

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Marcos Silveira,

Reference Number: DED 644

Application Received: 12th January 2024

Name of Applicants: Marcos Silveira

Agent: James Lohan Consulting Engineer Ltd., Unit 5 Ballypheason House, Circular Road., Roscommon.

WHEREAS a question has arisen as to whether to convert a vacant pub into eight apartments at Castlerea, 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) 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 Roscommon County Council has concluded that:

- (a) The works to to convert a vacant pub into eight apartments are development.
- (b) The works do fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- (c) 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.
- (d) However having particular regard to Article 9(1)(a)(iii) of the Planning & Development Regulations 2001, as amended, the development 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 development **to convert a vacant pub into eight apartments at Castlerea, Co. Roscommon., is development that is not exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 12th February 2024

Carmel Curley

From: Carmel Curley
Sent: Monday 12 February 2024 12:51
To: james@jlce.ie
Subject: DED644 - Marcos Silveira
Attachments: DED 644 - Notification of Decision.pdf

Dear James,

Please find attached Notification of Decision for DED Application 644 for Marcos Silveira.

Regards,

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



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

Reference Number:	DED 644
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to convert vacant pub into eight apartments under the Planning & Development Regulations 2018 at Castlerea, Co. Roscommon
Name of Applicant:	Marcos Silveira
Location of Development:	Castlerea, Co. Roscommon

WHEREAS a question has arisen as to whether the following works; to convert vacant pub into eight apartments at Castlerea 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, 9 and 10(6) 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 pitched roof building over three floors close to the junction of Main Street and St Patricks Street in Castlerea town centre. The ground floor of the property appears to have last been in commercial (public house) use. It is unclear what the floor area above ground floor was used for.

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;

Of particular relevance:

- (a) (iii) endanger public safety by reason of traffic hazard or obstruction of road users,

Article 10 (6) of above regulations IS of particular relevance in this case.

(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 8 February 2018 until 31 December 2025.

(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).

Planning Assessment:

The site is zoned "Town Core" and is located inside the designated Architectural Conservation Area (A.C.A.) and Core Retail Area of Castlerea town centre, as per the Castlerea Settlement Plan contained in Volume 2 of the Roscommon County Development Plan 2022-2028. The proposed works consists of the conversion of the building into 8 no. residential units. Proposed works are mainly internal and involve the conversion of the building to 6 no. 1 bedroom units and 2 no. 2 bedroom units. The unit sizes, storage areas etc proposed comply with the document "*Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities*" as per the requirements of Article 10(6)(d)(vi) set out above. Minor external modifications are proposed to the elevations that I would not consider to 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*", as per the provisions of Section 4(1)(h) of the Planning & Development Act 2000 (as amended) as set out above. I am satisfied that the works proposed would not adversely impact the architectural character of the building itself and the wider area.

There are no European designated sites in, adjoining or in close proximity to the subject site. The building is not a Protected Structure or on the Inventory of Architectural Heritage as per the Roscommon County Council GIS system.

Documentation submitted states that there is an area of 115m² of open space to the rear of the building. The applicant owns 22m² of this and the remainder comprises shared access space used by neighbouring buildings. This appears to be accessed via a lane that immediately adjoins the building to its south. According to the RCC GIS system this lane is public (L6560) however it terminates via heavy fencing adjacent to the rear of the subject site. It is unclear what this overall area is used for as access to this area was not possible at time of site visit. No reference has been made in the documentation submitted about proposed parking arrangements. The building is located close to the busy junction of Main Street and St Patricks street (N60) in the town centre. In the absence of information pertaining to proposed parking arrangements, as well as information pertaining to anticipated traffic movements from St Patricks Street onto the L6560, traffic safety concerns as a result of the proposal cannot be excluded.

Therefore Article 9 (1) (a) (iii) of the Planning & Development Regulations 2001 (as amended) applies in this instance, as the possibility that the proposal could "*endanger public safety by reason of traffic hazard or obstruction of road users*" cannot be excluded.

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
- The works to convert a vacant pub into eight apartments at Castlerea does not fall within the provisions of Article 10(6) of the Planning and Development Regulations 2001 as amended, and does not constitute exempted development.

WHEREAS a question has arisen as to whether to convert a vacant pub into eight apartments at Castlerea 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 convert a vacant pub into eight apartments are development.
- The works do fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- 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.
- However having particular regard to Article 9(1)(a)(iii) of the Planning & Development Regulations 2001, as amended, the development is not exempted development.

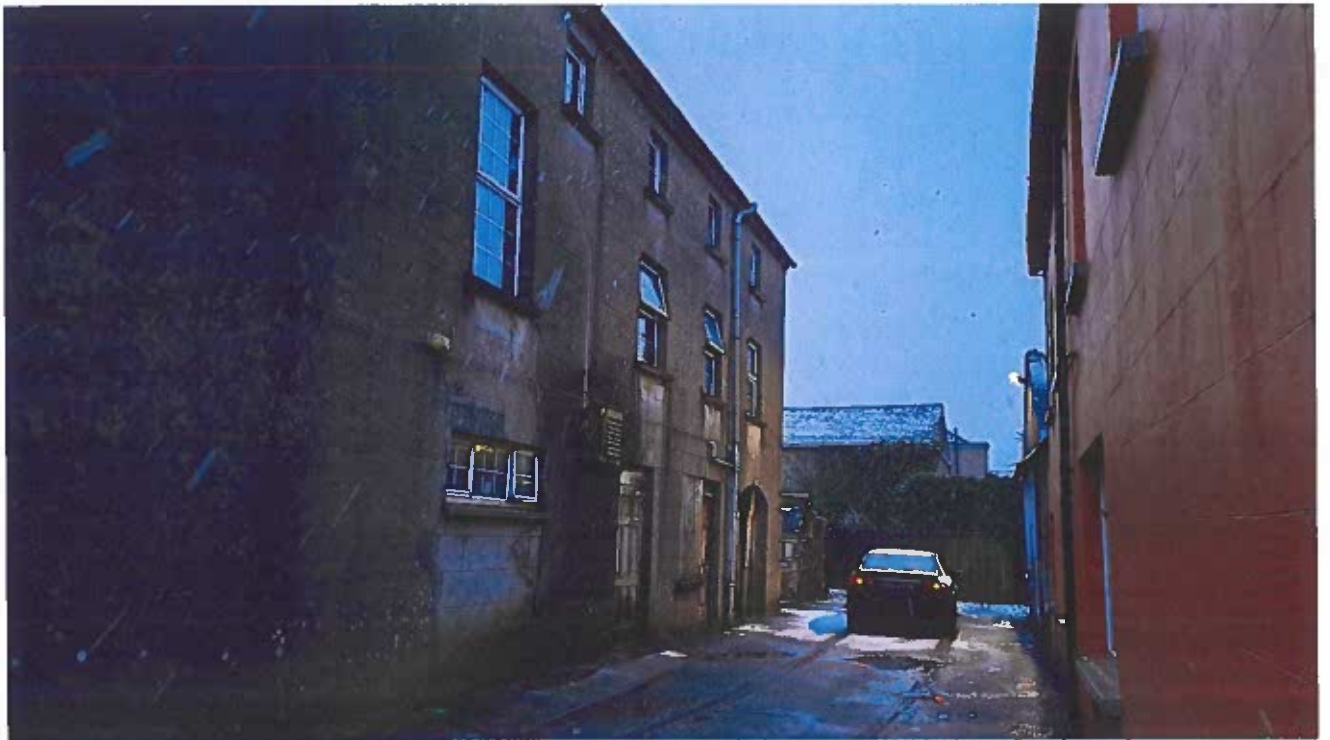
AND WHEREAS I have concluded that the said development to convert a vacant pub into eight apartments at Castlerea is not exempted development and I recommend that a declaration to that effect should be issued to the applicant.



Signed
Executive Planner

Date: 8th February 2024

AOZ
8-2-24



Carmel Curley

From: Carmel Curley
Sent: Wednesday 17 January 2024 10:02
To: james@jlce.ie
Subject: DED 644 - Acknowledgment Letter
Attachments: DED 644 - Acknowledgment Letter.pdf; declaration-under-section-5-application-form.pdf

Categories: Section 5 - DED

Dear James,

Please see attached acknowledgement for Application for Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development – reference number DED 644.

Please note that the application form for Exempted Developments has been updated, please see attached form for future applications.

Regards,

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION





Comhairle Contae
Ros Comáin
Roscommon
County Council



Marcos Silveira,



Date: 17th January, 2024

Planning Reference: DED 644

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to convert vacant pub into eight apartments under the Planning & Development Act (Exempt Development) Regulations 2018 at Castlerea, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 12th January 2024, 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. **L01/0/226515** dated 15th January 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 644**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

cc via email: James Lohan Consulting Engineers Ltd,
Unit 5, Ballypheason House,
Circular Road,
Roscommon.

Roscommon County Council
Aras an Chontáil
Roscommon
09066 37100

15/01/2024 14:00.48

Receipt No. : L01/0/226515

MARCOS SILVEIRA
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
UNIT 5 BALLYPHEASON HOUSE
CIRCULAR ROAD
ROSCOMMON

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 864	

Total : 80.00 EUR

Tendered :	
Cheque	80.00
500333	

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office



DE D664.

ÁrasanChontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

RoscommonCountyCouncil

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

Name:	Marcos Silveira
Address:	[REDACTED]
Name&AddressofAgent:	James Lohan Consulting Engineers Ltd, Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Conversion of Vacant Pub into eight Apartments under the Planning and Development Act (Exempt Development) Regulations 2018
Location(Townland&O.SNo.)	Town land: Castlereaa, Roscommon OS Map no: 2219-05, 2157-25
Floor Area	Existing Public house 482.5 m ² (VACANT PUB)
Height above ground level	Floor level- between 150mm - 220mm above ground level (Ridge height 9.90m above ground level)
Total area of private open space remaining after completion of this development	At the rear of the building there is an area of 115 m ² of open space of which 22 m ² belongs to the owner of the building and 93 m ² is shared access space by neighboring buildings
RoofingMaterial(Slates,Tiles, other)(Specify)	Existing Slates to roof Proposed replacement of damaged roof with new flat roof (21 sqm) at the north side of the building
Proposed external walling(plaster, stonework,brick or other finish, giving colour)	Existing plaster render to be maintained as is. Street elevation painted white
Is proposed works located at front/rear/side of existing house.	No extension proposed. Only one door in a window similar to existing on the east side, two windows on the second floor at the rear and internal fit out.

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)	N/A
Existing use of land or structure	VACANT PUB- Public House
Proposed use of land or structure	DOMESTIC apartments
Distance of proposed building line from edge of road way	Existing (building is in line with neighboring building on the Street)
Does the proposed development involve the provision of a piped water supply	EXISTING WATER SUPPLIED
Does the proposed development involve the provision of sanitary facilities	EXISTING PUBLIC WATER SEWER

Signature:



Date:

09-01-2024

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) Detailed specification of development proposed

James Lohan
Consulting Engineer Ltd.
Unit 5, Ballypheason House,
Circular Road,
Roscommon F42 C982
Ph: 0906634365
Mob: 0878228529

James Lohan
Consulting Engineer Ltd.
Unit 5, Ballypheason House,
Circular Road,
Roscommon F42 C982
Ph: 0906634365
Mob: 0878228529

Roscommon County Council
Aras an Chontáil
Roscommon
09066 37100

15/01/2024 14:00.48

Receipt No. : L01/0/226515

MARCOS SILVEIRA
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
UNIT 5 BALLYPHEASON HOUSE
CIRCULAR ROAD
ROSCOMMON

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 864	

Total : 80.00 EUR

Tendered :	
Cheque	80.00
500333	

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

SITE BOUNDARY OUTLINED IN RED (0.031 HECTARES)



James Lohan
Planning & Design Consulting Engineers

DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM PLOTTED DIVISIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY TT TENDER PC FOR CONSTRUCTION SS SUPPLEMENTED

**EXEMPT
DEVELOPMENT**

STA	DATE	REV
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	/ /	/D
	/ /	/C
	/ /	/B
	/ /	/A

 James Lohan Architectural Design Surveyors 10000 Woodbridge House, Cuckfield, Sussex BN9 8AF Tel: (01903) 843436 Fax: (01903) 843435 E-mail: info@jameslohan.co.uk							
CLIENT	MARCOS SILVEIRA	JOB	EXEMPT DEVELOPMENT	JOB NO	23-56-DE-01	DATE	06-01-2023
SITE	SAINT PATRICK'S STREET, CASTLEMEAD - PA2 7B2 CO. ROSCOMMON	DRAWING	SITE LAYOUT PLAN	DRAWING NO	001	REV	
		SCALE	1:500	DRAWN BY	C. ZENO		

ST PATRICK'S

ROAD LVL
100.00


 LVL
 100.05

LVL
100.15


1 00- GROUND FLOOR PLAN

James Lohan
Planning & Design Consulting Engineers

DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM FRAMED DIMENSIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS KEY- SK SKETCH DESIGN PR PRELIMINARY TT FOR TENDER PC FOR CONSTRUCTION SS SUPERSEDED

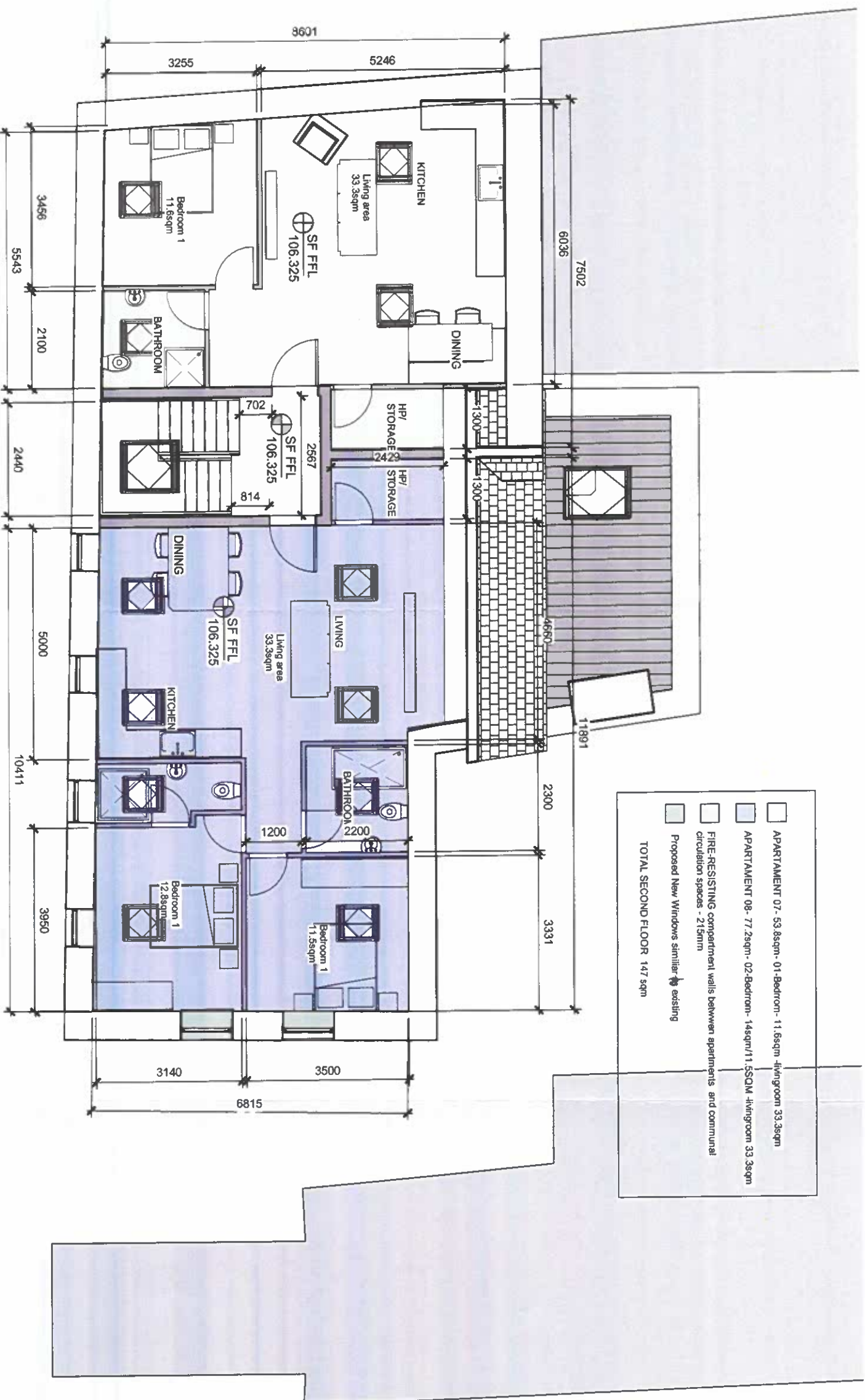
EXEMPT DEVELOPMENT

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 Jallies Corral <small>Real Estate & Design Consulting Enterprises</small>	CLIENT MARCOS SILVEIRA	JO
SITE SANT PATRICK'S STREET, CASTLEIRA - FA-1672 CO. ROSCOMMON		06

EXEMPT DEVELOPMENT
AWING
GROUND FLOOR PLAN

JOR	NO	DATE
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ORC	NO	REV
002		
SCALE	DRAWN BY	
1:100	C. Zen	



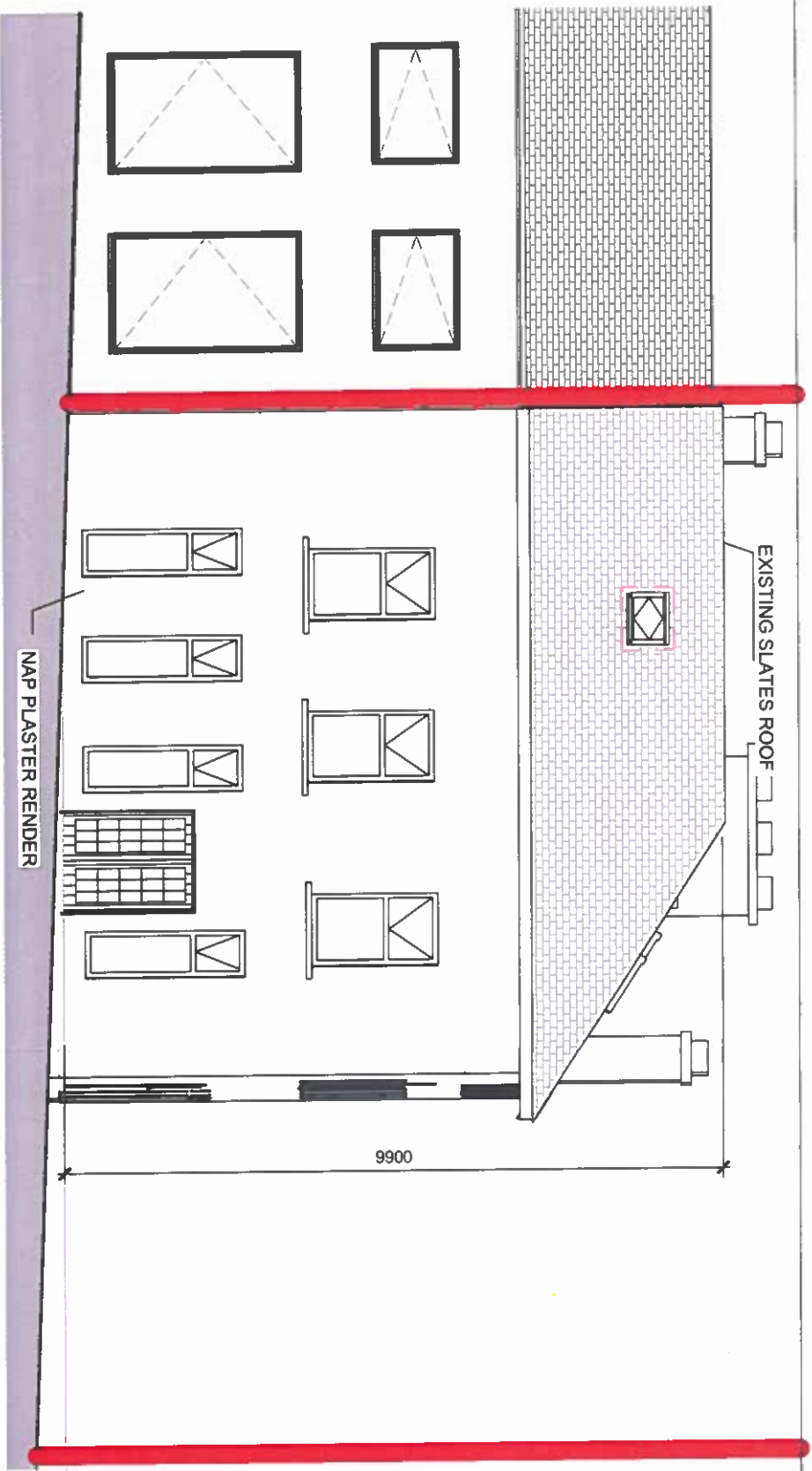
- ☐ APARTMENT 07 - 53.8sqm - 01-Bedroom - 11.5sqm - Livingroom 33.3sqm
 - ☐ APARTMENT 08 - 77.2sqm - 02-Bedroom - 14sqm/11.5sqm - Livingroom 33.3sqm
 - ☐ FIRE-RESISTING compartment walls between apartments and communal circulation spaces - 215mm
 - ☐ Proposed New Windows similar to existing
- TOTAL SECOND FLOOR 147 sqm

02- SECOND FLOOR

1 : 100

EXEMPT DEVELOPMENT	
DATE	REV
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1/1/2024	100

James Lohan	
CLIENT	MAHROS SILVERIA
SITE	SAINT PATRICK'S STREET, CASTLEREA - P42-7872 CO. ROSCOMMON
PROJECT	SECOND FLOOR PLAN
DATE	08-01-2024
SCALE	1:100
DRAWN BY	C. ZEN



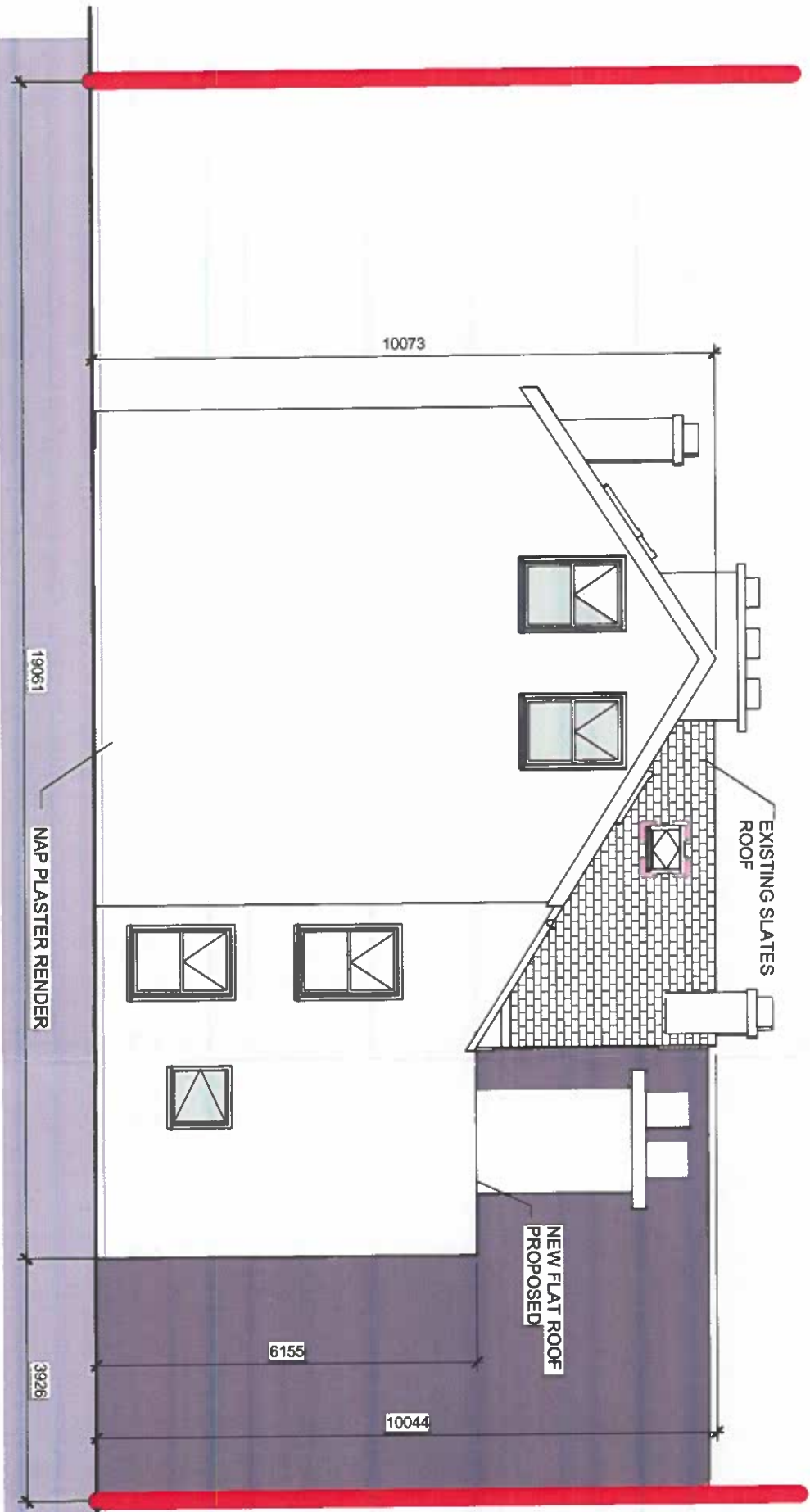
BOUNDRY

PROPOSED ROOF WINDOWS

PROPOSED NEW WINDOWS SIMILAR AS EXISTING

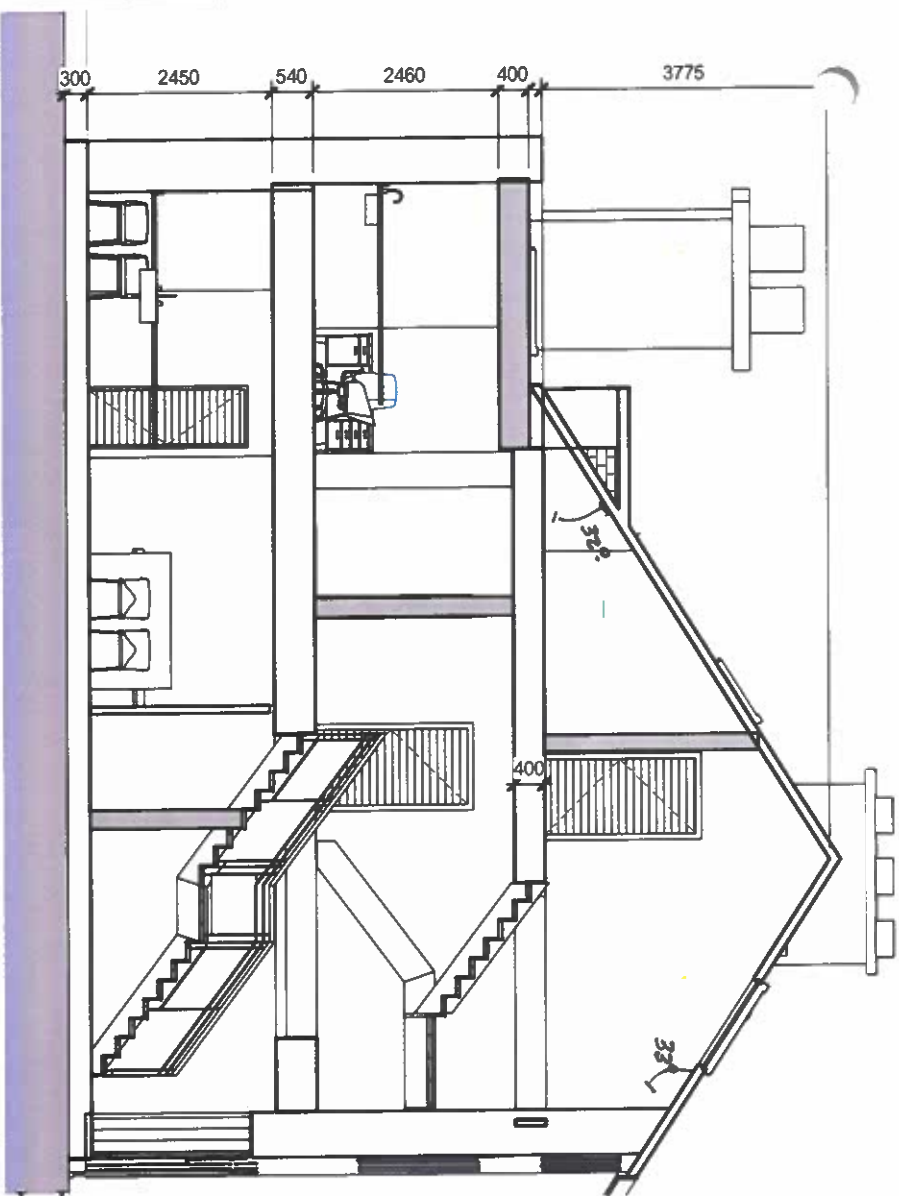
PROPOSED NEW DOOR SIMILAR AS EXISTING
BUT INCREASED IN SIZE 1200X2100

1 Front Elevation (WEST)
1 : 100

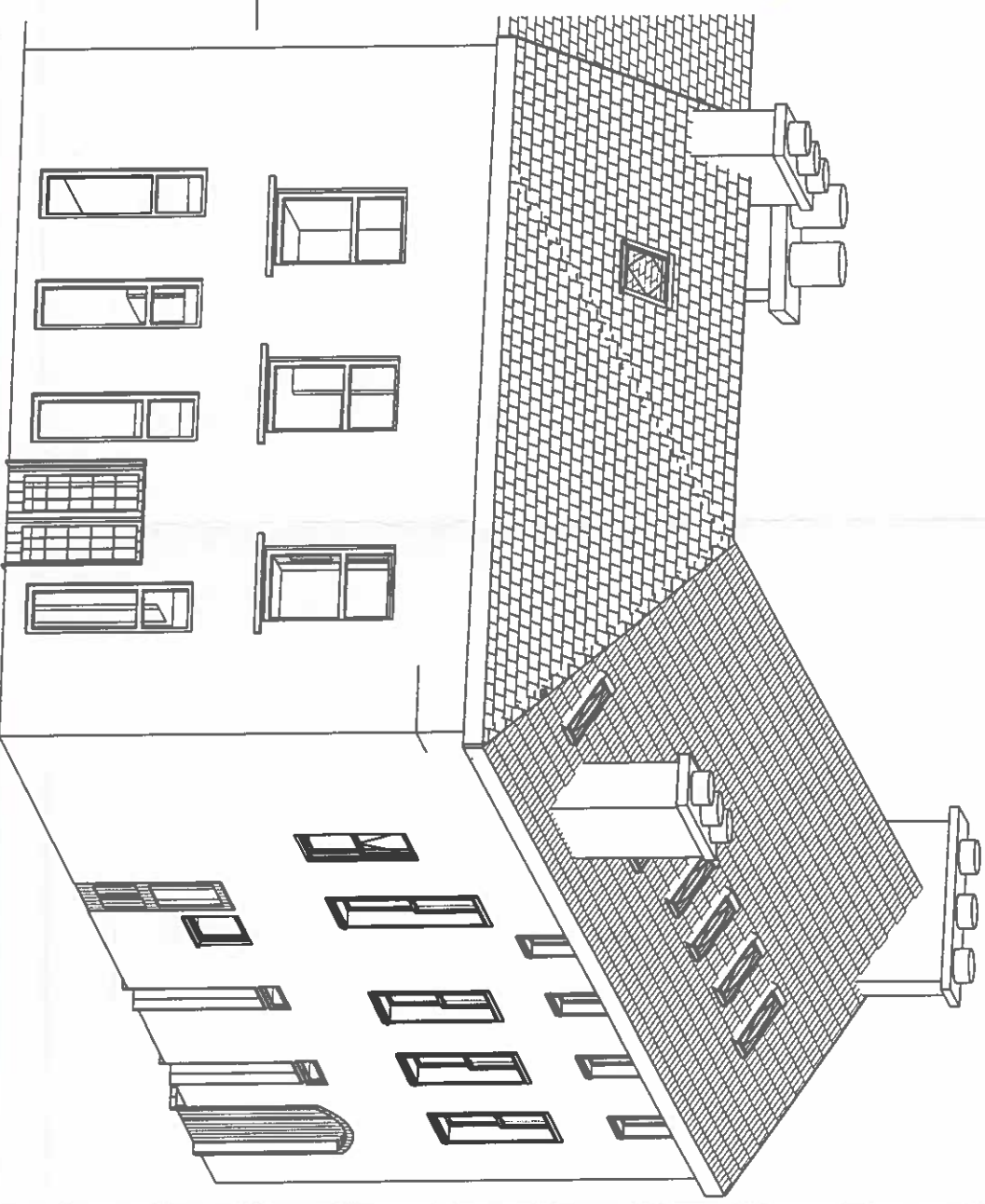


2 Rear Elevation (EAST)
1 : 100

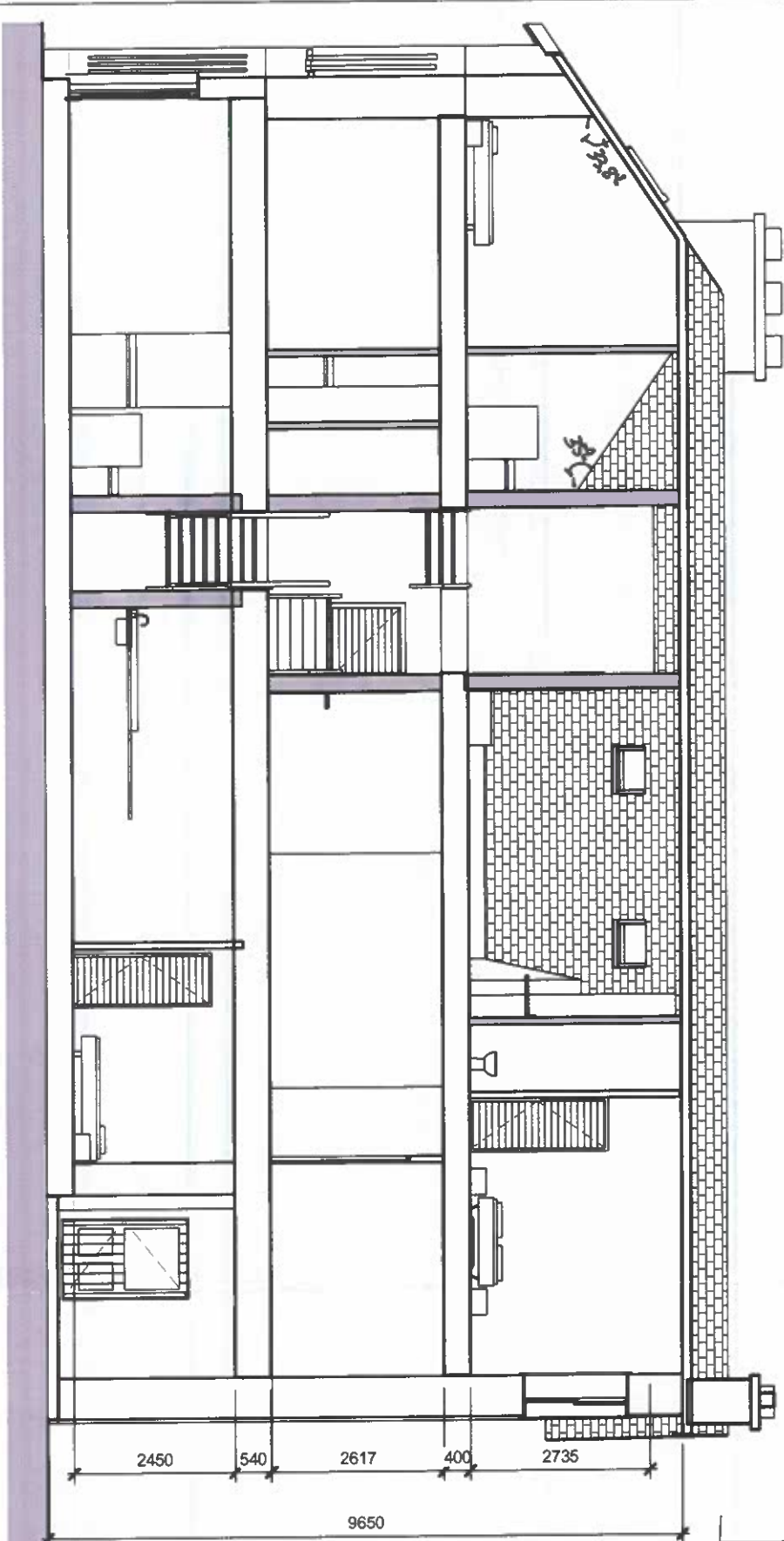
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100	100



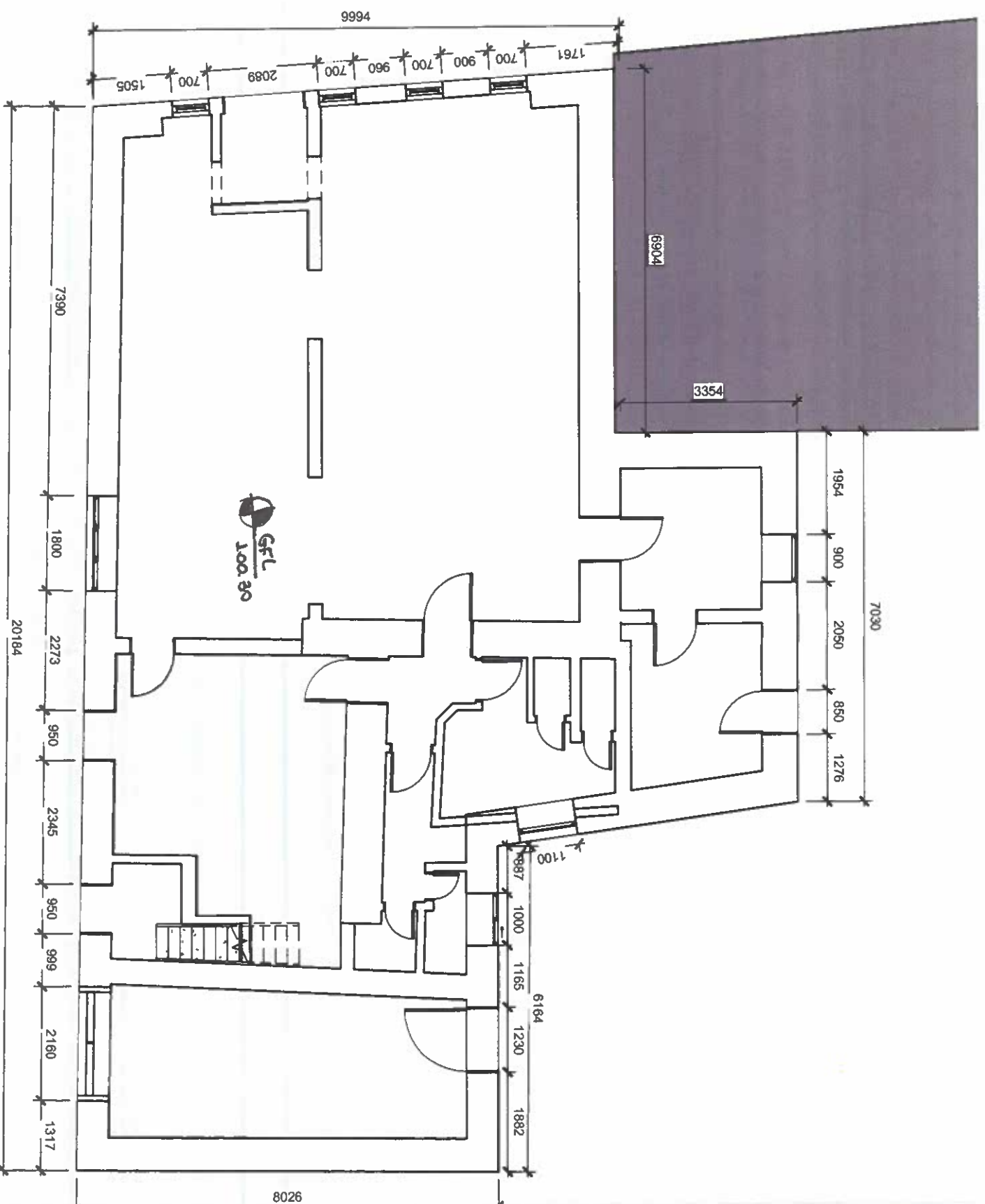
1
Section 1
1 : 100



3
3D View



2
Section 2
1 : 100

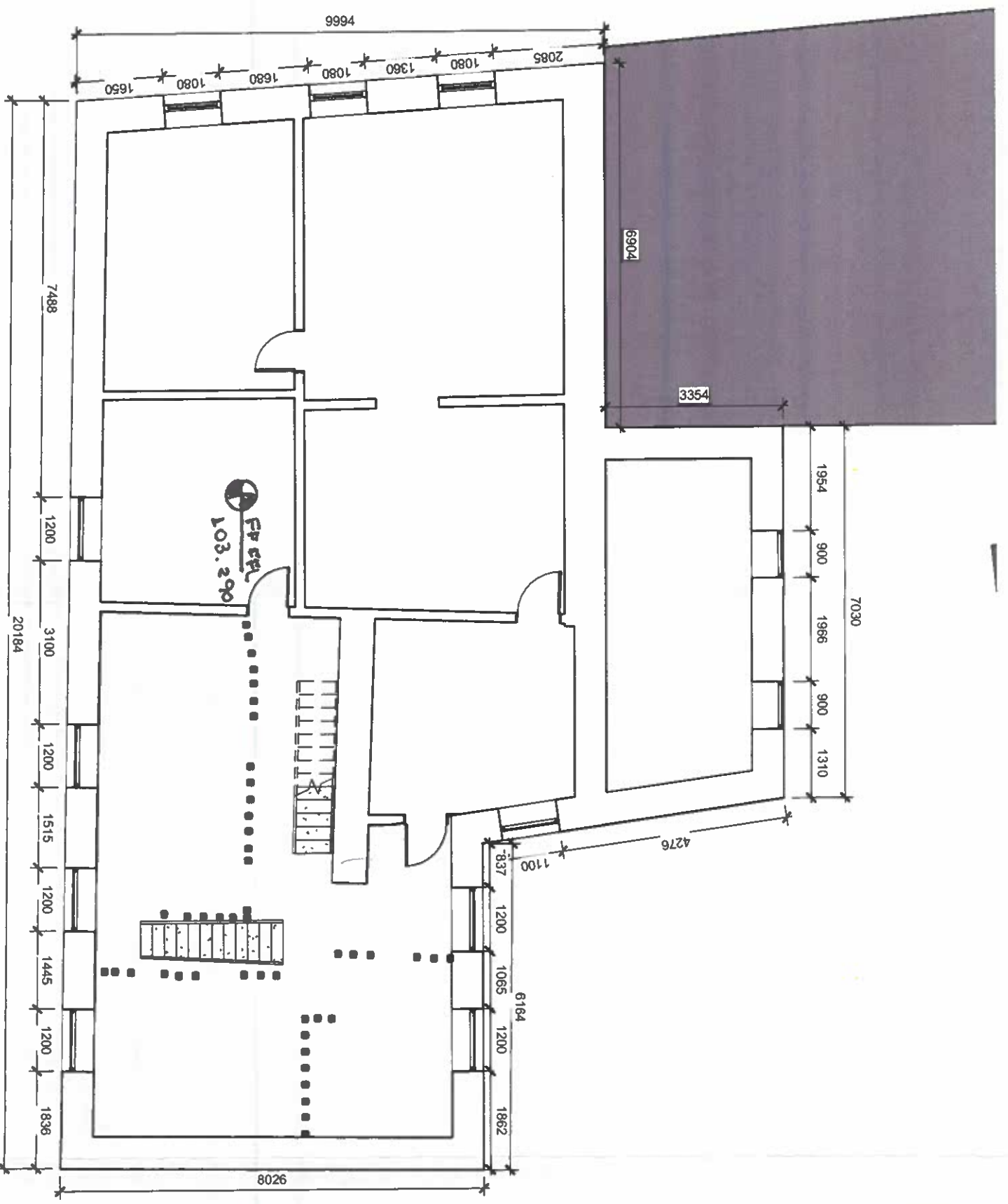


1
1 : 100
00- GROUND FLOOR PLAN- EXISTING



**EXEMPT
DEVELOPMENT**

S/A	DATE	REV
1	08-01-2024	1



1
1 : 100
01- FIRST FLOOR PLAN- EXISTING



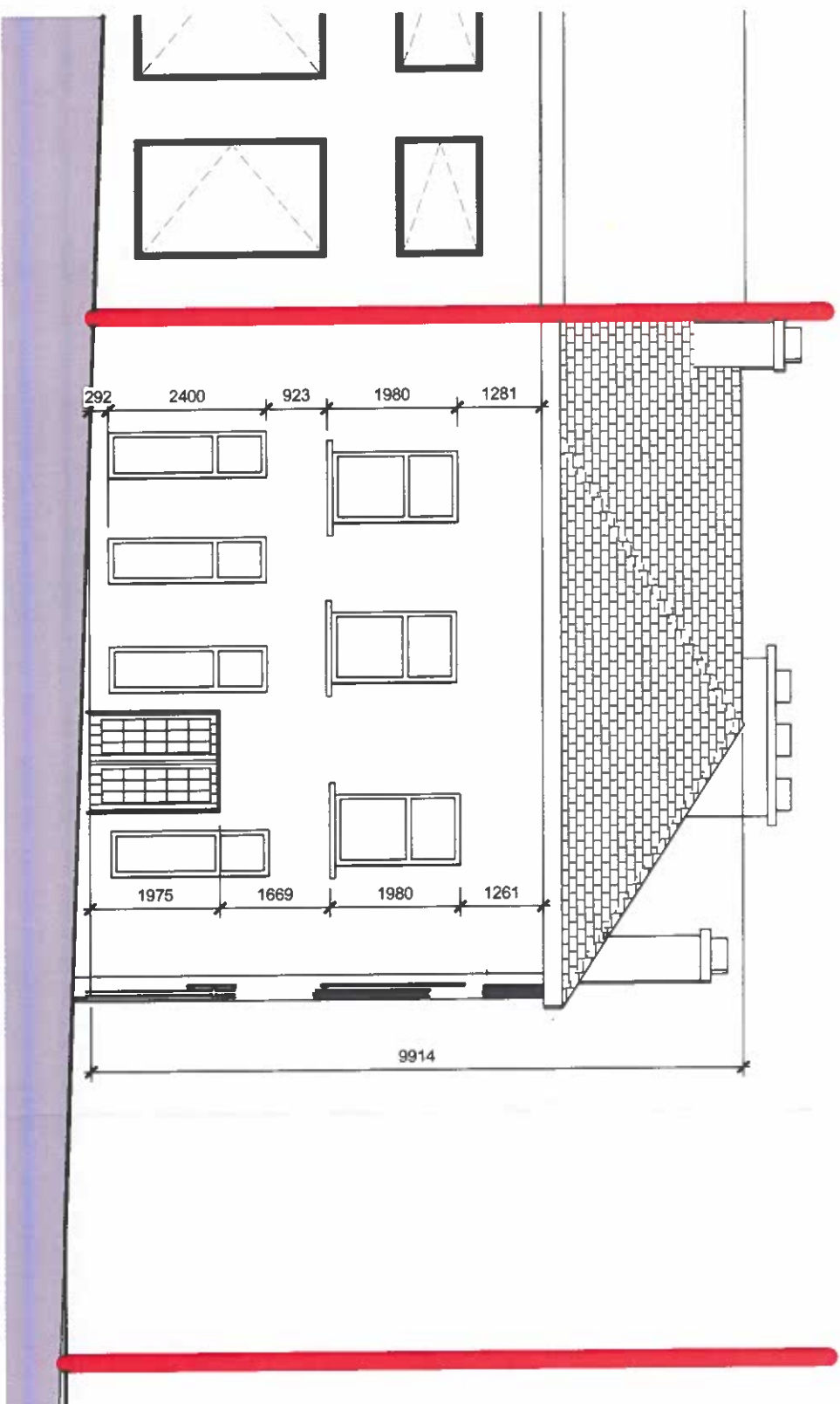
James Lohan
Planning & Design Consulting Engineers

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STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY FT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

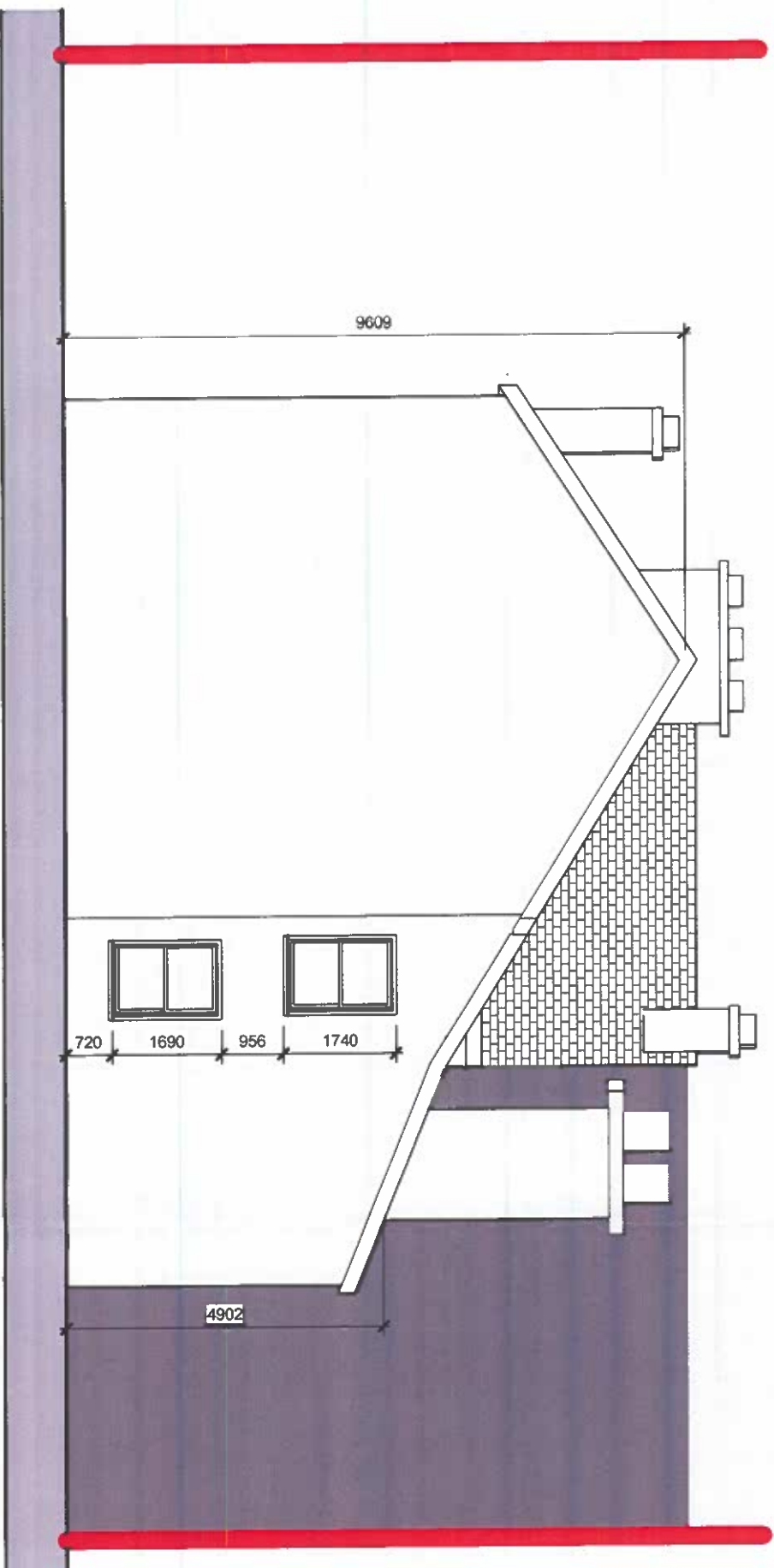
EXEMPT
DEVELOPMENT

SR	DATE	REV
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James Lohan Planning & Design Consulting Engineers	Client MARCOSS SILVEIRA	Job EXEMPT DEVELOPMENT	Scale 1:100	Date 08-01-2024
	Site SAINT PATRICK'S STREET, CASTLEREA - F421972 CO. ROSCOMMON	Drawn EXISTING FIRST FLOOR PLAN	Rev 001	Drawn by C. ZEN



1 Front Elevation existing (WEST)
1 : 100



2 Rear Elevation-existing (EAST)
1 : 100



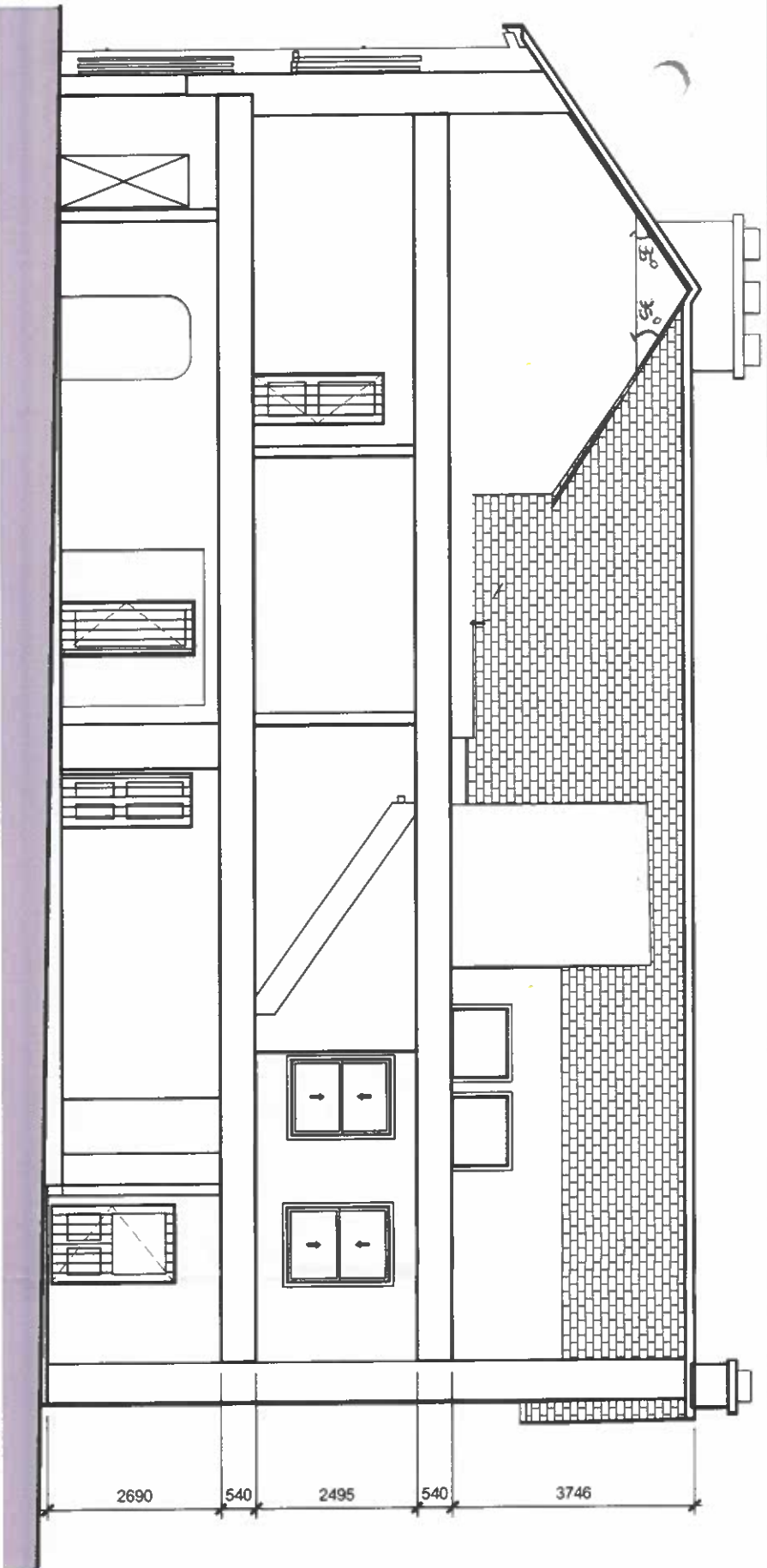
James Lohan
Planning & Design Consulting Engineers

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STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY TT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

**EXEMPT
DEVELOPMENT**

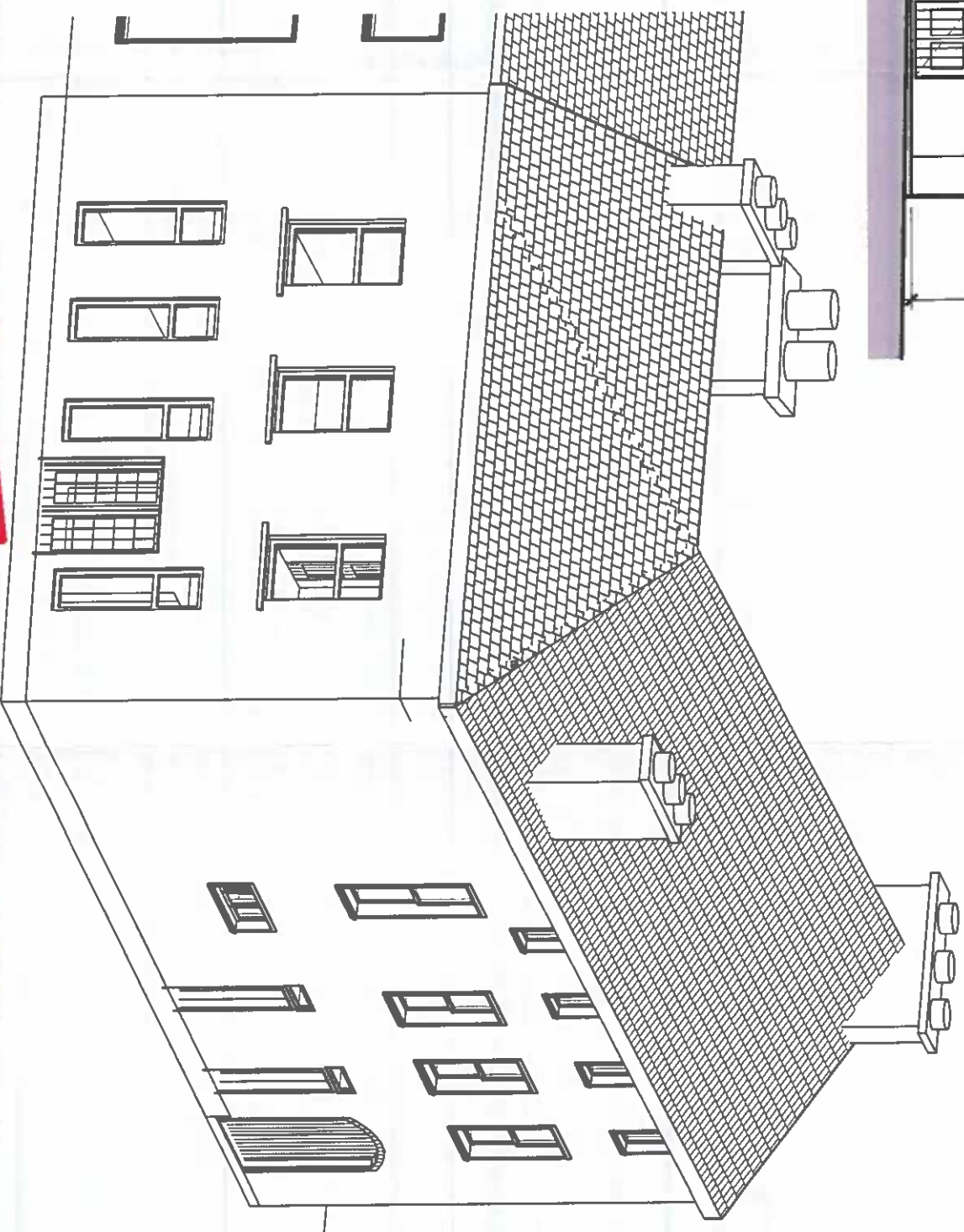
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9	1/1/2024	9
10	1/1/2024	10

James Lohan Civil Engineering Architectural Design Surveying	Job No. EXEMPT DEVELOPMENT	Project No. 23-548-DE-01	Date 08-01-2024
Client MARCOSS SILVEIRA	Job EXEMPT DEVELOPMENT	Project No. 23-548-DE-01	Date 08-01-2024
Site SAINT PATRICK'S STREET, CASTLEMEER - PAR. 10/12 CO. ROSCOMMON	Job EXISTING FRONT & REAR ELEVATIONS	Project No. 23-548-DE-01	Date 08-01-2024
Scale 1:100	Drawn By C. ZEN	Project No. 23-548-DE-01	Date 08-01-2024



1 Section 1
1 : 100

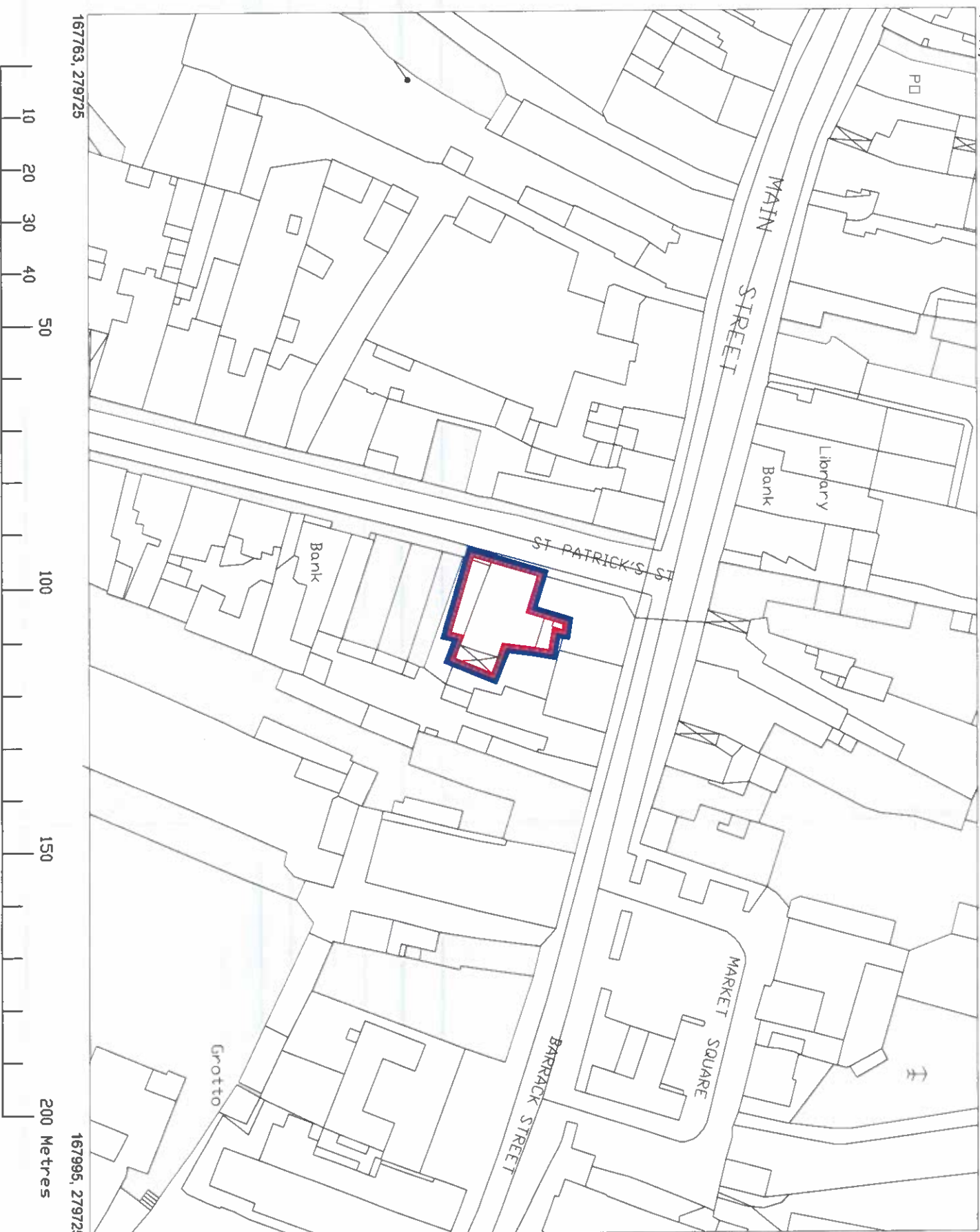
2 3D VIEW



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167763, 279895

177997, 279895



1:1000
SITE LOCATION MAP

SITE ADDRESS:
SAINT PATRICK'S STREET,
CASTLEREA,
CO. ROSCOMMON
F45 T672

LEGEND

- SITE AREA OUTLINED IN RED
= 0.031 HECTARES
- LAND HOLDING OUTLINED IN BLUE

OS MAPS: 2219-05, 2157-25



ONATIONAL MAPPING DIVISION OF TAILTE ÉIREANN
CYAL50358888
CORPUSCULE LICENCE



James Lohan
Planning & Design Consulting Engineers

EXEMPT
DEVELOPMENT

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TEST ISSUE	SIGN	DATE	REV
			D
			C
			B
			A

Unit 5 Ballyphessan House
Circular Road,
Roscommon F42 C982.
CLIENT
MARCUS SILVERA
SITE
SAINT PATRICK'S STREET
CASTLEREA,
CO. ROSCOMMON



JOB
DRAWING
SITE LOCATION MAP

JOB No 23-458 0 A1 E
DRG No 23-458- P1-000
REV
DATE 01/3
SCALE 1:1000