

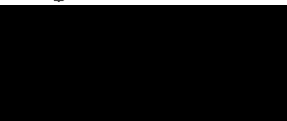
ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

Lough Ree Access for All,



Reference Number: DED 570

Application Received: 1st June, 2023

Location: Gortgallon, Ballyleague, Co. Roscommon.

WHEREAS a question has arisen as to whether the installation of a parking area for wheelchair users And people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre at Gortnagallon, Ballyleague, 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 Acts 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- (c) Class 35, Part 1, Schedule 2 of the 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); and,
- (e) The planning history on the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The proposed works constitute development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations;
- (b) The proposed development is not exempted development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations.

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 in respect of the said works at Gortgallon, Ballyleague, Co. Roscommon, having regard to the definitions and exempted development provisions contained within the Planning and Development Act 2000 (as amended) and associated Regulations that the said works constitute development that is not exempted development.

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 Council:

A handwritten signature in cursive script, appearing to read 'Tracy Davis'.

Senior Executive Planner, Planning.

Date: 15th August, 2023

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000-2015**

Reference Number:	DED 570
Re:	Application for a Declaration under Section 5 of the Planning and Development Act 2000 as amended, regarding Exempted Development for the ' <i>Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre</i> '.
Name and Address of Applicant:	Lough Ree Access for All
Location of Development:	Gortnagallon, Ballyleague , Co Roscommon.

NOTE: This report has been prepared following receipt of a response to the Planning Authority's request for clarification of further information. This report should be read in conjunction with the planning officers' original report of 21st March 2023 and report of the 5th July 2023 which amongst other matters details and considers:

- Development proposal and site assessment
- Relevant statutory provisions

Clarification of further information requested: 14th June 2023

Clarification response received: 28th July 2023

2.0 Planning Assessment following receipt of Further Information

Summary of issues on which further information was sought:

Item 1:

- a) Clarification as to who the statutory undertaker is the applicant claimed that they were carrying out the works on behalf of.
- b) Confirmation from the statutory undertaker that the works are being carried out on their behalf

Assessment of further information received:

Item 1:

The applicant has responded stating that the works would be carried out by them for people with disabilities and that the lands in question are being lease from Waterways Ireland which are a statutory undertaker. A letter has been submitted from Waterways Ireland stating that they own the property subject of the section 5 application, that the property is being leased by the applicant and that they support the development. While RCC acknowledges that the proposed development is to provide inclusive access for all and RCC is supportive of such proposal, the development must be considered in the context of the Planning and Development Regulations 2001 as amended and the Planning and Development Act 2000 as amended to determine if it is exempt development. Having regard to the fact that the organisation carrying out the works is not a statutory undertaker and the development is required to serve the needs of that organisation, notwithstanding the fact that a statutory undertaker owns the land, the development as described in the Section 5 applicant cannot be determined as exempt development and a declaration to that effect shall be issued.

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 proximate to Lough Ree SAC and SPA, given that the principle of the development has been determined as NOT to fall into the categories of exempt development as set out in Class 35 Part 1, Schedule 2 of the of the Planning and Development Regulations 2001 (as amended), it is not considered appropriate at this stage to proceed to an AA Screening. In the event a planning application is submitted for the development the potential impacts on European sites will be considered at that stage.

Final Assessment:

WHEREAS a question has arisen as to whether the *'Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre'* at Gortnagallon, Ball league, Co Roscommon is **or is not development and is or is not exempted development**


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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- (c) Class 35, Part 1, Schedule 2 of the 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); *and,*
- e) *The planning history at the site*

AND WHEREAS I have concluded that

- a) The works are development
- b) The works are not exempted development

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

Signed 
Paula Connaughton
Executive planner

Date: 11th Aug 2023

Signed 
Senior/ Senior Executive Planner

Date: 14/8/2023

Lough Ree Access For All CLG

Ballyleague,
Co. Roscommon,
Ireland

T: +353 (0)43 33 21734



Tracy Davis,
Senior Executive Planner,
Planning Department,
Roscommon County Council



28th, July 2023

Re : Planning Reference DED570

Dear Tracy,

Thank you for your letter of July 14th, 2023 re above.

I am pleased to submit the following further information as requested:

- a) Lough Ree Access For All CLG is carrying out the development for people with disabilities at the Gortnagallon, Ballyleague, county Roscommon in accordance with the terms of a lease set out by the statutory undertaker which owns the property - Waterways Ireland. Letter of clarification attached.
- b) Written confirmation (attached) from Waterways Ireland confirms that the works will be carried out by the CLG on behalf of Waterways Ireland as set out in our lease agreement.

Many thanks

Ciaran Mullooly
Secretary
Lough Ree Access For All CLG

Built for You

Lough Ree Access For All CLG, Ballyleague, Co. Roscommon, Ireland Tel: +353 (0)43 33 21734

Website: www.loughreeboattrips.com Company Registration No: 666834

A Not for Profit Organisation. Established 2020 Registered Charity No.: 20206009

Directors : Brenda Tallon, Dorothy Coyle, Liam Kelly, Alan Farrell, Philip Gordon, Ciaran Mullooly
(Company Secretary)

27 July 2022

To Whom It May Concern

Waterways Ireland is one of six North/South Implementation Bodies established under the British-Irish Agreement of 1998. It is the cross-border navigational authority responsible for the management, maintenance, development and promotion of over 1000 km of inland navigable waterways, principally for recreational purposes and including the river Shannon at Ballyleague, county Roscommon

This is a letter to confirm that Lough Ree Access For ALL CLG presently hold a fifteen year lease with Waterways Ireland on property owned by WI at the North Quay, Ballyleague, county Roscommon. Under the terms of that lease, LRAFA CLG has set out plans previously to renovate the building, set up a new reception centre for the Access for all boat service for people with disability and provide appropriate facilities and parking on our behalf for users of the boat and the navigation nearby.

We are pleased to support the ongoing development of the region with this tremendous and inclusive facility.

Kind regards



Éanna Rowe
Regional Manager



Oifig Réigiúnach an Iarthair
Cuan na Scairbhe
Bóthar an Duga
Baile Driú
An Scairbh
Contae an Chláir

T: +353 (0) 61 922033

Western Regional Office
Scariff Harbour
Dock Road
Drewnsborough
Scariff
Co. Clare

E: info@waterwaysireland.org

Western Regional Office
Scariff Harbour
Dock Road
Drewnsborough
Scariff
County Clare

W: www.waterwaysireland.org



Lough Ree Access for All CLG,

Date: 14th July, 2023
Reference No: DED 570

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 installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre at Gortnagallon, Ballyleague, Co. Roscommon is or is not development or is or is not exempted development.

A Chara,

Further to your application received on the 1st June, 2023 and further information received on 3rd July, 2023 and in order for the Planning Authority to determine as to whether to the installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre at Gortnagallon, Ballyleague, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

- Please clarify who the statutory undertaker is and if they are connected with the operation, use or management of a watercourse, canal, river, lake or other inland waterway.
- Provide written confirmation from the said statutory undertaker that the works outlined in this section 5 application will be/have been carried out by them or on their or on behalf.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 570**.

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

Mise le meas,

Tracy Davis

Tracy Davis,
Senior Executive Planner,
Planning.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000-2015**

Reference Number:	DED 570
Re:	Application for a Declaration under Section 5 of the Planning and Development Act 2000 as amended, regarding Exempted Development for the <i>'Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre'</i> .
Name and Address of Applicant:	Lough Ree Access for All
Location of Development:	Gortnagallon, Ballyleague , Co Roscommon.

NOTE: This report has been prepared following receipt of a response to the Planning Authority's request for further information. This report should be read in conjunction with the planning officers' original report of 21st March 2023 which amongst other matters details and considers:

- Development proposal and site assessment
- Relevant statutory provisions

Further information requested: 28th June 2023

Further information response received: 4th July 2023

2.0 Planning Assessment following receipt of Further Information

Summary of issues on which further information was sought:

Item 1:

Clarification as to whether the proposed works are being carried out by or on behalf of a statutory undertaker.

Assessment of further information received:

Item 1:

The applicant has responded stating that the works would be carried out by a statutory undertaker. In order to assess whether the development is exempt development clarification is required as to who the statutory undertaker is and written confirmation is required from them that the works outlined in this section 5 application will be/have been carried out by them or on their or on behalf.

Recommendation: Clarification of further information

In order to determine whether the development is exempt development:

- a) Please clarify who the statutory undertaker is and if they are connected with the operation, use or management of a watercourse, canal, river, lake or other inland waterway.
- b) Provide written confirmation from the said statutory undertaker that the works outlined in this section 5 application will be/have been carried out by them or on their or on behalf.



Signed

Paula Connaughton
Executive planner

Date: 5th July 2023

Signed

Senior/ Senior Executive Planner

Date:

Lough Ree Access For All CLG
Ballyleague,
Co. Roscommon,
Ireland
T: +353 (0)43 33 21734



Ms Mary Dolan,
Administrative Officer,
Planning Dept,
Roscommon County Council
Aras an Chontae,
Roscommon

3/7/2023

Re: Planning Reference Number DED570

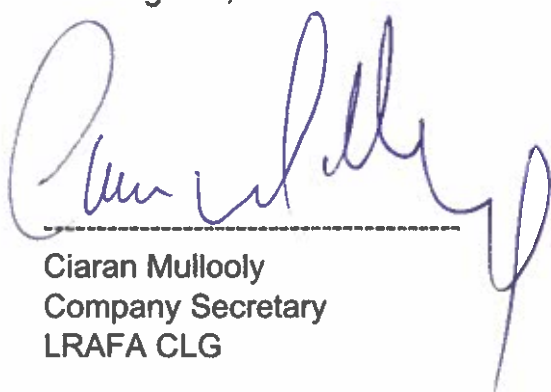


Dear Mary,

Thank you for your letter of 28/6/2023

I wish to confirm that the proposed works are being carried out on behalf of a statutory undertaker.

Kind regards,



Ciaran Mullooly
Company Secretary
LRAFA CLG

Built for You

Lough Ree Access For All CLG, Ballyleague, Co. Roscommon, Ireland Tel: +353 (0)43 33 21734

Website: www.loughreeboattrips.com Company Registration No: 666834

A Not for Profit Organisation. Established 2020 Registered Charity No.: 20206009

Directors : Brendan Tallon, Dorothy Coyle, Liam Kelly, Alan Farrell, Philip Gordon, Ciaran Mullooly
(Company Secretary)

TERMS OF THE AGREEMENT

GRANT AMOUNT AND PURPOSE OF GRANT

1. Grant aid of **€200,000** was approved by the Department of Rural and Community Development (Department) to support the application approved under ORIS Measures 2, 2021.
2. Grant aid shall not exceed 90% of the total eligible cost.
3. The grant aid is approved by the Department under the ORIS 2021 programme whose objective is to provide funding for the development and/or enhancement of outdoor recreational infrastructure such as trails, walkways, cycleways, blueways and bridleways in rural areas.
4. The purpose of the grant aid is to fund the project as detailed above in Table 1.
5. Grant aid is approved for the project elements as set out in the application form(s) and any subsequent revisions/clarifications notified to the Dept as part of their assessment or that are agreed in writing by the Department.
6. Grant aid may only be used by the recipient for the purpose approved.
7. The recipient must request and receive **prior written (electronic or hard copy) approval** from the Council (who then require Dept approval) to
 - i. change the purpose of the grant aid, or
 - ii. change any of the key elements as approved by the Department, or
 - iii. re-allocate grant aid across the key elements of the project,
 - iv. Extend the project completion date.
8. An increase in grant aid will not be provided where final project cost is higher than the budgeted project cost approved by the Department.
9. The recipient will deliver all key elements of the project as approved by the Department.
10. The grant aided project must operate as approved for a minimum of **five years** following the date of final payment of grant aid by the Department or the final commissioning of the project, whichever is the longer.
11. A copy of the group's Constitution and Memorandum of Association are required.
12. The recipient undertakes to protect the State's investment and will not use it as security for any other activity without the consent of the Department.





Comhairle Contae
Ros Comáin
Roscommon
County Council



Lough Ree Access for All CLG,



Date: 28/06/2023

Ref: DED 570

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 installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre at Gortnagallon, Ballyleague, Co. Roscommon is or is not development or is or is not exempted development.

A Chara,

Further to your application received on the 1st June, 2023 and in order for the Planning Authority to determine as to whether works consisting the installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre at Gortnagallon, Ballyleague, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

In order to determine whether the development is exempt development clarify whether the proposed works are being carried out by or on behalf of a statutory undertaker.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 570.

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

Mise le meas,

Administrative Officer,
Planning.

From: Planning Department
Sent: Wednesday 28 June 2023 12:51
To: [REDACTED]
Subject: RCC Planning Ref. No. DED 570 - Request for Further Information
Attachments: DED 570 FI Request Letter.pdf

A Chara,

Please find attached, letter dated 28th June 2023 requesting the submission of Further Information in respect of Planning Application Reference No. DED 570.

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



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.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Lough Ree Access for All CLG,



Date: 28/06/2023

Ref: DED 570

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 installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre at Gortnagallon, Ballyleague, Co. Roscommon is or is not development or is or is not exempted development.

A Chara,

Further to your application received on the 1st June, 2023 and in order for the Planning Authority to determine as to whether works consisting the installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre at Gortnagallon, Ballyleague, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

In order to determine whether the development is exempt development clarify whether the proposed works are being carried out by or on behalf of a statutory undertaker.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 570.

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

Mise le meas,

**Administrative Officer,
Planning.**

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000-2015**

Reference Number: DED 570

Re: Application for a Declaration under Section 5 of the Planning and Development Act 2000 as amended, regarding Exempted Development for the *'Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre'*.

Name and Address of Applicant: Lough Ree Access for All

Location of Development: Gortnagallon, Ballyleague , Co Roscommon.

WHEREAS a question has arisen as to whether the *'Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre'* at Gortnagallon, Ballyleague , Co Roscommon

is or is not development, and is or is not exempted development:

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- (c) Part 1, Schedule 2 of the 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 in the vicinity of the harbour along the banks of the River Shannon in Ballyleague, Co Roscommon. Planning permission was granted in 2022 for a wheel chair accessible boat embarkation / disembarkation ramp and in 2019 for the change of use of a building for an outdoor recreational centre/lake access centre facility in close proximity to the ramp. This Section V application relates to the current facilities at the slipways which are provided to improve accessibility for people that have physical challenges.

Planning History:

22/179: Permission granted for the proposed replacement and enhancement of a wheelchair accessible embarkation / disembarkation ramp to service Lough Ree Access For All Passenger Boat, all of which will be positioned on existing slipway & within the existing footprint of slipway and all ancillary works.

19/311: Permission granted for development consisting of change of use planning application to convert existing Waterways Ireland storage shed to an outdoor recreational centre/lake access centre facility to Lough Ree. The facility will include an information area and seating area for walkers/tourists/anglers. The change of use of the premises will require alterations to the existing elevations including: replacement of existing roller shutter door with glazing (southern elevation), partial removal of existing external wall and replacement with glazing (eastern elevation), provision of wheelchair access ramp/door (eastern elevation), blocking up of existing door (eastern elevation), installation of 3 new windows (northern elevation) and installation of access door (western elevation). The works also involve removal of existing green area and provision of small car park/turning area to the north of the site, provision of outdoor seating area to the south of the site and all associated site works and service connections.

DED 526: Section 5 determination to install coffee dock in the existing waiting area and educational space at Lough Ree Access for All together with all associated site works is development and IS exempted development.

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.

Sub section 4 (1) (h) provides that development shall be exempt development if it consists of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures

Planning and Development Regulations 2001 (as amended)

Article 9 (1) applies;

Development to which article 6 relates shall not be exempted development for the purposes of the Act—
(a) if the carrying out of such development would—

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

Planning and Development Regulations, 2001 (as amended)

Schedule 2, Part 1

Column 1 Description of Development	Column 2 Conditions and Limitations
CLASS 35 Development consisting of— (a) the carrying out by or on behalf of a statutory undertaker of any works for the maintenance, improvement, reconstruction or restoration of any watercourse, canal, river, lake or other inland waterway, or any lock, quay, mooring, harbour, pier, drydock or other structure forming part of	<ol style="list-style-type: none"><i>1. The floor area of any building constructed or erected shall not exceed 40 square metres.</i><i>2. The height of any building constructed or erected shall not exceed, in the case of a building with a pitched roof, 6 metres or, in any other case, 3 metres.</i><i>3. Any car park provided or constructed shall incorporate parking space for not more than 24 cars.</i>

the inland waterway or associated therewith, and any development incidental thereto, (b) the erection or construction by or on behalf of a statutory undertaker of facilities required in connection with the operation, use or management of a watercourse, canal, river, lake or other inland waterway	
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Assessment

The question to be determined in this Section 5 referral is whether the '*Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre*' at Gortnagallon, Ballyleague, Co Roscommon 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 the '*Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre*' constitute works and is therefore development.

For the purposes of determining whether or not the '*Installation of a parking area for wheelchair users and people with disabilities and a retractable weatherproof awning for visitors to the accessibility centre*' is exempt development, the parking area and the awing will be assessed separately.

a) *Installation of a parking area for wheelchair users and people with disabilities*

b) *a retractable weatherproof awning for visitors to the accessibility centre*

a) *Installation of a parking area for wheelchair users and people with disabilities*

In order to assess this Section 5 application, clarification is required to determine whether the proposed works are being carried out by or on behalf of a statutory undertaker.

b) *A retractable weatherproof awning for visitors to the accessibility centre*

In order to assess this Section 5 application, clarification is required to determine whether the proposed works are being carried out by or on behalf of a statutory undertaker.

Final assessment:

In order to assess this Section 5 application, clarification is required to determine whether the proposed works are being carried out by or on behalf of a statutory undertaker.

Recommendation

In order to determine whether the development is exempt development clarify whether the proposed works are being carried out by or on behalf of a statutory undertaker.

Signed


Paula Connaughton
Executive planner

Date:

23/6/23

Signed _____

Date: _____

_____/ Senior Executive Planner





Lough Ree Access for All CLG,



Date: 8th June, 2023.

Planning Reference: DED 570

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

Development: The installation of a retractable parking area for wheelchair users and people with disabilities and weatherproof awning for visitors to the accessibility centre at Lough Ree Access for All, Gortnagallon, Ballyleague, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 1st June, 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. L01/0/223039 dated 2nd June, 2023 refers, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 570**.

This should be quoted in all correspondence and telephone queries.

Mise le meas,

A handwritten signature in blue ink, appearing to read 'M. D. Olan', written over a horizontal line.

Administrative Officer,
Planning.

Lough Ree Access For All CLG

Ballyleague,
Co. Roscommon,
Ireland

T: +353 (0)43 33 21734



Planning Section, Áras an Chontae, Roscommon,

Co. Roscommon

17TH May 2023 REF: 21010-LT-08



Dear Sir/Madame,

We enclose correspondence on behalf of Lough Ree Access For All CLG

We have reached conclusion of work on our Access For All Centre for people with disabilities and wish to proceed with appropriate arrangements for parking facilities and the installation of a *Retractable* weather proof awning for visitors at Gortnagallon, Ballyleague, Co. Roscommon as per attached drawing.

Can the planning authority confirm that the parking and awning is exempted development.

We attach a drawing showing the granted permission and the current layout, we note the disability access cert and fire cert has been granted for the attached layout.

Yours sincerely

Ciaran Mullooly Secretary

Lough Ree Access For All CLG



Lough Ree Access For All CLG, Ballyleague, Co. Roscommon, Ireland Tel: +353 (0)43 33 21734

Website: www.loughreeboattrips.com Company Registration No: 666834

A Not for Profit Organisation. Established 2020 Registered Charity No.: 20206009

Directors : Alan Farrell, Philip Gordon, Ciaran Mullooly (Company Secretary), Liam Kelly,



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:	Lough Ree Access for All
Address:	
Name & Address of Agent:	Lough Ree Access For All CLG Phone: [REDACTED] <i>Retractable</i>
Nature of Proposed Works	Installation of a parking area for wheelchair users and people with disabilities and a weatherproof awning for visitors to the accessibility centre. The parking will be used, as set out originally, in our planning application, by people with disabilities using the Access For All boat at the slipway area.
Location (Townland & O.S No.)	Gortnagallon, Ballyleague, Co. Roscommon Map Sheet 2417-C ITM 600532,769495
Floor Area	N/A
Height above ground level	N/A
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	Awning
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Fabric – Green and White Colour
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)	19/311
Existing use of land or structure	Recreational Centre / Lake Access Centre Facility
Proposed use of land or structure	Recreational Centre / Lake Access Centre Facility with parking and a weatherproof awning for visitors to the centre (Terraube)
Distance of proposed building line from edge of roadway	N/A
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:

(Secretary Lough Ree Access For All CLG)

Date:

19/05/23

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



AST CONCRETE KERR
25x915 BOTH SIDES OF
IPATHS

300x150x914mm HALF BATTERED
PRESSED CONCRETE KERBS EMBEDDED
IN 20N CONCRETE PROVIDE SOLID
QUADRANTS AT ALL CORNERS

• FACING APPROX 1m HIGH - VARIES WITH
900X300mm STRIP FOUNDATION WITH 1 LAYER
A193 MESH AND INSITU CONCRETE CAPPING

SURFACE COURSE: 60mm LAYER OF MACADAM SURFACE COURSE TO BS594 AND IN ACCORDANCE WITH CLAUSE 910 AND 915 OF DOE SPECIFICATION FOR ROAD WORKS.

JOINT OF QUARRY SCREENINGS

Sub Base: 250mm REGULATING LAYER CLAUSE 804 GRANULAR MATERIAL TYPE B, ON 250mm CLAUSE 803, ON 1000 GAUGE TERRAM

MANOR FLAG STONES ON 3mm BEDDING
GRIT 50mm DEEP ON 150mm UNBOUND
SUB BASE TYPE 1 OR 450mm CLAUSE 803, ON
1000 GAUGE TERRAN

TOPSOIL, LEVEL AND SEED GREEN AREAS

Small Disability Parking Area

Visitor Weather Proof Awning



**SITE LAYOUT DRAWING GRANTED PLANNING
PERMISSION REF 19/311**

County Council
JUN 2023
Engineering Section

PROPOSED GRAVEL CARPARK

PROPOSED NEW FOOTPATH

PROPOSED PAVED SEATING AREA GRANTED PERMISSION UNDER 19/311

EXISTING SET DOWN AREA

PROPOSED FOOTPATH AND HANDRAIL NOW CONNECTED TO PAVED AREA

NEW 2.0m WIDE ROSCOMMON COCO FOOTPATH

EXISTING TREES FROM SURVEY

EXISTING CAR PARKING

PROPOSED AMENDMENTS TO CAR PARK IN LINE WITH ROSCOMMON COCO ENHANCEMENT SCHEME

Slipway

1 2 3 4 5 6

Eircom

RH

FFL

FH

37.81 37.79 37.76 37.74 37.72 37.70 37.68 37.66 37.64 37.62 37.60 37.58 37.56 37.54 37.52 37.50 37.48 37.46 37.44 37.42 37.40 37.38 37.36 37.34 37.32 37.30 37.28 37.26 37.24 37.22 37.20 37.18 37.16 37.14 37.12 37.10 37.08 37.06 37.04 37.02 37.00 36.98 36.96 36.94 36.92 36.90 36.88 36.86 36.84 36.82 36.80 36.78 36.76 36.74 36.72 36.70 36.68 36.66 36.64 36.62 36.60 36.58 36.56 36.54 36.52 36.50 36.48 36.46 36.44 36.42 36.40 36.38 36.36 36.34 36.32 36.30 36.28 36.26 36.24 36.22 36.20 36.18 36.16 36.14 36.12 36.10 36.08 36.06 36.04 36.02 36.00 35.98 35.96 35.94 35.92 35.90 35.88 35.86 35.84 35.82 35.80 35.78 35.76 35.74 35.72 35.70 35.68 35.66 35.64 35.62 35.60 35.58 35.56 35.54 35.52 35.50 35.48 35.46 35.44 35.42 35.40 35.38 35.36 35.34 35.32 35.30 35.28 35.26 35.24 35.22 35.20 35.18 35.16 35.14 35.12 35.10 35.08 35.06 35.04 35.02 35.00 34.98 34.96 34.94 34.92 34.90 34.88 34.86 34.84 34.82 34.80 34.78 34.76 34.74 34.72 34.70 34.68 34.66 34.64 34.62 34.60 34.58 34.56 34.54 34.52 34.50 34.48 34.46 34.44 34.42 34.40 34.38 34.36 34.34 34.32 34.30 34.28 34.26 34.24 34.22 34.20 34.18 34.16 34.14 34.12 34.10 34.08 34.06 34.04 34.02 34.00 33.98 33.96 33.94 33.92 33.90 33.88 33.86 33.84 33.82 33.80 33.78 33.76 33.74 33.72 33.70 33.68 33.66 33.64 33.62 33.60 33.58 33.56 33.54 33.52 33.50 33.48 33.46 33.44 33.42 33.40 33.38 33.36 33.34 33.32 33.30 33.28 33.26 33.24 33.22 33.20 33.18 33.16 33.14 33.12 33.10 33.08 33.06 33.04 33.02 33.00 32.98 32.96 32.94 32.92 32.90 32.88 32.86 32.84 32.82 32.80 32.78 32.76 32.74 32.72 32.70 32.68 32.66 32.64 32.62 32.60 32.58 32.56 32.54 32.52 32.50 32.48 32.46 32.44 32.42 32.40 32.38 32.36 32.34 32.32 32.30 32.28 32.26 32.24 32.22 32.20 32.18 32.16 32.14 32.12 32.10 32.08 32.06 32.04 32.02 32.00 31.98 31.96 31.94 31.92 31.90 31.88 31.86 31.84 31.82 31.80 31.78 31.76 31.74 31.72 31.70 31.68 31.66 31.64 31.62 31.60 31.58 31.56 31.54 31.52 31.50 31.48 31.46 31.44 31.42 31.40 31.38 31.36 31.34 31.32 31.30 31.28 31.26 31.24 31.22 31.20 31.18 31.16 31.14 31.12 31.10 31.08 31.06 31.04 31.02 31.00 30.98 30.96 30.94 30.92 30.90 30.88 30.86 30.84 30.82 30.80 30.78 30.76 30.74 30.72 30.70 30.68 30.66 30.64 30.62 30.60 30.58 30.56 30.54 30.52 30.50 30.48 30.46 30.44 30.42 30.40 30.38 30.36 30.34 30.32 30.30 30.28 30.26 30.24 30.22 30.20 30.18 30.16 30.14 30.12 30.10 30.08 30.06 30.04 30.02 30.00 29.98 29.96 29.94 29.92 29.90 29.88 29.86 29.84 29.82 29.80 29.78 29.76 29.74 29.72 29.70 29.68 29.66 29.64 29.62 29.60 29.58 29.56 29.54 29.52 29.50 29.48 29.46 29.44 29.42 29.40 29.38 29.36 29.34 29.32 29.30 29.28 29.26 29.24 29.22 29.20 29.18 29.16 29.14 29.12 29.10 29.08 29.06 29.04 29.02 29.00 28.98 28.96 28.94 28.92 28.90 28.88 28.86 28.84 28.82 28.80 28.78 28.76 28.74 28.72 28.70 28.68 28.66 28.64 28.62 28.60 28.58 28.56 28.54 28.52 28.50 28.48 28.46 28.44 28.42 28.40 28.38 28.36 28.34 28.32 28.30 28.28 28.26 28.24 28.22 28.20 28.18 28.16 28.14 28.12 28.10 28.08 28.06 28.04 28.02 28.00 27.98 27.96 27.94 27.92 27.90 27.88 27.86 27.84 27.82 27.80 27.78 27.76 27.74 27.72 27.70 27.68 27.66 27.64 27.62 27.60 27.58 27.56 27.54 27.52 27.50 27.48 27.46 27.44 27.42 27.40 27.38 27.36 27.34 27.32 27.30 27.28 27.26 27.24 27.22 27.20 27.18 27.16 27.14 27.12 27.10 27.08 27.06 27.04 27.02 27.00 26.98 26.96 26.94 26.92 26.90 26.88 26.86 26.84 26.82 26.80 26.78 26.76 26.74 26.72 26.70 26.68 26.66 26.64 26.62 26.60 26.58 26.56 26.54 26.52 26.50 26.48 26.46 26.44 26.42 26.40 26.38 26.36 26.34 26.32 26.30 26.28 26.26 26.24 26.22 26.20 26.18 26.16 26.14 26.12 26.10 26.08 26.06 26.04 26.02 26.00 25.98 25.96 25.94 25.92 25.90 25.88 25.86 25.84 25.82 25.80 25.78 25.76 25.74 25.72 25.70 25.68 25.66 25.64 25.62 25.60 25.58 25.56 25.54 25.52 25.50 25.48 25.46 25.44 25.42 25.40 25.38 2

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

02/08/2023 10 09 03

Receipt No : L01/0/223039

LOUGH REE ACCESS FOR ALL
COUNCIL

PLANNING APPLICATION FEES 80 00
GOODS 80 00
VAT Exempt/Non-vatable
DED 570

Total : 80 00 EUR

Tendered : 80 00
Credit/Debit Card
3293

Change : 0 00

Issued By : Bernadine Duignan
From : Central Cash Office