

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Mr Nigel McHugh

Reference Number: DED 597

Application Received: 8<sup>th</sup> August, 2023

Location: Knocknashee Townland, Boyle, Co. Roscommon.

WHEREAS a question has arisen as to whether the renovation/refurbishment works to a property at Knocknashee Townland, Boyle, 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) 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:

- a) The proposed works constitute development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations;
- b) The proposed development consisting of the renovation/refurbishment works to a property at Knocknashee Townland, Boyle, Co. Roscommon 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 that the said works consisting of the **renovation/refurbishment works to a property at Knocknashee Townland, Boyle, Co. Roscommon is 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.

**ADVICE NOTE**

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

Signed on behalf of the Council:

*Tracy Davis*

Senior Executive Planner, Planning.

Date: 25<sup>th</sup> September, 2023

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

<b>Reference Number:</b>	DED 597
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the refurbishment of an annexed residential building
<b>Name of Applicant:</b>	Nigel McHugh
<b>Location of Development:</b>	Knocknashee townland/Main Street Boyle

**Planning History**

No planning history on site as per the RCC GIS system.

**Relevant statutory provisions**

**Planning and Development Acts 2000 (as amended)**

**Section 2. -(1)**

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

**Section 3. -(1)**

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

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

*development consisting 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;*

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

**Planning and Development Regulations, 2001 as amended**

**Article 6 (1)**

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

**Article 9 (1) applies:**

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

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

**WHEREAS** a question has arisen as to whether a proposed development to refurbish an annexed residential building at Knocknashee townland/Main Street, Boyle Co. Roscommon is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) 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 WHEREAS I have concluded that**

- The works to refurbish a residential annex building and associated works are development.
- The development is not exempted development as per the Planning & Development Act and Regulations.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**AND WHEREAS** I have concluded that the said development to refurbish an annexed residential building at Knocknashee townland/Main Street Boyle, Co. Roscommon is not exempted development and I recommend that a declaration to that effect should be issued to the applicant.

  
**Signed**  
**Executive Planner**

**Date:** 19<sup>th</sup> September 2023

# James Mullany, Main Street, KNOCKNASHEE, Boyle, ROSCOMMON



## Survey Data

Reg No	31804030
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Technical
Original Use	House
In Use As	House
Date	1850 - 1890
Coordinates	180166, 302602
Date Recorded	22/07/2003
Date Updated	--/--/--

## Description

Terraced four and three-bay three-storey houses, built c.1870, with returns to rear and shopfronts. Pitched slate roofs with rendered chimneystacks. Ruled and lined render to walls with quoins. Timber sash windows with stucco surrounds with consoles and hoods to first floor and moulded with keystone to second floor of eastern house. Timber panelled doors with overlights lead to upper floors. Vitrolite shopfronts with display windows and chrome dressings. Buildings front onto street and back onto river.

# Appraisal

These terraced houses make a notable contribution to the streetscape, with their symmetrical form and decorative stuccowork that enlivens the façade. In addition, the vitrolite shopfronts are of technical interest. A once common sight, this type of shopfront is becoming increasingly rare in Irish towns, as vitrolite is no longer manufactured in Ireland. The vitrolite with chrome trim and the plastic lettering to the fascia are all intact and contribute to the architectural and technical significance of the building.

**APPENDIX 4**

**BOYLE ARCHITECTURAL CONSERVATION AREA (ACA)**

**CHARACTER STATEMENT**

00600290	Brendan Sheerin	Main Street, Knocknashee, Boyle	Terraced House/ Shop
00600343	Boles	Bridge Street, Boyle	House/Shop
00600344	Post Box	Bridge Street, Boyle	Cast Iron Post Box
00600348	Mill Race	Mill Road, Boyle	Mill Race
00600349	Boyle Mill	Mocmoyne, Boyle	Mill Complex
00600252	Frybrook House	Mocmoyne, Boyle	Country House
00600350	Bridge	Bridge Street, Boyle	Road Bridge
00600351	Fountain on Bridge	Bridge Street, Boyle	Fountain
00600352	Bridge	Sligo Road, Boyle	Road Bridge
00600353	Presbytery	Warren, Boyle	Parochial House
00600354	Mount St. Patrick (Mount St Joseph's)	Warren, Boyle	Detached House
00600355	Post Office	Carrick Road, Boyle	Post Office
00600356	Post Box	Elphin Street, Boyle	Cast Iron Post Box
00600357	Boyle Federal Church (Methodist/Presbyterian Church)	Carrick Road, Boyle	Methodist/Presbyterian Church
00600358	Water Pump	The Crescent, Boyle	Cast Iron Water Pump
00600359	Clock Tower	The Crescent, Boyle	Limestone Clock Tower
00600360	Railway Station	Termon, Boyle	Railway Station
00600361	Waiting Room	Termon, Boyle	Former Waiting Room
00600362	Signal Box & Water Tower	Termon, Boyle	Signal Box & Water Tower
00600363	Foot Bridge	Termon, Boyle	Foot Bridge
00600539	Letfordspark House	Letfordspark, Boyle	Country House

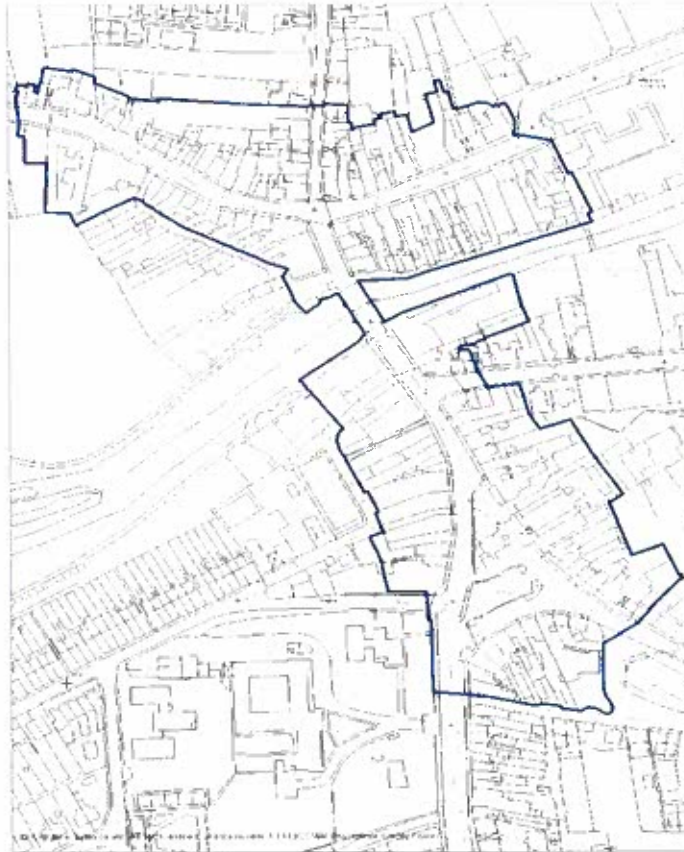




The shape and character of this ACA derives from the influence of the local landowning King family upon the ancient hilly paths which centred around a ford on the River Boyle, their direct intervention through the strategic location of public structures in the early 19<sup>th</sup> century, and the impetus this gave to development which swept through the whole town centre in the early 19th century and was to continue for the rest of that century.

Sir John King was granted a lease of Boyle Abbey and its lands in 1603 and over the next 200 years the family built six mansions for themselves. When the final house at Rockingham was almost complete the First Viscount Lorton initiated a massive programme of public works in Boyle town that laid down much of the spatial lines and forms, if not the architectural fabric itself, of the ACA.

Figure 8 ACA Boundary



The first step appears to have been the construction of the new bridge, “New Bridge”, over the river in 1817, which led to a new road, Carrick Road, cutting through the south side onto Bridge Street. Until this there had been very little development on this side of the river and the only buildings predating this intervention that survive today in the ACA seem to be the Royal Hotel and Daly’s.

The subsequent creation of an open public space through the location of the courthouse and its associated buildings by Lorton towards the southern end of the town, near the top of the hill, c. 1830, and the Crescent development at the top of the hill which enclosed the open space, influenced much of the development of Bridge Street.

A new bridge was erected between 1832-1836. On the north side the approach was also multi-pronged – there was the opening of a market in 1826 by Lorton with its formal entrance screen which created another public space near the bridge and the widening of Bridge Street, and the addition of estate buildings such as the rent office, a dispensary, agent’s house and other buildings in a neighbourhood east of King House (now

occupied by the military), at the opposite end of the town to poverty-stricken 'Irish town'; another new road, Military Road, cut through to these which enabled the development of the former avenue leading to its entrance gates and which attracted some of the best terraces over time. This eventually led to the widening of sections of Patrick Street and a new wider Boyle Bridge in 1864. (See Map 6a)

These developments did not obliterate the ancient road pattern but modernised it and one cannot help but compare the landlord's town planning here to the machinations of the Wide Streets Commissioners upon the shape of Dublin. Individuals then speculatively built homes and shops to join up the lines and there was an explosion of commerce in the early 19<sup>th</sup> century. The huge changes that the town experienced at this time were recorded by Weld in 1832 and Lewis in 1837.



Views of the ACA from outside and inside it

Whether through direct leases which established building lines and heights or through indirect influence and prevailing building practice, everyone stuck to a classical format which resulted in tightly-knit terraces of well-mannered buildings which opened directly onto the street and had rendered facades often enlivened by decorative stuccowork and fine timber doors, interspersed with a variety of shopfronts.

They have pitched roofs, with ridge lines which all run parallel to the streets and chimney stacks placed over the gable walls; these often accommodate attics lighted by small cast-iron rooflights. Because of the undulating nature of the terrain and the gently sinuous lines of the streets, the rooflines are very important in views both in and out of the ACA and the changing views within it.

There are window openings of vertical proportions which were as regularly-spaced as could be accommodated; doorcases are either round-headed or square-headed with accompanying fanlights or overlights. The materials used are all from a small traditional palette with natural slates to the roofs, unpainted render to the stacks, painted cast-iron rainwater goods, lime render usually ruled and lined to the elevations, often with quoins, either parallel or alternate, and in some terraces with channelled render to the ground floor - whether the render was all originally painted or not the character is now a painted one, except for rear elevations which generally remain unpainted - rendered reveals to openings, stone cills and steps and painted timber panelled doors.

While painted timber sash windows, from six-over-six to single-pane, were a part of this formula they are now in the minority, yet where they are retained, or reinstated, contribute greatly to the character of the ACA.

Decoration consists of applied stuccowork to the elevations in the form of ornate stucco architraves which display great variety and skill and which are much more common north of the river as are the fine but rarer stucco and blocked doorcases in the same streets; the panelled doors throughout the ACA with their variety of panel arrangements and mouldings, including those with raised and fielded panels from the mid-

twentieth century, are key features; simple spoked fanlights survive on several streets with a few more decorative ones too.

There is a great range of shopfronts in the ACA and many of the styles contribute to the character of the ACA – most notable are those with cast-iron columns, decorated recessed porches, historic timber fronts and fascias, rendered fronts and fascias, decorative corbelled brackets, as well as those which arrived with the second smaller wave of prosperity in the mid-twentieth century - vitrolite shopfronts, mosaic tiled shopfronts and stainless steel framing; on the other hand most of the later timber shopfronts from the 1980s and 1990s have no heritage value.

Carriage arches giving access to the rear sites were not that common, unlike other Irish towns, as the streets were well-served with access lanes and today some of the buildings in these backlands are particularly attractive, such as the two fine warehouses on Quarry Lane and a grouping along the river to the rear of the south side of Main Street. The character of an ACA also dwells in these rear sites and backlands as the rear elevations and smaller outbuildings are an intrinsic part of its history, the way individual sites and the town as a whole functioned, and the way it looks today.

The public domain of the ACA holds a few historic elements such as a post box, several small fountains, a few benchmarks, two vent pipes, a clocktower and some stone flagging but generally it remains free of clutter as befits Irish historic town centres. While trees and green areas are a feature of other parts of Boyle and of the character of the whole town the character of the ACA is an intensely architectural one without the need of much planting or the insertion of new elements that might detract or distract from the buildings.

Environmental improvements of recent years have added a lot of street furniture to the Crescent which has served to carve up the former market place into different zones; new public lighting has managed to fit in relatively unobtrusively throughout the ACA and has added to the charm of the riverside path.



Bridge Street

As a whole the ACA has a real sense of enclosure and urbanity. What's more, it is imbued with an exciting scenography as interesting corner junctions frame views and as one moves through the ACA first one, then another, terrace comes into focus and terminates the view, before the scene changes once again.

There is excellent visual linkage across the river and, aided by good pedestrian linkages and car parking at key points, a great sense of intimacy and human scale. The ACA is also well linked into the rest of the town through classical terraces or key buildings at its perimeters; many of these other terraces are also of significance but have not been included in the ACA at this point in time.

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## Boyle ACA - Special Interest

Boyle ACA has the following categories of special interest:

**Architectural:** This ACA is special because of the group value of the tightly-knit terraces of largely classical buildings (there is only one detached building in the whole ACA) lining the streets of the town centre and dating mostly from the nineteenth century. They endow the town with a visual unity through continuous building lines, similar heights and continuous or stepping eaves lines, as well as the repetitive pattern of their roofs, chimney stacks and opes. A shared palette of traditional materials, outlined in the character statement, further contributes to the special quality here and the sense of coherence and intactness that encompasses both sides of the river. This overarching harmony is even more remarkable considering that each building plot is a different shape and size. What's more, a visual richness is evident through the employment of decorative features such as stucco architraves, joinery details and a variety of shopfront treatments. The terraces incorporate individual structures of significance in their own right and link fine public buildings that shape the open spaces, thus serving as the setting for many protected structures. The area is also architecturally special because of its town planning history – it was not a landlord urban design scheme as such but a much more subtle shaping of the space by the landlord, through the widening and improving of ancient paths and routes, the addition of new streets and bridges and the strategic location of public building at key points and towards the ends, but not *at* the ends, of the streets.

**Historical:** The ACA is also of special historical interest as the plan of the town's ancient routeways is still very much legible, as well as the layers of subsequent redevelopment movements of the early nineteenth century, the mid-nineteenth century and the mid-twentieth century. It was where key phases of the town's history happened, from the initial fording of the river around which the town grew. It was the location of huge changes in the fabric of the town in the early nineteenth century and was at the core of the associated economic boom based on trade and retail. It also has socio-historical interest because the changes here had a huge impact on the life of the town's inhabitants and saw the emergence of a growing middle-class engaged in commerce; it was also where the general population went to the market or went to court, went to shop or went to jail, and points to the way key elements of the town its marketplaces, bridge, crossroads, rear access lanes, the landlord house, large dwellings and public buildings related to each other.

**APPENDIX 5**

**BOYLE ARCHITECTURAL CONSERVATION AREA (ACA)**

**STREET BY STREET ANALYSIS**





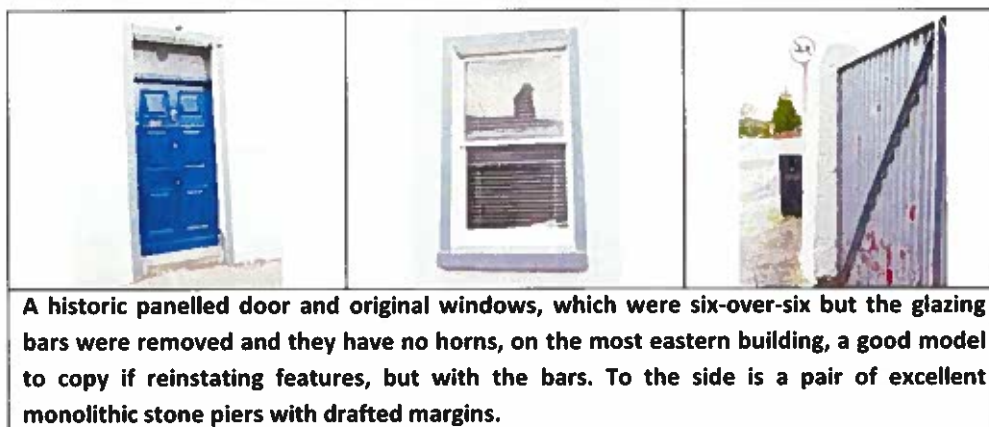
## Boyle ACA – Street by Street Analysis

### The Crescent

The Crescent itself is a short curving terrace of ten buildings that are of different sizes and shapes but maintain the appearance of good-mannered urbanity through their facades and roofs, all adhering to a three-bay two-storey idiom; this creates an attractive backdrop to the public buildings and the open space to the north and sets the scene for entry into the town centre.

They were constructed c. 1828 and were recorded by Lewis in 1837<sup>1</sup>. Key features are their painted rendered elevations often with a ruled and lined pattern and quoins, pitched slated roofs, large chimney stacks, rectangular opes, mostly central entrances and painted timber doors of different eras; original sash windows survive on the most eastern house which were six-over-six with no horns but whose glazing bars were removed when it was the fashion to have single-pane sashes; several other buildings have new single-pane sashes now.

They are in a mix of uses from residential to offices and include three bars and a takeaway. They are fronted by new stone paving and there are some monolithic stone piers to the side which are a real feature of the Boyle landscape, but becoming rare.



<sup>1</sup> Samuel Lewis, *A Topographical Dictionary of Ireland*, 1837.

Over time the Crescent has come to also mean the general open area here, Market Square, the Courthouse and Clocktower and the northern end of Cootehall Street. The open area was created by the fork in the road of Bridge Street and the setting back of the new courthouse built by Lord Lorton in c.1830. It was faced with sandstone, which from this point on became synonymous with public buildings in Boyle, imbuing them with a lovely warm glow and a softer texture, and the site included a bridewell with eight cells and a keeper's house.

The front building is a fine exercise in sobriety and authority with a round-headed blind arcade on the ground floor, double-height pilasters supporting a strong cornice with a central raised parapet and with doors in flanking lower bays; the one whimsical note is provided by the wrought-iron chains in limestone panels over the doors where one would normally expect sculpted panels.

The building also features original six-over-six sash windows with no horns, one same with horns and later two-over-two sash windows. However, its sandstone façade is suffering, maybe from abrasive cleaning and vegetation growing at the parapets of its side bays and along its flanking boundary wall; its front steps need repointing with a weak lime mortar; panelled doors would be more appropriate in time.



In c. 1880 a freestanding clocktower was erected directly in front of the courthouse in honour of Lord Lorton by the tenants of the Boyle and Rockingham estate; it had both sandstone and limestone in its construction and a clock was added to it in 1917 and renewed in 1979. This area was a busy cattle market in the nineteenth and twentieth centuries; where once carts and horses crowded now cars abound and recent environmental improvements using good-quality limestone kerbing, stone paviors, railings, some planting and attractive but simple street furniture delineate separate zones including a pedestrian platform in front of the courthouse. The balance in favour of too much happening here has been tipped and care should be taken to de-clutter redundant features of no heritage value over time.







The Crescent is lined to the eastern side by a terrace of buildings, largely houses, which continue into Cootehall Street. The ACA begins at its southern end with a tall narrow house with small railings in front; it backs onto the high stone wall of the curtilage of Tangier House and has historic stone outbuildings in its rear site. Next is an attractive single-storey structure with carriage arch, associated with the so-called Gothic Lodge adjacent. This Gothic Lodge is interesting with its slated roof and angled chimney stacks as well as later additions such as its dormer windows with decorative barges; however, the removal of its protective render was a mistake both in terms of the long-term health of the building and its historic character and causes a visual disruption to the streetscape, what's more timber windows should always be given a painted finish in a historic Irish context.

Next is another historic house sharing the same type of large slates on its roof and with small corbels to the first floor window cills. It retains a painted rendered finish. Railings continue in front of these two houses. To the north is a row of four two-storey houses which are of little importance individually but whose value lies in their key location within The Crescent and as a backdrop group in this ACA; originally they were all three-bay painted rendered buildings but one has had its opes altered and another its render removed, both of these changes making them out of character with the group; the northernmost one has a bay window which may be an original feature but the accompanying canopy is not.

Only one has its original railings which are Art Nouveau in style from c.1900 and of very good quality. The last building here was the former Clewes Hall & Clewes Memorial School, built as an entertainment venue for Protestants, now in use as a shop, and having an interesting later frontispiece echoed on its side bay; a more muted colour scheme would better serve as the setting of the protected structures nearby. New stone paving and kerbing enhance the streetscape here.



	
<p><b>The group of four modest houses and the brightly-coloured former Clewes Memorial Hall.</b></p>	<p><b>Very fine historic railings and matching gate in front of one of the houses – a rare occurrence in the ACA. New stone paving and kerbing enhance the area.</b></p>

### Bridge Street (south of the river)

Bridge Street was part of the ancient path from Dublin to Sligo which followed the ford over the river around which the town grew. The south side is quite hilly and rises away from the river to Elphin Street and The Crescent. One of the first major buildings on this side which survives today was the Royal Hotel; it was established in 1782 by John Freeman and stretched from the Pleasure Grounds to Bridge Street. To its rear lay extensive backlands with stables, coach-houses, workshops, a forge and vegetable gardens.

It expanded over time into an adjacent building and a row of two-storey buildings was erected along the riverside. The hotel was a hub of activity as it was a mail coach stop and later a Bianconi coach stop. It is the only building in the ACA with a double-span pitched roof and its three northernmost bays have fine interior features from the 18<sup>th</sup> century; its outbuildings retain their slate roofs. The eaves line here on the east side then jumps up to a nineteenth-century development, composed of three bays on Bridge Street, a chamfered corner bay and another three bays onto Military Road, known locally as Shop Street. This has painted ruled and lined elevations, single-pane sash windows with unusual horns, a channelled ground floor and a fine fascia stating 'Italian warehouse John Cryan Wine & Spirit Stores' with decorative console brackets; it is very much in the style of other buildings from this era, e.g. the south-eastern terrace on Patrick Street and a house on the south side of Main Street, pointing to the same hand at work here and underlying the coherence of the architecture of the ACA.

The projecting lamps are an attractive feature but the external shutters should be removed. Carrick Road which was laid out c.1828, but developed somewhat later, never continued this dense urban idiom but instead a row of single-storey units of no heritage value adjoin. The opposite corner is articulated in similar fashion by the former Rockingham Arms Hotel with its chamfered entrance bay and channelled ground floor although this seems to have been a later treatment applied for the sake of symmetry to an older set of facades.

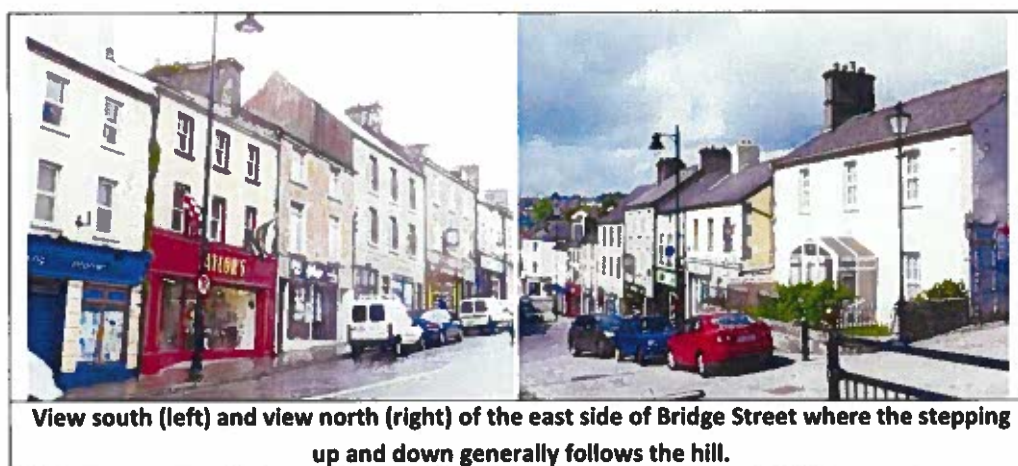
	
<p><b>The Royal Hotel is composed of several different buildings and many historic outbuildings all of which served the busy hotel.</b></p>	



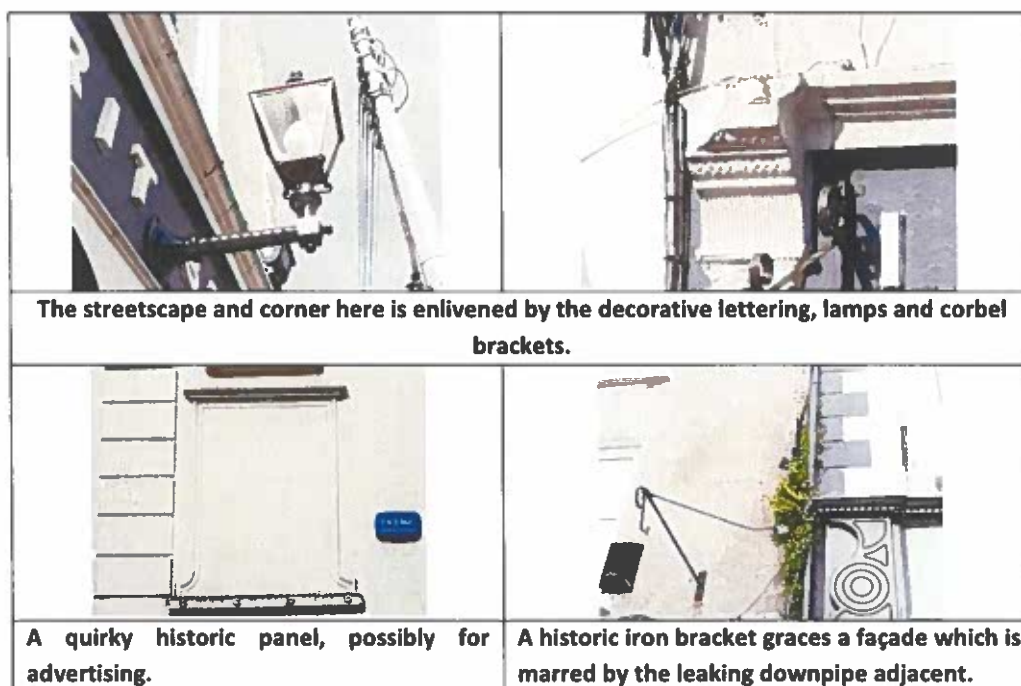
From this point a row of seven terraced buildings step up the street to the Courthouse which is considered to be part of The Crescent now. These buildings were all part of the improvements on this side of the river begun in the early 19<sup>th</sup> century, egged on by the public buildings higher up in 1830 and which continued throughout the century. Each appears to have been individually built starting with three storeys to the north and the last three to the south dropping down to two storeys which tie the street in with the two-storey buildings on The Crescent. All the facades are rendered, some redone in cement render, and some of the opes have been altered thus disrupting the classical rhythm.

We see a number of mid-twentieth-century shopfronts - a mosaic tiled one at Carroll which converted a carriage arch into a second shopfront and a DIY vitrolite one at Taylors McGees, both of which are on impressively-sized buildings which may have been built as a pair. Painting their unpainted facades and repairing the leaking downpipes and chimneystacks along here would greatly improve the appearance of this terrace. Taylors McGees has an old wrought-iron bracket and a mid-20<sup>th</sup>-century clock and sign, both of which could be improved through painting.

The two smaller two-storey buildings near the top are well-kept; what is now the AIB Bank was formerly thatched and is recorded as such in old photos of the town. The terrace ends with an attractive house of substantial vernacular character which is set back behind railings on a stone boundary wall and a small garden; the front wall was originally whitewashed.







The west side of Bridge Street opens at the bridge with a large new development and access to the riverside walk; it has referenced some of the themes of the historic town centre such as the channelled ground floor and painted rendered elevations and retained the overall building lines, but the window shapes should have been more classical and the windows given a painted finish. The two Daly's buildings contribute positively to the character of the street and the corner one, with its extension along the lane, appears to be very old; the taller one however has had its protective historic render removed. Inside is a collection of historic photos of the ACA.

Across the lane, the three-storey terrace begins to climb the hill starting with a good three-bay building with its painted rendered façade and attractive shopfront beneath later accretions with cast-iron columns and a good five-panelled door to the side. Beside it is a very fine four-bay building with stucco architraves and a central round-headed door with original panelled door and spoked fanlight; it has two shopfronts but the fascia of the smaller shopfront projects too much.

The Royal Shopping Arcade has a neglected downpipe and blocked gutters, too many redundant fixings on its elevation as well as a poorly-designed shopfront, all of which detract from what could be quite a pleasant building. This is followed by a good group of four buildings which manages to maintain a symmetry (despite rising up the hill), being composed of a central pair flanked by a lower building either side; Moriarty's retains its character and enhances the ACA through the sympathetic way its shopfront has been altered and renewed and sash windows retained. Most of these buildings have slated roofs with a lovely patina of age and substantial rendered chimney stacks which create a rhythm at the skyline. When chimney stacks are removed or omitted as at the new Phoenix House, next to the south, this rhythm is disturbed and the resultant visual gap is also disturbing.

	
<p><b>The block nearest the river on the west side.</b></p>	<p><b>A very fine townhouse, possibly once two separate buildings.</b></p>
	
<p><b>A poorly-designed shopfront with too deep a fascia and pilasters located in the wrong positions as well as plethora of redundant fittings on the elevation over and poorly-functioning gutter and downpipe, detracts from the streetscape.</b></p>	<p><b>A good group of four buildings with slated roofs and a partially historic shopfront and sash windows on left. The unpainted building is one of the only ones in the area which could be left unpainted.</b></p>

Either side of Quarry Lane is a modest three-bay two-storey building which marks the drop in height in the building line here. To the rears of these two buildings is a fine pair of stone warehouses, once much more common in the backlands of the town and essential to serve the busy market town it was. The rest of the final terrace south to the junction with Termon Road is composed of three very modest vernacular buildings which have lost much of their historic features but retain their overall form, whose eaves lines step up the hill, the most southern one was allegedly a cinema in 1939.

The terrace finishes with the corner grocery shop, with an imposing form, different but interesting and with two quirky octagonal windows, but with unnecessarily obtrusive signage and colour scheme. The route becomes Elphin Street with the site of the former Union Workhouse and Fever Hospital, now a health board centre to the west and good terraces on either side dating from the Victorian and Edwardian eras, right up to the railway station and its superb collection of structures.

	
<b>The pair of buildings that flank Quarry lane.</b>	<b>Quarry Lane with its very fine warehouses.</b>
	
<b>The magnificent tall warehouse on Quarry Lane with large slates to its roof but missing a gutter which is causing a lot of splashback on the lane.</b>	<b>The ACA ends at the junction with Termon Road where Kelly's is the last building in a modest two-storey terrace.</b>
	
<b>Beautiful spoked fanlight, one of only four in the ACA, set within consummate stucco surround.</b>	<b>Terrazzo porch floor, typical of its mid-20<sup>th</sup>-century era, now considered a historic feature.</b>
	<b>A backlands lane like this on the west side of Bridge Street can greatly add to the character of the ACA, provided it is kept well-maintained, the buildings lining it painted and historic features such as the high stone wall retained and repaired with appropriate methods.</b>

### Main Street

Main Street was developed subsequent to the construction of the Palladian King House of c. 1730 which incorporated elements of its 17<sup>th</sup>-century ancestor. It appears as a short straight avenue leading to the high defensive wall and formal gates of King House, however a kink in its line testifies to the fact that the street was laid out over time, possibly even over a century, and had to accommodate the first houses that were built on it. It pierced the associated demesne lands of the big house, running parallel to the river and introduced a classical regularity into the townscape of Boyle which had consisted of narrow hilly medieval roads till then. When the family had long moved out to Rockingham and the military were occupying King House the landlord appeared to have been more comfortable releasing land for terraced buildings here.



The buildings were erected singly or in pairs and all except three are three-storey high, but because of their varying dates all exhibit small differences in height, form and decoration. Many of the buildings are protected structures because of their importance in their own right. The decorative features of their doors, window architraves and shopfronts set against the unifying factors of painted ruled and lined facades contribute to the special style of this street which makes it unique in the county; the parade of chimney stacks has an impact in views from a distance. It was described as the 'best' street in the town in 1832<sup>2</sup> and remains so today, at least from an architectural heritage point of view. Historically it combined residential with retail uses and continues to do so today.

The south side of the street opens in the east with a fine five-bay building which once functioned as a constabulary barracks; it has a very attractive mosaic tiled shopfront on the ground floor, a survival from the mid-20<sup>th</sup> century when this was a prosperous commercial street and several new styles of shopfront were installed in the town. The painted ruled and lined rendered façade with quoins is a continuous theme on the street.

Next is a pair of two-bay buildings with different treatments with some wonderful panelled doors, architraves and a partially old timber shopfront; they also have timber single-pane sash windows with no horns which may have been six-over-six but with glazing bars removed. A three-bay building follows which has two shopfronts, with channelled rendering on the ground floor and a fascia with console brackets, in the style of Patrick Street, with sash windows on the upper floors. Next is a rebuilt two-bay building with a facade and shopfront which are out of character with the street and is the only inappropriate building here.



**South side of Main Street – despite the variety of buildings the street retains a sense of enclosure and dignity with the decorative details adding interest and liveliness. Very little should be added to the streetscape here.**

<sup>2</sup> Isaac Weld, Statistical Survey of County Roscommon, 1832.













Next is a combination of a one- and two-bay building of modest character, followed by a pair of houses with fine stone moulded cornices and one fine 19<sup>th</sup>-century door. These are followed by a pair of 19<sup>th</sup>-century houses with round-headed doorcases, original doors, one original timber shopfront and some later sash windows.

Next is a pair also from the same era now combined into one with an acrylic shopfront on the ground floor aping the very fine vitrolite shopfront that was previously here and to the building to the west. The poor maintenance of this building mars the quality of it, with its original and unique doors, historic sash windows to front and rear and decorative window architraves.

A fine pair of three-bay buildings follow with historic sash windows on Mattimoe's but the colouring of the former Xtra-vision shopfront jars. This side of the street terminates in a pair of lower three-bay buildings united with a mosaic tiled shopfront on the ground floor which rounds the corner onto Bridge Street and whose slated roofs and large chimney stacks anchor the corner of the street. This southern side of the street has stone paving.





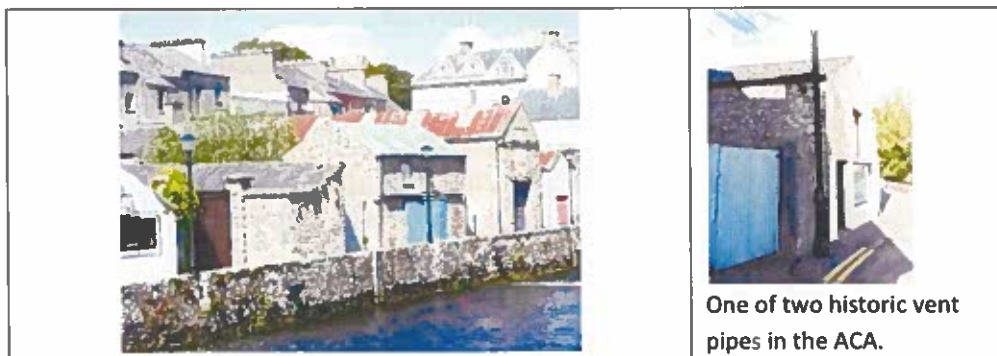


			
<p><b>Fascia with crisp detail to the corbelled bracket, and cornice with its double egg-and-dart moulding. Even when shopfronts are no longer in use their historic features should be retained and maintained as here. Beautifully appointed steps and entrance.</b></p>			
			
<p><b>Some of the very fine doorcases, doors, windows and windows architraves on the south side of Main Street.</b></p>			
			
<p><b>The high formal wall, piers and gates of King House terminate Main Street in views eastwards.</b></p>	<p><b>One of two historic benchmarks on the lane running along the side of King House, down to the river, at the eastern boundary of the ACA.</b></p>		

The south side of Main Street runs down to the river with an access lane running along the river leading to the rear sites of the buildings. In many towns the sites run directly to the river cutting it off from the town but here this access lane, which is well-maintained and recently improved, results in a pleasant riverside walk and convenient path.

The arrangement of the old stone outbuildings with their variety of forms, their exposed stone walls and slated or tin roofs create picturesque views from Boyle Bridge and from the town car park. On closer inspection there are some very good stone piers and rounded corners here.

	
<p>The backlands of the south side of Main Street form an attractive picture from several key viewpoints because of the traditional form and materials of the stone outbuildings and their staccato arrangement with lanes in between. These stone outbuildings could be renovated into small units. Given the strategically significant location of these lands within the LAP area the Planning Authority may also consider a sensitively designed redevelopment scheme for this entire backlands area, which makes provision for the conservation of building forms or features which are key in contributing to the character and setting of the area. (See Chapter 2)</p>	



The north side of Main Street opens in the east with a fine Victorian five-bay bank building from c.1870 with ashlar elevations on two sides and mostly original sash windows with ogee horns. A pair of three-bay terraced buildings follow which return to the characteristic appearance of the street with painted rendered facades, parallel quoins and with a shared carriage-arch, the only one to survive on the street.

The impressive WJ Sloans has been a shop since 1863 and exhibits classical good manners in not over-dominating its smaller neighbours, continuing the ubiquitous ruled and lined render and general lines on its façade but enlivens it, and the street, with stucco window architraves, a block-and-start central window matched by a similar door with pediment to the upper floors and a very fine shopfront with cast-iron columns in the entrance porch and rare enamel lettering to the fascia. The detached three-bay building next door, while simpler in detail has a very elegant central round-headed block-and-start doorcase, panelled door and two discrete shopfronts.

The restored two-storey building next is of a less formal character but has interesting historic features such as its tiled porch floor. It is followed by an individual three-bay building and a pair of two-bay buildings, all adhering to the general classical character and form. The hair salon has a good round-headed doorcase with decorative fanlight and stainless steel framing with bull-nosed cill and art deco vent grille to its shopfront.

The building line steps down to the corner as Wynne's Bar completes this side of the street – this building is more vernacular in style, like two of the other corner buildings on this crossroads, and in fact serves to tie the formal Main Street into other less formal parts of the town.

**Main Street (north side)**

<p>These fine buildings on the western end of the north side of Main Street are all protected structures because of their individual heritage value. Any town would be proud of such a set.</p>	
<p>The western end of the north side of Main Street.</p>	<p>Decorative tiled porch floor to the two-storey building.</p>
<p>Two decorative fanlights - petal design on left from the hair salon, and spoked design with fan detailing to the corners on the right from Magees.</p>	
<p>Attractive porch with cast-iron columns, decorative floor, original doors and rare enamel lettering to fascia.</p>	<p>Two block-and-start doorcases of different designs with limestone steps and panelled doors display superb craftsmanship on Main Street.</p>





### Green Street

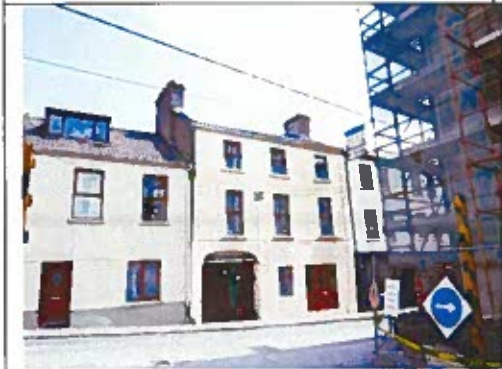

Green Street was part of the ancient path to Sligo from Dublin over the Curlew Pass and the mail coach road from about 1729. It retains its medieval narrowness and is very hilly which made it inconvenient and lead to its usurping by new wider flatter roads in the nineteenth century. The southern end of the street continues the urban form of the town centre with tall three-storey regular buildings. It then becomes edge-of-town in character quite rapidly with vernacular two-storey houses lining it in place of the old cabins and thatched cottages.

The peak of the first hill is marked by two important sites - the historic star-shaped fort to the west, which is inaccessible, and the fine curving high walls of the Church of Ireland Church built to the east on the grounds of King House from c.1765. The road then drops temporarily to the two fair greens on the east side. High stone walls of very good quality are a feature of the area and these are punctuated by stone piers and iron gates. Only the southern end is included in the ACA at this point.

The architecture of this part of the town's ACA is more modest in terms of its decoration than that on other streets within the town reflecting the restricted view one gets of it and the narrow hilly street. On the west side the ACA consists of a line of six three-storey terraced buildings and terminates in the Credit Union building and its high-walled site. This was built c.1815 as a private home by John Mulhall and is a very significant building because of its internal construction details, decorative joinery and plasterwork as well as its detailed ashlar façade and chimney stacks; in the 1930s it was well-known for political activities when it was the Princess Hotel.

The other five buildings follow the character of the town being heterogeneous buildings but with a continuity derived from the painted rendered facades, the original finish being a ruled and lined finish, and rectangular opes. The building next to the credit union retains its original six-over-six timber sash windows with no horns, parallel quoins and a modern but discrete shopfront which should be retained but adapted.

The hair salon has alternate quoins to its façade and an original spoked fanlight, which has been repaired and is well looked after. The east side also consists of six terraced buildings with two carriage-arches giving access to the rears, and has seen two new buildings inserted in recent years. One six-over-six sash window with small horns, c. 1840, also survive here and are a good model to copy for any new windows for a building of this era. The corner buildings of Green Street don't curve unlike the corners opposite, indicating in this instance their older lineage. Former and current uses are generally residential and retail.

		
<b>View south of west side of Green Street. (The scaffolding is to the Credit Union building, a protected structure.)</b>	<b>Significant high stone wall bordering the Credit Union site and protected as part of its curtilage.</b>	
		
<b>East side of Green Street where the buildings exhibit more of a mixture of forms. The cream building is particularly fine but has lost some heritage value through the use of pvc windows and metal roofing. The new building next to it fits well into its historic context.</b>		
		
<b>West side - Historic six-over-six sash windows with no horns – can easily be repaired and serve as a good model for other windows on this street.</b>	<b>East side - This version with horns is again very repairable and is a good model for buildings in the town which date to approx. 1830-1860. Note the tooled stone cills to both windows, either painted or unpainted.</b>	<b>Spoked fanlight on the west side of Green Street is one of only four such surviving in the ACA.</b>






**Bridge Street (north of the river)**

Bridge Street was part of the ancient path from Dublin to Sligo which followed the ford over the river around which the town grew; it was redeveloped in the early 19th century at the prompting of Viscount Lorton and is still today at the heart of the town. The current bridge dates to 1864.

On the north side Bridge Street consists of a short straight arm from the crossroads in the north to the bridge in the south and it opens out at the west with a number of key elements which performed a strategic public role in the past and now. Lorton opened a market here in 1826 called The Shambles which was to serve the town and sold fish and other provisions – its main architectural form is a fine entrance screen in sandstone of three arches.

The space in front of the Shambles acted as a hub as it was flanked by the formal entrance to Frybrook House a very fine detached house from 1753 and the access lane to the rears of the buildings on Bridge Street and Patrick Street. Nowadays the stone lodge acts as a riverside cafe and a piece of public sculpture and a row of trees are recent enhancements.

The space is emphasised by the way the line of buildings turns the corner with decorative gable and architraves. Boles shop is an important site within the town both architecturally and historically and combines three buildings with slated roofs, sash windows and painted rendered facades. The fourth building, a former bank, is later in date; it turns the corner onto Patrick Street and continues the form and lines – all of these buildings are protected structures.

	
<p><b>West side of Bridge Street with the arches and iron gates of The Shambles former marketplace.</b></p>	<p><b>The buildings on the west side form the most consistent streetscape in the centre of Boyle and all are protected structures.</b></p>
	
<p><b>This quirky building adds interest to this point in the ACA.</b></p>	<p><b>New fountain on Bridge Street with bridge behind and the Royal Hotel on the south side of the river as a backdrop.</b></p>
	<p><b>The historic backlands and access to them are important elements of the way the town functions and the stone buildings on the left should be retained here while having much scope for development.</b></p>



The east side comprises a row of four three-storey buildings all with slated roofs and consistent lines and opes; the removal of the historic render and the stone window cills on Mattimoes is regrettable and renders it out of character with the rest of the terrace. The stone effect on the ground floor on Scanlons is also visually intrusive. The access to the backlands on this side has been enhanced by recent environmental improvements along the river. Uses here include residential or office use over shops and pubs.



East side of Bridge Street. The traditional finish on the buildings in Boyle is a painted lime render, often ruled and lined and sometimes having quoins. This should be repaired and maintained and regularly painted as at McDonagh's.

### Patrick Street

Patrick Street was originally called Eaton Lane at its eastern end near the town, reflecting its initial secondary importance, and Chapel Lane towards the west as it lead towards the ancient church at Assylin; when St Patrick's Church was built it became known as Patrick Street, however Eaton Lane was still used on the OS map of 1911-12. In 1832 this part of the town was known as Irish Town and held many 'wretched hovels'<sup>3</sup>. The street was widened c.1860 and the old thatched cottages were demolished.

Patrick Street starts in the east at the crossroads with Bridge Street/Green Street and gently curves in an 'S' shape out of town. The south side is the more architecturally-significant side and it opens in the east with a terrace that continues round from Bridge Street the impressive three-bay three-storey form.

The former bank has a chamfered corner and decorative architraves as well as a channelled ground floor and shopfront cornice with decorative corbelled brackets that continues across two buildings; it formerly was the Central Hotel and was known for hosting political activities. Heran's next door has historic single-pane sash windows and a fine shopfront. Both buildings have very good timber doorcases and doors. The corbelled brackets are repeated on Heran's and the Patrick's Well pub.



A view eastwards of the south side of Patrick Street showing its two distinct terraces of buildings.

<sup>3</sup> Weld, opus cit.

Next the building line steps down and a continuous row of two-storey with attic buildings introduced a new idiom to the town of Boyle in c.1870. These had channelled rendered ground floors (some of which survive), longer first floor windows and integrated shops with separate access to the living accommodation over. The upper floors were painted ruled and lined just like the rest of the town and there were single-pane sash windows with small horns which still survive on two buildings, and four-panelled timber doors to the upper floors.

Corrigan's timber shopfront, c. 1900, is one of the oldest shopfronts in the terrace, and has inscribed Celtic Revival interlace on its pilasters. Cosgrove's has the original corbel brackets. New shopfronts were introduced in the twentieth century such as the two vitrolite ones and a mosaic tiled one, all of which respected the original dimensions of the fascia and the classical format. Sheerins is one of the best vitrolite shopfronts in Ireland – it was designed by O'Connor & Bailey, a top shopfitting company from Dublin and has many of its associated features intact such as stainless steel framing, opaque transom panes, art deco grilles, door with raised and fielded panels to upper floors, timber glazed door to shop and modernist lettering in the classic black, red and silver palette. Next to the west is the distinctive Roscommon Herald building with its extended modernist facade. The ACA terminates in the Candon's complex, a row of four early Victorian buildings, c.1850, of very fine rendered detailing and original joinery to doors and shopfronts with fine stone outbuildings and flagged pavements to the rear; a shop interior from 1868 was recorded here in 2003.



The later nineteenth-century terrace of six houses that was built when the street was widened. Some properties are in need of attention, mostly in the form of maintenance and painting.



The contrasting elevations of the Roscommon Herald and the Candon's complex, both good quality buildings in their own right.

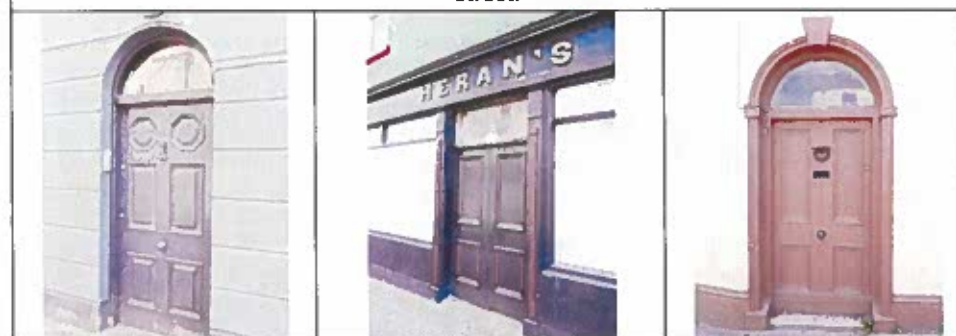




**Two very good shopfronts – example of a vitrolite shopfront on the left and an attractive rendered shopfront on the right.**



**Some details of the fine decorative shopfront console brackets on the south side of Patrick Street.**



**Some very fine doorcases and doors on the south side of Patrick Street.**

The north side of Patrick Street has a more heterogeneous character and plainer treatment than the south side but nevertheless continues all the themes of this ACA. It opens in the east with what appears to be a solid three-storey corner building but which was possibly once two buildings whose opes have been altered; it has ruled and lined render and an overly dominant shopfront.

It is followed by a pair of two three-bay three-storey buildings, one with a concrete effect ground floor treatment, now looking rather tired, and stainless steel framing to a shopfront window, the other with sash windows on the first floor and an old timber pubfront but with the render removed from the ground floor.

A single-bay later infill building with attractive mosaic shopfront joins these to another group of four three-bay three-storey buildings; these have slated roofs, rendered facades and the Abbey Bar has a good shopfront treatment. The building line breaks and is followed by a mixed terrace of two and three-storey buildings, of very modest character, which includes one former and two current shopfronts.

Next there is a gap where a couple of buildings were demolished for the entrance to the car park but a very attractive two-bay vernacular building remains with detailing to the quoins and to the shopfront and a slated roof, all of which renders it full of character and a real asset to the streetscape. The last terrace on this side of the street is composed of six buildings, three in use as a pub and three as dwellings; some good raised and fielded five-panelled doors enliven the group.

Although this terrace is very modest it has been included in the ACA because of its scenographic value - it follows the curve of the street and is important in views both from the west and from the east as one moves along the street. Patrick Street continues curving westward, lined with many buildings of interest but the character changes at this point into more vernacular edge-of-town and therefore the ACA has been halted at the last terrace described.



**The north side of Patrick Street continues the three-storey form of the centre of Boyle with classically-shaped opees and painted rendered elevations.**



**Some of the groups of buildings which line the north side of Patrick Street.**



**A deceptively plain vernacular building, which on closer inspection reveals decorative details to the render and shopfront.**

**The westernmost terrace of the ACA on the north side of Patrick Street hugs the curve of the street and is important in vistas from both directions and as a bookend to the ACA.**



**Some good shopfronts on the north side of Patrick Street although the rough stonework of Lavin's should be re-rendered and the mosaic shopfront could be given individual letters for a name.**

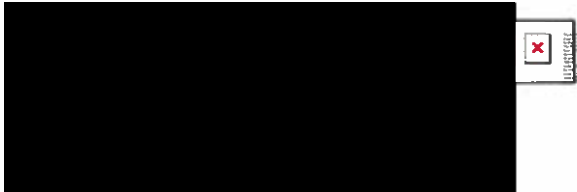


**Sharon Kelly**

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**From:** Nigel MacAodha [REDACTED]  
**Sent:** Wednesday 6 September 2023 06:35  
**To:** Planning Department; Sharon Kelly  
**Cc:** [REDACTED]  
**Subject:** RE: DED 597 - RFI

**Categories:** Blue Category



\*For the attention of Tracy Davis\*

Hi Tracy,

Thankyou for taking the time to review my application. Please see responses in red below:

1. Please clarify if any works are proposed to the front of this building or if the works are solely to the annex as indicated as "building footprint" on your site layout plan received 8th August 2023.

**No works are proposed to the front of this building as part of this application.**

2. Please submit a detailed scope of works for the reconstruction of the building to original layout indicated in your project description.

**Please see attached SOW document.**

3. Submit photographs of the interior and exterior of the part of this building which is the subject of this DED application.

**Please see images in RFI images document attached.**

Kind Regards,

Nigel McHugh





<b>Project</b>	Nigel McHugh	<b>GIA (m2)</b>	120
<b>Location</b>	Main St Boyle	<b>GIA (ft)</b>	
<b>Postcode</b>	F53 C960	<b>Units</b>	
<b>Date</b>	3.04.23		

Ref	Description	Total (£)	
0	<b>Demolition/soft strip/Waste disposal</b>		x
1	<b>Substructure, UGS &amp; Waterproofing</b>		x
2	<b>Superstructure</b>		x
2.1	Frame & Upper Floors		
2.2	Roof		
2.3	Stairs		
2.4	External Walls: Masonry conservation		
2.5	Windows: Timber 2 over 2 sliding sash		
2.6	External Doors: To match existing		
2.7	Internal Walls and Partitions		
2.8	Internal Doors		
3	<b>Internal Finishes</b>		x
3.1	Wall Finishes incl internal insulation		
3.2	Floor Finishes		
3.3	Ceiling Finishes		
4	<b>Fittings &amp; Furnishings</b>		x
5	<b>Services</b>		x
5.1	Sanitary Appliances		
5.2	Services Equipment		
5.9	Electrical installations		
5.11	Fire and Lightning Protection		
5.14	Builders Work in Connection with Services		
6	<b>Complete Buildings and Building Units</b>		
7	<b>Works to Existing Buildings</b>		
8	<b>External Works</b>		x
9	<b>Facilitating Works</b>		
	<b>Element Cost Sub-Total</b>		
10	Contractors Preliminaries		
11	Contractors Overheads and Profit		
	<b>Construction Cost Sub-Total</b>		
12	Project/Design Team Fees (By others)		
	<b>Total</b>		
	<b>Total (Rounded)</b>		





EXISTING: VIEW NORTH

6 SEP 2023





EXISTING: LINK BUILDING  
EAST ELEVATION







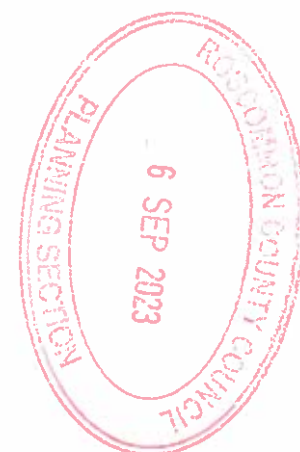
EXISTING: SOUTH  
ELEVATION







EXISTING INTERIOR:  
SOUTHERN ROOM







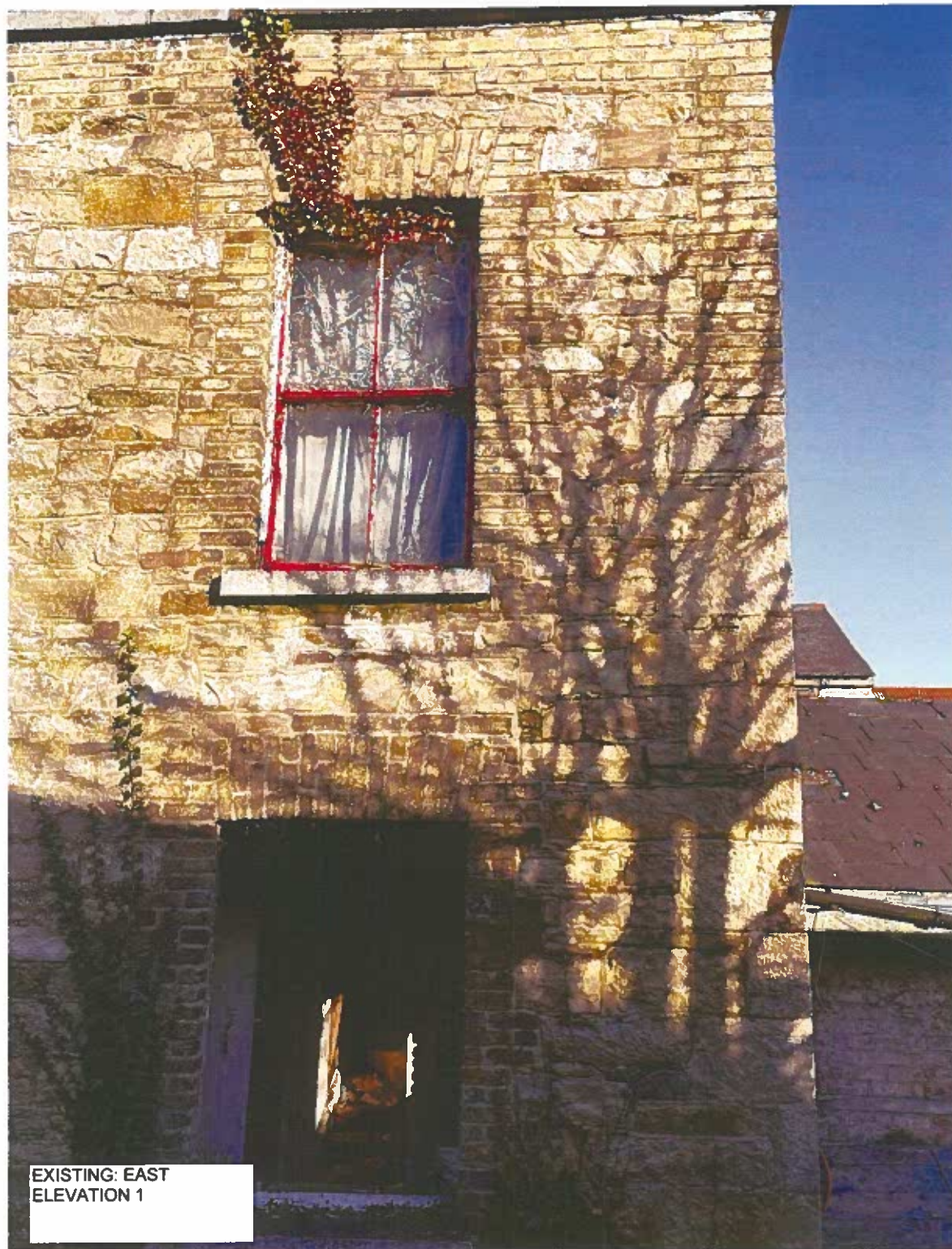
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CEILING PARTIALLY  
COLLAPSED



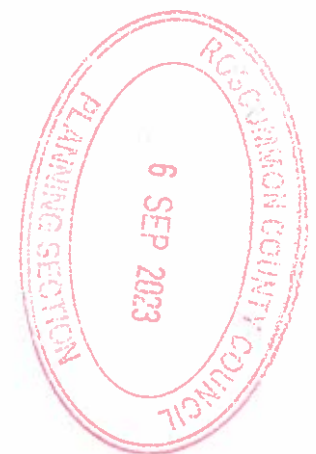


EXISTING: GROUND  
FLOOR HALL VIEW  
NORTH





EXISTING: EAST  
ELEVATION 1







EXISTING: EAST  
ELEVATION 2







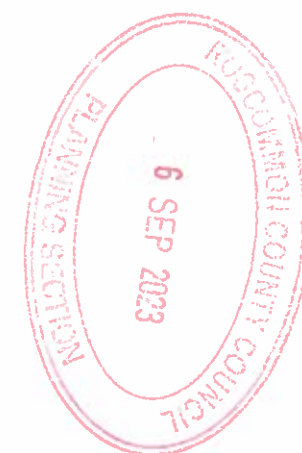
EXISTING: EAST  
ELEVATION 3







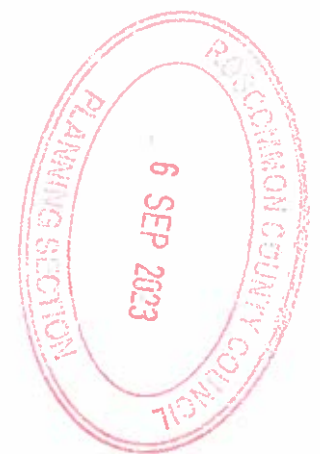
EXISTING: EAST  
ELEVATION NORTH  
ACCESS



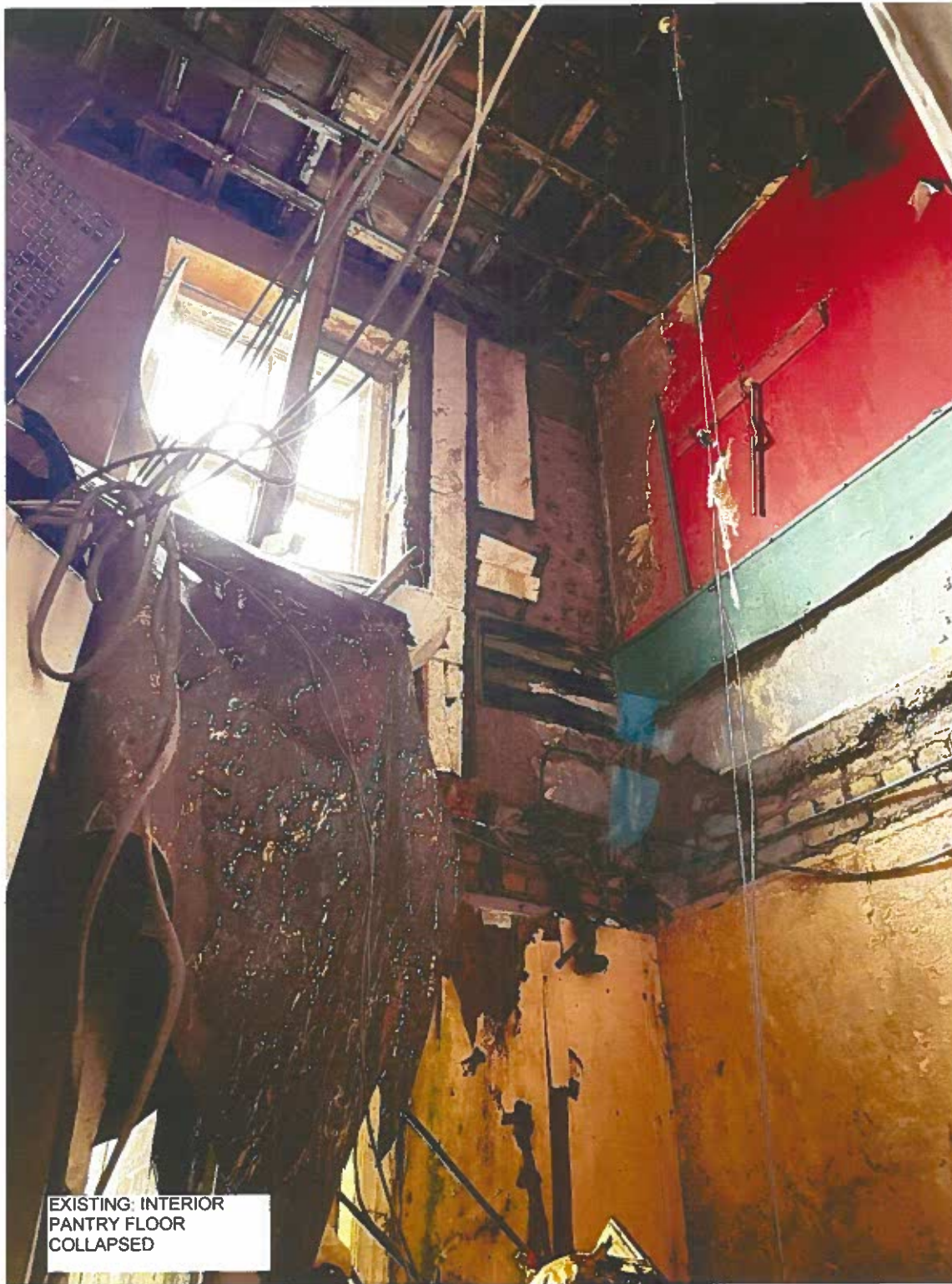




EXISTING: INTERIOR MID  
ROOM CEILING  
COLLAPSED



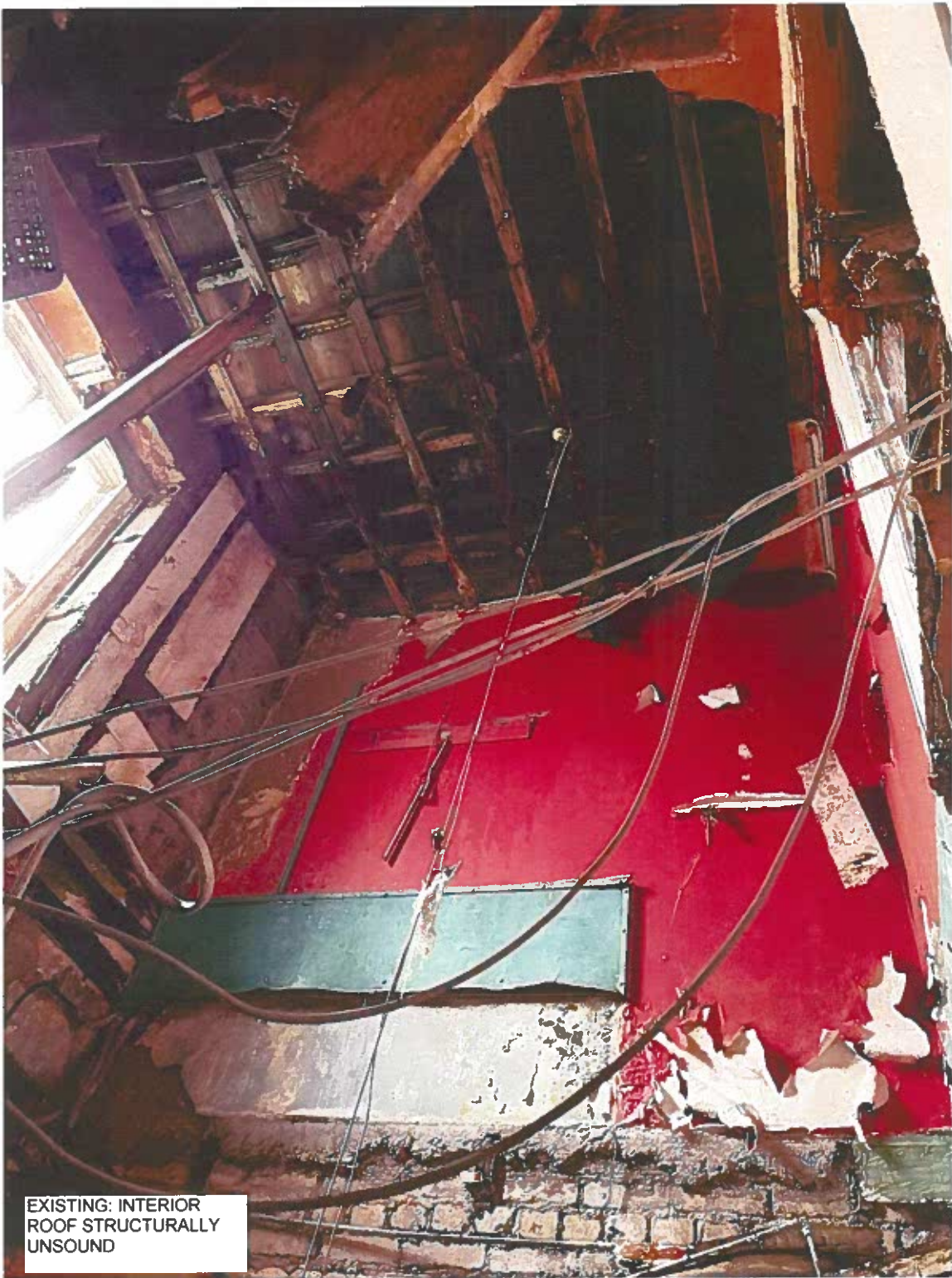




EXISTING: INTERIOR  
PANTRY FLOOR  
COLLAPSED







EXISTING: INTERIOR  
ROOF STRUCTURALLY  
UNSOUND







EXISTING, SOUTHERN  
ENTRANCE MASONRY  
CONSERVATION SCOPE







EXISTING. SOUTHERN  
ENTRANCE MASONRY  
CONSERVATION SCOPE







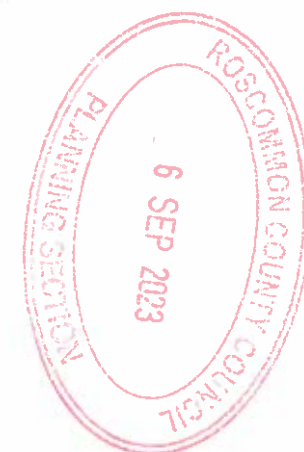
EXISTING: INTERIOR  
SOUTH ROOM LEVEL 1  
OVERGROWN WITH  
VEGETATION



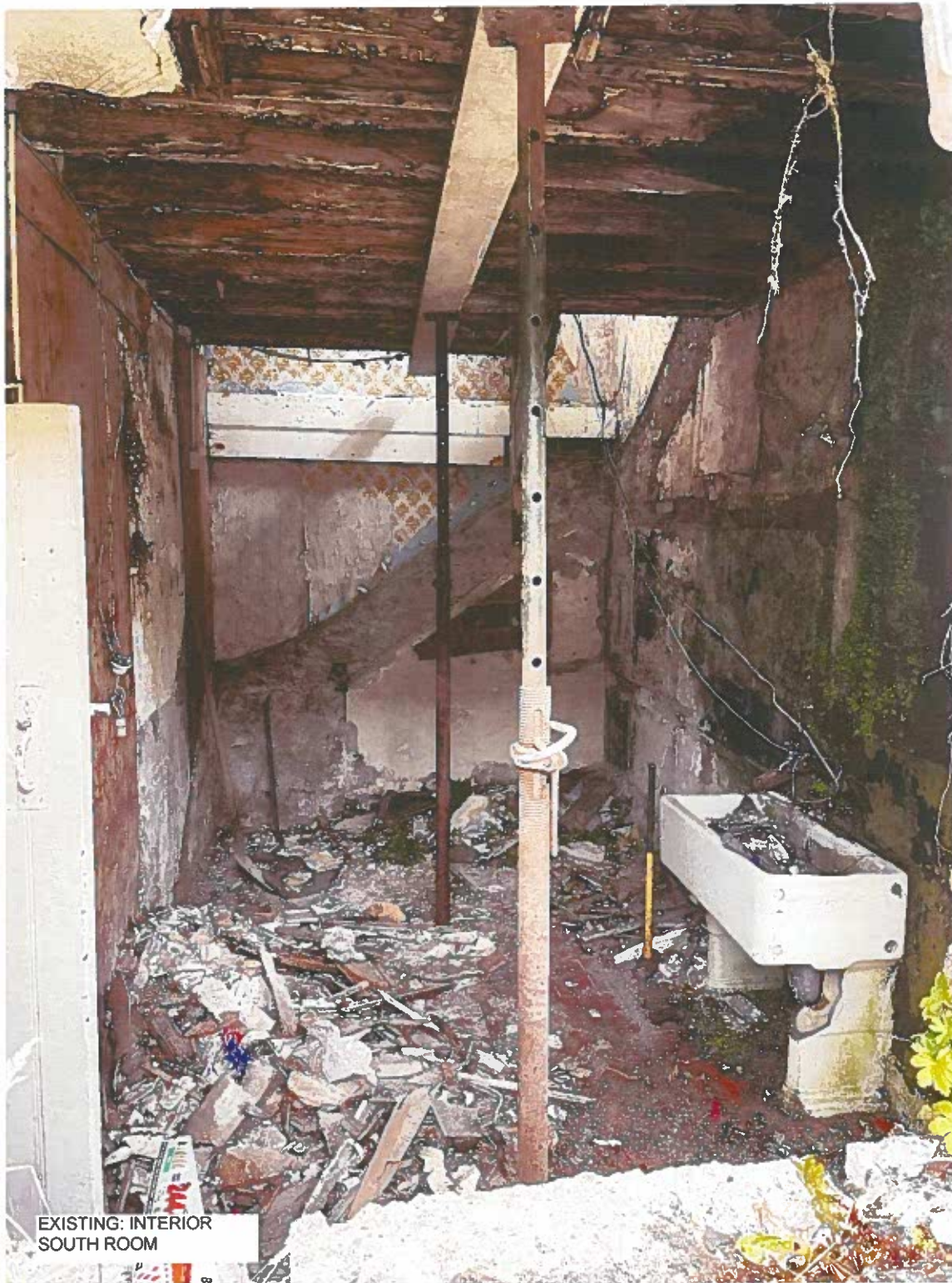




EXISTING: INTERIOR  
SOUTH ROOM LEVEL 1  
OVERGROWN WITH  
VEGETATION





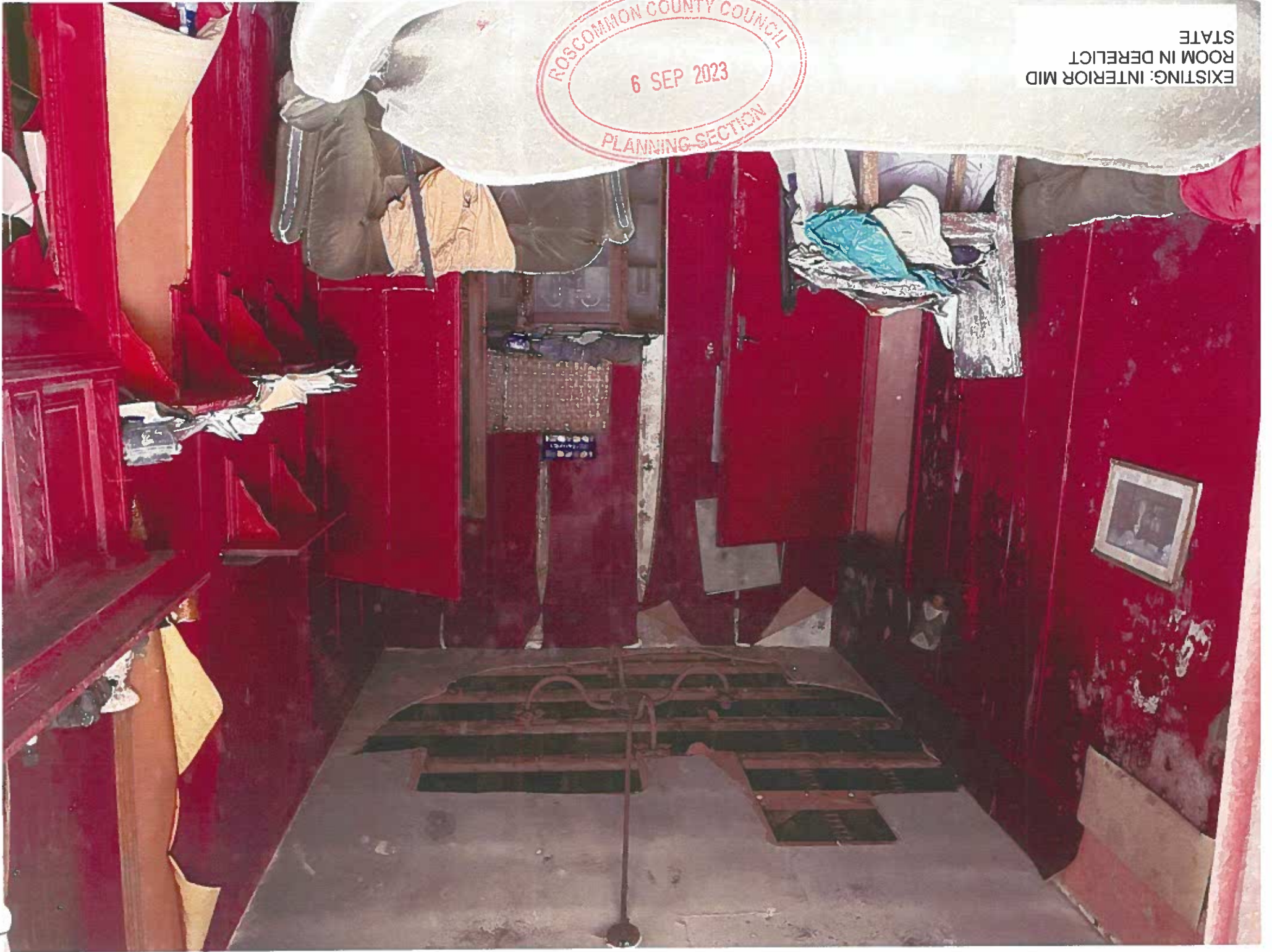


EXISTING: INTERIOR  
SOUTH ROOM





EXISTING: INTERIOR MID  
ROOM IN DERELICT  
STATE







EXISTING: INTERIOR MID  
ROOM IN DERELICT  
STATE

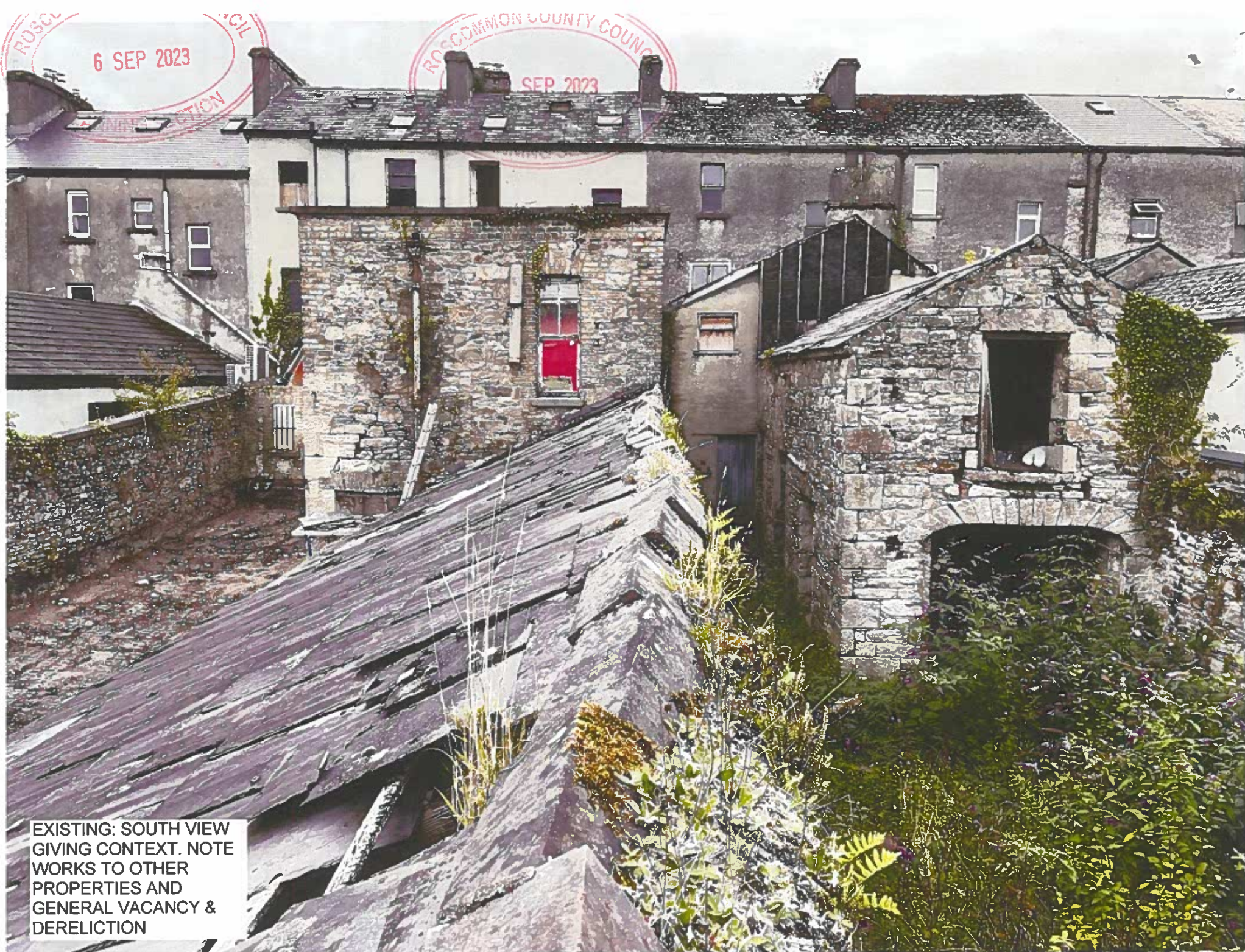


ROSCOMMON COUNTY COUNCIL  
6 SEP 2023  
PLANNING SECTION



EXISTING: SW VIEW





EXISTING: SOUTH VIEW  
GIVING CONTEXT. NOTE  
WORKS TO OTHER  
PROPERTIES AND  
GENERAL VACANCY &  
DERELICTION



**COPY**

**REGISTERED POST**

Mr. Nigel McHugh,

Date: 04/09/2023  
Planning Reference: DED 597

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 following renovation/refurbishment works to a property at Knocknashee Townland, Boyle, Co. Roscommon is or is not development and is or is not exempt development.

\*\*\*\*\*

A Chara,

Further to your application received on the 8<sup>th</sup> August, 2023 and in order for the Planning Authority to determine as to whether the following renovation/refurbishment works to a property at Knocknashee Townland, Boyle, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. Please clarify if any works are proposed to the front of this building or if the works are solely to the annex, as indicated as "building footprint" on your site layout plan received on 8<sup>th</sup> August, 2023.
2. Please submit a detailed scope of works for the reconstruction of the "building to original layout" indicated in your project description.
3. Submit photographs of the interior and exterior of the part of this building which is the subject of this DED application.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 597.

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

Mise le meas,

*Tracy Davis*

Senior Executive Planner,  
Planning.



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

<b>Reference Number:</b>	DED 597
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the refurbishment of a property
<b>Name of Applicant:</b>	Nigel McHugh
<b>Location of Development:</b>	Knocknashee Townland (Main Street) Boyle

**WHEREAS a question has arisen as to whether the following works; the refurbishment of a property at the above address is or is not development and is or is not exempted development.**

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) 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 subject site comprises a mid-terrace 3 storey building on Main Street Boyle, Co. Roscommon with an annex building to the rear. The site is located within the designated Architectural Conservation Area (A.C.A.) for Boyle as per the provisions of the Boyle L.A.P which has lapsed since 2021. The proposed development consists of the refurbishment of the rear annex building for residential use. It is unclear from documentation submitted if any external works to the building are proposed. The buildings front (north) façade is of architectural merit. It appears that works have already taken place on the front façade by way of commercial signage removal.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

**Planning History**

No planning history on site as per the RCC GIS system.

**Relevant statutory provisions**

**Planning and Development Acts 2000 (as amended)**

**Section 2. -(1)**

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

**Section 3. -(1)**

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

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

*development consisting 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;*

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

#### **Planning and Development Regulations, 2001 as amended**

##### **Article 6 (1)**

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

##### **Article 9 (1) applies;**

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

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

#### **Planning and Development Regulations, 2001 (as amended)**

##### **Article 10 (6)**

*(a) In this sub-article—*

*"habitable room" means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;*

*"relevant period" means the period from the making of these Regulations until 31 December 2021.*

*(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3 or 6 of Part 4 to Schedule 1.*

*(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—*

*(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,*

*(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, and*

*(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).*

*(d) (i) The development is commenced and completed during the relevant period.*

*(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.*

*(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.*



(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

(e) (i) Where a person proposes to undertake development to which sub-paragraph (b) relates, then he or she shall accordingly notify the planning authority in whose functional area that the change of use concerned will occur in writing at least 2 weeks prior to the commencement of the proposed change of use and any related works.

(ii) Details of each notification under subparagraph (i), which shall include information on—

(I) the location of the structure, and

(II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit, shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.

(iii) During the years 2019, 2020, 2021 and 2022, each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

### **Initial Planning Assessment:**

As access to the building was not possible it is not possible to establish the existing residential use as is claimed. It is also unclear what level of works are needed to make the building structurally sound and habitable. Confirmation is required as to what if any further external works are proposed in order to determine if the overall proposal will result materially affect the character of the area.

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**Recommendation:**

Please request the following further information:

1. Please clarify if any works are proposed to the front of this building or if the works are solely to the annex, as indicated as "building footprint" on your site layout plan received on 8<sup>th</sup> August, 2023.
2. Please submit a detailed scope of works for the reconstruction of the "building to original layout" indicated in your project description.
3. Submit photographs of the interior and exterior of the part of this building which is the subject of this DED application.

Signed   
Executive Planner

Date: September 4<sup>th</sup> 2023





**Sharon Kelly**

---

**From:** Frank Feighan [REDACTED]  
**Sent:** Thursday 17 August 2023 10:55  
**To:** Planning Department  
**Subject:** FW: Boyle town centre regeneration DED597 Section 5 declaration/ CCF 133 Vacant homes application

Dear Tracey/Planning,

I would like to be associated with this communication and urge Roscommon Co Council to do whatever is possible to expedite matters for Nigel,

Kind Regards,

Frank

Frank Feighan TD



**From:** Nigel MacAodha [REDACTED]  
**Sent:** Thursday 17 August 2023 10:41  
**To:** Planning Department <planning@roscommoncoco.ie>  
**Cc:** [REDACTED]  
[REDACTED]

**Subject:** RE: Boyle town centre regeneration DED597 Section 5 declaration/ CCF 133 Vacant homes application

\* For the attention of Tracy Davis\*

Hi,

With reference to croi conaithe grant application (CCF133) and subsequent section 5 exempted development declaration (DED597) I would like to ask if there is a possibility of expediting the associated review & approval process for this project.

A member of the planning team confirmed the decision date for the section 5 declaration as 05.09.23. I am eager to progress works with the project while weather conditions are most favourable, and have a contractor waiting to commence works once we have the green light. Given that the proposed works are in line with the Planning and development Act, 2000 Section 4.1(h), I would greatly appreciate any assistance you can provide to get things moving forward.

**"Section 4.— Exempted development.**

(1) The following shall be exempted developments for the purposes of this Act—

(h) development consisting 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;"

is mise le meas,

Nigel MacAodha



**Sharon Kelly**

---

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**Sent:** Thursday 17 August 2023 10:41  
**To:** Planning Department  
**Cc:** [REDACTED]  
**Subject:** RE: Boyle town centre regeneration DED597 Section 5 declaration/ CCF 133 Vacant homes application



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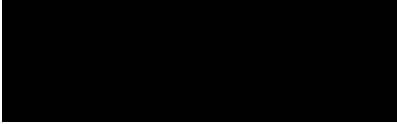
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is mise le meas,

Nigel MacAodha



Mr. Nigel McHugh,



Date: 16<sup>th</sup> August, 2023.

Planning Reference: DED 597

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

~~Development: Conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, Co. Roscommon.~~ *JD*

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application received on the 8<sup>th</sup> August, 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. **L01/0/224083** dated 10<sup>th</sup> August, 2023 refers, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 597**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

*Renovation & refurbishment work to property at*

*Knocknashee Park  
Boyle  
Co. Roscommon*

*Tracy Davis*

Tracy Davis,  
Senior Executive Planner,  
Planning Department.



Roscommon County Council  
Aras an Chontae  
Roscommon  
09086 37100

10/08/2023 13:55:34

Receipt No - L01/0/224083

NIGEL MCHUGH

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED597	

Total : 80 00 EUR

Tendered :  
Credit/Debit Card 80 00  
2156

Change 0 00

Issued By : Louis Carroll  
From : Central Cash Office

**From:** Nigel MacAodha [REDACTED]  
**Sent:** Wednesday 9 August 2023 17:49  
**To:** Planning Department  
**Subject:** Re: Section 5 Declaration REF:CCF 133 Vacant Property Refurbishment Grant

Go raibh maith agat,

Le do thoil, cúir glaoich orm ár:

[REDACTED]

MLM,

N.MacAodha

On Wed 9 Aug 2023 at 18:45, Planning Department <[Planning@roscommoncoco.ie](mailto:Planning@roscommoncoco.ie)> wrote:

A Chara,

I refer to your email dated 08/08/2023 attaching an application for a Declaration of Exempted Development under Section 5 of the Planning & Development Act 2000 (as amended).

In order for your application to be considered further a fee of €80.00 is required. The fee may be paid over the telephone or in person at the Cash Office on the ground floor of the offices of the Planning Authority. Should you wish to pay over the telephone please provide a contact telephone number at which you may be contacted in order to take the payment details, by emailing [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie).

Regards

Caroline Mockler

**Caroline Mockler | Senior Staff Officer | Roscommon County Council**  
☎: (090) 6637100 | ✉: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie) | [www.roscommoncoco.ie](http://www.roscommoncoco.ie)  
Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98 [MAP LOCATION](#)



**From:** Mervyn Walsh  
**Sent:** Tuesday 8 August 2023 13:27  
**To:** [REDACTED]  
**Subject:** FW: Section 5 Declaration REF:CCF 133 Vacant Property Refurbishment Grant  
**Attachments:** Declaration under Section 5 form.pdf; MSB-Clos Aodh project outline.pdf; CLOS AODH-SITE LOCATION PLAN 1-2500.pdf; CLOS AODH-SITE PLAN 1-500.pdf

**From:** Nigel MacAodha [REDACTED]  
**Sent:** Tuesday 8 August 2023 13:24  
**To:** Planning Department <Planning@roscommoncoco.ie>  
**Subject:** Section 5 Declaration REF:CCF 133 Vacant Property Refurbishment Grant

Hi,

With reference to the above Vacant property grant application please find attached;

- Declaration under section 5 form
- 1:25000 Site location drawing
- 1:500 Site Plan
- Project outline document

Please let me know if you require any further information.

Kind regards,

Nigel MacAodha

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






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:	Nigel McHugh
Address:	
Name & Address of Agent:	N/A
Nature of Proposed Works	Renovation/Refurbishment works
Location (Townland & O.S No.)	Knocknashee
Floor Area	110m <sup>2</sup>
Height above ground level	5.5m
Total area of private open space remaining after completion of this development	No change
Roofing Material (Slates, Tiles, other) (Specify)	Flat roof - Asphalt





Proposed external walling (plaster, stonework, brick or other finish, giving colour)	No change - Masonry
Is proposed works located at front/rear/side of existing house.	Rear of property

## 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	Residential
Proposed use of land or structure	Residential
Distance of proposed building line from edge of roadway	No change - 20m
Does the proposed development involve the provision of a piped water supply	Yes - Existing
Does the proposed development involve the provision of sanitary facilities	Yes - Existing

Signature:

*unveraccha*

Date:

08.08.23



**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

## PROJECT DESCRIPTION

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### Introduction;

Originally constructed as a Bank & residential accommodation for Bank of Ireland in 1870, the property currently referred to as "Mullaney's, Main St Boyle" was used as storage for an adjoining drapers (Ground level - front building), sub divided bed-sit accommodation (Upper levels - Front building) & Town house (Annex Building) since the mid 1970s.

The property has been vacant since the early 2000s and has been in continuous decline since. In 2018, critical repair work was carried out to the roof of the main building (Fronting onto Main St.). In June 2023 the property was acquired by the current owner with the intention of returning the property to its original state.

The first step of this project is focused on the reconstruction of the Annex building situated to the rear of the property (backing onto river), the Annex and riverside yard is now referred to as Clós Aodh.

All works at Clós Aodh will be "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 Act, 2000 Section 4.(1)h

### Scope:

- Survey and record existing fabric, finishes & fixtures
- Carefully strip out and deconstruct internal secondary structure and fixtures
- Carry out trial excavations & opening up works to determine subgrade waterproofing/damp proofing system.
- Assess condition of primary structure & identify areas in need of conservation
- Reconstruct building to original layout. No alterations to building form, lines or levels are proposed.

### Challenges:

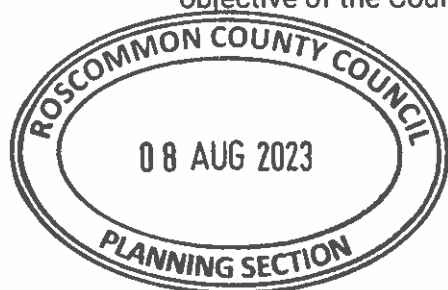
As the building is partially collapsed due consideration must be given to the sequence of deconstruction. Consultation from Buchanan & Co Structural Engineers was sought in this regard and deconstruction methodology developed. Highly experienced and trained professionals should be engaged for this aspect of the works.

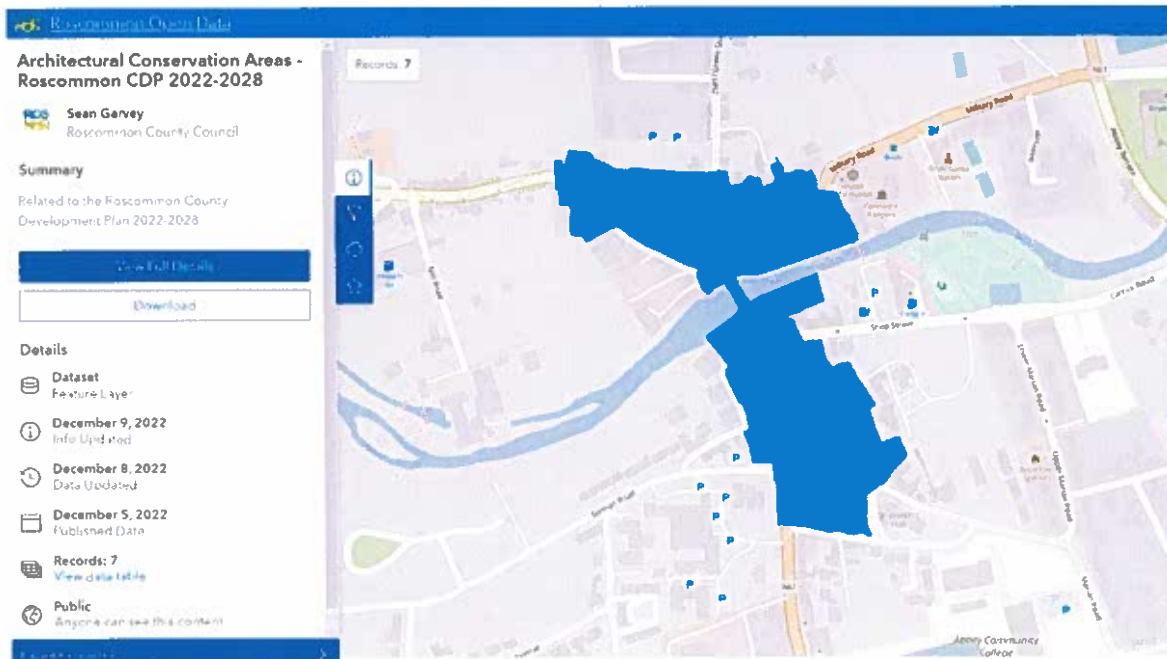
### Architectural Conservation:

The property lies within the Boyle town centre Architectural conservation area as defined below;

"An architectural conservation area (ACA) is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character is an objective of the County Development Plan to preserve."

Roscommon CDP 2022-2028





## OPR Planning leaflet 12 – “A guide to architectural heritage”

### Section 11: What is an architectural conservation area?

“Planning permission would normally be required before works can be carried out to the exterior of a structure in an architectural conservation area.”

#### Project Aims;

- Combat vacancy & dereliction
- Contribute to regeneration of Boyle town centre
- Positively contribute to Boyle 2040 regeneration plan
- Provide high quality, town centre rental accommodation in the spirit of the Croi Conaithe scheme.

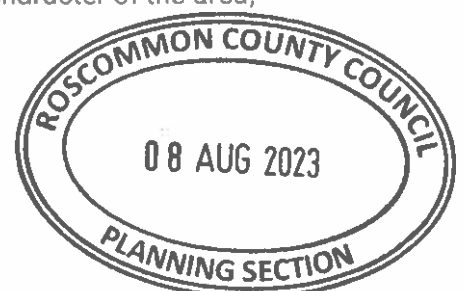
#### Relevant Regulations/Acts of parliament:

Planning and Development Regulations 2001 (as amended)

Exempted Development; Restrictions on exemption – Article 9 (xii)

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,

Planning and development Act, 2000





**Section 82.— Development in architectural conservation areas.**

(1) Notwithstanding section 4 (1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

(2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

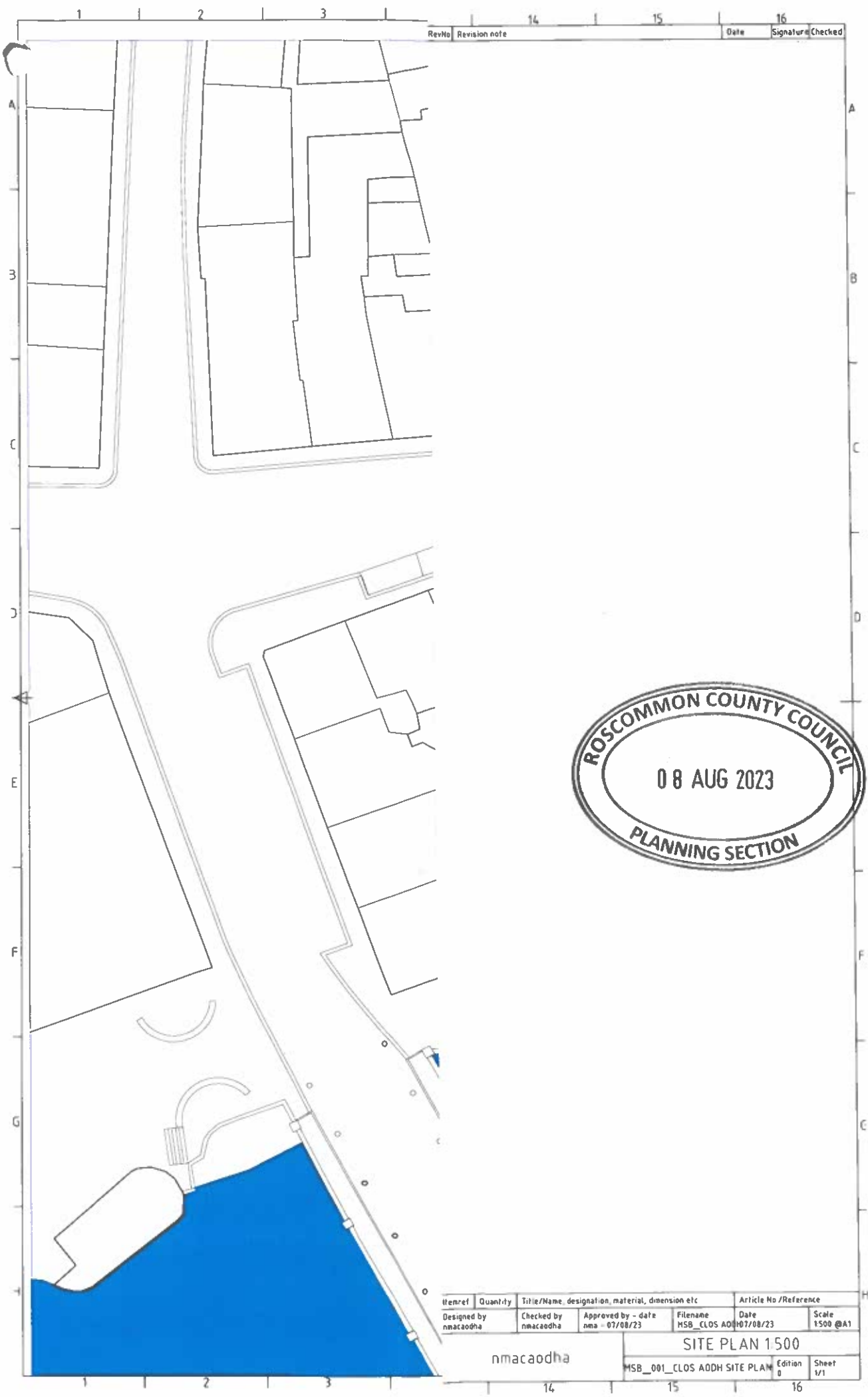
Planning and development Act, 2000

**Section 4.— Exempted development.**

(1) The following shall be exempted developments for the purposes of this Act—

(h) development consisting 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;





RevNo	Revision note	Date	Signature	Checked
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Item ref	Quantity	Title/Name, designation, material, dimension etc			Article No /Reference	
Designed by nmacaodha	Checked by nmacaodha	Approved by - date nma - 07/08/23	Filename MSB_CLOS ADH	Date 07/08/23	Scale 1:500 @A1	
nmacaodha			SITE PLAN 1:500			
MSB_001_CLOS ADH SITE PLAN			Edition 0	Sheet 1/1		



Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No /Reference	
Designed by nmacaodha	Checked by nmacaodha	Approved by - date nma - 07/08/23	Filename MSB_CLOS ADD	Date 07/08/23	Scale 1:2500 @A1	
nmacaodha				SITE LOCATION PLAN 1:2500		
MSB_001_CLOS ADDH SITE PLAN				Edition 0	Sheet 1/1	