

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

**Tony & Rosalie McManus,**



**Reference Number:** DED 600

**Application Received:** 16<sup>th</sup> August, 2023.

**Location:** Killappoge, Croghan, Boyle, Co. Roscommon.

**WHEREAS** a question has arisen as to whether the re-purposing of existing buildings and facilities, in this instance a derelict primary school and temporary new-build accommodation and structures to address the emergency under User S.I No. 306 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 Class 20F at Killappoge, Croghan, 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 of the Planning and Development Regulations 2001, (as amended).
- c) Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).
- d) Article 9 of the Planning and Development Regulations 2001, (as amended).
- e) 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).
- f) The planning history of the site.

**AND WHEREAS** Roscommon County Council has concluded that:

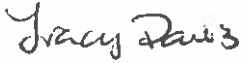
- a) The works to refurbish and extend an existing derelict school and associated works are development.
- b) The works to refurbish and extend an existing derelict school and associated works at Croghan Co. Roscommon does not fall within the exempted development provisions of Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations and is not exempted development.

**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 'whether the re-purposing of existing buildings and facilities, in this instance a derelict primary school and temporary new-build accommodation and structures to address the emergency under User S.I No. 306 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 Class 20F at Killappoge, Croghan, 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.

**Signed on behalf of the Council:**



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**Tracy Davis, Senior Executive Planner,  
Planning.**

**Date: 12<sup>th</sup> September, 2023**

**T & R Designs Engineering Consultants,  
Ballynamony,  
Carrick on Shannon  
Co. Leitrim. N41 Y138.**

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

<b>Reference Number:</b>	DED 600
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for conversion and extension of school to temporarily house Ukrainian refugees.
<b>Name of Applicant:</b>	Tony and Rosalie McManus
<b>Location of Development:</b>	Croghan, Co. Roscommon

**WHEREAS a question has arisen as to whether the following works; the repurposing of the existing buildings and facilities, in this instance a derelict primary school and temporary new-build accommodation and structures to address the emergency in Ukraine are development.  
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) Part 1 of Schedule 2 Class 20F of the Planning and Development Regulations, 2001 as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site

**Site Location & Development Description**

The subject site is located on the outskirts of Croghan village, Co. Roscommon and contains a disused former national school with an outbuilding. It is proposed to extend the school by approx. 63m<sup>2</sup> to provide a total of 3 no. apartments ranging in size from 72m<sup>2</sup> to 100m<sup>2</sup>.

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.

Question arising: Whether the conversion and extension of same to house refugees from Ukraine is or is not development and is or is not exempted development.

**Planning History**

07/1980 – Withdrawn

07/1547 – Withdrawn

13/283 - Withdrawn

**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'.

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

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

### Class 20F of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitations
<i>Exempt Development-General</i>  <b>CLASS 20F</b> Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure	<ol style="list-style-type: none"><li>1. The temporary use shall only be for the purposes of accommodating persons seeking international protection.</li><li>2. The use shall be discontinued not later than 31 December 2024.</li><li>3. The relevant local authority shall be notified of locations where change of use is taking place prior the commencement of that change.</li><li>4. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).</li></ol>

The question to be determined in this Section 5 referral is whether the proposal to repurpose the existing buildings and facilities, in this instance a derelict primary school and provide temporary new-build accommodation and structures to address the emergency under User S.I. No 306 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 is or is not development and is or is not exempted development.

Having considered the definition of both “works” and “development” outlined above, I would deem that the proposed development constitutes works and is therefore development. With Regard to Article 9 (1)(a)(viiB)) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, which I consider adequate, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for EIAR or AA does not apply with respect to the current referral case.

**Assessment of information received:**

With regard to the proposal to repurpose the existing buildings and facilities, in this instance a derelict primary school and provide temporary new-build accommodation and structures to address the emergency in Ukraine under User S.I. No 306, namely the conversion and extension to the derelict school, together with associated site works, and its compliance with the conditions and limitations of Class 20F of Part 1 of Schedule 2 (Exempted Development - General) the following sets out how these apply to the current proposal:

The proposal cannot be considered temporary in nature as the additions to the building will be consistent with the construction form of the existing school as it stands and will therefore be permanent in nature. Class 20F makes no provision for the extension of the buildings named in Class 20F for the use intended, either temporary or permanent. While the proposal aims to house refugees in an emergency situation as per the intention of Class 20F, however, as per the floor plans submitted such a change of use would only be achievable by way of the development of the permanent extensions. In addition, the Planning Authority would have concerns as to the functionality of the existing wastewater treatment system on site especially having regard to the limited site size. The issue of the site’s ability to safely dispose of wastewater was raised previously by R.C.C Environment Section under planning application pd13/283.

Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows:

- The works are development
- As set out above the proposed works (extensions to existing building) cannot be considered temporary in nature, and will result in the creation of 3 separate units, and therefore do not fall within the exempted development provisions of Class 20F of Part 1, Schedule 2 of the Planning and Development Regulations as amended.
- The proposal does not constitute exempted development.

**Recommendation**

**WHEREAS** a question has arisen as to whether the proposed development to repurpose the existing buildings and facilities, in this instance a derelict primary school and provide temporary new-build accommodation and structures at Croghan Co. Roscommon is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000, (as amended).
- (b) Article 6 of the Planning and Development Regulations 2001, (as amended)

- (c) Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).
- (d) Article 9 of the Planning and Development Regulations 2001, (as amended).
- (e) 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).
- (f) The planning history of the site

**AND WHEREAS** I have concluded that

- The works to repurpose the existing buildings and facilities, in this instance a derelict primary school and provide temporary new-build accommodation and structures are development.
- The works to refurbish and extend an existing derelict school and associated works at Croghan Co. Roscommon does not fall within the exempt development provisions of Class 20F of Part 1 of Schedule 2 of the Planning and Development Regulations.
- Given that the development does not fall within the exempt development provisions Class 20F of Part 1 of Schedule 2 of Planning and Development Regulations, I have concluded that the proposal is not exempted development.

**AND WHEREAS** I have concluded that the said development to repurpose the existing buildings and facilities, in this instance a derelict primary school and provide temporary new-build accommodation and structures are development and is not exempted development and I recommend that a declaration to that effect should be issued to the applicant.

Signed   
Executive Planner

Date: 8<sup>th</sup> September 2023











## Valerie Mangan

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**From:** Louis Carroll  
**Sent:** Tuesday 22 August 2023 12:52  
**To:** T & R Designs  
**Cc:** Planning Department  
**Subject:** RE: Ref exempted planning declaration fee receipt  
**Attachments:** Xerox Scan

Hi Tony,

Further to your email please find attached scanned copies of the receipts which were processed last Wednesday here at the Cash Desk. The Planning Dept. will confirm whether or not the application is valid in due course.

Regards

Louis Carroll  
Motor Tax Office  
Roscommon Co. Council  
Aras an Chontae  
Roscommon

T: 0906637285 Email: [lcarroll@roscommoncoco.ie](mailto:lcarroll@roscommoncoco.ie) Web: [www.roscommoncoco.ie](http://www.roscommoncoco.ie)



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



**From:** T & R Designs <[Info@tandrdesigns.ie](mailto:Info@tandrdesigns.ie)>  
**Sent:** Tuesday 22 August 2023 12:40  
**To:** Louis Carroll <[LCarroll@roscommoncoco.ie](mailto:LCarroll@roscommoncoco.ie)>  
**Cc:** Planning Department <[Planning@roscommoncoco.ie](mailto:Planning@roscommoncoco.ie)>  
**Subject:** Ref exempted planning declaration fee receipt

Hi Louis & planning

I paid €80.00 last Wednesday to Bernadine for the above and had requested a receipt of payment and would be obliged if a receipt could be sent by email and acknowledgement of application been valid for the above.

Kind regards



Tony Mc Manus.

Rosecommon County Council  
Aras an Chontae  
Roscommon  
08066 37100  
\*\*\*\*\*

16/08/2023 14:24:33

Receipt No : L01/105496/224145  
\*\*\*\*\* REPRINT \*\*\*\*\*

TONY MCMANUS  
T&R DESIGNS  
BALLYNAMANY  
LEITRIM ROAD  
CARRICK ON SHANNON  
CO. LEITRIM

PLANNING APPLICATION FEES 80.00  
GOODS 80.00  
VAT Exempt/Non-vatable  
DED 600

Total : 80.00 EUR

Tendered :  
Credit/Debit Card 80.00  
7609

Change : 0.00

Issued By : Bernadine Duignan  
From : Central Cash Office

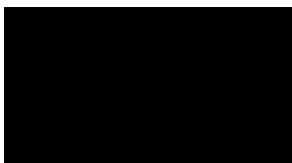




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Tony & Rosalie McManus,



Date: 21<sup>st</sup> August, 2023.

Planning Reference: DED 600

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

Development: The re-purposing of existing buildings and facilities, in this instance a derelict primary school and temporary new-build accommodation and structures to address the emergency under User S.I No. 306 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 Class 20F at Killappoge, Croghan, Boyle, Co. Roscommon.

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A Chara,

I wish to acknowledge receipt of your application received on the 16<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. **L01/0/224145** dated 16<sup>th</sup> August, 2023 refers, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 600**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Tracy Davis,  
Senior Executive Planner,  
Planning Department.

T&R Designs Engineering Consultants,  
Ballynamony,  
Carrick-on-Shannon,  
Co. Leitrim,  
N41 Y138

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

16/08/2023 14:24:33

Receipt No : L01/0/224145

TONY MCMANUS  
T&R DESIGNS  
BALLYNAMANY  
LEITRIM ROAD  
CARRICK ON SHANNON  
CO. LEITRIM

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 600	

Total 80.00 EUR

Tendered	80.00
Credit/Debit Card	
7609	

Change 0.00

Issued By : Bernadine Duignan  
From : Central Cash Office

**Sharon Kelly**

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**From:** T & R Designs <Info@tandrdesigns.ie>  
**Sent:** Wednesday 16 August 2023 12:39  
**To:** Planning Department; Mervyn Walsh  
**Subject:** FW: Permitted /Exempted Development query - Croghan NS  
**Attachments:** Completed Application Form.pdf; Cover letter .pdf; A101 Existing Building drawings.pdf; A102 Proposed Elevations.pdf; A103 Proposed Ground floor plan.pdf; A104 -Proposed 3D Overview.pdf; A105-SL Site location map.pdf; A106-SL Site layout plan.pdf

**From:** T & R Designs  
**Sent:** 15 August 2023 17:01  
**To:** Planning Department <Planning@roscommoncoco.ie>  
**Subject:** RE: Permitted /Exempted Development query - Croghan NS



Good afternoon Mervyn

Thank you for your prompt response email.

In response to this email I wish to make the application for a Declaration of Exempted Development, under Section 5 of the Planning and Development Act 2000

I attach the following documents:

- The completed application form
- The Cover letter
- Site location map – Drawing No. A105-SL (Scale 1-2500)
- Site layout plan – Drawing No. A106-SL (Scale 1-500)
- Existing Building Drawing – Drawing No. A101
- Proposed Building Drawings – Drawing A102, A103, A104

In relation to the fee of €80, I would be grateful if Roscommon County Council would contact me directly on [REDACTED] and I will make payment over the phone or online whichever is preferable to Roscommon County Council.

Should you require any further information, please do not hesitate to contact me.

Kind regards

Tony Mc Manus.  
C. Build E MCABE, MCIQB.  
Chartered Building Engineer,  
Chartered Construction Manager,  
Registered Building Surveyor.

**T & R Designs**

Consulting Engineers, Surveyors and Construction Management, Ballynamony, Carrick on Shannon, Co. Leitrim.  
Office : +353719621711. Mobile : +353863822717. Email : [info@tandrdesigns.ie](mailto:info@tandrdesigns.ie) website: [www.tandrdesigns.ie](http://www.tandrdesigns.ie)



**From:** Planning Department <[Planning@roscommoncoco.ie](mailto:Planning@roscommoncoco.ie)>  
**Sent:** 15 August 2023 15:36  
**To:** T & R Designs <[Info@tandrdesigns.ie](mailto:Info@tandrdesigns.ie)>  
**Subject:** FW: Permitted /Exempted Development query - Croghan NS

Dear Tony,

Thank you for your email enquiry.

Due to the range of criteria which must be assessed in order to determine whether or not any development proposal constitutes exempted development, it is only possible for a conclusive determination to be made on the exempted development status of a project once a detailed assessment of the proposal has been undertaken – the mechanism by which this is done, is following receipt of an application for a Declaration of Exempted Development, under Section 5 of the Planning and Development Act 2000 (as amended).

It is entirely a matter for the agent and applicant, to decide whether or not they wish to seek a Section 5 Declaration of Exempted Development.

Please find attached, the link to the application form, for Section 5 Declaration of Exempted Development <https://www.roscommoncoco.ie/en/services/planning/exempted-development/declaration-under-section-5-application-form.pdf> and please note the requirements, including the fee detail, listed on page 2, if it is intended that application will be submitted for consideration.

Yours sincerely,

Mervyn Walsh.

Mervyn Walsh, Senior Staff Officer,  
Planning Department, Roscommon County Council,  
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98  
☎: (090) 6637100 Ext. 378 | Direct: (090) 6637378  
✉: [mwalsh@roscommoncoco.ie](mailto:mwalsh@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

**MAP LOCATION**



**From:** T & R Designs <[Info@tandrdesigns.ie](mailto:Info@tandrdesigns.ie)>  
**Sent:** Tuesday 15 August 2023 12:43  
**To:** Planning Department <[Planning@roscommoncoco.ie](mailto:Planning@roscommoncoco.ie)>  
**Cc:** Janice O'Brien <[jobrien@roscommoncoco.ie](mailto:jobrien@roscommoncoco.ie)>  
**Subject:** Permitted /Exempted Development query

Dear Sir/Madam

Please find attaching Permitted/ Exempted development query in relation to derelict National School at Killappoge, Croghan, Co. Roscommon for your consideration and response.

Kind regards

Tony Mc Manus.  
C. Build E MCABE, MCIOB.  
Chartered Building Engineer,

Chartered Construction Manager,  
Registered Building Surveyor.



## T & R Designs

Consulting Engineers, Surveyors and Construction Management, Ballynamony, Carrick on Shannon, Co. Leitrim.

Office : +353719621711. Mobile : +353863822717. Email : [info@tandrdesigns.ie](mailto:info@tandrdesigns.ie) website:

<https://scanner.topsec.com/?d=1434&r=show&u=www.tandrdesigns.ie&t=325d4b3141fee8ac7a22caff0c55c9f8208578e8>

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Comhairle Contae  
Ros Comáin  
Roscommon  
County Council




DED 600

Aras 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:	Tony & Rosalie Mc Manus
Address:	
Name & Address of Agent:	T & R Designs Engineering Consultants Ballynamony Carrick on Shannon Co. Leitrim N41Y138
Nature of Proposed Works	It is proposed to include the re-purposing of existing buildings and facilities, in this instance a derelict primary school and temporary new-build accommodation and structures to address this emergency under Under S.I. No. 306 of 2022 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 CLASS 20F
Location (Townland & O.S No.)	OS No: 10/10-11-12-15-16 Map Sheet 1863 Killappoge, Croghan, Boyle, Co. Roscommon
Floor Area	Existing School - 184.38m <sup>2</sup> or thereabouts. Proposed temporary new build accommodation to the rear of the existing school 62.55m <sup>2</sup> or thereabouts
Height above ground level	0.15m or thereabouts- one storey only
Total area of private open space remaining after completion of this development	0.21 Ha or thereabouts
Roofing Material (Slates, Tiles, other) (Specify)	Existing slated roof with roofing membrane over flat roof
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Plaster finish
Is proposed works located at front/rear/side of existing house.	Proposed temporary new build accommodation to the rear of existing building



## Roscommon County Council

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

Has an application been made previously for this site	Yes
If yes give ref. number (include full details of existing extension, if any)	07/1547 - Permission for temporary classroom to SE elevation of school - Withdrawn 07/1980 - Permission for temporary classroom to SE Elevation of school - Withdrawn 98/965 - Permission to extend and renovate school _ Application finalised 13/283 - Permission to demolish school and provide house - Withdrawn
Existing use of land or structure	Disused primary School
Proposed use of land or structure	Proposed provision of temporary accomodation for persons seeking international protection.
Distance of proposed building line from edge of roadway	Existing corner of building 11.16m or thereabouts
Does the proposed development involve the provision of a piped water supply	No- Existing water supply to existing building
Does the proposed development involve the provision of sanitary facilities	Yes- Relocation of existing toilet with provision of shower/bathing facilites

Signature:

Tony McManus

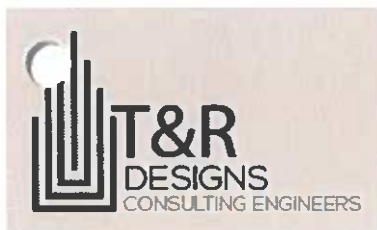
Rosalie Mcmanus

Date:

15-08-2023

**Note:** This application must be accompanied by:-

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Details specification of development proposed



Ballynamony, Leitrim Road, Carrick on Shammon, Co Leitrim

Tel +353719621711

Mob +353863822717

Email [info@tandrdesigns.ie](mailto:info@tandrdesigns.ie)

Web [www.tandrdesigns.ie](http://www.tandrdesigns.ie)



**Consulting Engineers, Surveyors & Construction Management**

FAO The Planning Department,

Roscommon County Council,

Aras an Chontae,

Roscommon,

Co. Roscommon.

Date: 15-08-2023

**RE: Application for a Declaration under Section 5 of the Planning & Development Act 2000  
regarding Exempted Development  
Applicants : Tony & Rosalie Mc Manus**

Dear Sir/ Madam,

I had an onsite meeting with Fiona Ni Chuinn (Acting Director of Housing) and Janice O'Brien ( Staff Officer Community and Enterprise Department) of Roscommon County Council on 28<sup>th</sup> July 2023 to discuss the proposed development outlined below. Both staff members said they would welcome this proposal in principle subject to statutory consents.

**Reasons for exemption/permitted development**

It is proposed to use the existing derelict primary school building facility located in the village of Croghan, Co Roscommon to house displaced persons from Ukraine under temporary protection regulations *Under S.I. No. 306 of 2022 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 CLASS 20F.*

*The classes of development listed in the Schedule may include the change of use and repurposing of existing school buildings and facilities and temporary new-build accommodation and structures to address the urgent need to provide emergency accommodation and support to displaced persons from the conflict in Ukraine.*

*The Regulations relate to the non-application of the Planning and Development Act 2000 to certain classes of development by or on behalf of a state authority, which is defined as a Minister of the Government or the Commissioners of Public Works in Ireland.*

*The provisions of the Planning and Development Act 2000 shall not apply to the specified classes of temporary development in the Schedule only for so long as the regulations are in force. After this time the removal, demolition or alteration of any temporary structure and the discontinuance of any temporary use and, in so far as is practicable, the restoration of the land to its condition prior to the commencement of the development, shall be required, unless the development is permitted, exempted or otherwise regularised by a provision of the Planning and Development Act 2000, or the Regulations thereto.*





The existing disused school is located in the village of Croghan and close to the current national school and all local amenities of Croghan Village. The building has the benefit of existing services, which include water, sewerage and electricity. There is a local bus link transport system which travels to Boyle & Carrick on Shannon at regular intervals.

It is proposed to provide 1 No. two bedroom apartment and 2 No. One bedroom apartments to cater for development. It is proposed to repurpose the existing school buildings and facilities and provide temporary new-build accommodation (62.55m<sup>2</sup> or thereabouts) *under S.I. No. 306 of 2022 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 CLASS 20F.*

Please find attaching the following documents and drawings;

1. The site Location map (Scale 1:2500) – Drawing No. A105
2. The site layout plan (Scale 1:500)- Drawing No. A106
3. Building drawings indicating the existing building - Drawing No. A101
4. Building drawing indicating the proposed development. Drawing No. A102, A103, A104

I wish to apply for a Declaration under Section 5 of the Planning & Development Act 2000 regarding Exempted Development in order to clarify if this proposed development is considered Permitted development by Roscommon County Council *Under S.I. No. 306 of 2022 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 CLASS 20F.*

Trusting you will give this application due consideration.

*Tony McManus*

*Rosalie McManus*

Yours Sincerely

Tony McManus C. Build E MCABE, MCIOB  
Chartered Building Engineer,  
Chartered Construction Manager,  
Registered Building Surveyor.

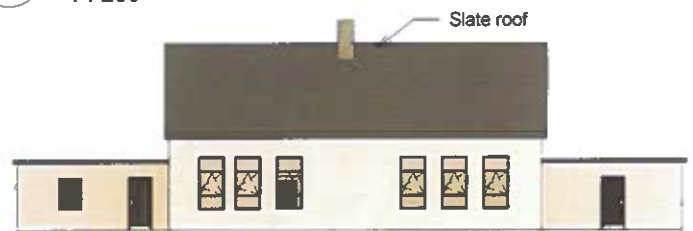
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Partners : Tony Mc Manus, Rosalie Mc Manus

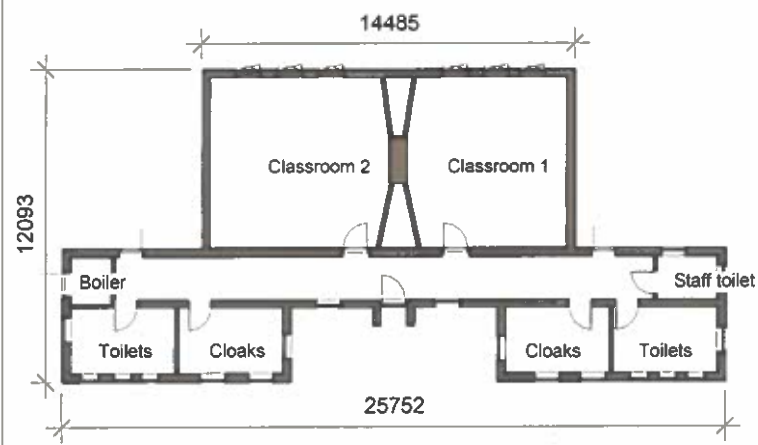




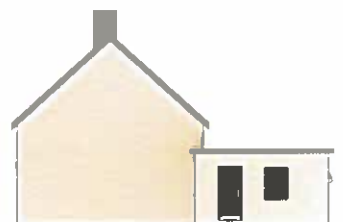
2 **Front Elevation**  
1 : 200



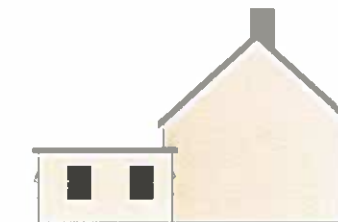
1 **Rear Elevation of house**  
1 : 200



5 **Ground Floor**  
1 : 200



3 **Side Elevation NW**  
1 : 200



4 **Side Elevation SE**  
1 : 200



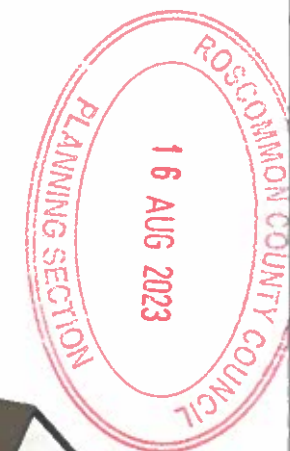
6 {3D}



**T & R Designs**  
Consulting Engineers,  
Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

Mob: 0863822717  
Office: 0719621711  
E-mail: info@tandrdesigns.ie  
Web: www.tandrdesigns.ie

Total area of Existing school  
is 184.38m2 or thereabouts



REVISION

**PROJECT NAME**

Proposed development at Croghan  
National School

**CLIENT NAME**

Tony & Rosalie Mc Manus

**PROJECT ADDRESS**

Killappoge, Croghan, Co. Roscommon

**PROJECT STATUS** Declaration of Exemption  
Application under Section 5

**DRAWING TITLE** Existing building drawing

**SHEET NO**  
A101

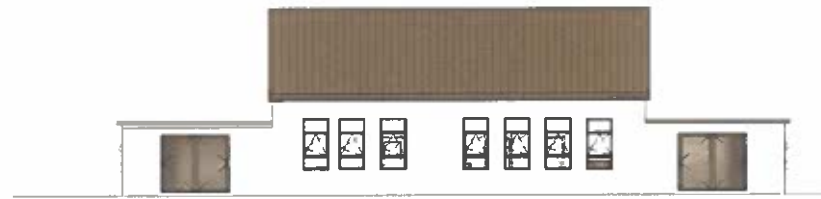
**ISSUE DATE**  
15-08-2023

**DRAWN BY**  
TMM

**SCALE**  
1:200



**2 Front Elevation**  
1 : 200



**1 Rear Elevation**  
1 : 200



**4 Side Elevation South West**  
1 : 200



**3 Side Elevation North East**  
1 : 200



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Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

Mob: 0863822717  
Office: 0719621711  
E-mail: info@landrdesigns.ie  
Web: www.landrdesigns.ie

REVISION

**PROJECT NAME**

Proposed conversion of existing school  
to Apartments

**CLIENT NAME**

Tony & Rosalie Mc Manus

**PROJECT ADDRESS**

Killappoge, Croghan, Co. Roscommon

**PROJECT STATUS** Declaration of Exemption  
Application under Section 5

**DRAWING TITLE** Proposed Apartments  
Elevations

**SHEET NO**  
A102

**ISSUE DATE**  
15-08-2023

**DRAWN BY**  
TMM

**SCALE**  
1:200



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Consulting Engineers,  
Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

Mob: 0863822717  
Office: 0719621711  
E-mail: info@tandrdesigns.ie  
Web: www.tandrdesigns.ie

Total Gross floor area of

Apartment No. 1 - 71.97m<sup>2</sup>

Apartment No. 2 - 99.86m<sup>2</sup>

Apartment No. 3 - 75.10m<sup>2</sup>

or thereabouts

Total Gross floor area = 246.93m<sup>2</sup>  
or thereabouts

REVISION:

#### PROJECT NAME

Proposed conversion of existing school  
to Apartments

#### CLIENT NAME

Tony & Rosalie Mc Manus

#### PROJECT ADDRESS

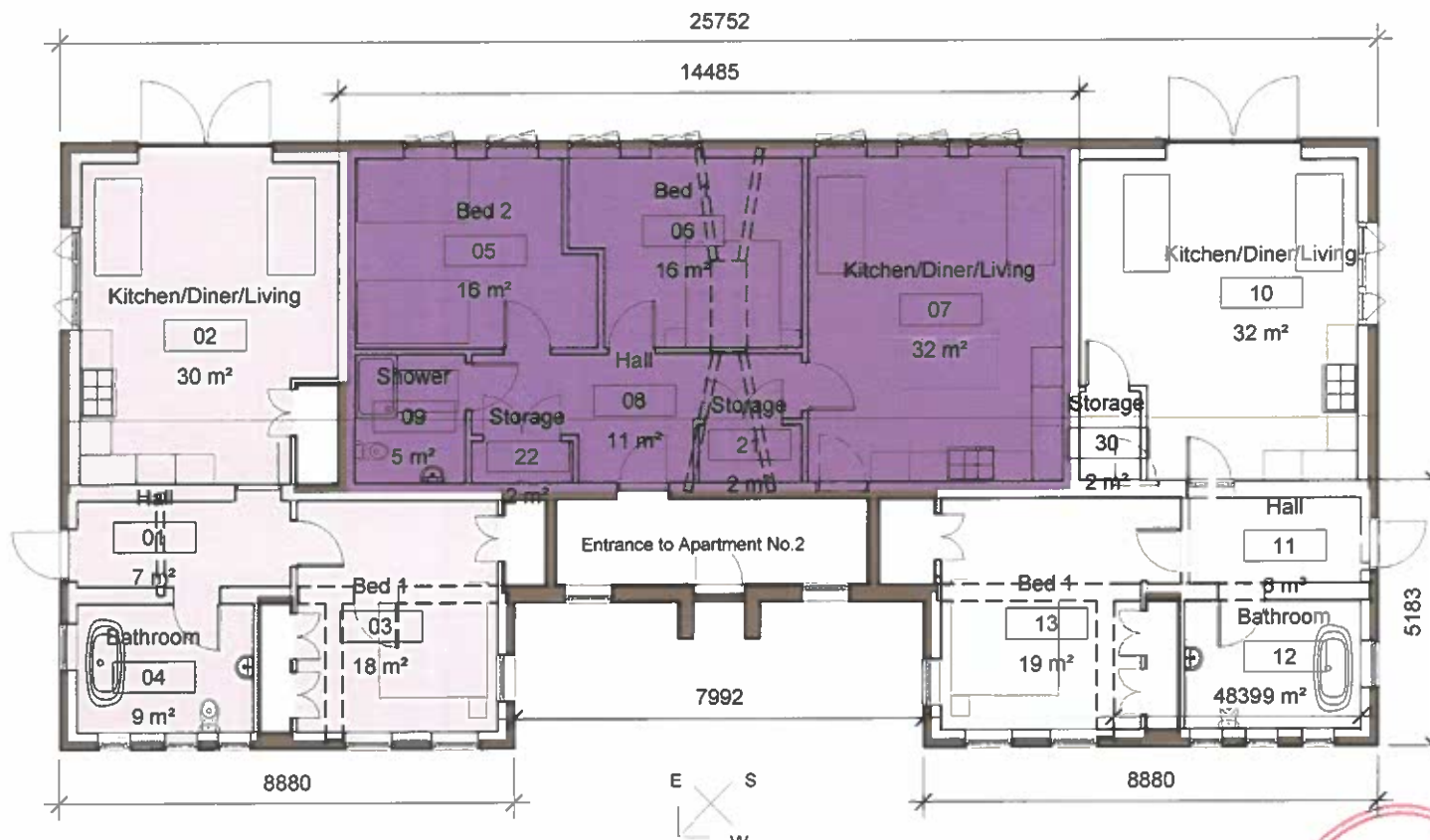
Killappoge, Croghan, Co. Roscommon

PROJECT STATUS Declaration of Exemption  
Application under Section 5

DRAWING TITLE Ground floor plan of  
Apartment 1,2,3

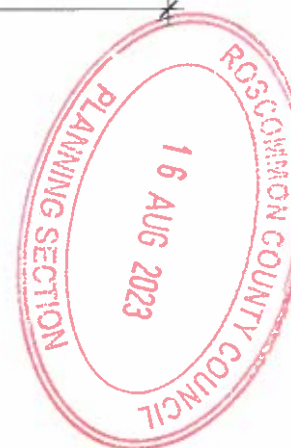
SHEET NO A103 ISSUE DATE  
15-08-2023

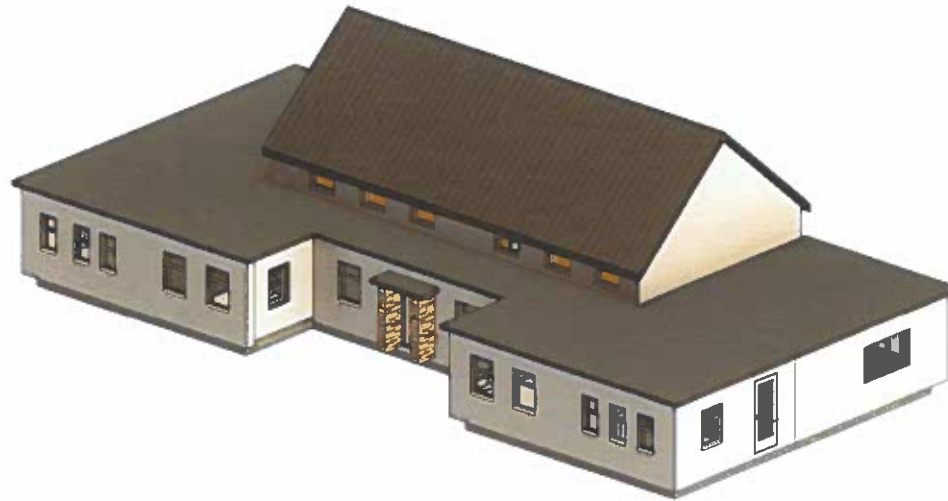
DRAWN BY TMM SCALE  
1:100 @A3



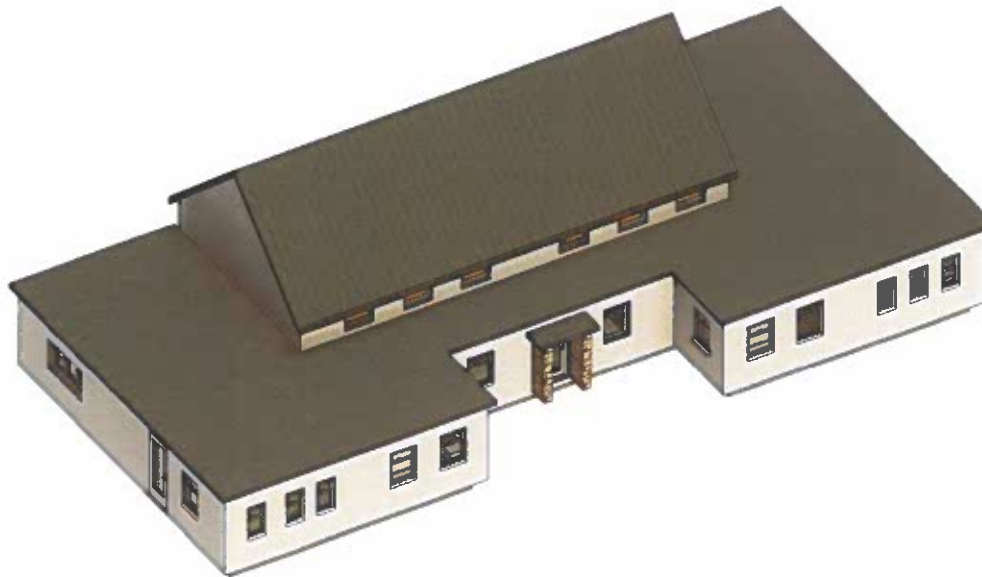
### Department Legend

- Apartment No. 1
- Apartment No. 2
- Apartment No. 3





1 {3D}



2 3D Sideview



**T & R Designs**  
Consulting Engineers,  
Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

Mob: 0863822717  
Office: 07 19621711  
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Web: www.landrdesigns.ie

REVISION:

**PROJECT NAME**

Proposed conversion of existing school  
to Apartments

**CLIENT NAME**

Tony & Rosalie Mc Manus

**PROJECT ADDRESS**

Killappoge, Croghan, Co. Roscommon

**PROJECT STATUS** Declaration of Exemption  
Application under Section 5

**DRAWING TITLE** 3D Overview

**SHEET NO.**  
A104

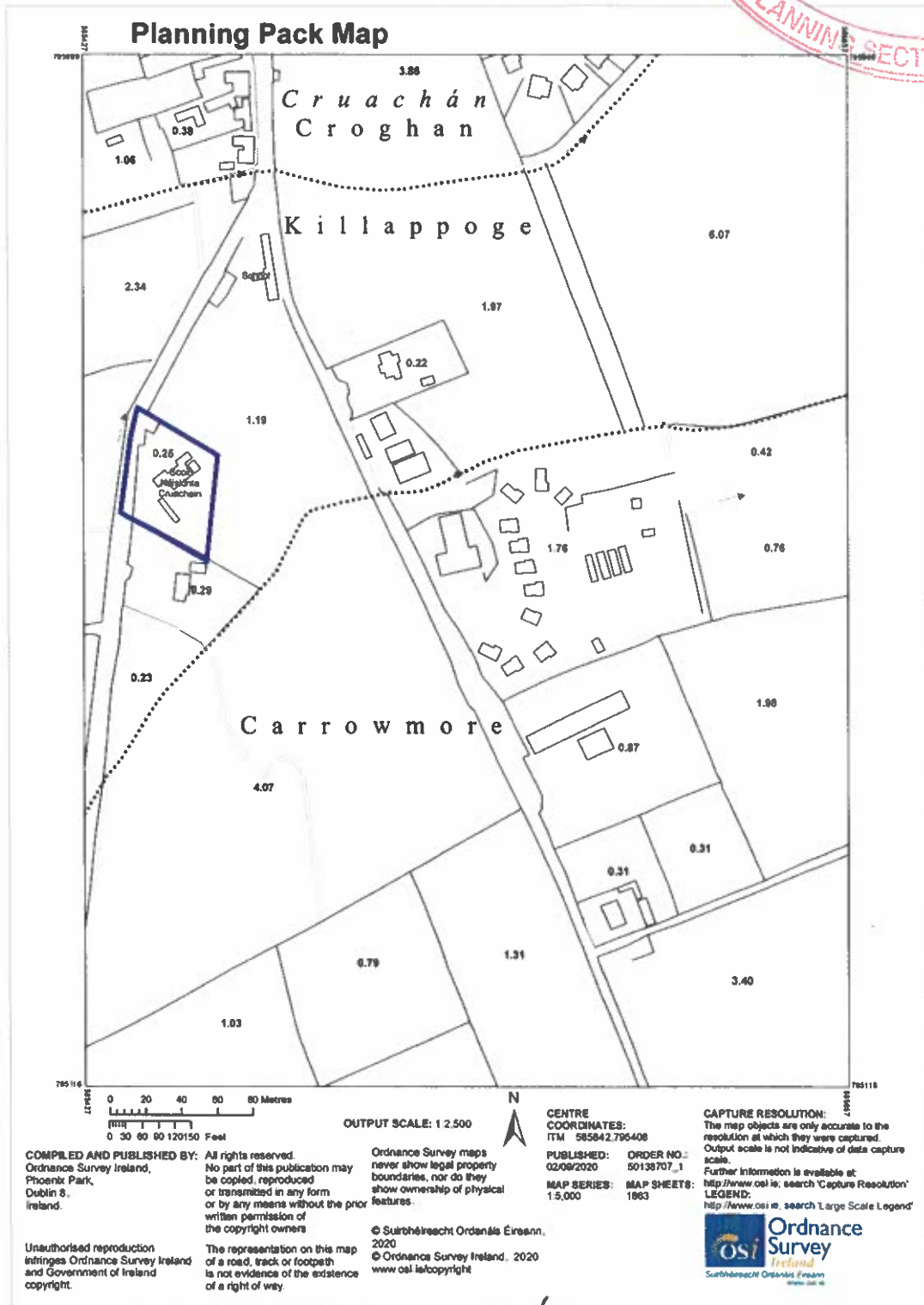
**ISSUE DATE**  
15-08-2023

**DRAWN BY:**  
TMM

**SCALE**  
1:150 @A3







07/1547  
13/283  
07/1980



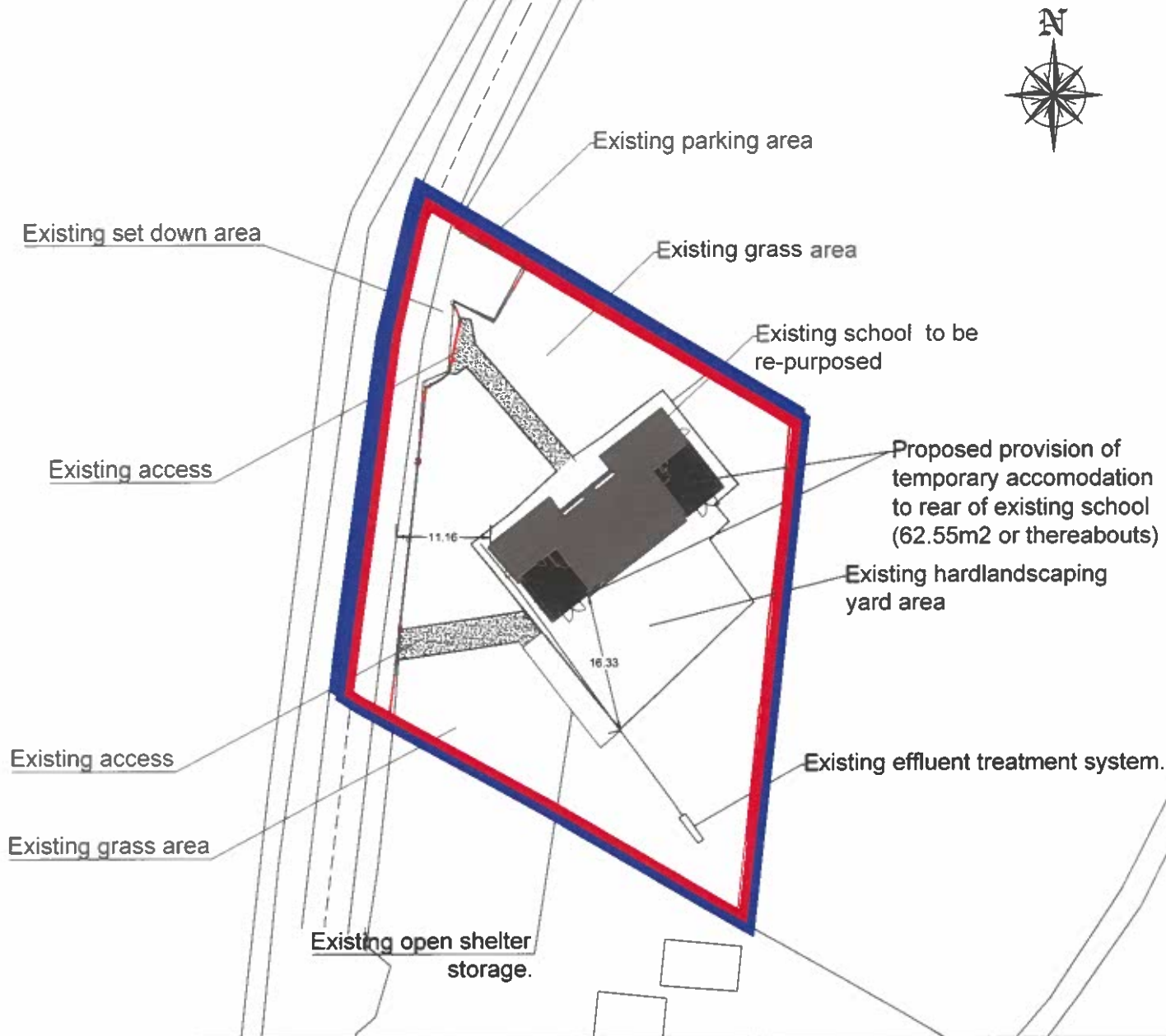
**T & R Designs**  
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Ballynamony, Carrick on Shannon  
Co. Leitrim N41Y138  
0863822717  
[info@tanddesigns.ie](mailto:info@tanddesigns.ie)

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**Clients:**  
Tony & Rosalee Mc Manus  
Killappoge, Croghan,  
Boyle, Co. Roscommon

Date: 15-08-2023  
Rev no:  
Rev date:  
Drawn: TMM

Drawing No: A105-SL  
Drawing Status: Declaration  
of Exemption Application  
under Section 5  
Scale: 1:2500 @ A3



**T&R Designs**  
Consulting Engineers  
Ballynemony, Carrick on Shannon  
Co. Leitrim. N41Y138  
0963622717  
info@tanddesigns.ie

**Site layout plan**  
Total area of land lined in red is 0.2836 HA or thereabouts. Total landholding is outlined in blue  
*All dimensions are in metric where shown*  
*Do not scale drawings*

**COMPLIANCE WITH THE BUILDING REGULATIONS**  
All materials, workmanship to conform in full with the Current Building Regulations and Building Control regulations and BCMS. Works to conform with all Conditions of the Grant of Planning permission, Fire Safety Certificate and Disability Access Certificate. Contractor shall make himself familiar with the Building Regulations prior to commencement of works.  
Selling Out  
Contractor is responsible for checking all dimensions, etc. prior to commencement of and during the course of the works

**Clients:**  
Tony & Rosalee Mc Manus  
Kilteppoge, Croghan,  
Boyle, Co. Roscommon

Date: 15-08-2023  
Rev no:  
Rev date:  
Drawn: TMM

Drawing No: A106-SL  
Drawing Status:  
Application for Exemption  
under Section 5  
Scale: 1:500 @ A3

**Sharon Kelly**

---

**From:** T & R Designs <Info@tandrdesigns.ie>  
**Sent:** Tuesday 15 August 2023 12:43  
**To:** Planning Department  
**Cc:** Janice O'Brien  
**Subject:** Permitted /Exempted Development query  
**Attachments:** Cover letter .pdf; A101 Existing Building drawings.pdf; A102 Proposed Elevations.pdf; A103 Proposed Ground floor plan.pdf; A104 -Proposed 3D Overview.pdf; A105-SL Site location map.pdf; A106-SL Site layout plan.pdf

Dear Sir/Madam

Please find attaching Permitted/ Exempted development query in relation to derelict National School at Killappoge, Croghan, Co. Roscommon for your consideration and response.

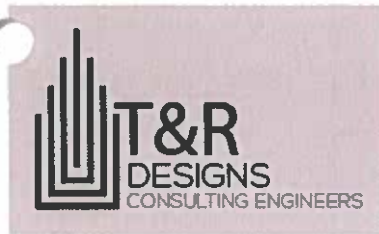
Kind regards

Tony Mc Manus.  
C. Build E MCABE, MCIQB.  
Chartered Building Engineer,  
Chartered Construction Manager,  
Registered Building Surveyor.



**T & R Designs**

Consulting Engineers, Surveyors and Construction Management, Ballynamony, Carrick on Shannon, Co. Leitrim.  
Office : +353719621711. Mobile : +353863822717. Email : [info@tandrdesigns.ie](mailto:info@tandrdesigns.ie) website:  
<https://scanner.topsec.com/?d=1434&r=show&u=www.tandrdesigns.ie&t=325d4b3141fee8ac7a22caff0c55c9f8208578e8>



Ballynamony, Leitrim Road, Carrick on Shannon, Co. Leitrim.

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Email [info@tandrdesigns.ie](mailto:info@tandrdesigns.ie)

Web [www.tandrdesigns.ie](http://www.tandrdesigns.ie)

---

**Consulting Engineers, Surveyors & Construction Management**

FAO The Planning Department,  
Roscommon County Council,  
Aras an Chontae,  
Roscommon,  
Co. Roscommon.



Date: 15-08-2023

**RE: Clarification Under S.I. No. 306 of 2022 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 CLASS 20F for proposed development at Derelict Croghan National School, Croghan, Co. Roscommon.**

Dear Sir/ Madam,

I had an onsite meeting with Fiona Ni Chuinn (Acting Director of Housing) and Janice O'Brien (Staff Officer Community and Enterprise Department) of Roscommon County Council on 28<sup>th</sup> July 2023 to discuss the proposed development outlined below. Both staff members said they would welcome this proposal in principle subject to statutory consents.

**Reasons for exemption/permitted development**

It is proposed to use the existing derelict primary school building facility located in the village of Croghan, Co Roscommon to house displaced persons from Ukraine under temporary protection regulations *Under S.I. No. 306 of 2022 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 CLASS 20F.*

*The classes of development listed in the Schedule may include the change of use and repurposing of existing school buildings and facilities and temporary new-build accommodation and structures to address the urgent need to provide emergency accommodation and support to displaced persons from the conflict in Ukraine.*

*The Regulations relate to the non-application of the Planning and Development Act 2000 to certain classes of development by or on behalf of a state authority, which is defined as a Minister of the Government or the Commissioners of Public Works in Ireland.*

*The provisions of the Planning and Development Act 2000 shall not apply to the specified classes of temporary development in the Schedule only for so long as the regulations are in force. After this time the removal, demolition or alteration of any temporary structure and the discontinuance of any temporary use and, in so far as is practicable, the restoration of the land to its condition prior to the*



*Commencement of the development, shall be required, unless the development is permitted, exempted or otherwise regularised by a provision of the Planning and Development Act 2000, or the Regulations thereto.*

The existing disused school is located in the village of Croghan and close to the current national school and all local amenities of Croghan Village. There is a local bus link transport system which travels to Boyle & Carrick on Shannon at regular intervals.

It is proposed to provide 1 No. two bedroom apartment and 2 No. One bedroom apartments to cater for development.

Please find attaching the following documents and drawings;

1. The site Location map (Scale 1:2500) – Drawing No. A105
2. The site layout plan (Scale 1:500)- Drawing No. A106
3. Building drawings indicating the existing building - Drawing No. A101
4. Building drawing indicating the proposed development. Drawing No. A102, A103, A104

I wish to get a definitive answer as to whether this proposed development is considered Permitted development by Roscommon County Council *Under S.I. No. 306 of 2022 and EUROPEAN UNION (PLANNING AND DEVELOPMENT) (DISPLACED PERSONS FROM UKRAINE TEMPORARY PROTECTION) REGULATIONS 2022 and Under Amendment of Part 1 of Schedule 2 to Planning and Development Regulations 2001 CLASS 20F* or if I am required to Apply for a Declaration under Section 5 of the Planning & Development Act 2000 regarding Exempted Development.

I await your response.

*Tony McManus*

*Rosalie McManus*

Yours Sincerely

Tony McManus C. Build E MCABE, MCIOB  
Chartered Building Engineer,  
Chartered Construction Manager,  
Registered Building Surveyor.



---

Partners : Tony Mc Manus, Rosalie Mc Manus



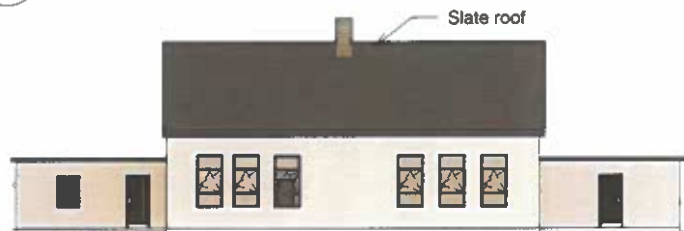


2 Front Elevation  
1:200

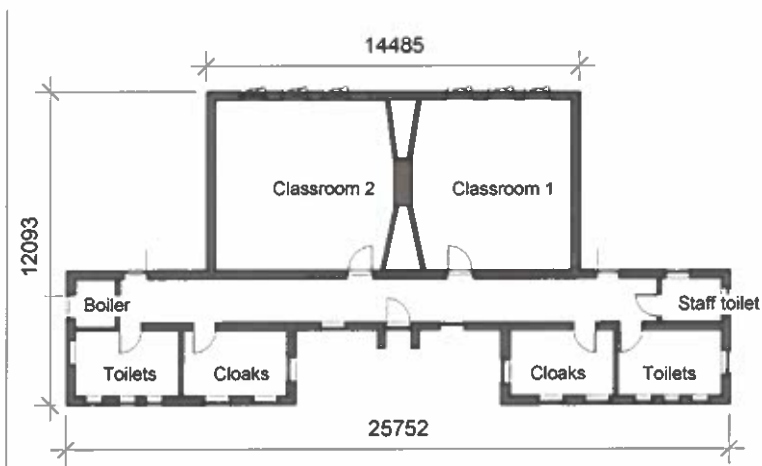


3 Side Elevation NW  
1:200

4 Side Elevation SE  
1:200



1 Rear Elevation of house  
1:200



5 Ground Floor  
1:200



6 {3D}



T & R Designs  
Consulting Engineers,  
Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

Mob: 0863822717  
Office: 0719621711  
E-mail: info@tandrdesigns.ie  
Web: www.tandrdesigns.ie

Total area of Existing school  
is 184.38m<sup>2</sup> or thereabouts

REVISION:

#### PROJECT NAME

Proposed development at Croghan  
National School

#### CLIENT NAME

Tony & Rosalie Mc Manus

#### PROJECT ADDRESS

Killappoge, Croghan, Co. Roscommon

#### PROJECT STATUS

Exemption Query

#### DRAWING TITLE

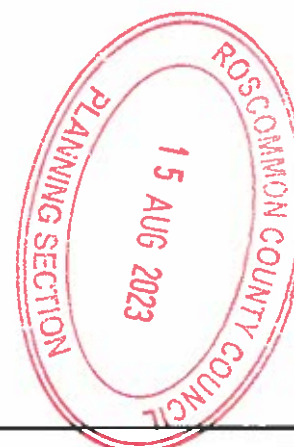
Existing building drawing

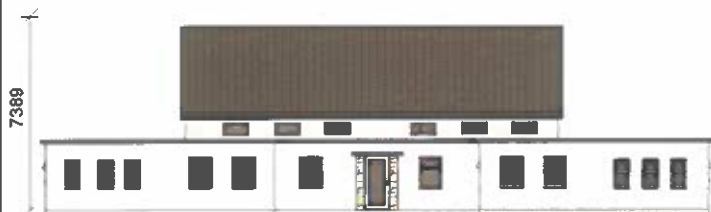
SHEET NO:  
A101

ISSUE DATE  
15-08-2023

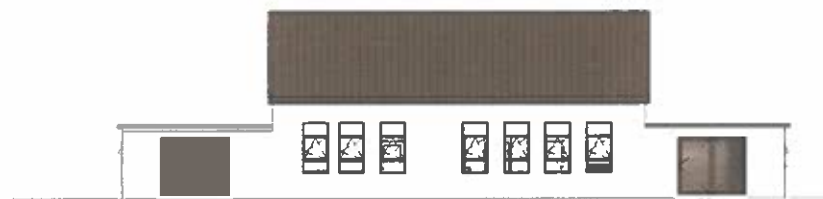
DRAWN BY:  
TMM

SCALE  
1:200

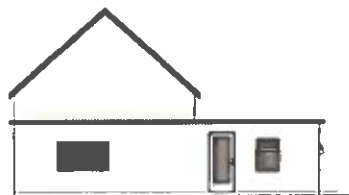




2 **Front Elevation**  
1 : 200



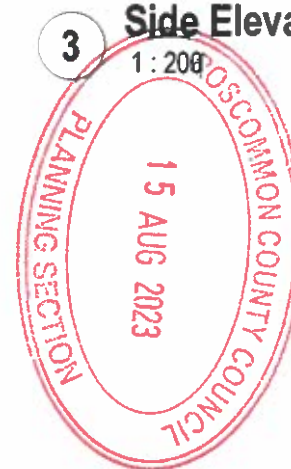
1 **Rear Elevation**  
1 : 200



4 **Side Elevation South West**  
1 : 200



3 **Side Elevation North East**  
1 : 200



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Consulting Engineers,  
Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

Mob. 0863822717  
Office 0719621711  
E-mail info@landrdesigns.ie  
Web : www.landrdesigns.ie

REVISION:

**PROJECT NAME**

Proposed conversion of existing school  
to Apartments

**CLIENT NAME**

Tony & Rosalie Mc Manus

**PROJECT ADDRESS**

Killappoge, Croghan, Co. Roscommon

**PROJECT STATUS** Exemption query

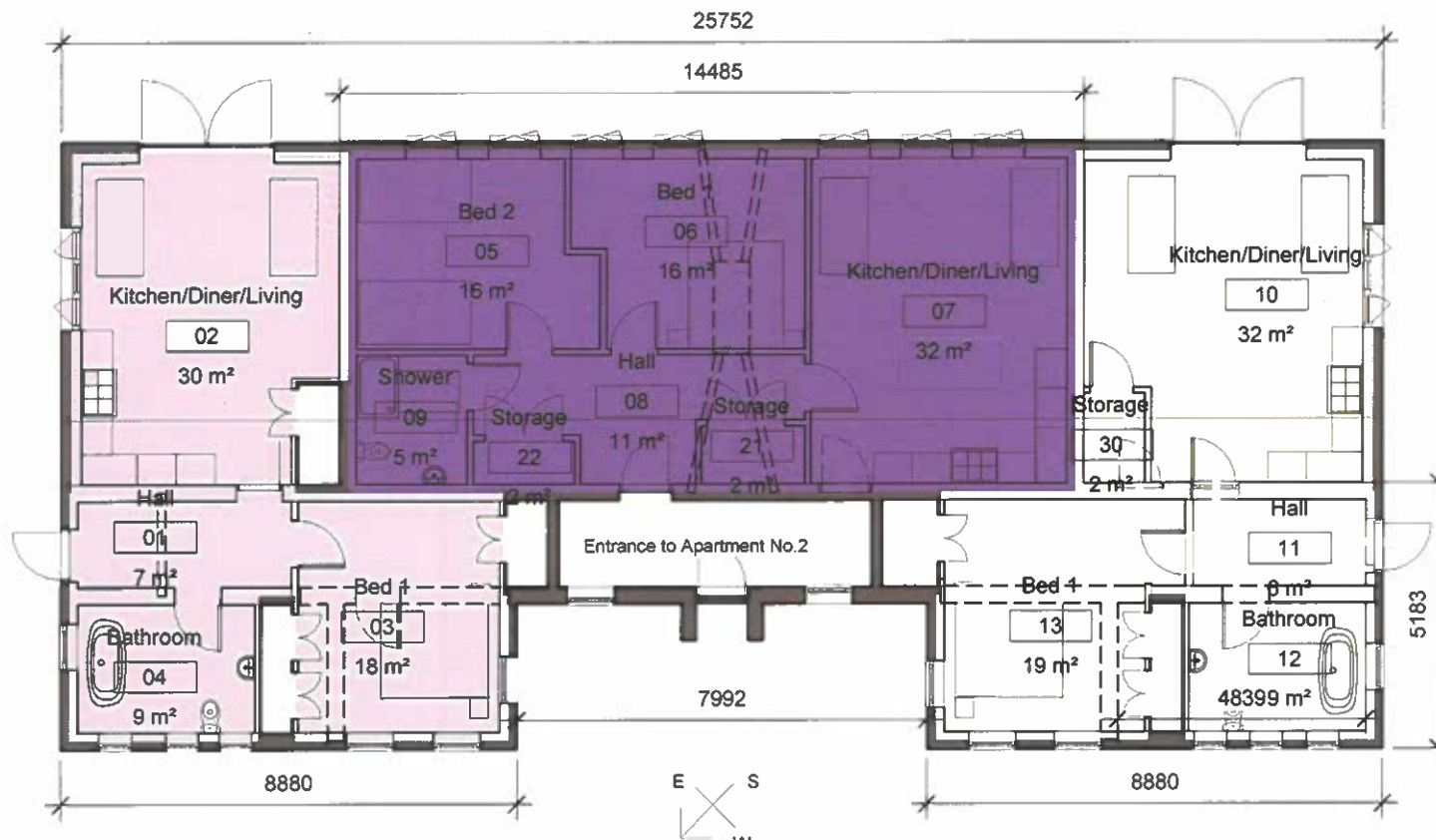
**DRAWING TITLE** Proposed Apartments  
Elevations

**SHEET NO**  
A102

**ISSUE DATE**  
15-08-2023

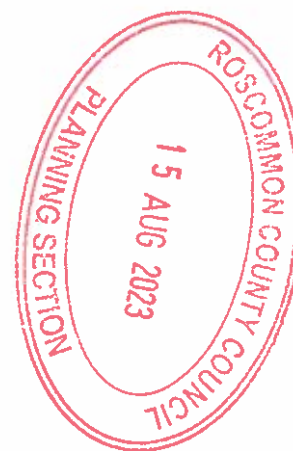
**DRAWN BY**  
TMM

**SCALE**  
1:200



## Department Legend

- Apartment No. 1
- Apartment No. 2
- Apartment No. 3



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Consulting Engineers,  
Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

Mob: 0863822717  
Office: 0719621711  
E-mail: info@tandrdesigns.ie  
Web: www.tandrdesigns.ie

Total Gross floor area of

Apartment No. 1 - 71.97m<sup>2</sup>

Apartment No. 2 - 99.86m<sup>2</sup>

Apartment No. 3 - 75.10m<sup>2</sup>

or thereabouts

Total Gross floor area = 246.93m<sup>2</sup>  
or thereabouts

REVISION:

## PROJECT NAME

Proposed conversion of existing school  
to Apartments

CLIENT NAME

Tony & Rosalie Mc Manus

PROJECT ADDRESS

Killapoge, Croghan, Co. Roscommon

PROJECT STATUS Exemption query

DRAWING TITLE Ground floor plan of  
Apartment 1,2,3

SHEET NO.  
A103

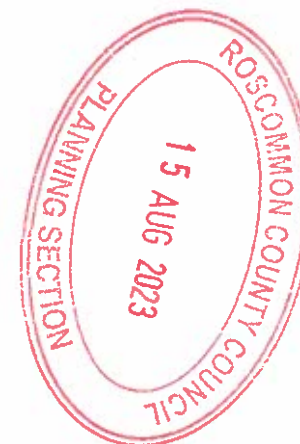
ISSUE DATE  
15-08-2023

DRAWN BY:  
TMM

SCALE  
1:100 @A3



1 {3D}



2 3D Sideview



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Consulting Engineers,  
Ballynamony  
Carrick on Shannon,  
Co. Leitrim.

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E-mail: info@landrdesigns.ie  
Web: www.landrdesigns.ie

REVISION:

PROJECT NAME

Proposed conversion of existing school  
to Apartments

CLIENT NAME

Tony & Rosale Mc Manus

PROJECT ADDRESS

Kilappoge, Croghan, Co. Roscommon

PROJECT STATUS Exemption query

DRAWING TITLE 3D Overview

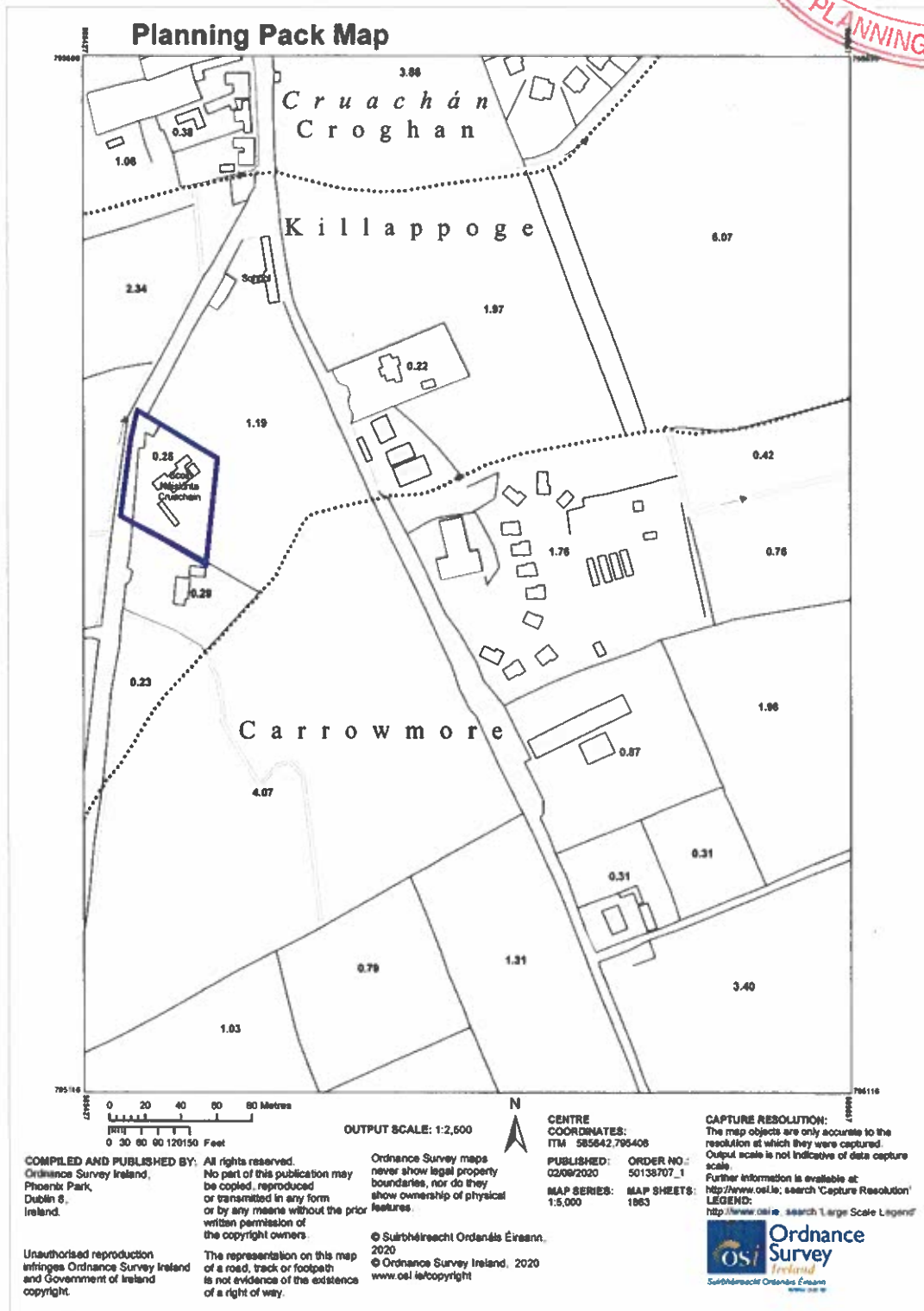
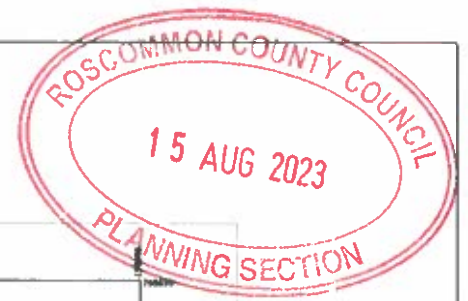
SHEET NO:  
A104

ISSUE DATE  
15-08-2023

DRAWN BY:  
TMM

SCALE  
1:150 @A3





**T & R Designs**  
Consulting Engineers  
Ballynamony, Carrick on Shannon  
Co Leitrim N41Y138  
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info@tandrdesigns.ie

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#### Clients:

Tony & Rosalee Mc Manus  
Killappoge, Croghan,  
Boyle, Co Roscommon

Date: 15-08-2023

Rev no:

Rev date:

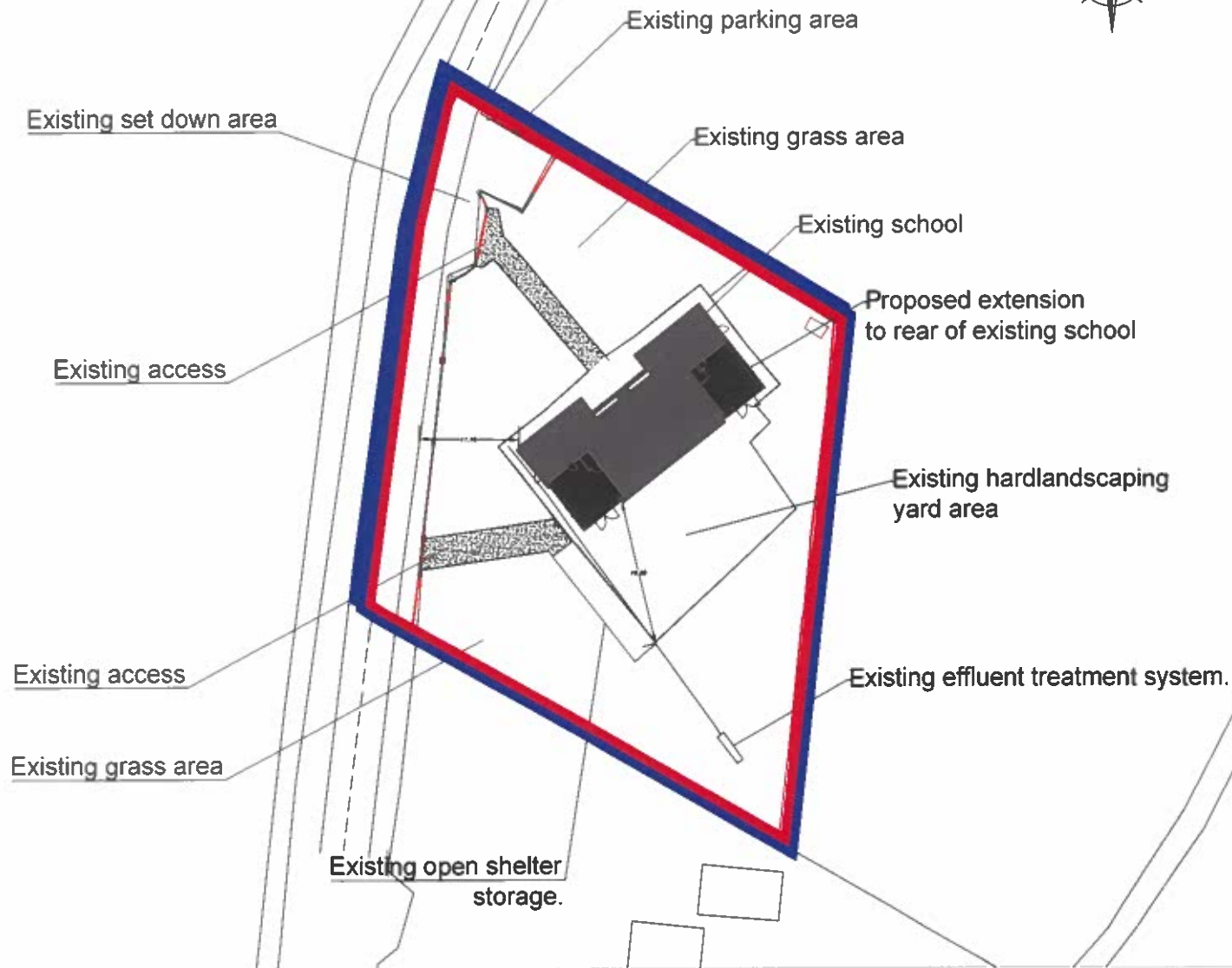
Drawn: TMM

Drawing No: A105-SL

Drawing Status:  
Exemption Query

Scale: 1:2500 A3





**T & R Designs**  
Consulting Engineers  
Ballynamony, Carrick on Shannon  
Co. Leitrim, N41Y138  
0863622717  
info@tanddesigns.ie

**Site layout plan**  
Total area of land lined in red is 0.2838 HA or thereabouts. Total landholding is outlined in blue.  
*All dimensions are in metric where shown*  
*Do not scale drawings*

**COMPLIANCE WITH THE BUILDING REGULATIONS**  
All materials, workmanship to conform in full with the Current Building Regulations and Building Control regulations and BCMS. Works to conform with all Conditions of the Grant of Planning permission, Fire Safety Certificate and Disability Access Certificate. Contractor shall make himself familiar with the Building Regulations prior to commencement of works.  
Setting Out  
Contractor is responsible for checking all dimensions, etc. prior to commencement of and during the course of the works.

**Clients:**  
Tony & Rosalee Mc Manus  
Kilspillage, Croghan,  
Boyle, Co. Roscommon

Date: 15-08-2023  
Rev no:  
Rev date:  
Drawn: TMM

Drawing No: A106-SL  
Drawing Status:  
Exemption Query  
Scale: 1:500 @ A3