

ROSCOMMON COUNTY COUNCIL

Roscommon Municipal District Special Meeting held on 25th August, 2025

DECISION OF THE ROSCOMMON MUNICIPAL DISTRICT

50.25 Planning & Development Act 2000 (as amended), Planning & Development Regulations (2001) (as amended). Presentation of the Chief Executive's Report on Specified Development Part 8 - The Conversion of Edenville House in the townland of Ardnanagh (Blacks House) - Protected Structure RPS Ref: 03900217, Site of Recorded Monument RMP REF RO039-100 to a Multi-Purpose Community Facility

Rachel Lowe, Senior Engineer, Roscommon County Council gave a background to the project and presented the Chief Executives report on the Part 8 Conversion of Edenville House to a multi-purpose community facility. There were three responses received from internal referrals in addition to two submissions from prescribed bodies and five third party submissions. In his report the Chief Executive recommended that the following amendments and requirements be incorporated to reflect the issues highlighted in the various submissions.

- 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 opening 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 amendments 1 to 4 above are as outlined within the table below.

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	• Stairs, lift & plant reorientated within vertical connection column.
EDN-BDP-XX-XX-DR-A-000100	Proposed Ground Floor Plan	PL01	• Stairs, lift & plant reorientated within vertical connection column. • Internal door ope added to provide connection between mixed-use room & stairs lobby.
EDN-BDP-XX-XX-DR-A-000101	Proposed First Floor Plan	PL01	• Stairs, lift & plant reorientated within vertical connection column.

EDN-BDP-XX-XX-DR-A-000102	Proposed Second Floor Plan	PL01	Stairs, lift & plant reorientated within vertical connection column.
EDN-BDP-XX-XX-DR-A-000104	Proposed Roof Plan	PL01	Stairs, lift & plant reorientated within vertical connection column.
EDN-BDP-XX-XX-DR-A-000200	Proposed Elevations	PL01	- Vertical connection column overall height & pitched roof removed & materiality changed - Stairs, lift & plant reorientated within vertical connection column.
EDN-BDP-XX-XX-DR-A-000300	Proposed Section	PL01	- Vertical connection column overall height & pitched roof removed & materiality changed. - Stairs, lift & plant reorientated within vertical connection column. - Internal door ope added to provide connection between mixed-use room & stairs lobby.

The project was broadly welcomed and supported by the members. Tribute was paid to former Councillor, Orla Leyden for her enthusiasm, vision and drive to bring this building back into use as a community facility.

On the **PROPOSAL** of Cllr. Brennan

SECONDED by Cllr. McDermott

It was **AGREED** by all the members to approve the Part 8 conversion of Edenville House in the townland of Ardnanagh (Blacks House) - Protected Structure RPS Ref: 03900217, Site of Recorded Monument RMP REF RO039-100 to a Multi-Purpose Community Facility subject to the amendments outlined in the Chief Executive's report.

Signed:



Tom McDermott

Meetings Administrator

Date:

27/8/2025