

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

Andrzej Szelag,

Reference Number: DED 541

Application Received: 21st February, 2023.

Location: Cloonkeen Townland, Castlerea, Co. Roscommon.

WHEREAS a question has arisen as to whether the siting a timber shed at Cloonkeen Townland, Castlerea, Co. Roscommon, is or is not development or 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 3 of Part 1 (General) and Class 9 Part 3 (Rural) 6 of Schedule 2 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 Act 2000 (as amended)
- (e) The planning history of the site

AND WHEREAS Roscommon County Council has concluded that:

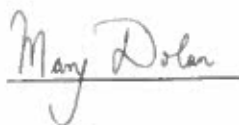
- a) The proposed development constitutes development as defined in the Planning & Development Act 2000, (as amended) and associated Regulations.
- b) The proposed development is not exempted development as defined in the Planning & Development Act 2000 (as amended) and associated Regulations.
- c) The likelihood of significant impacts on European Sites as a result of the proposed development cannot be ruled out and Stage 2 Appropriate Assessment is required.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 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 works consisting of the siting a timber shed at Cloonkeen Townland, Castlerea, Co. Roscommon constitutes development that is not exempted development as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

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

Signed on behalf of the said Council



Administrative Officer,
Planning.

Date: 20th March, 2023

Mary Dolan

From: Planning Department
Sent: Tuesday 21 March 2023 16:59
To: Andreas Szelag
Subject: DED 541 - Section 5 Declaration on Development- Notification of Decision
Attachments: DED 541 Section 5 Declaration - Notification of Decision.pdf

A Chara,

Please find attached, Section 5 - Declaration on Development and Exempted Development in regard to DED 541.

Mise le meas,

Mary Dolan, Administrative Officer, Planning,
Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98.
☎ (090) 6637176 ✉ marydolan@roscommoncoco.ie
Please address all e-mail correspondence to planning@roscommoncoco.ie
🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



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

Reference Number: DED 541

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the siting a timber shed at Cloonkeen Townland, Castlerea, Co. Roscommon.

Applicant: Andrzej Szelag

Date: 15th March 2023

WHEREAS a question has arisen as to whether the siting a timber shed at Cloonkeen Townland, Castlerea, County 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
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 3 of Part 1 Article 6 and Class 9 Part 3 Article 6 of Schedule 2 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 Act 2000 (as amended)
- (e) The planning history of the site

Site Location & Development Description

The subject site is located c.3km west of Castlerea and is situated on the western side of the L6555, the Railway tracks adjoin the subject site to the south. There is a stone structure, caravan and a timber shed situated on the site.

Planning History

There are no recent planning applications registered to the Council register/ GIS system for the subject site.

Enforcement:

There is one live enforcement case associated with the subject site:

UDR2717- relates to the alleged unauthorised development consisting of the refurbishment of a stone structure on site without the benefit of planning permission as well as the placing and occupation of a caravan on lands, the creation of a hard standing, the erection of a shed and the use of a dry toilet- An enforcement notice issued on the 06th March 2023.

Assessment

The Planning Authority notes that on the application form for a declaration under Section 5 of the Planning and Development Act 2000 submitted, the applicant has stated the existing use of land or structure is 'agricultural' and the proposed use of the land is 'agricultural'.

The shed subject to the question raised in this declaration of exempted development has a floor area of 9.15m² and is finished in timber cladding and resembles a shed which would typically be found in a domestic setting. There is no evidence of agricultural activity taking place on the subject site, furthermore, from reviewing wider planning records, it is noted that all structures on the subject do not have the benefit of planning permission.

From reviewing the records of the Planning Authority it is evident that the land subject to this Declaration of Exempted Development is used currently for domestic purposes but such development does not have the benefit of planning permission. There is no evidence that the lands are used for agricultural purposes. Given the specific circumstances the shed which is subject to this DED will be considered in the context of both Part 1 (General) and Part 3 (Rural) of the exempted development regulations.

The Planning and Development Act, 2000 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 a shed constitutes development, as defined in Section 3 of the said Act.

It is considered that the siting of a timber shed at Cloonkeen Townland, Castlerea, County Roscommon constitutes development.

In the event that the shed was located within curtilage of a dwelling house or in an agricultural setting the following exemptions would apply:

PART 1 - Article 6 - Exempted Development – General

Description of Development	Conditions and Limitations
CLASS 3 The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object,	1. No such structure shall be constructed, erected or placed forward of the front wall of a house. 2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together

greenhouse, garage, store, shed or other similar structure.	<p>with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.</p> <p>3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.</p> <p>4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.</p> <p>5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.</p> <p>6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.</p>
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PART 3 - Article 6 - Exempted Development – Rural

Description of Development	Conditions and Limitations
<p>CLASS 9</p> <p>Works consisting of the provision of any store, barn, shed, glass-house or other structure, not being of a type specified in class 6, 7 or 8 of this Part of this Schedule, and having a gross floor space not exceeding 300 square metres.</p>	<p>1. No such structure shall be used for any purpose other than the purpose of agriculture or forestry, but excluding the housing of animals or the storing of effluent.</p> <p>2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square metres gross floor space in aggregate.</p> <p>3. No such structure shall be situated within 10 metres of any public road.</p> <p>4. No such structure within 100 metres of any public road shall exceed 8 metres in height.</p> <p>5. No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or 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.</p>

	6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.
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It is considered that the siting of a timber shed is development and considering the non-agricultural use of the site and the unauthorised activity on the site on the subject land the timber shed is not exempted development in the context of the forgoing classes.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations and given the proximity to Cloonchambers Bog SAC (site code: 000600) c.100m from the subject site, it is reasonable to conclude as per the AA screening completed that the development as proposed individually or in combination with other plans or projects may be likely to have significant effects on any European site and that the need for AA applies with respect to the current case.

From completing an AA screening for this development, it is considered that an Stage 2 Appropriate Assessment is 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 Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether the following works; siting a timber shed at Cloonkeen Townland, Castlerea, County 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)
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, (as amended)
- (c) Class 3 of Part 1 and Class 9 of Part 3 of Schedule 2 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 I have concluded that

- a) The works are development.
- b) The siting of a timber shed at Cloonkeen Townland, Castlerea, County Roscommon is not exempted development.
- c) The proposed development individually and in combination with other plans or projects may have a significant effect on any European site and that the requirement for AA does apply in respect of the current case.

I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Assistant Planner

Date: 15th March 2023

**APPROPRIATE ASSESSMENT
SCREENING REPORT**

For

Declaration under Section 5 of the Planning & Development Act, 2000, as amended DED541

Development: the siting a timber shed at Cloonkeen Townland, Castlerea,
Co. Roscommon.



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

Handwritten signature

Screening for Appropriate Assessment: DED541

Table 1: Project Details

Development Consent Type	Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development
Development Location	Cloonkeen Townland, Castlerea, Co. Roscommon.
File Reference Number	DED541
Description of the Project	the siting a timber shed

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Special Areas of Conservation (SAC)

Impacts on Habitats

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or within 1km of same?</p> <p>Sites to consider Croaghill Turlough SAC (Site Code: 000255) Distance from Site: 10.82 km Designated features: Turloughs (#3180)</p> <p>Coolcam Turlough SAC (Site Code: 000218) Distance from Site: 11.74 km Designated features: Turloughs (#3180)</p> <p>Errit Lough SAC (Site Code: 000607) Distance from Site: 12.15 km Designated features: Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. (#3140)</p> <p>Mullygollan Turlough SAC (Site Code: 000612) Distance from Site: 13.09 km Designated features: Turloughs (#3180)</p> <p>Williamstown Turloughs SAC (Site Code: 002296)</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site</p>

	<p>Distance from Site: 13.51 km Designated features: Turloughs (#3180)</p> <p><u>Lisnageeragh Bog And Ballinastack Turlough SAC</u> (Site Code: 000296) Distance from Site: 14.76 km Designated features: Turloughs (#3180)</p>	<p>are likely.</p> <p>No significant impacts on this Natura site are likely.</p>
2.	Impacts on Bog Mires and Fens Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider <u>Cloonchambers Bog SAC</u> (Site Code: 000600) Distance from Site: 0.1 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><u>Drumalough Bog SAC</u> (Site Code: 002338) Distance from Site: 3.21 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><u>Corliskea/Trien/Cloonfelliv Bog SAC</u> (Site Code: 002110) Distance from Site: 3.46 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><u>Bellanagare Bog SAC</u> (Site Code: 000592) Distance from Site: 5.54 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the location of the proposed development adjacent to the designated area. Due to the limited information provided, significant impacts cannot be ruled out and therefore a stage 2 AA is required.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>

the Rhynchosporion (#7150)	
<p><u>Carrowbehy/Caher Bog SAC</u> (Site Code: 000597) Distance from Site: 8.16 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p>	No significant impacts on this Natura site are likely.
<p><u>Kilsallagh Bog SAC</u> (Site Code: 000285) Distance from Site: 11.57 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p>	No significant impacts on this Natura site are likely.
<p><u>Derrinea Bog SAC</u> (Site Code: 000604) Distance from Site: 13.64 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p>	No significant impacts on this Natura site are likely.
<p><u>Cloonshanville Bog SAC</u> (Site Code: 000614) Distance from Site: 13.71 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p>	No significant impacts on this Natura site are likely.
<p><u>Callow Bog SAC</u> (Site Code: 000595) Distance from Site: 14.32 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p>	No significant impacts on this Natura site are likely.
<p><u>Lisnageeragh Bog And Ballinastack Turlough SAC</u> (Site Code: 000296) Distance from Site: 14.76 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of</p>	No significant impacts on this Natura site are likely.

	the Rhynchosporion (#7150)	
3.	Impacts on Forests Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p>Sites to consider <u>Corliskea/Trien/Cloonfelloiv Bog SAC</u> (Site Code: 002110) Distance from Site: 3.46 km Designated features: Bog woodland (#91D0)</p> <p><u>Cloonshanville Bog SAC</u> (Site Code: 000614) Distance from Site: 13.71 km Designated features: Bog woodland (#91D0)</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p>Sites to consider None</p>	N/A
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same?</p> <p>Sites to consider None</p>	N/A
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)

	<p>Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same?</p> <p>Sites to consider None</p>	N/A
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same?</p> <p>Sites to consider None</p>	N/A
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same?</p> <p>Sites to consider None</p>	N/A

Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or within 1km of same?</p> <p>Sites to consider None</p>	
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same?</p>	Yes

	<p>Sites to consider</p> <p><u>Cloonchambers Bog SAC</u> (Site Code: 000600) Distance from Site: 0.1 km Designated features: Euphydryas aurinia (Marsh Fritillary) (#1065)</p> <p><u>Bellanagare Bog SAC</u> (Site Code: 000592) Distance from Site: 5.54 km Designated features: Euphydryas aurinia (Marsh Fritillary) (#1065)</p> <p><u>Carrowbehy/Caher Bog SAC</u> (Site Code: 000597) Distance from Site: 8.16 km Designated features: Euphydryas aurinia (Marsh Fritillary) (#1065)</p> <p><u>Callow Bog SAC</u> (Site Code: 000595) Distance from Site: 14.32 km Designated features: Euphydryas aurinia (Marsh Fritillary) (#1065)</p>	<p>It is considered there could be a potential impact on this site as a result of the location of the proposed development adjacent to the designated area. Due to the limited information provided, significant impacts cannot be ruled out and therefore a stage 2 AA is required.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same?</p> <p>Sites to consider None</p>	N/A
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same?</p> <p>Sites to consider None</p>	N/A
5.	Impacts on Molluscs	Likely Effects (direct, indirect or cumulative)

	Is the development within a Special Area of Conservation whose qualifying interests include Molluscs, or within 1km of same? Sites to consider None	N/A
6.	Impacts on Non-vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same? Sites to consider None	N/A
7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same? Sites to consider None	N/A
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same? Sites to consider None	N/A

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Protection Area, or within 1km of same? Sites to consider <u>Bellanagare Bog SPA</u> (Site Code: 004105) Distance from Site: 5.54 km	No No significant impacts on this Natura site

	Designated features: Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395)	are likely.
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All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

Screening for Appropriate Assessment - Conclusion Statement

Development Consent Type: Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development
Development Location: Cloonkeen Townland, Castlerea, Co. Roscommon.
Natura 2000 sites within impact zone: SAC:002338, SAC:002296, SAC:002110, SAC:000614, SAC:000612, SAC:000607, SAC:000604, SAC:000600, SAC:000597, SAC:000595, SAC:000592, SAC:000296, SAC:000285, SAC:000255, SAC:000218, SPA:004105
Planning File Reference Number: DED541
Description of the Project: the siting a timber shed Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s): Potential indirect impact has been identified – due to the sites location adjacent to Cloonchambers Bog SAC (Site Code: 000600)
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not: Having regard to the limited details provided and the proximity of the site to a European Site and the nature of the development may generate significant impacts cannot be ruled out and therefore a stage 2 AA is required.
Conclusion of Screening Assessment: Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that RCC cannot at this stage rule out the potential for adverse significant impacts Cloonchambers Bog SAC (Site Code: 000600) as a result of the proposed development either alone or in combination with other plans or projects. A STAGE 2 APPROPRIATE ASSESSMENT would therefore be required.

-MP.

-MP.

Documentation reviewed for making this statement:

Roscommon County Development Plan 2022-2028,

Documentation submitted with the application for Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development

NPWS.ie

Article 6 of the Habitats Directive.

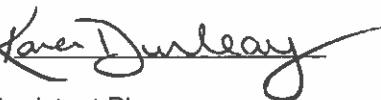
Completed by:

Karen Dunleavy

Assistant Planner

Date: 15th March 2023


Signed:



Assistant Planner

Date: 15th March 2023

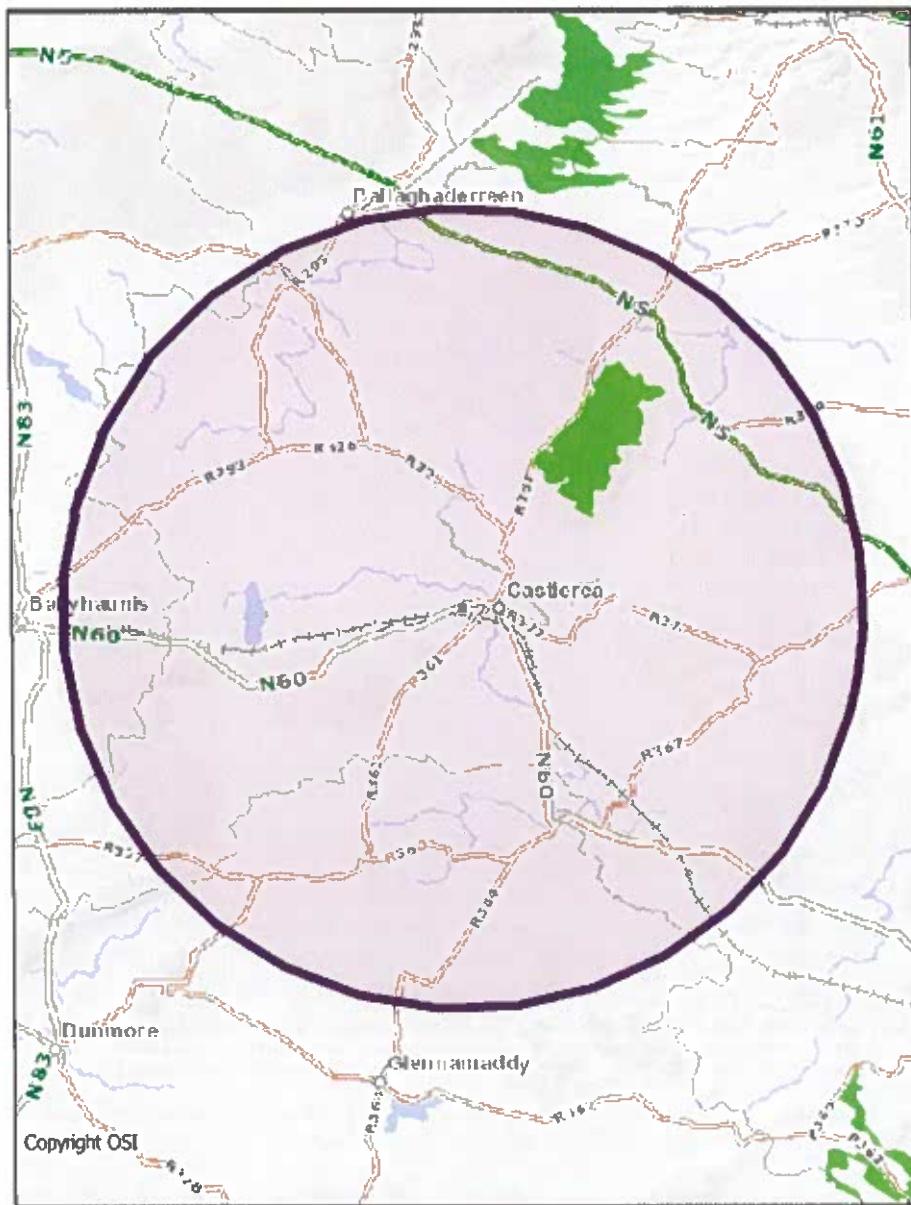
Signed:


Mary Grier

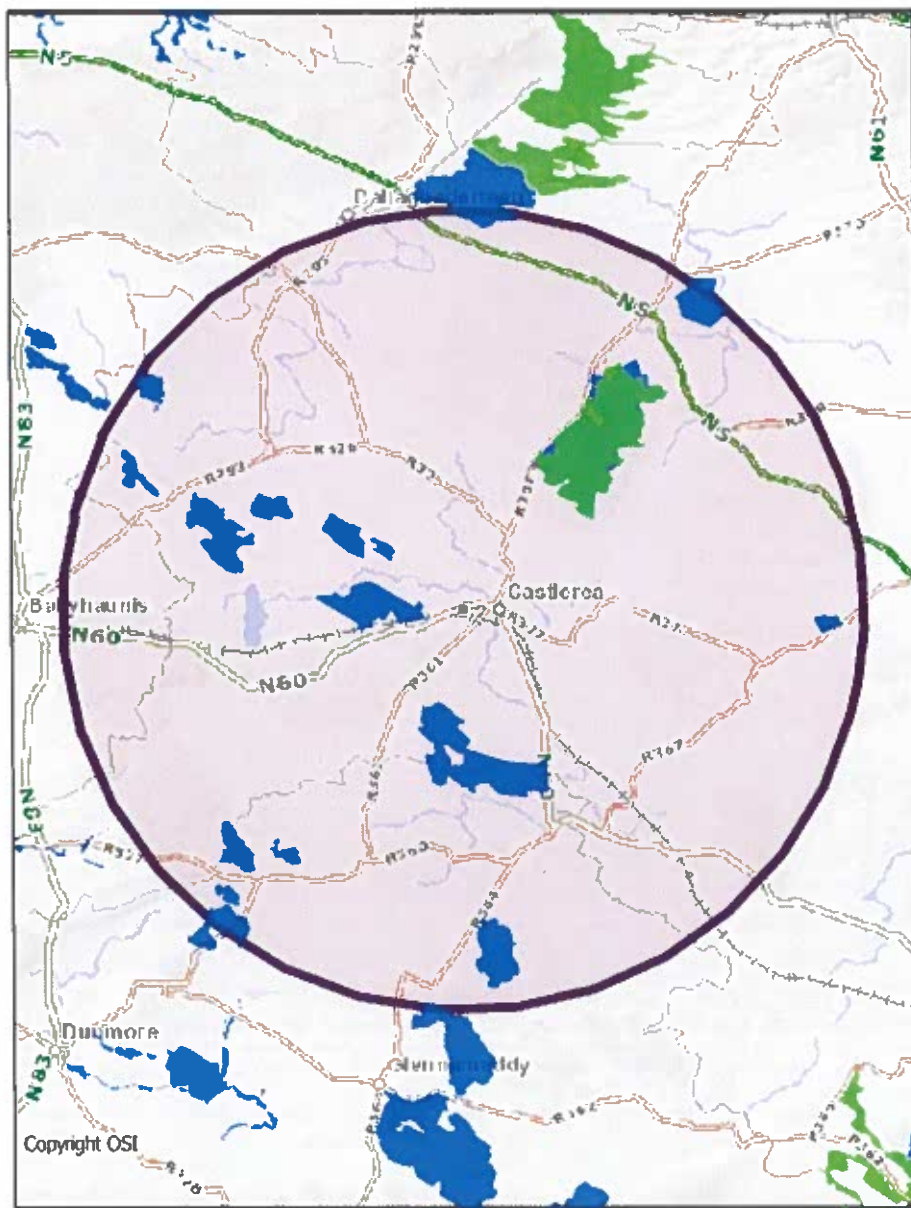
Senior Planner

Date: 20th March 2023





SPA (green) within 15km of DED541



SAC & SPA within 15km of DED541











Comhairle Contae
Ros Comáin
Roscommon
County Council



EMAIL

Andrzej Szelag,

Date: 22nd February, 2023.
Planning Reference: DED 541

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

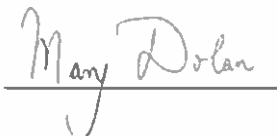
Development: For the purpose of siting a timber shed at Cloonkeen Townland, Castlerea, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 21st February, 2023, 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. L01/0/221382 dated 21st February, 2023 refers, copy of receipt attached herewith for your attention.

Note: Please note your Planning Reference No. is **DED 541**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,



**Administrative Officer,
Planning.**

From: Planning Department
Sent: Friday 24 February 2023 14:39
To: Andreas Szelag
Subject: RCC Planning Ref. No. DED 541 - Acknowledgement of Request for Declaration under Section 5 of the Planning & Development Act.
Attachments: DED 541 Ack. Application.pdf; DED 541 Fee Receipt.pdf

A Chara,

Please find attached, letter of acknowledgement in respect of your request for a declaration under Section 5 of the Planning & Development Act 2000 (as amended), reference no. DED 541.

Mise le meas,

Mary Dolan, Administrative Officer, Planning,
Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98.

☎ (090) 6637176 ✉ marydolan@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



Please address all e-mail correspondence to planning@roscommoncoco.ie

Correspondence issuing from the Planning Section in Roscommon County Council will generally be in electronic form only except in instances where an e-mail address has not been provided.

Roscommon County Council
Aras an Chontae
Roscommon
0908 100

21/02/2023 10:01:49

Receipt No : L01/0/221382

ANDRZEJ SZELAG

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 528	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
6642

Change : 0.00

Issued By : Claire Conlon
From : Central Cash Office

Andreas Szelag [REDACTED]

Thursday 16 February 2023 13:05

Planning Department

Subject:

Application for a Declaration under Section 5

Attachments:

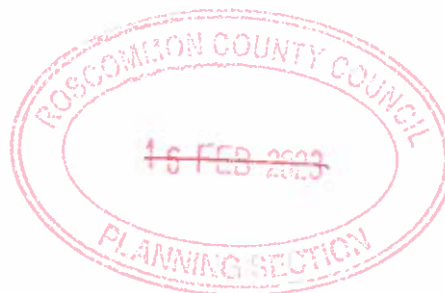
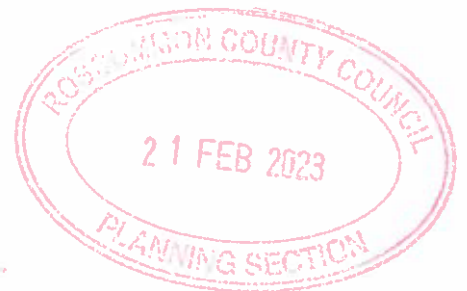
Andrzej Declaration-of-Exempted-signedDevelopment-Form (signed).pdf; Andrzej location plan.pdf; Andrzej timber shed Block plan.pdf; Andrzej timber shed elevations.pdf

To Whom It May Concern,

Please find the attached documents in this email. This application will be accompanied by the €80 fee. The payment will be made shortly.

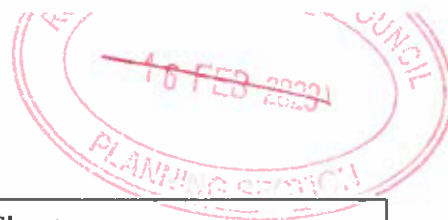
Kind regards,

Andrzej Szelag





Comhairle Contae
Ros Comáin
Roscommon
County Council



Áras an Chontae,
Roscommon,
Co. Roscommon
Phone: (090) 66 37100
Email: planning@roscommoncoco.ie

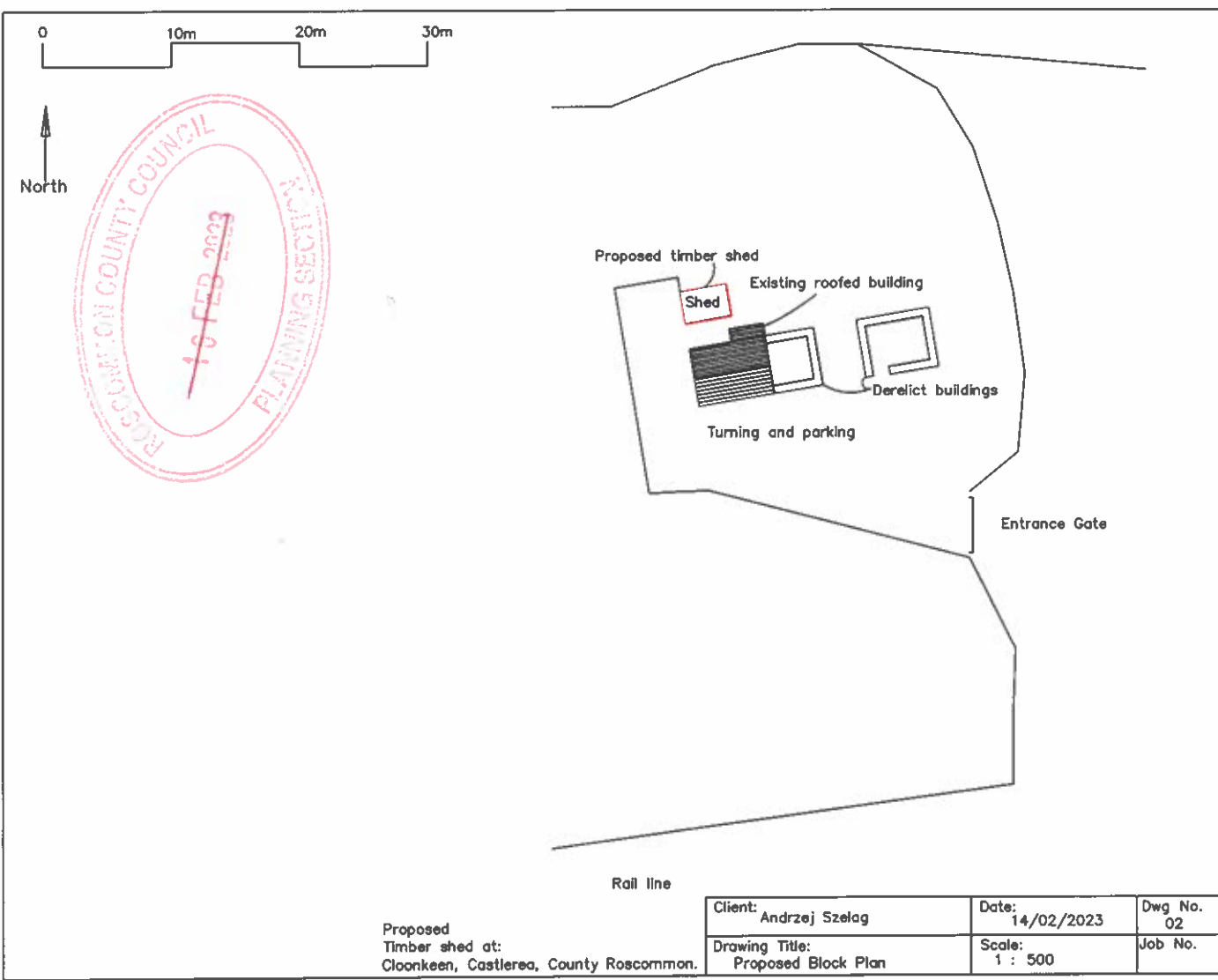
Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development

Name:	Andrzej Szelag
Address:	[REDACTED]
Name & Address of Agent:	
Nature of Proposed Works	Siting of a timber shed
Location (Townland & O.S No.)	Cloonkeen Townland, Castlerea, Co Roscommon
Floor Area	9.15m ²
Height above ground level	2.3m
Total area of private open space remaining after completion of this development	
Roofing Material (Slates, Tiles, other) (Specify)	Green mineral felt
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Shiplap timber
Is proposed works located at front/rear/side of existing house.	Rear of existing old stone cottage

ROSCOMMON COUNTY COUNCIL
21 FEB 2023
PLANNING SECTION

ROSCOMMON COUNTY COUNCIL
21 FEB 2023
PLANNING SECTION





Folio Number: [REDACTED]

Application Number: D2022LR002017M

564910 mE, 779840 mN

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoinne
Folio: RN44920F



This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.landdirect.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

564990 mE, 779580 mN
Date Printed: 23/05/2022

Creation Date: 23 May 2022 12:49:41

Application Number: D2022LR002017M

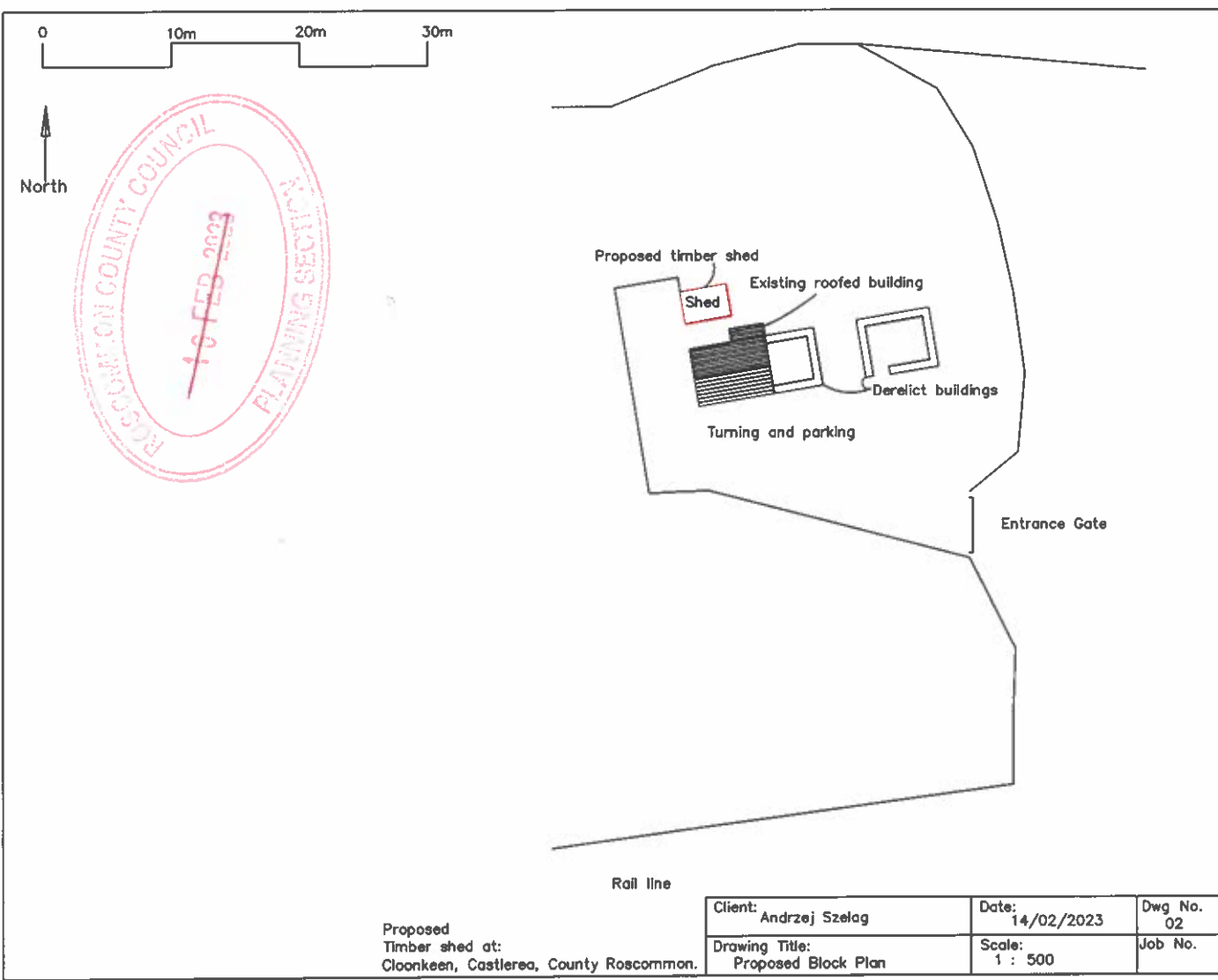
1:1000 Scale

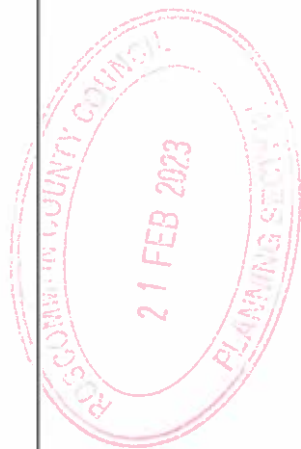


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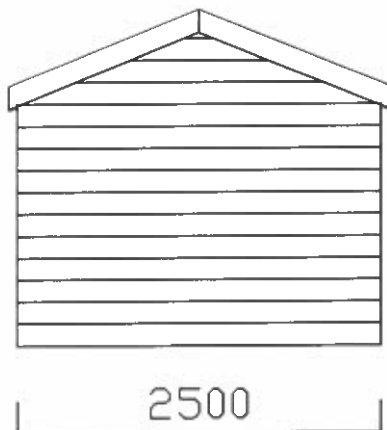
ROSCOMMON COUNTY COUNCIL
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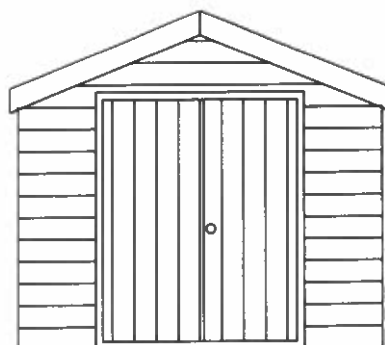
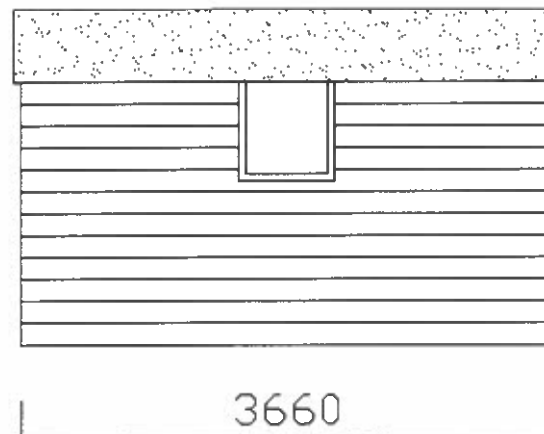




East

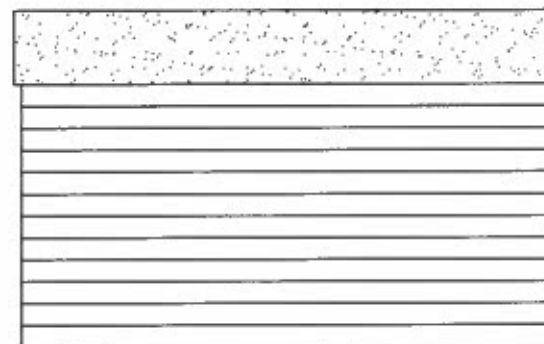


North



1777

West



2300

South

Proposed
Timber shed at:
Cloonkeen, Castlerea, County Roscommon.

Client: Andrzej Szelag	Date: 14/02/2023	Dwg No. 01
Drawing Title: Proposed elevations	Scale: 1 : 50	Job No.