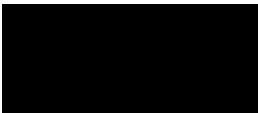




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Kiltrustan National School,



Date: 7<sup>th</sup> June, 2023

Ref: DED 561

**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 an all-weather pitch on the existing grass (measuring 20m x 50m) with low fencing, to the rear of Kiltrustan National School, Kiltrustan, Strokestown, County Roscommon is or is not development or is or is not exempted development.

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A Chara,

Further to your application received on the 11<sup>th</sup> May, 2023 and in order for the Planning Authority to determine as to whether the construction of an all-weather pitch on the existing grass (measuring 20m x 50m) with low fencing, to the rear of Kiltrustan National School, Kiltrustan, Strokestown, County Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. The Planning Authority note that a significant portion of the subject site is within the Zone of Archaeological Notification around 3 no. recorded monuments in the adjoining graveyard. In order for the Planning Authority to advance the assessment of this application under Section 5 of the Planning and Development Act, 2000, as amended, you are requested to submit comprehensive details of all the proposed works in the construction of the all-weather pitch. Please also submit specific details in relation to the proposed low fencing, in terms of type, height, colour and proposed location (to be indicated on a suitably scaled site layout plan.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 561**.

**Note:** Replies to this communication must be by way of original documents.

Mise le meas,

**Administrative Officer,  
Planning.**

**From:** Planning Department  
**Sent:** Wednesday 7 June 2023 15:38  
**To:** [REDACTED]  
**Subject:** RCC Planning Ref. No. DED 561 - Request for Further Information  
**Attachments:** DED 561 Request for Further Information.pdf

A Chara,

Please find attached, letter dated 7<sup>th</sup> June 2023 requesting the submission of Further Information in respect of Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), Reference No. DED 561 refers.

Mise le meas,

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



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



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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.

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

**Reference Number:** DED 561

**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 construction of an all-weather pitch on the existing grass (measuring 20m x 50m) with low fencing, to the rear of Kiltrustan National School, Kiltrustan, Strokestown, County Roscommon

**Applicant:** Kiltrustan National School

**Date:** 1<sup>st</sup> June 2023

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WHEREAS a question has arisen as to whether the construction of an all-weather pitch on the existing grass (measuring 20m x 50m) with low fencing, to the rear of Kiltrustan National School, Kiltrustan, Strokestown, 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 11 and Class 33 of Part 1 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**

Kiltrustan National School is located in Kiltrustan, Strokestown, County Roscommon and is accessed off the L1410 Local Primary Road. The proposed development comprises the construction of an all-weather pitch on the existing grass (measuring 20m x 50m) with low fencing, to the rear of Kiltrustan National School. A significant portion of the subject site is within the Zone of Archaeological Notification around 3 no. recorded monuments in the adjoining graveyard.

The subject site is not in, adjoining or in very close proximity to any European designated sites. The closest site is Annaghmore Lough (Roscommon) SAC (Site Code: 001 626), approximately 2.4km south west of the subject site. Having regard to the scale of the proposed development and the separation distances between the site and the Natura 2000 network, it is considered that the conservation objectives of the network will not be impacted by the proposed works.

**Planning History**

PD 06 1202 – Permission *granted* to alter and extend existing school building.

PD 03 1141 - Permission *granted* retain car park and complete car park entrance.

### 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 construction of an all-weather pitch on the existing grass (measuring 20m x 50m) with low fencing, to the rear of Kiltrustan National School constitutes development, as defined in Section 3 of the said Act.

The proposed all-weather pitch with low fencing to the rear of the school has been considered in the context of Class 11 and Class 33 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

### PART 1 - Article 6 - Exempted Development – General

Description of Development	Conditions and Limitations
<i>Sundry Works</i> CLASS 11  The construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of – (a) any fence (not being a hoarding or sheet metal fence), or (b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.	<ol style="list-style-type: none"><li>1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.</li><li>2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.</li></ol>

Description of Development	Conditions and Limitations
<p><i>Development for amenity or recreational purposes</i></p> <p>CLASS 33</p> <p>Development consisting of the laying out and use of land—</p> <p>(a) as a park, private open space or ornamental garden,</p> <p>(b) as a roadside shrine, or</p> <p>(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.</p>	<p>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.</p>

While the proposed all-weather pitch with low fencing to the rear of the school has been considered in the context of Class 11 and Class 33 above, in the absence of a comprehensive details of works for the proposed development, it is not considered possible at this juncture to determine if the proposed works in this case is exempted development. The restrictions on exemptions set out in Art 9 (1)(a) (viiA) excludes development which would otherwise be exempted development under these regulations where the carrying out of such development would consist or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places. A significant portion of the subject site is within the Zone of Archaeological Notification around 3 no. recorded monuments in the adjoining graveyard.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available and the nature of the proposal detailed 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 EIA or 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 exemptions set out in Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

### **Recommendation**

Request the following **further information**

The Planning Authority note that a significant portion of the subject site is within the Zone of Archaeological Notification around 3 no. recorded monuments in the adjoining graveyard. In order for the Planning Authority to advance the assessment of this application under Section 5 of the Planning and Development Act, 2000, as amended, you are requested to submit comprehensive details of all the proposed works in the construction of the all-weather pitch. Please also submit specific details in relation to the proposed low fencing, in terms of type, height, colour and proposed location (to be indicated on a suitably scaled site layout plan).

**Signed:**

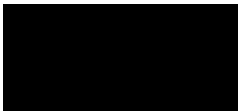


Assistant Planner

**Date:** 1<sup>st</sup> June 2023



Kiltrustan National School,



**Date:** 19<sup>th</sup> May, 2023.

**Planning Reference:** DED 561

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

**Development:** Proposed development of an all weather pitch on the existing grass, measuring 20m x 50m with low fencing to rear of school at Kiltrustan, Strokestown, Co. Roscommon

\*\*\*\*\*

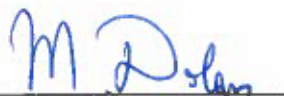
A Chara,

I wish to acknowledge receipt of your application received on the 11<sup>th</sup> May, 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. **L01/0/222653** dated 11<sup>th</sup> May, 2023 refers, receipt enclosed herewith for your attention.

**Note:** Please note your Planning Reference No. is **DED 561**.

This should be quoted in all correspondence and telephone queries.

Mise le meas,

A handwritten signature in blue ink, appearing to read 'M. D. ...', positioned above the title of the Administrative Officer.

**Administrative Officer,  
Planning.**

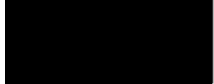


Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100  
\*\*\*\*\*

11/05/2023 12:23 21

Receipt No : L01/0/222653

KILTRUSTAN N.S.



PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 561	

Total :	80 00 EUR
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Tendered :	
Cheque	80 00
002203	

Change :	0 00
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Issued By : Bernadine Duignan  
From : Central Cash Office



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

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



## Roscommon County Council

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

Name:	KILTRUSTAN N.S.
Address:	[REDACTED]
Name & Address of Agent:	/
Nature of Proposed Works	The development of an all weather pitch on the existing grass, measuring 20m x 50m with low fencing to rear of school.
Location (Townland & O.S No.)	F42K250
Floor Area	50m x 20m.
Height above ground level	/
Total area of private open space remaining after completion of this development	N/A.
Roofing Material (Slates, Tiles, other) (Specify)	/
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	/
Is proposed works located at front/rear/side of existing house.	Rear of school.

## 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	No
If yes give ref. number (include full details of existing extension, if any)	/
Existing use of land or structure	School pitch - same use.
Proposed use of land or structure	school pitch - pupils can play
Distance of proposed building line from edge of roadway	50m. It is at Rear of school.
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No.

Signature:

Saeed Hickey

Date:

8/5/23



**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) Details specification of development proposed ✓

↓  
Copy enclosed with details.



An Roinn Forbartha  
Tuaithe agus Pobail  
Department of Rural and  
Community Development



Tionscadal Éireann  
Project Ireland  
**2040**

Ár dToghchaí  
Tuaithe  
Our Rural  
Future



## CLÁR FUNDING 2023

### PROJECT APPLICATION

#### MEASURE 1: DEVELOPING COMMUNITY FACILITIES AND AMENITIES

##### Community Group / School/ Local Development Company Information

Group Name:	Kiltrustan National School
Contact Person and Position Held:	
Address:	Kiltrustan N.S. Strokestown, Co. Roscommon. F42K250
Email:	
Telephone No.:	

##### Project Information

Facility Name:	Kiltrustan National School																					
<b>LOCATION</b> Please provide the Eircode or XY (ITM format) Co-ordinates  Irish Transverse Mercator (ITM)  Coordinates can be converted to required format here: <a href="https://gnss.osi.ie/new-converter/">https://gnss.osi.ie/new-converter/</a> . (Data will be used to geo-map all successful projects).	<b>EIRCODE</b> <table><tr><td>F</td><td>4</td><td>2</td><td>K</td><td>2</td><td>5</td><td>0</td></tr></table> <b>XY (ITM)</b> <table><tr><td>E</td><td></td><td></td><td></td><td></td><td></td><td></td><td>N</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	F	4	2	K	2	5	0	E							N						
F	4	2	K	2	5	0																
E							N															
DED NAME and ID:	ROSCOMMON 16230																					
Is project located in a CLÁR DED Y/N:	YES																					
Is project located in a Natura 2000 site (SAC/SPA) (Y/N).  [Check <a href="#">here</a> ]	No																					



<p><b>If it is, has an Appropriate Assessment* per Habitats Directive been completed (Y/N)</b></p> <p>*See OPR Practice Note PN01 <a href="http://www.opr.ie">www.opr.ie</a></p>	
<p><b>Are these works part of a larger project Y/N:</b></p> <p>If Yes, please provide details.</p>	<p><b>No</b></p>
<p><b>Does the applicant own the property or is there a minimum 15 year lease in place:</b></p> <p>Please provide details</p>	<p><b>The application is made by Kiltrustan National School, Strokestown, Co. Roscommon.</b></p>
<p><b>Is planning permission in place (if applicable)? Please provide reference number if decision pending</b></p>	<p><b>Application made to Roscommon County Council for exempted development. Copy of the application is attached. Reference number to follow once application has been accepted. Planning permission is not expected to be needed as the fence height is planned to be restricted.</b></p>
<p><b><u>Outline the nature and scope of the works:</u></b></p> <p>The development of an all-weather pitch at Kiltrustan National School to replace a section of the water-logged pitch we have at the moment, providing a safe surface for the children to play on.</p> <ul style="list-style-type: none"> <li>- Site preparation: The first step in constructing this will be to prepare the site. Laragan Quarries have offered to prepare all groundworks for us. It may involve levelling the ground slightly. There is a grass pitch here in place at the rear of the school.</li> <li>- Base construction: The base layer of an all-weather pitch typically consists of a layer of compacted aggregates, such as crushed stone or gravel. This layer provides a stable foundation for the pitch and allows for proper drainage.</li> <li>- Surface layer: The surface layer of an all weather pitch is made up on synthetic materials. The exact surface will depend on how much money we can secure. Some are more expensive than others.</li> <li>- Markings and accessories: Once the surface layer is installed, goalposts, nets and low fencing will be installed.</li> </ul>	

### Outline of the need and rationale for the works:

Our enrolment figures have increased significantly over the last few years, from 14 pupils in September 2019 to 42 pupils in May 2023 with enrolment increasing further next year. We have no school hall and we are in desperate need for some safe area for the children to engage with P.E. class and indeed just to run on. We have a significant number of children with special needs. As our enrolment increased, the pitch conditions deteriorated rapidly. The surface is very difficult, particularly during the winter months. We have a child with a life threatening acquired brain injury. This child is getting older and he wants to be able to run on the grass on the pitch also. He is not allowed on the tarmac area in case of a fall.

We developed a sensory garden last year without any government funding to allow the children a safe place to go to. The funds were raised with donations from parents. We are not in a position to ask parents again for such a substantial amount of money to allow this pitch to be developed.

The grass surface at the moment gets extremely muddy. We were unable to allow any of the children onto the grass for a few months this year as it was too dangerous to allow them to do so. Even now during the month of May, the children are getting extremely muddy and there have been many falls. There is no all weather pitch nearby. Kiltristan Sports Field do not have an all weather pitch and unfortunately even if they had we would be unable to walk that distance. We are a lovely, small rural community and we feel that our children deserve to be able to play on the grass without a fear of falling or getting too muddy and wet.

1. Increased access to sports and physical activity: An all-weather pitch can provide a safe and reliable surface for sports and physical activity, regardless of weather conditions. This can increase opportunities for students to participate in sports and other activities, which can have positive impacts on their physical health and well-being.
2. Improved facilities for physical education: An all-weather pitch can provide a dedicated space for physical education classes, allowing for a wider range of activities to be offered and enabling students to practice skills and techniques in a controlled environment.
3. Enhanced community use: An all-weather pitch can be used by students outside of school hours, as well as by community groups and local sports teams. This can provide a valuable resource for the wider community and help to foster stronger relationships between the school and its surrounding area.
4. Increased revenue potential: If the all-weather pitch is made available for community use, it can generate revenue for the school through rental fees or other forms of income.
5. Reduced maintenance costs: An all-weather pitch requires less maintenance than a natural grass pitch, which can be costly and time-consuming to maintain. This can free up resources for other areas of our school's budget.

Overall, an all-weather pitch can provide a valuable resource for a school, offering a safe and reliable surface for sports and physical activity that can be used year-round. By increasing opportunities for physical activity and providing a dedicated space for sports and physical education, an all-weather pitch can have positive impacts on the health and well-being of students and the wider community.



**Is the project accessible, as far as practicable, to all abilities and ages?**

Yes it is for all abilities and ages.

**Does the project enhance biodiversity, if so, please outline**

Yes, it will enhance biodiversity. We plan to grow a wildflower area outside of the fencing.

There are some potential indirect benefits to biodiversity that will be associated with this development. It will serve as a green space that provides a habitat for some species that are able to adapt to the environment. The pitch will also help to reduce stormwater runoff and provide some benefits for water quality and soil health. It will be designed in such a way that it minimises negative impacts and maximises potential benefits.

**Has this project (or similar) applied for grant assistance under CLÁR (or any other scheme) in the past 5 years (Y/N)?**

No we have not received any grant assistance under Clár or any other scheme in the past 5 years.

**Has an application in respect of this facility been approved under CLÁR or any other scheme in the past 5 years (Y/N)?**

If yes, please provide details.

**NO**

**Has an application for funding for this project been approved (or pending decision) under any other scheme or programme (Y/N)?**

If yes, please provide details.

**NO**



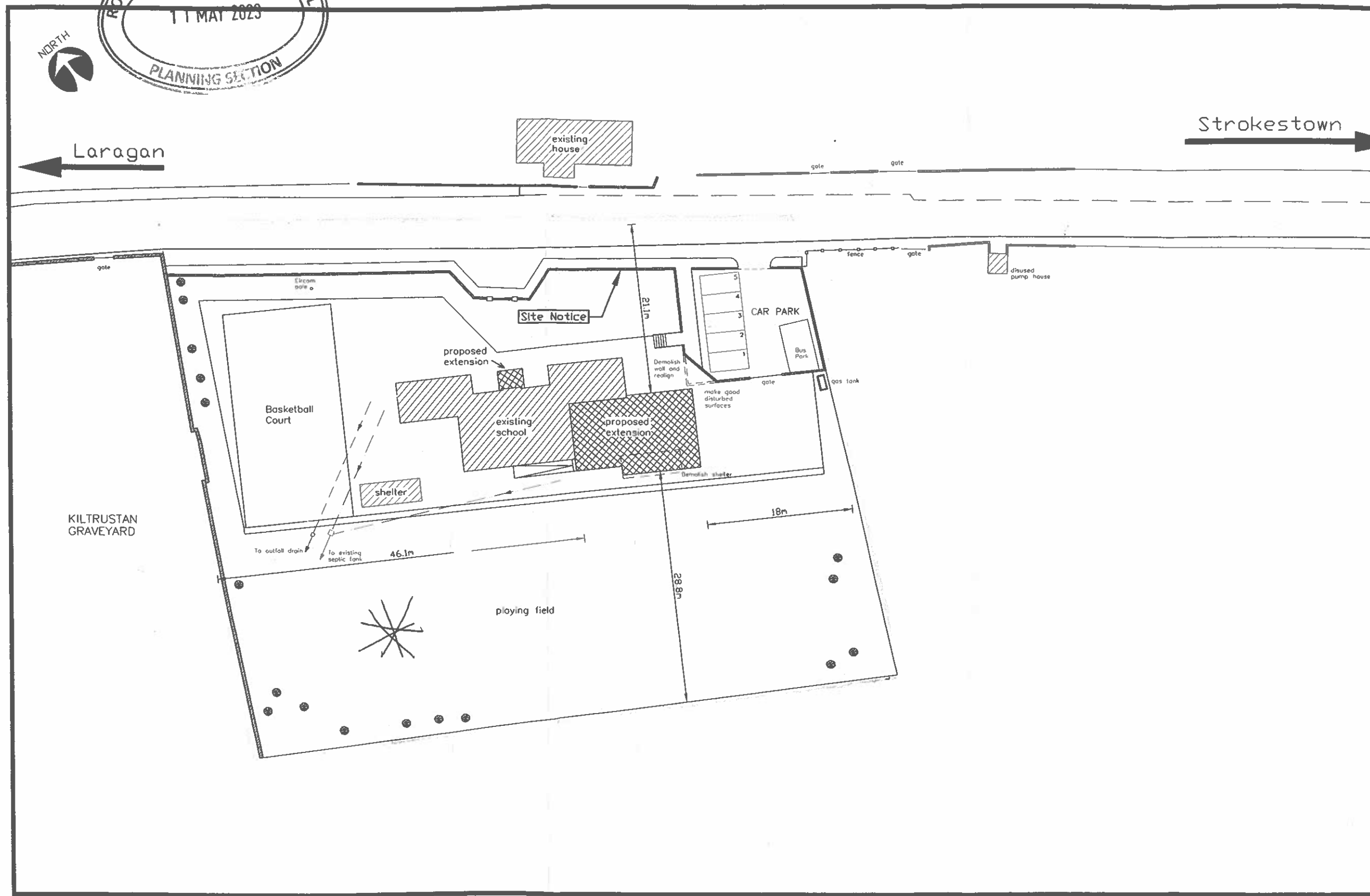
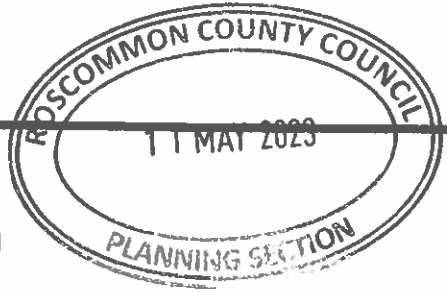
**Detailed Costings for Proposed Project:**

Please provide detailed breakdown of individual elements and associated costs of the proposed works including any administration/other fees/costs:

<b>Project Elements</b> (provide details of each element )		<b>Cost (inc. VAT)</b>
1. Site preparation		
2. Drainage		
3. Installation of the artificial surface		
4. Fencing		
5. Nets and goalposts		
6.		
7.		
8.		
<b>Professional fees: Hanly Quarries will be able to engineer and survey</b> (e.g. architectural, engineering, survey costs)	<b>% of overall project</b> ( 5 %)	
<b>Total Cost</b>		
<b>Funding amount sought:</b> [REDACTED]		
<b>Match Funding:</b> (Minimum 10% of total cost)		
<b>Source(s) of Match Funding:</b>		



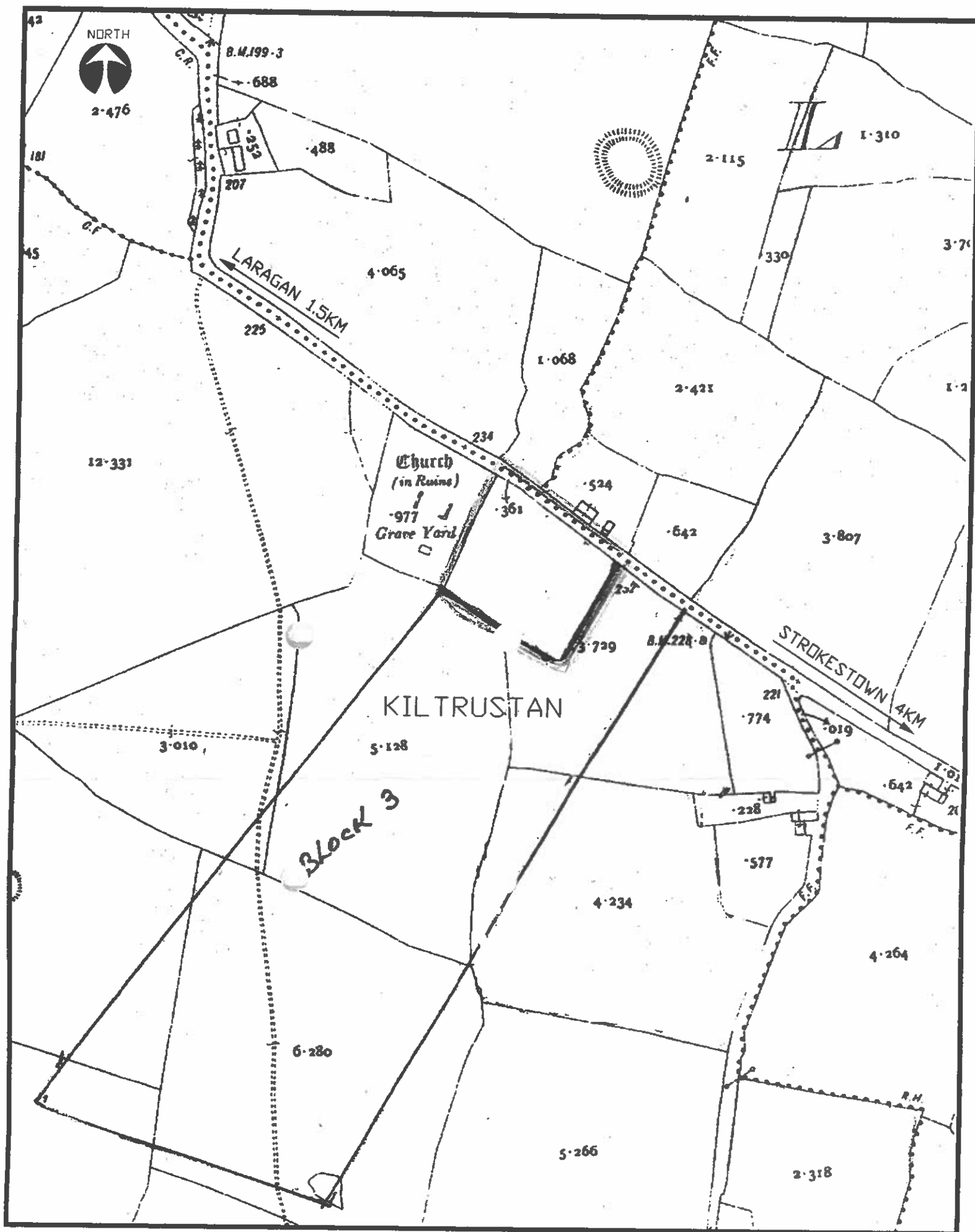




SITE LAYOUT

# Notes :

All works to comply with 1997, 2000 & 2002 Building Regulations  
 All dimensions to be checked on site  
 Applicant's property outlined in BLUE  
 Applicant's site outlined in RED  
 Stormwater Sewer  
 Foul Sewer



Ordnance Survey Ireland Licence No. EN 0012206  
 © Ordnance Survey Ireland Government of Ireland  
 OS Ref No. 23/6

## SITE LOCATION

### REVS :

FERGAL GEOGHEGAN + CO.  
 CIVIL ENGINEERS  
 STROKESTOWN  
 CO. ROSCOMMON  
 phone/fax (071)9633851

AREA OF SITE 0.495ha

JOB :	Extension To Kiltrustan School		
CLIENT :	Board of Management of Kiltrustan School		
DRAWING :	Site Layout & Site Location		
SCALE :	1:500, 1:2500	BY :	E.S.
DATE :	June 2006	NO :	06/28/1

