

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 678

Application Received: 7th March 2024

Name of Applicants: Marcos Silveria

Agent: James Lohan, Planning & Consulting Engineers

WHEREAS a question has arisen as to whether the conversion of a vacant pub into eight apartments at St. Patrick's Street, 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, 9 and 10 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.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) Article 9(1)(a)(iii) applies; that is to say the proposal to which Article 6 relates, shall not be considered exempted development for the purposes of the Act as it would "*endanger public safety by reason of traffic hazard or obstruction of road users*".
- (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.

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 St. Patrick's Street, 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: 22nd July 2024

cc agent via email: James Lohan, Planning & Consulting Engineers
james@jlce.ie

ADVICE NOTE

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.

Carmel Curley

From: Carmel Curley
Sent: Tuesday 23 July 2024 15:19
To: James Lohan; Camila Zen
Subject: DED678
Attachments: DED678 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED678. A hard copy will issue to the applicant.

Regards,

Carmel

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 678
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development.
Name of Applicant:	Marcos Silveira
Location of Development:	Saint Patrick's Street, Castlerea, F45 T672
Site Visit:	08/07/2024

WHEREAS a question has arisen as to whether the following works "Permission to convert vacant pub into eight apartments under the Planning & Development Act (Exempted Development) Regulations 2018" at the above address is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 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.
- (d) The planning history of the site

Site Location, Description of Development & Nature of Proposed Development

Site Location:

As per CA1a of the Roscommon County Development Plan 2022-2028 [Volume II] the subject site is located within Castlerea's 'town core', being situated to the eastern extent of "Saint Patrick's Street" and approximately 30m south of the St. Patrick's St. / Main St. 'T-junction'.

Description of Development:

The property presents with a hipped/pitched slated roof with ridge capping feature. Plaster quoin details with rendered block finish have been painted to the first-floor front [west-facing] elevation. Two chimney flues penetrate both gable ends of the property. Four portrait-style windows with historical signage indicative of the property's former use as a public-house are situated to the ground-floor [front elevation] mock-sash effect windows are located to the first floor; windows to the second floor are evident on approach to the side of the development, via a laneway which is flanked to the eastern extent by security fencing/hoarding.

Nature of Proposed development:

Conversion of Vacant Pub into eight Apartments under the Planning & Development Act (Exempt Development) Regulations 2018.

Geographic Information Systems [GIS]

European Sites:

As per a review of Roscommon County Council's Geographic Information Systems, there are no European designated sites in, adjoining, or in proximity to the subject site.

➤ Appropriate Assessment

The closest designated sites include; "Cloonchambers Bog" *Special Area of Conservation* (SAC) (Site Code: 000600) which is located circa 3.2km west of the subject site, and "Bellanagare Bog" SAC (Site Code: 000592) which is also a *Special Protection Area* (SPA) located 4.9km north of the subject site.

Having regard to the separation distances between the site and the closest Natura 2000 site, given the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, can be excluded.

Architectural / Archaeological Heritage

As per a review of Roscommon County Council's Geographic Information Systems, as regard to architectural and/or archaeological heritage sites/structures in proximity to the property, the property is located within the Castlerea Architectural Conservation Area (ACA).

➤ Assessment of Architectural & Archaeological Heritage

Much of Main St., Barrack St., and Patrick's St., remains relatively unchanged since the mid-twentieth century; as stated, the subject site is situated within the Castlerea ACA – the extent of which is identified on Map 9.3 "Castlerea ACA" contained in Volume I of the *Roscommon County Development Plan*.

The property is not a protected structure; further, the closest property listed in the National Inventory of Architectural Heritage (NIAH) is the Ulster Bank building located 35m south of subject property (registration no.: 3184038), this property is also listed in the Record of Protected Structures (registration no.: 02600200) .

Planning History

As per Roscommon County Council's Planning Registry, there is no planning history pertaining to the subject site. On review of the historical maps [25-inch Historic 1897-1913] the subject site, and property thereon, is evident, with the mapping conveying a relatively unchanged urban morphology; accordingly we can assume the property was erected prior to the enactment of the Planning and Development Act 1963, and as such it holds the benefit of exempted development owing to its established status.

Relevant Statutory Provisions

Planning and Development Acts 2000 (as amended)

Section 2 (1)

- In this Act, "works" include 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)

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)

Outlines that the Minister may, by regulations, provide for any class of development to be exempted development for the purpose of this Act. 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)

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

(a) If the carrying out of such work would –

- (i) *Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.*
- (iii) *Endanger public safety by reason of traffic hazard or obstruction of road users.*
- (viiB) *Comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.*

Article 10 (1)

Development which consists of a change of use within any one of the classes of use specified in Part 4 (Exempted Development – Classes of Use) of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not –

- a) involve the carrying out of any works other than works which are exempted development,*
- b) contravene a condition attached to a permission under the Act,*
- c) be inconsistent with any use specified or included in such a permission, or*
- d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.*

Planning Assessment

Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows:

In accordance with the Planning and Development Act, 2000, section 2(1) “works” include “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal (...)”. It is considered that said works constitute “works”, as defined in section 2 of the said Act.

In accordance with the Planning and Development Act, 2000, section 3(1) “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 said works constitute development, as defined in section 3 of the said Act.

These works have been considered in the context of Section 4(1)(h) of the Act, 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*”.

- On review of the submission particulars, under the provision of Section 4(1)(h), the proposed works, comprising of minor external modifications to the fenestration and the provision of additional access/egress facilities, are regarded as not being materially significant so as to affect the external appearance of the structure. As the proposed works do not adversely impact the architectural character of the building, they are considered to fall under the provision of section 4(1)(h).

As regard to the proposed ‘change of use’ from former/vacant public house to residential apartment building, Article 10(6)(b) of the Planning and Development Regulations, permits such development - *during the relevant period (up to the 31st of December 2025)* - that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2. The subject property, being a former/vacant public house, falls under Class 12 development. As such, the proposed change of use, and the works entailed, under the regulations, are deemed to constitute exempted development, provided that the development, if carried out, would not contravene the provisions of Article 10(1)(a – d). Due regard is had to the limitations on such development, as set out under Article 10(6)(d)(v) & (vi), which states:

- (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.*

The specification of works has been detailed in a suite of plans & particulars submitted as part of this application [Drawing no.’s 001 – 015]. As outlined, the proposed works comprise the conversion of the subject property into 6 no. 1 bedroom units and 2 no. 2 bedroom units; as such, the proposal falls within the provision of compliance of Article 10(6)(d)(v).

As per the requirements of Article 10(6)(d)(vi) the proposed unit sizes and storage areas comply with the parameters set out in the “Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities”.

The submission included a document relating to a previous application (DED 644) the purpose of which was to allay the concerns of the Planning Authority as regard to the application of Article 9(1)(a)(iii) and the matter of ‘Car Parking Standards’ - as set out in Table 12.1 of the Roscommon County Development Plan 2022-2028 [Volume I].

- This matter was referred to the *Castlerea Area Office* and observations/comments were returned by the Area Engineer, whose advised that “*Parking along this section of street is prohibited therefore there is to be no construction related parking or even short term set-down allowed in order to facilitate the development*”.
- The matter was also referred to the Senior Executive Engineer for the Area, who again raised concerns regarding traffic movements, stating “*This street already has an issue with illegal parking along a national route and I feel that this application needs further scrutiny and more consideration regarding parking provision (...)*”. The concerns raised regarding traffic movements and the potential implications to public safety concerns, cannot be excluded. Accordingly, it is considered that the proposal would “*endanger public safety by reason of traffic hazard or obstruction of road users*” and as such, the development to which Article 6 relates, for the purpose of the Act, is not considered to constitute exempted development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude, on the basis of the information available, 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 AA does not apply with respect to the current case.

An Environmental Impact Statement or Appropriate Assessment of this proposal, are not deemed necessary. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9(1)(a)(viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; "Permission to convert vacant pub into eight apartments under the Planning & Development Act (Exempted Development) Regulations 2018" at the site located in *Saint Patrick's Street, Castlerea, F45 T672*, regard is had particularly to:

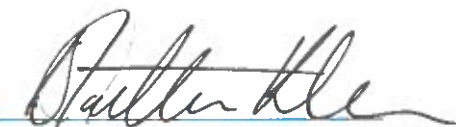
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- Article 9(1)(a)(iii) applies; that is to say the proposal to which Article 6 relates, shall not be considered exempted development for the purposes of the Act as it would "*endanger public safety by reason of traffic hazard or obstruction of road users*".
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

AND WHEREAS I have concluded that the said development, pertaining to "Permission to convert vacant pub into eight apartments under the Planning & Development Act (Exempted Development) Regulations 2018" at the site located in *Saint Patrick's Street, Castlerea, F45 T672*, under the provision of section 5 of the Planning and Development Act, **does not constitute exempted development.**

Signed:



Bláithín Kinsella

Assistant Planner

Date: July 10th 2024

Signed:



Alan O'Connell

Senior Executive Planner

Date: July 10th 2024

Appendix – Site Photos



Front Elevation of Property



Side (detached) Elevation of Property



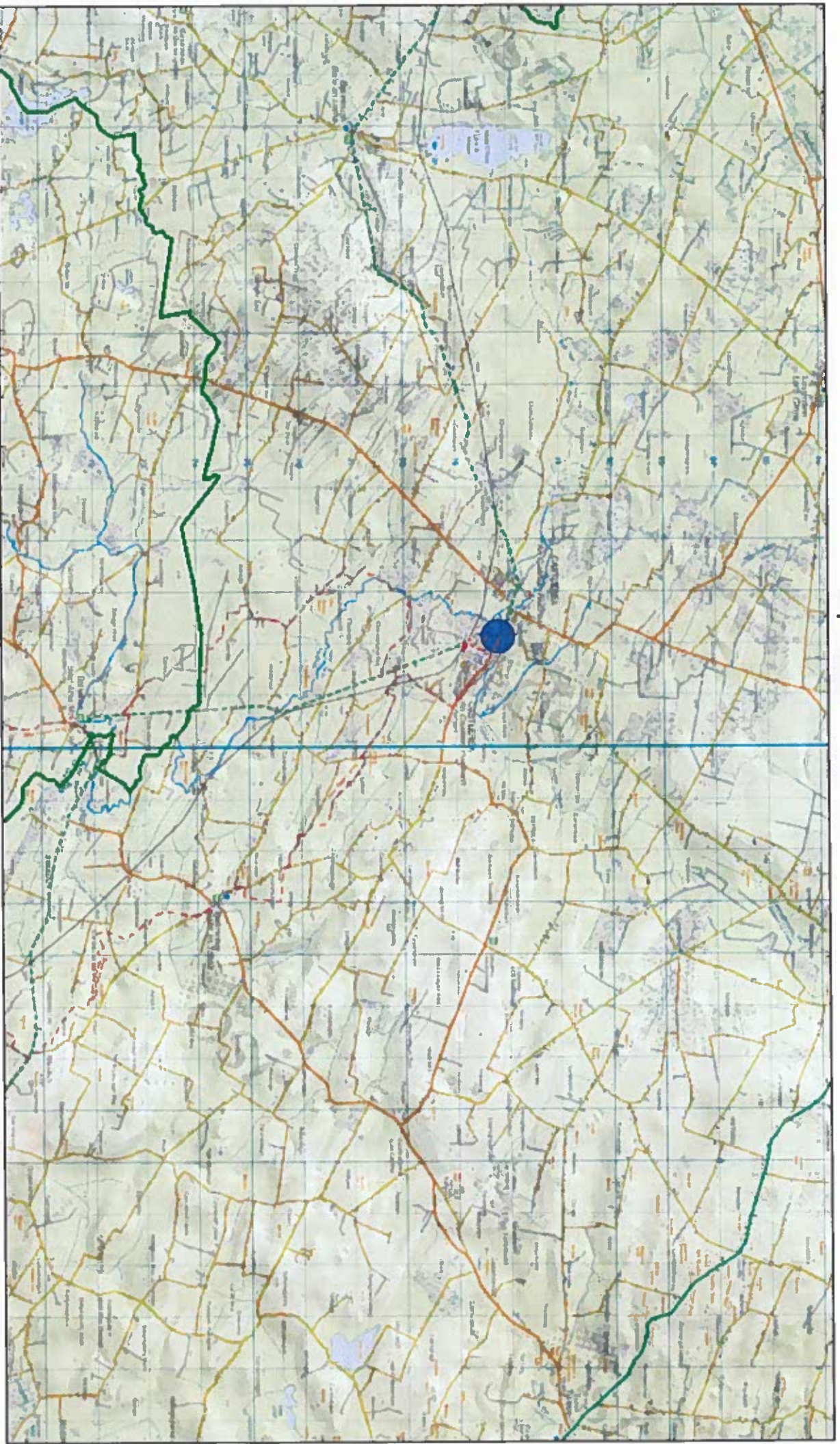
Restricted Access – Rear of Subject Property



Restricted Access – End of Laneway

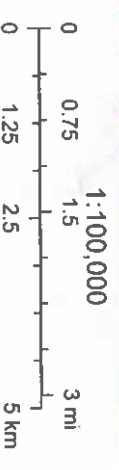
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Map Viewer Printout



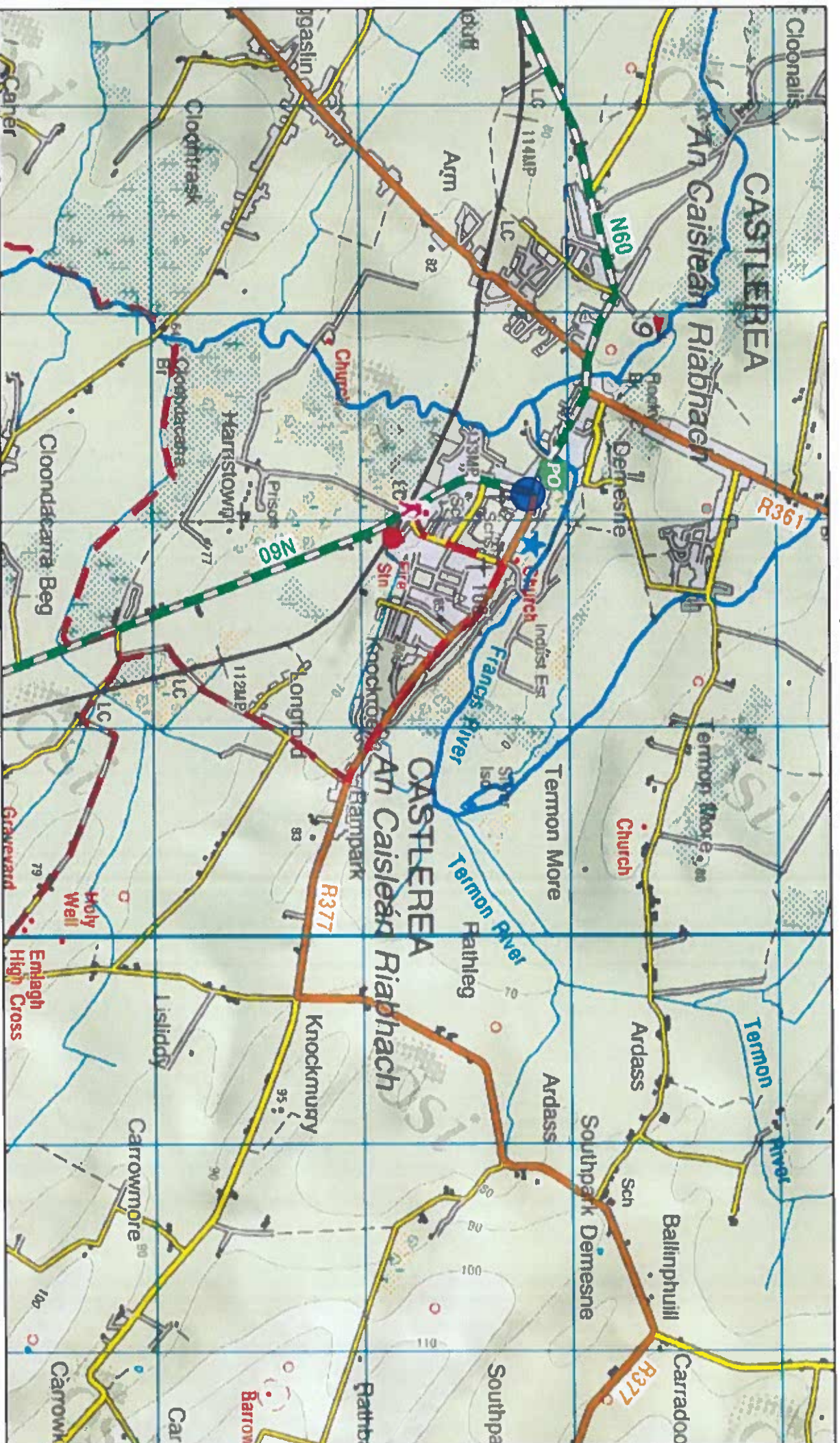
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 County Boundary



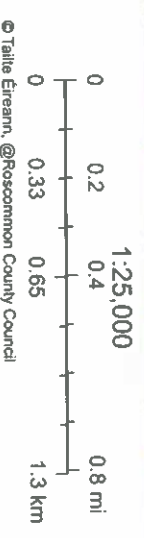
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Map Viewer Printout



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 County Boundary





Comhairle Contae
Ros Comáin
Roscommon
County Council



Marcos Silveira,



Date: 8th March 2024
Planning Reference: DED 678

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to convert a 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 7th March 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. L01/0/227475 dated 8th March 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 678**
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,
Planning & Design Consulting Engineers
Unit 5, Ballypheason House,
Circular Road,
Roscommon.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

08/03/2024 09:42:58

Receipt No : L01/0/227475

MARCOS SILVEIRA
JAMES LOHAN CONSULTING ENGINEERS
UNIT 5 BALLYPHEASON HOUSE
CIRCULAR ROAD
ROSCOMMON

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 878	

Total : 80.00 EUR

Tendered :
Cheque 80.00
500339

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office



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:	SAINT PATRICK'S STREET, CASTLEREA - F45-T672 Co. Roscommon
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.S.No.)	Town land: Castlerrea, 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 color)	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.



RoscommonCountyCouncil

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: 08/03/2024

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

Name of Applicants: Marcos Silveira

Saint Patrick's Street,
 Castlerea,
 Co. Roscommon.
 F45T672.

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:

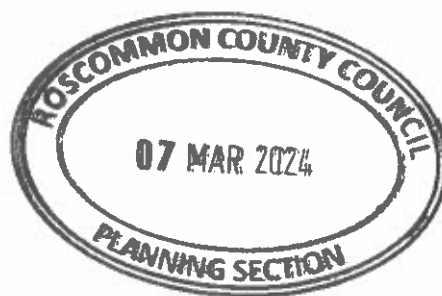
The Planning authority deemed under DED644 that the change of use would cause a traffic hazard in relation to parking for the proposed apartments.

"However having particular regard to Article 9(1)(a)(iii) of the Planning & Development Regulations 2001, as amended, the development is not exempted development."

The original public house would have a parking allocation associated with it – current parking requirements for a public house are shown below from RCC Development Plan 2022-2028

Table 12.1: Car Parking Standards

Land Use	Minimum spaces to be provided
Residential (1-3 bedrooms)	15 per unit
Residential (4+ bedrooms)	2 per unit
Visitor Parking for Residential	1 for every three dwelling units
Guest House/ B&B	1 space per bedroom (Set down/Drop off facilities should also be provided)
Hotel	1 space per bedroom (Set down/Drop off facilities should also be provided)
Hostel	1 space per bedroom or 1 space per 10 bed dormitory (Set down/Drop off facilities should also be provided)
Shops (<250m ² gross)	Retail Floorspace 1 space per 20sq m
Shops (250 – 1000m ² gross)	Retail Floorspace 1 space per 14sq m
Shops (> 1000 m ² gross)	Retail Floorspace 1 space per 10sq m
Offices (Town Centre)	1 space per 50 sq m
Offices (Office Park)	1 space per 50 sq m
Public Houses / Restaurants/ Lounge Bars	1 space per 10 sq m net floor area
Hot Food Take Aways	Minimum of 5 spaces per unit or 1 space per 10 sq m of retail space



Based on the above standards the public house would have an allocation of 15 spaces with a floor area of 150sq.m. The proposal is mainly for one bedroom apartments but in anycase the allocation of 15 spaces will more than suffice and these spaces are provided for in the public car park on lower Patrick Street and even in the Church Grounds so there is adequate parking provided for. See drawing 23-458-PL 002 and Fig 1 Below for locations of public parking to be utilised.



CO. ROSCOMMON
F45 T672

LEGEND

- PUBLIC CAR PARKING 01 & PUBLIC CAR PARKING 2 - OUTLINED IN RED
- LAND HOLDING OUTLINED IN BLUE
- DISTANCE BETWEEN PUBLIC CAR PARKING 01 AND PROPOSED APARTMENTS IS 140 METRES & 2 MINUTES WALKING
- DISTANCE BETWEEN PUBLIC CAR PARKING 02 AND PROPOSED APARTMENTS IS 210 METRES & 3 MINUTES WALKING

OS MAPS: 2219-05, 2157-25



Fig 1 – Public Parking to be Utilised

Additionally to the public parking there is bicycle parking provided for in the covered arch to the rear of the premises and most of the inhabitants of these apartments tend to use bicycles and public transport. There is a great Local Link bus service in Castlereagh and the train station is also available for those doing longer commutes.

We thrust this additional information will alleviate the Planning Authorities concerns in relation to traffic hazard and look forward to hearing from you with a positive decision which will allow the applicant the opportunity to provide some much needed centrally located area.

Kind Regards

James Lohan
James Lohan BEng MIEI

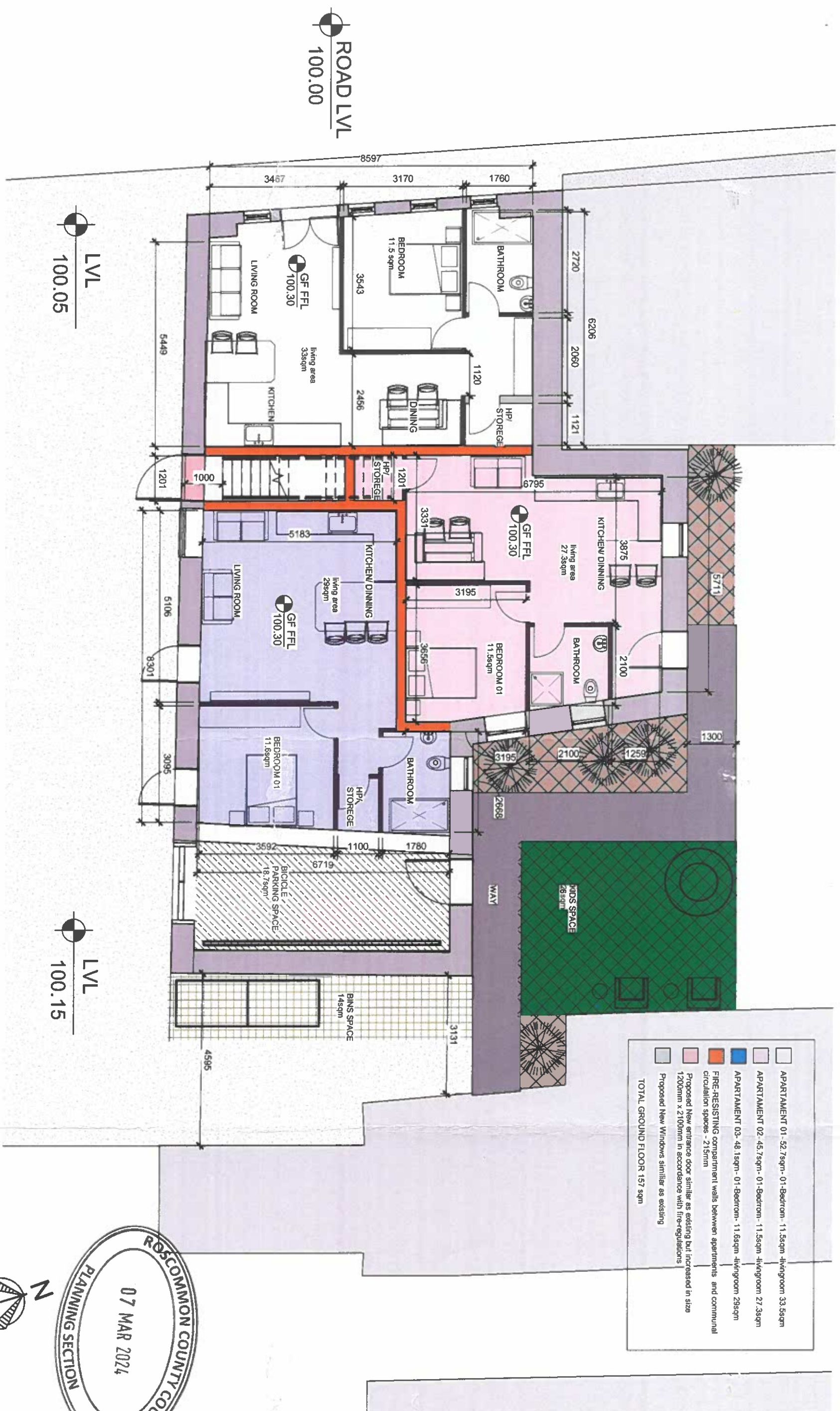


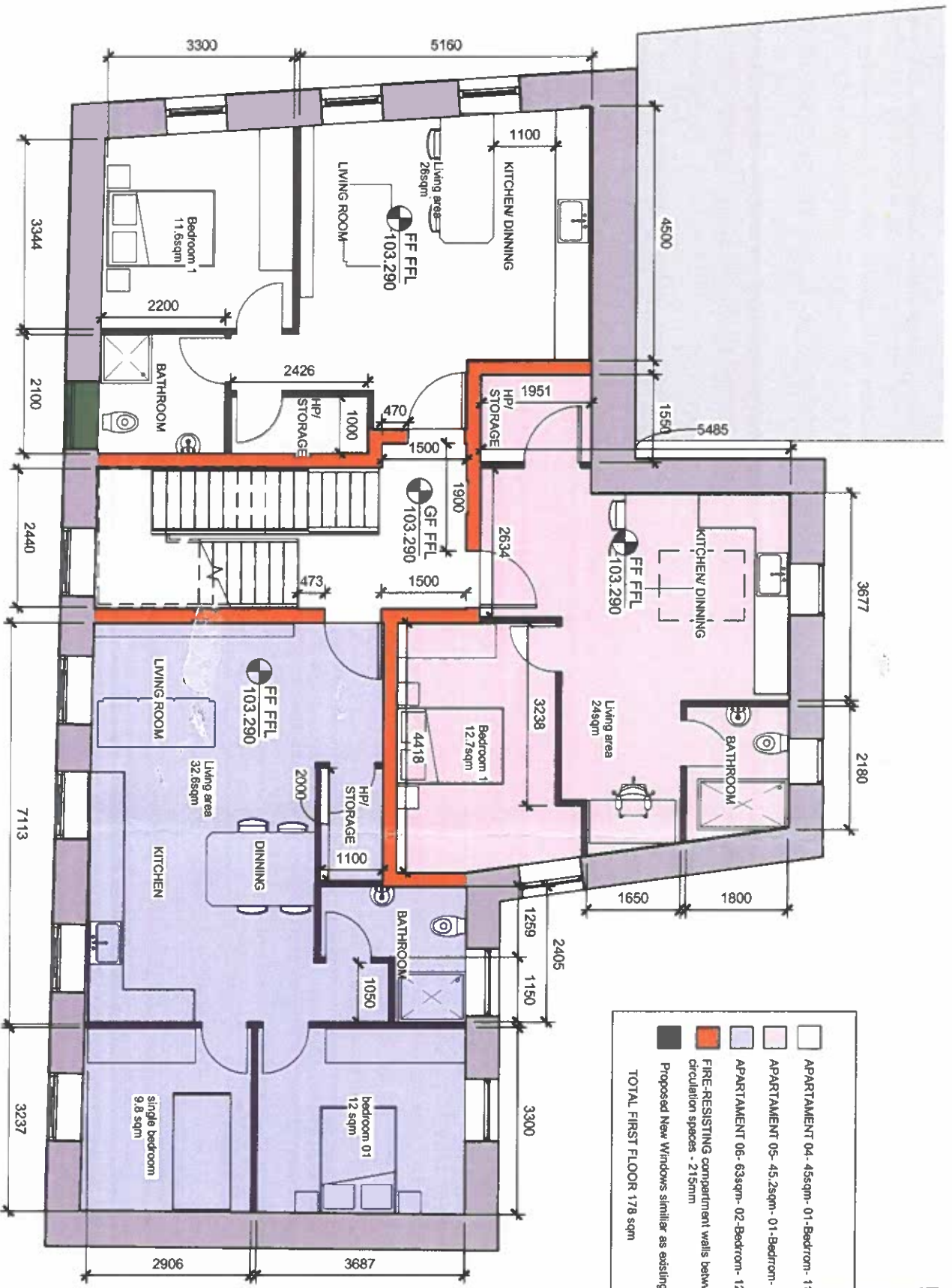
**EXEMPT
DEVELOPMENT**

S/N	DATE	REV
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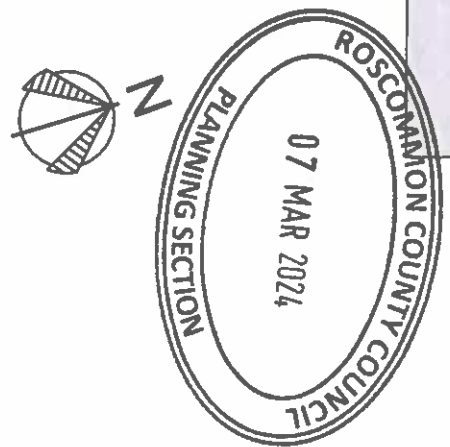
James Lohan Planning & Design Consulting Engineers Unit 5, The Hub, 100.05 LVL 100.00 ROAD LVL 100.15 LVL	Client: MARCOS SILVEIRA Job: EXEMPT DEVELOPMENT Site: SAINT PATRICK'S STREET, CASTLEREA - P42-7872 CO. ROSCOMMON	Drawn: DRG N/A Scale: 1:100 Check: C. ZEN	Date: 07/03/2024 Rev: 1
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00- GROUND FLOOR PLAN





- APARTMENT 04 - 45sqm - 01-Bedroom - 11.8sqm - livingroom 26sqm
- APARTMENT 05 - 45.2sqm - 01-Bedroom - 12.7sqm - livingroom 24sqm
- APARTMENT 06 - 63sqm - 02-Bedroom - 12sqm - livingroom 32.8sqm
- FIRE-RESISTING compartment walls between apartments and communal circulation spaces - 215mm
- Proposed New Windows similar as existing
- TOTAL FIRST FLOOR 178 sqm

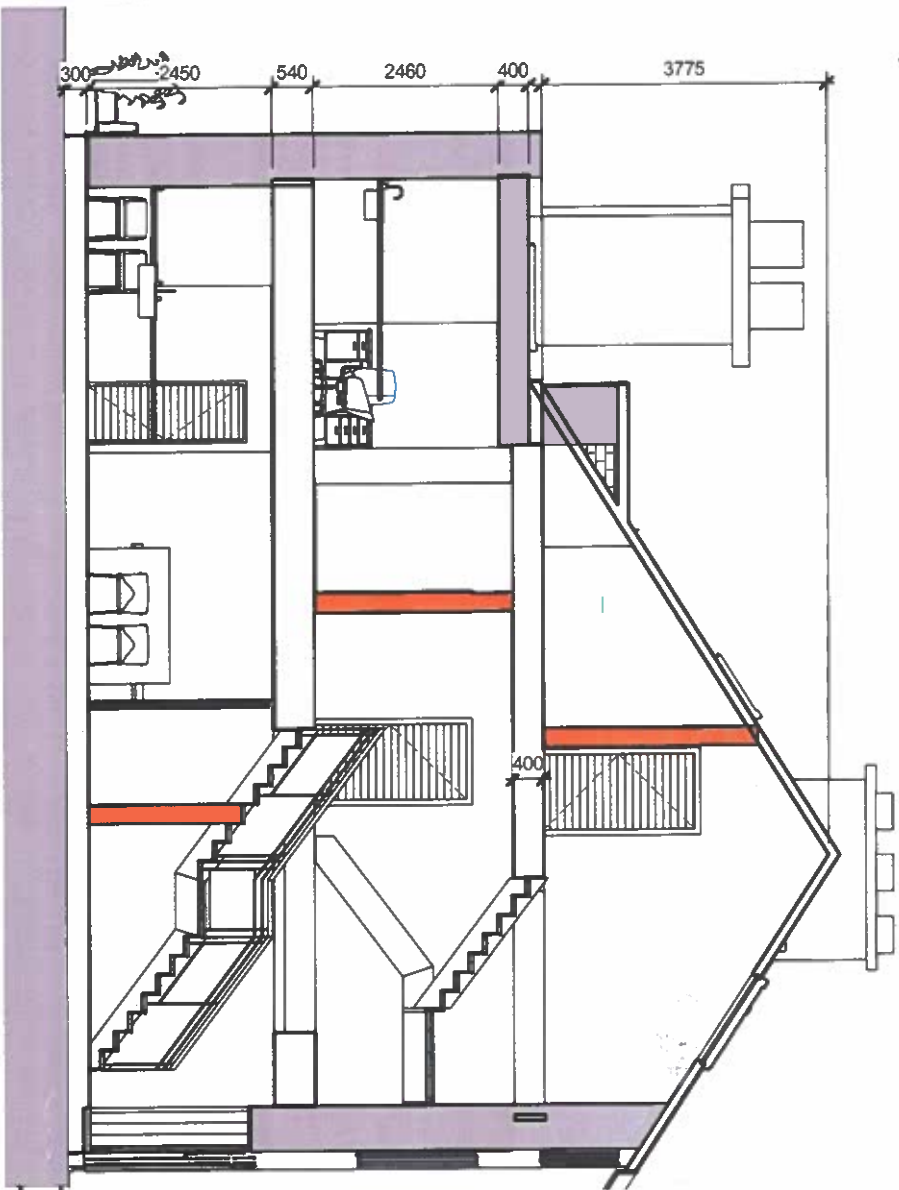


01- FIRST FLOOR PLAN

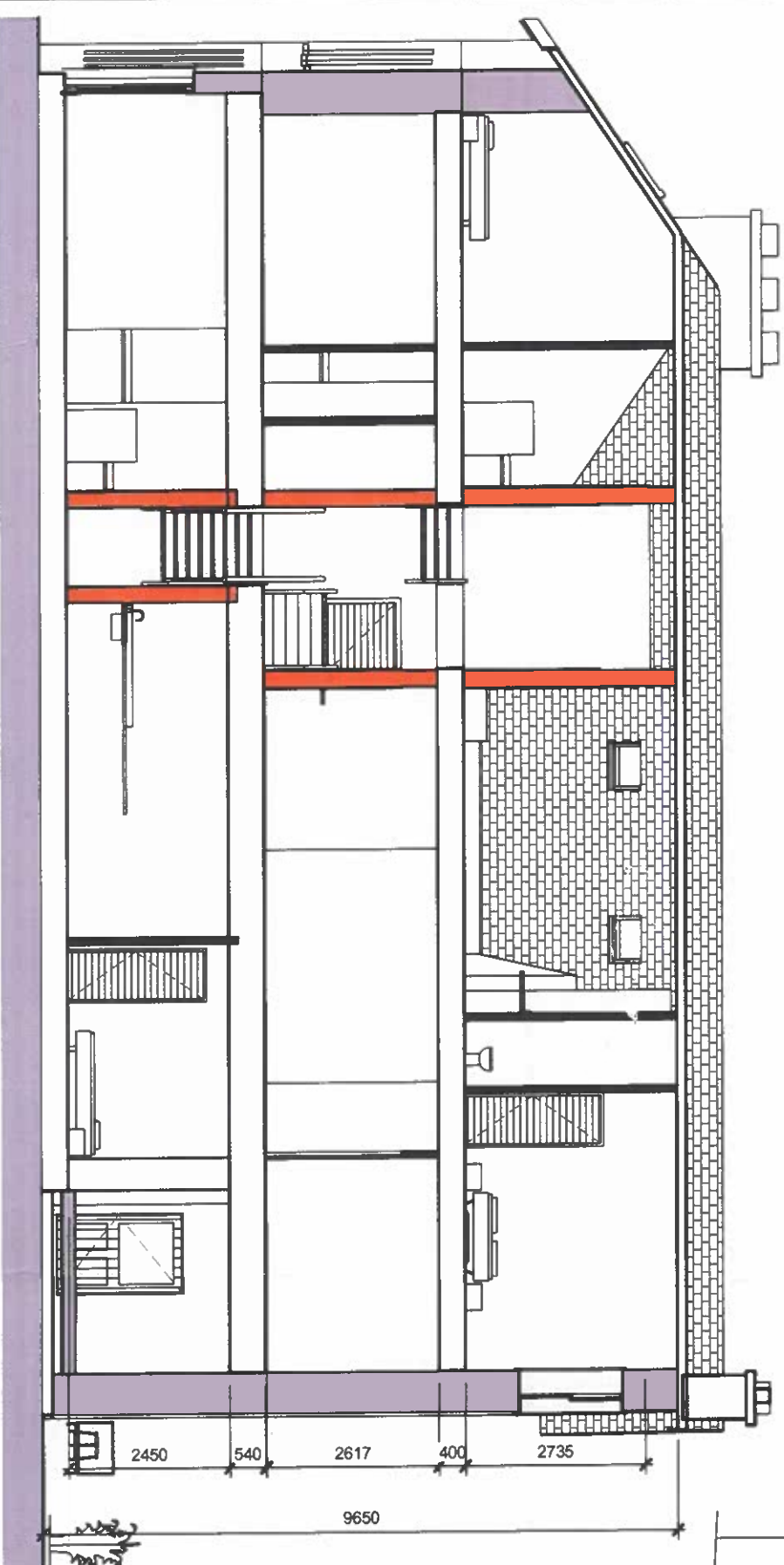
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EXEMPT DEVELOPMENT

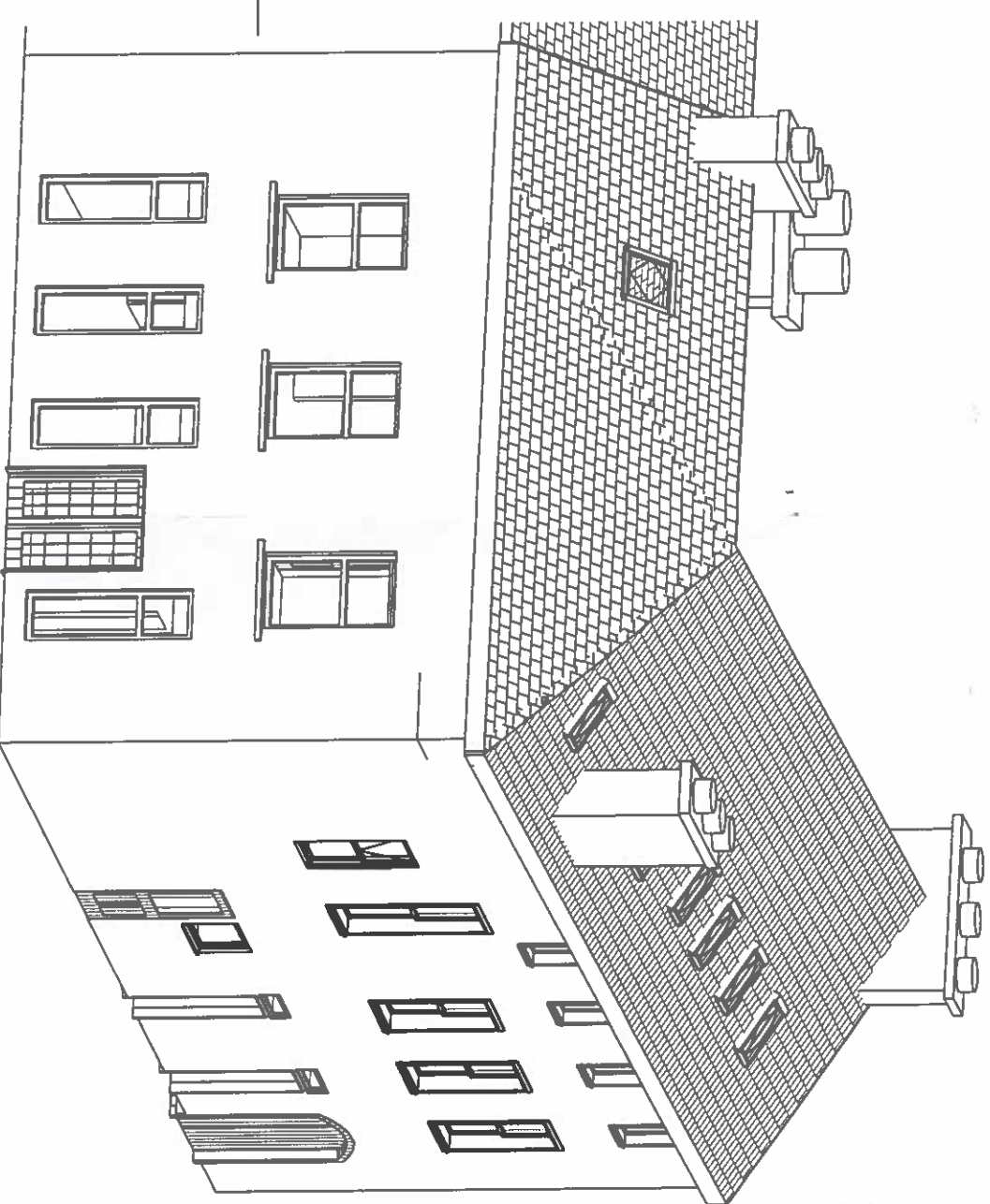
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1	10/03/2024	1



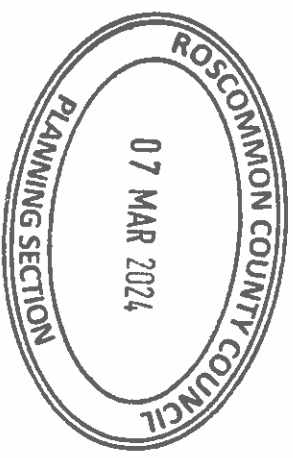
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Section 1
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2
Section 2
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3
3D View





DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS,
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STANDARD KEY: SW SWATCH DESIGN PR. PRELIMINARY TT FOR TENDER PC FOR CONSTRUCTION SS SUPERSEDED

EXEMPT
DEVELOPMENT

STA	DATE	REMARKS
	/ /	10
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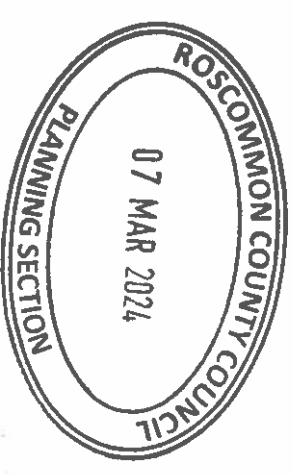
Architectural floor plan showing dimensions in feet. The plan includes a large shaded area on the right side, possibly representing a parking lot or an adjacent structure. Dimensions are provided for the overall footprint and various internal sections.

Overall Dimensions:


- Top: 9994
- Right: 7030
- Bottom: 8026
- Left: 20184

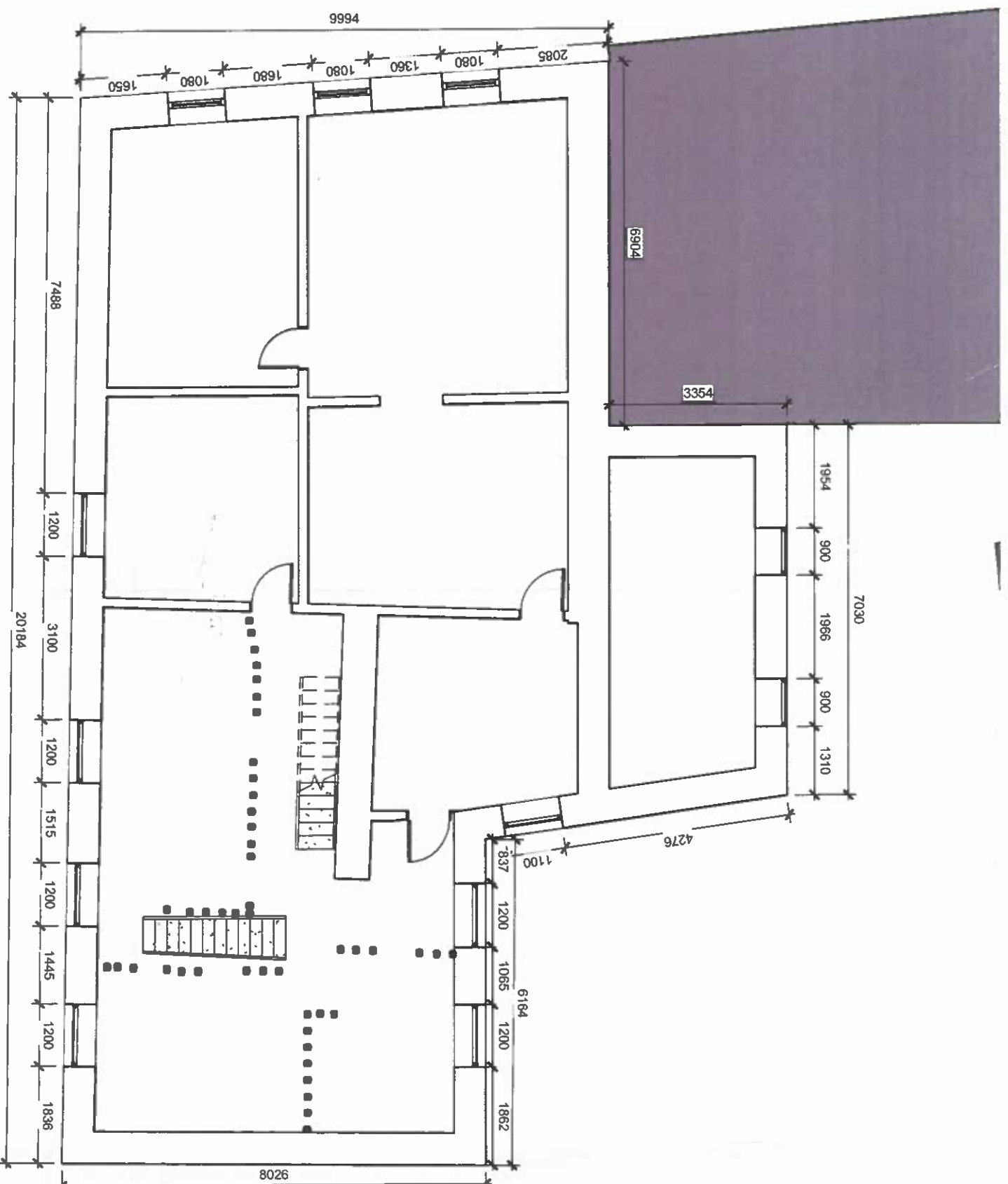
Internal Dimensions (Left to Right, Top to Bottom):

- Top Left: 1505, 700, 2089, 700, 960, 700, 900, 700, 1761
- Top Right (Shaded Area): 6904, 3354
- Right Side (Shaded Area): 1954, 900, 2050, 850, 1276
- Bottom Right: 1100, 887, 1000, 1165, 1230, 1882
- Bottom Left: 6164
- Left Side (Bottom to Top): 1317, 2160, 999, 950, 2345, 950, 2273, 1800, 7390



00- GROUND FLOOR PLAN- EXISTING


 James Lohan Planning & Design CONSULTING ENGINEERS	Civil, Architectural Engineering Surveying	Unit 5, Progression House, 1000 Progression Road, Broomfield, Essex SSM1 2AB	F-mail: enquiries@jlohan.co.uk Tel: (020) 844 4444
	100 EXEMPT DEVELOPMENT		
CLIENT MARCOS SILVEIRA	DRAWING EXISTING GROUND FLOOR PLAN	DRC No 0008	REV 07-03-2014
SITE SAINT PATRICKS STREET, CASTLETON, T42 7BZ CC, ROSTERCOMB CC, ROSTERCOMB	SCALE 1:100	DRAWN BY C. Zent	



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ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS: KEV SKETCH DESIGN PR. PRELIMINARY PT FOR TENDER PC FOR CONSTRUCTION SS SUPERSEDED

**EXEMPT
DEVELOPMENT**

[illegible]



James Lohan

Drawing & Design Consulting Engineers

Civil Engineering
Architectural Division
Survey

Plot 12,
Rising Spring Lane, Hove,
East Sussex BN1 6AA
Tel: (090) 856 355

<p>CLIENT MARCOUS SILVEIRA</p>	<p>JOB EXEMPT DEVELOPMENT</p>	<p>DRAWING EXISTING FIRST FLOOR PLAN</p>
<p>DATE 23-04-02</p>	<p>NO. OF 001</p>	<p>SCALE 1:100</p>
<p>REV 01</p>		

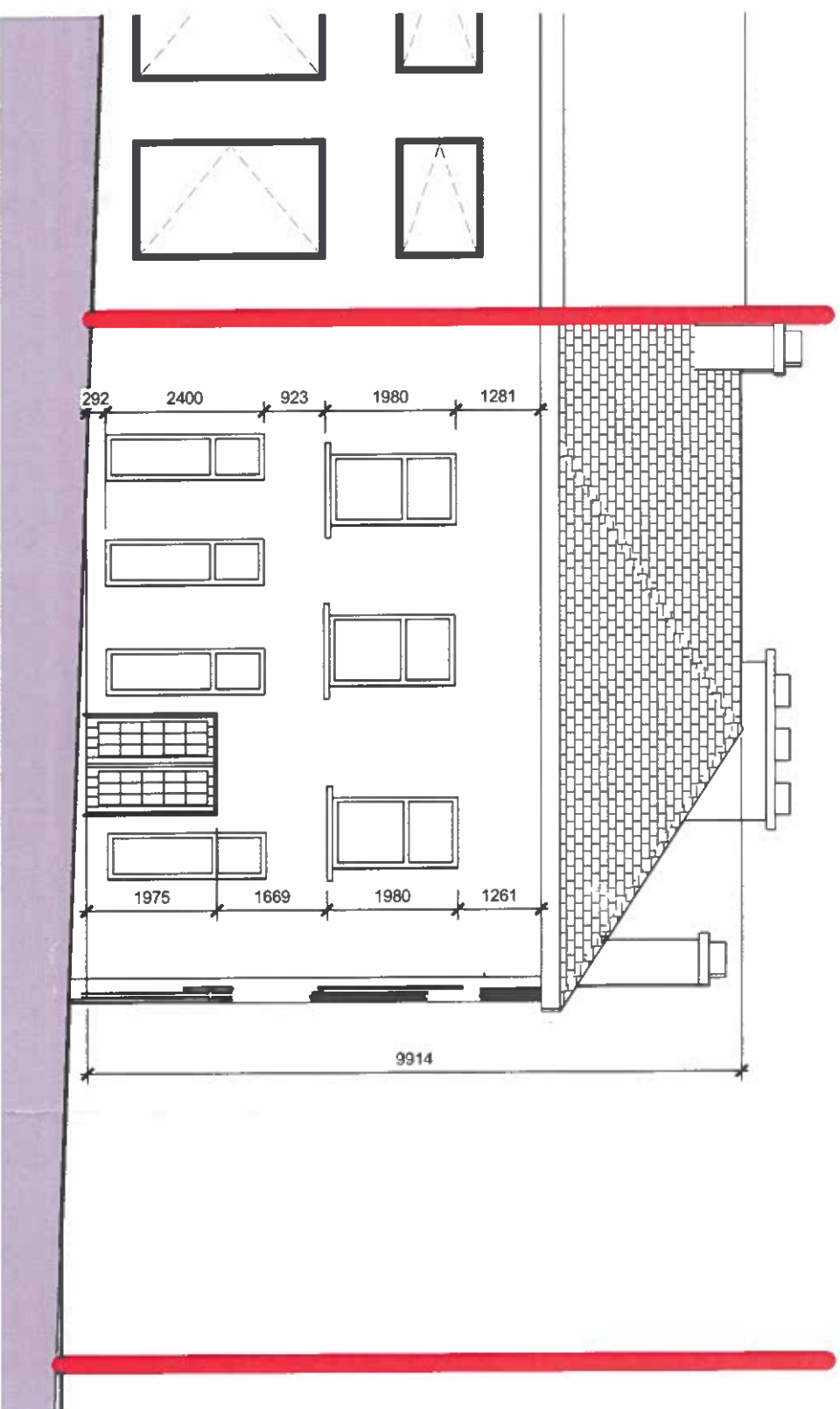
SAINT PATRICK'S STREET,
CASTLEBAR, CO. DUBLIN 15

EXISTING FIRST FLOOR
PLAN

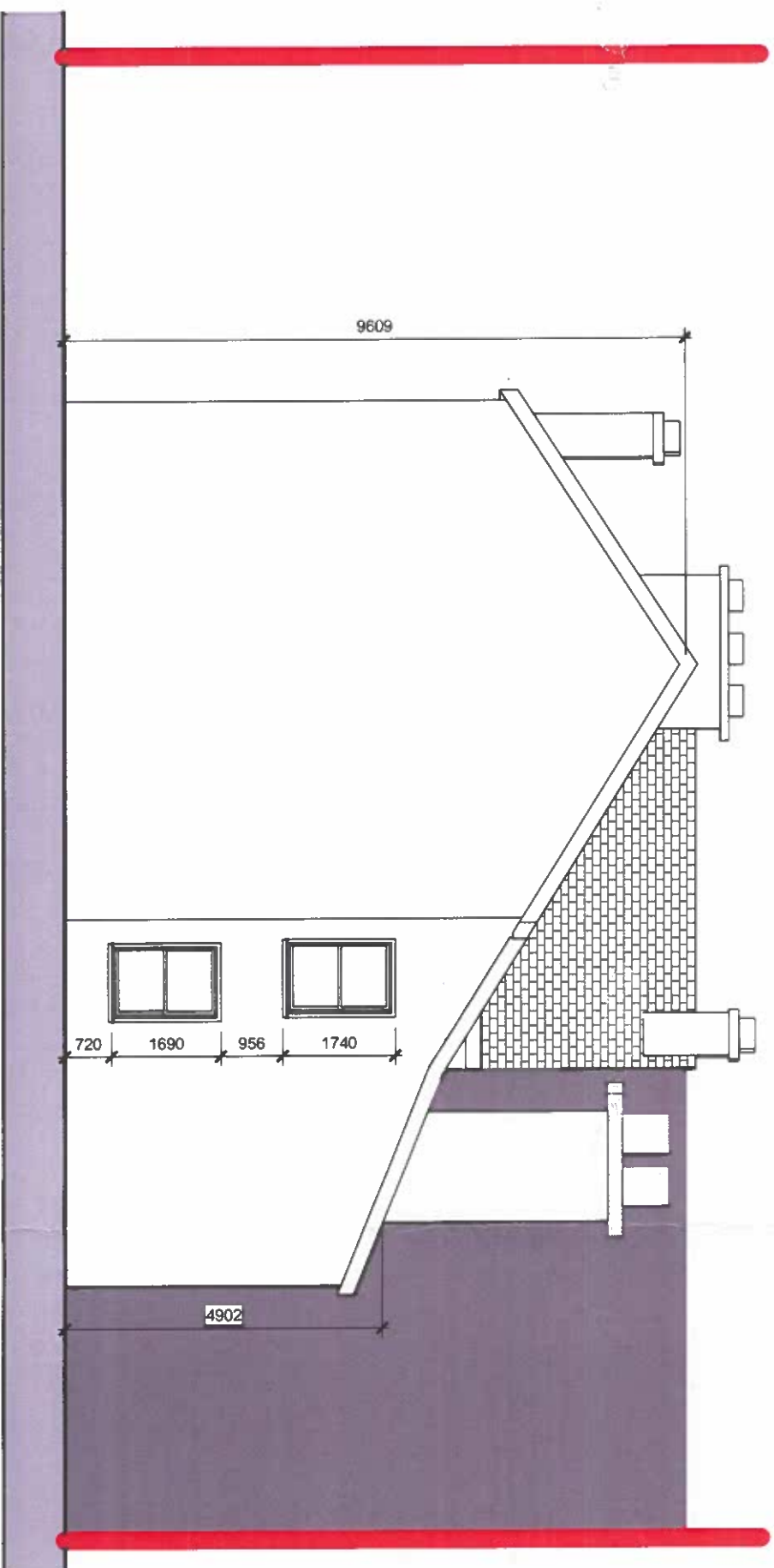
DATE
23-04-02

NO. OF
001

SCALE
1:100



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 RT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

EXEMPT
DEVELOPMENT

REV	DATE	BY	CHK
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2	1/1/24	JL	FC
3	1/1/24	JL	FC
4	1/1/24	JL	FC
5	1/1/24	JL	FC
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7	1/1/24	JL	FC
8	1/1/24	JL	FC
9	1/1/24	JL	FC
10	1/1/24	JL	FC

James Lohan Planning & Design Consulting Engineers	100% Planning Architectural Design 3D Modelling Surveying	100% Planning Architectural Design 3D Modelling Surveying	100% Planning Architectural Design 3D Modelling Surveying
CITY OF ROSCOMMON MAYOR'S OFFICE	JOB NO. 23-04-DE-02	JOB NO. 23-04-DE-02	JOB NO. 23-04-DE-02
SITE SAINT PATRICK'S STREET, CASTLEREA - F42 1972 CO. ROSCOMMON	DRAWING EXISTING FRONT & REAR ELEVATIONS	DRAWING EXISTING FRONT & REAR ELEVATIONS	DRAWING EXISTING FRONT & REAR ELEVATIONS
SCALE 1:100	DATE 07/03/24	DATE 07/03/24	DATE 07/03/24
C. ZEN	C. ZEN	C. ZEN	C. ZEN



James Lohan
Planning & Design Consulting Engineers

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THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY FT FOR TENDER PC FOR CONSTRUCTION SS SUPERSEDED

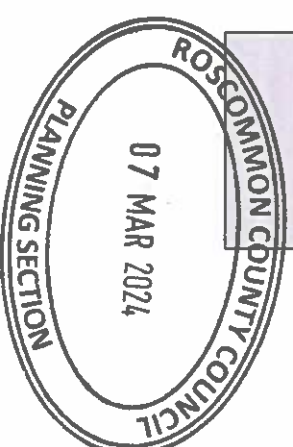
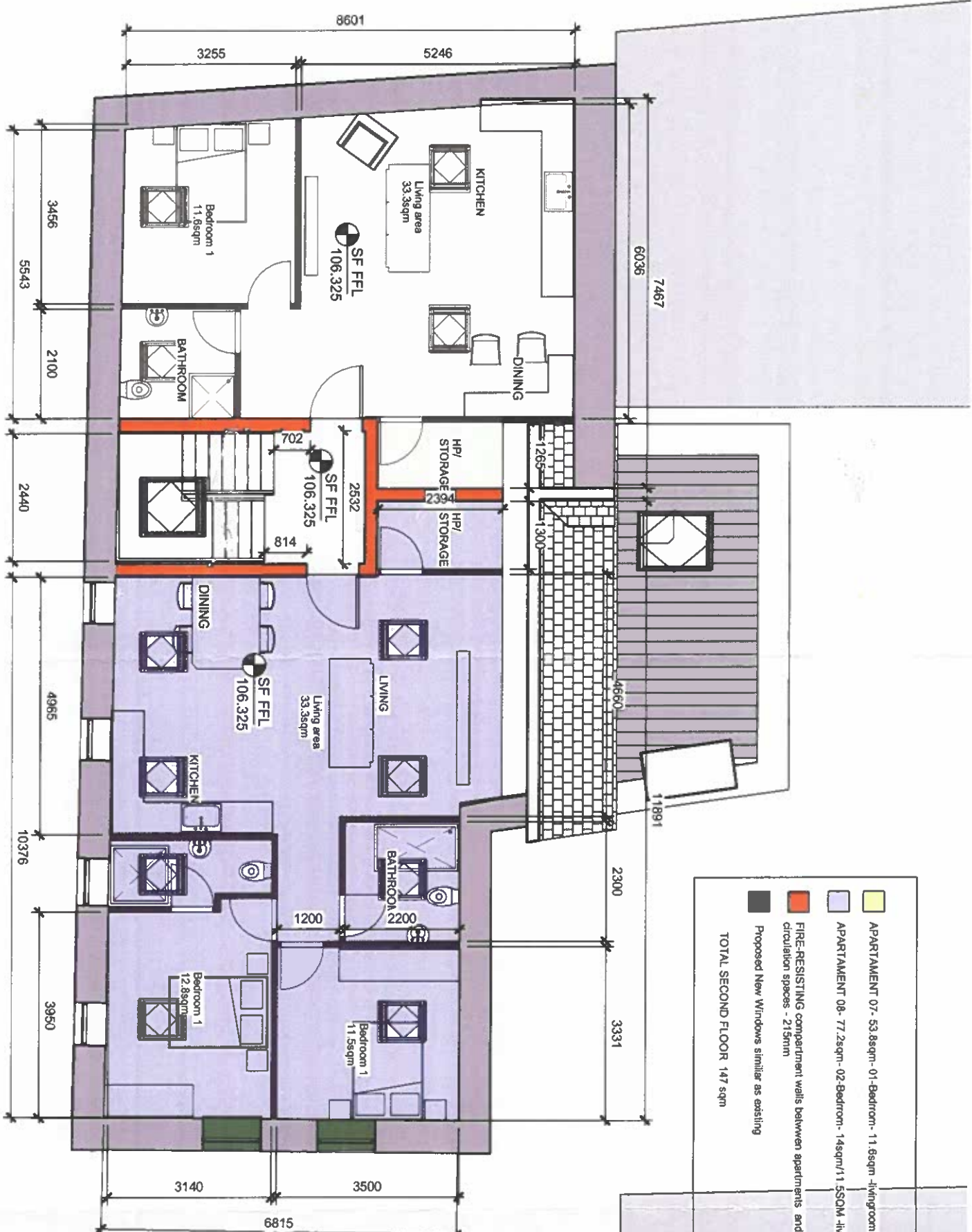
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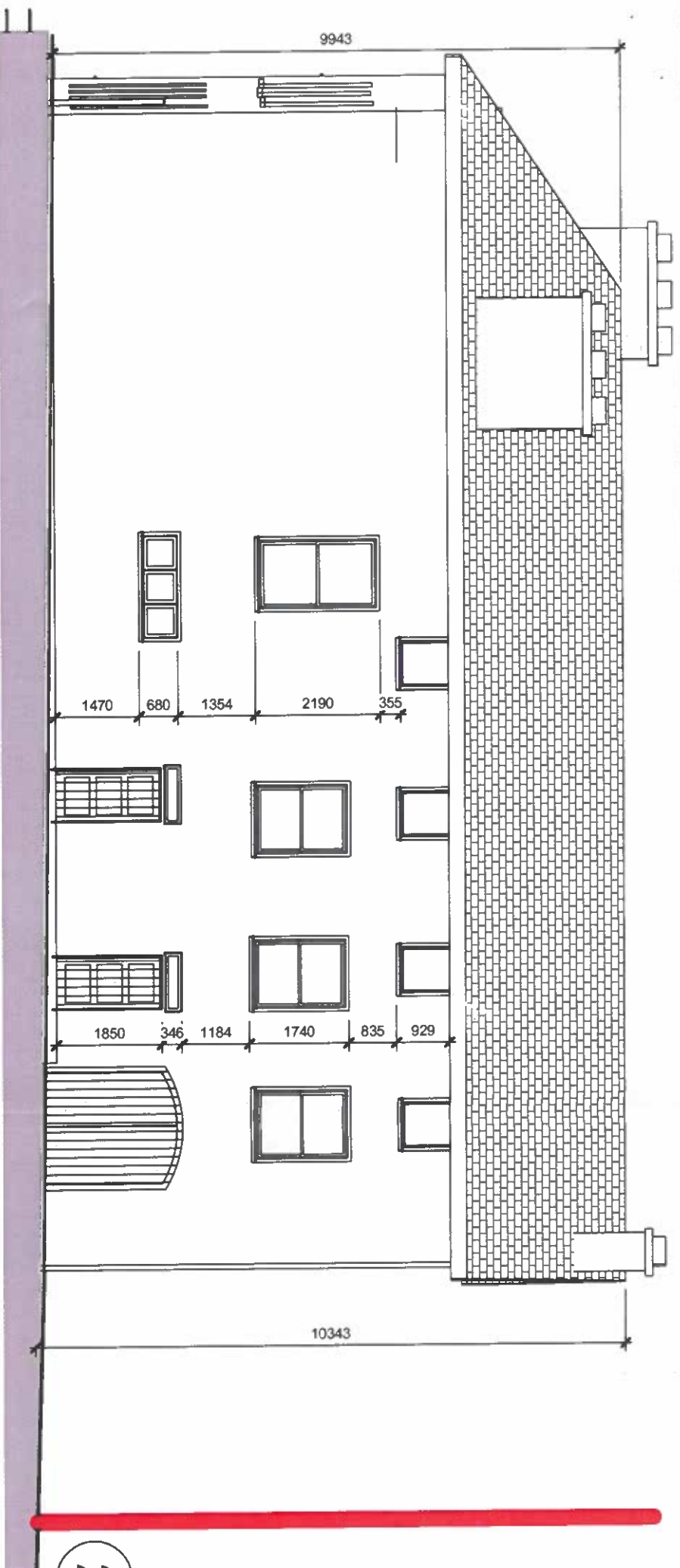
STA	DATE	REV
1	06-01-2024	1

James Lohan Planning & Design Consulting Engineers 23-546 DE-01	James Lohan Architectural Design 23-546 DE-01	James Lohan Architectural Design 23-546 DE-01	James Lohan Architectural Design 23-546 DE-01
CLIENT MARCOSS SILVEIRA	JOB EXEMPT DEVELOPMENT	JOB NO 23-546 DE-01	DATE 06-01-2024
SITE SAINT PATRICK'S STREET, CASTLEREA, P42, T972 CO. ROSCOMMON	DRAWING SECOND FLOOR PLAN	SCALE 1:100	DRAWN BY C. ZEN

02- SECOND FLOOR

1
1 : 100

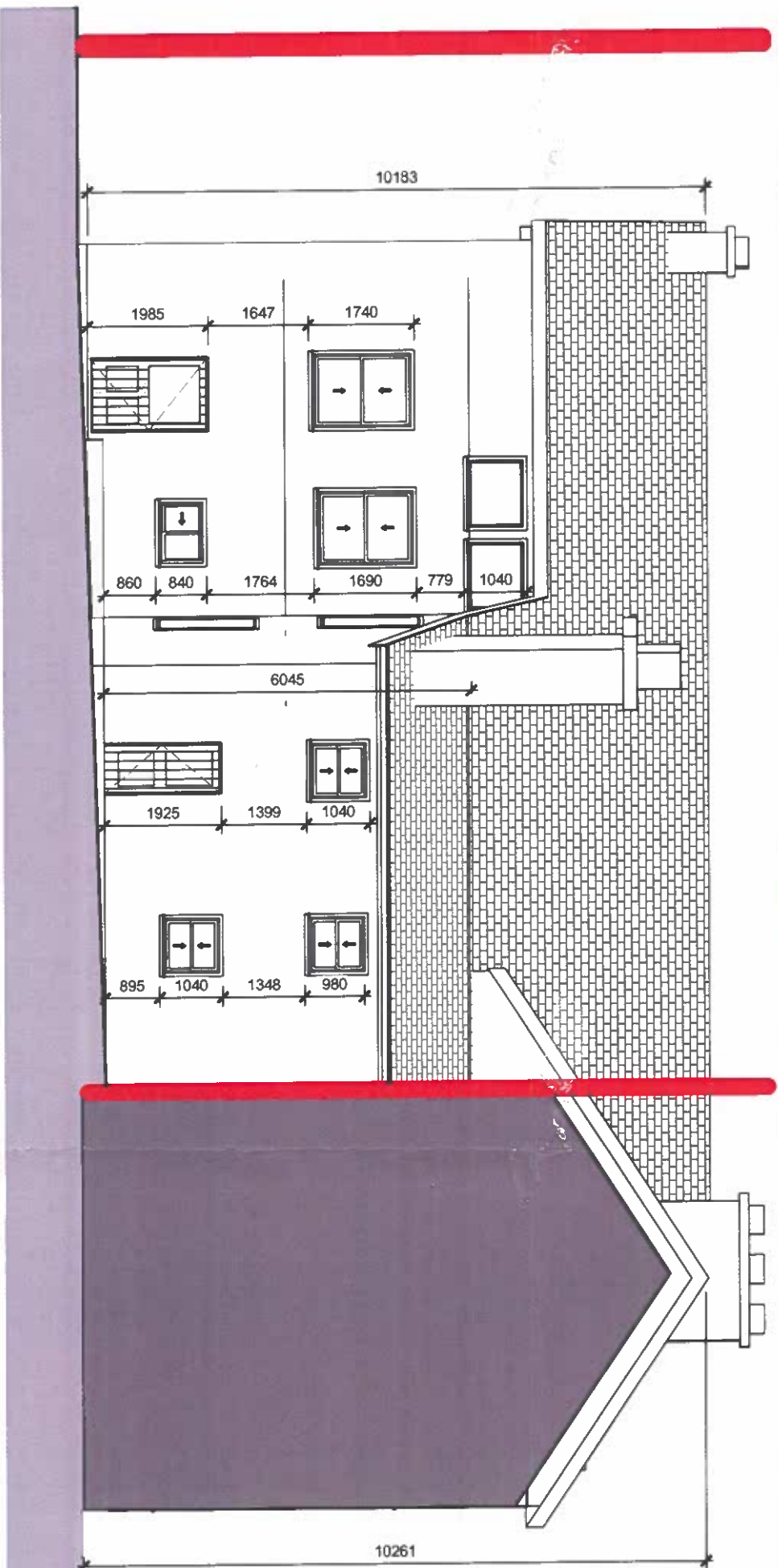
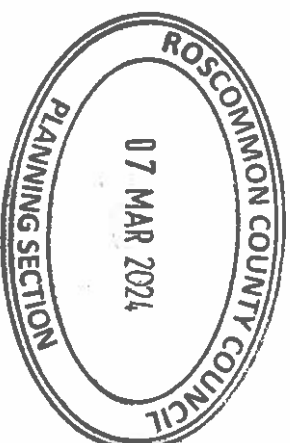




2

1 : 100

Side Elevation (SOUTH)



1

1 : 100

Side Elevation (NORTH)



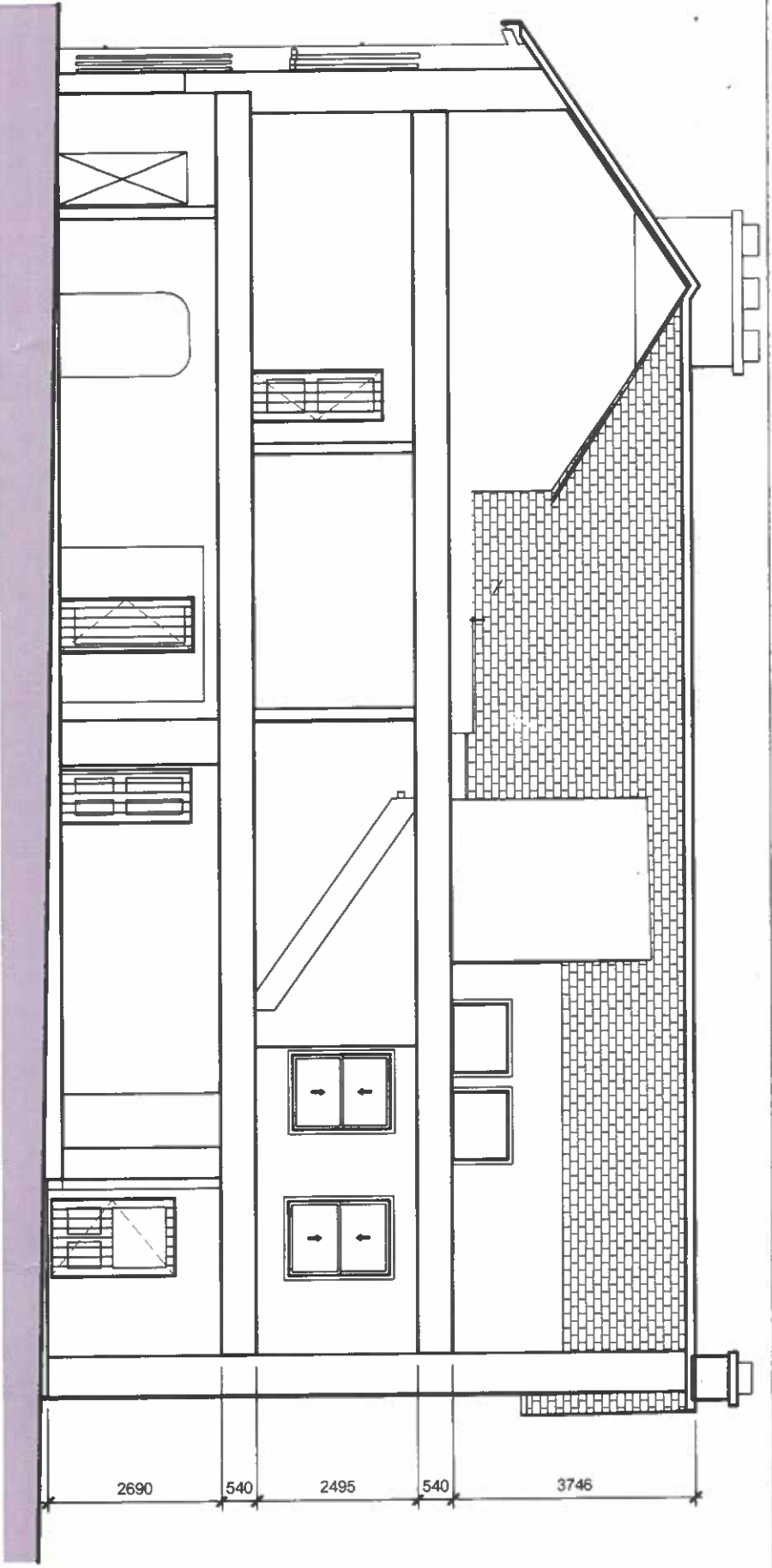
James Lohan
Planning & Design Consulting Engineers

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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 TC: FOR CONSTRUCTION SS: SUPERSEDED

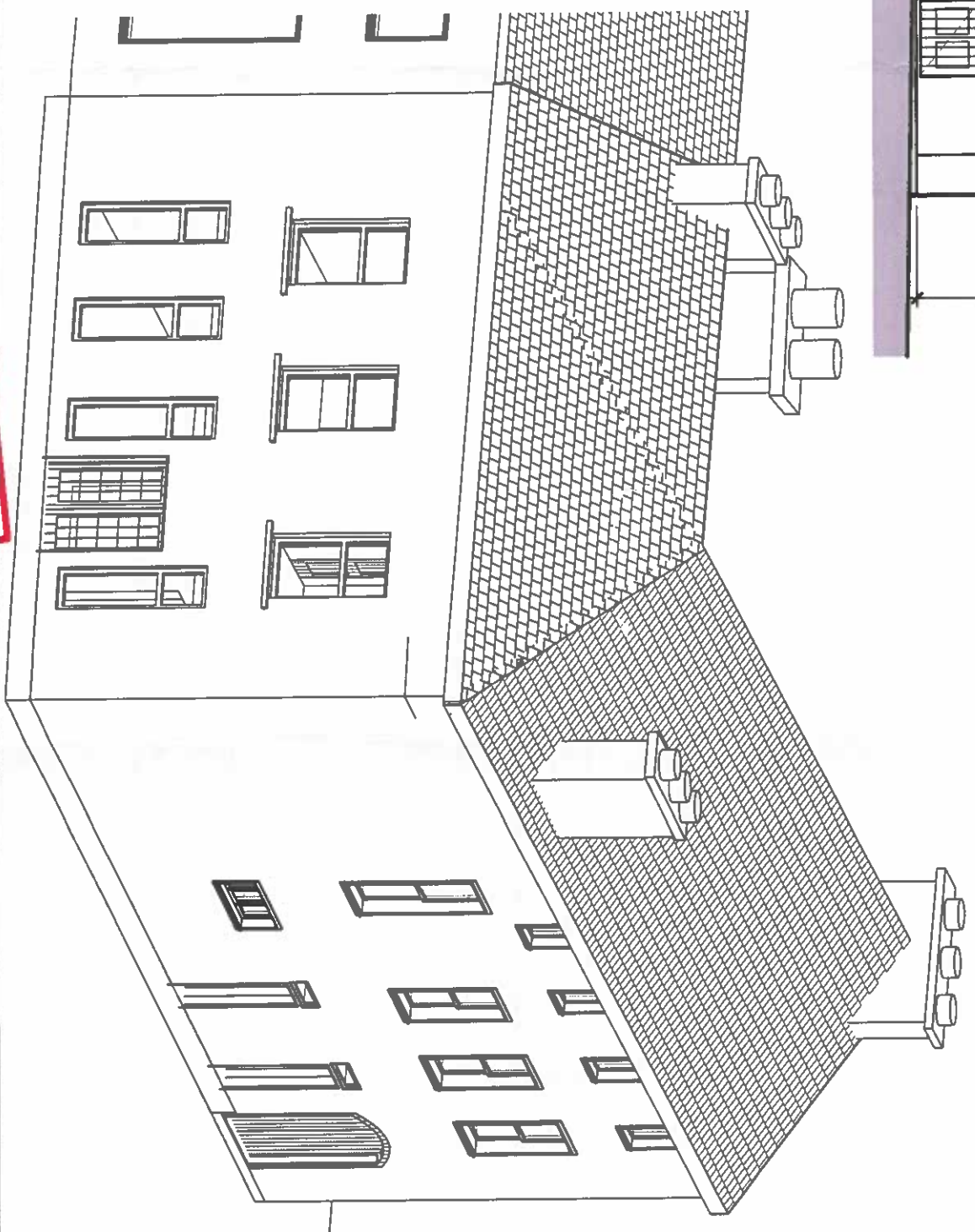
EXEMPT
DEVELOPMENT

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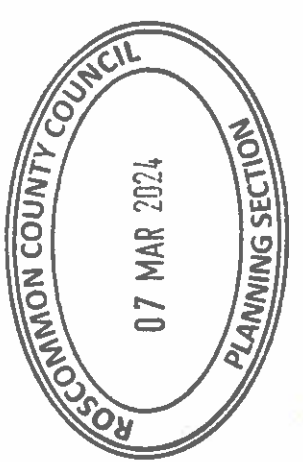
James Lohan Planning & Design Consulting Engineers 20 Years Experience 100% Client Satisfaction	Full Planning Architectural Design Structural Engineering Interior Design Landscape Architecture	100% Success Rate 100% Client Satisfaction 100% On Time Delivery	100% Client Satisfaction 100% On Time Delivery 100% Success Rate
CLIENT: MARCOS SILVEIRA	JOB: EXEMPT DEVELOPMENT	DATE: 23-04-2024	SCALE: 1:100
STREET: SAINT PATRICK'S STREET, CASTLEREA, T42-T872, CO. ROSCOMMON	DRAWING: EXISTING SIDE ELEVATIONS	DATE: 08-03-2024	DRAWN BY: C. ZEN



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Section 1
1 : 100



2
3D VIEW



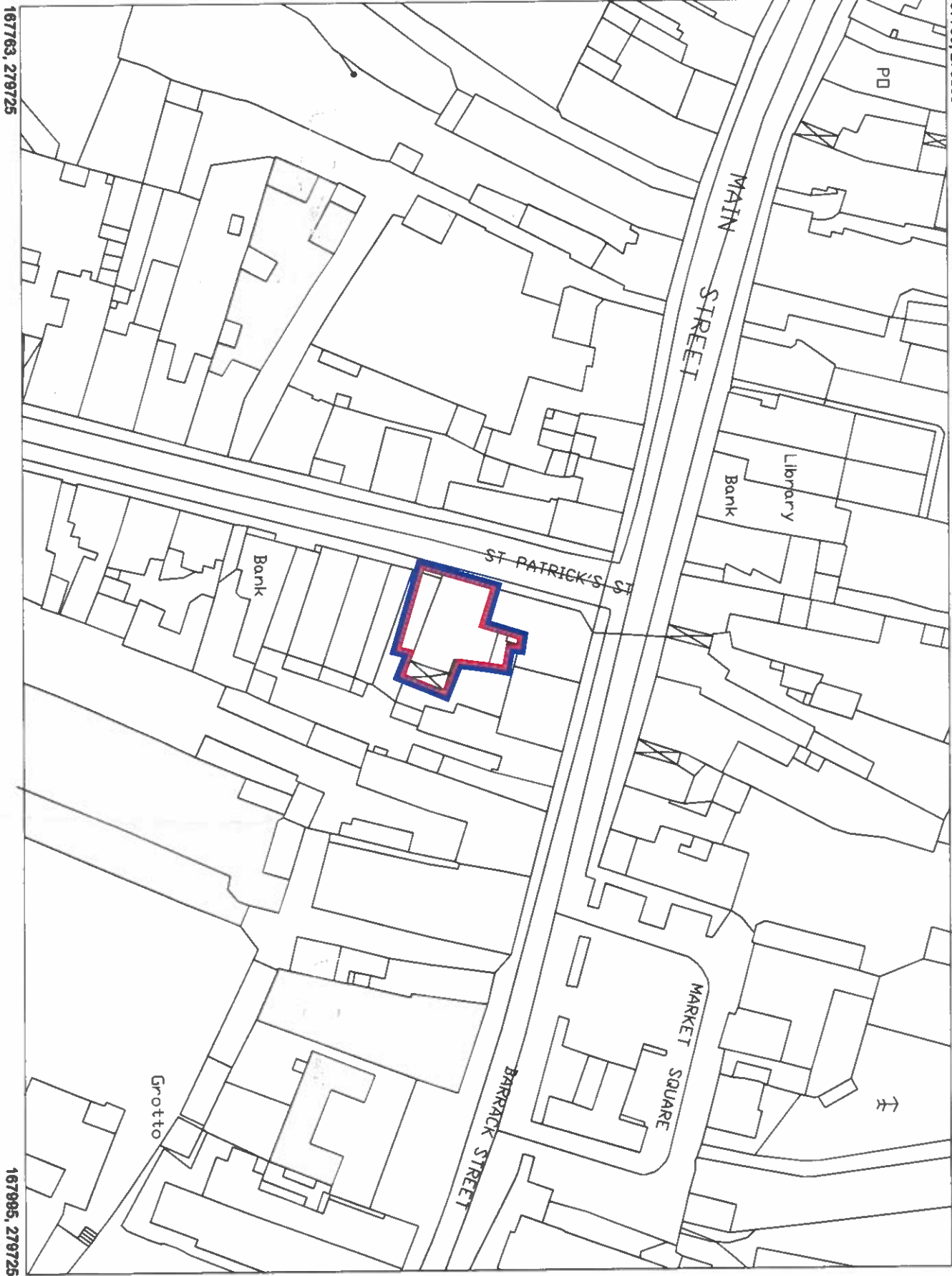
EXEMPT DEVELOPMENT

REV	DATE	BY
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8	1/1/20	JA
9	1/1/20	JA
10	1/1/20	JA

James Lohan Civil Engineering Architectural Design Planning & Design Consulting Engineers	CLIENT MARCOS SILVEIRA	JOB EXEMPT DEVELOPMENT	DATE 23-04-2024
	SITE SAINT PATRICK'S STREET, CASTLEREA - P42-1672 CO. ROSCOMMON	DRAWING EXISTING SECTIONS AND 3D VIEW	SCALE 013 DRAWN BY C. ZEN

167763, 279895


177997, 279895




 SITE LOCATION MAP
1:1000

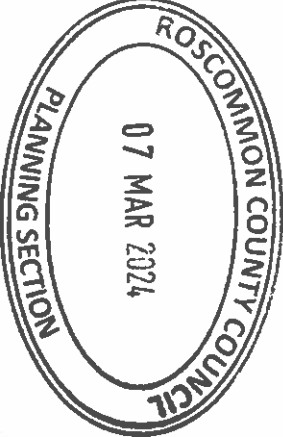
SITE ADDRESS:
SAINT PATRICK'S STREET,
CASTLEREA,
CO. ROSCOMMON
F45 T672

LEGEND

 **SITE AREA OUTLINED IN RED**
= 0.031 HECTARES

 **LAND HOLDING OUTLINED IN BLUE**

OS MAPS: 2219-05, 2157-25



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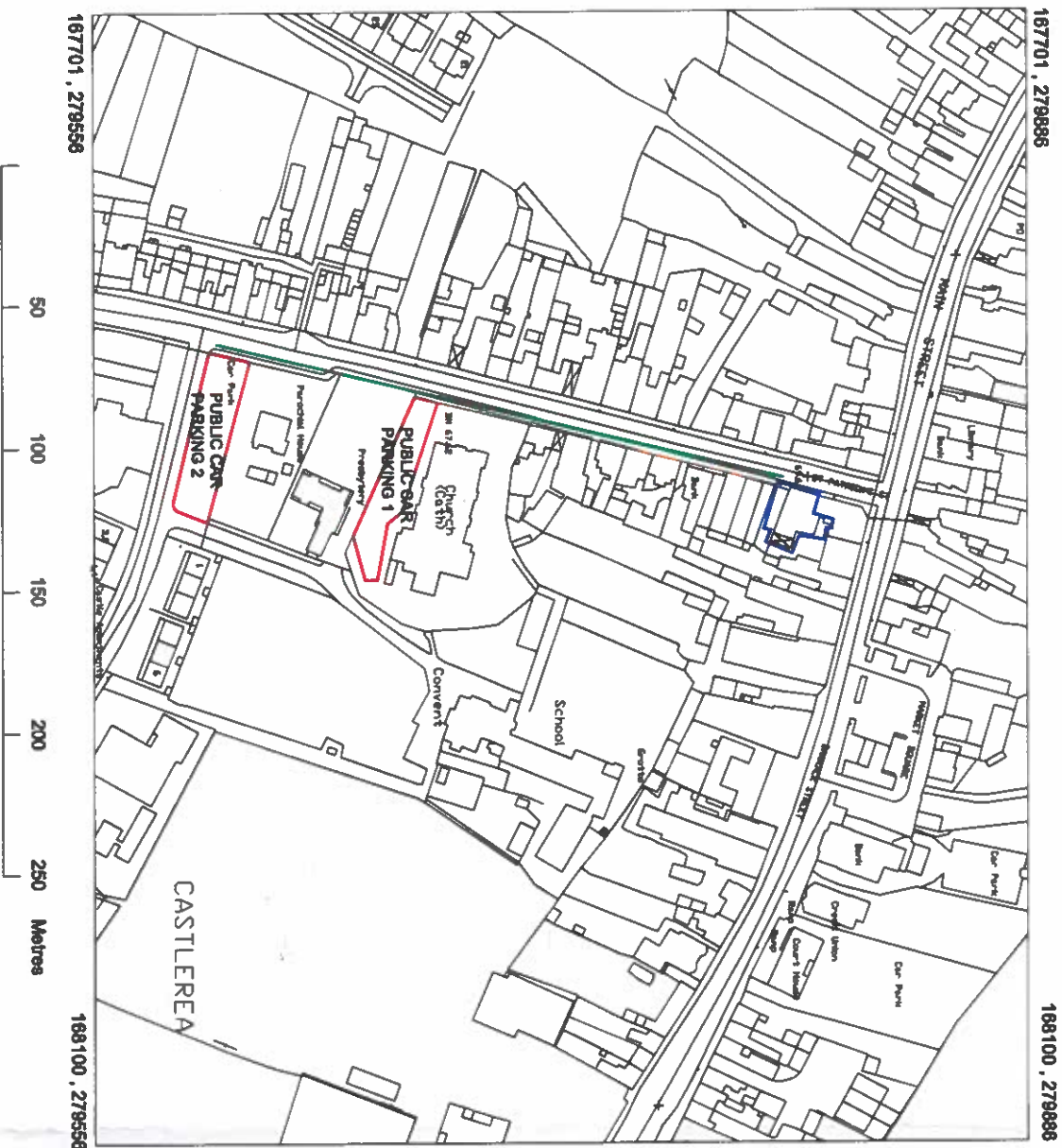


**EXEMPT
DEVELOPMENT**

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THIS DRAWING TO BE USED IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

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9	11/03/24	AL	AL
10	11/03/24	AL	AL

Unit 5, Redwood House Crescent Road, Roscommon F42 C982.		
CLIENT DAVID SALERNI	DATE 11/03/24	0113 01-03-2024
SITE SAINT PATRICK'S STREET CO. ROSCOMMON	DRAWING SITE LOCATION MAP	REV 014
	SCALE 1:1000	

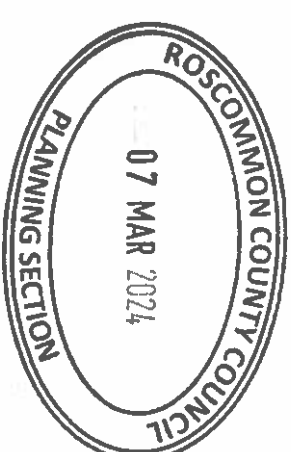
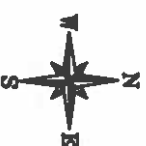


SITE ADDRESS:
SAINT PATRICK'S STREET,
CASTLEREA,
CO. ROSCOMMON
F45 T672

LEGEND

- PUBLIC CAR PARKING 01 & PUBLIC CAR PARKING 2 - OUTLINED IN RED
- LAND HOLDING OUTLINED IN BLUE
- DISTANCE BETWEEN PUBLIC CAR PARKING 01 AND PROPOSED APARTMENTS IS 140 METERS & 2 MINUTES WALKING
- DISTANCE BETWEEN PUBLIC CAR PARKING 02 AND PROPOSED APARTMENTS IS 210 METERS & 3 MINUTES WALKING

OS MAPS: 2219-05, 2157-25



SITE LOCATION MAP
1:2500



EXEMPT
DEVELOPMENT

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THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

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1	2024-03-07	AL	AL
2	2024-03-07	AL	AL
3	2024-03-07	AL	AL
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7	2024-03-07	AL	AL
8	2024-03-07	AL	AL
9	2024-03-07	AL	AL
10	2024-03-07	AL	AL

Unit 5 Ballymoss House Circular Road, Roscommon F42 C982.	James Lohan Planning & Design Consulting Engineers	23-03-2024	DATE
CLIENT MAYOR SALVEM	DESIGN DEVELOPMENT	23-03-2024	DATE
SITE SAINT PATRICK'S STREET CASTLEREA, CO. ROSCOMMON	SITE LOCATION MAP	015	REV
	SCALE	1:1000	

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