

**From:** Planning Department  
**Sent:** Friday 15 September 2023 14:41  
**To:** [REDACTED]  
**Subject:** RCC Planning Ref. No. DED 605 - Notification of decision  
**Attachments:** DED 605 Notification.pdf

A Chara

Please find attached decision documentation in respect of RCC Planning Ref. No. DED 605 Section 5 Declaration.

Given that an e-mail address has not been provided by the agent we would be obliged if you could ensure that a copy of this acknowledgement is provided to him.

Mise le meas

**Tracy Davis | Planning Department**  
Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98  
☎ (090) 6637100 ✉ [planningenforcement@roscommoncoco.ie](mailto:planningenforcement@roscommoncoco.ie)  
🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)



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**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

**St Michael's GAA Club**



**Reference Number: DED 605**

**Application Received: 23<sup>rd</sup> August, 2023**

**Name of Applicant: St. Michael's G.A.A. Club.**

**Agent: Paul Roche, Ardcarne, Boyle, Co. Roscommon.**

**WHEREAS** a question has arisen as to whether the installation of a new walkway around the perimeter of the main pitch at St Michael's GAA, Ardcarne Park, Knockaduff, Cootehall, Co. Roscommon is or is not development and 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 Act, 2000, as amended**
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended**
- (c) Class 33 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, (as amended)**
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended**
- (e) The planning history of the site**

**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 installation of a new walkway around the perimeter of the main pitch at St Michael's GAA, Ardcarne Park, Knockaduff, Cootehall, Co. Roscommon is 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 the **installation of a new walkway around the perimeter of the main pitch at St Michael's GAA, Ardcarne Park, Knockaduff, Cootehall, Co. Roscommon, is development and is exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

A 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*

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Senior Executive Planner,  
Planning.

Date: 15<sup>th</sup> September, 2023

c.c.: Paul Roche,  
Ardcarne,  
Boyle,  
Co. Roscommon

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

<b>Reference Number:</b>	DED 605
<b>Development Description:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the installation of a new walkway around the perimeter of the main pitch
<b>Name and Address of Applicant:</b>	St Michael's GAA Ardcarne Park, Knockaduff, Cootehall, Co. Roscommon.
<b>Date:</b>	14 <sup>th</sup> September 2023

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WHEREAS a question has arisen as to whether the installation of a new walkway around the perimeter of the main pitch at St Michael's GAA, Ardcarne Park, Knockaduff, Cootehall, 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) Class 33 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, (as amended)
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended)
- (e) The planning history of the site

**Site Location & Development Description**

The subject site is located in the rural townland of Knockaduff, Cootehall, and is located c.1.2km north west of Cootehall and is served by the L-1017-13. An established GAA grounds is situated on the subject site. There are no environmental on the subject site.

The question raised in this Declaration of Exempted Development is whether the installation of a new walkway around the perimeter of the main pitch at St Michael's GAA Ardcarne Park, Knockaduff, Cootehall, Co. Roscommon is or is not development and is or is not exempted development.

**Planning History**

23-60070	Planning permission for the erection of 8 No floodlights 12 m high, around the training pitch together with all ancillary site works and services- Current planning application, decision due date is 16/10/2023.
12-106	Planning permission was sought to amend elements of previous permission PD/11/3060 (& PD 05/355), ie to reduce the proposed two storey building to a single storey building

- incorporating a revised design with a smaller footprint comprising changing rooms, storage toilet and shower facilities- grant permission subject to 4 conditions.
- 11-3060 Extension of Duration on PD 05/355 - To construct a two-storey building comprising changing rooms, storage, toilet and shower facilities on ground floor and a gym/general purpose area, storage/office, toilet and shower facilities on the first floor, relocate and upgrade existing septic tank and percolation area to cater for the existing and proposed facilities together with associated site works-Grant Permission
- 05-355 Planning permission to construct a two-storey building comprising changing rooms, storage, toilet and shower facilities on ground floor and a gym/general purpose area, storage/office, toilet and shower facilities on the first floor, relocate and upgrade existing septic tank and percolation area to cater for the existing and proposed facilities together with associated site works-Grant Permission

### Assessment

In accordance with the Planning and Development Act 2000, (as amended) Section 3 (1) development is defined as the following:

"In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". It is considered that the installation of a new walkway around the perimeter of the main pitch at St Michael's GAA pitch constitutes development, as defined in Section 3 of the Planning and Development Act 2000 (as amended).

Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure...." The proposed development is considered to be the carrying out of works.

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

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

The construction of a community walkway within an existing GAA grounds in this case is considered to be exempted development.

Class 33 of Schedule 2, Part 1 of the Planning and Development Regulations outline the exemptions in relation to amenity and recreational purposes. The exemptions state that the laying out of land for the purpose of sports (other than golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), where no charge is made for admission of the public to the land is exempted development. The Planning Authority is satisfied that although contributions are infrequently made for matches on the subject G.A.A grounds, it is not profit making. No charge is made for admission of the public to the lands.

There are no conditions or limitations in relation to a walkway. I therefore consider the proposed works in this case appear to be exempted development.

#### **Environmental Considerations:**

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 (as amended). The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination for EIAR is not required.

The site is located 8.8km away from Lough Arrow SAC and SPA. Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to and distance from any sensitive location, there is no real likelihood of significant effects on European sites arising from the proposed development. A screening determination is not required.

#### **Recommendation**

WHEREAS a question has arisen as to whether the installation of a new walkway around the perimeter of the main pitch at St Michael's GAA, Ardcarne Park, Knockaduff, Cootehall, 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 –

- (f) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, (as amended)
- (g) Articles 6 and 9 of the Planning and Development Regulations, 2001, (as amended)
- (h) Class 33 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, (as amended)
- (i) 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)
- (j) The planning history of the site

#### **AND WHEREAS I have concluded that**

- a) The works are development.
- b) The installation of a new walkway around the perimeter of the main pitch at St Michael's GAA, Ardcarne Park, Knockaduff, Cootehall, Co. Roscommon is exempted development and I recommend that a declaration to that effect should be issued to the applicant.

Signed:   
Assistant Planner

**Date:** 14th September 2023









**ROSCOMMON COUNTY  
COUNCIL  
SITE NOTICE**

We, St Michael's GAA Club

Intend to apply for planning permission for development at  
this site:

**Knockaduff, Knockvicar, Boyle Co  
Roscommon, P52 YY03**

Planning permission for the erection of 8 No floodlights 12m  
high, around the training pitch together with all ancillary site  
works and services.

The planning application may be inspected or purchased at a  
fee not exceeding the reasonable cost of making a copy, at  
the offices of the planning authority during its public opening  
hours. A submission or observation in relation to the  
application may be made in writing to the planning authority  
on payment of the prescribed fee of €20.00 within the period  
of 5 weeks beginning on the date of receipt by the authority of  
the application and such submission or observation will be  
considered by the authority in making a decision on the  
application. The planning authority may grant permission  
subject to or without conditions, or may refuse to grant  
permission.

SIGNED: \_\_\_\_\_

DATE OF ERECTION OF SITE NOTICE: 15th August 2023

Agnes Paul Hume  
Planning Consultant  
Consulting Room  
City Hall, Dublin  
01 261 2131

## Tracy Davis

---

**From:** Planning Department  
**Sent:** Friday 25 August 2023 12:03  
**To:** [REDACTED]  
**Subject:** RCC Planning Ref. No. DED 605 - Acknowledgements of request for Declaration under Section 5 of the Planning and Development Act  
**Attachments:** DED 605 Receipt.pdf; DED 605 Acknowledgement Letter-signed.pdf

A Chara,

Please find attached, letter of acknowledgement in respect of your request for a declaration under Section 5 of the Planning & Development Act 2000 (as amended), reference no. DED 605.

Given that an e-mail address has not been provided by the applicant we would be obliged if you could ensure that a copy of this acknowledgement is provided to the applicant.

Mise le meas,

Tracy Davis | Planning Department  
Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98  
☎ (090) 6637100 ✉ [planningenforcement@roscommoncoco.ie](mailto:planningenforcement@roscommoncoco.ie)  
🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)



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Ros Comáin  
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County Council



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Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

24/08/2023 13:56:16

Receipt No : L01/0/224242

PAUL ROCHE  
C/O ST MICHAEL'S GAA CLUB

PLANNING APPLICATION FEES 80.00  
GOODS 80.00  
VAT Exempt/Non-vatable  
DED605

Total : 80.00 EUR

Tendered :  
Credit/Debit Card 80.00  
7282

**From:** Mervyn Walsh  
**Sent:** Wednesday 23 August 2023 11:27  
**To:** Caroline Pease  
**Subject:** FW: St Michaels GAA Roscommon / Community Recognition Fund - CRF522113066  
**Attachments:** St Michaels Walkway Exempted Permission\_CRF.pdf

**From:** Secretary St Michaels Roscommon [REDACTED]  
**Sent:** Wednesday 23 August 2023 11:25  
**To:** Planning Department <Planning@roscommoncoco.ie>  
**Cc:** Community Recognition Fund <crf@roscommoncoco.ie>  
**Subject:** St Michaels GAA Roscommon / Community Recognition Fund - CRF522113066

To whom it concerns,

Please find enclosed St Michaels GAA application for a Declaration of Exempted Development.

Can you please contact me on [REDACTED] to organise for the €80 payment via phone.

Is mise le meas

[REDACTED]  
St Michael's GAA Club

Mobile [REDACTED]

DED 605



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Tá an ríomhphost seo, chomh maith le ceangaltán ar bith a bhaineann leis, faoi rún agus baineann sé leis an duine nó leis an aonán a bhfuil an seoladh seo aige/aici, amháin. Baineann aon tuairim nó barúil a nochtar leis an údar amháin agus ní gá go mbeadh aon bhaint ag na tuairimí sin le tuairimí an Chumainn. Má fuair tú an ríomhphost seo trí bhotún, cuir an duine a chuir chugat é ar an eolas le do thoil. Cé go ndéanann an Cumann scanadh ar r-phoist agus ar cheangaltáin le haghaidh víreas, níl aon chinnteacht go bhfuil ceachtar acu saor ó víris. Ní ghlacann an Cumann le dliteanas ar bith i leith aon damáiste a eascraíonn as víris.

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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:	St Michael's GAA CLUB
Address:	Ardearne Park, Knockaduff, Coothhall Co Roscommon
Name & Address of Agent:	Paul Roche Ardearne Boyle Co Roscommon
Nature of Proposed Works	Install a new walkway around the perimeter of the main pitch.
Location (Townland & O.S No.)	Knockaduff, Coothhall, Co Roscommon ITM: 588587, 804874 MAP: 1673
Floor Area	
Height above ground level	
Total area of private open space remaining after completion of this development	
Roofing Material (Slates, Tiles, other) (Specify)	
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	
Is proposed works located at front/rear/side of existing house.	



## 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	
Proposed use of land or structure	
Distance of proposed building line from edge of roadway	
Does the proposed development involve the provision of a piped water supply	
Does the proposed development involve the provision of sanitary facilities	

Signature:

Paul Roche

Date:

22/08/2023

**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





St Michaels GAA  
Ardcarne Park  
Knockaduff  
Cootehall  
Co. Roscommon  
F52 X886



To whom it concerns,

St Michaels have been granted funding of [REDACTED] under the Community Recognition Fund. This project involves groundworks to the perimeter of the pitch to include a walkway for the use of walking to aid physical and mental health. The scope of this project does not include the erection of any structures (e.g. poles, lights, etc.) and is limited to works on the ground.

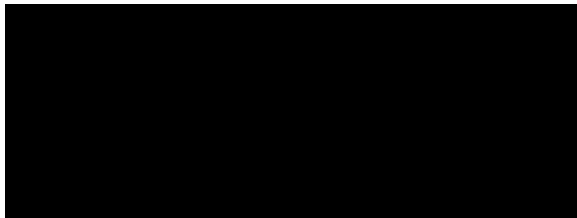
As such, we feel that planning permission is not required. Included in this document are:

- Application Form for Exempted Development
- 1:2500 site location map
- 1:500 site layout map

Can you please make contact on [REDACTED] so we can pay the €80 fee via phone.

If there is any issue, please contact either [REDACTED]  
[REDACTED]

Yours in sport,

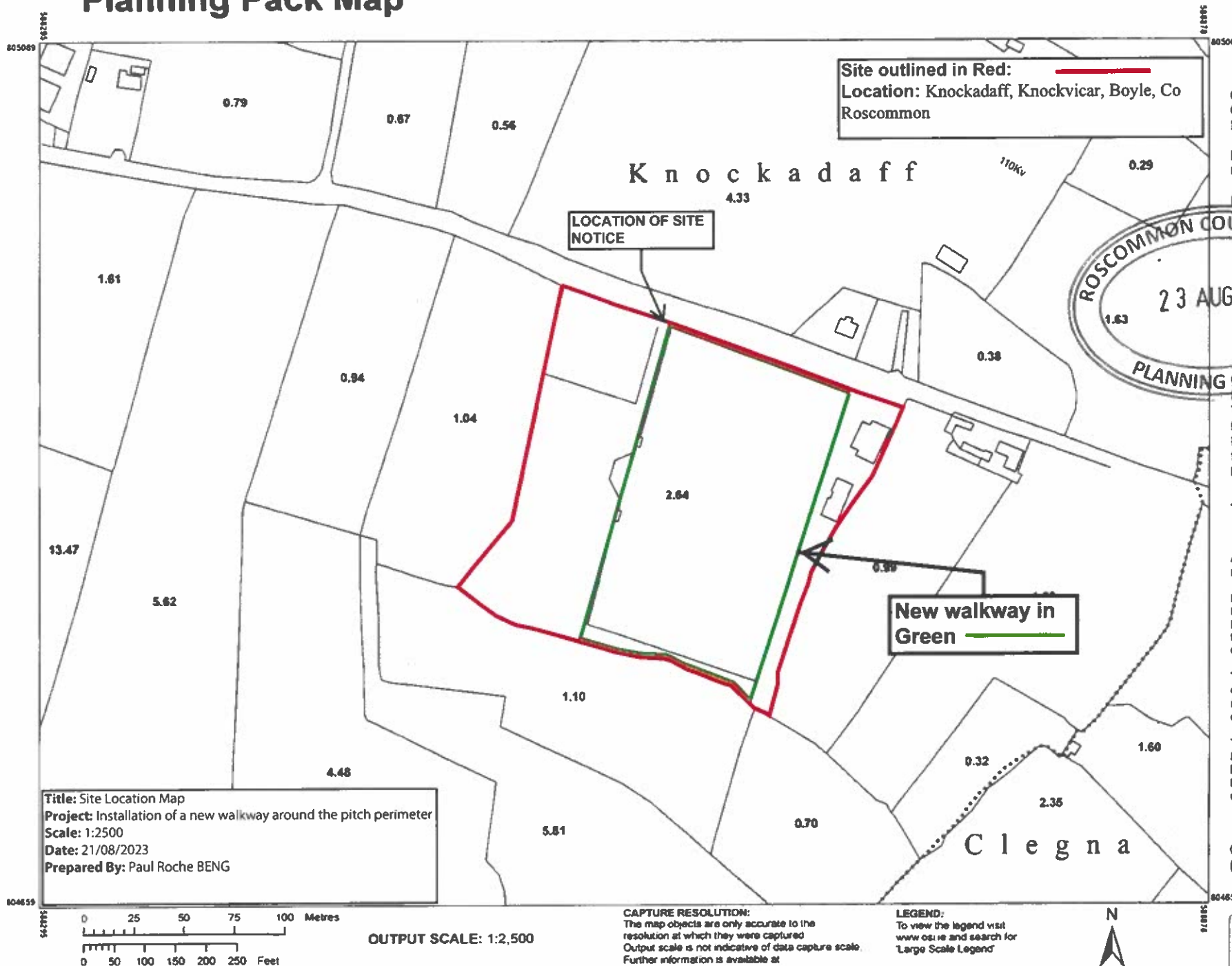




# Planning Pack Map



Tailte  
Éireann



Site outlined in Red:  
Location: Knockadaff, Knockvicar, Boyle, Co  
Roscommon

CENTRE  
COORDINATES:  
ITM 588587.804874

PUBLISHED: 08/08/2023 ORDER NO.: 50350414\_1

MAP SERIES: MAP SHEETS: 1673



COMPILED AND PUBLISHED BY:  
National Mapping Division of  
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Dublin 8,  
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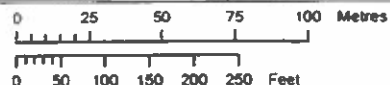
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Title: Site Location Map  
Project: Installation of a new walkway around the pitch perimeter  
Scale: 1:2500  
Date: 21/08/2023  
Prepared By: Paul Roche BENG



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at  
[www.osi.ie](http://www.osi.ie) search 'Capture Resolution'

LEGEND:  
To view the legend visit  
[www.osi.ie](http://www.osi.ie) and search for  
'Large Scale Legend'



This map was produced by  
the National Mapping Division  
of Tailte Éireann, formerly  
Ordnance Survey Ireland (OSi)



ENTRANCE GATE

KNOCKVICAR

SMALL EXISTING TRAINING PITCH

52.28m

ENTRANCE GATE

COOTEHALL

52.27m

Sports Complex

Dressing Rooms

New walkway around the perimeter of the pitch

MAIN PITCH

TRAINING PITCH

SITE BOUNDARY



Rev	By	Date	Description
Drawing Name			
PLANNING			
Drawing Title			
Landing Section			
Client			
Brien			
Project Description			
Proposed Outdoor music, wastewater treatment unit and parking lot together with all ancillary site works and services at Clonsilla, Buncrana, Co. Letty.			
Drawn By:		Orig By	Chk By
Paul Roche		P.R.	P.R.
Adrianne		Scale	H.T.S.
Brien		Date	July 2023
Co. Roscommon		Drawing No.	Rev
304.3818137		PG 001	P.01