage buildings, by thoughtfully and respectfully repurposing it in line with its current zoning designation. Arising from the Part 8 consultation process I recommend the following amendments and requirements be incorporated,

- Amendment No 1: Reduce the height of the vertical circulation column and remove the pitched roof.
- Amendment No 2: Provide for the option of translucent glazing in the vertical circulation column to facilitate better see-through to the original building.
- Amendment No 3: Create a new ope within an original structural wall to facilitate access from the largest mixed room to the northern stair lobby.
- Amendment No 4: Broaden the materiality of the vertical circulation column to facilitate greater flexibility to meet fire safety building control requirements.
- The timber hanging racks noted by the Heritage Officer will be identified and retained for use in the renovated building.
- All requirements in respect of Fire Safety & Disability Access Certificates, and Commencement Notice, shall be implemented.
- Archaeological testing and monitoring shall be completed in accordance with DHLGH recommendations & guidance

The key amendments to relevant published Part 8 drawings to comply with amendment 1 to 4 above are as outlined within the table below. With the amended drawings include withing Appendix F of this report

| DRAWING NUMBER            | DRAWING TITLE              | REVISION | KEY AMENDMENTS PROPOSED AS PART OF CE REPORT                                                                                                                                                                                                                                                                                       |
|---------------------------|----------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EDN-BDP-XX-XX-DR-A-000003 | Proposed Site Layout Plan  | PL01     | <ul style="list-style-type: none"> <li>Stairs, lift &amp; plant reorientated within vertical connection column.</li> </ul>                                                                                                                                                                                                         |
| EDN-BDP-XX-XX-DR-A-000100 | Proposed Ground Floor Plan | PL01     | <ul style="list-style-type: none"> <li>Stairs, lift &amp; plant reorientated within vertical connection column.</li> <li>Internal door ope added to provide connection between mixed-use room &amp; stairs lobby</li> </ul>                                                                                                        |
| EDN-BDP-XX-XX-DR-A-000101 | Proposed First Floor Plan  | PL01     | <ul style="list-style-type: none"> <li>Stairs, lift &amp; plant reorientated within vertical connection column.</li> </ul>                                                                                                                                                                                                         |
| EDN-BDP-XX-XX-DR-A-000102 | Proposed Second Floor Plan | PL01     | <ul style="list-style-type: none"> <li>Stairs, lift &amp; plant reorientated within vertical connection column.</li> </ul>                                                                                                                                                                                                         |
| EDN-BDP-XX-XX-DR-A-000104 | Proposed Roof Plan         | PL01     | <ul style="list-style-type: none"> <li>Stairs, lift &amp; plant reorientated within vertical connection column.</li> </ul>                                                                                                                                                                                                         |
| EDN-BDP-XX-XX-DR-A-000200 | Proposed Elevations        | PL01     | <ul style="list-style-type: none"> <li>Vertical connection column overall height &amp; pitched roof removed &amp; materiality changed</li> <li>Stairs, lift &amp; plant reorientated within vertical connection column.</li> </ul>                                                                                                 |
| EDN-BDP-XX-XX-DR-A-000300 | Proposed Section           | PL01     | <ul style="list-style-type: none"> <li>Vertical connection column overall height &amp; pitched roof removed &amp; materiality changed</li> <li>Stairs, lift &amp; plant reorientated within vertical connection column</li> <li>Internal door ope added to provide connection between mixed-use room &amp; stairs lobby</li> </ul> |

The proposed development, with the above amendments, will:

- Arrest the decline of the existing structure & stabilise the adjacent smaller heritage structures
- Open this derelict building up for use by the community and general public
- Provide for enhanced accessibility of this important heritage structure through the addition of a vertical circulation column with wider stairway and elevator, disability parking.
- Revitalise a derelict and vacant structure in a prominent location adjacent to the town core, the railway station, retail and residential areas.

I am satisfied that the proposed development aligns with the relevant planning policies and plans and I recommend that the development hereby presented in this report be proceeded with.



**Shane Tiernan**  
**Chief Executive**  
**Roscommon County Council**

**Date: 19<sup>th</sup> August 2025**

## **Appendix A      Responses from Prescribed Bodies**

RECEIVED: 20/7/2025

**Uisce Éireann Ref:** PN25000025935  
**Planning Ref:** PT8RN258  
**Planning Authority:** Roscommon County Council  
**Issue Date:** 28 July 2025

**Uisce Éireann**  
Bosca OP 6000  
Baile Átha Cliath 1  
D01 WA07  
Ireland

**Uisce Éireann**  
PO Box 6000  
Dublin 1  
D01 WA07  
Ireland

**T:** +353 1 89 25000  
**F:** +353 1 89 25001  
**www.water.ie**

**Development Location:**

Ardnanagh City: Roscommon

**Development Description:**

The conversion of Edenville House ('Blacks House' - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref RO039-100) to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes.

A Chara,

Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

**Uisce Éireann's Assessment/Observation(s):**

The applicant has not included a proposal for a new water / wastewater connection in this planning application. Furthermore, it is anticipated that there will be no adverse impact on any assets or sources belonging to Uisce Éireann.

**Uisce Éireann's Standard Condition(s):**

The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.

Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

Queries relating to the terms and observations above should be directed to [planning@water.ie](mailto:planning@water.ie)

Dermot Phelan  
Connections and Developer Services



Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireann's job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).



Planning Ref: **Part 8 PT8RN258**  
(Please quote in all related correspondence)

8 August 2025

Mark Keaveney  
Director of Services – Planning  
Roscommon County Council  
Áras an Chontae  
Roscommon Town  
County Roscommon  
F42 VR98

Via email: [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

Re: Notification under the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 (Part 8 ) of the Planning and Development Regulations, 2001, (as amended).

Re: Part 8 Application for the conversion of Edenville House ('Blacks House' - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref RO039-100) to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes at Ardnanagh, County Roscommon. The proposed works will include the following:

- Demolition of non-historic structures on the site.
- Refurbishment and conservation works to the existing former military barracks building (Edenville House).
- Construction of a new Vertical Circulation Core.
- Stabilisation, refurbishment and conservation works to the existing boundary wall.
- Stabilisation and interim preservation work to the various outbuildings on the site.
- External Landscaping works including vehicular access to the North of the site and car parking
- All other associated site and ancillary works

A Chara

I refer to correspondence on 27 June received in connection with the above.

Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

#### **Archaeology**

The Department acknowledges the receipt of the Archaeological Assessment Report dated 28 May 2025 and agrees with the recommendations as outlined in Section 5.2 on Page 14.





It is noted that the proposed development site is within the zone of archaeological potential established around Recorded Monument RO039-100— (Fortification) which is subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994. The Fortification is notably early in date; 17<sup>th</sup> century references to Roscommon Camp suggest that there were earthwork defences occupying the site prior to the military barracks c. 1700. While the military building is one of the oldest surviving structures in area.

Therefore, the Department recommends that the proposed location of works including the external landscaping works, vehicular access to the north of the site, car parking and the construction of a new vertical circulation core adjacent to the Protected Structure RPS Reference 03900217 and within the zone of archaeological potential established around Recorded Monument RO039-100— (Fortification), should be subject to archaeological assessment in the form of archaeological test excavations as described below.

Additionally, the Department recommends that following the completion of archaeological test excavations at the locations listed above archaeological monitoring of all groundworks associated with the development should be carried out as described below, and should be required as a condition of planning.

Archaeological test excavations shall be carried out under the terms of a licence issued by this Department.

#### Archaeological Test Excavations

- The applicant is required to engage the services of a suitably qualified Archaeologist to carry out an archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the Archaeologist without his/her express consent.
- The Archaeologist shall carry out any relevant documentary research and inspect the site. Test trenches shall be excavated at locations chosen by the Archaeologist, having consulted the site drawings.
- The Archaeologist is required to notify the Department in writing at least four weeks prior to the commencement of site preparations. This will allow the Archaeologist sufficient time to obtain a licence to carry out the work.
- Having completed the work, the Archaeologist shall submit a written report to the Planning Authority and to the Department in advance of the planning decision. Where archaeological material/features are shown to be present, preservation *in situ*, preservation by record (excavation) or monitoring may be required.
- It should be borne in mind that, if significant archaeological remains are found, refusal might still be recommended, and/or further monitoring or excavation required. No





decision should be made on this application until the Department and the Planning Authority have had the opportunity to evaluate the Archaeological Assessment. The Department will forward a recommendation based on the Archaeological Assessment to the Planning Authority.

Archaeological monitoring shall be carried out under the terms of a licence issued by this Department.

**Archaeological Monitoring:**

- The applicant is required to employ a qualified Archaeologist to monitor all groundworks associated with this development.
- The Archaeologist is required to notify the Department in writing at least four weeks prior to the commencement of site preparations. This will allow the Archaeologist sufficient time to obtain a licence to carry out the work.
- The report of the archaeological monitoring should include photographs of the area before, during and after monitoring has taken place, as well as detailed photographs of specific areas, as required.
- A key plan, clearly showing the location and direction from which photographs were taken should be included in the report. (An annotated site location map will suffice for this purpose).
- Should archaeological material be found during the course of monitoring, the Archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by this Department with regard to any necessary mitigating action (e.g. preservation *in situ*, or excavation) and should facilitate the Archaeologist in recording any material found.
- The Planning Authority and the Department shall be furnished with a report describing the results of the monitoring.

**Reason:**

To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

**Nature Conservation**

The following observations are intended to assist Roscommon County Council in relation to identifying potential impacts on European and national nature conservation sites, biodiversity and environmental protection in general, in the context of the current proposal.



## Bats

It is noted from the results of the accompanying report that the site of the proposed development (Edenville House) was found to harbour small numbers of roosting Long-eared Bats (*Plecotus auritus*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*). In addition, a single Natterer's Bat (*Myotis nattereri*) was found to be roosting in the stonework of the Guard's House.

As species listed under Annex IV of the Habitats Directive (Council Directive 92/43/EEC), all bats species in Ireland are strictly protected under Article 12. Due to the nature of the proposed works, disturbance to the bat roosts identified on site is envisaged as part of the renovation works. Therefore, Roscommon County Council would be required to submit an application to the National Parks and Wildlife Service (NPWS) under Regulation 54 to apply for a derogation licence. This process should take place in advance of any formal planning consent from An Coimisiún Pleanála for said works. Guidance is provided in the NPWS document 'Bat mitigations for Ireland V2' (2022)<sup>1</sup>.

It is recommended that appropriate mitigations are incorporated into a Method Statement for any proposed renovation works, implemented with careful design and site selection. This includes the provision of bat access slates in appropriate locations as part of any planned roofing works. These works should be undertaken in consultation with a suitably qualified Bat Ecologist. An appropriate internal roost space should be provided in line with the roosting requirements for Brown Long-Eared Bats.

## Public Lighting

The Department notes the provision of a Public Lighting Report with the application and recommends the incorporation of the key considerations of the report into the Renovation Plan for the site. Roscommon County Council should take cognisance of the requirements for foraging and roosting bats on site and any light spill illuminating bat roosts should be avoided. The Department recommends the installation of warmer spectrum bat-friendly lighting (lower CCT (correlated colour temperature) of 2200K (kelvins), i.e. amber lighting which has less environmental intrusion. Guidance can be found in EUROBATS 8, Guidelines for Consideration of Bats in Lighting Projects<sup>2</sup>, and on Dark Sky Ireland.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie), where used, or to the following address:

The Manager, Development Applications Unit (DAU), Government Offices, Newtown Road, Wexford, Y35 AP90

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<sup>1</sup> <https://www.npws.ie/sites/default/files/publications/pdf/IWM134.pdf>

<sup>2</sup> EUROBATS 8 Guidelines for consideration of bats in lighting projects EUROBATS 8 Guidelines for consideration of bats in lighting projects



Is mise, le meas

A handwritten signature in cursive script, appearing to read 'Sinéad O'Brien', written in a light brown or gold color.

---

Sinéad O' Brien  
Development Applications Unit  
Administration

## **Appendix B      Internal Referral Responses**

## From Heritage Officer

### Edenville House - Part 8 - observation from Heritage Officer



Nollaig Feeney

To Rachel Lowe



Mon 28/07/2025 13:18

You replied to this message on 28/07/2025 14:04.

Hi Rachel,

With regard to the Edenville House - Part 8 planning process which closes on 8 Aug. 2025, I wish to make the following observations:

- I have concerns about the scale of the proposed vertical circulation structure, as shown on the Proposed Sections drawing No. EDN-BDP-XX-XX-DR-A-000300. A smaller scale structure, not as wide, would be preferable as this would leave more of the original elevation of the building visible.
- I draw your attention to a feature I did not see referenced in the doc 08 Conservation Report and Heritage impact assessment.pdf- Possibly original timber hanging racks - these are highlighted in a 'Conservation Report' for Edenville House prepared for Roscommon County Council by Howley Hayes Architects in 2007, 'Of particular interest are the large timber hanging racks that survive in several parts of the building. These appear to have been original, probably installed to hang helmets and great coats, and possibly sabres. As a very direct record of the original use of the building, these should be preserved and treasured.' See photo below.



I recommend there are identified by the supervising conservation architect and retained for reuse in the building.

Best regards  
Nollaig

Nollaig Feeney | Heritage Officer

Áras an Chonait, Roscommon, Co. Roscommon. F42 VR98

☎ (090) 6637135 📠 087 9078850 ✉ nollaig.feeney@roscommoncoco.ie

## From Fire and Building Control Section

### Edenville House - Part 8 - Fire & Building Control Report



John Keane  
To: Regeneration

You replied to this message on 28/07/2025 16:01.

Reply Reply All Forward

Mon 28/07/2025 15:50

FAO Mark Keaveney Director of Services

I refer to the above Part 8 planning application for permission for the above referenced development at Eden House, Roscommon Town. This report is based on the information obtained from the online Public Consultation Part 8 planning file [Edenville House - Part 8 | Roscommon County Council's Consultation Portal](#) and has been submitted in accordance with Section 13 of the Fire Services Act 1981-2003.

**The Fire & Building Control Authority has no objection to the granting of the above application for planning permission subject to the following requirements:**

1. Fire Safety & Disability Access Certificate Applications: Prior to construction, a Fire Safety Certificate and prior to occupation, a Disability Access Certificate will be required to be submitted via the BCMS and granted for the building in accordance with the requirements of Part III and Part IIIB of the Building Control Regulations, 1997 as amended by Articles 6 & 7 of SI 351 of 2009. The applications for a Fire Safety Certificate and a Disability Access Certificate shall be made to the Building Control Authority. The appropriate Building Control Authority for the purpose of these regulations is Roscommon County Council.
2. A commencement notice shall be submitted via the BCMS to Roscommon County Council giving notice of not less than 14 days and not more than 28 days before the commencement date of the works.

**Notes:**

Some of the design considerations that can be addressed in the Fire Safety Cert and Disability Access certificate applications include the following:

- The fire safety certificate application will need to include evidence of manufacturer's test report and specification confirming the fire resistance of glulam beams and columns (if these are proposed to be used). Performance in terms of the fire resistance to be met by elements of structure, doors and other forms of construction is determined by reference to the I.S. EN 13501 standards. The specification and test reports should also verify that the proposed structure has been designed to IS EN 1995-1-2005, Eurocode 5: Design of Timber Structures – Part 1-2: General Structural Fire Design.
- Layout design of inner rooms to ensure adequate means of escape.
- Layout design to ensure effective enclosure of potential escape stairs.

Signed

John Keane

**John Keane**  
Chief Fire Officer/ Príomh Oifigeach Dóiteáin  
Head of Fire, Building Control & Civil Defence Services.

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Ref. No.:          | PT8RN258                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Description of development: | Part 8 - The conversion of Edenville House ('Blacks House' - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref RO039-100) to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes. The proposed works will include the following: * Demolition of non-historic structures on the site. * Refurbishment and conservation works to the existing former military barrack building (Edenville House). * Construction of a new Vertical Circulation Core. * Stabilisation, refurbishment and conservation works to the existing boundary wall. * Stabilisation and interim preservation work to the various outbuildings on the site. * External Landscaping works including vehicular access to the North of the site and car parking. * All other associated site and ancillary works |
| Location:                   | Edenville House, Ardnanagh, Roscommon, Co. Roscommon.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Applicant(s):               | Roscommon County Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Planning Operational Area:  | Roscommon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

#### Site Description and Development Proposal

The site encompassing Edenville House is situated towards the south of Roscommon and is in close proximity to the railway station as well as surrounding residential developments, community and commercial buildings. The site fronts onto St Theresa's Road (L-70521).

Edenville House comprises a three-storey protected structure, formerly used as a Military Barracks.

The proposed development comprises the following:

- Conversion of Edenville House to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes.
- Demolition of non-historic structures on the site.
- Refurbishment and conservation works to the existing former military barrack building (Edenville House).
- Construction of a new Vertical Circulation Core.
- Stabilisation, refurbishment and conservation works to the existing boundary wall.
- Stabilisation and interim preservation work to the various outbuildings on the site.
- External Landscaping works including vehicular access to the North of the site and car parking.
- All other associated site and ancillary works



### Environmental Considerations and Appropriate Assessment

Within designated site(s): No

Adjacent to designated sites(s): No

Details of designated site(s) and distance from application site:

The site is c.4 km from Lough Ree SPA/SAC

Accompanied by Appropriate Assessment Screening: Yes

The report has concluded that an AA of the proposed development is not required. (See detail contained within the report on file)

Accompanied by Environmental Impact Assessment Screening Report: Yes

The EIA Screening Report concludes that an EIAR is not required.

### Planning Policy

#### Roscommon Town Local Area Plan 2024 – 2030

The site is with the zoning envelope of the Roscommon Town Local Area Plan 2024 – 2030 and is zoned 'Community Infrastructure'.

The land use zoning objectives for this site are set out on page 72 of the above referenced Local Area Plan and Figure 11.1, i.e. the Land Use Zoning Matrix sets out uses permitted in principle, open for consideration and not normally permitted within this land use zone.

The 'Community Infrastructure' land use zone aims to support the growth of social, community and cultural facilities to serve the needs of the diverse population of the town.

This site sits within an Architectural Conservation Area (ACA) as set out in the LAP.

Having regard to the redevelopment proposal put forwards for this site, it is considered that it generally accords with the zoning objectives and supporting policy objective framework of the Roscommon Town Local Area Plan 2024 – 2030 and as such, is considered to be acceptable in principle.

#### Roscommon County Development Plan 2022-2028

A central component of the RCDP is to provide opportunities for growing and diverse population to access a wide range of community, social, cultural and educational facilities.

Chapter 11 – Social, Community and Cultural Development provides the strategic policy objective framework for supporting the delivery of community infrastructure, such as developments of this nature.

Chapter 4 – Towns and Villages aims to support the regeneration and repurposing of underutilised and/or brownfield sites.

Having regard to the overarching vision of the RCDP and the supporting policy objectives in place to further develop Roscommon's towns as vibrant and inclusive centres with accessible facilities for all,



it is considered that the proposed development, accords with the relevant provisions of the RCDP and is acceptable in principle.

#### Planning Assessment

##### Scale and Design

Whilst the restoration of this historic building and its surroundings is welcomed, the Planning Department considers there is capacity to provide an improved design solution, principally in relation to the new Vertical Circulation Core (VCC). In this instance, there is scope for greater delivery on the referenced concept of 'light touch' to the proposed VCC.

The Planning Department are of the opinion that in terms of overall scale and design, this contemporary element of the redevelopment of Edenville House should be revised and a reduction in its overall height and angular roofed design solution should be considered in the interests of the architectural integrity and character of the protected structure and its surrounding environs.

It is important also to ensure that as part of the proposed construction works taking place on site, all materials/finishes proposed for both the building itself and all boundaries and surfaces, inclusive of hard/soft landscaped areas, car park areas etc., are high quality, durable and can be readily maintained.

##### Open Space and Parking

Due consideration should be given to the proposed uses that can take place on this site, particularly having regards to limitations for parking and internal circulation of private vehicles, service/delivery/HGVs etc. It is recommended that any potential uses principally associated with service vehicle deliveries/collections etc should be carefully considered, having regard to the necessity to ensure safe site circulation capacity and access/egress engagement with the public road at this location. Pedestrian safety and ease of accessibility to and from this site should be integral to the overall delivery of this development.

##### Water, Wastewater and Surface Water

In relation connections to existing water, wastewater and surface water infrastructure this area is considered to be appropriately serviced.

#### Recommendation

In consideration of the foregoing, it is concluded that, in principle, the proposed development generally accords well with the policies and objectives as well as the development management guidelines and standards of both the Roscommon County Development Plan and Roscommon Town Local Area Plan.

The redevelopment of this significant historic building and attendant grounds is welcomed by the Planning Department. This proposal provides an opportunity to regenerate a key urban site for the benefit of the town and its community.

The Planning Department endorses this proposal and respectfully requests that the above observations set out in the Planning Assessment are considered in the interests of the orderly and sustainable development of this area.

A handwritten signature in blue ink, appearing to read 'B. Farragher', written over a horizontal line.

Signed: \_\_\_\_\_  
Brian Farragher SEP

Date: 31-07-2025

## **Appendix C**

## **Submissions Received**

**Submitter**

|         |                                                          |
|---------|----------------------------------------------------------|
| Name    | mairead Nally                                            |
| Address | Ard Aoibhinn Athlone Road Roscommon o Roscommon F42 R226 |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Note | <p>Roscommon County Council Áras an Chontae, Roscommon Town. 7th July 2025 Re: Edenville House (Black's House) – Roscommon Town. Dear Sir / Madam, On my behalf and that of the Volunteers in the Western Alzheimer's Committee here in Roscommon I want to express our delight at the proposed development of Edenville House into a facility for Creative, Cultural, Social, Educational and Recreational purposes. This will further enhance this wonderful Town and Community we have here in Roscommon We, in this Voluntary Group work very closely with the Western Alzheimer's Foundation. We have advocated strongly over the years for an increase of service for people within our Community who have a diagnosis of Dementia /Alzheimer's. We are aware that our terminal ill people have a most fantastic service in our local Hospice and once we have a purpose built facility for our people then We feel that we have a Town which is passionate in meeting the needs of our most vulnerable. About us, we are in existence for more than 30 years and have have carried out numerous fundraising events, namely Fashion shows, annual St Stephens charity Walk from Hannon's , Motorbike Runs, Our recent Drama Charity events, Choral Concerts, Coffee mornings, Come dine with me and Thousandaire Charity Event, Golf classic and Treasure troves (selling second hand goods)We have linked with the local schools where we have had our local students design Christmas cards The proceeds of same went to the Charity. We have contributed to the local businesses as each event brought people to the Town availing of services of our Hotels, Bars, art Cente, Golf Club, etc. We were invited to the Aras an uachtarain where President Higgins acknowledged the significance of our community work. We have spoken in schools to Transition year students about Alzheimers and we have been recipients of their numerous fundraising events over the years. We have provided information evenings for families where the local Geriatrician has shared his knowledge on this dreaded disease The County Council has been very supportive of Western Alzheimers in particular with regard to the site for the proposed Day care Centre. Now to the crux of the letter :we have and continue to pay for meeting rooms. We have a lot of equipment ,signs ,posters, pull up banners, stakes etc stored in various homes and often these are lost over time. We would welcome a base for meetings both Committee meetings and information evenings for families and storage as outlined. Should you require any further information feel free to call me 087 755 7197 or email mfnally50@gmail.com Thanking you in advance Mairead F Nally Chairperson of Western Alzheimers Voluntary Committee , Roscommon Region. Board of Directors Western Alzheimer Foundation</p> |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



1 July 2025

To Whom It May Concern,

I'm writing on behalf of Cór Comáin, a women's choir based in Roscommon and active locally since 2017. We want to register our strong support for the proposed redevelopment of Edenville House into a community facility—and also to express our interest in using the building for rehearsals, workshops, and public performances.

We're especially pleased to see the emphasis placed on creative and cultural use. With the right attention to infrastructure and detail, Edenville House has the potential to become a central hub for music and the performing arts in Roscommon. In that spirit, we'd like to highlight one particular area of consideration: the acoustic needs of choral ensembles, which are quite specific and often distinct from the requirements of theatre or amplified performance.

### **Why Acoustics Matter**

Singing in an ensemble is a deeply collaborative process—one that relies heavily on the acoustic responsiveness of the space. For a large choir like ours to rehearse and perform effectively, certain conditions are especially important: a clear, natural reverberation (ideally in the region of 1.6 to 2.2 seconds), minimal background noise, and the presence of reflective materials such as wood, stone, or plaster. High ceilings and balanced room proportions are equally vital, as they allow sound to travel, blend, and return to the singers' ears in real time.

These features aren't just about achieving a pleasing sound—they're also essential for teaching, learning, and assessment. Many of our singers prepare for graded choral and solo vocal exams, including those set by the Royal Irish Academy of Music and Drama (RIAM). These exams place strong emphasis on resonance, diction, tuning, aural sensitivity, and interpretive clarity—all of which must be developed and rehearsed in spaces that support natural, unamplified sound.

Spaces built for speech or amplified performance often lack the warmth and transparency that singers depend on. Without attention to this during the design process, rehearsal and performance areas may not meet the functional or artistic standards that groups like ours require.



## **Some Practical Considerations**

If the internal design is still in development, we would strongly encourage consultation with an acoustic specialist—particularly one experienced in unamplified vocal and ensemble music. Relatively simple design choices can make a big difference: avoiding overly absorbent finishes, incorporating curved or reflective ceiling elements, and preserving original stone or timber features can all enhance the space acoustically. Likewise, room dimensions should support ensemble blend, clarity, and projection.

## **A Natural Fit**

As a protected structure, Edenville House may already contain many of the physical features that lend themselves to live, unamplified music. Its reuse could open the door to a wide range of activity: from large-scale vocal rehearsals to public concerts, music education projects, collaborations, and events celebrating Ireland's rich vocal heritage. It could become a space where the artistic life of the region is cultivated and shared.

We'd be more than happy to stay engaged as the project progresses and would gladly contribute to any artistic pilot, consultation, or acoustic testing if helpful.

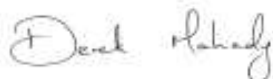
## **In Summary**

We respectfully ask that:

- The internal design includes at least one space that meets the acoustic and spatial needs of large choral groups;
- Community music organisations be considered key stakeholders in how the building is programmed and used over time;
- We be kept informed as plans develop.

Thank you for the opportunity to make this submission. We're excited to see Edenville House brought to life as a creative and cultural landmark for the Roscommon community.

Warm regards,



---

Derek Mahady  
On behalf of Cór Comáin – Roscommon Choir  
Email: corcomain@gmail.com  
Phone: 086 305 2204

ROSE COTTAGE  
SAINT THERESA'S ROAD  
ROSCOMMON  
F42 XN29

Mark Keaveney  
Director of Services  
Áras an Chontae  
Roscommon

04 August 2025

Your Reference: Part 8 - Edenville House – Submission

Dear Sir/Madam

I refer to the Authorities proposal to carryout renovation work on the Building/Property known as Edenville House. I am the owner of a property (Rose Cottage, F42XN29) which is adjacent to Edenville House. That property has been occupied by family members since its construction in the early nineteen hundreds and today it is still home to family members. Because of our proximity and the passage of time our family has an inert knowledge of Edenville House.

In principle we would be favourable to the plan to conserve and refurbish buildings and surrounding walls. That being said one would have to register that there are a number of concerns that we would want the Authority to take on board.

Before we outlining these concerns, we would like to submit the following; why does the plan not encompass the entire site (what is the ultimate plan)? I am particularly referring to what your experts describe as the "Turf Yard". This area is within the boundary wall and has some original structures still standing. This was originally a Cavalry Barrack and like others of the time it would have had an independent water supply. At some point in the eighties, I was made aware of a well which was located in the "Turf yard" (approx. location marked on plan attached). What I recollect was a cylindrical hole in the ground, partly brick lined, I understand that the area was covered with sheet metal and assume that when the Authority took the site over, they covered the entire area with hardcore. Surely if the well in Edenville still remains, it would be of heritage value, therefore, should some resources be set aside to locate it and if it hasn't been collapsed in on itself, consideration be given to restoring it to a level where it could be incorporated into the landscape plan.

#### Concerns

- In terms of structure the plan is to retain, refurbish and conserve the main "Barrack Building" and in doing so construct an external Vertical Circulation Core (VCC) structure. While initially it looks out of character, one can see its need to divert traffic for the existing narrow stair ways and provide access to ALL with the installation of a lift arrangement. I find the roof pitch angle being designed the same as the existing building a pleasant move, yet providing clear separation between old and new. A lot of smaller structures were lost after the Authority took charge of this site in the nineteen-ninety's. I refer to one building in particular described as "Hospital". The Authority took the roof of it when Slates began to fall off on to our property (these were very large slates weighing between 30 & 40 Kgs). While this plan outlines the conservation of this structure, I would draw your attention and concern to the state of the outer wall of this building that acts as a boundary between our properties. During the seventies/eighties a section of that building's wall collapsed out onto our property. The occupier at the time remedied it by re constituting it with block stone and concrete mortar. Our concerns for the integrity of that wall/building have been raised many times with the Authority over the years (marked **A** the attached map). I would like to know precisely how the plan intends to address such matters, given the close proximity to my property. After serious bowing in the section of the boundary wall (marked **B** on the attached map) the Authority did reconstitute that section some years ago.



- In relation to the "Barrick Building" we have a concern with regard to the third-floor window on the north westerly side of the building. The "Barrick Building" has been unoccupied for in excess of 50 years. Additionally, when the roof of the "Hospital Building" was taken off that third floor window came into clear view of my property (particularly bedrooms). We would insist that our privacy and continued enjoyment of our property is not impaired and therefore insist that as a minimum that glass in this window be made opaque (very) in real terms and documented as a planning condition.
- The plan identifies the possible future installation of a pedestrian gate at the south-westerly corner. This once gateway has been closed off for many, many years and has remained sealed off for such time. We are of the view that it should be permanently blocked off but tastefully with stone. I/we object to any future use as an access point by traffic or pedestrians on the grounds that it would be an additional danger by way of traffic. It has the potential to create future anti-social behaviour by its use, other disturbance by way of health & safety, noise, light, etc also possible and would affect our long-term enjoyment of our property. *I would draw the Authorities attention to the fact that a pedestrian gate already exists at the South-easterly corner of the site adjacent to the proposed VCC.*
- In terms of lighting, particularly the westerly side, we would ask that it should be arranged so that it has minimal impact on my property with no light spillage onto it. This would be so that we can continue to enjoy our property. Also, there should be minimal utilisation of lights after the hours of dusk to darkness on health and environmental grounds.
- The plan indicates that the facilities will be for the use of the community and community-based projects. I expect that the Authority or its operators will be respectful of community ethics as a whole in the manner in what the facility would be used for and in so doing avoiding conflict, that might attract adverse reaction. Also, while its day time use might be somewhat less impactful on our continued enjoyment of our property, late evening and night time use would be of great concern. Noise of patrons arriving and exiting the complex would be impactful no matter how respectful people may be. Late evening use and noise pollution should be a factor and restrict its evening operation. Again, the Authority and/or it's operators should consult fairly and agree with close neighbours such as ourselves.
- We also have housekeeping concerns during its refurbishment stage and in relation to its operation as a resource.
  - ◆ During the refurbishment stage a clear time scale should be given and agreed with interested parties such as ourselves. What we will object to is a meandering time scale that goes on with no clear end date. The time scale needs to be definitive and separated one for refurbishment as opposed to operation.
  - ◆ Similarly, given its close proximity to my property, times of **work** should be strictly restricted, starting no earlier than eight A.M. and finishing no later than six P.M. with Saturday working no more than once or twice every month eight until two O'clock.
- In terms of the operation - late evening use should be avoided as in would be contrary to its location in a residential area.

The above concerns are genuine and need to be addressed in the conclusion of the process. Again, we are broadly favourable to refurbishment of Edenville as a community-based resource (craft/Art studios) or art exhibition centre/museum).

Yours



Edward Harte

Enc. Appendix 1 Draft Map/Drawing



Appendix 1 - Data Mapping



Hi Mark,  
Roscommon Town Team wishes to submit the attachment for Edenville House.  
Regards,  
Helen

### **Proposed Business Model**

Social Enterprise – drawing on funding from Pobal, Local Enterprise Office, LEADER and elsewhere

The Edenville Centre will be a financially sustainable social enterprise focusing on the achievement of positive social, community & environmental impacts, which will in turn, enhance wellbeing in the community (ref. Social Justice Ireland, 2024)

Roscommon Town Team with the support of Roscommon County Council will guide/assist with the formation of the company which will manage the operation of the centre, help with identification of board members, define the civic engagement process to ensure that diverse voices have an input into decision-making from the outset.

### **Proposed Activities**

Community Engagement & Social Inclusion – organise community events which promote social interaction, cultural exchange & civic participation among diverse groups; create inclusive spaces & programming that prioritise accessibility, affordability, equity & democracy. For sustainable living practices – provide resources/tools to support community members to adopt & integrate sustainable practices into their daily lives; implement best practice conservation principles, innovative technologies & green infrastructure in the building & its environs to showcase solutions & promote elsewhere

Environmental Education – develop programmes, workshops, tours, collaborate with key partners such as schools, third level & further education providers to promote environmental literacy

Heritage – curate exhibitions, cultural performances & heritage preservation projects, share stories, artefacts & memories not just about the building but about other origins to enrich the collective identity of the community

The Tidy Towns are very supportive of the overall development and while there are some issues raised in the submission process. I have no doubt these can be resolved in time.

Regards  
Kathleen Shanagher  
Chairperson  
Roscommon Tidy Towns Association



Correspondence to:  
7 Castle Manor  
Racecourse Road  
Roscommon  
Co. Roscommon

Registered Charity No: 20164089

## Roscommon Tidy Towns Committee

Chairperson:  
Cllr. Kathleen Shanagher (086) 3726743

Secretary:  
Rosemary McManus (087) 7980720

Treasurer:  
Mark Kerrigan (085) 1525301

8<sup>th</sup> August 2025

### Re: Part 8 Consultation Process for the Development of Edenville House, Roscommon Town

Dear Sir/Madam,

Please find below our submission on behalf of Roscommon Tidy Towns Association:

- 11 designated car parking spaces is inadequate for a community building with a floor area of 952 square metres and does not comply with minimum car parking standards as per Table 12.1 of the Roscommon County Development Plan 2022-2028. Insufficient car parking will only encourage visitors to illegally park on the approach roads to the site.
- There is no provision in the application to extend pedestrian footpaths (particularly for vulnerable road users) to the site from the Railway/Abbeytown or Saint Theresa's Road approach to the site.
- The existing entrance gate width of 4.50m is insufficient to allow for two traffic and should be widened to avoid vehicular conflict.
- The dividing masonry wall/lobby between the two smaller mixed-use rooms on the Proposed Ground Floor Plan could be removed to combine them into a larger more useful space similar to the first & second floor plan directly above.
- The Kitchenette area indicated on the Proposed Ground Floor Plan seems very small to cater for a building of this size. A full-size kitchen/canteen should be provided with associated dedicated seating in the adjacent Mixed-Use Room.
- The position of the proposed "pod like" toilet structures should be aligned from floor to floor to allow for vertical services pipes.
- An additional internal door of the stair lobby is required to link the café space with the rest of the building without having to go outside.
- Roscommon Town has quite a number of heritage buildings with nesting swift populations. Has Edenville House been assessed as a possible nesting site? If there are no current nesting sites, could nesting boxes be incorporated into the works?

Your Sincerely,

Mark Kerrigan,

Roscommon Tidy Towns Association

*Commended County Award 2019 - Gold Medal Award Winners 2017-2024  
Silver Medal Award Winners 2015 & 2016 - Bronze Medal Award Winners 2014  
Winner of Ireland's Best Kept Large Town 2024*

## **Appendix D**

## **Notices of Proposed Development**

COMHAIRLE CONTAE ROS COMÁIN  
ROSCOMMON COUNTY COUNCIL  
PLANNING & DEVELOPMENT ACT 2000 (as amended)  
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) – Part 8  
NOTICE IN RELATION TO SPECIFIED DEVELOPMENT

Notice is hereby given pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 of the Planning and Development Regulations 2001 (as amended) that Roscommon County Council proposes carrying out the following works:

- The conversion of Edenville House ('Blacks House' - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref RO039-100) to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes. The proposed works will include the following:
- Demolition of non-historic structures on the site.
  - Refurbishment and conservation works to the existing former military barracks building (Edenville House).
  - Construction of a new Vertical Circulation Core.
  - Stabilisation, refurbishment and conservation works to the existing boundary wall.
  - Stabilisation and interim preservation work to the various outbuildings on the site.
  - External Landscaping works including vehicular access to the North of the site and car parking
  - All other associated site and ancillary works

An Appropriate Assessment screening report and Environmental Impact Assessment screening report in respect of the development have been carried out and are available for inspection. The reports concluded that a full EIAR is not required, and that the development does not need to proceed to Stage 2 Appropriate Assessment.

Where any person considers that a development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice referred to in article 81(2), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

Plans and particulars of the proposed development will be available for inspection at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from 27<sup>th</sup> June 2025 until 25<sup>th</sup> July 2025 inclusive, during office hours at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town – telephone 09066 37100. Plans and particulars of the proposed development are also be available for inspection online using the following link: <https://consult.roscommoncoco.ie/en/consultation/edenville-house-part-8>



Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the undersigned on or before 5pm on 8<sup>th</sup> August 2025.

Signed: - Mark Keaveney  
Director of Services  
Áras an Chontae  
Roscommon Town  
Email: [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

Date of Notice: 27th June 2025





COMHAIRLE CONTAE ROS COMÁIN  
ROSCOMMON COUNTY COUNCIL  
PLANNING & DEVELOPMENT ACT 2000 (as amended)  
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) – Part 8  
NOTICE IN RELATION TO SPECIFIED DEVELOPMENT

Notice is hereby given pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 of the Planning and Development Regulations 2001 (as amended) that Roscommon County Council proposes carrying out the following works:

The conversion of Edenville House ('Blacks House' - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref R0039-100) to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes. The proposed works will include the following:

- Demolition of non-historic structures on the site.
- Refurbishment and conservation works to the existing former military barracks building (Edenville House).
- Construction of a new Vertical Circulation Core.
- Stabilisation, refurbishment and conservation works to the existing boundary wall.
- Stabilisation and interim preservation work to the various outbuildings on the site.
- External Landscaping works including vehicular access to the North of the site and car parking
- All other associated site and ancillary works

An Appropriate Assessment screening report and Environmental Impact Assessment screening report in respect of the development have been carried out and are available for inspection. The reports concluded that a full EIAR is not required, and that the development does not need to proceed to Stage 2 Appropriate Assessment.

Where any person considers that a development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice referred to in article 81(2), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

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Signed: - Mark Keaveney  
Director of Services  
Áras an Chontae  
Roscommon Town  
Email: [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

Date of Notice: 27th June 2025



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

## Roscommon County Council



*Working with you, working for you*  
Making Roscommon an attractive,  
inclusive, prosperous and vibrant place to live,  
invest, work and visit.



### NOTICE IN RELATION TO SPECIFIED DEVELOPMENT EDENVILLE HOUSE

Notice is hereby given pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 of the Planning and Development Regulations 2001 (as amended) that Roscommon County Council proposes carrying out the following works:

The conversion of Edenville House ('Blacks House') - Protected Structure RPS reference 03900217, site of Recorded Monument RMP ref R0039-1001 to a multi-purpose community facility which is to be developed for Creative, Cultural, Social, Community, Educational and Recreational purposes. The proposed works will include the following:

- Demolition of non-historic structures on the site.
- Refurbishment and conservation works to the existing former military barracks building (Edenville House).
- Construction of a new Vertical Circulation Core.
- Stabilisation, refurbishment and conservation works to the existing boundary wall.
- Stabilisation and interim preservation work to the various outbuildings on the site.
- External Landscaping works including vehicular access to the North of the site and car parking
- All other associated site and ancillary works

An Appropriate Assessment screening report and Environmental Impact Assessment screening report in respect of the development have been carried out and are available for inspection. The reports concluded that a full EIA is not required, and that the development does not need to proceed to Stage 2 Appropriate Assessment.

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Signed: Mark Keaveney  
Director of Services  
Aras an Chontae  
Roscommon Town  
Email: [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

Date of Notice: 27th June 2025

### TEMPORARY CLOSING OF ROADS ROADS ACT 1993, SECTION 75 ROADS REGULATIONS 1994, ARTICLE 12

Roscommon County Council has decided to close the road set out in the schedule hereunder for the periods and the reason specified.

Road to be closed: LP 1218 Mantua Cross, Elphin

Period of Closure: 5th July 2025 to 1st August 2025

Alternative Routes: L1218, L1217 & L60231

Reason for Closure: To facilitate N5 Road Project

John Mockler  
Acting Director of Services

### TEMPORARY CLOSING OF ROADS ROADS ACT 1993, SECTION 75 ROADS REGULATIONS 1994, ARTICLE 12

Roscommon County Council has decided to close the road set out in the schedule hereunder for the periods and the reason specified.

| Road Reference | Townland                               | Closure duration                                       | Section of Closure                                                                                                                   | Proposed Diversion                                                                              |
|----------------|----------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| LS-5632        | Portaghard (behind Blue Bangor Slates) | For periods of 1-3 days from 01/07/2025 to 14/11/2025. | Length of closure 200m. Closure starting 130m from the N5 Junction with LS-5632 and finishing 330m from the N5 Junction with LS-5632 | East along N5 for 600m and onto LS-5625 for 450m and west for 900m to get back onto the LS-5632 |
| LS-5625        | Portaghard (behind Pat McCrann Tyres)  | For periods of 1-3 days from 01/07/2025 to 14/11/2025. | Length of closure 130m. Closure starts 90m from Junction N5 and finishing 220m from Junction with N5                                 | West along N5 for 800m and onto LS-5632 for 800m and east for 900m to get back onto the LS-5625 |

Reason for Closures: To facilitate N5 Road Project

John Mockler  
Acting Director of Services



**OPENING HOURS IN ARAS AN CHONTAE: MOTEX TAX OFFICE** 9.30am to 1.00pm only Monday to Friday.  
ALL OTHER SERVICES are open 9.30am to 1.00pm and 2.00pm to 3.30pm Monday to Friday.  
PHONE SERVICES AVAILABLE from 9.30am to 1pm and from 2pm to 5pm Monday to Friday.

Phone: (090) 6637100 Email: [customerservices@roscommoncoco.ie](mailto:customerservices@roscommoncoco.ie)

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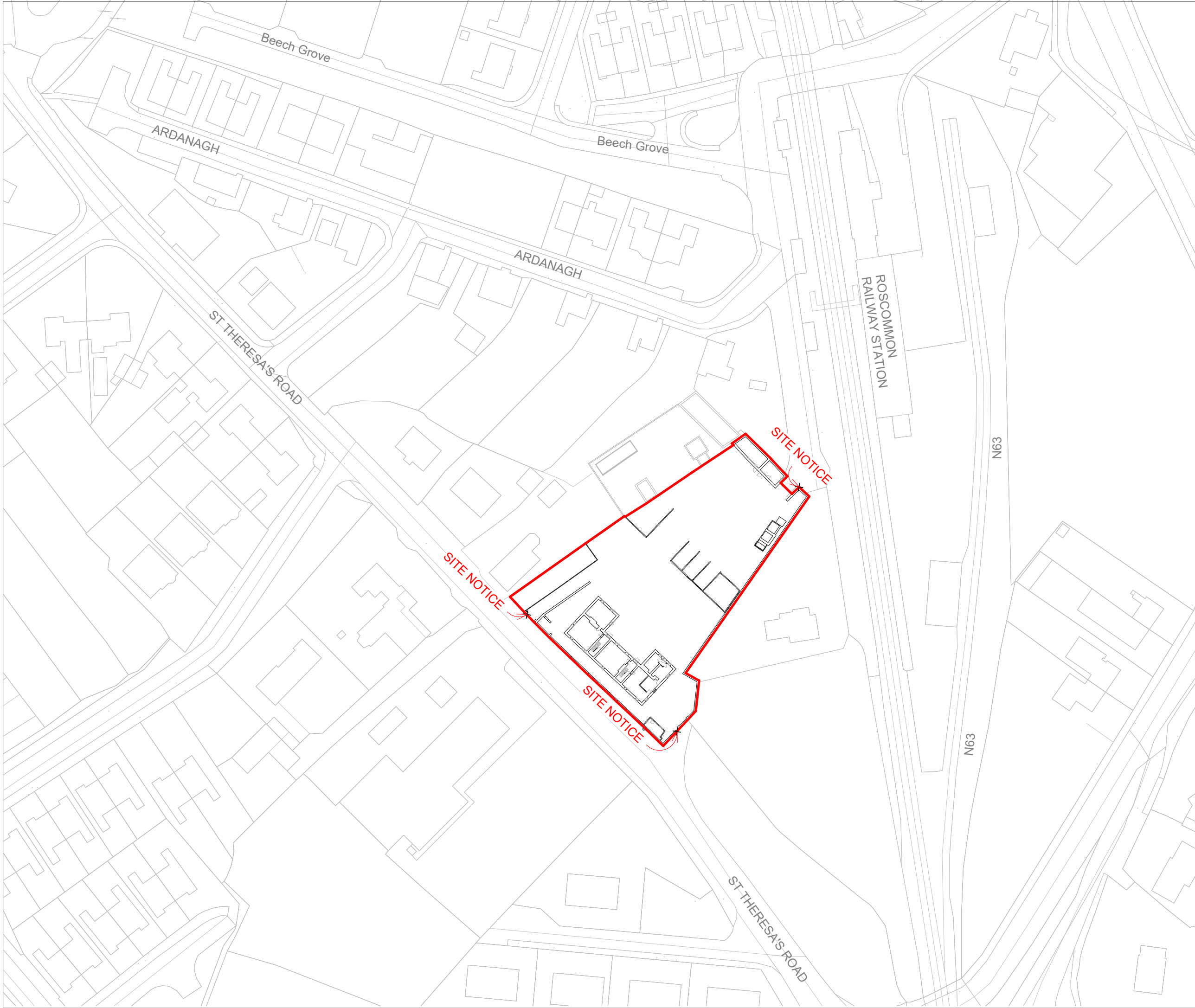
[@roscommoncoco](https://www.instagram.com/roscommoncoco)

[www.roscommoncoco.ie](http://www.roscommoncoco.ie)



## **Appendix E**

## **Plans and Particulars of Proposed Development as Published**



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- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

## NOTES



Taile Eireann - Surveying. CYAL50441437

| REVISION | DESCRIPTION | DRAWN | CHECKED | DATE |
|----------|-------------|-------|---------|------|
|----------|-------------|-------|---------|------|

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Roscommon County Council



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Stoneybatter  
Dublin 7  
D07 V0RF

T (01) 474 0600  
www.bdp.com

PROJECT TITLE  
**Edenville House**

BDP JOB NUMBER  
**3004473**

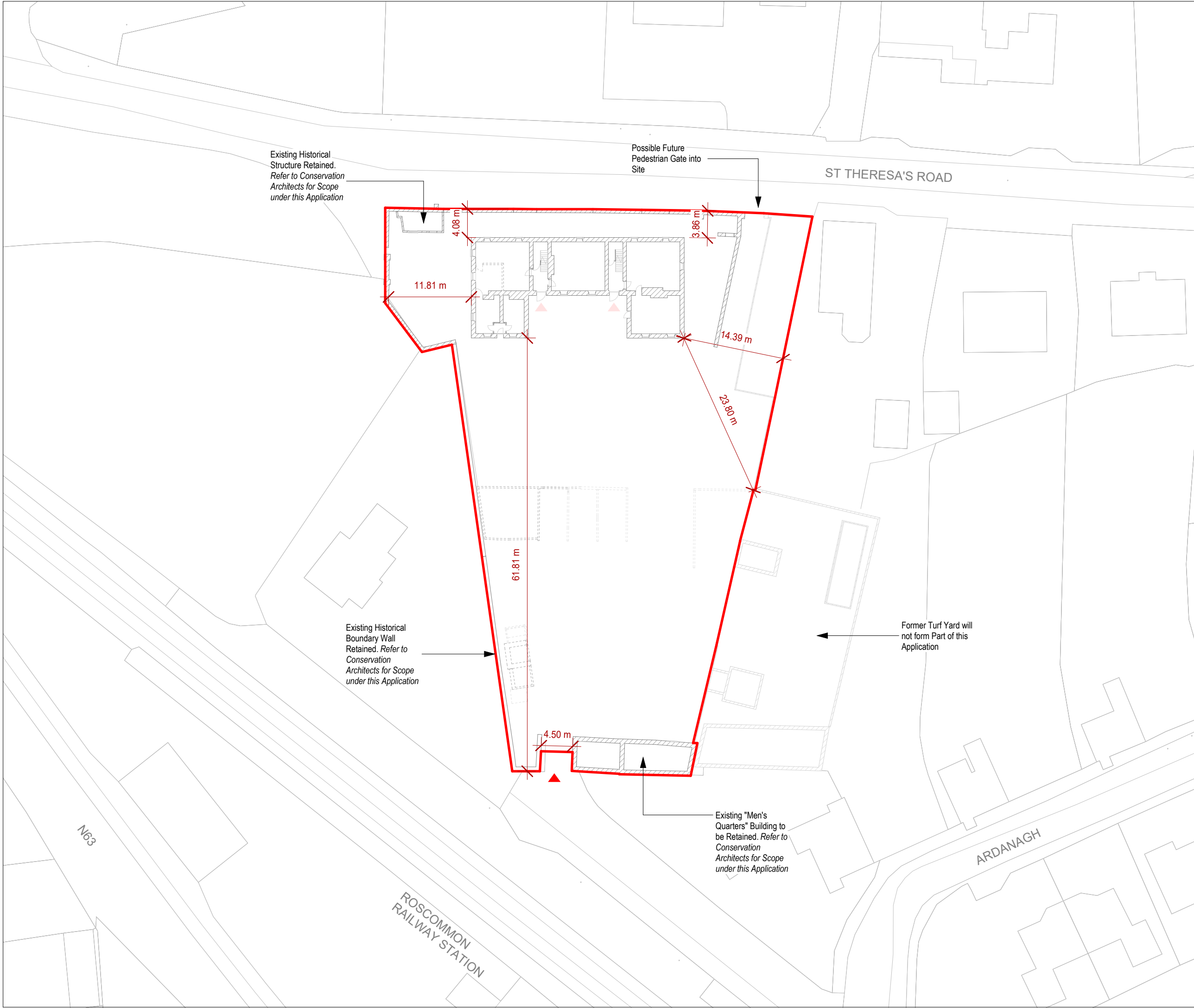
DRAWING TITLE  
**Site Location Plan**

SCALE  
**1:1000 @ A3**

DATE FIRST ISSUED  
**19/05/25**

DRAWING NO.  
**EDN-BDP-XX-XX-DR-A-000001**

REVISION  
**PL**



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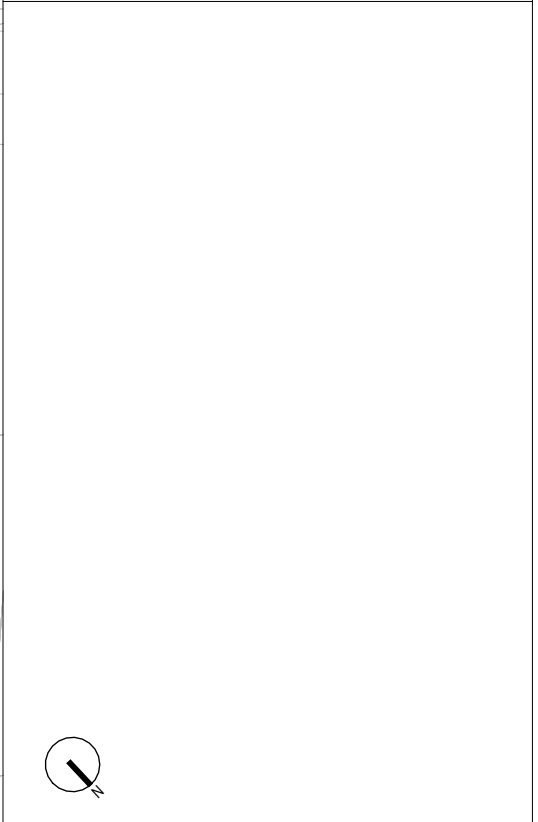
DO NOT SCALE FROM THIS DRAWING.

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PROJECT TITLE  
**Edenville House**

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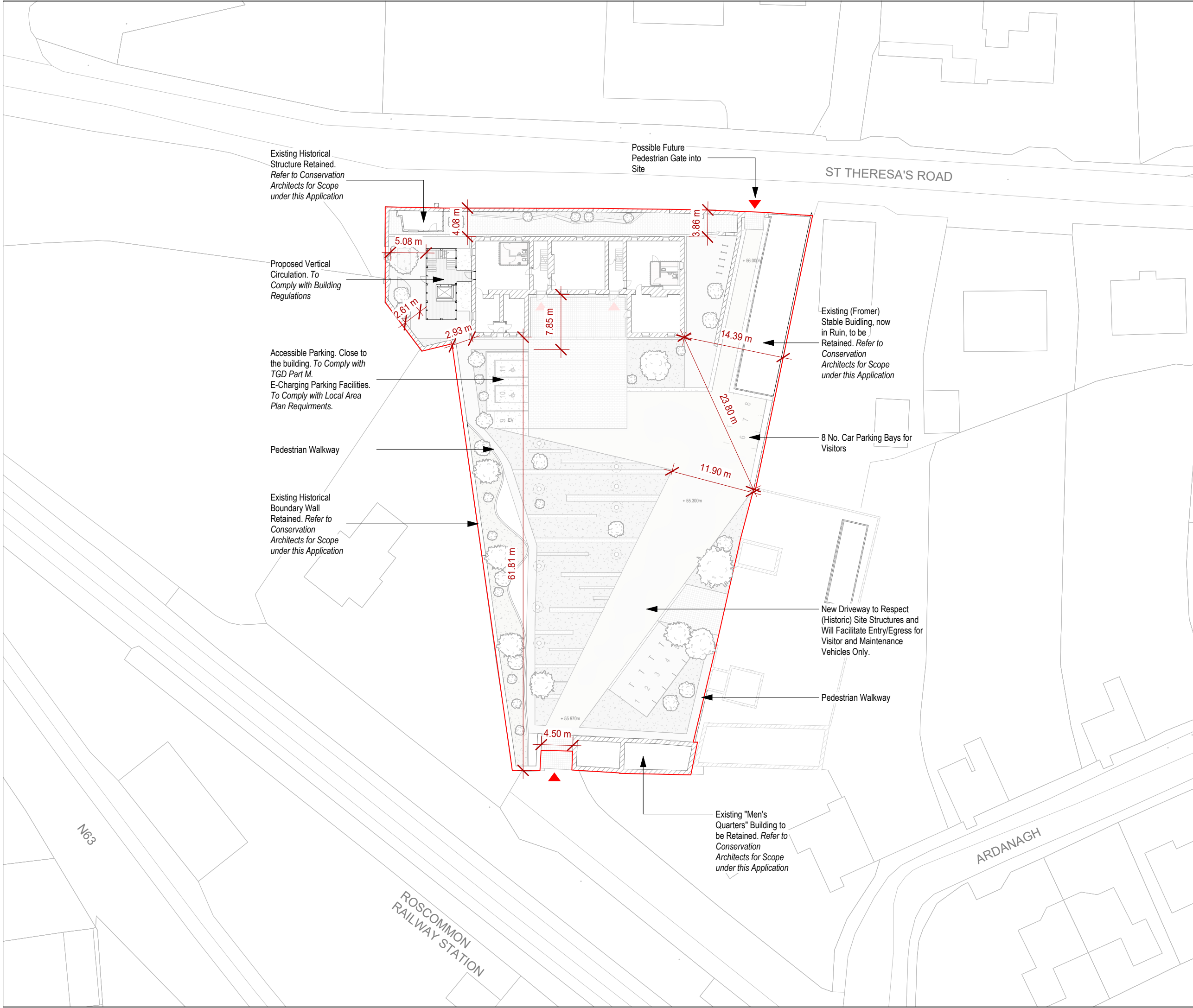
DRAWING TITLE  
**Existing Site Layout Plan**

SCALE  
**1:500 @ A3**

DATE FIRST ISSUED  
**19/05/25**

DRAWING NO.  
**EDN-BDP-XX-XX-DR-A-000002**

REVISION  
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### NOTES

- Site Boundary
- Proposed Trees/Shrubs
- Steel or Timber Vertical Posts - Make a Nod to The Site's Former Military Usage

Notes:

- Please refer to M&E report for public lighting design
- Please refer to Landscape drawing number: EDN-BDP-XX-XX-DR-L-000120 and Landscape report for landscaping strategy.

North Arrow

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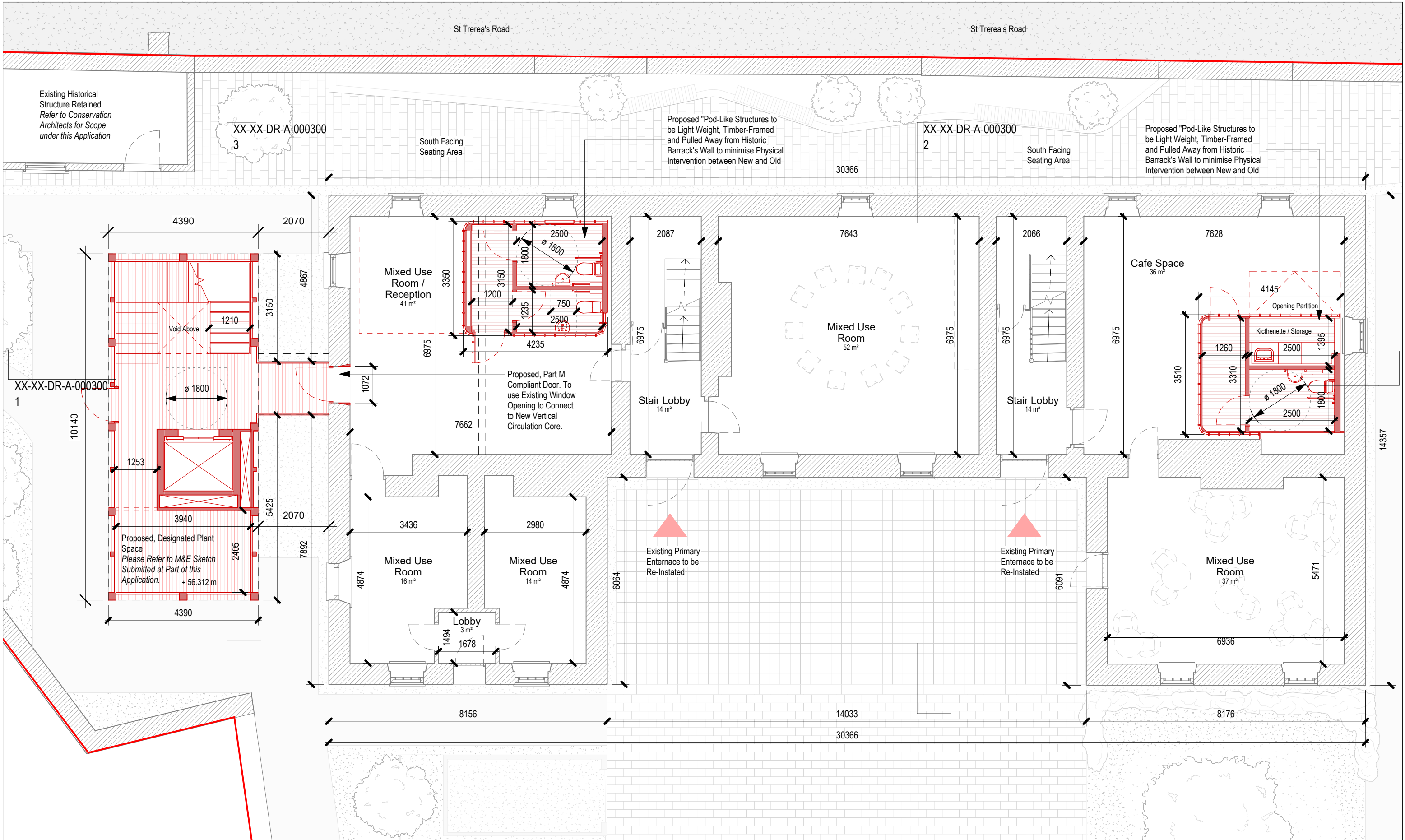


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|                                            |                               |
|--------------------------------------------|-------------------------------|
| PROJECT TITLE<br>Edenville House           |                               |
| BDP JOB NUMBER<br>3004473                  |                               |
| DRAWING TITLE<br>Proposed Site Layout Plan | SCALE<br>1:500 @ A3           |
|                                            | DATE FIRST ISSUED<br>19/05/25 |
| DRAWING NO.<br>EDN-BDP-XX-XX-DR-A-000003   | REVISION<br>PL                |





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## NOTES

For Extent of Conservation Measures to the Protected Structure, Refer to Conservation Architects Report and Drawings

New Timber Structure with light, Semi-Translucent Cladding to Facilitate Building Regulation Compliant Vertical Circulation and "Access for All" to the Historic Barracks Building. This New Architectural Juxtaposition Against the Old Building is Both Functional and Aspirational in its Efforts to Act as Circulation, as well as, a Carefully Articulated Focal Point Against Visual Interest and Functionalism for the Protected Structure



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**BDP.**

Edenville House

BDP JOB NUMBER  
3004473

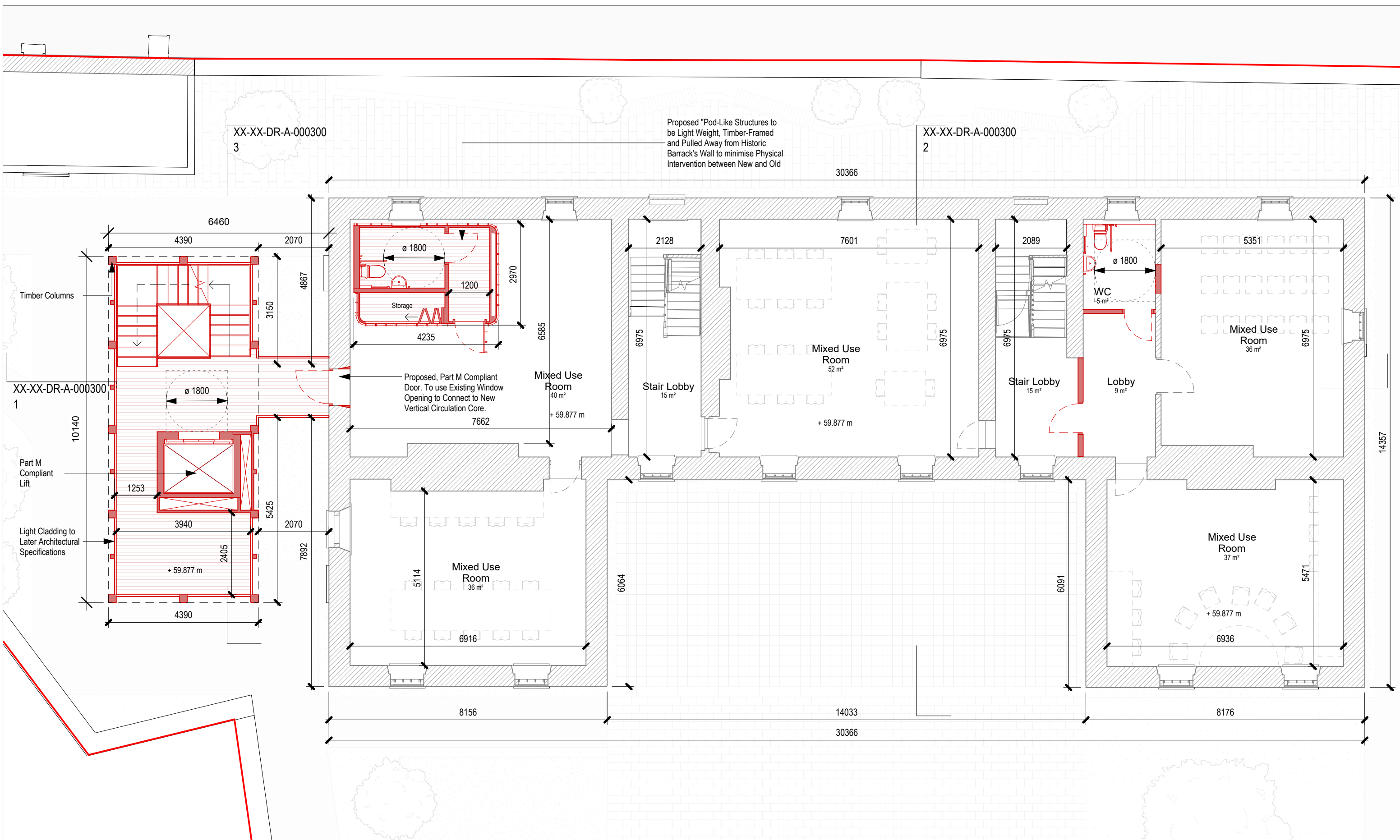
DRAWING TITLE  
Proposed Ground Floor Plan

DRAWING NO.  
EDN-BDP-XX-XX-DR-A-000100

SCALE  
1:100@ A3

DATE FIRST ISSUED  
19/05/25

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|               |                 |
|---------------|-----------------|
| PROJECT TITLE | Edenville House |
|---------------|-----------------|

BOP JOB NUMBER  
3004473

# Proposed First Floor Plan

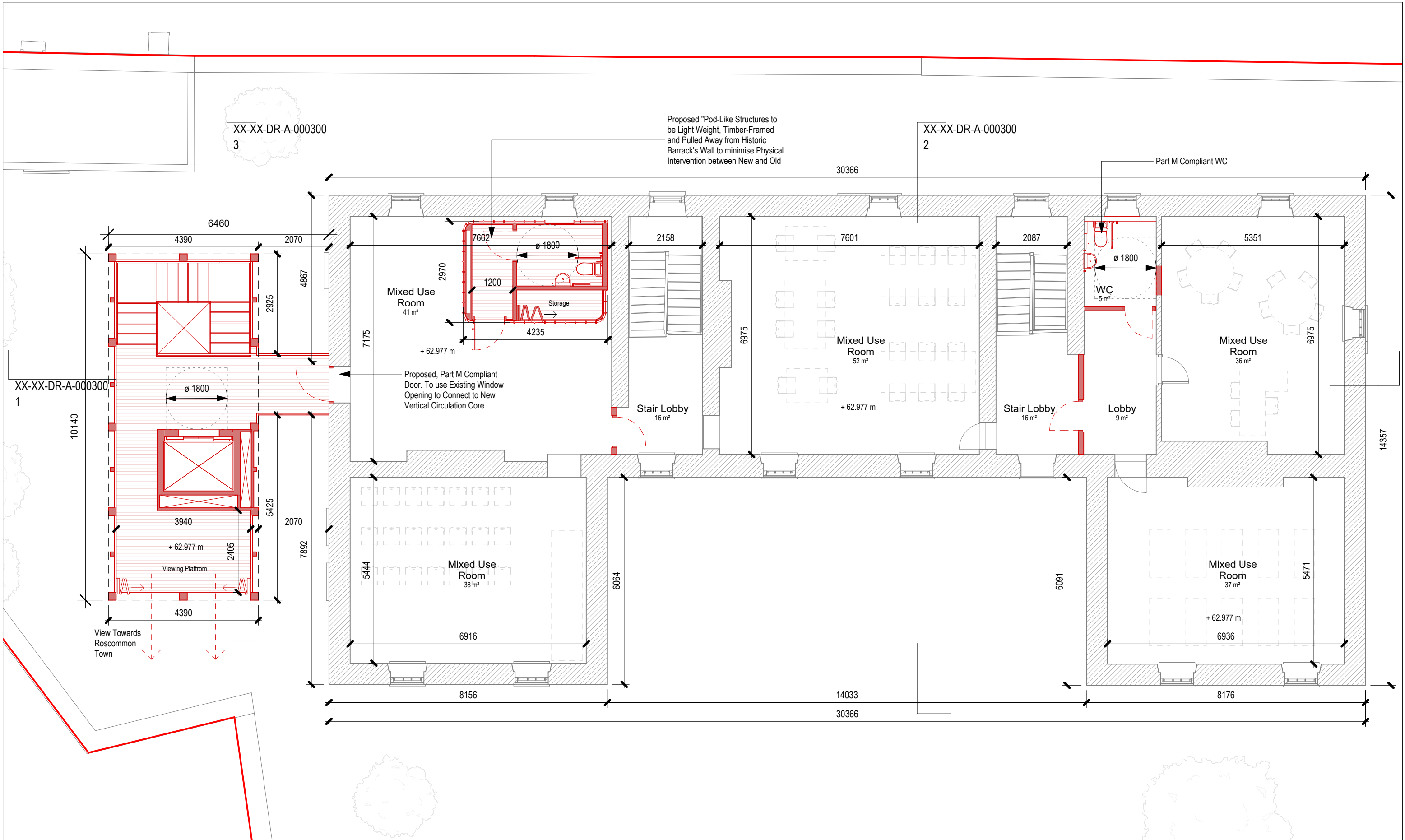
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DATE FIRST ISSUED  
19/05/25

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PROJECT TITLE  
Edenville House

BDP JOB NUMBER  
3004473

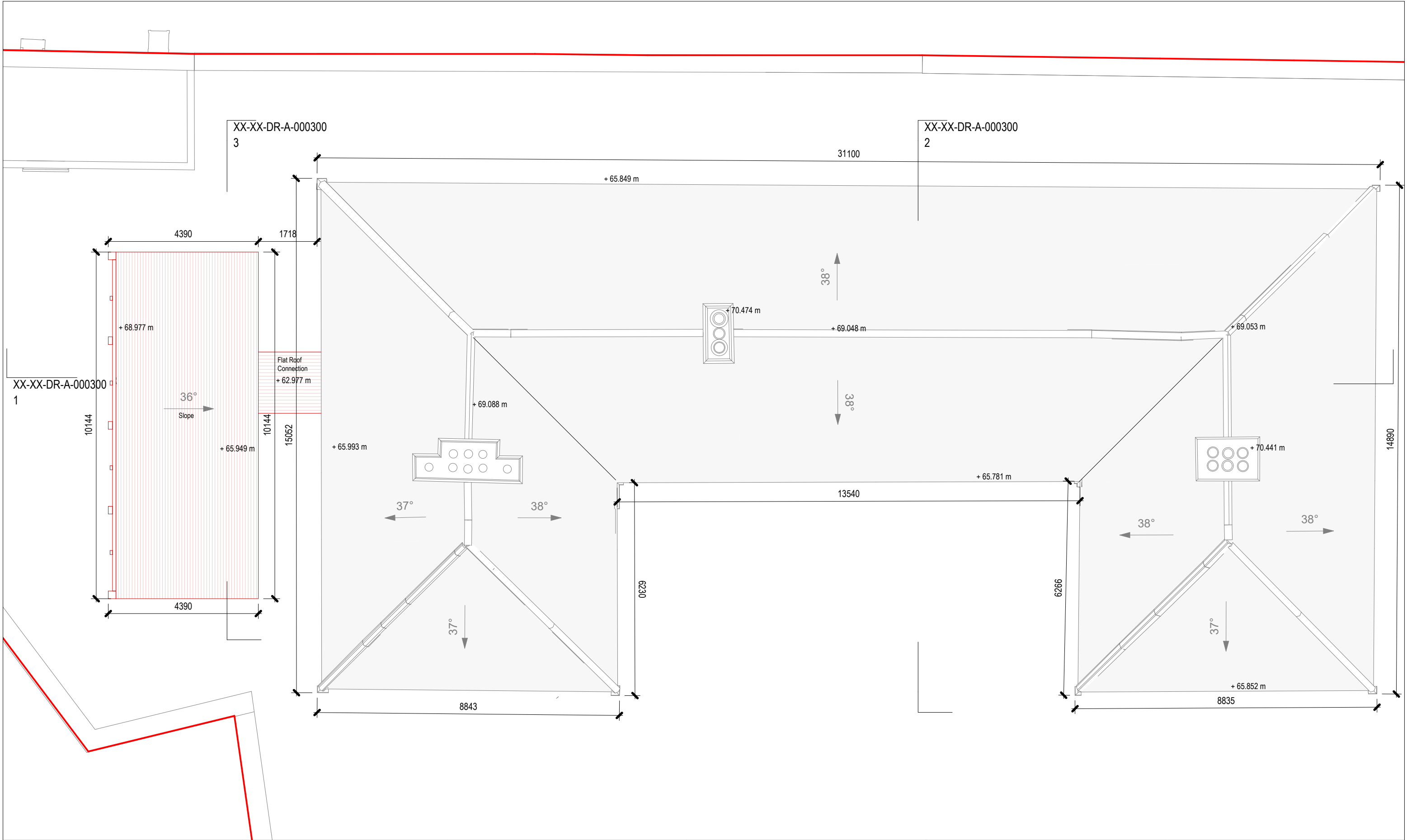
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Proposed Second Floor Plan

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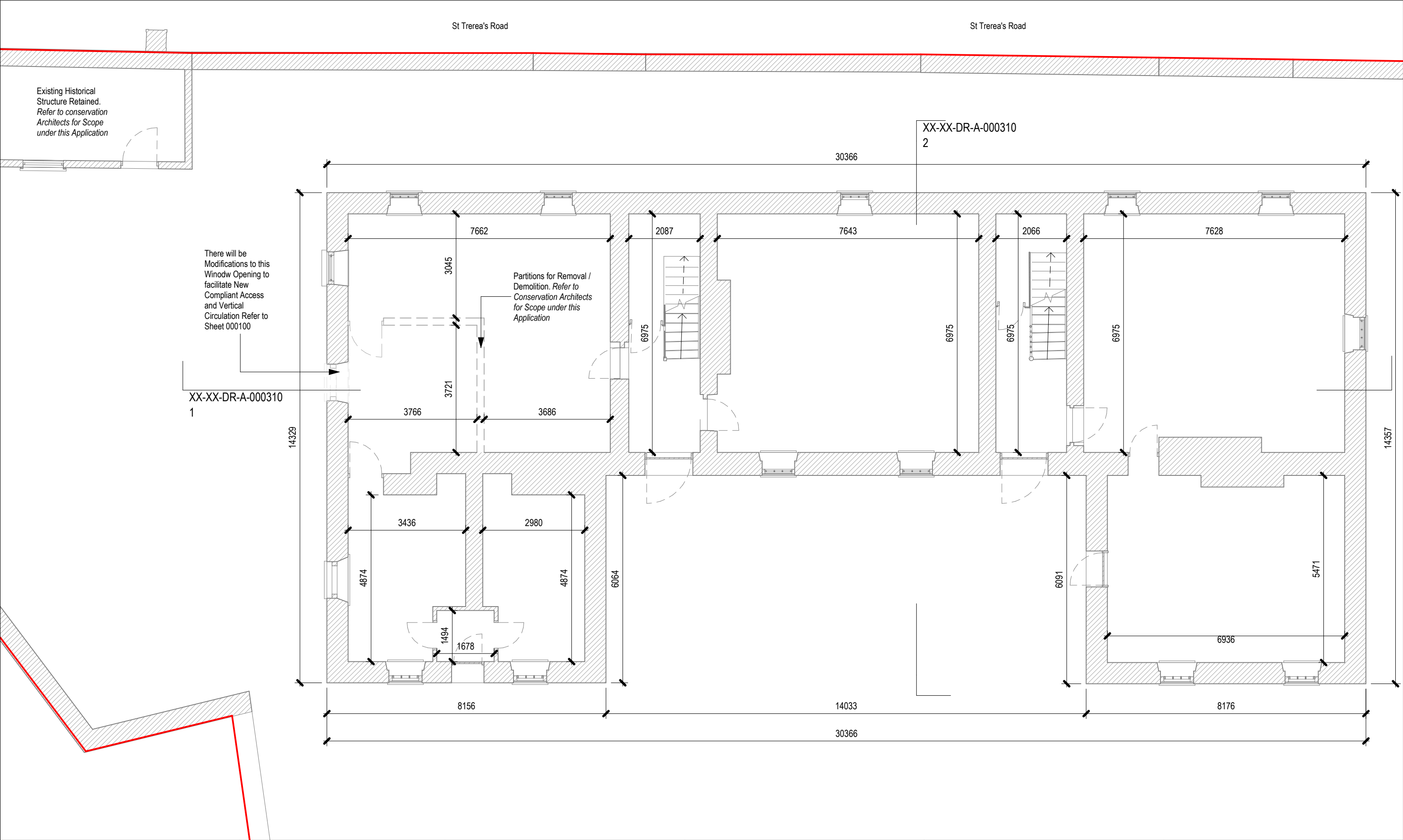
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DATE FIRST ISSUED  
19/05/25

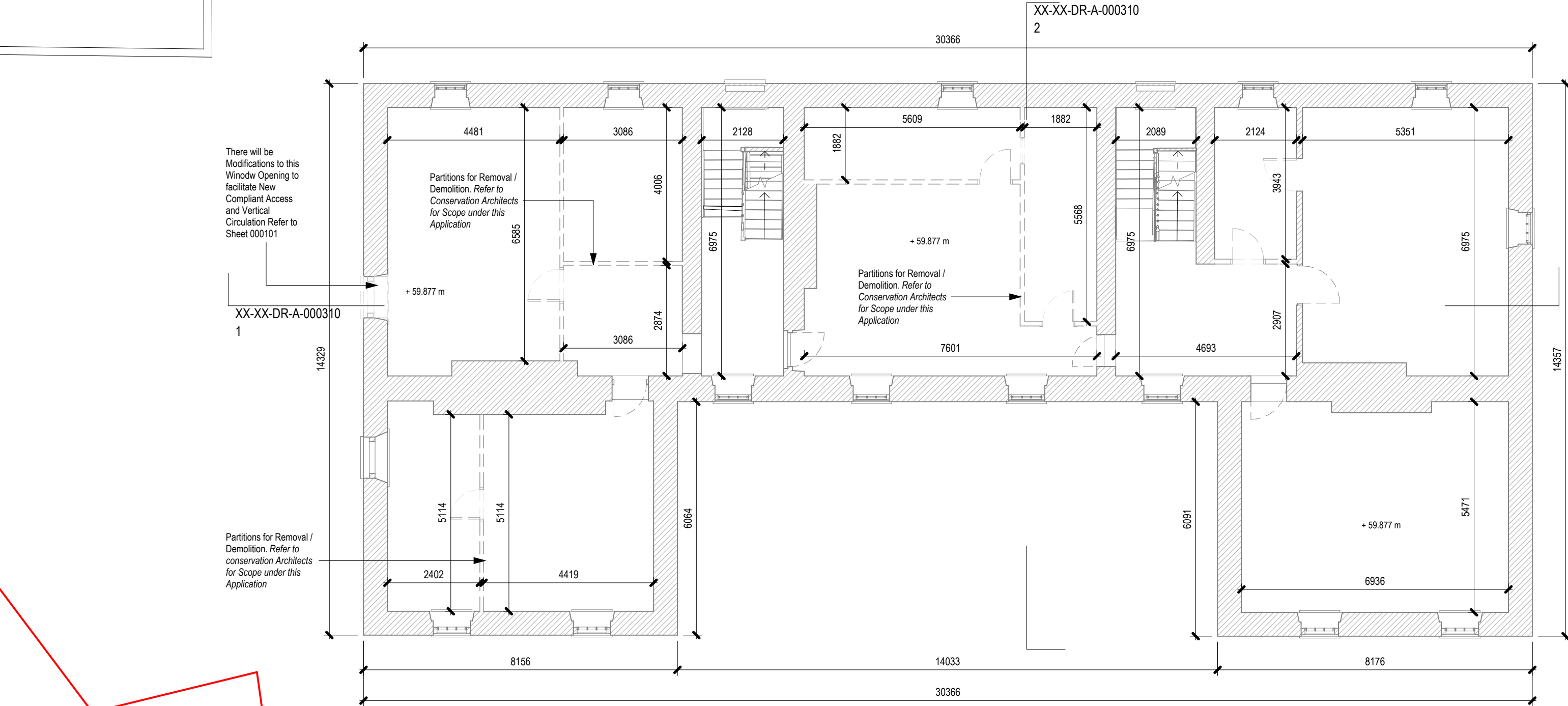
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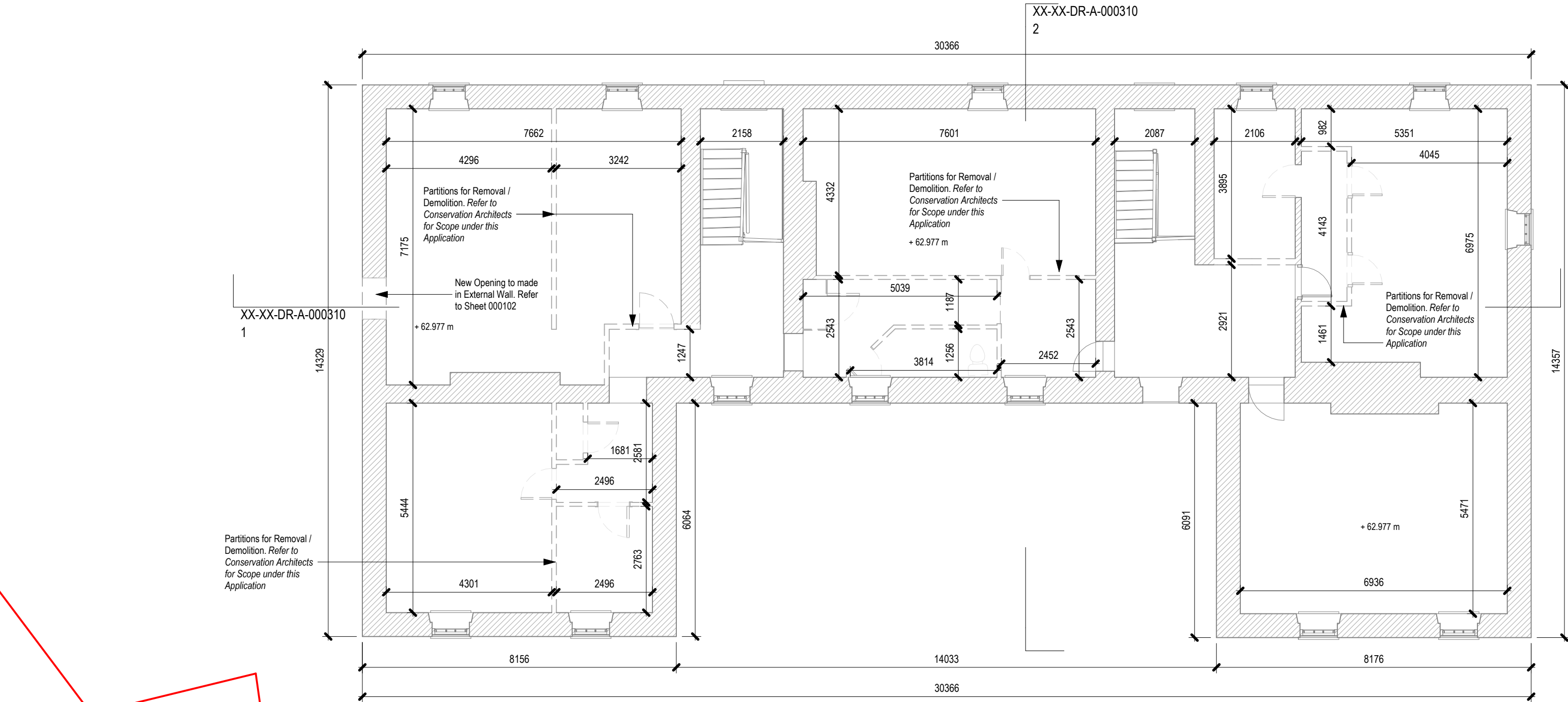
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <p>REVISION DESCRIPTION DRAWN CHECKED DATE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                              |  |                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                  |  |



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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>REVISION DESCRIPTION DRAWN CHECKED DATE</p> |                                                                                                                                                                                                                 | <p>BDP JOB NUMBER</p> <p>3004473</p>                   |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                                                                                                                                                                                                                 | <p>DRAWING TITLE</p> <p>Existing Ground Floor Plan</p> | <p>SCALE</p> <p>1:100@ A3</p>                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                                                                                                                                                                                                                 | <p>DRAWING NO.</p> <p>EDN-BDP-XX-XX-DR-A-000110</p>    | <p>DATE FIRST ISSUED</p> <p>19/05/25</p> <p>REVISION</p> <p>PL</p> |



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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>BDP JOB NUMBER</p> <p>3004473</p>                  |                                                                                                                                                                                                       |                    |                                                                    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>DRAWING TITLE</p> <p>Existing First Floor Plan</p> |                                                                                                                                                                                                       |                    | <p>SCALE</p> <p>1:100@ A3</p>                                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>DRAWING NO.</p> <p>EDN-BDP-XX-XX-DR-A-000111</p>   |                                                                                                                                                                                                       |                    | <p>DATE FIRST ISSUED</p> <p>19/05/25</p> <p>REVISION</p> <p>PL</p> |  |



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PROJECT TITLE  
Edenville House

BDP JOB NUMBER  
3004473

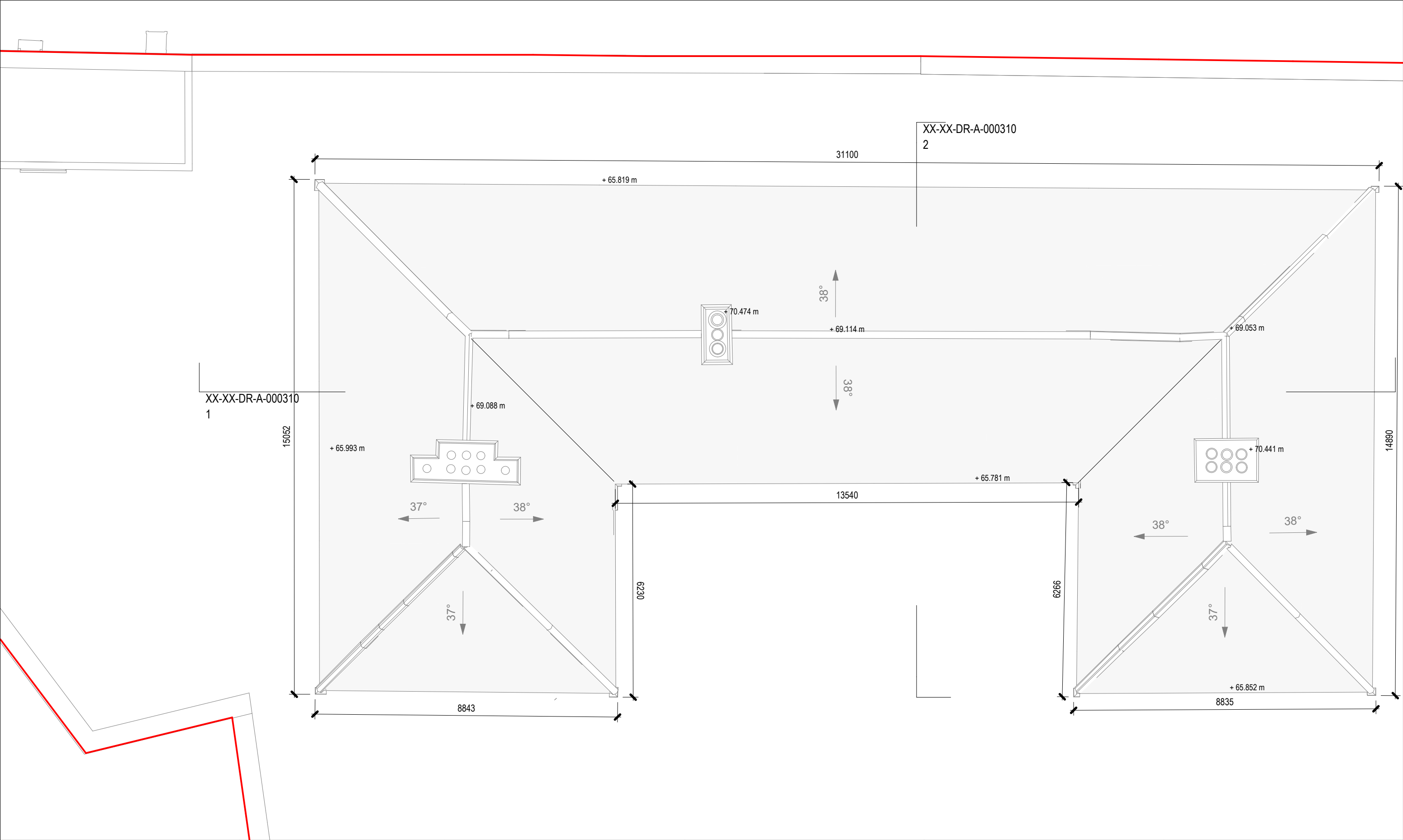
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Existing Second Floor Plan

DRAWING NO.  
EDN-BDP-XX-XX-DR-A-000112

SCALE  
1:100 @ A3

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| BDP JOB NUMBER            |           |
| 3004473                   |           |
| DRAWING TITLE             | SCALE     |
| Existing Roof Plan        | 1:100@ A3 |
| DATE FIRST ISSUED         | REVISION  |
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| DRAWING NO.               |           |
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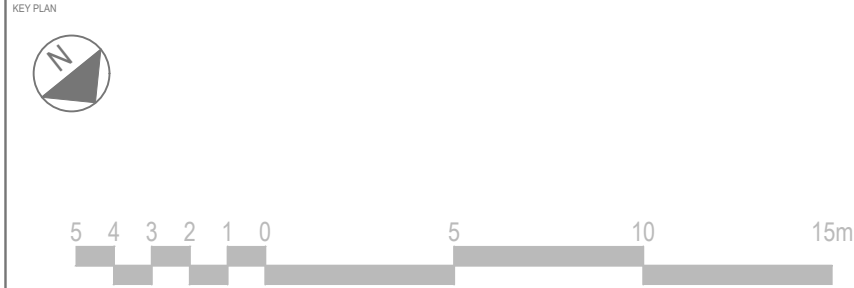
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NOTES

- KEY
- Site Boundary
- HARD SURFACING
- Existing buildings (to be retained)
  - Reclaimed Cobble Units
  - Natural Stone
  - Buff Coloured Permeable Concrete Paving Units
  - Grasscrete
- SITE FURNITURE
- Picnic Tables
  - Bicycle Stands
  - Feature Bench
  - Steel / Timber Vertical Columns
- SOFT LANDSCAPE
- Proposed Trees
  - Shrubs
  - Amenity Grassland
  - Shrub Planting

- 1 Back Lane Raised Planter with Integrated Seating
- 2 Timber Top Benches
- 3 Future Pedestrian Entrance
- 4 Bicycle Parking
- 5 Parade Ground with Natural Stone Surface
- 6 Accessible Parking
- 7 Parking
- 8 Amenity Lawns
- 9 Planted Eastern Edge with Integrated Serpentine Seat Walls
- 10 Access to the Turf Yard
- 11 Curved Timber Bench seating
- 12 Shrub Planting
- 13 Main Access Route
- 14 Main Entrance / Exit
- 15 Paving Bands
- 16 EV Charging Point



|                        |       |         |      |                        |       |         |      |
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EDENVILLE HOUSE

GENERAL  
ARRANGEMENT

P3004473

EDN-BDP-XX-XX-DR-L-000120

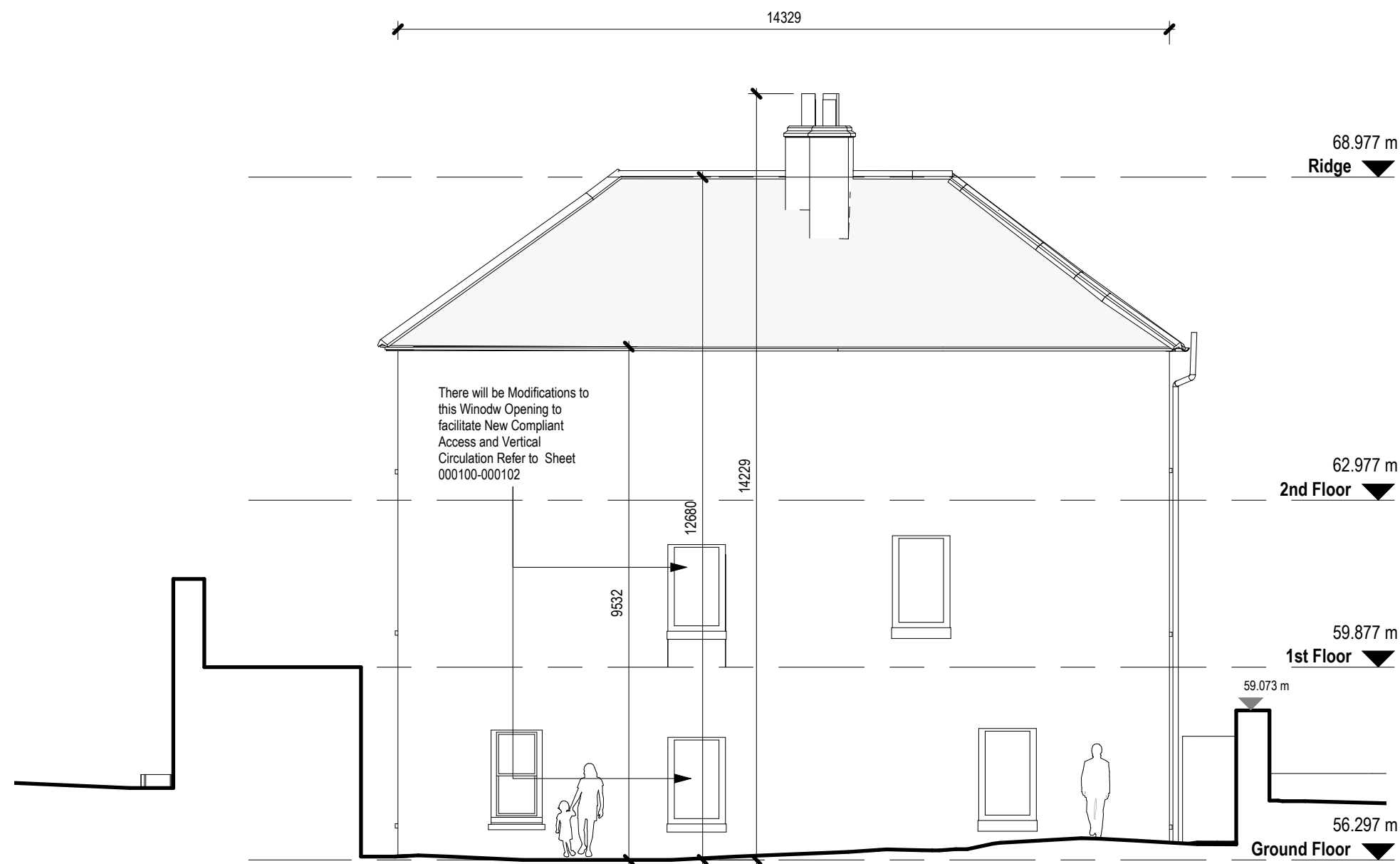
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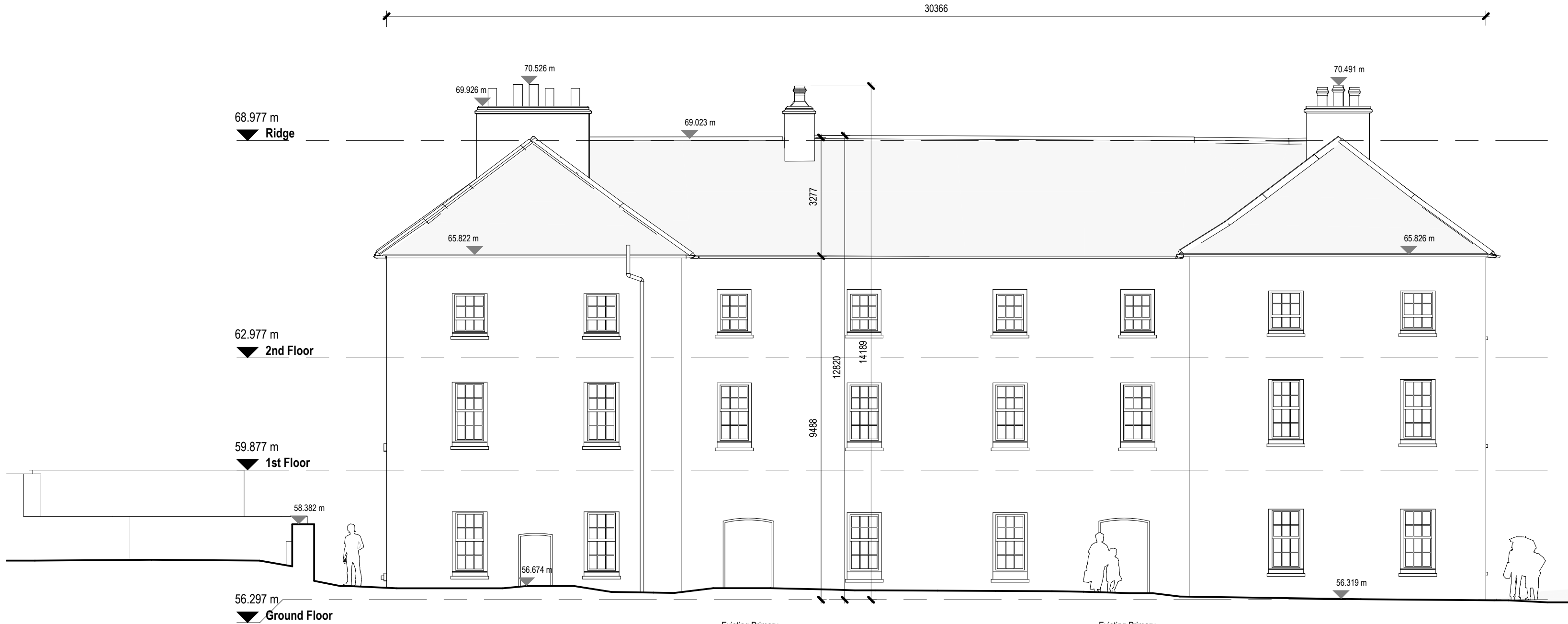


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| DATE FIRST ISSUED | 19/05/25   |
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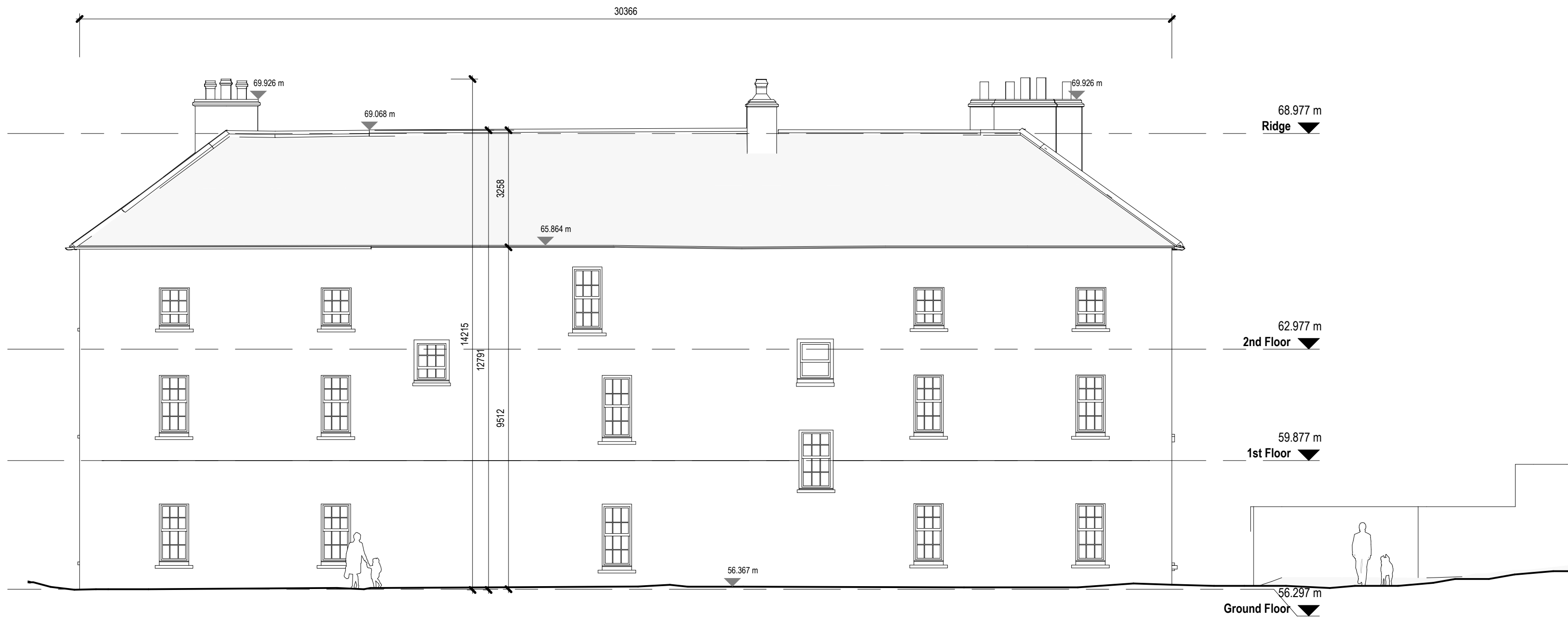




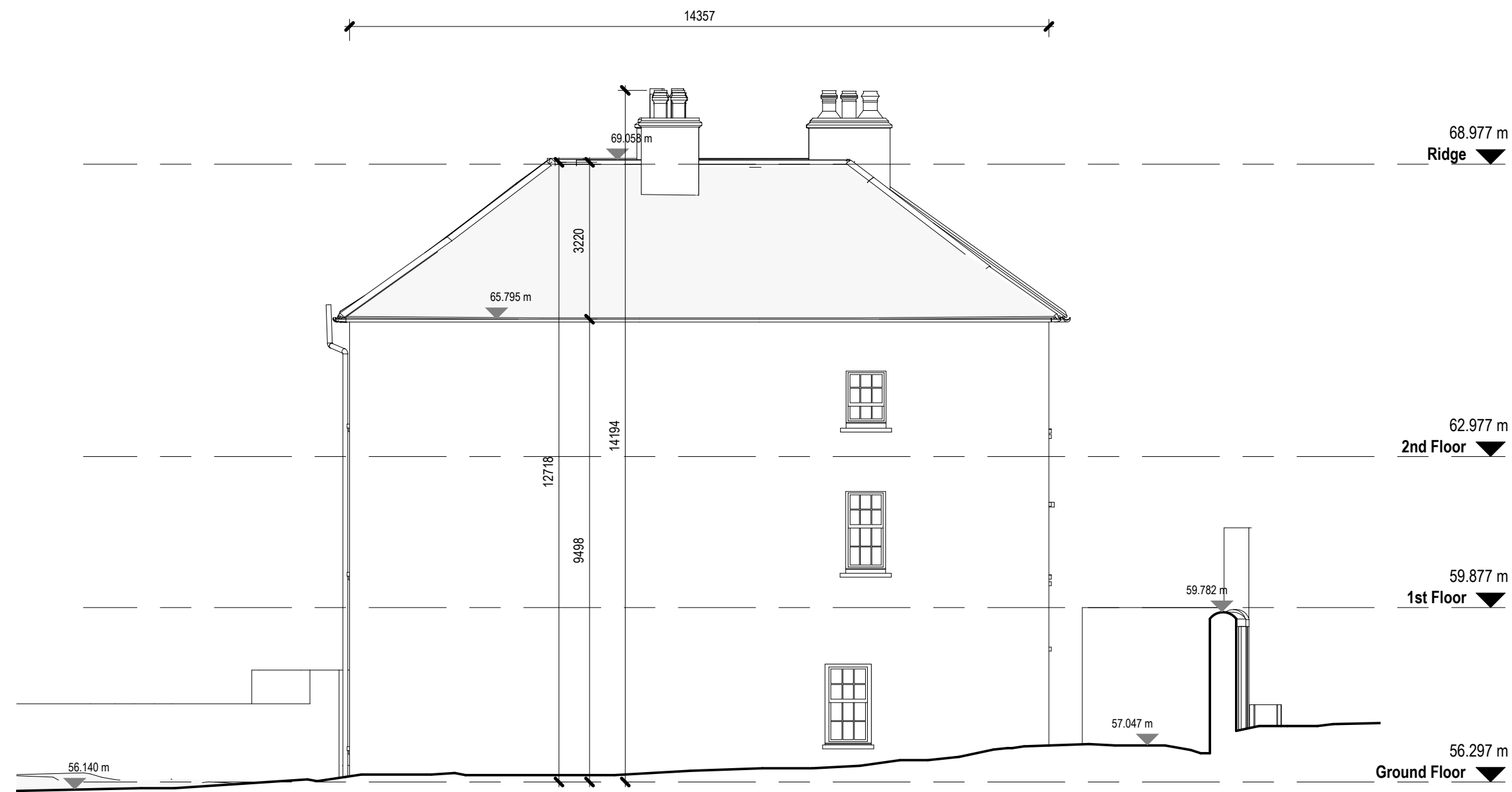
1 East Elevation - Existing  
1 : 100



2 North Elevation - Existing  
1 : 100



3 South Elevation - Existing  
1 : 100



4 West Elevation - Existing  
1 : 100

NOTES

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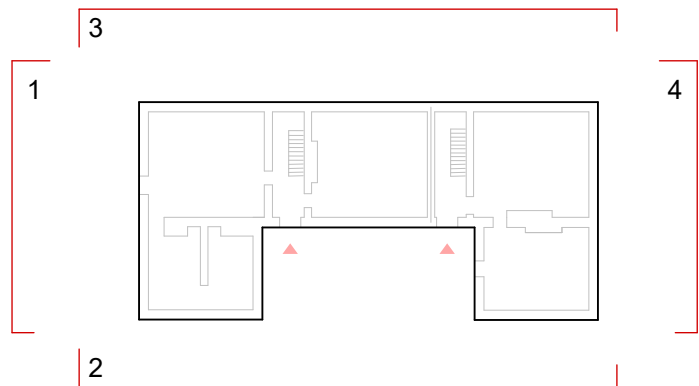
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For Extent of Conservation Measures to the Protected Structure. Refer to Conservation Architects Report and Drawings.

New Timber Structure with light, Semi-Transparent Cladding to Facilitate Building Regulation Compliant Vertical Circulation and 'Access for All' to the Historic Barracks Building. The New Architectural Justification Against the Old Building is Both Functional and Aspirational in its Efforts to Act as Circulation, as well as, a Carefully Articulated Focal Point Against Visual Interest and Fundamentals for the Protected Structure.



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PROJECT TITLE  
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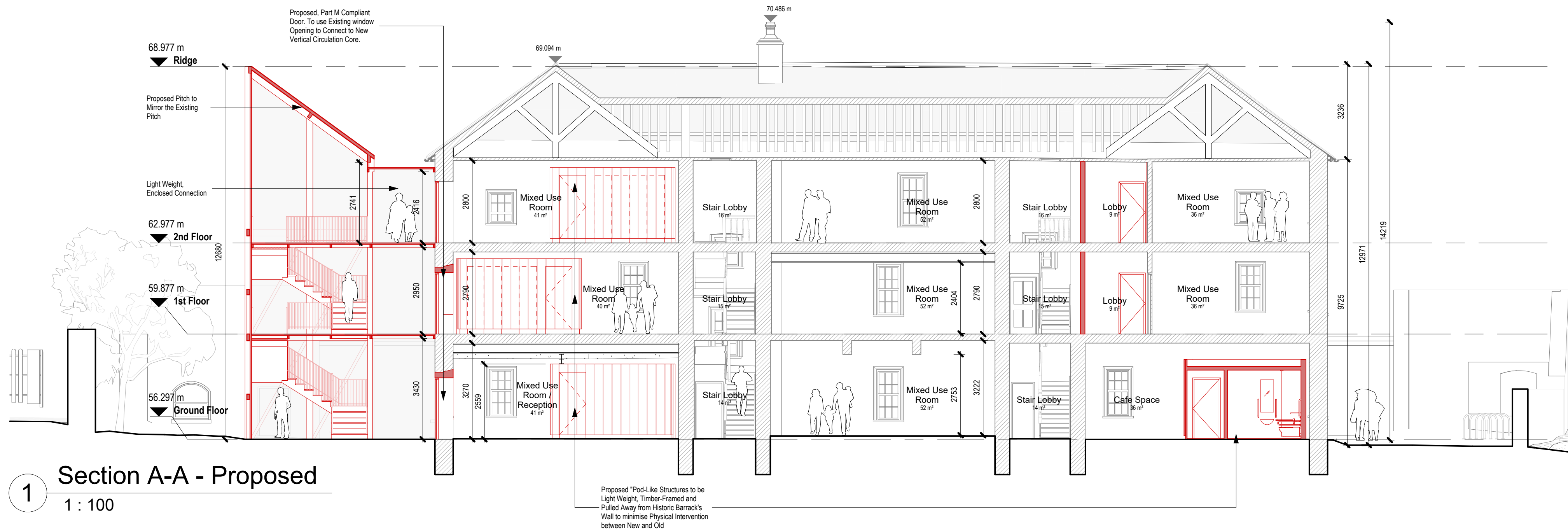
BDP JOB NUMBER  
3004473

DRAWING TITLE  
Existing Elevations

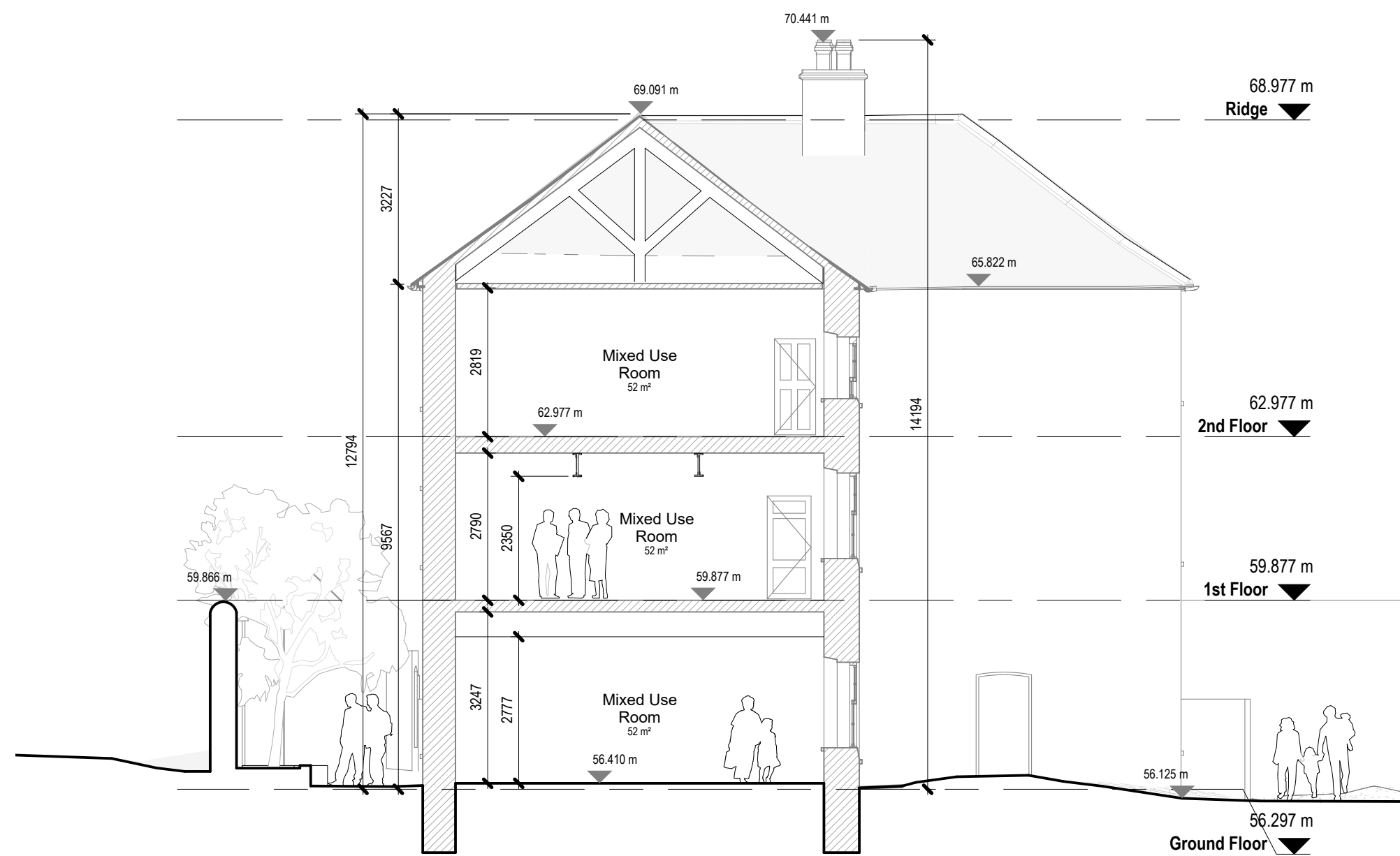
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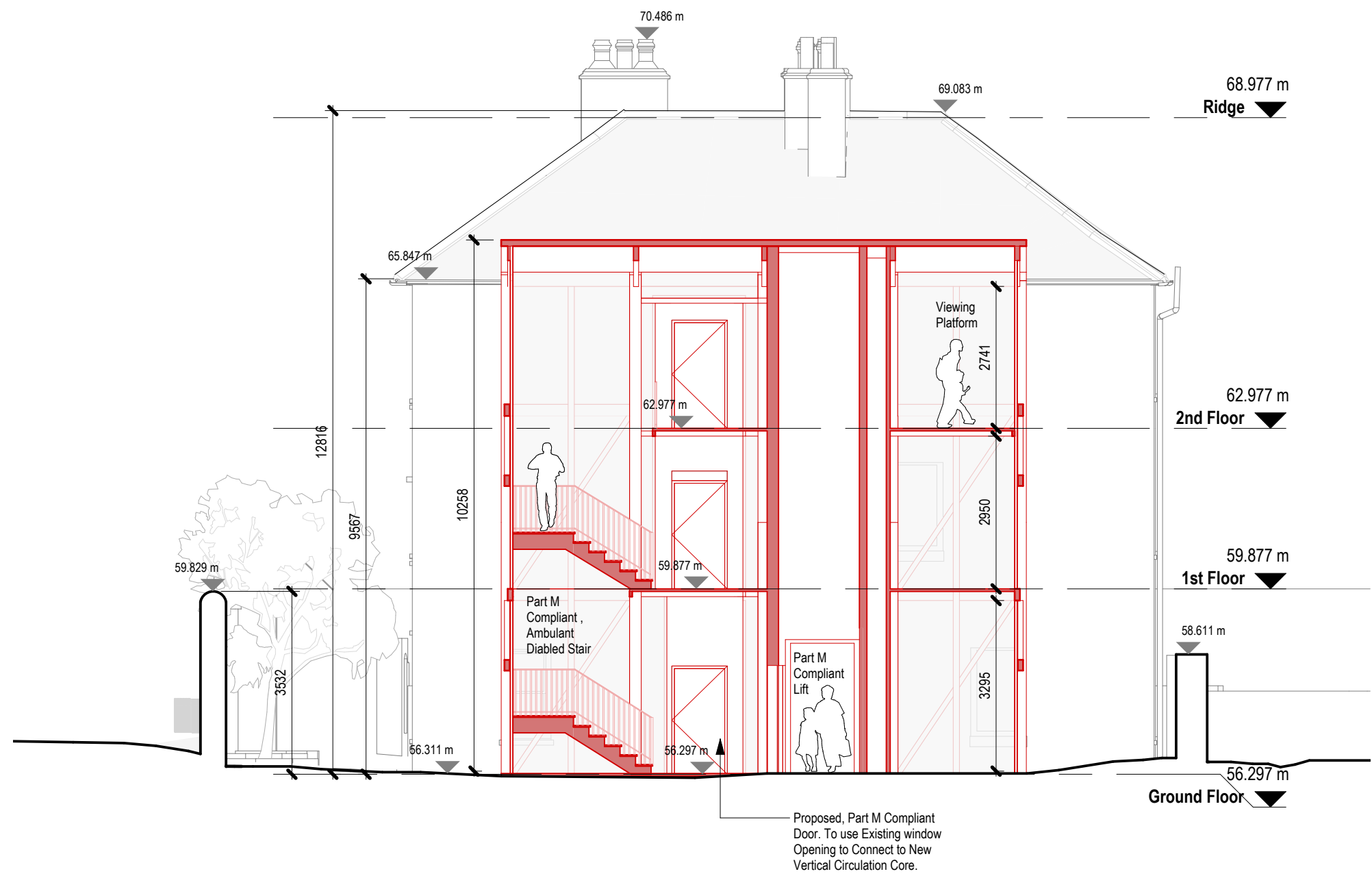




1 Section A-A - Proposed  
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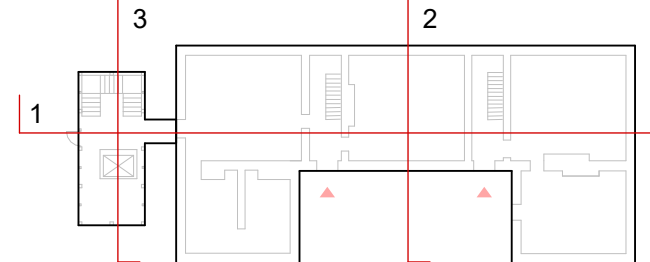
2 Section B-B - Proposed  
1 : 100



3 Section C-C - Proposed  
1 : 100

## NOTES

For Extent of Conservation Measures to the Protected Structure, Refer to Conservation Architects Report and Drawings  
New Timber Structure with light, Semi-Transparent Cladding to Facilitate Building Regulation Compliant Vertical Circulation and 'Access for All' to the Historic Barracks Building. This New Architectural juxtaposition Against the Old Building is Both Functional and Aspirational in its Efforts to Aid as Circulation, as well as, a Carefully Articulated Focal Point Against Visual Interest and Foundation for the Protected Structure.



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PROJECT TITLE  
Edenville House

BDP JOB NUMBER  
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DRAWING TITLE  
Proposed Sections

DRAWING NO.  
EDN-BDP-XX-XX-DR-A-000300

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DATE FIRST ISSUED  
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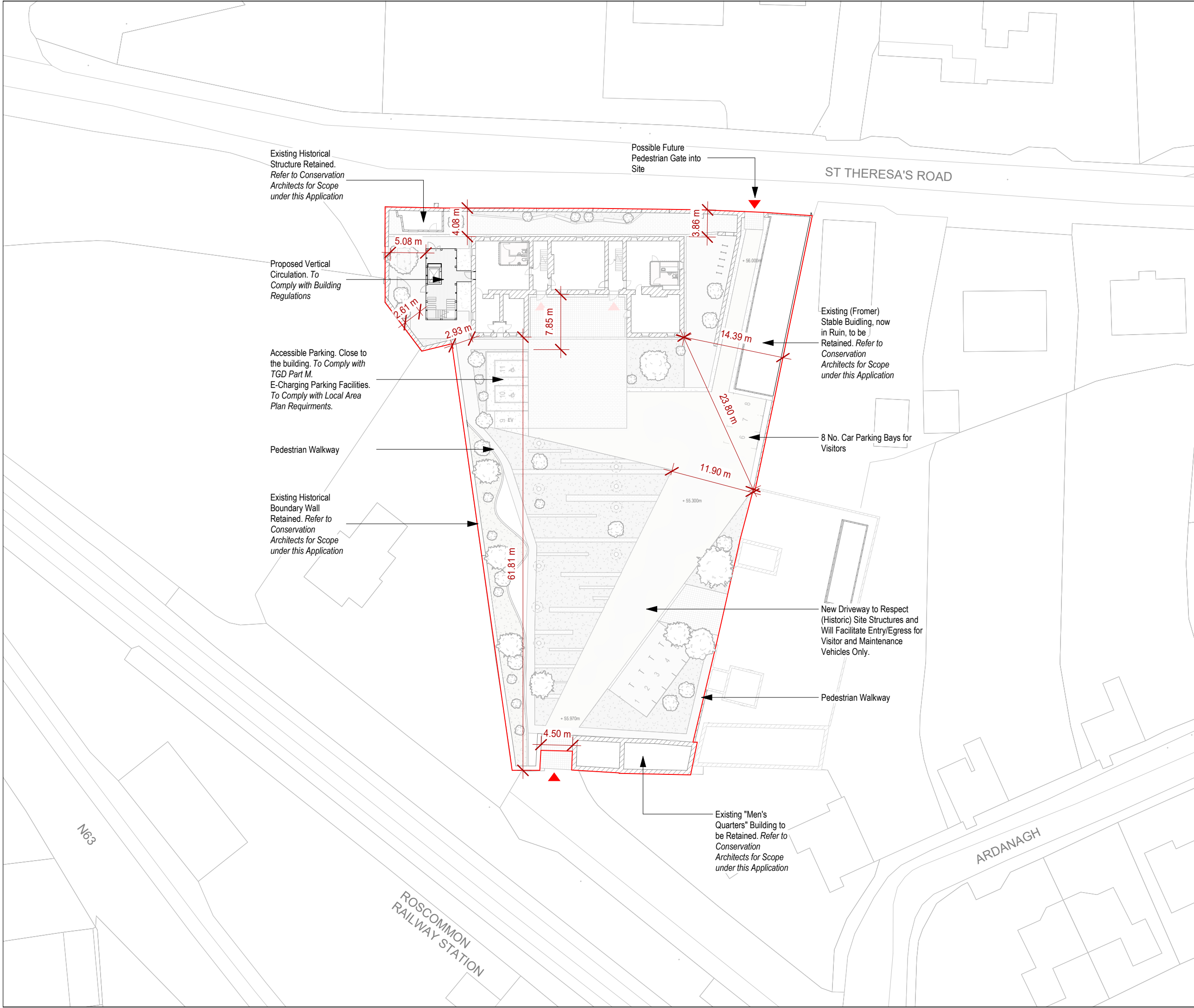




## **Appendix F**

## **Proposed Amendments to Drawings as part of CE Report**





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### NOTES

- Site Boundary
- Proposed Trees/Shrubs
- Steel or Timber Vertical Posts - Make a Nod to The Site's Former Military Usage

Notes:

- Please refer to M&E report for public lighting design
- Please refer to Landscape drawing number: EDN-BDP-XX-XX-DR-L-000120 and Landscape report for landscaping strategy.

North Arrow

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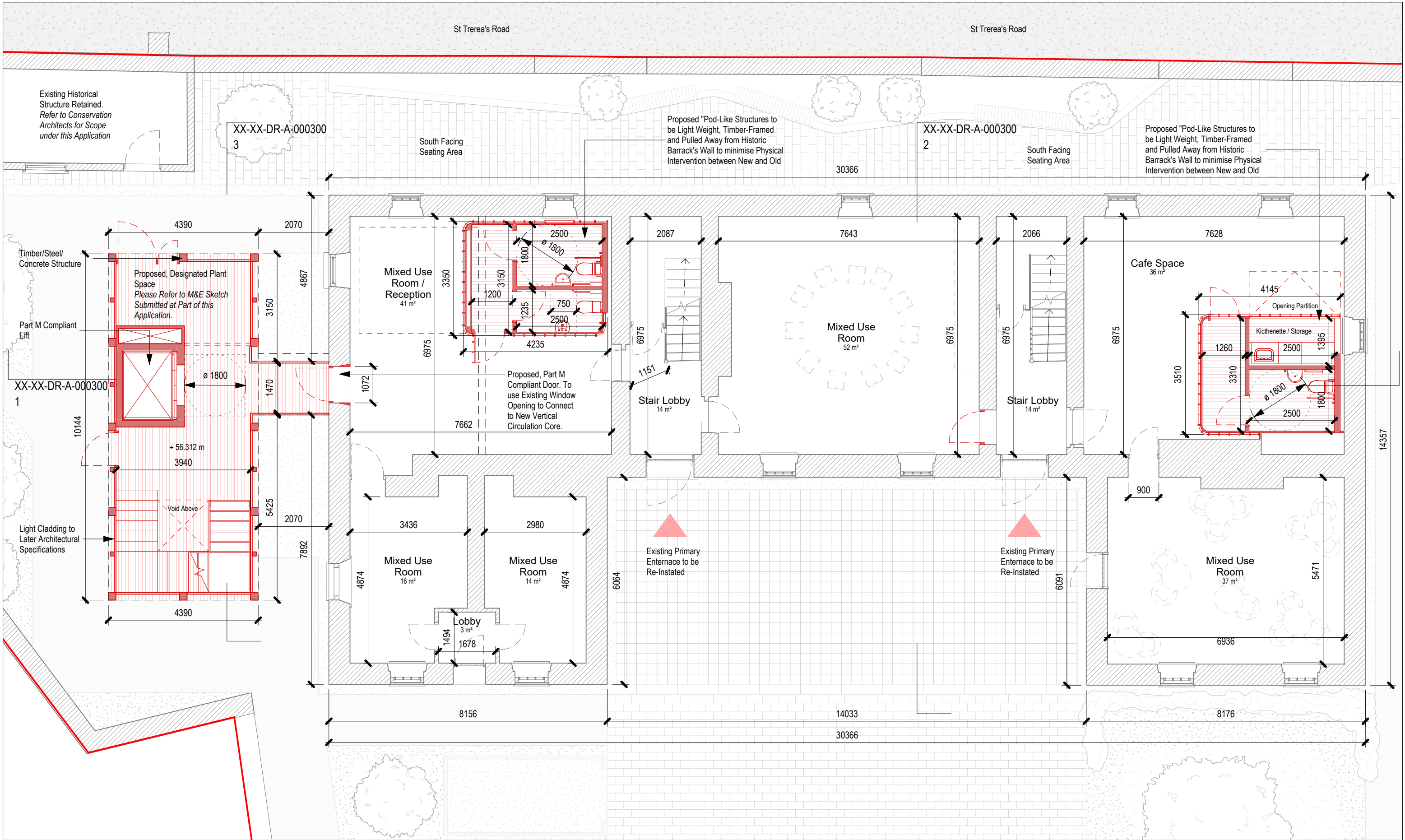
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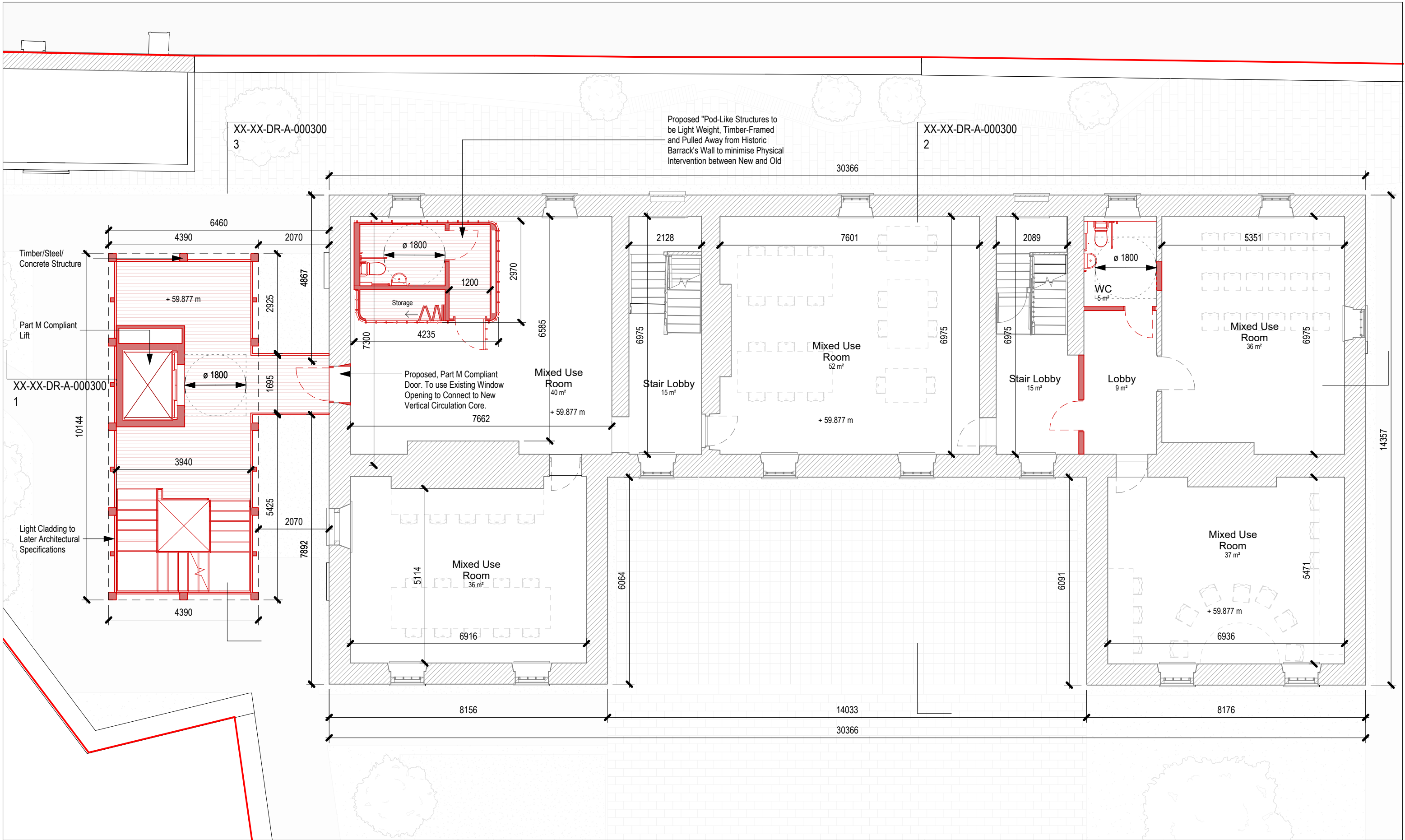
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| PROJECT TITLE<br><b>Edenville House</b>           |                                      |
| BDP JOB NUMBER<br><b>3004473</b>                  |                                      |
| DRAWING TITLE<br><b>Proposed Site Layout Plan</b> | SCALE<br><b>1:500 @ A3</b>           |
| DRAWING NO.<br><b>EDN-BDP-XX-XX-DR-A-000003</b>   | DATE FIRST ISSUED<br><b>19/05/25</b> |
|                                                   | REVISION<br><b>PL01</b>              |

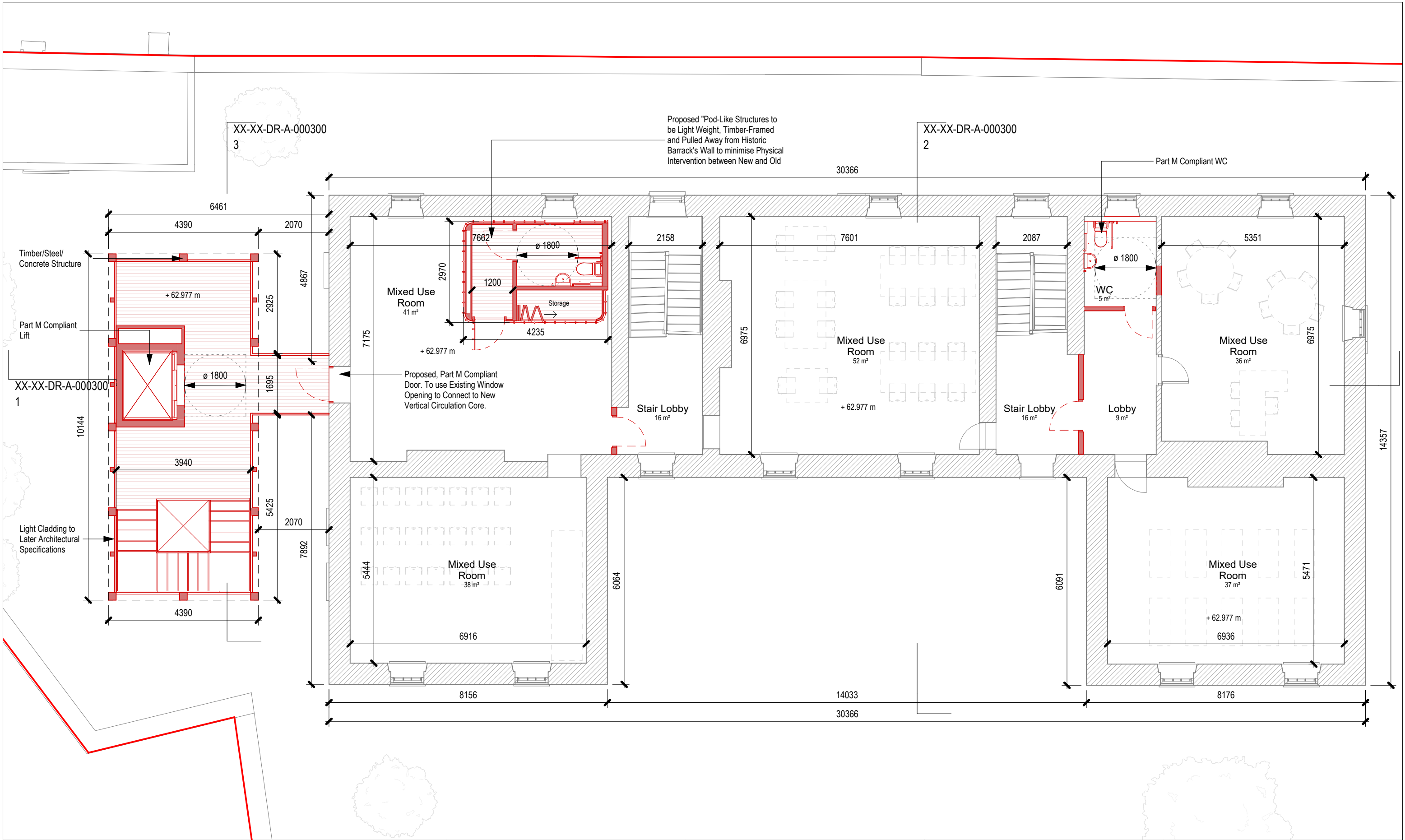


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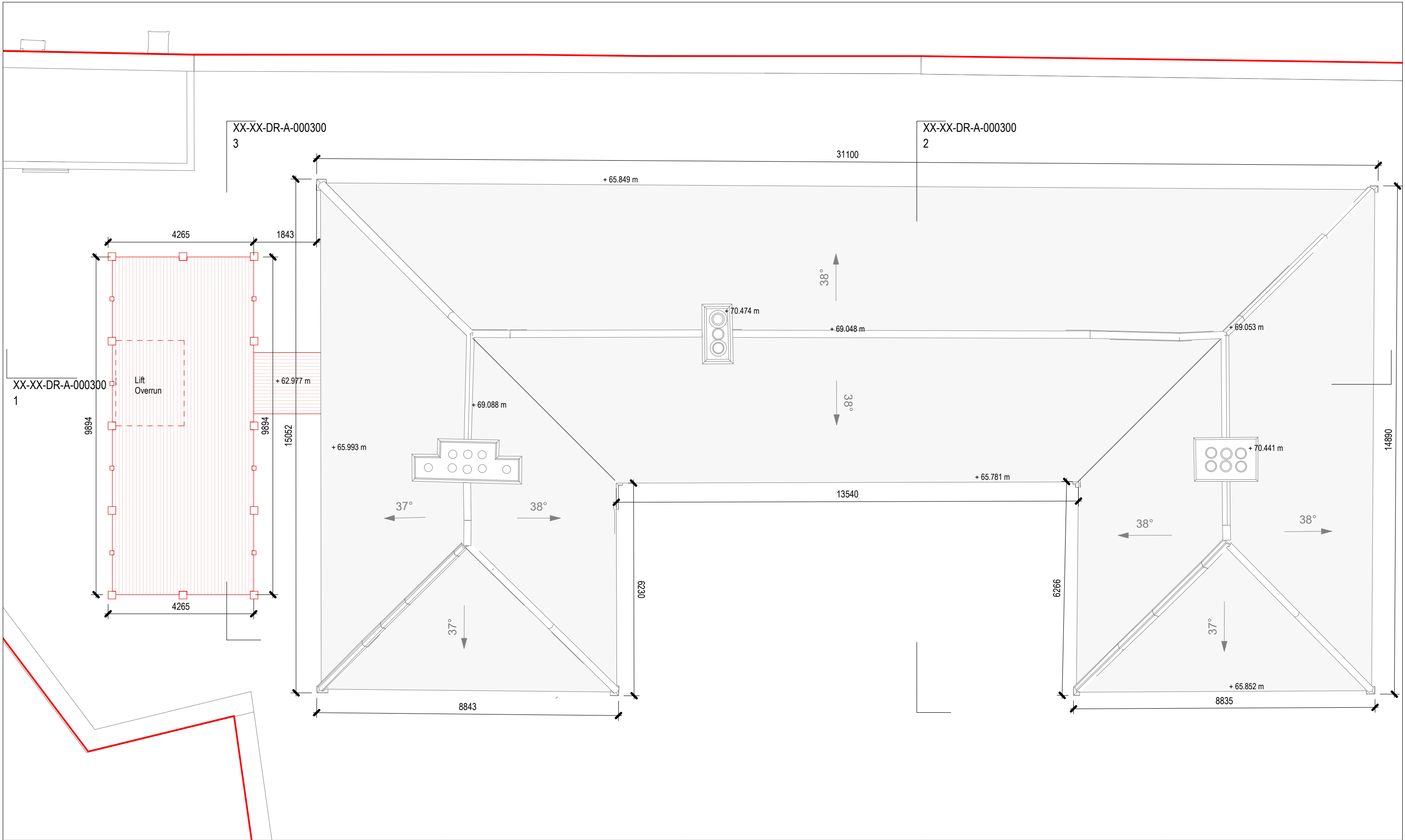


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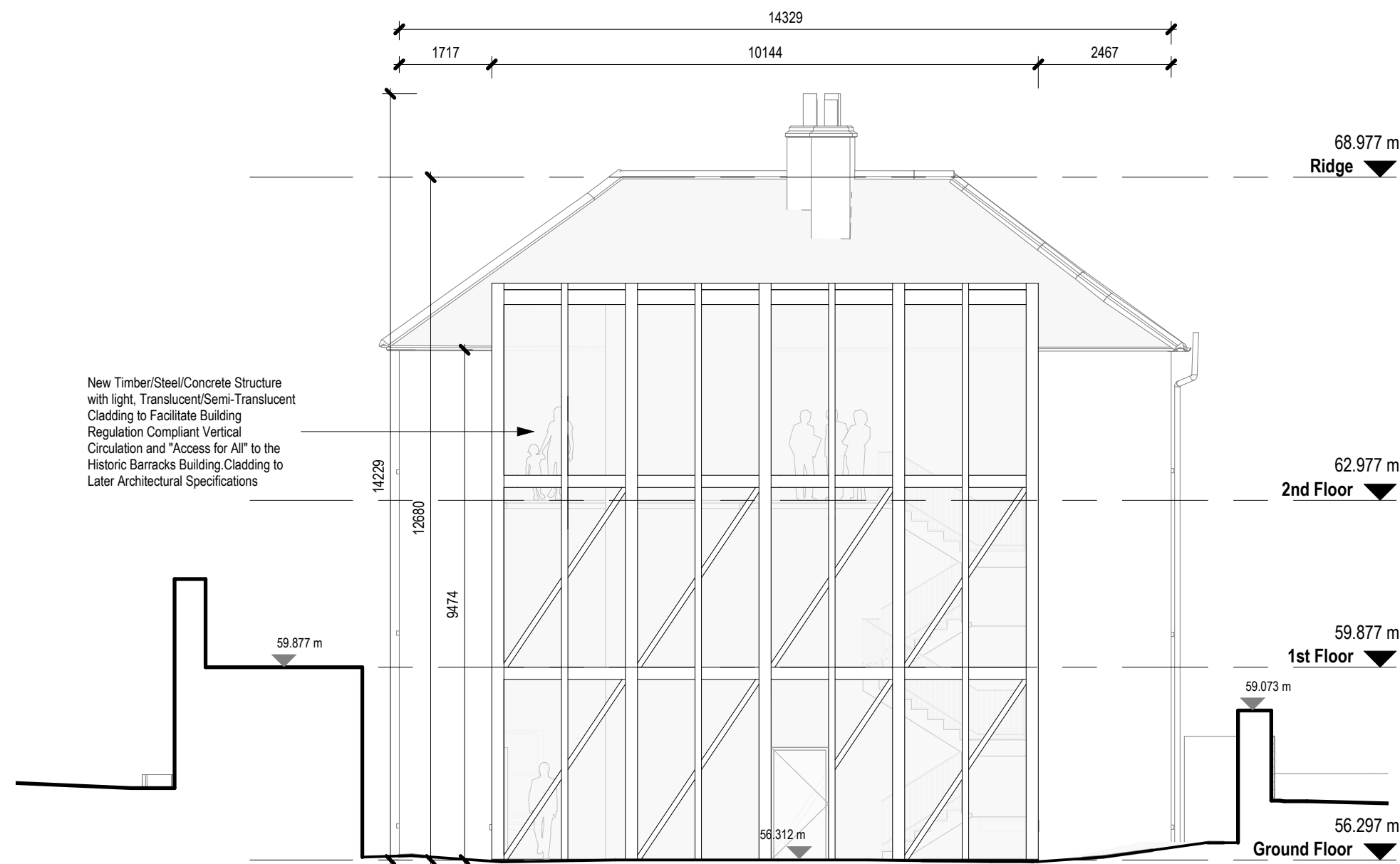


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| <p>EDN-BDP-XX-XX-DR-A-000102</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |                                                                                                                                                                             |                                                                                                                                                                                                                                            |                                                                                                          |                                                                                       |

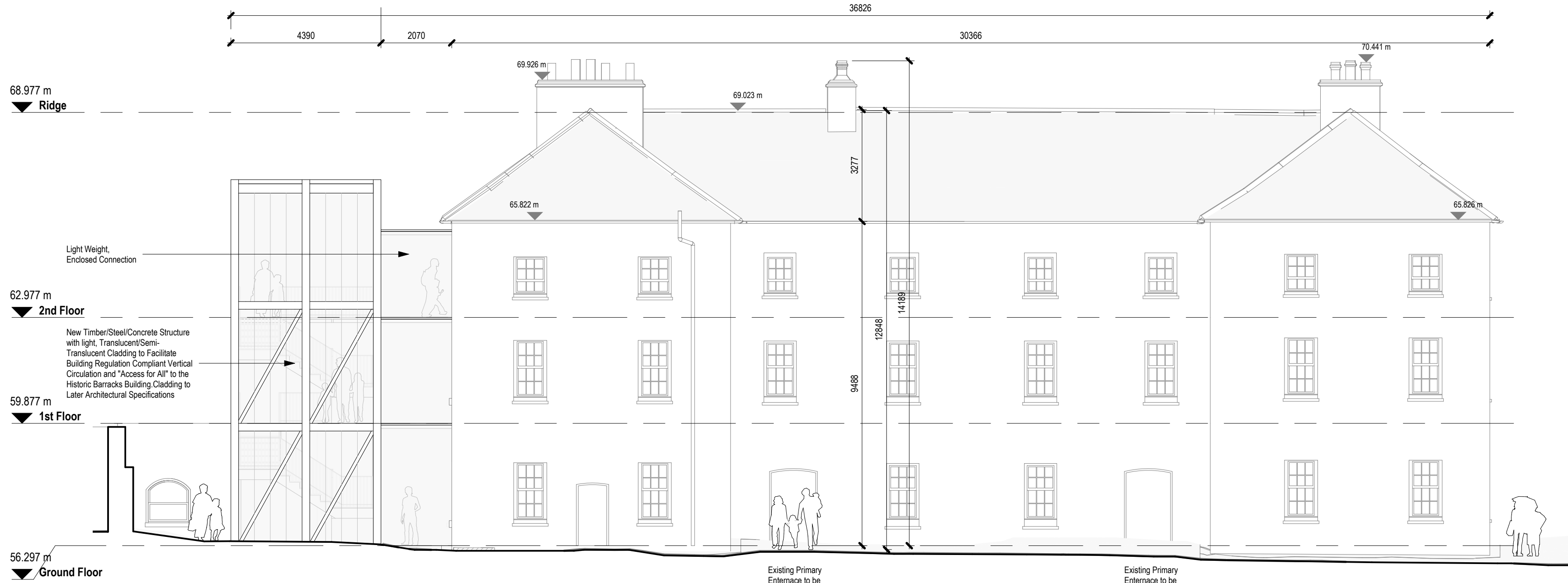


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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>REVISION DESCRIPTION DRAWN CHECKED DATE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

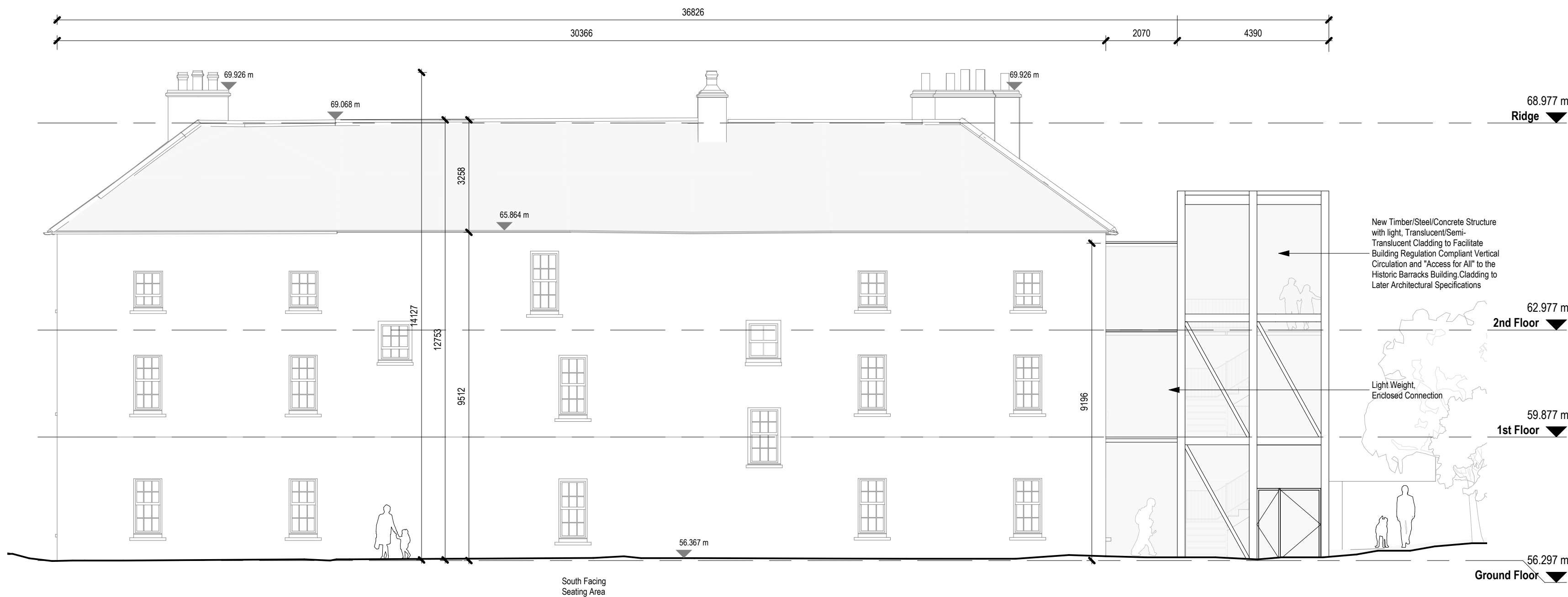




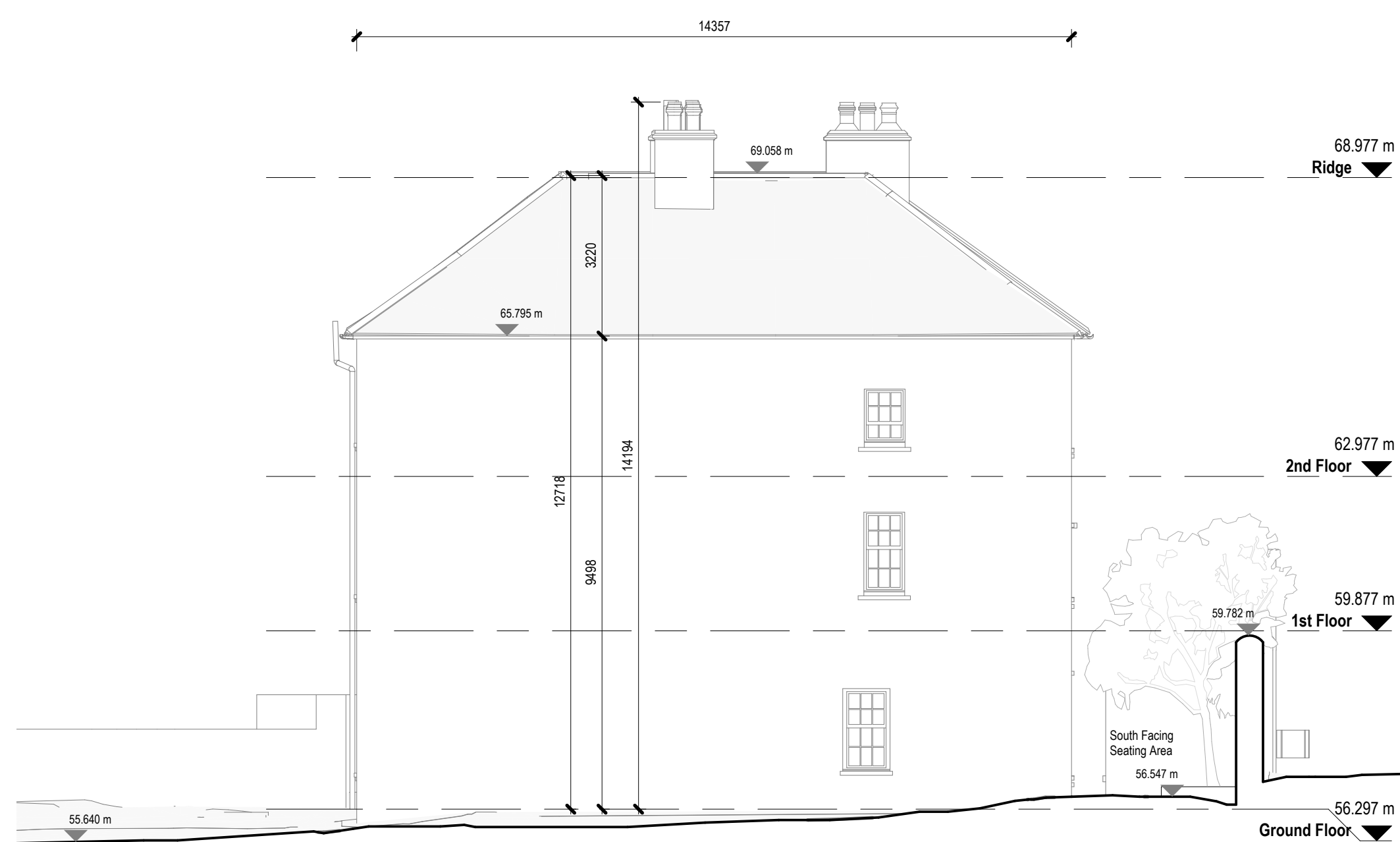
1 East Elevation - Proposed  
1 : 100



2 North Elevation - Proposed  
1 : 100



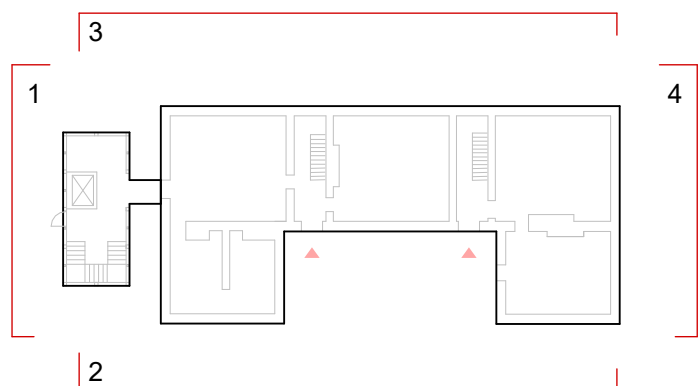
3 South Elevation - Proposed  
1 : 100



4 West Elevation - Proposed  
1 : 100

## NOTES

For Extent of Conservation Measures to the Protected Structure, Refer to Conservation Architects Report and Drawings  
New Timber/Steel/Concrete Structure with light, Translucent/Semi-Translucent Cladding to Facilitate Building Regulation Compliant Vertical Circulation and 'Access for All' to the Historic Barracks Building Cladding to Later Architectural Justification  
Against the Old Building is Both Functional and Aspirational in its Efforts to Act as Circulation, as well as a Carefully Articulated Focal Point Against Visual Interest and Functionality for the Protected Structure



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DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:  
• THE COM DESIGN ISSUES REGISTER  
• THE BDP RISK SERIES OF DRAWINGS  
• THE PROJECT COM RISK REGISTER

REVISION DESCRIPTION DRAWN CHECKED DATE

CLIENT

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**BDP.**

PROJECT TITLE  
Edenville House

BDP JOB NUMBER  
3004473  
Proposed Elevations

DRAWING NO.  
EDN-BDP-XX-XX-DR-A-000200

SCALE  
1:100 @ A1  
DATE FIRST ISSUED  
19/05/25  
REVISION  
PL01





PL01