

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

P2/1037/26

Reference Number:

DED1019

Name of Applicant:

Denise McManus

Agent:

Noel O'Rourke, Greaghafarna, Argina, Co. Roscommon.

WHEREAS a question has arisen as to whether the construction of a 4 bay slatted shed with creep area and roofed feed passage at Altagowlan, Argina, Co. Roscommon., is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- The proposed development does not exceed the conditions and limitations attached to Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and is therefore deemed exempted development.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development for the construction of a 4 bay slatted shed with creep area and roofed feed passage at Altagowlan, Argina, Co. Roscommon, is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:

Signed: 

Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 27/08, 2026

Gemma Cunningham

From: Gemma Cunningham
Sent: Wednesday 2 September 2026 16:05
To: [REDACTED]
Subject: DED1019 Notification of Decision
Attachments: Ded1019 notification.pdf

A Chara,

Please find attached correspondence for your attention regarding DED1019.

Kind Regards,

Gemma Cunningham | Clerical Officer

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

☎ (090) 664 7420 ✉ GCunningham@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours

ROSCOMMON COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
NOTIFICATION OF DETERMINATION

REGISTERED POST

Denise McManus,

Reference Number: DED1019
Application Received: 26th March 2026
Name of Applicant: Deirdre McManus
Agent: Noel O'Rourke, Greaghnafarna, Argina, Co. Roscommon.

WHEREAS a question has arisen as to whether the construction of a 4 bay slatted shed with creep area and roofed feed passage at Altagowlan, Argina, Co. Roscommon., is or is not development and is or is not exempted development.

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

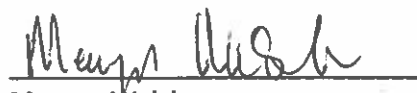
AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- The proposed development does not exceed the conditions and limitations attached to Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and is therefore deemed exempted development.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development for the construction of a 4-bay slatted shed with creep area and roofed feed passage as outlined above at Altagowlan, Argina, Co. Roscommon, is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Mervyn Walsh,
Administrative Officer,
Planning.

Date: 26/08/2026

c.c. agent via email: Noel O'Rourke, Greaghafarna, Argina, Co. Roscommon.

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Coimisiún Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

Reference Number:	DED 1019
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the construction of a 4-bay slatted shed with creep area and roofed feed passage, is or is not development and is or is not exempted development.
Name of Applicant:	Denise McManus
Location of Development:	Altagowlan, Arigna, Co. Roscommon.
Site Visit:	Yes

WHEREAS a question has arisen as to whether the construction of a 4-bay slatted shed with creep area and roofed feed passage **at the above address is or is not development and is or is not exempted development.**

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended.
- (c) Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

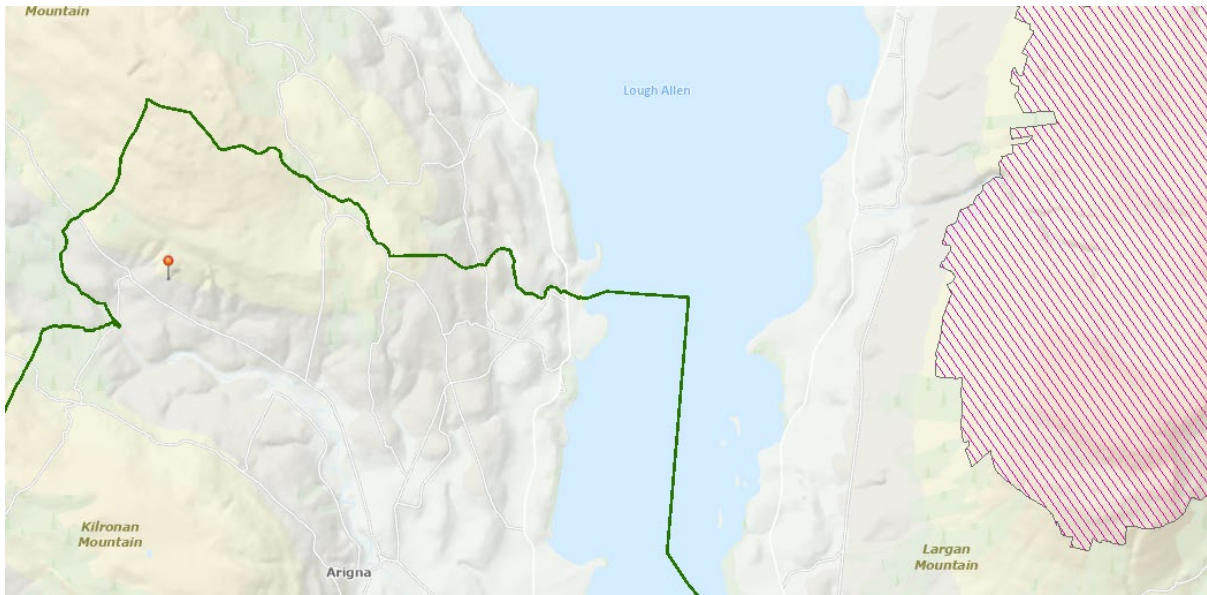
Site Location & Development Description

The subject site consists of an existing agricultural shed in the townland of Altagowlan, Arigna. The site is located c. 3.9km northwest of Arigna and is accessed via a farm roadway north of the L-1001 Local Primary Road. The proposed development consists of the construction of a 4-bay slatted shed with creep area and roofed feed passage.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage in the likely zone of influence of the proposed development.

Appropriate Assessment



The closest European site to the proposed development is Cuilcagh - Anierin Uplands SAC (Site Code 000584) located c. 8.9km from the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment can, therefore, be excluded.

Planning History

According to Roscommon County Councils Planning Registry, there is no recent planning history traced to this site.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. –(1)

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. –(1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act.

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

Development Description	Conditions and Limitations
<i>Agricultural Structures</i> CLASS 6 Works consisting of the provision of a roofed structure for the housing of cattle, sheep, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.	1. No such structure shall be used for any purpose other than the purpose of agriculture. 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 450 square metres gross floor space in aggregate. 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in accordance with the Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.

	4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road. 5. No such structure within 100 metres of any public road shall exceed 8 metres in height 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof. 7. No such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone. 8. No such structure shall be within 60 metres of a public or private water source. 9. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10 metres in the case of extensions/modifications to an existing facility, 10. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. 11. The use of this Class of Exemption requires a declaration from the relevant Planning Authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction. 12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.
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Environmental Considerations

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

CLASS 6

1. The proposed use of the structure is agriculture.
2. The proposed structure plus other such structures' floor space do not aggregate to more than 450 square metres.
3. The proposed structure in question is in line with Department requirements and shall have regard to the need to avoid water pollution.
4. The proposed structure is situated more than 10 metres from a public road (240m).
5. The proposed structure is less than 8m in height (6.4m).
6. The proposed structure is situated more than 100m from a residential property.
7. The proposed structure is not situated in land use plans as Flood Zone A or Flood Zone B.
8. The proposed structure is greater than 60m from a public or private water source.
9. The proposed structure is greater than 10m from a water course or water body.
10. The proposed sheeting for the structure is grey cladding.
11. On site inspection, it was noted the applicant had not started construction of the proposed development.
12. The responsibility lies with the applicant to include as appropriate the installation of signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

The proposed development has been assessed under Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended. Having reviewed the application and after undertaking a site inspection, the proposed development does not exceed the conditions and limitations attached to Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended., and is deemed exempted development.

Recommendation

WHEREAS a question has arisen as to whether the construction of a 4-bay slatted shed with creep area and roofed feed passage as outlined above at Altagowlan, Arigna, Co. Roscommon, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

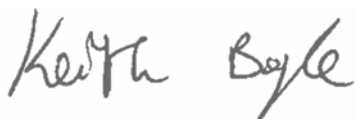
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
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- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- The proposed development does not exceed the conditions and limitations attached to Class 6 Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and is therefore deemed exempted development.

AND WHEREAS I have concluded that the said development for the construction of a 4-bay slatted shed with creep area and roofed feed passage as outlined above at Altagowlan, Arigna, Co. Roscommon, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 25th August 2026

A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes.

Signed:

Senior Executive Planner

Date: 25th August 2026



















MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 13th April, 2026

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

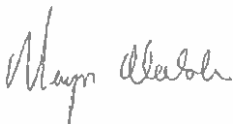
Development: WHEREAS a question has arisen as to whether the construction of a 4 bay slatted shed with creep area and roofed feed passage at Altagowlan, Argina, Co. Roscommon., is or is not development and is or is not exempted development.

Applicant: Denise McManus

Planning Ref: DED 1019

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Denise McManus for the said development above, which was received on 26th March, 2026.

Please let me have your recommendation.



**Mervyn Walsh,
Administrative Officer,
Planning Department.**



Comhairle Contae
Ros Comáin
Roscommon
County Council



Denise McManus,

Date: 13th April, 2026
Planning Reference: DED 1019

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: WHEREAS a question has arisen as to whether the construction of a 4 bay slatted shed with creep area and roofed feed passage at Altagowlan, Argina, Co. Roscommon., is or is not development and is or is not exempted development.

A Chara,

I wish to acknowledge receipt of your application which was received on the 26th March, 2026, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00, Receipt No. **L01/0/239972** dated 31st March, 2026, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 1019**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

c.c. agent: Noel O'Rourke
Greaghnafarna,
Argina,
Co. Roscommon.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Denise McManus,

Date: 13th April, 2026
Planning Reference: DED 1019

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: WHEREAS a question has arisen as to whether the construction of a 4 bay slatted shed with creep area and roofed feed passage at Altagowlan, Argina, Co. Roscommon., is or is not development and is or is not exempted development.

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Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

c.c. agent: Noel O'Rourke
Greaghnafarna,
Argina,
Co. Roscommon.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

31/03/2026 11:41:51

Receipt No. : L01/0/239972

DENISE MCMANUS
C/O NOEL O'ROURKE

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 1019	

Total : 80.00 EUR

Tendered :
Cheque 80.00
500208

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council



Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

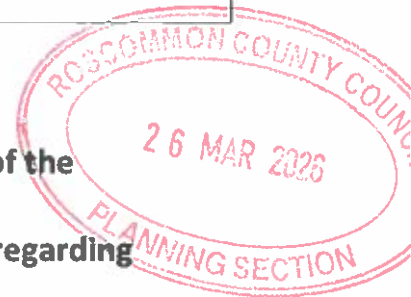
Email: planning@roscommoncoco.ie

DEO 1619

Roscommon County Council

Application for a Declaration under Section 5 of the

Planning & Development Act 2000 (as amended), regarding
Exempted Development



Name of Applicant(s)	Denise mc manus
Name of Agent	NOEL O' Rourke
Nature of Proposed Works	CONSTRUCT 4 BAY SLATED SITED WITH CREEP AREA AND ROOFED FEED PASSAGE
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Altagowlan, Arigna Co. Roscommon
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>56m²</u> b) <u>299m²</u>
Height above ground level:	Apex of Shed 6.4m.
Total area of private open space remaining after completion of this development	Farm holding / Agricultural.
Roofing Material (Slates, Tiles, other) (Specify)	GREY CLADDING. AND MASS CONCRETE WALLS

Roscommon County Council

Application for a Declaration under Section 5 of the



Proposed external walling (plaster, stonework, brick or other finish, giving colour)	MASS CONCRETE WALLS.
Is proposed works located at front/rear/side of existing house.	N/A NO HOUSES NEARBY
Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	N/A.
Existing use of land or structure	AGRICULTURAL LAND.
Proposed use of land or structure	AGRICULTURAL LAND + LHD.
Distance of proposed building line from edge of roadway	240m from main road.
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No.

Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: Denise Mc Manus

Date: 3/3/26.



Note: This application must be accompanied by: -

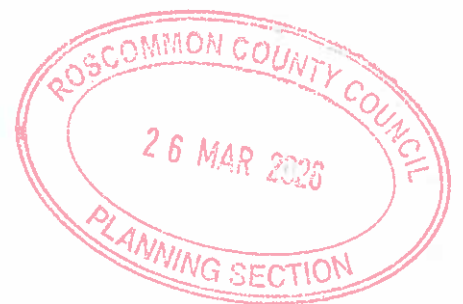
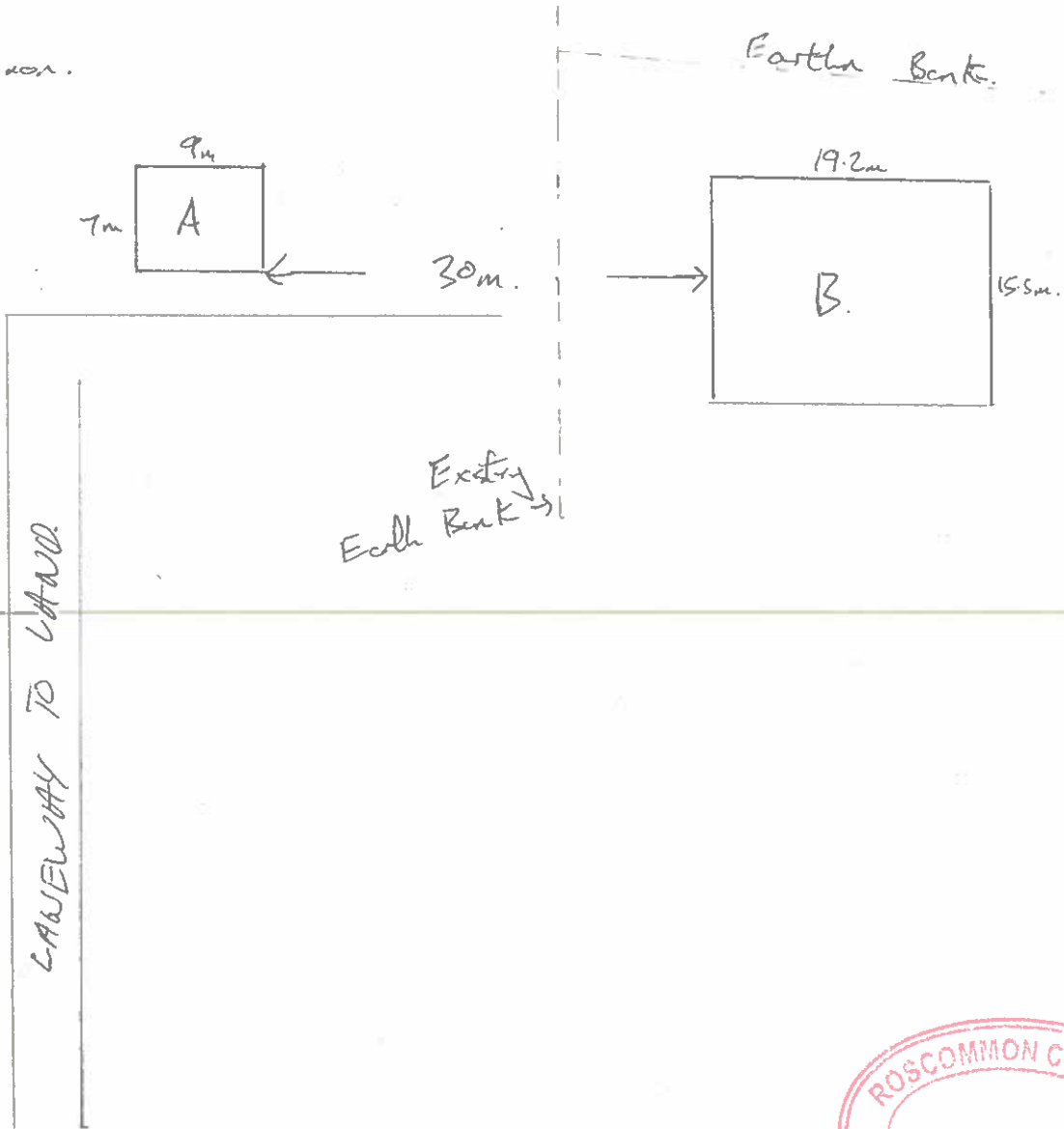
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed

FARM YARD LAYOUT

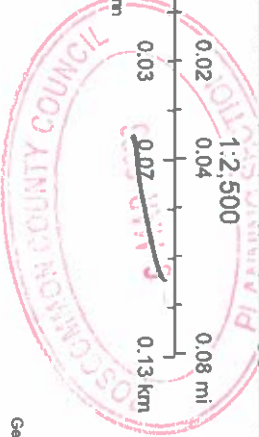
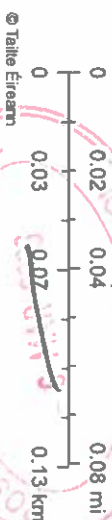
1:500 Scale

Denise McDermott
Altaville
Arigna
Co Roscommon.

A = Existing Storage Shed.
B = Proposed Skellect Shed.

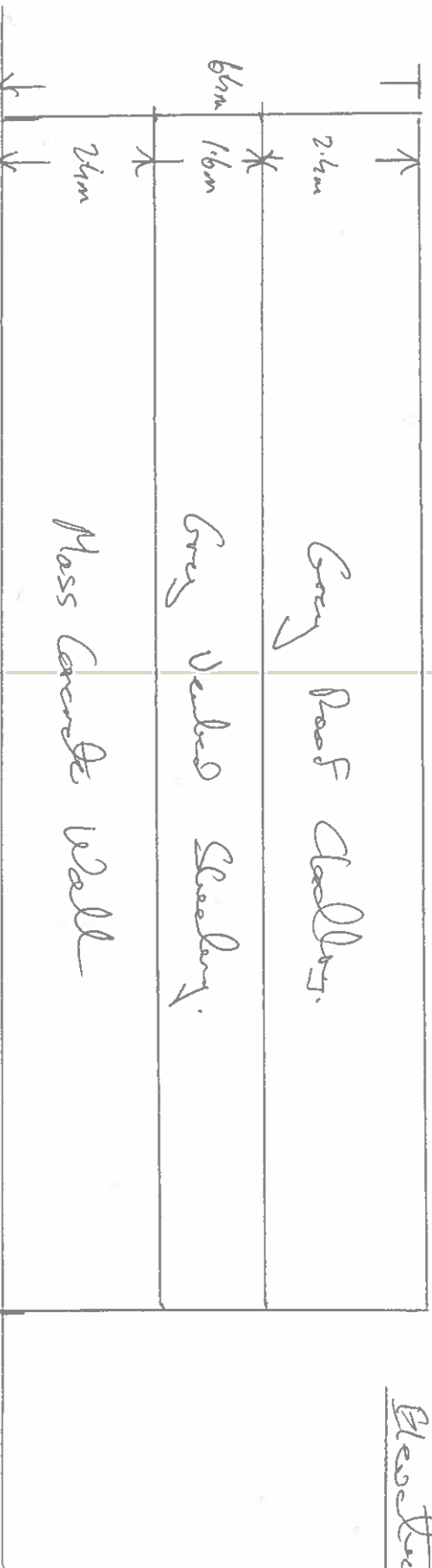
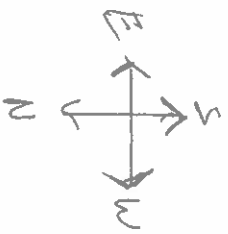
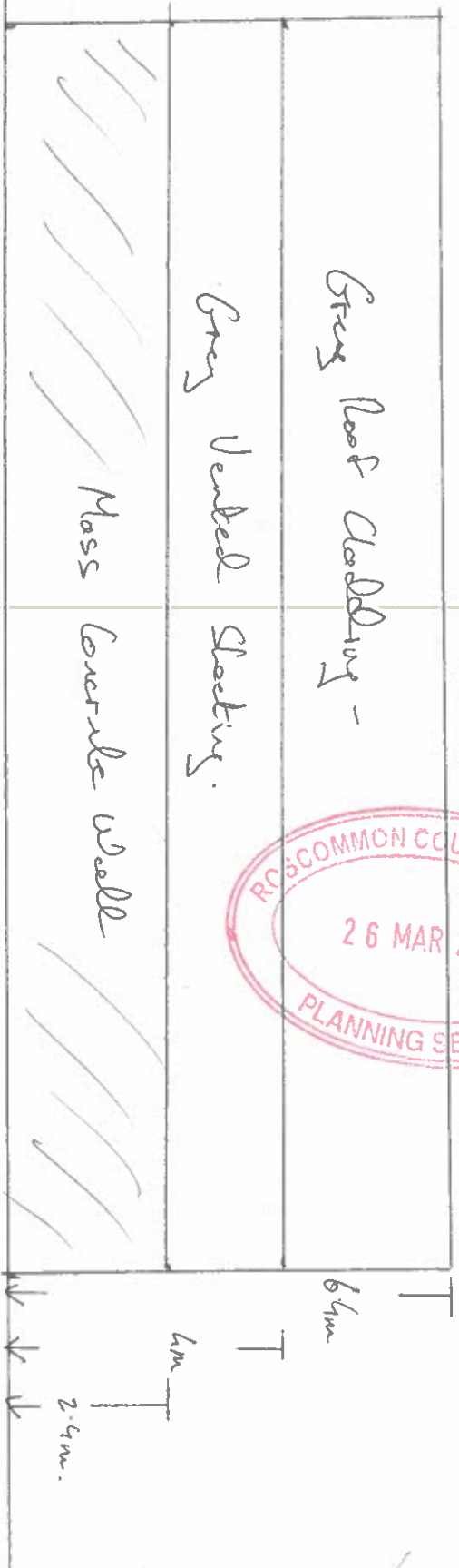
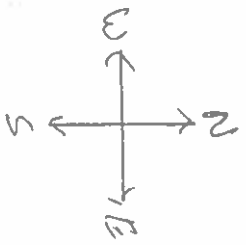


MC (No. 27)



Denise McPherson
Allagarden

Side Elevations 1:100



Side 1:100.
Elevations

Denise Mc Manus
Altagwulan.
Ariqna
Co Roscommon.
OS Sheet 7

TOTAL INTERNAL
AREA = 299 m²

END
ELEVATION.

