

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

Tisrara Community Sports Park,

Reference Number: DED 547

Application Received: 2nd March, 2023.

Location: Cuilnakeava, Four Roads, Co. Roscommon.

Whereas a question has arisen as to whether the erection of a spectator shelter to shelter 45 spectators at Tisrara Community Sports Park, Cuilnakeava, Four Roads, 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:

- (1) Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended) Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended)
- (2) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (3) 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);

AND WHEREAS Roscommon County Council has concluded that:

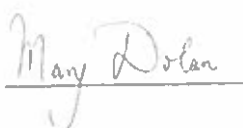
- 1) The proposed development constitutes development as defined in the Planning & Development Act 2000, (as amended) and associated Regulations;
- 2) The proposed development is not exempted development as defined in the Planning & Development Act 2000 (as amended) and associated Regulations.
- 3) The 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 **erection of a spectator shelter to shelter 45 spectators at Tisrara Community Sports Park, Cuilnakeava, Four Roads, 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: 5th April, 2023

cc. Seamus Dowd & Associates Ltd., Lisduff, Four Roads, Co. Roscommon.

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

Reference Number:	DED 547
Re:	Application for a Declaration under Section 5 of the Planning and Development Act 2000, regarding Exempted Development for a spectator stand to shelter 45 spectators
Name and Address of Applicant:	Tisrara Community Sports Park
Location of Development:	Cuilnakeeka, Four Roads, Co Roscommon

WHEREAS a question has arisen as to whether the following works; to construct a spectator shelter to shelter 45 spectators 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 Acts 2000 (as amended);
- (b) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended
- (c) Article 6 and 9 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);

Site Location & Development Description

The proposed development is located on a local road c 1 km south of the village of Four Roads and consists of playing pitches. The applicant is proposing to construct a spectator stand to shelter 45 spectators.

Planning History

18/217 permission granted for the installation of 15 No. 6-metre-high lighting columns to the perimeter athletic/walking track together with all necessary ancillary site works to the existing sports facility
05/374: permission granted to construct extension to existing dressing rooms comprising of a meeting room, kitchenette, w.c. facilities and carry out alterations to layout of handball court and exercise and weights room previously granted under planning permission PD/04/82
04/82: permission granted to construct extension to existing dressing rooms, construction of a handball court and exercise and weights room together with ancillary site works.

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.

Article 9: Restrictions on Development

Development to which article relate shall not be exempted development for the purposes of the Act

(a) if the carrying out of such development would—

(viiiB) 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,

Class 33 of Part 1 of Schedule 2: Exempted development -General

Description of Development	Conditions and Limitations
<p><i>For amenity or recreational purposes</i> CLASS 33</p> <p><i>Development consisting of the laying out and use of land—</i> <i>(a) as a park, private open space or ornamental garden,</i> <i>(b) as a roadside shrine, or</i> <i>(c) for athletics or sports (other than golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), where no charge is made for admission of the public to the land.</i></p>	<p><i>The area of any such shrine shall not exceed 2 square metres, the height shall not exceed 2 metres above the centre of the road opposite the structure and it shall not be illuminated.</i></p>

Assessment

The question to be determined in this Section 5 referral is whether ‘a spectator shelter to shelter 45 spectators’ is or is not development, and is or is not exempted development. Having considered the definition of both “works” and “development” outlined above, I would deem that these proposed developments constitute works and is therefore development.

Having established that the 'works' amount to 'development', the issue to be considered is whether the development is exempted development or not

Having regard to class 33 above which provides for exempted development for amenity or recreational purposes there is no provision in the Act or Regulations which references such a 'spectator shelter' as being exempt. In the absence of any explicit exemptions it must be deemed that a 'spectator stand' is not exempt from the requirement to obtain planning permission.

Environmental Considerations :

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located adjacent to Four Roads Turlough SAC and SPA. Due to the proximity of the proposed development to ~~an~~ Natura 2000 sites, it is considered that there is a requirement to screen for an Appropriate Assessment. A screening has been carried out and is attached to the file. Having regard to the limited amount of information on file, significant effects on any European Sites cannot be ruled out at this stage.

Final assessment:

Having regard to the above, I am satisfied that the general question raised in this referral a '*spectator shelter to shelter 45 spectators*' can be determined as follows:

- The works are development
- The development is NOT exempted development as:
 - a) The does not fall within Class 33 of the Planning and Development Regulations 2001 as amended.
 - b) Significant impacts on European Sites cannot be ruled out.

Recommendation

I have concluded that the said a '*spectator shelter to shelter 45 spectators*' at Tisrara Community Sports Park is development and **not** exempted development and I recommend that a declaration to that effect should be issued to the applicant.

Signed



Roscommon South Planner

Date: 5th April 2023









**APPROPRIATE ASSESSMENT
SCREENING REPORT
For
Planning Application DED 547**

**Erection of a spectator shelter to shelter 45 spectators at Tisrara Community Sport's Park,
Cuilnakeava, Four Roads, Co. Roscommon.**



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

A handwritten signature in black ink, appearing to be 'J. H. S.', is located below the Roscommon County Council logo.

Screening for Appropriate Assessment: DED 547

Table 1: Project Details

Development Consent Type	Section 5
Development Location	Cuilnakeeka, Four Roads, Co. Roscommon
File Reference Number	DED 547
Description of the Project	Spectator shelter to shelter 45 spectators

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 in the catchment of same?</p> <p>Sites to consider <u>Four Roads Turlough SAC</u> (Site Code: 001637) Distance from Site: 0.62 km Designated features: Turloughs (#3180)</p> <p><u>Lough Croan Turlough SAC</u> (Site Code: 000610) Distance from Site: 1.69 km Designated features: Turloughs (#3180)</p> <p><u>Lisduff Turlough SAC</u> (Site Code: 000609) Distance from Site: 3.2 km Designated features: Turloughs (#3180)</p> <p><u>Lough Funshinagh SAC</u> (Site Code: 000611) Distance from Site: 5.72 km Designated features: Turloughs (#3180)</p>	<p>Yes</p> <p>It is considered there could be potentially indirect impacts on this site as a result of the developments proximity to the designated area.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p>

	<p><u>Ballinturly Turlough SAC</u> (Site Code: 000588) Distance from Site: 7.17 km Designated features: Turloughs (#3180)</p> <p><u>Ballynamona Bog And Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 10.4 km Designated features: Turloughs (#3180)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 12.01 km Designated features: Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation (#3150)</p> <p><u>Castlesampson Esker SAC</u> (Site Code: 001625) Distance from Site: 12.53 km Designated features: Turloughs (#3180)</p>	<p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</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>Ballynamona Bog And Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 10.4 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 12.01 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Alkaline fens (#7230)</p> <p><u>Camderry Bog SAC</u> (Site Code: 002347) Distance from Site: 14.85 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of</p>	<p>No</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p>

	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>Ballynamona Bog And Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 10.4 km Designated features: Bog woodland (#91D0)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 12.01 km Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Bog woodland (#91D0)</p>	<p>No</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</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 <u>Killeglan Grassland SAC</u> (Site Code: 002214) Distance from Site: 8.84 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 12.01 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p><u>Castlesampson Esker SAC</u> (Site Code: 001625) Distance from Site: 12.53 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia)</p>	<p>No</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p>

	(* important orchid sites) (#6210)	
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same? Sites to consider None	NA
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same? Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 12.01 km Designated features: Limestone pavements (#8240)	No No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same? Sites to consider None	NA
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same? Sites to consider None	NA

Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
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	<p>Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or in the catchment of same?</p> <p>Sites to consider None</p>	NA
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> <p>Sites to consider None</p>	NA
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>	NA
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 Lough Ree SAC (Site Code: 000440) Distance from Site: 12.01 km Designated features: Lutra lutra (Otter) (#1355)</p>	<p>No</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p>
5.	Impacts on Molluscs	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Molluscs, or within 1km of same?</p> <p>Sites to consider None</p>	NA
6.	Impacts on Non-vascular Plants	Likely Effects

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

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Protection Area, or within 1km of same?</p> <p>Sites to consider <u>Four Roads Turlough SPA</u> (Site Code: 004140) Distance from Site: 0.62 km Designated features: Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><u>Lough Croan Turlough SPA</u> (Site Code: 004139) Distance from Site: 1.68 km Designated features: Shoveler (<i>Anas clypeata</i>) (#A056), Golden</p>	<p>Yes</p> <p>It is considered there could be potentially indirect impacts on this site as a result of the developments proximity to the designated area.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p>

	<p>Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><u>River Suck Callows SPA</u> (Site Code: 004097) Distance from Site: 3.29 km Designated features: Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><u>Lough Ree SPA</u> (Site Code: 004064) Distance from Site: 12.08 km Designated features: Little Grebe (<i>Tachybaptus ruficollis</i>) (#A004), Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Teal (<i>Anas crecca</i>) (#A052), Mallard (<i>Anas platyrhynchos</i>) (#A053), Shoveler (<i>Anas clypeata</i>) (#A056), Tufted Duck (<i>Aythya fuligula</i>) (#A061), Common Scoter (<i>Melanitta nigra</i>) (#A065), Goldeneye (<i>Bucephala clangula</i>) (#A067), Coot (<i>Fulica atra</i>) (#A125), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Common Tern (<i>Sterna hirundo</i>) (#A193), Wetland and Waterbirds (#A999)</p>	<p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p> <p>No significant impacts on this Natura 2000 Site are likely due to the distance between the Site and the location of the proposed works.</p>
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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.

Screening for Appropriate Assessment - Conclusion Statement

Development Type: Section 5
Development Location: Cuilnakeeka, Four Roads, Co. Roscommon
Natura 2000 sites within impact zone: SPA:004064, SPA:004097, SPA:004139, SPA:004140, SAC:000440, SAC:000588, SAC:000609, SAC:000610, SAC:000611, SAC:001625, SAC:001637, SAC:002214, SAC:002339, SAC:002347
Planning File Reference Number: DED 547
Description of the Project: Spectator shelter to shelter 45 spectators Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s): Potential impacts have been identified – due to the sites location proximity to Four Roads Turlough SAC and SPA.
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 proximity of the site to European Sites and the fact there is limited information on file with respect to the development, potential impacts cannot be ruled out.
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 on Four Roads Turlough SAC and SPA as a result of the proposed development either alone or in combination with other plans or projects.
Documentation reviewed for making this statement: Roscommon County Development Plan 2022-2028, Documentation submitted with the DED application. NPWS.ie Article 6 of the Habitats Directive.
Completed by: Paula Connaughton Executive Planner
Date: 05/04/2023

P. Connaughton

Signed: _____

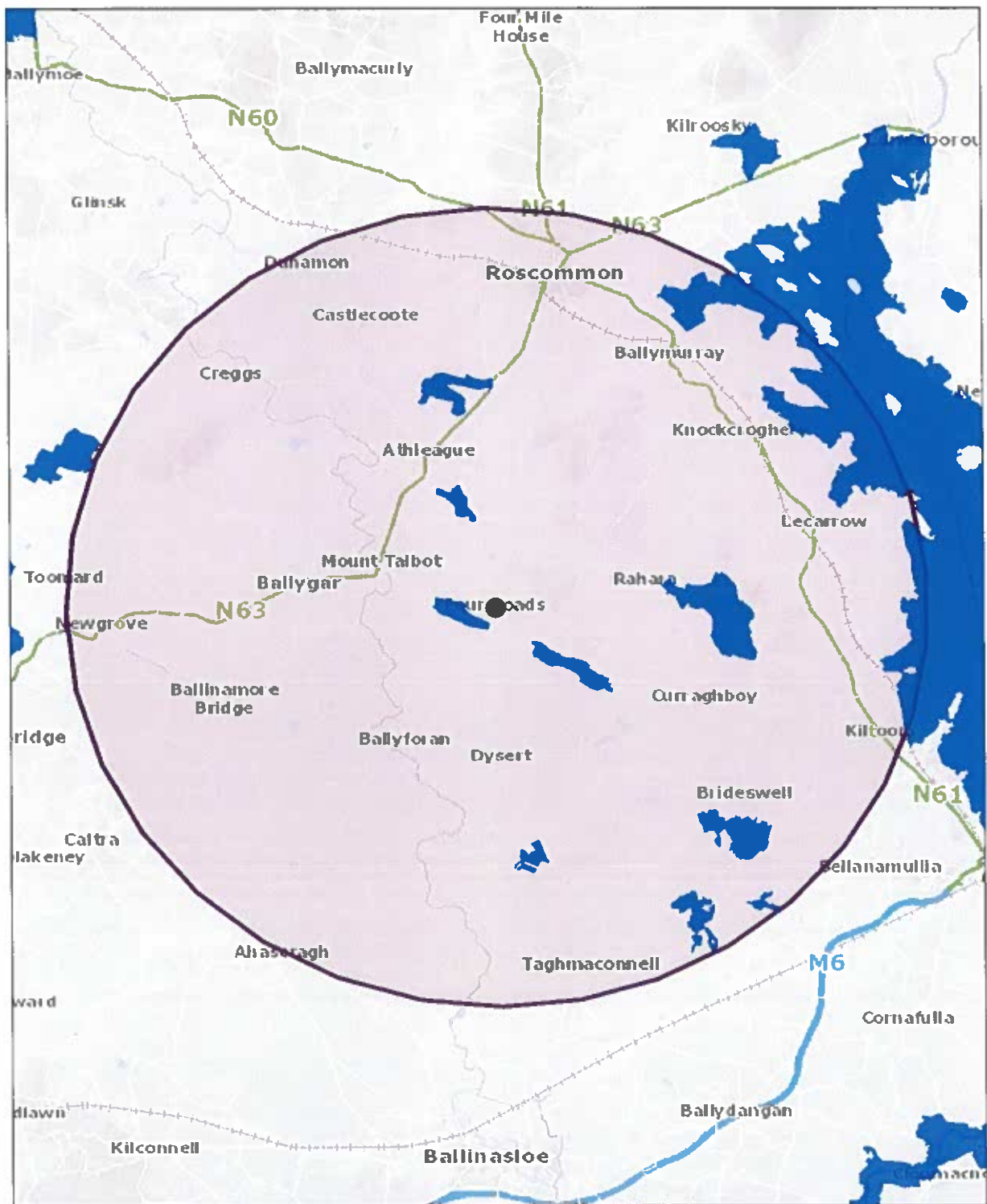
Date: 05/04/2023

Signed: MARY GRIER

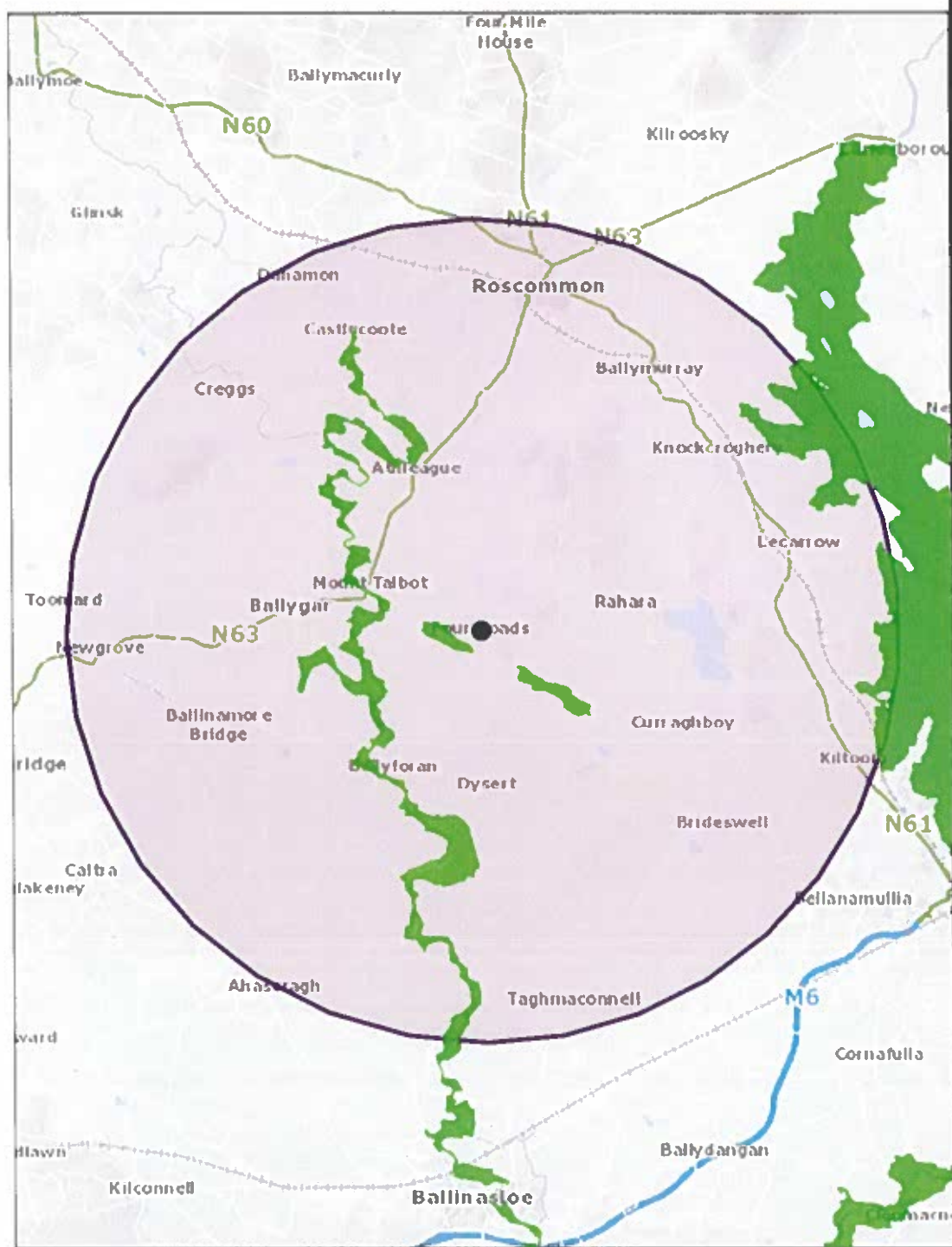
Mary Grier
Senior Planner

Date: 5/4/2023

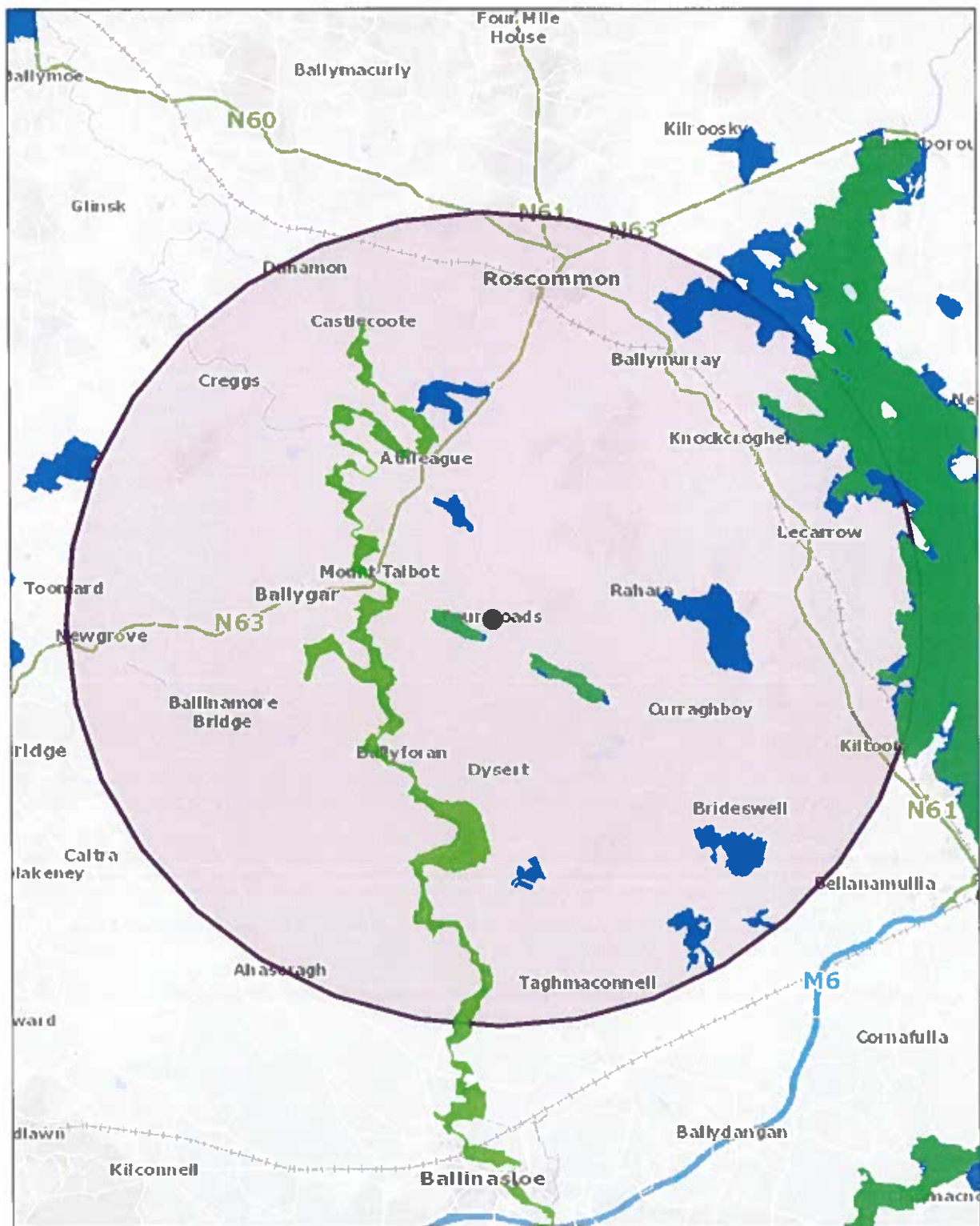
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SAC (blue) within 15km of DED 547



SPA (green) within 15km DED 547



SAC & SPA within 15km of DED 547

Tisrara Community Sports Park,
[REDACTED]
[REDACTED]

Date: 9th March, 2023.
Planning Reference: DED 547

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

Development: Spectator Shelter to Shelter 45 spectators at Cuilnakeeka, Four Roads, Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 9th March, 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. **L01/0/221653** dated 09/03/2023 refers, copy of receipt attached herewith.

Note: Please note your Planning Reference No. is **DED 547**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,



**Administrative Officer,
Planning.**

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

09/03/2023 10:24:47

Receipt No. L01/0/221653

TISRARA COMMUNITY SPORTS PARK

PLANNING APPLICATION FEES 80 00
GOODS 80 00
VAT Exempt/Non-vatable
DED 547

Total : 80 00 EUR

Tendered
Cheque 80 00
501749

Change : 0 00

Issued By : Bernadine Duignan
From : Central Cash Office



DED 547

Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

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

Name:	TISRARA Community Sports Park
Address:	[REDACTED]
Name & Address of Agent:	SEAMUS DOWD & ASSOCIATES LTD Lisduff FOUR ROADS. Co Roscommon.
Nature of Proposed Works	SPECTATOR SHELTER TO SHELTER - 45 SPECTATORS
Location (Townland & O.S No.)	GUILWAKEAVA FOUR ROADS Digital map Q824
Floor Area	STANDING AREA 22.20m ²
Height above ground level	3400mm TO RIDGE ABOVE FFL.
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	SINGLE SKIN PVC COATED METAL SHEET
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	AS ROOF FINISH AND WAP PLASTER FINISH
Is proposed works located at front/rear/side of existing house.	N/A



Roscommon County Council

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

Has an application been made previously for this site	YES
If yes give ref. number (include full details of existing extension, if any)	PD 18252/91
Existing use of land or structure	GREEN AREA
Proposed use of land or structure	SPECTATOR SHELTER
Distance of proposed building line from edge of roadway	40 METRES
Does the proposed development involve the provision of a piped water supply	N/A
Does the proposed development involve the provision of sanitary facilities	N/A

Signature: Seamus Donohue

Date: 2/03/2023

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



Current phase 4 works (2021)
identified in red text and shaded yellow

DATE: Feb 2021 8:51:14 AM

Existing Landscaping

Existing Site Boundary

Existing Shed
BANDBALL COURT AND EXERCISE & WEIGHTS ROOM

Existing Drainage

Existing Sewerage Treatment Plant

EXISTING SITE ACCESS TO SPORTS PARK

EXISTING Pedestrian Entrances

EXISTING Car Park

EXISTING Field Gate and disabled access Turnstile

To Four Roads

PUBLIC ROAD

To Dysart

Proposed tarpspray and chip finish together with traffic calming measures to existing car parking area Phase 4

Proposed 36 x 24m all weather playing surface = 864m² Phase 4

Phase 4

EXISTING Lighting column

Existing Training Pitch

Replacement of stay ropes in existing ball retaining nets

All weather track and field surface Phase 4

Existing Site Boundary

EXISTING Athletic walking track shown thus

Existing conservation habitat

Existing mature planting

Proposed spectator Shelter Phase 4

Existing playing Pitch

Existing tree Planting to East boundary

Existing agricultural use

PHOTO 1.
Replacement of stay ropes in existing ball retaining nets

PHOTO 2.

PHOTO 3.

PHOTO 4.

PHOTO 5.
Backwork wall

PHOTO 6.

PHOTO 8.

Existing access gate

Existing pedestrian access gate

To Dysart

ADJOINING NATIONAL SCHOOL GROUND

Roscommon County Council

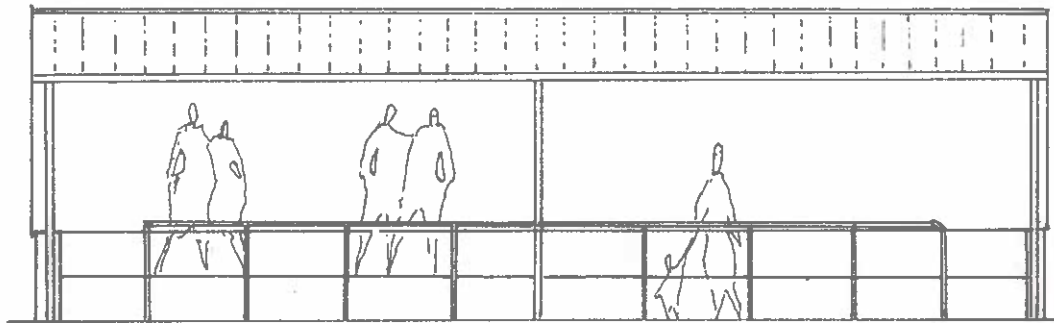
09 MAR 2023

PLAN

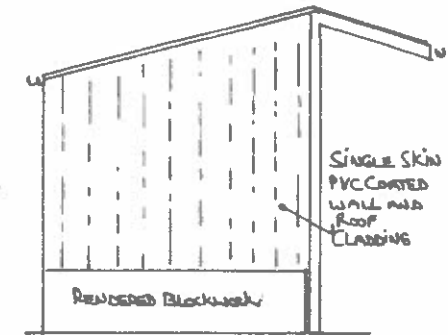
PREPARED BY: SEAN & US DOWD & ASSOCIATES LIMITED



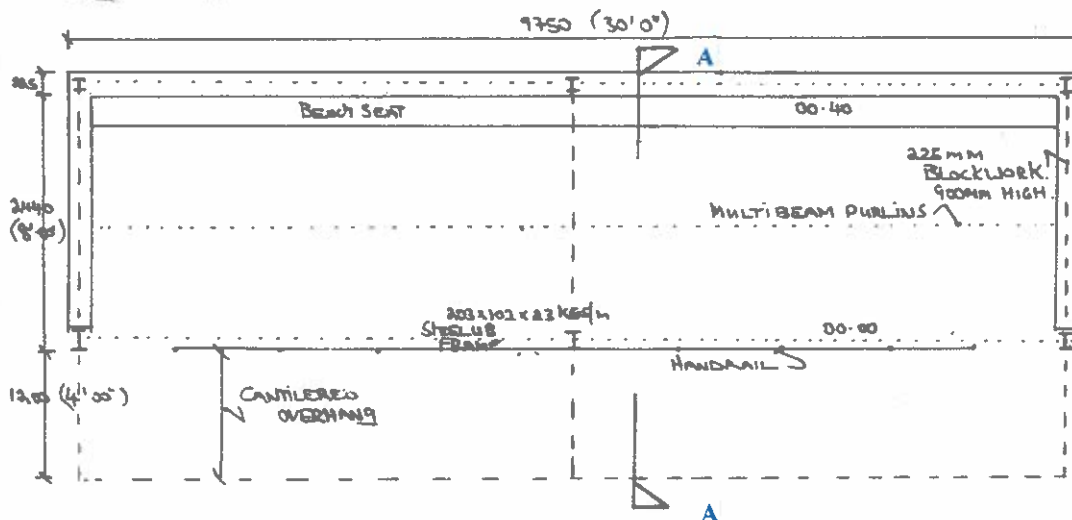
PREPARED BY: SEAMUS DOWD & ASSOCIATES LIMITED



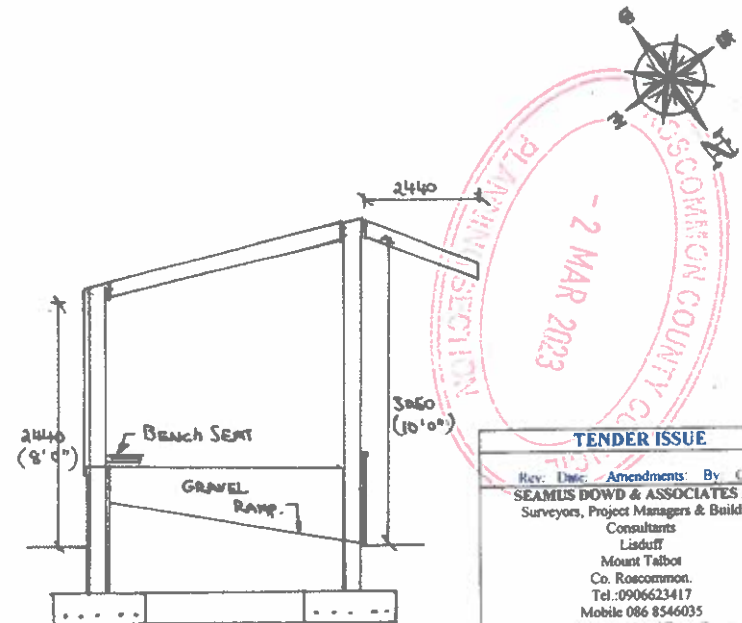
FRONT ELEVATION
Scale 1:50



END ELEVATION
Scale 1:50



PLAN
Scale 1:50



SECTION A-A
Scale 1:50

TENDER ISSUE		
Rev.	Date:	Amendments By Cld.
SEAMUS DOWD & ASSOCIATES LTD		
Surveyors, Project Managers & Building Consultants		
Lisduff		
Mount Talbot		
Co. Roscommon.		
Tel: 0906623417		
Mobile 086 8546035		
Email: seamusdowd@gmail.com		
PROJECT		
Phase 4 development works to the existing sports facility at Tisrara Community Sports Park, Cuihakeava / Carricknagar, Four Roads, Co. Roscommon.		
CLIENT		
Tisrara Community Sports Park Ltd		
DRAWING TITLE		
Spectator Shelter		
DATE: Feb 2021 SCALE: 1:50		



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

COMMON COUNTY COUNCIL
- 2 MAR 2023



PHOTO 1.



PHOTO 2.

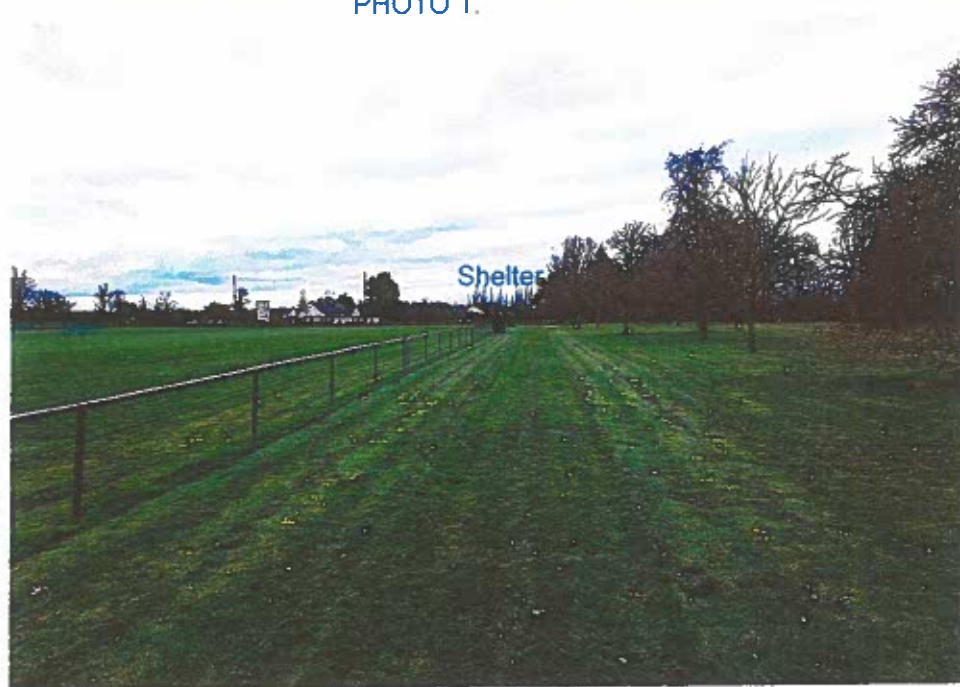
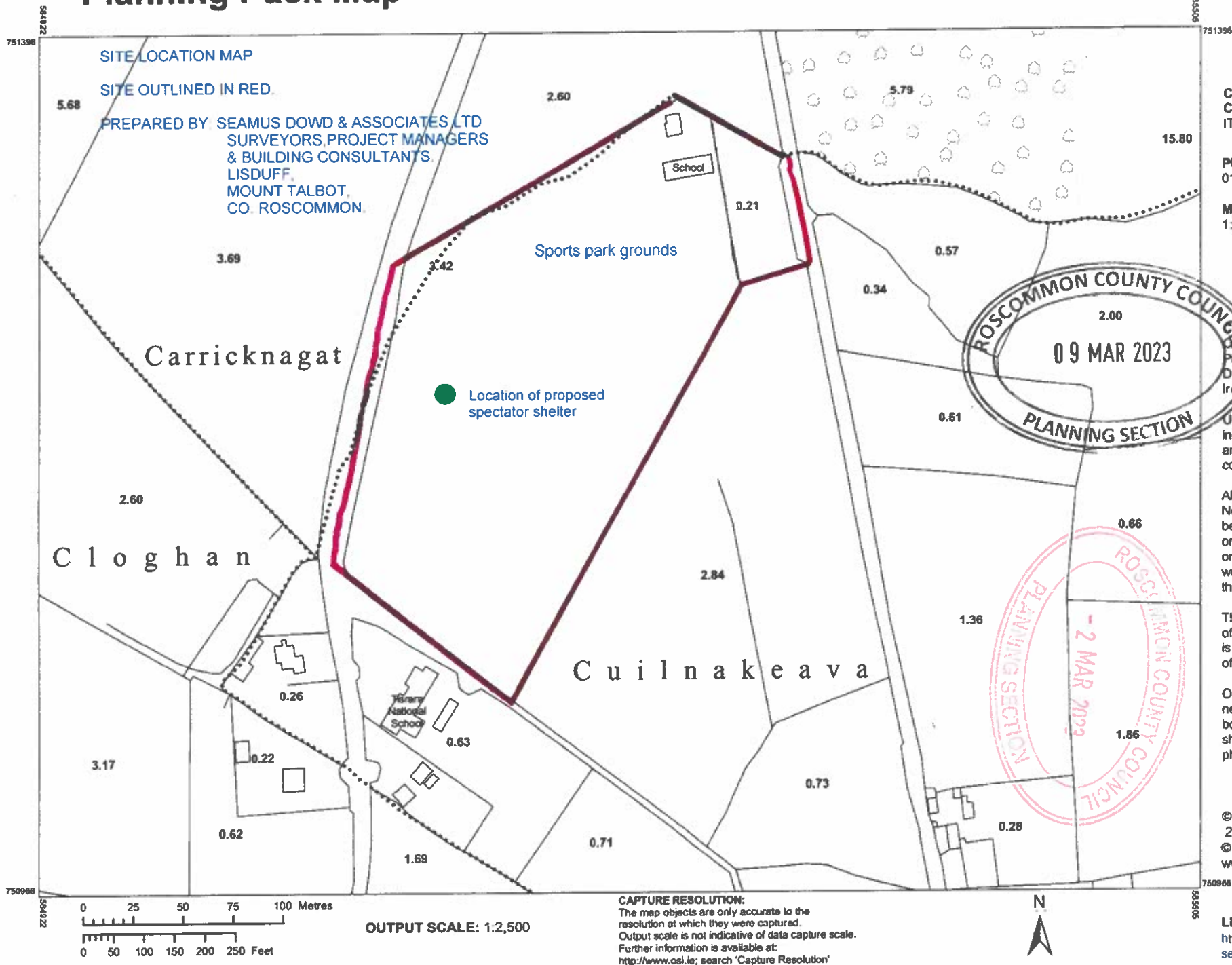


PHOTO 3.



PHOTO 4.

Planning Pack Map



CENTRE COORDINATES:
ITM 585214,751181

PUBLISHED: 01/05/2018
ORDER NO.: 50005878_1

MAP SERIES: 1:5,000
MAP SHEETS: 2824

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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'

Sharon Kelly

From: Seamus Dowd <seamusdowd@gmail.com>
Sent: Thursday 2 March 2023 16:17
To: Planning Department
Cc: [REDACTED]
Subject: Continuing development/improvement works at Tisrara Community Sport Park, Four Roads, Co. Roscommon. Sports Park
Attachments: COVER LETTER. 02.03.2023._001404.pdf; SITE LOCATION MAP. 02.03.2023._001403.pdf; APPLICATION FORM. 02.03.2023._001405.pdf; SITE LAYOUT. 01.03.2023._001401.pdf; SPECTATOR SHELTER- PHASE 4. 26.02.2021._000024.pdf; PHOTOS. 01.03.2023._001400.pdf

Dear sirs.

Attached is an application for a Declaration under Section 5 of the Planning and Development Act 2000 in connection for the provision of spectator shelter at the above ongoing development.

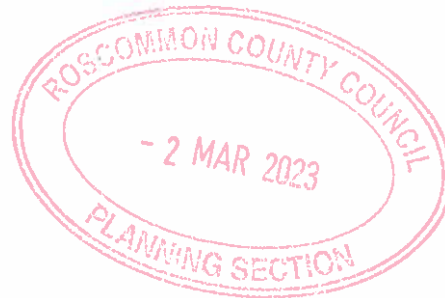
Regards.

Seamus Dowd

SEAMUS DOWD MCIOB. MSCSI.

**DIRECTOR
SEAMUS DOWD & ASSOCIATES LIMITED**

**REGISTERED BUILDING SURVEYORS
&
CHARTERED CONSTRUCTION MANAGERS**
LISDUFF
FOUR ROADS
COUNTY ROSCOMMON
PHONE: 0906623417, MOBILE: 086 8546035
EMAIL: seamusdowd@gmail.com



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The Planning Department
Roscommon County Council
Roscommon



02/03/2023

RE- Application for a Declaration under section 5 of the Planning and Development Act 2000 (as amended), regarding exempted development at the existing sports facility in Tisrara Community Sports Park, Cuilnakeava /Carricknagat, Four Roads, Co. Roscommon.

Please find enclosed the following documents relating to the above application:

1. Completed application form
 2. Site location map
 3. Site layout map.
 4. Spectator shelter plan, elevations and section. Option A. 2400MM Deep and Option B for 4700mm deep
 5. Photographs 1-8
- Planning Fee : Exempted in accordance with Section 157 (1) of the Planning and Development Regulations 2001-2015



SEAMUS DOWD. (Agent)
086 8546035

Encl :



Mary Dolan

From: Planning Department
Sent: Wednesday 8 March 2023 14:50
To: Seamus Dowd
Cc: Planning Department
Subject: RE: Continuing development/improvement works at Tisrara Community Sport Park, Four Roads, Co. Roscommon. Sports Park

Hello Seamus,

I refer to your e-mail below together with attachments.

The exemption under Section 157(1) of The Planning & Development Act 2000 (as amended) pertains to planning applications, it does not pertain to applications for a Declaration under Section 5 of The Planning & Development Act 2000 (as amended).

The fee applicable to an application for a Section 5 Declaration is €80.00. You may pay this fee over the phone by calling the Payment's Office, Roscommon County Council or alternatively a staff member from The Payment's Office may ring you.

An application is not valid until the relevant fee has been paid.

Regards,

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



From: Seamus Dowd <seamusdowd@gmail.com>
Sent: Thursday 2 March 2023 16:17
To: Planning Department <Planning@roscommoncoco.ie>
Cc: [REDACTED]
Subject: Continuing development/improvement works at Tisrara Community Sport Park, Four Roads, Co. Roscommon. Sports Park

Dear sirs.

Attached is an application for a Declaration under Section 5 of the Planning and Development Act 2000 in connection for the provision of spectator shelter at the above ongoing development.

Regards.

Seamus Dowd

SEAMUS DOWD MCIQB. MSCSI.

**DIRECTOR
SEAMUS DOWD & ASSOCIATES LIMITED**

**REGISTERED BUILDING SURVEYORS
&
CHARTERED CONSTRUCTION MANAGERS**

LISDUFF
FOUR ROADS
COUNTY ROSCOMMON
PHONE: 0906623417, MOBILE: 086 8546035
EMAIL: seamusdowd@gmail.com

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Regards.

Seamus Dowd

SEAMUS DOWD MCIOB. MSCSI.

**DIRECTOR
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