

Carmel Curley

From: Carmel Curley
Sent: Tuesday 17 December 2024 09:21
To: boles.david@gmail.com
Subject: DED 785 - Notification of Decision
Attachments: DED 785 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 785.

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



ROSCOMMON COUNTY COUNCIL

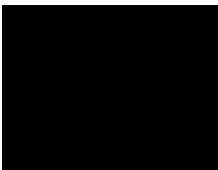
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Mervyn Boles,



Reference Number: DED 785
Application Received: 17th October 2024
Name of Applicant: Mervyn Boles
Agent: David Boles

WHEREAS a question has arisen as to whether the restoration & renovation works for the conversion of Boles of Boyle to 7 short term rental dwellings and 1 commercial unit at ground level; works including all the necessary internal conservation/restoration & renovation work to the existing structure and fabric for the provision of the proposed development, externally restoration and conservation to the 2nd & 3rd floor, outbuildings, landscaping and improvement works to rear entrances at Boles of Boyle, Bridge Street, Boyle, Co. Roscommon, F52 HY52., 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, 5 and 57 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) The proposed restoration & renovation works for the conversion of Boles of Boyle a protected structure as described in this case is not an exempted development.
- (c) The proposed restoration & renovation works for the conversion of Boles of Boyle is a change of use from residential to commercial (short term let) accommodation as described in this case is not an exempted development.
- (d) The proposed restoration & renovation works for the conversion of Boles of Boyle raises concerns in relation to endangering public safety by reason of traffic hazard or obstruction of road users as described in this case is not an exempted development.
- (e) 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 – 2024 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 restore & renovate works for the conversion of Boles of Boyle to 7 short term rental dwellings and 1 commercial unit at ground level; works including all the necessary internal conservation/restoration & renovation work to the existing structure and fabric for the provision of the proposed development, externally restoration and conservation to the 2nd & 3rd floor, outbuildings, landscaping and improvement works to rear entrances at Boles of Boyle, Bridge Street, Boyle, Co. Roscommon, F52 HY52, 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: 16th December 2024

cc agent via email:

David Boles
boles.david@gmail.com

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.

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

Reference Number:	DED 785
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the restoration & renovation works for the conversion of Boles of Boyle to 7 short term rental dwellings and 1 commercial unit at ground level. Works including all the necessary internal conservation/ restoration & renovation works to the existing structure and fabric for the provision of the proposed development, externally restoration and conservation to the 2nd & 3rd floor, outbuildings, landscaping and improvement works to rear entrances.
Name of Applicant:	Mervyn Boles/Boles of Boyle
Location of Development:	Boles of Boyle, Bridge Street, Boyle, Co. Roscommon
Site Visit:	05/12/2024

WHEREAS a question has arisen as to whether the following works; for the restoration & renovation works for the conversion of Boles of Boyle to 7 short term rental dwellings and 1 commercial unit at ground level. Works including all the necessary internal conservation/ restoration & renovation works to the existing structure and fabric for the provision of the proposed development, externally restoration and conservation to the 2nd & 3rd floor, outbuildings, landscaping and improvement works to rear entrances **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, 5 and 57 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 & Development Description

The property is a 3 story building along Bridge Street in Boyle which consists of a shop unit on ground floor and what's described at existing residential units on the upper floors. The building extends back towards Eaton Lane with a 2 story building again with the same shop unit on ground floor and existing residential units on first floor at Boles of Boyle, Bridge Street, Boyle, Co. Roscommon. The property is located within Boyle ACA and is zoned as Core Town Centre in the Boyle LAP. The proposed development consists of the restoration & renovation works of the building which are both internal and external works to a protected structure. It is also proposed a change of use by converting an existing residential unit to 7no. separate short term rental dwellings (commercial accommodation).

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

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. The property is listed with the NIAH, registration number 31804031 and a protected structure, registration number 00600343.

Appropriate Assessment

The closest European sites to the site of the proposed development are Drum Bridge (Lough Key) PNHA (Site Code 001631) which is located circa 2km to the north east and Lough Gara PNHA (Site Code 000587) which is located circa 3.2km to the west of the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and 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, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, no recent planning history traced to the site.

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.

Section 57(1) of the Planning and Development Act as follows:

F424[Notwithstanding section 4(1)(a), (h), (i), F425[(ia)] (j), (k), or (l) and any regulations made under section 4(2),] the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

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 6 (5)(a)(i)

Each of the following shall be exempted development:

(i) development consisting of the short term letting in a rent pressure zone of not more than 4 bedrooms in a house that is the principal private residence of the landlord or licensor concerned provided that

Article 9 (1) applies:

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

Assessment:

In accordance with the Planning and Development Act, 2000 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". The proposed development is considered to be the carrying out of works. 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....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

The proposal includes restoration & renovation works for the conversion of Boles of Boyle, which as indicated above is both a protected structure and listed with the National Inventory of Architectural Heritage. Section 57(1) of the Planning and Development Act states *"the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of— (a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest"*. The proposal includes works both internally and externally on a protected structure, based on Section 57(1) of the Planning and Development Act of the Planning and Development Regulations the proposed works is deemed not an exempt development.

The proposal includes the change of use from an existing residential unit to 7no. separate short term rental dwellings (commercial accommodation). Article 10 (1) *"Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act"* following a review of Part 4 of schedule 2 the change of use from residential to commercial accommodation is not an exempted development.

Article 10 (4) *"Development consisting of the use of not more than 4 bedrooms in a house, where each bedroom is used for the accommodation of not more than 4 persons as overnight guest accommodation, shall be exempted development for the purposes of the Act, provided that such development would not contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission."* Based on the information provided in the application the restrictions out lined in article 10(4) are exceeded and therefore deemed not an exempt development.

The proposal of the restoration & renovation works for the conversion of Boles of Boyle raises concerns in relation to endangering public safety by reason of traffic hazard or obstruction of road users as there is no provision or mention of the car parking to be provided for the residents. Article 9 (1)(a)(iii) of the Planning and Development Regulations, 2001, as amended states *"Development to which article 6 relates shall not be exempted development for the purposes of the Act, if the carrying out of such development would endanger public safety by reason of traffic hazard or obstruction of road users"*. Following a review of the application and correspondence with the roads department in Roscommon County Council it is deemed not an exempt 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.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. 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 for the restoration & renovation works for the conversion of Boles of Boyle to 7 short term rental dwellings and 1 commercial unit at ground level. Works including all the necessary internal conservation/ restoration & renovation works to the existing structure and fabric for the provision of the proposed development, externally restoration and conservation to the 2nd & 3rd floor,

outbuildings, landscaping and improvement works to rear entrances in Boles of Boyle, Bridge Street, Boyle, Co. Roscommon is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4, 5 and 57 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.
- The proposed restoration & renovation works for the conversion of Boles of Boyle a protected structure as described in this case is not an exempted development.
- The proposed restoration & renovation works for the conversion of Boles of Boyle is a change of use from residential to commercial (short term let) accommodation as described in this case is not an exempted development.
- The proposed restoration & renovation works for the conversion of Boles of Boyle raises concerns in relation to endangering public safety by reason of traffic hazard or obstruction of road users as described in this case is not an exempted development.
- 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 for the restoration & renovation works for the conversion of Boles of Boyle to 7 short term rental dwellings and 1 commercial unit at ground level. Works including all the necessary internal conservation/ restoration & renovation works to the existing structure and fabric for the provision of the proposed development, externally restoration and conservation to the 2nd & 3rd floor, outbuildings, landscaping and improvement works to rear entrances in Boles of Boyle, Bridge Street, Boyle, Co. Roscommon is not an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 

Date: 13th December 2024

Civil Technician



Signed:

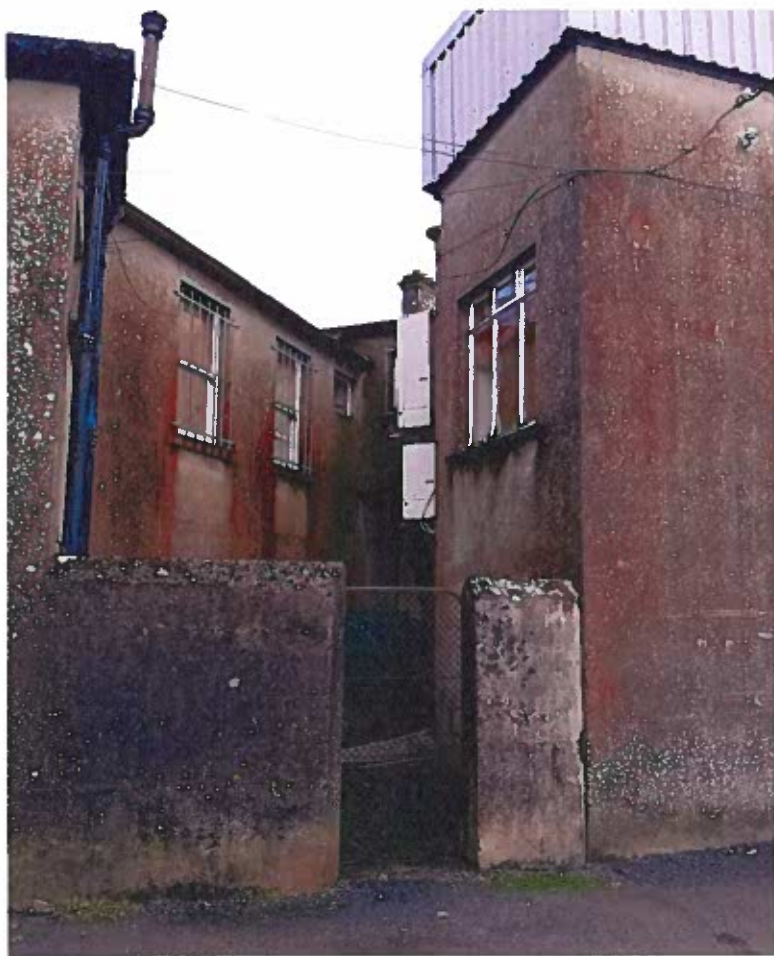
Date: 13th December 2024

Senior Executive Planner









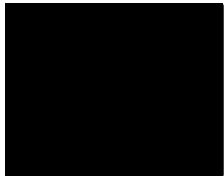




Comhairle Contae
Ros Comáin
Roscommon
County Council



Mervyn Boles,



Date: 22nd October 2024

Planning Reference: DED 785

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

Development: Permission for the restoration & renovation works for the conversion of Boles of Boyle to 7 short term rental dwellings and 1 commercial unit at ground level. Works including all the necessary internal conservation/ restoration & renovation works to the existing structure and fabric for the provision of the proposed development, externally restoration and conservation to the 2nd & 3rd floor, outbuildings, landscaping and improvement works to rear entrances under the Planning & Development Act (Exempt Development) Regulations 2018 at Boles of Boyle, Bridge Street, Boyle, Co. Roscommon, F52 HY52.

A Chara,

I wish to acknowledge receipt of your application which was received on the 17th October 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. L01/0/231146 dated 18th October 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 785**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

cc agent via email: David Boles
boles.david@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

18/10/2024 11:48:24

Receipt No : L01/0/231146

MERVYN BOLES

AGENT: DAVID BOLES

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 785	

Total : 80.00 EUR

Tendered :
Cheque 80.00
000642

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

DED 785



Áras an Chontae,
Roscommon,
Co.
Roscommon.

Phone: (090) 6637100
Email: planning@roscommoncoco.ie

Roscommon County Council

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

Name of Applicant(s)	Mervyn Boles, Boles of Boyle,
Name of Agent	David Boles
Nature of Proposed Works	Restoration and Renovation work to Boles of Boyle, Bridge Street Boyle, rear entrances and upper two storeys. The complete conservation and reconstruction works required to deliver 7 separate short term rental dwellings and maintain one commercial unit at ground level. This will include all the necessary internal conservation/restoration & renovation works to the existing structure and fabric for the provision of the proposed development. Externally restoration and conservation to the 2nd and 3rd floor, outbuildings, landscaping and improvement works to rear entrances.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Boles of Boyle, Bridge Street, Boyle, Co. Roscommon, F52HY52 OSI Sheets No: 1740-11*, 1749-D*, 1739-B* & 1740-A*

Floor Area: a) Existing Structure b) Proposed Structure	a) 955m2 b) 955m2 _____
Height above ground level:	12.4 metres
Total area of private open space remaining after completion of this development	56m2 on red outlined site and adjacent lot also under clients ownership of 1308m2 open space
Roofing Material (Slates, Tiles, other) (Specify)	Slate, corrugated roofing sheets, bituminous felt roofing

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Rendered block walls, painted render in a beige/yellow and white.
Is proposed works located at front/rear/side of existing house.	To the rear of building along Eaton Lane
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	Mixed use (Residential and Commercial)
Proposed use of land or structure	Mixed use (Residential and Commercial)
Distance of proposed building line from edge of roadway	Existing Structure in street façade.
Does the proposed development involve the provision of a piped water supply	Yes, currently in location and use. (3 separate metres)
Does the proposed development involve the provision of sanitary facilities	Yes, currently in location and use (mains sewage)

Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: _____

 Maryn Boles

Date: _____ 14-10-2024 _____

Note: This application must be accompanied by: -



Issue Sheet

17/10/2024

Project:	Boles of Boyle Redevelopment
Ref.:	Mervyn Boles
Stage:	
Purpose:	Section 5 Planning

Issued to:	Name:	Issue:	Date:
Planning Dept. Co. Co. Architect Quantity Surveyor Structural Engineer	Roscommon County Council Planning Dept.		17/10/2024

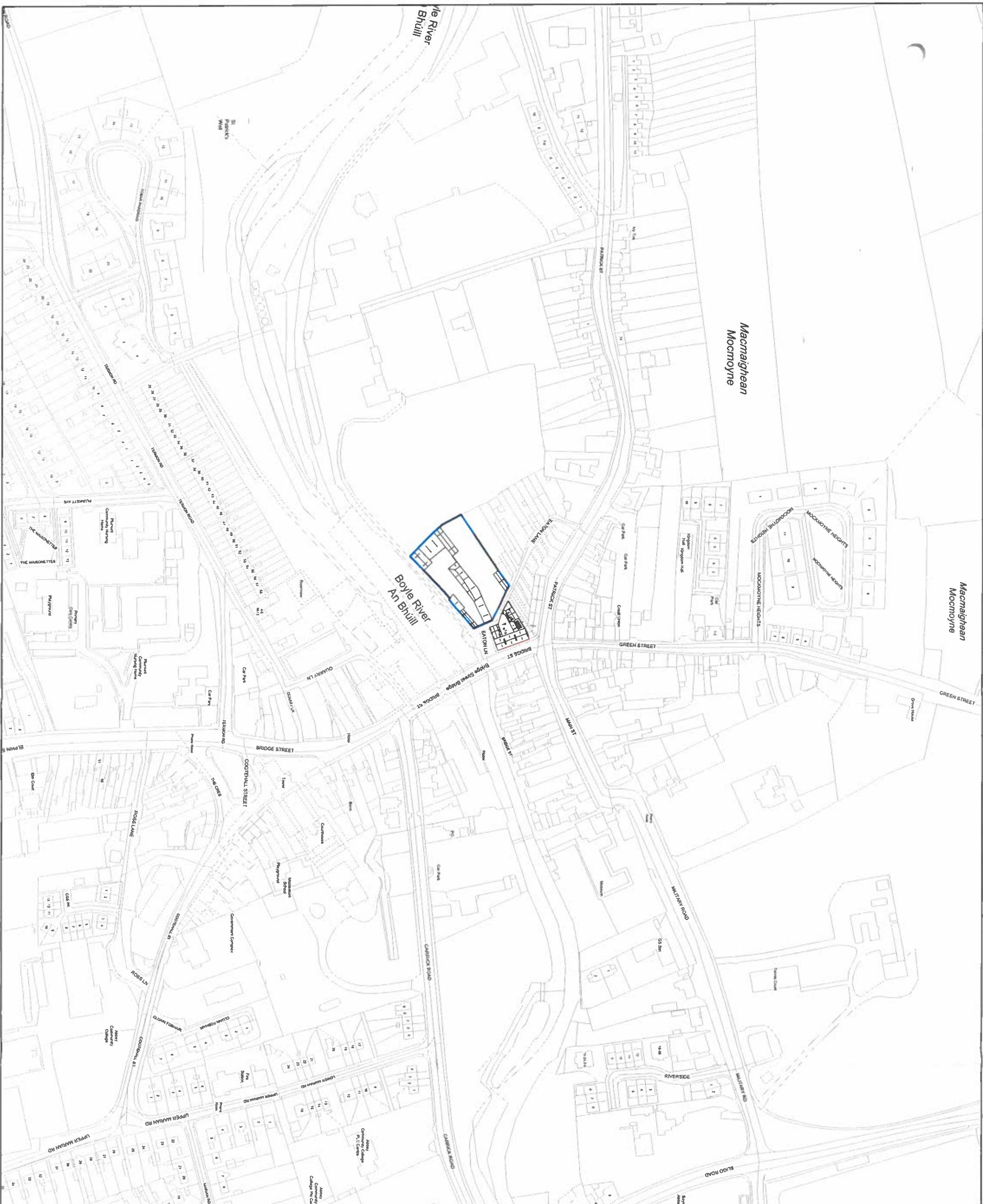


ARCHITECTURAL DRAWINGS

Drawing Number	Description	Scale	Size	Issued
Site				
2001	Site Location	1:2500	A3	X
2002	Site Location	1:1000	A3	X
2003	Site Plan	1:500	A3	X
2004	Site Plan	1:200	A3	X
Existing Plans				
2005	Existing Ground Floor Plan	1:100	A3	X
2006	Existing First Floor Plan	1:100	A3	X
2007	Existing Second Floor Plan	1:100	A3	X
2008	Existing Roof Plan	1:100	A3	X
Existing Elevations				
2013	Existing Elevations	1:200	A3	X
Existing Sections				
2020	Existing Sections	1:200	A3	X
Proposed Plans				
2023	Proposed Ground Floor Plan	1:100	A3	X
2024	Proposed First Floor Plan	1:100	A3	X
2025	Proposed Second Floor Plan	1:100	A3	X
2026	Proposed Roof Plan	1:100	A3	X
Proposed Elevations				
2031	Proposed Elevations	1:200	A3	X
Proposed Sections				
2036	Proposed Sections	1:200	A3	X
Ancillary Documents				
2037	Boles of Boyle Internal Photographic Survey		A4	X
2038	Boles of Boyle External Photographic Survey		A4	X
2039	Architectural Heritage Impact Assessment		A4	X

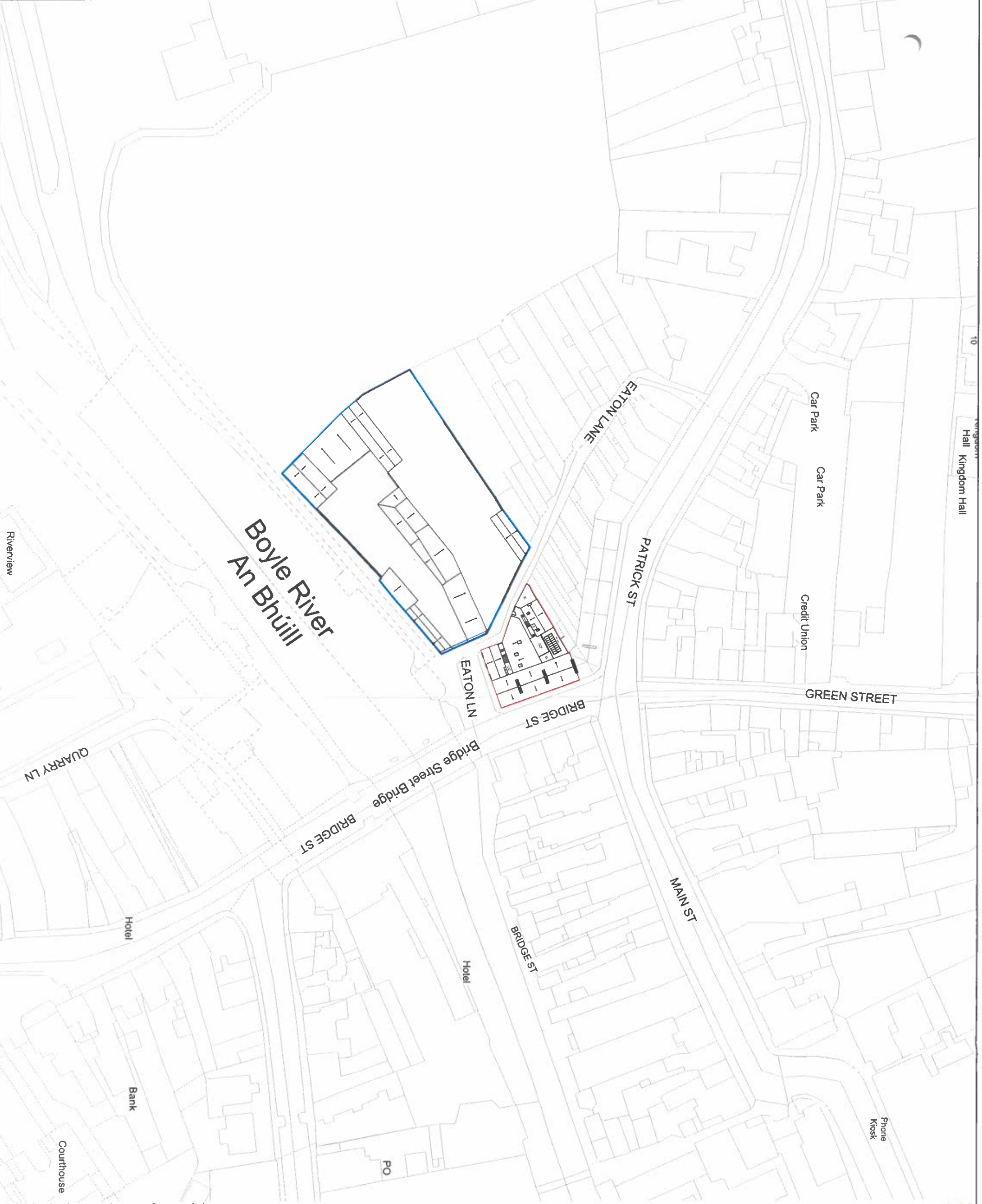
LEGEND:
Site Boundary
Adjacent lands in the ownership of the applicant

OSI Sheets 1740-11*, 1749-D*, 1739-B* & 1740-A*



Revision	Date	By	Chk'd	Description
1	17 OCT 2024	AS		Site Location Map

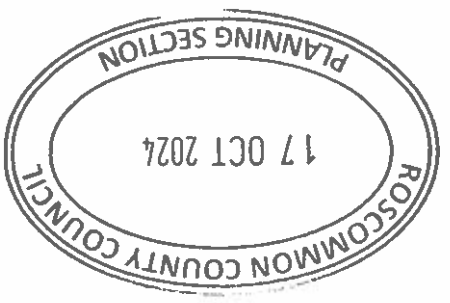
Project Title	Boles of Boyle, Bridge Street, Boyle, Co. Roscommon
Project No.	12500
Architect	David Boles
Scale	1:2500
Sheet Description	Site Location Map
Drawing Number	2001



LEGEND:

- Site Boundary
- Adjacent lands in the ownership of the applicant

OSI Sheets 1740-11°, 1749-D°, 1739-B°, 81740-A°



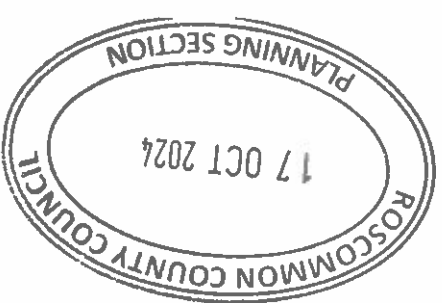
Revision	Date	By	Drawn	Description
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Project Title:
Boles of Boyle,
Bridge Street,
Boyle,
Co. Roscommon

Planning:
Boles of Boyle,
Site Location Map
1:1,000

Project Name	Architect	Scale	Date
Boles of Boyle, Bridge Street, Boyle, Co. Roscommon	David Boles	1:1,000	Oct 2024

Planning:
Boles of Boyle,
Site Location Map
1:1,000



Revision	Date	By	Chk'd	Description

Project Title	
Boles of Boyle, Bridge Street, Boyle, Co. Roscommon	
Drawing Title	
Boles of Boyle, Site Plan 1:500	
Project Name	
Architect	Sullivan & A.J.
Date	1:500
Approved	
Drawn	Date
Basil Doyle	Oct 2024
Paul Doyle	
Checked	Revised
-	-
Drawing Number	

ST

LEGEND:
Site Boundary
Adjacent lands in the ownership of the applicant



BRIDGE ST

EATON LN

Bridge



1:200

Project Title:

Boles of Boyle,
Bridge Street,
Boyle,

Co. Roscommon

Drawing Title:

Boles of Boyle,
Site Plan

Scale at A3:

1:200

Architect:

David Boles

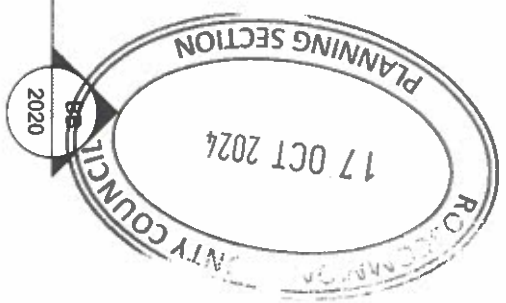
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Planning

Drawing Number:

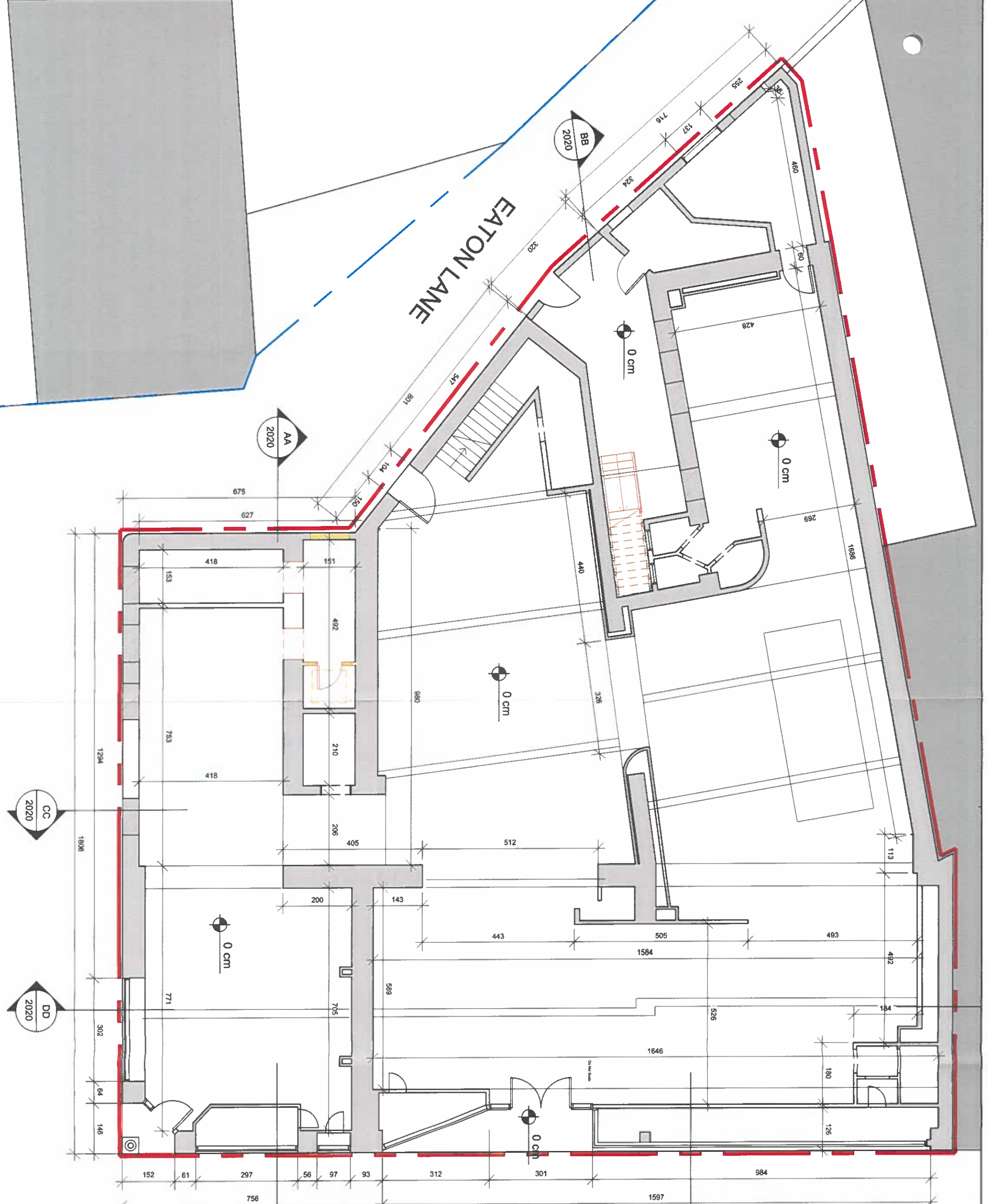
2004

LEGEND:
Site Boundary
Adjacent lands in the ownership of the applicant
Removal Works



BRIDGE STREET

EATON LANE



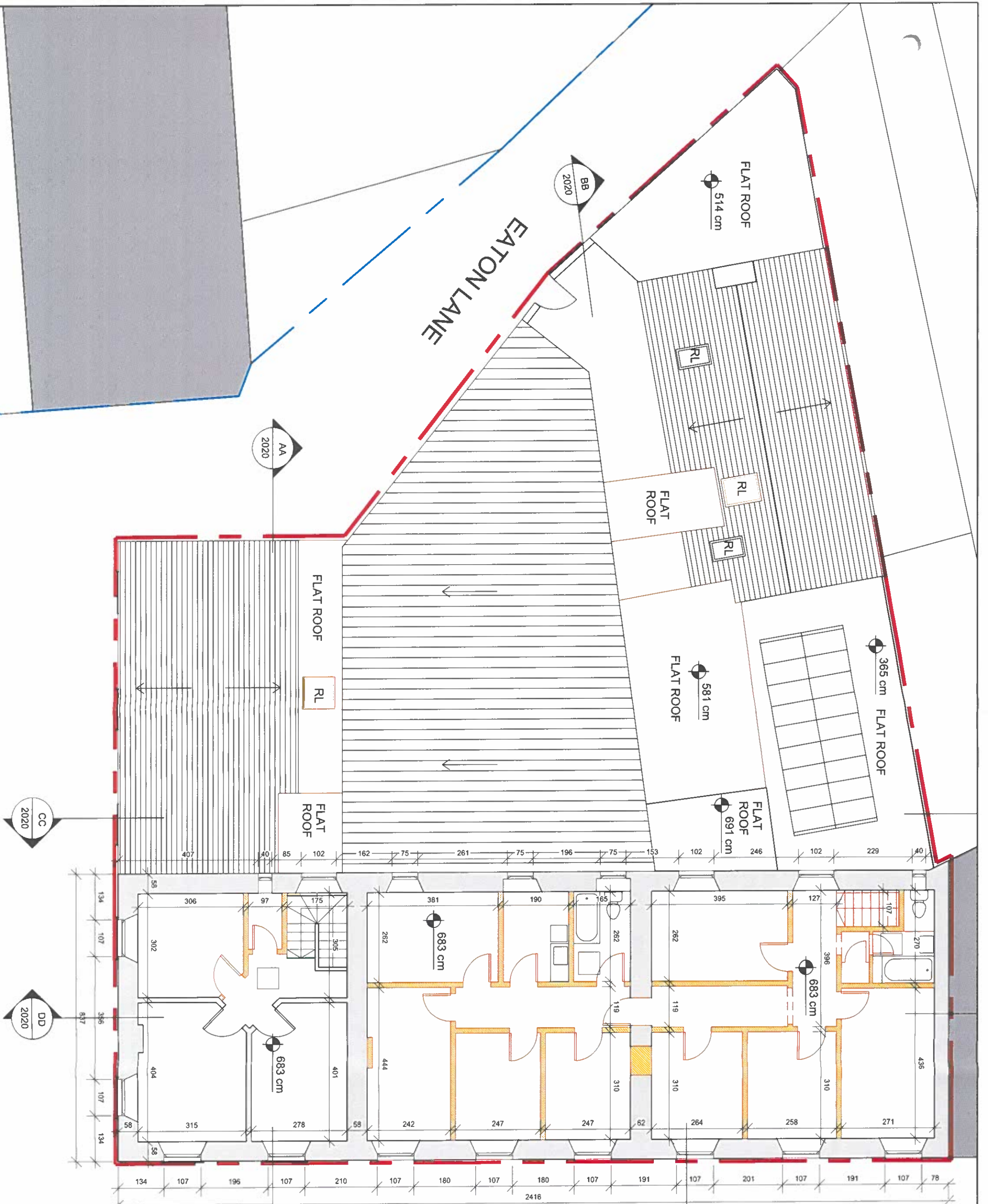
Project Title Boles of Boyle, Bridge Street, Boyle, Co. Roscommon			
Drawing Title Boles of Boyle, Ground Floor Plan Existing			
Architect	Scale as A3	1:100	Date
David Boles	Checked	Approved	Oct 2024
Boles of Boyle, Planning	Boles of Boyle, Planning	Boles of Boyle, Planning	Boles of Boyle, Planning
2005	2005	2005	2005

LEGEND:
Site Boundary
Adjacent lands in the ownership of the applicant
Removal Works



BRIDGE STREET

EATON LANE



Project Name
Boles of Boyle,
Bridge Street,
Boyle,
Co. Roscommon

Project File
1:100

Architect
David Boles

Approved
Sonia O'Sullivan

Date
Oct 2024

Planning
2007

Revision
Date
By
Check
Description

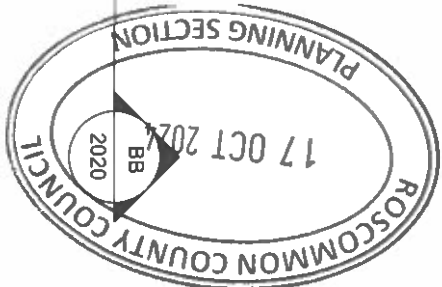
AA 2020

BB 2020

CC 2020

DD 2020

LEGEND:
Site Boundary
Adjacent lands in the ownership of the applicant
Removal Works



BRIDGE STREET



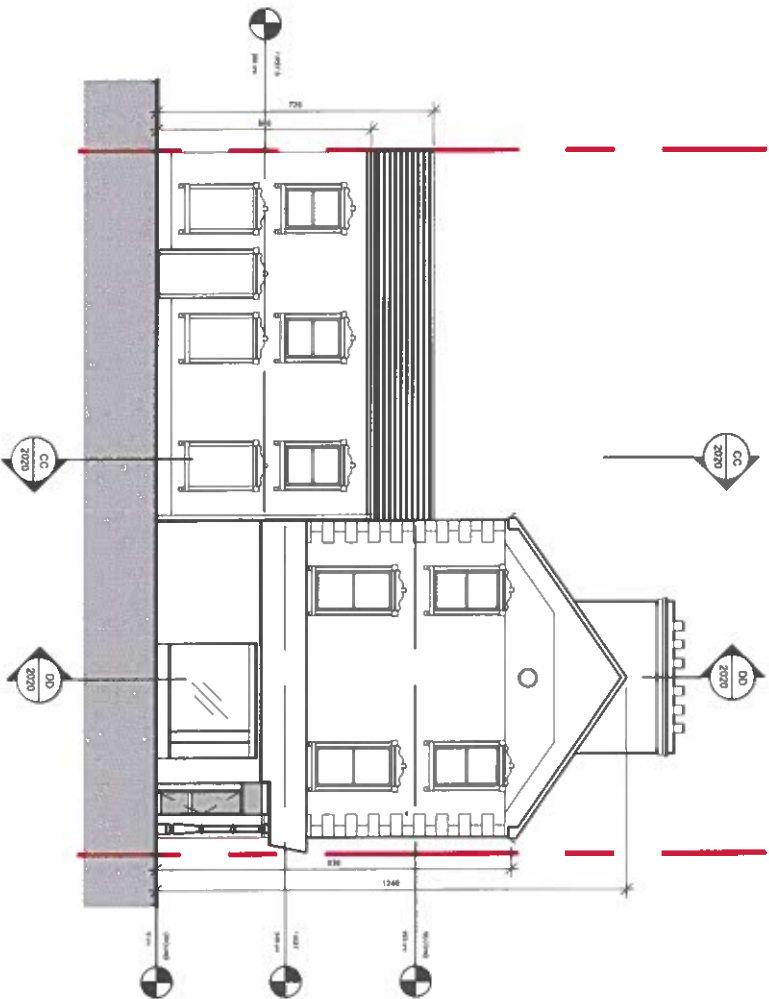
Revision	Date	By	CHK'd	Description
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Project Title
Boles of Boyle,
Bridge Street,
Boyle,
Co. Roscommon

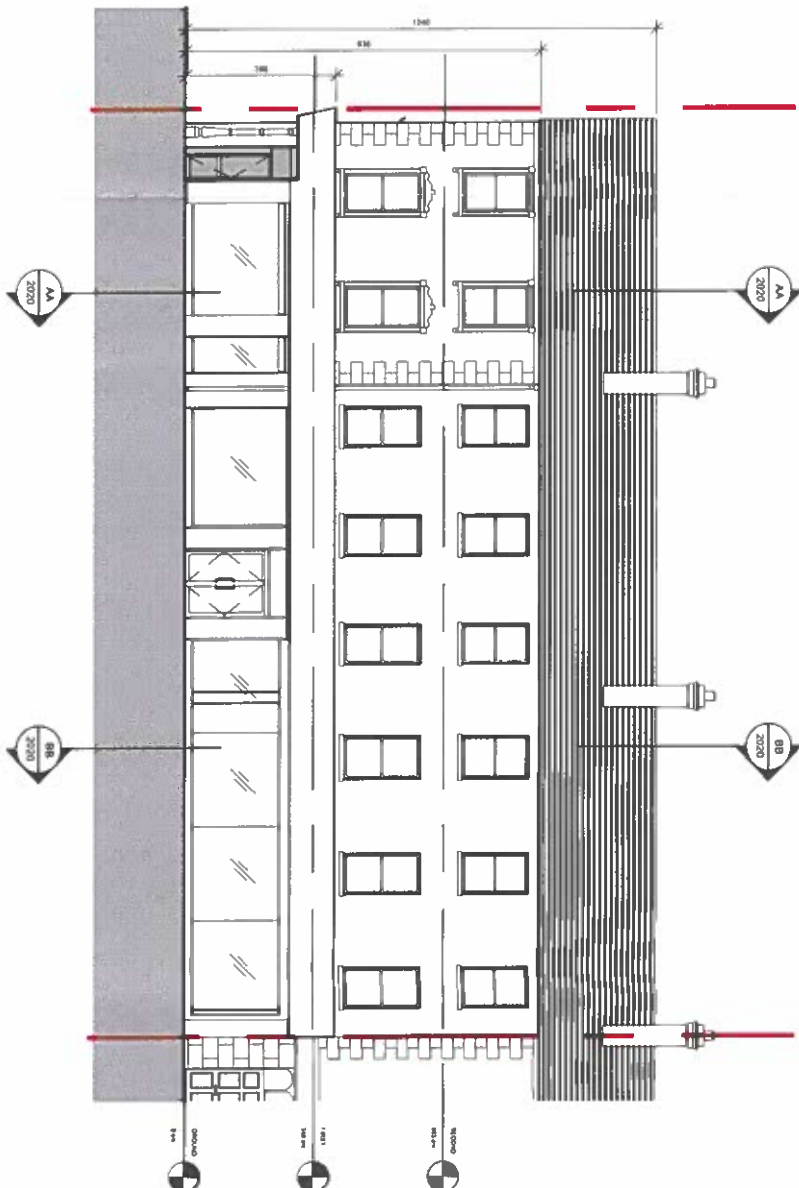
Drawing Title
Boles of Boyle,
Roof Plan
Existing

Project Name	Boles of Boyle	Scale	1:100	Date	Oct 2024
Architect	David Boles	Approved		Drawn	
Client	Boles of Boyle	Checked		Reviewed	
Planning		Drawn		Reviewed	
Drawing Number	2008				

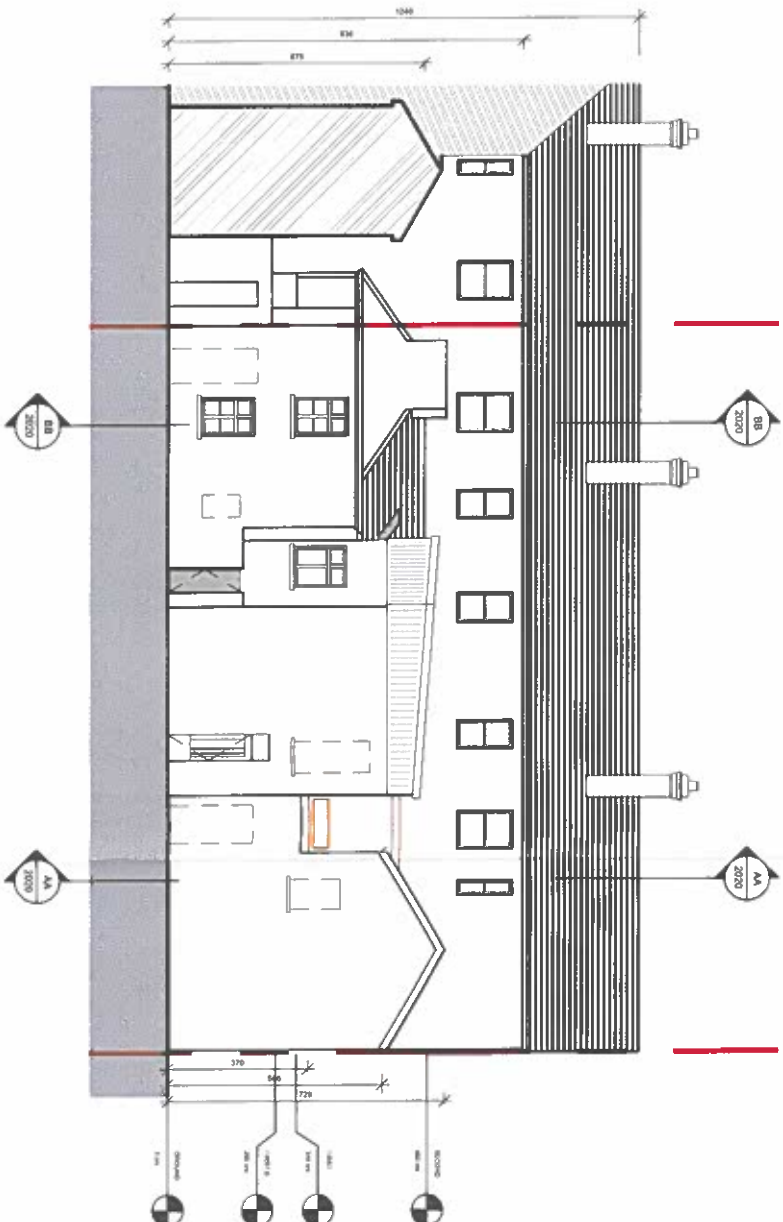
LEGEND:
Site Boundary
Adjacent lands in the ownership of the applicant
Removal Works



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03 Existing West Elevation
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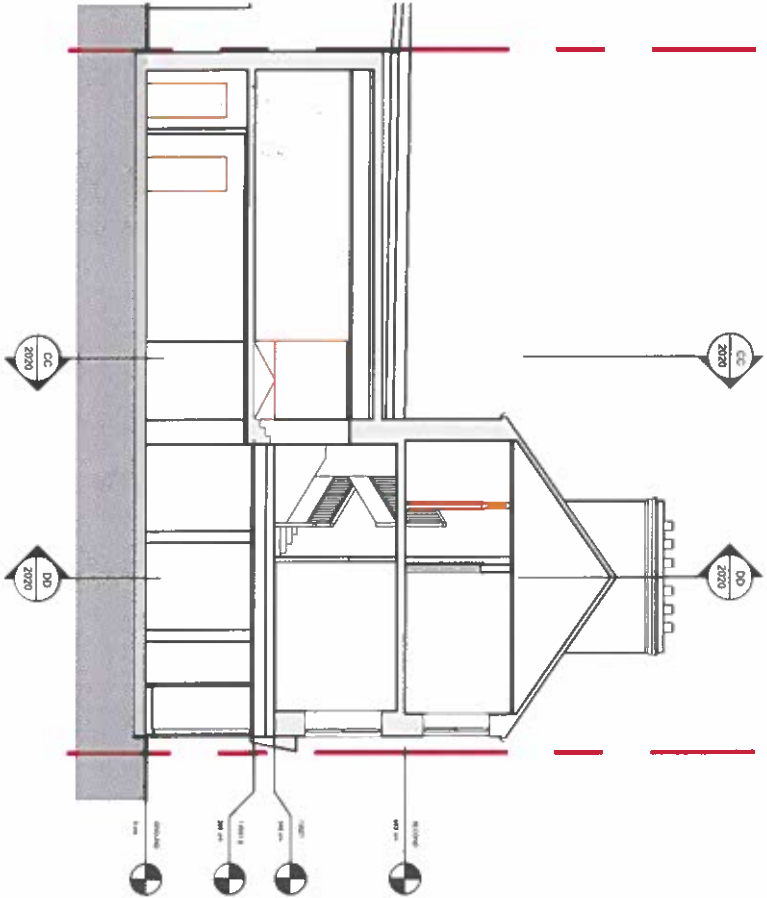
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Boles of Boyle,
Bridge Street,
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Co. Roscommon

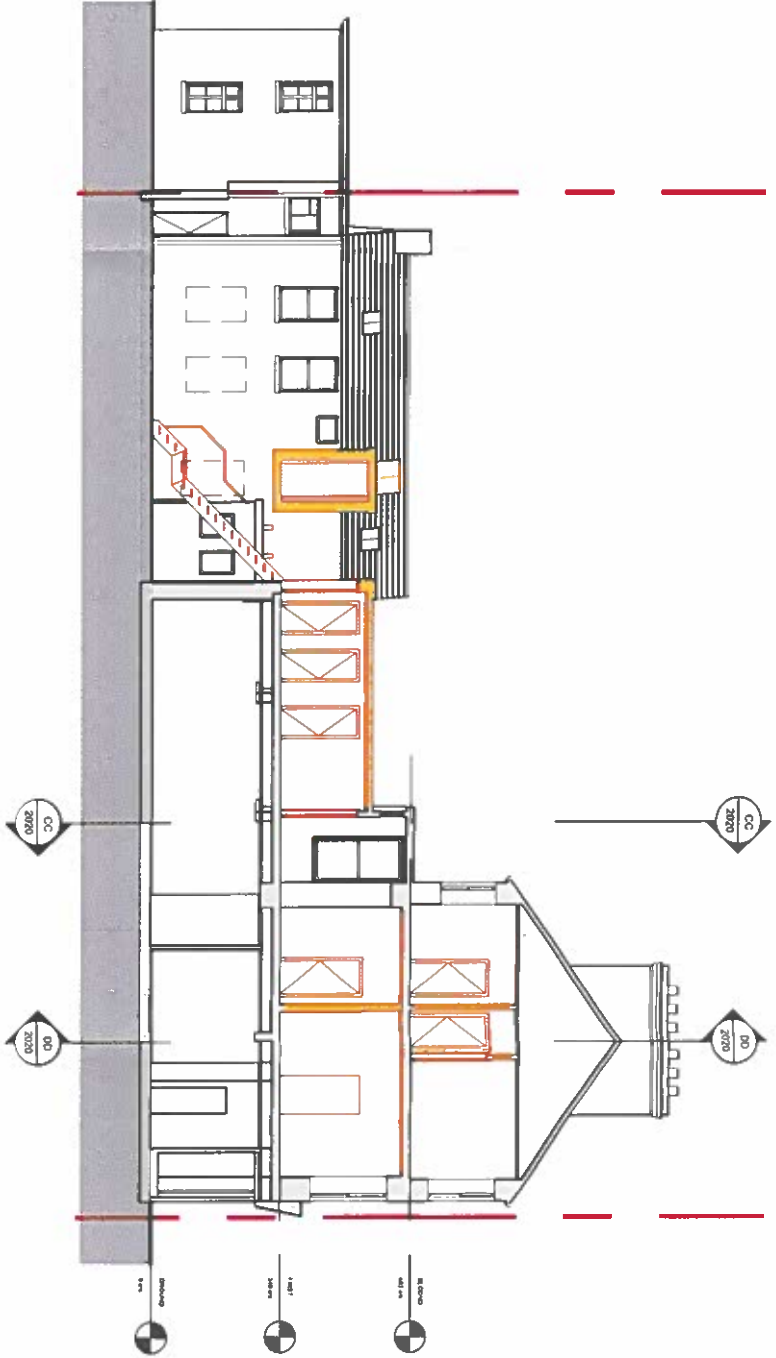
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Boles of Boyle,
Existing Elevations
East, South, West

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Architect	1:200
Owner	Agencies
David Boles	Date
Spatial Description	Oct 2024
Planning	Revision
Drawing Number	
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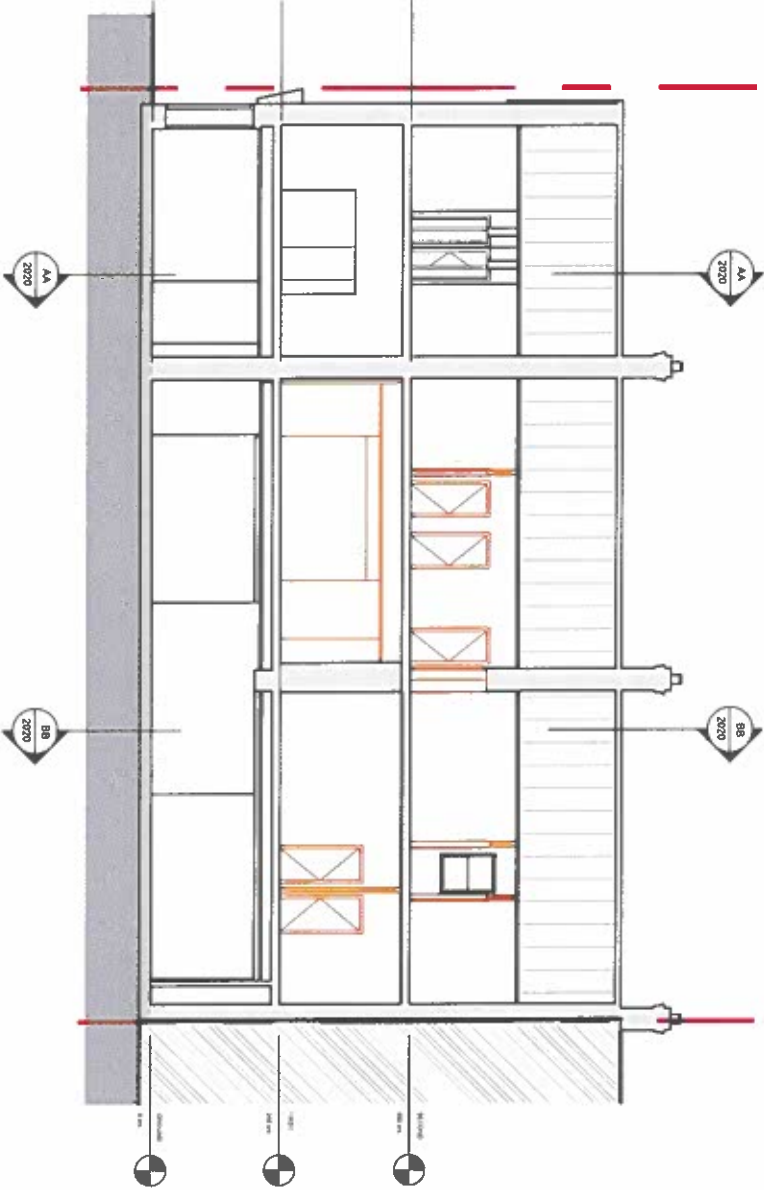
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Adjacent lands in the ownership of the applicant
Removal Works



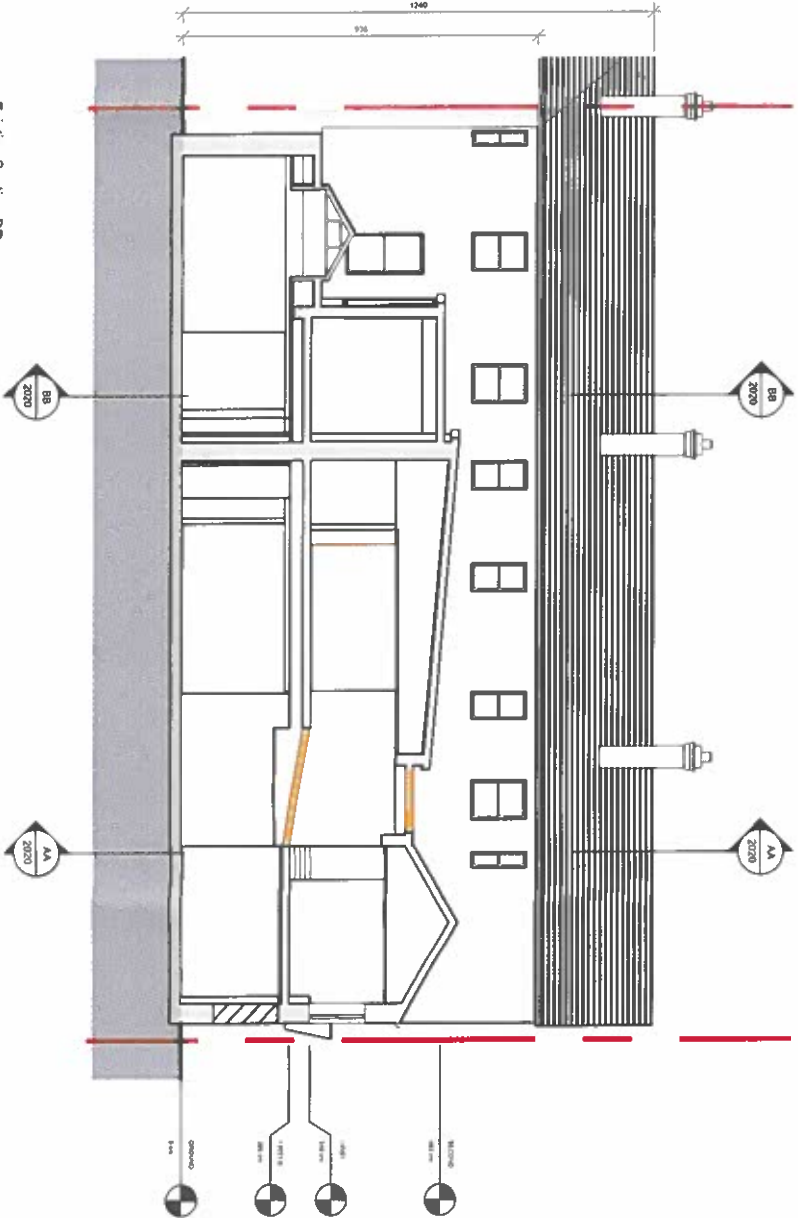
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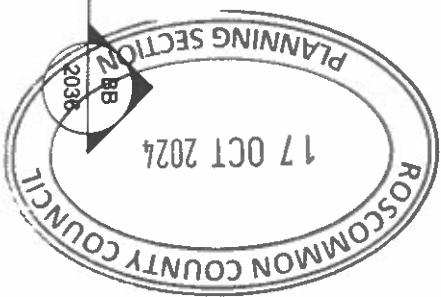
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Co. Roscommon

Drawing Title
Boles of Boyle,
Existing Sections
AA, BB, CC, DD

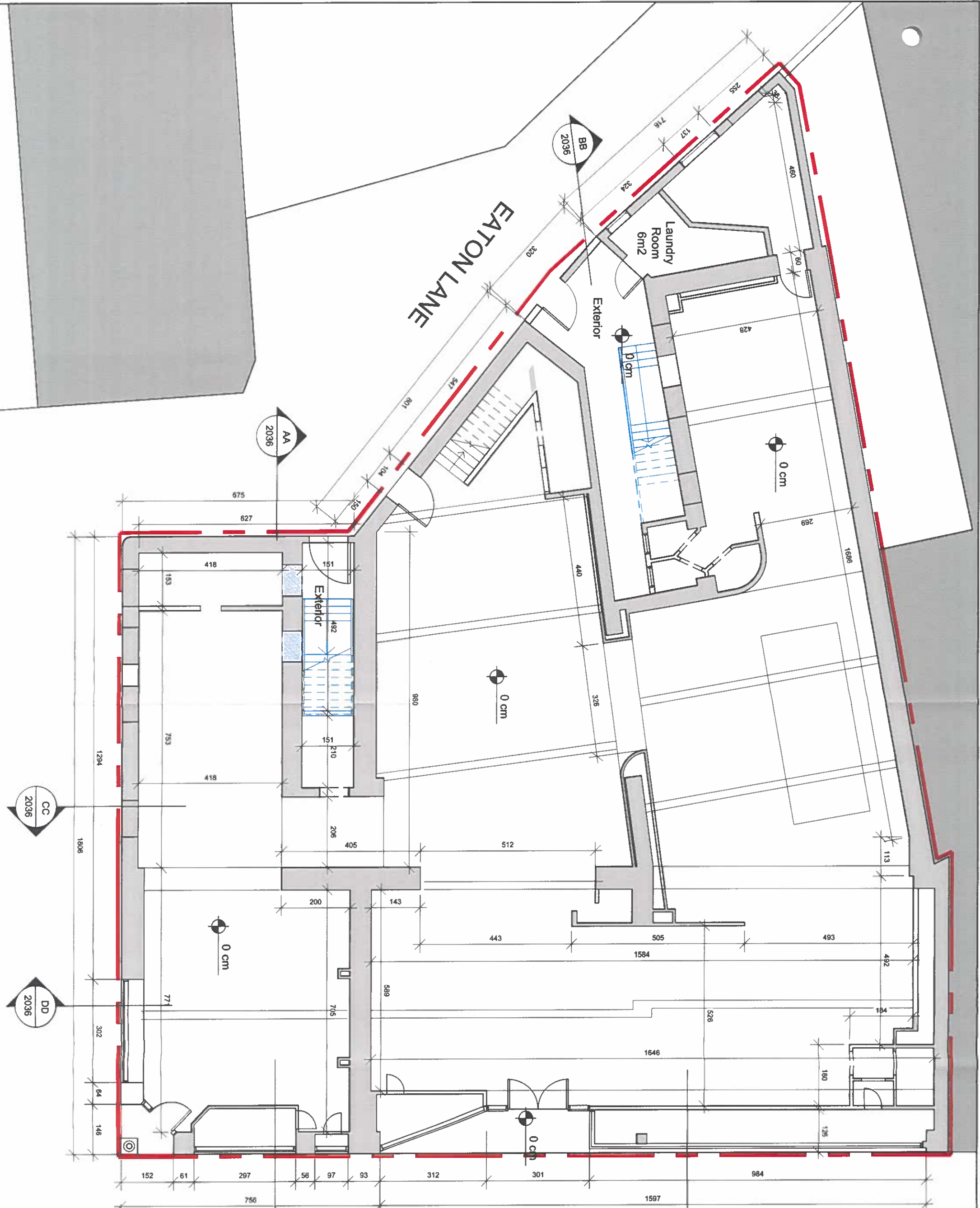
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Drawn	Approved	Oct 2024
David Boles		
Scale Description	Status Code	Revision
Planning		
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LEGEND:
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Proposed Works



BRIDGE STREET

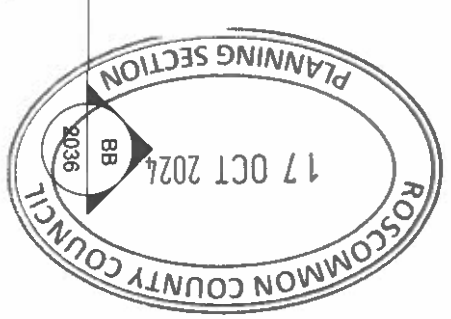
EATON LANE



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Proposed		Status Code	
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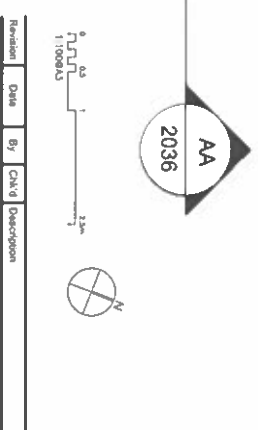
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Site Boundary
Adjacent lands in the ownership of the applicant
Proposed Works



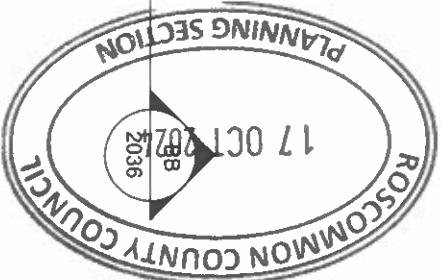
BRIDGE STREET

EATON LANE



Project Name		Boles of Boyle, Bridge Street, Boyle, Co. Roscommon	
Architect		David Boles	
Date		Oct 2024	
Scale		1:100	
Drawing Number		2036	
Revision		By: CAG Description	
Date		2024	
Drawing Number		2036	

LEGEND:
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Adjacent lands in the ownership of the applicant
Proposed Works



BRIDGE STREET

EATON LANE



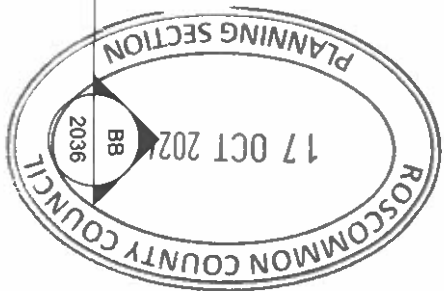
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Bridge Street,
Boyle,
Co. Roscommon

Drawing Title
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Second Floor Plan
Proposed

Author	Scale	Date
Architect	1:100	
David Boles	Approval	Oct 2024
Status Description	Status Code	Revision
Planning		
Drawing Number		
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LEGEND:
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Proposed Works



BRIDGE STREET

AA
2036



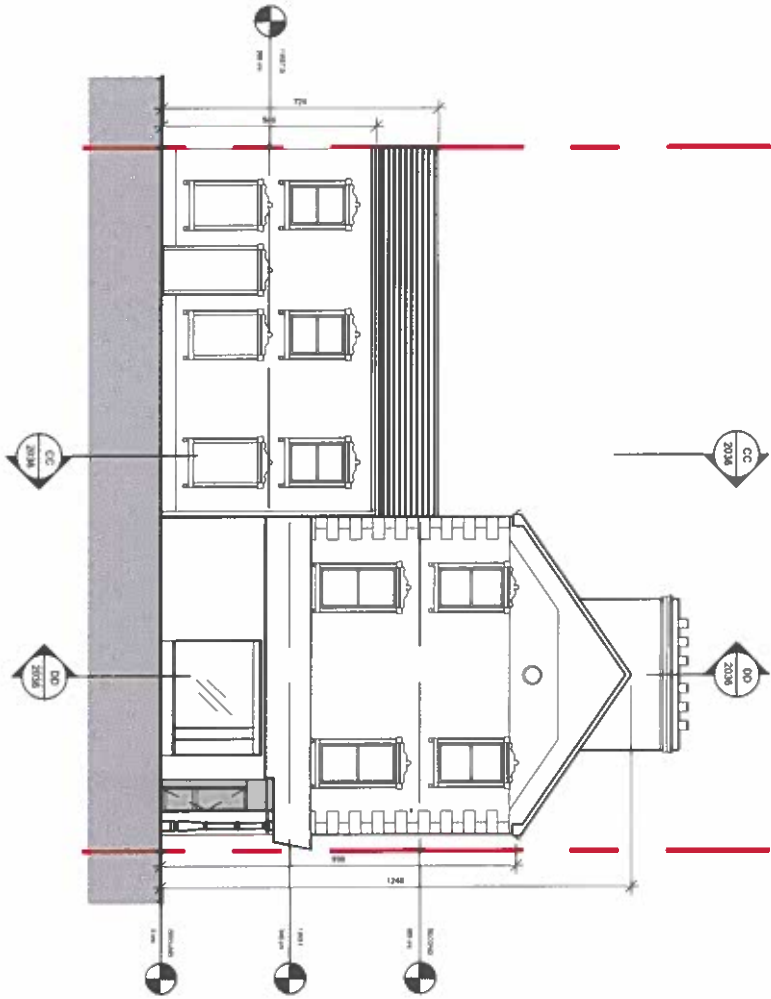
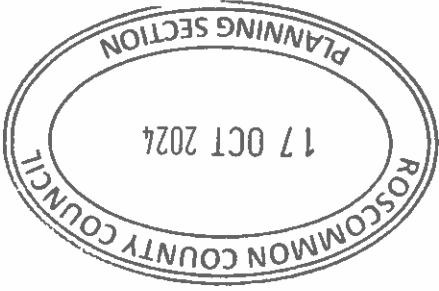
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Co. Roscommon
Drawing Title
Boles of Boyle,
Roof Plan

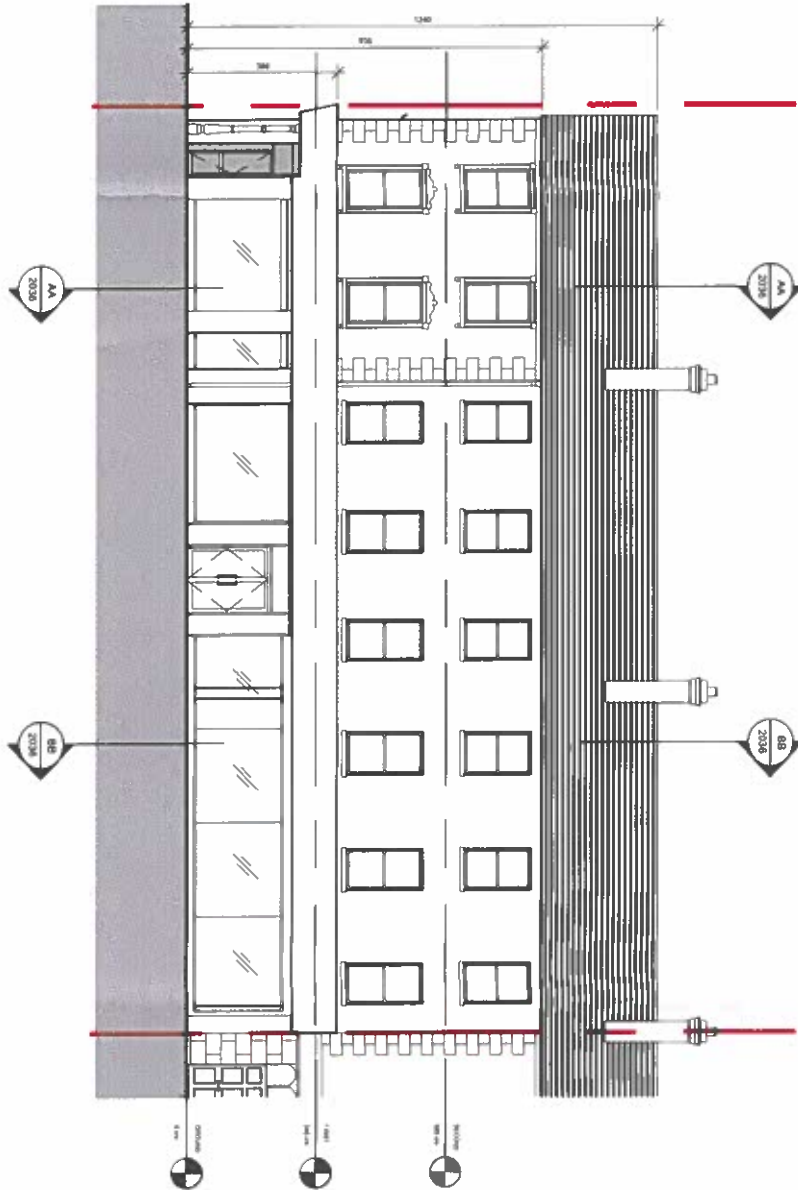
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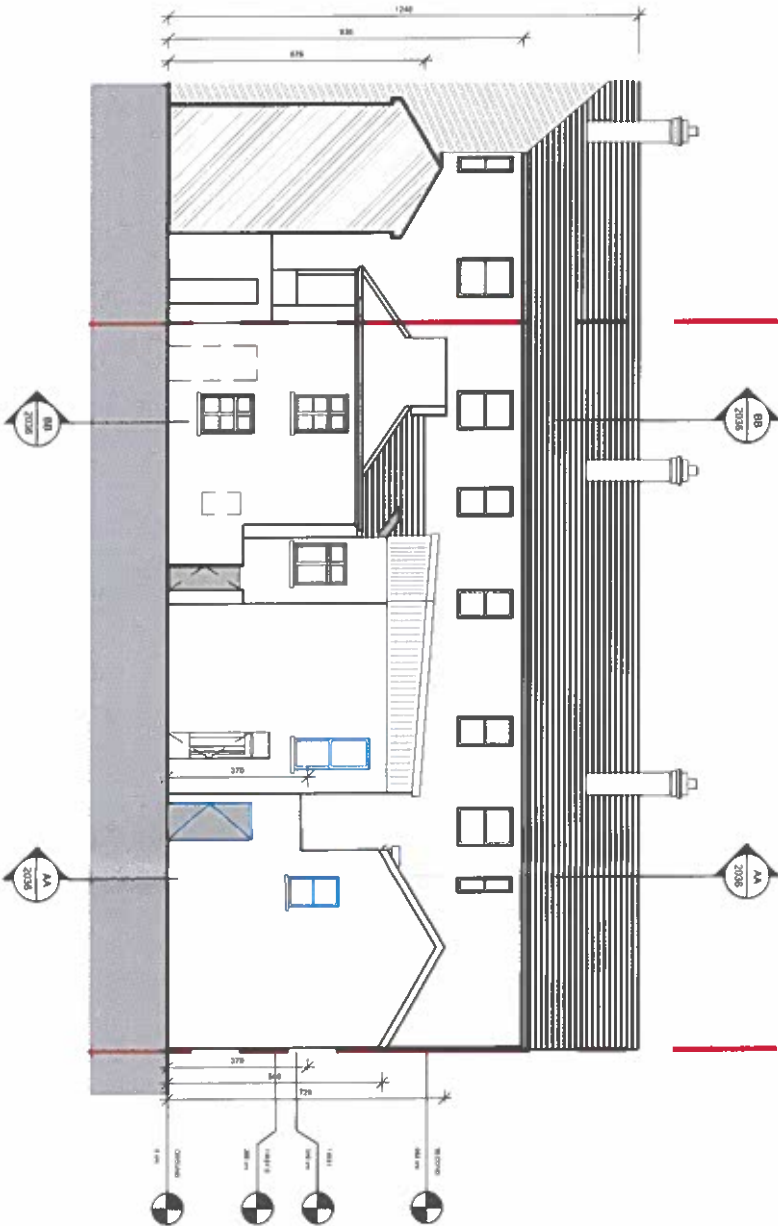
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Adjacent lands in the ownership of the applicant
Proposed Works



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Scale 1:200 @ A3



02 Proposed East Elevation
Scale 1:200 @ A3



03 Proposed West Elevation
Scale 1:200 @ A3



Revision	Date	By	CHK'd	Description
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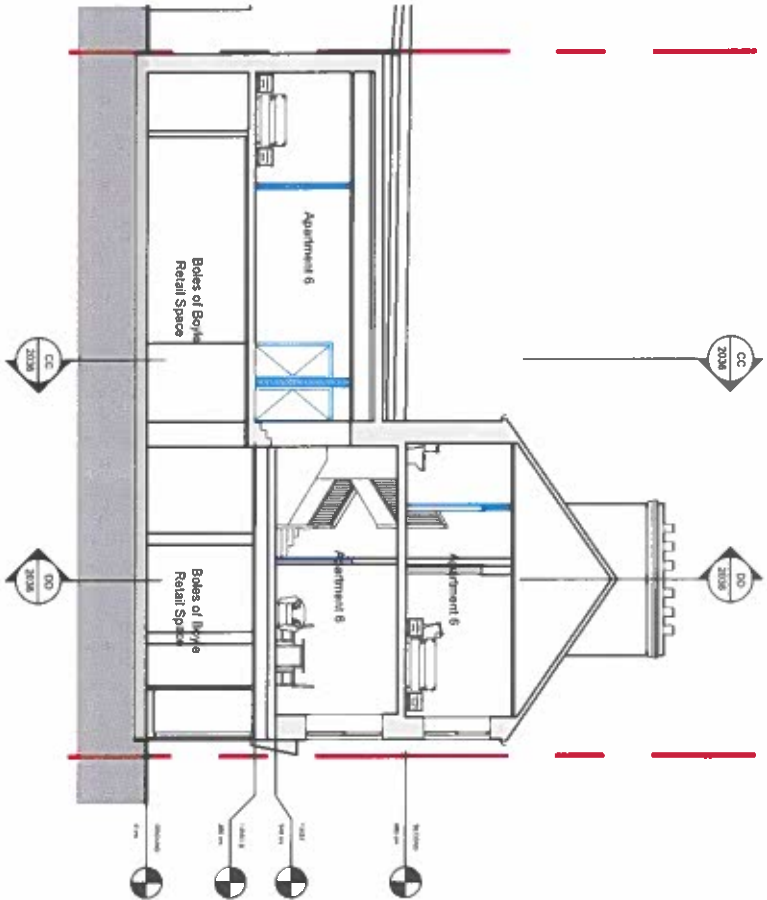
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Bridge Street,
Boyle,
Co. Roscommon

Drawing Title
Boles of Boyle,
Proposed Elevations
East, South, West

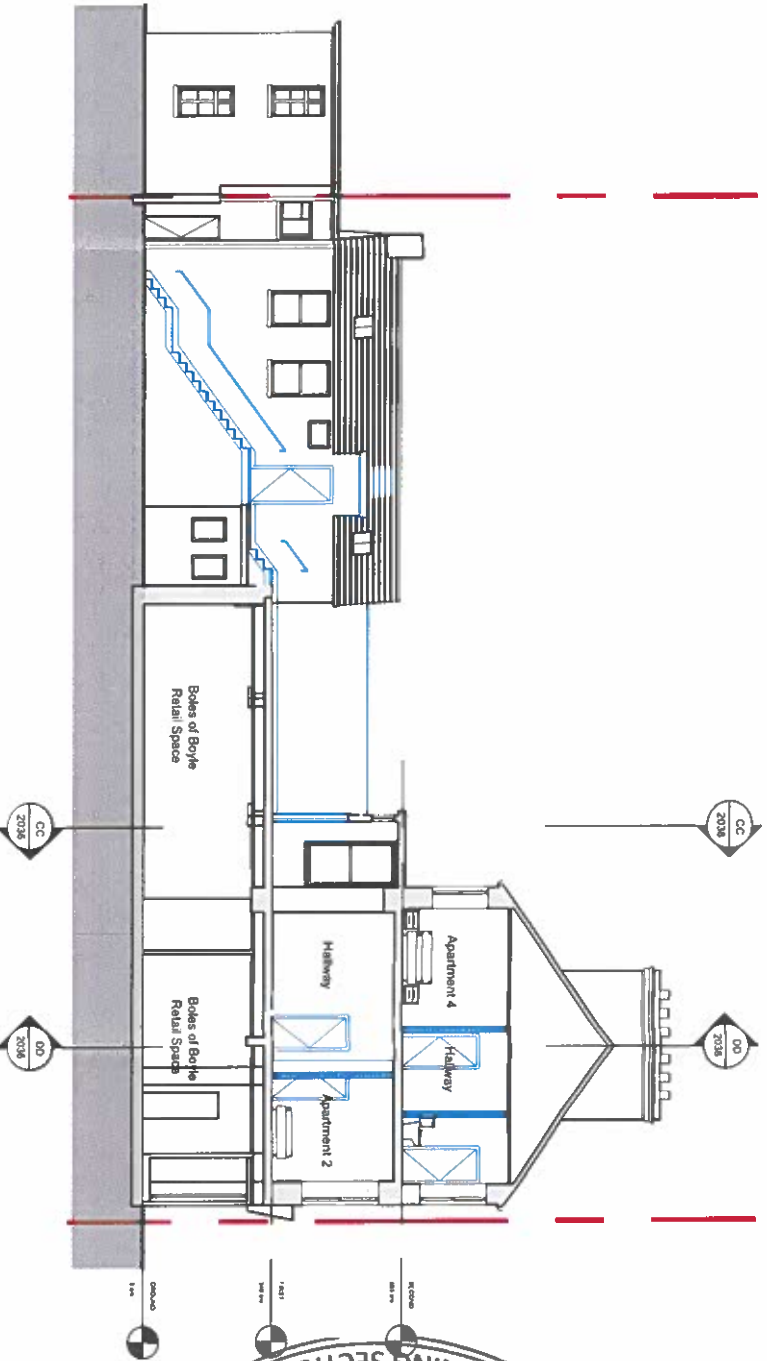
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Client	Applicant
Design	David Boles
Structural Design	Structural Code
Planning	Planning
Drawing Number	2031

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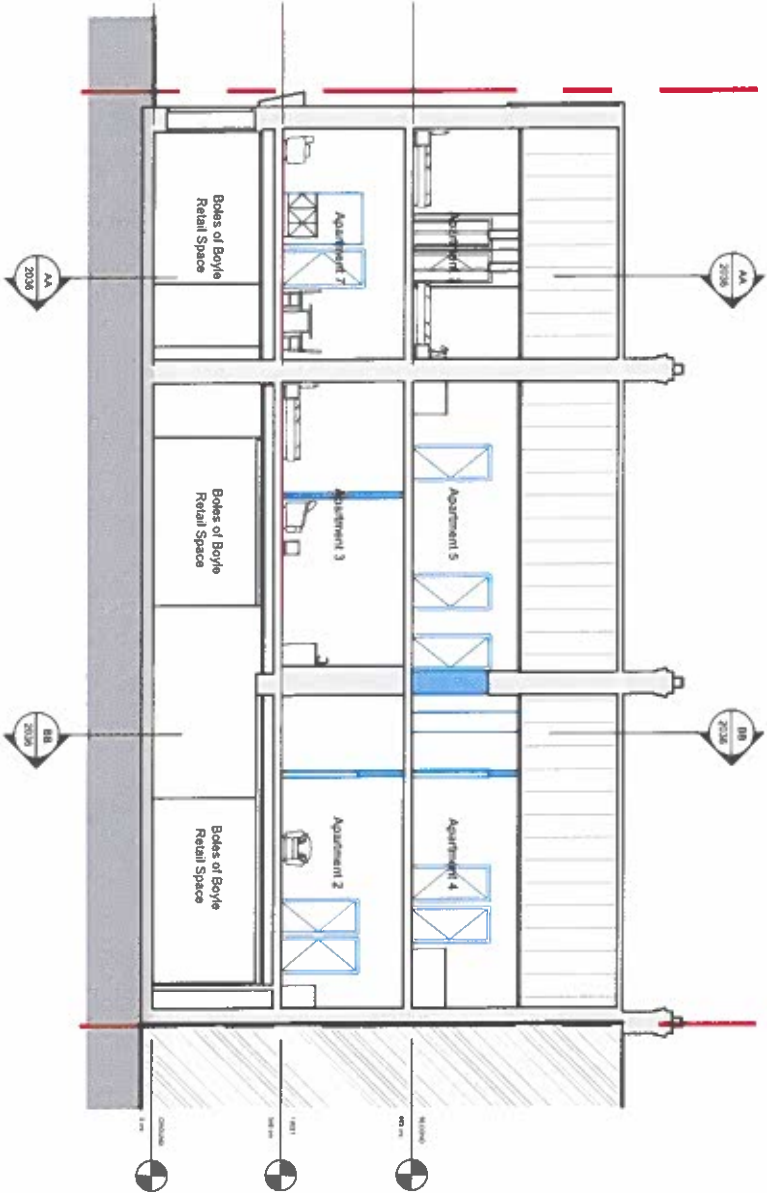
- Site Boundary
- Adjacent lands in the ownership of the applicant
- Proposed Works



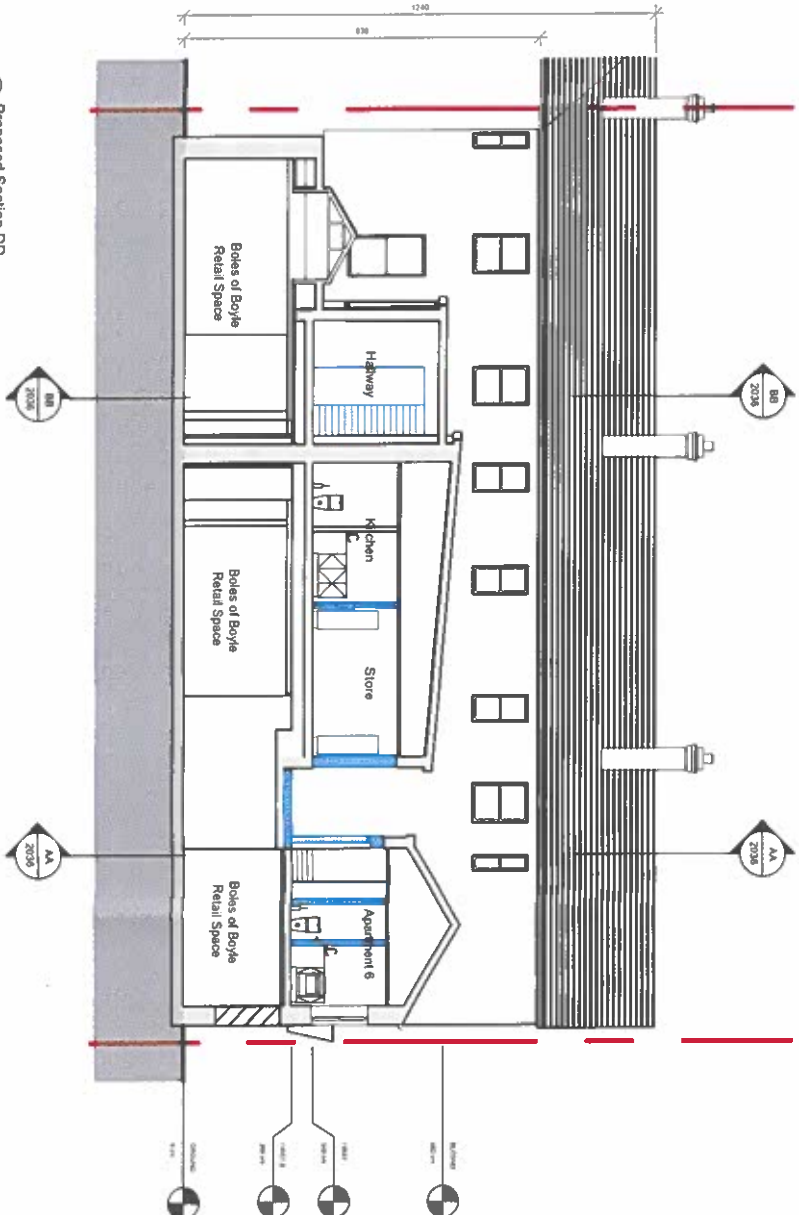
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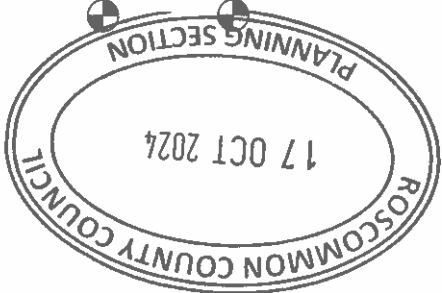
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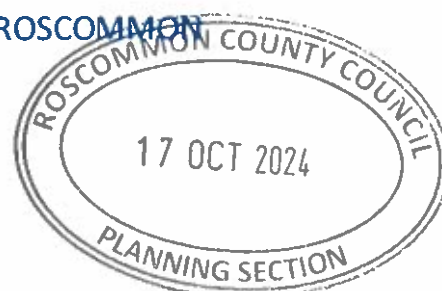
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Drawing Title			
Boles of Boyle, Proposed Sections AA, BB, CC, DD			
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Project Date			
1.200			
Architect			
David Boles			
Status Description			
Planning			



Boles of Boyle Exterior

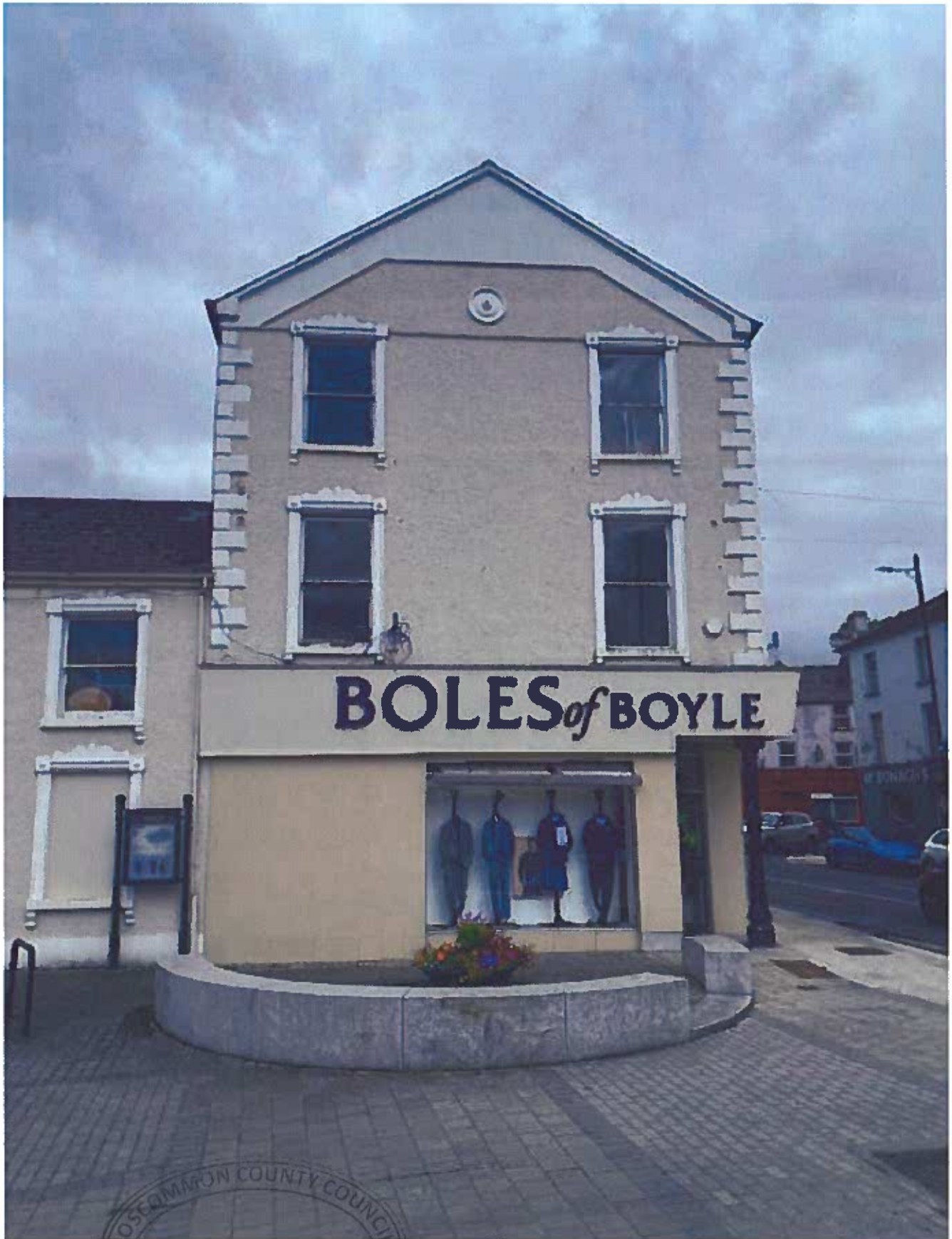
BRIDGE ST, MOCMOYNE, BOYLE, CO. ROSCOMMON

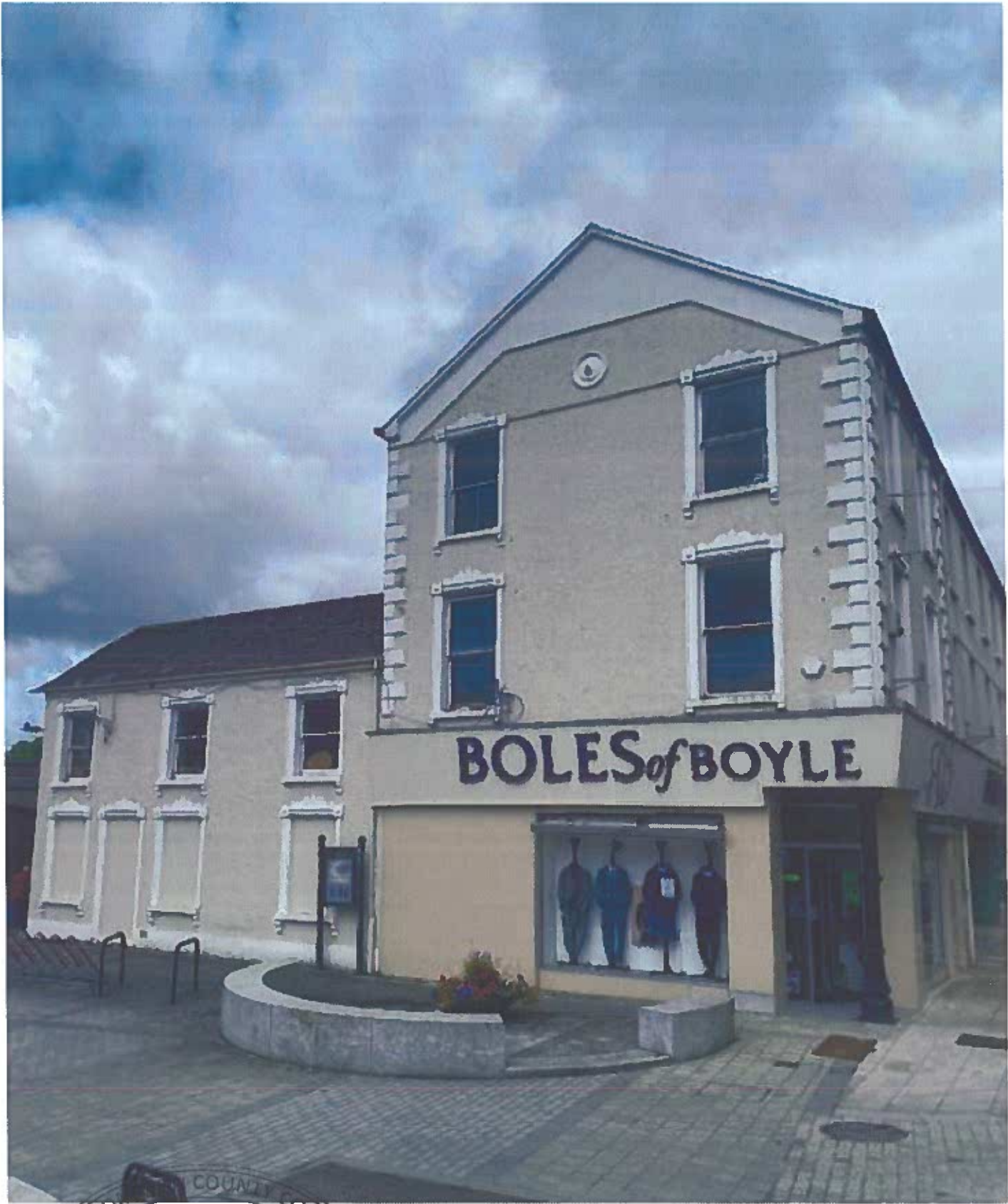






ROSCOMMON COUNTY COUNCIL
17 OCT 2024
2 PLANNING SECTION

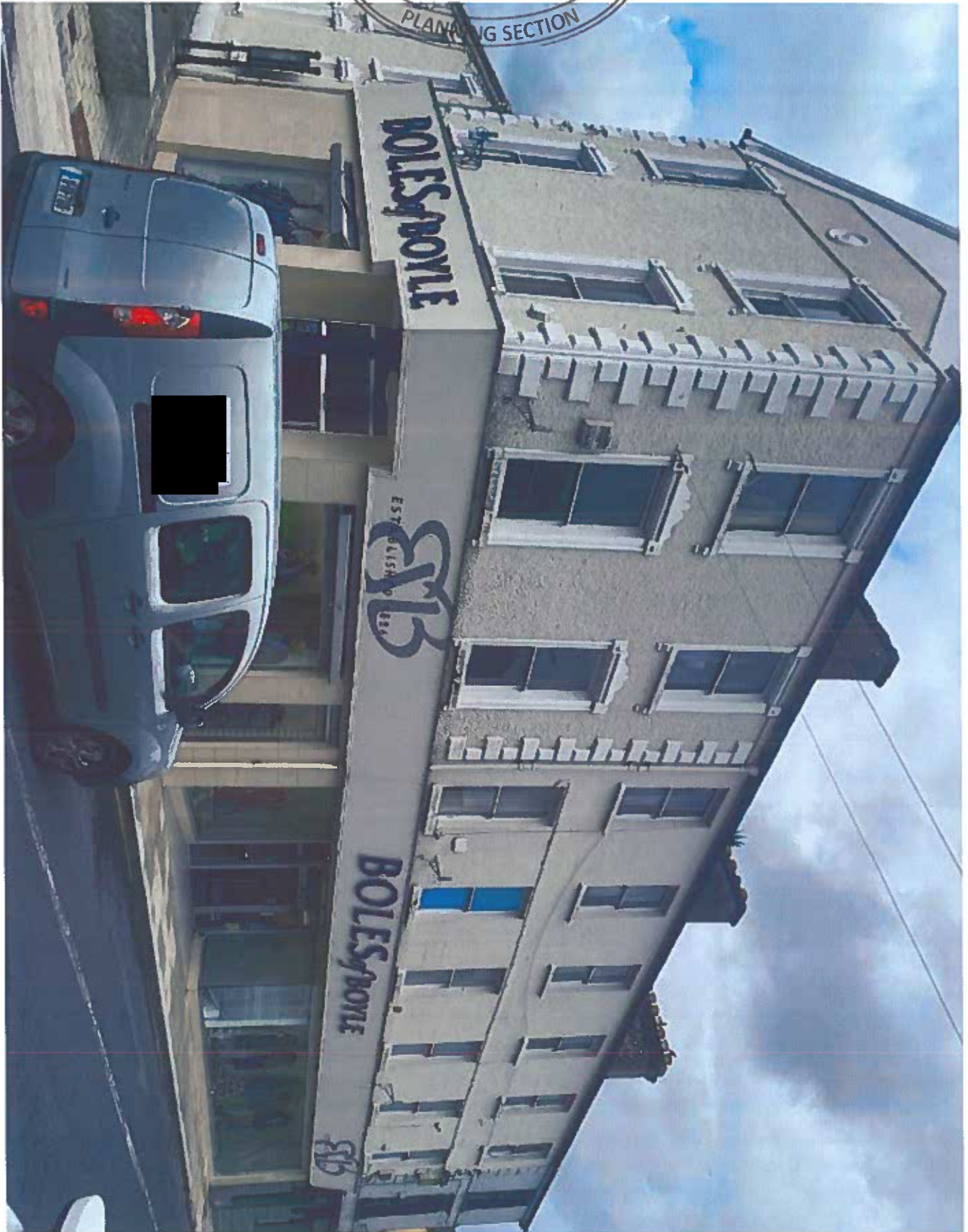






East Exterior (Front Bridge Street)



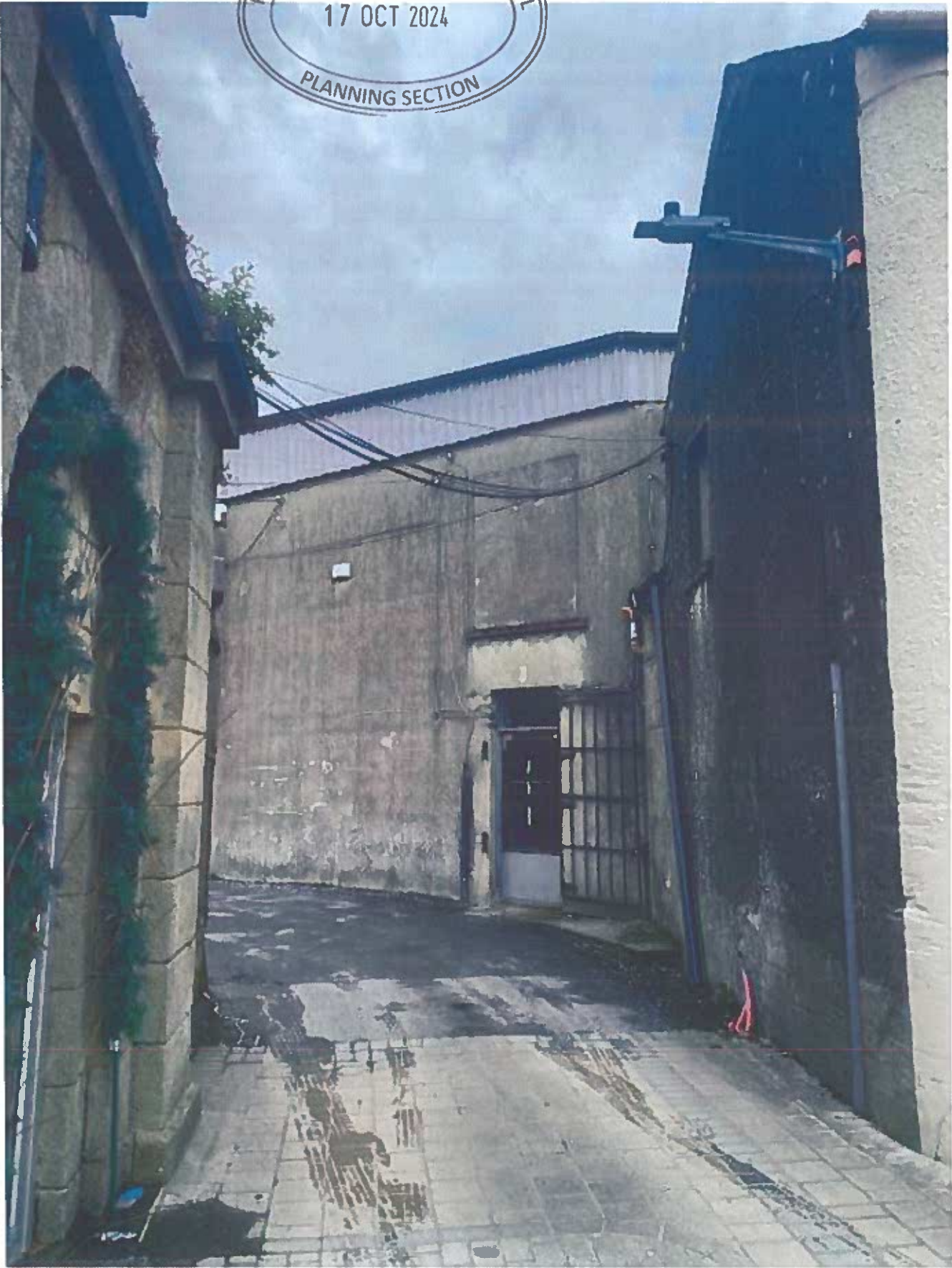








West Exterior (Rear Eaton Lane)









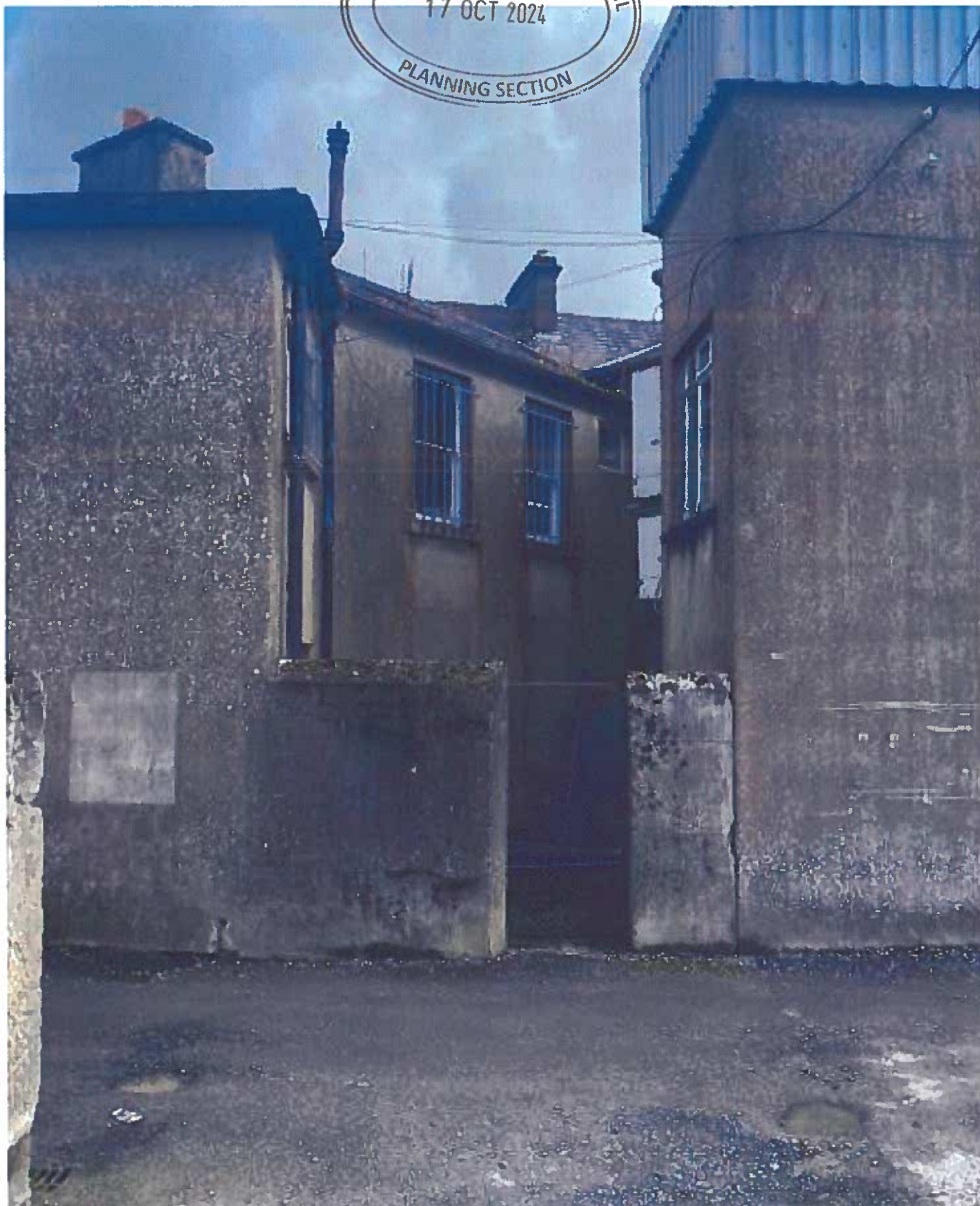




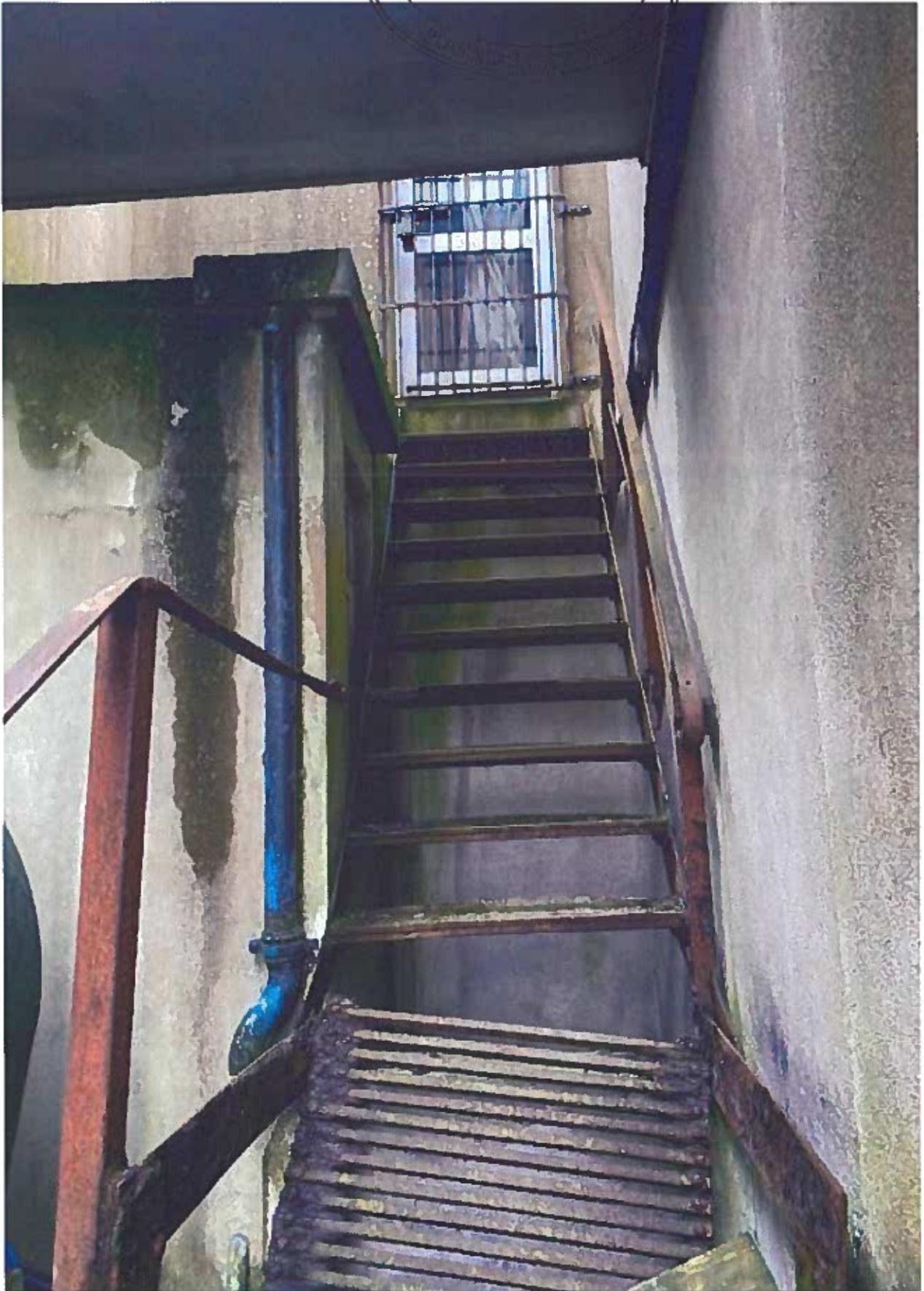
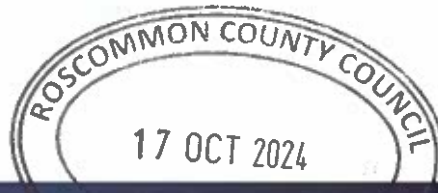
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Boles of Boyle Interior

BRIDGE ST, MOCMOYNE, BOYLE, CO. ROSCOMMON





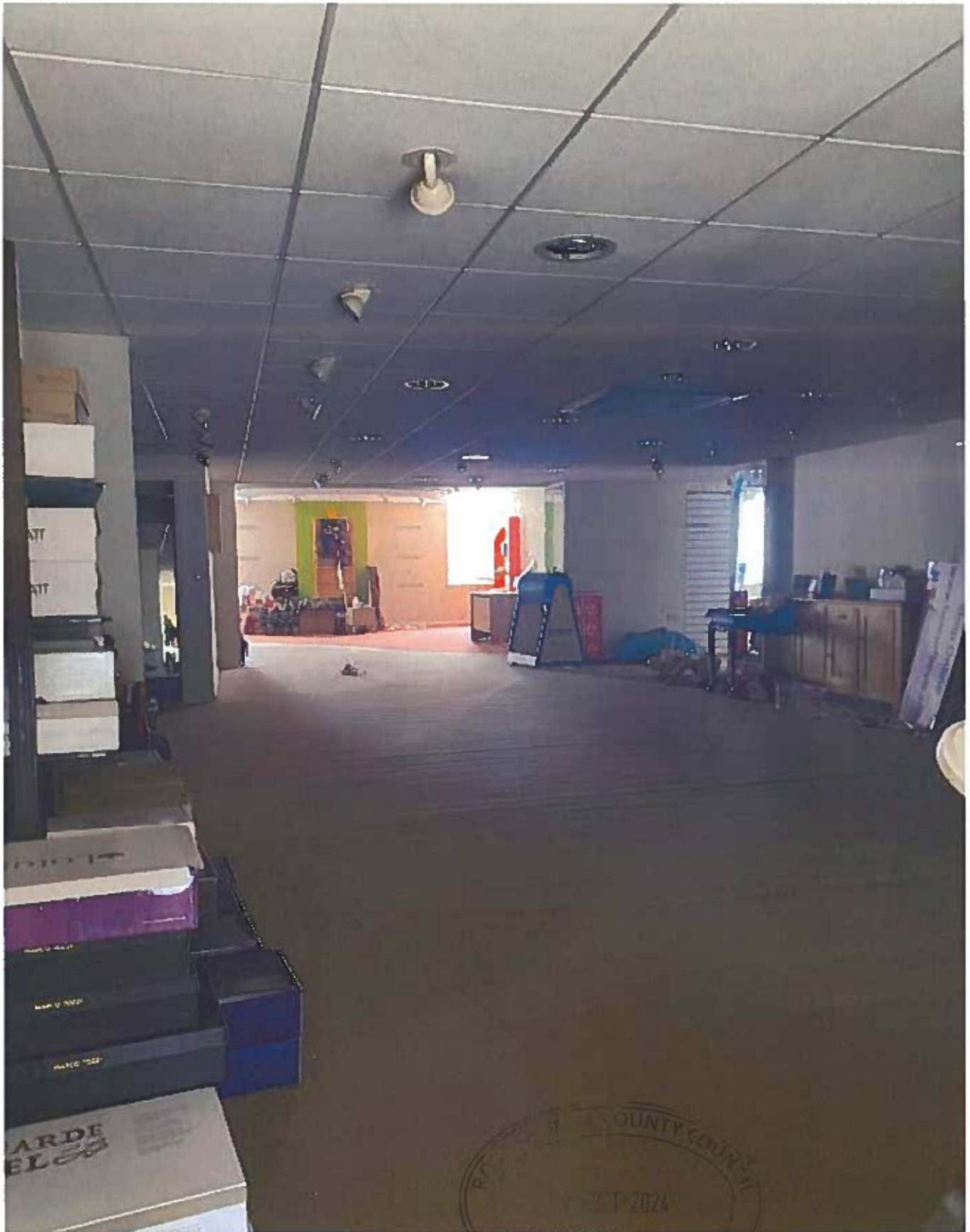
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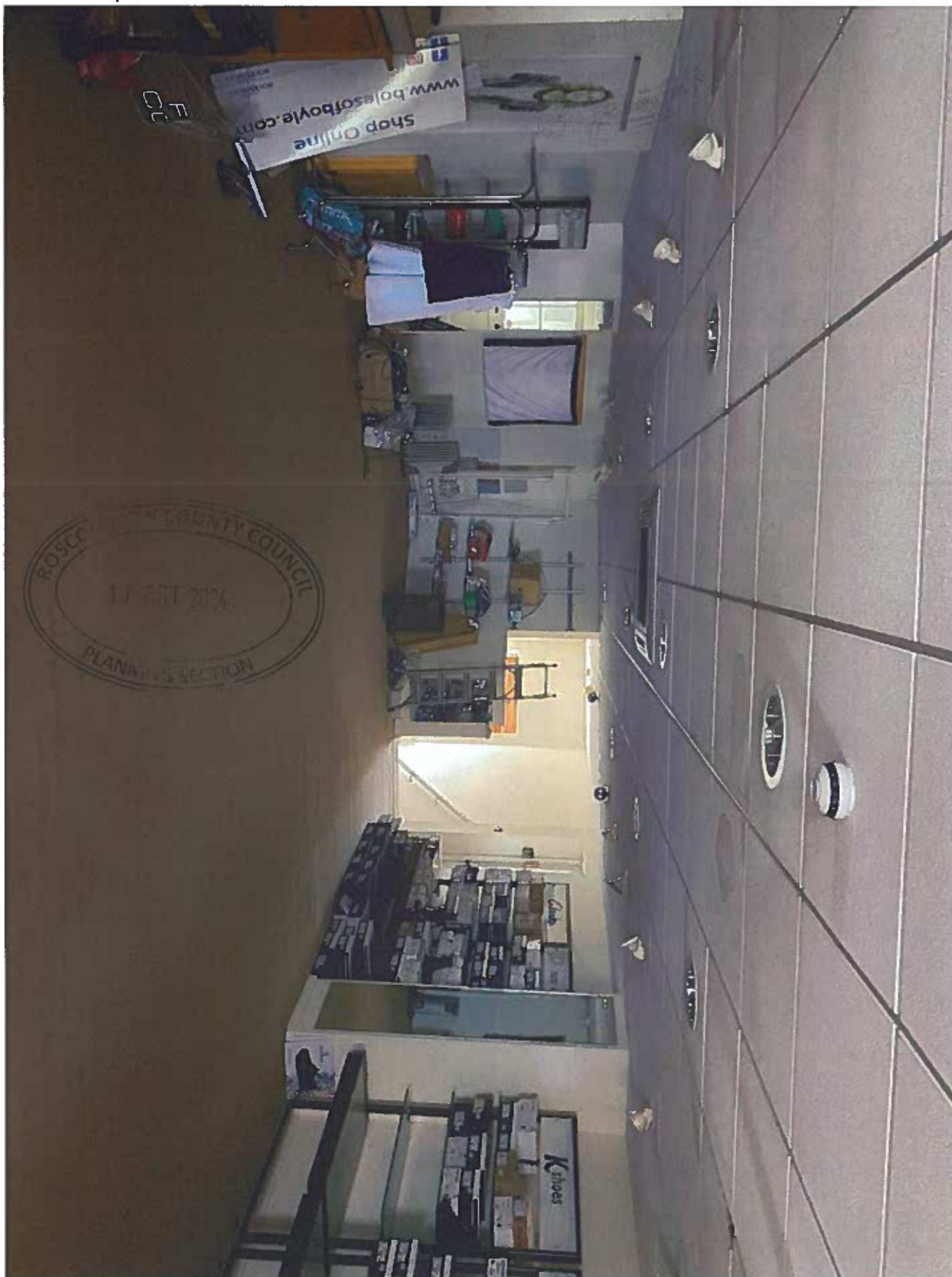






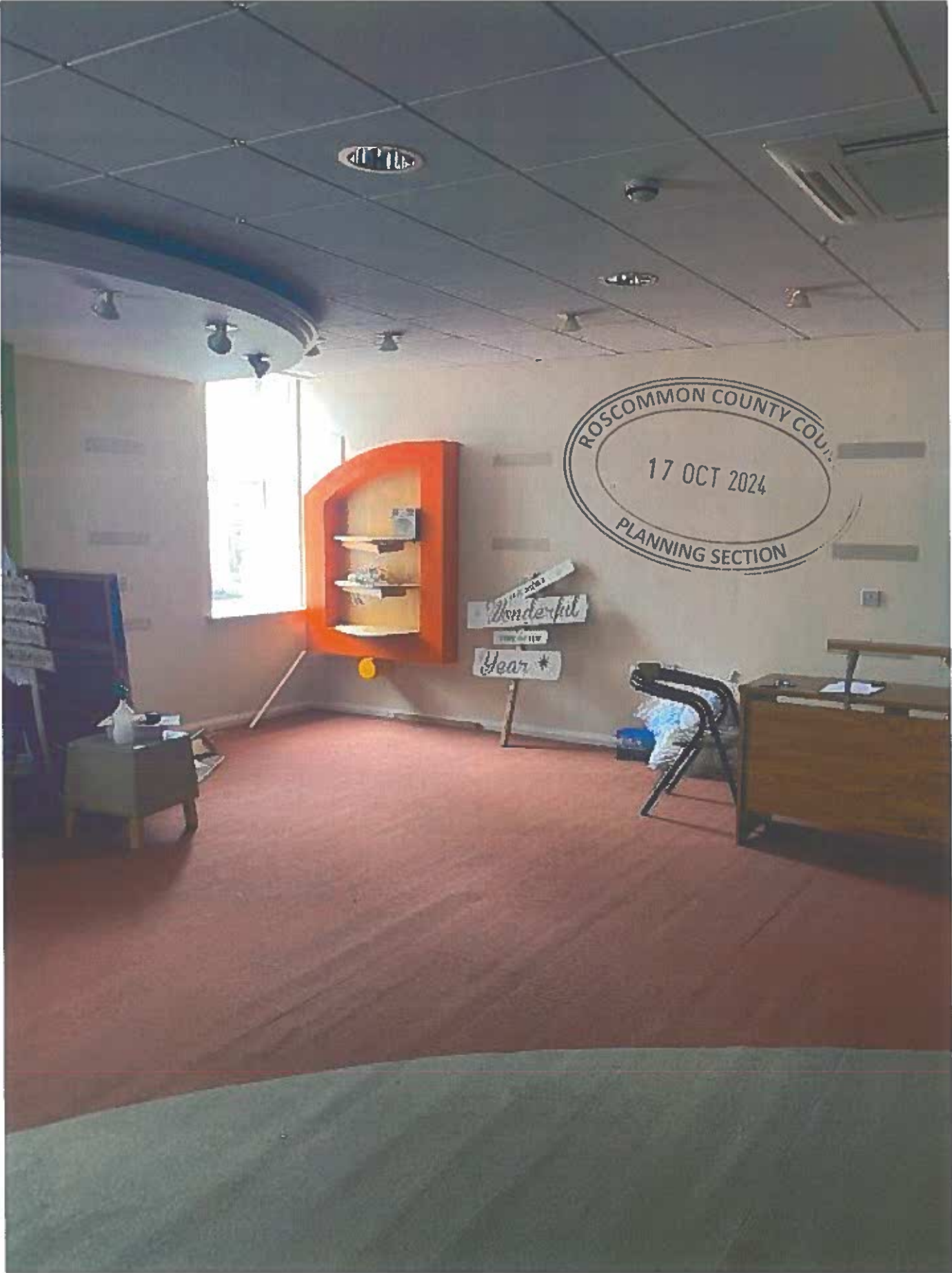






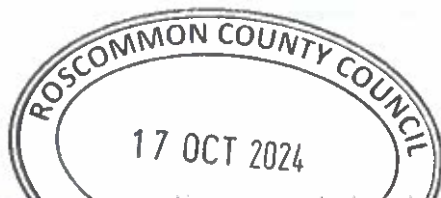












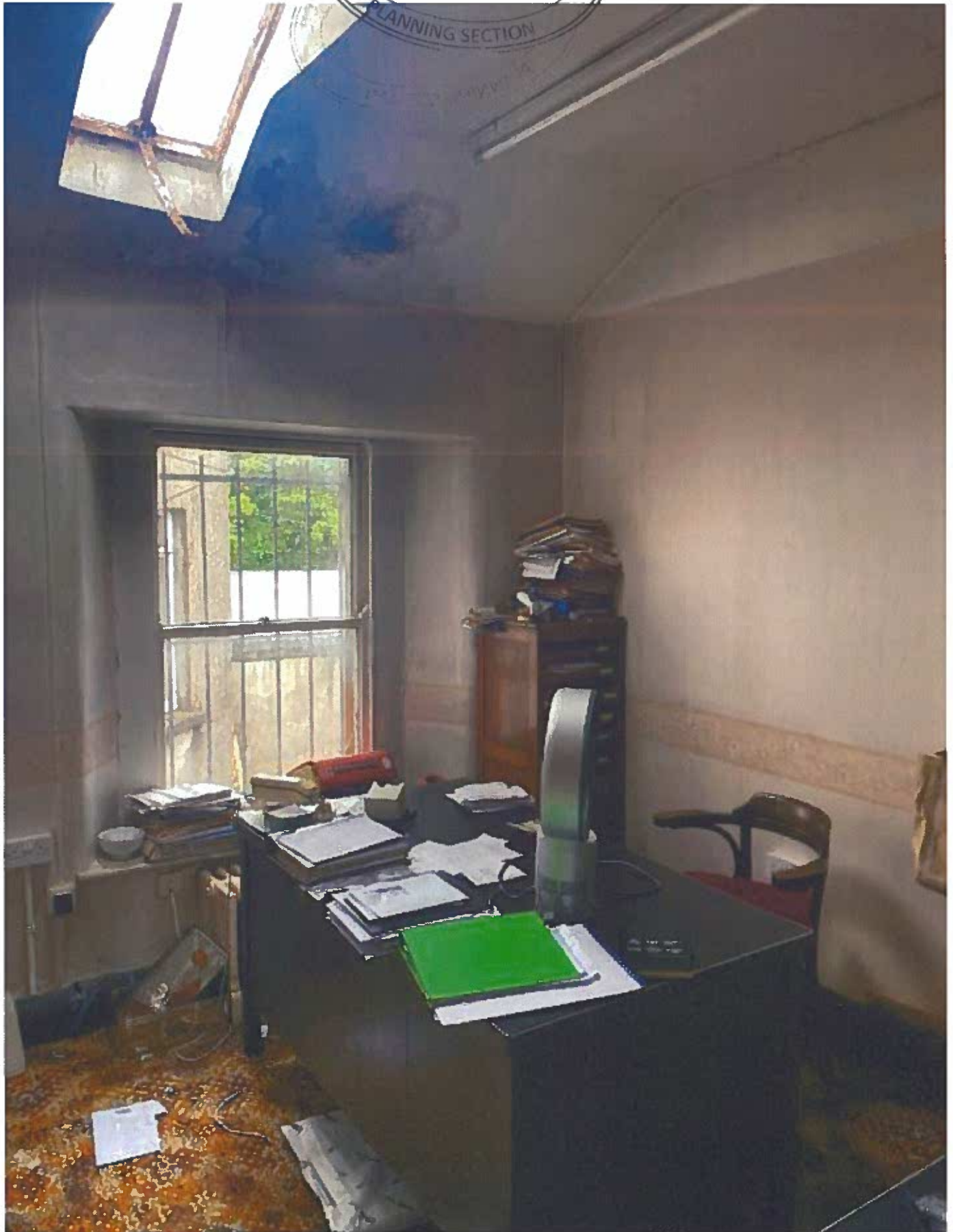
















Boles of Boyle

20-06-2024

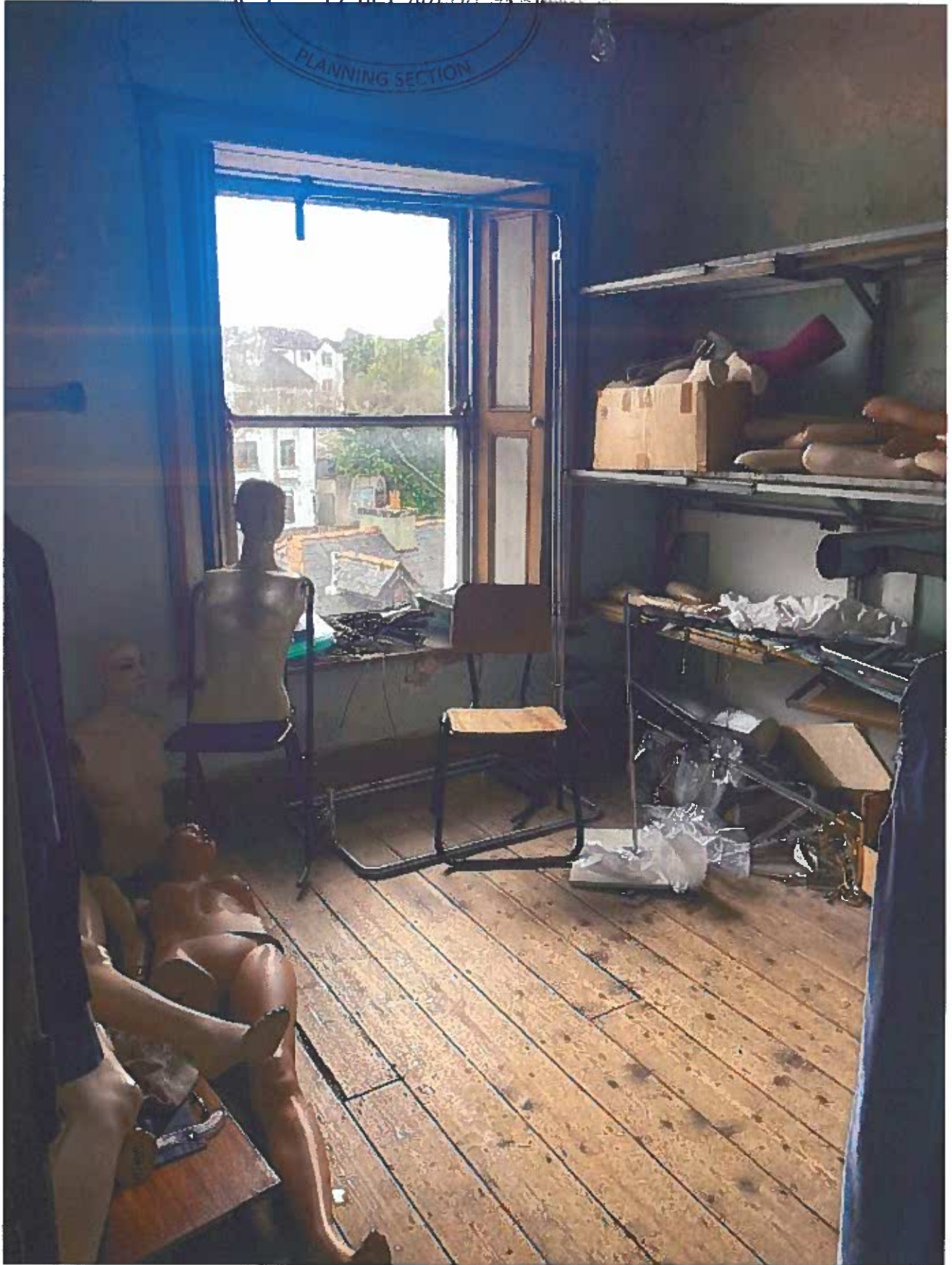
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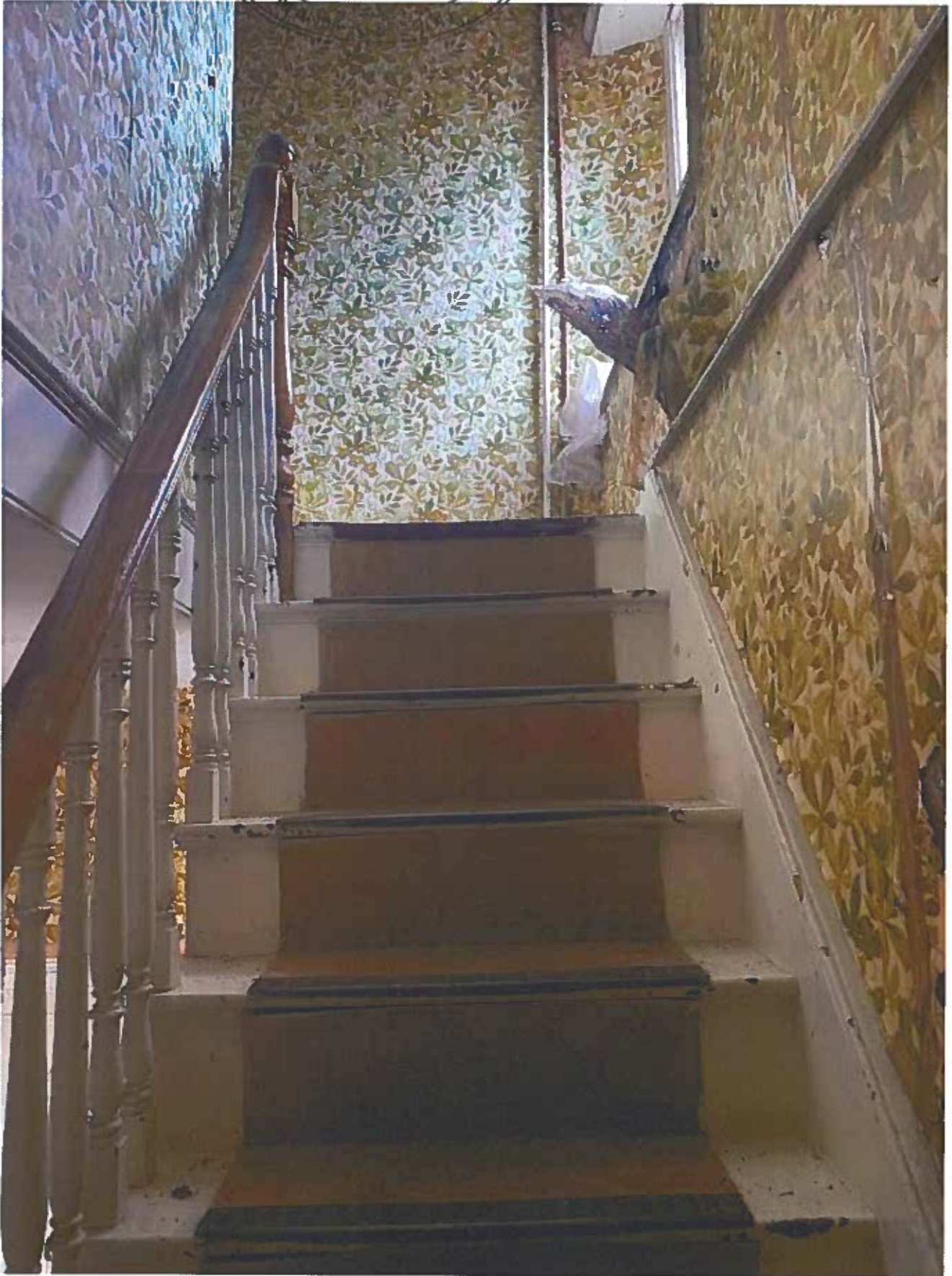














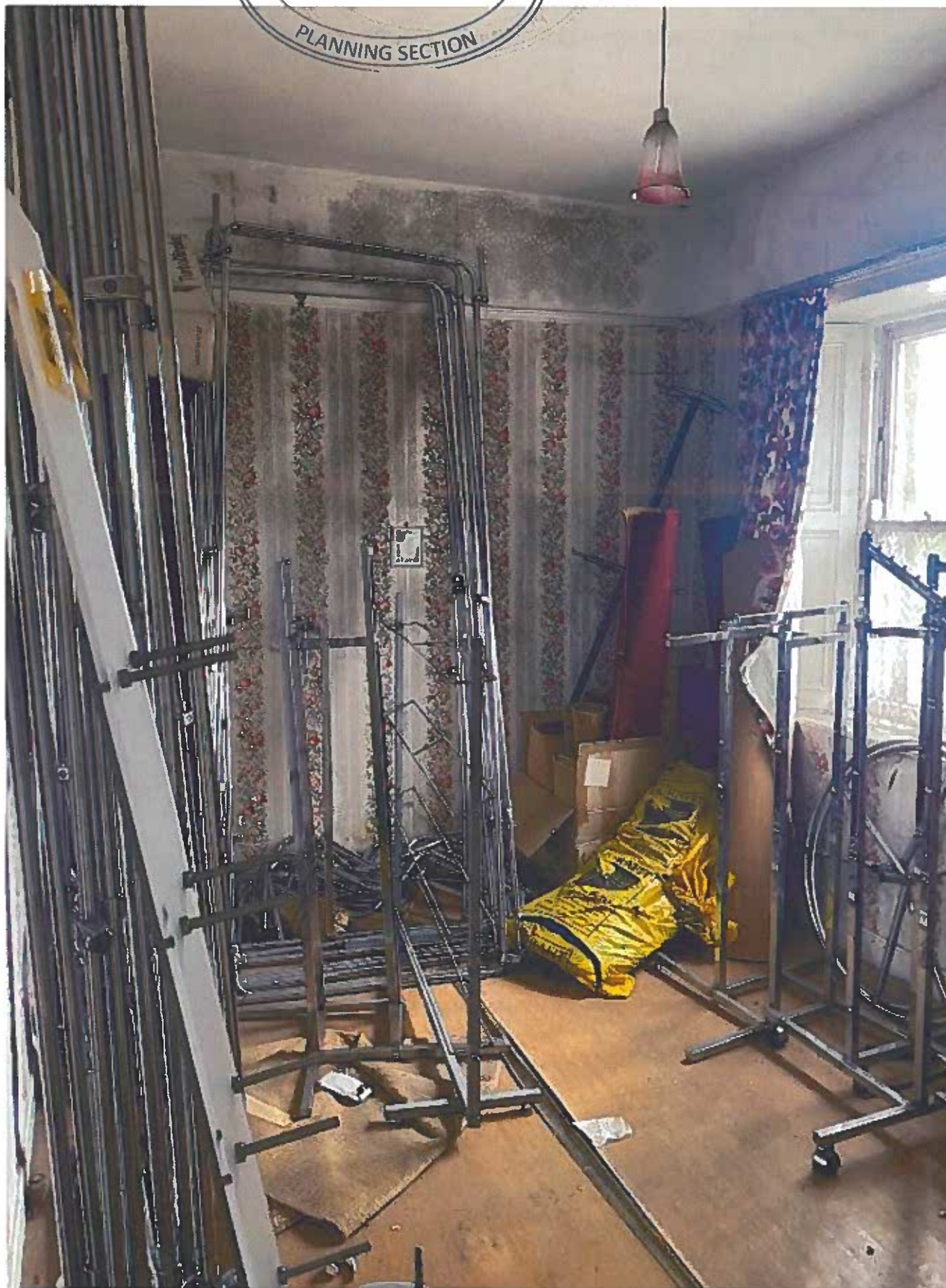




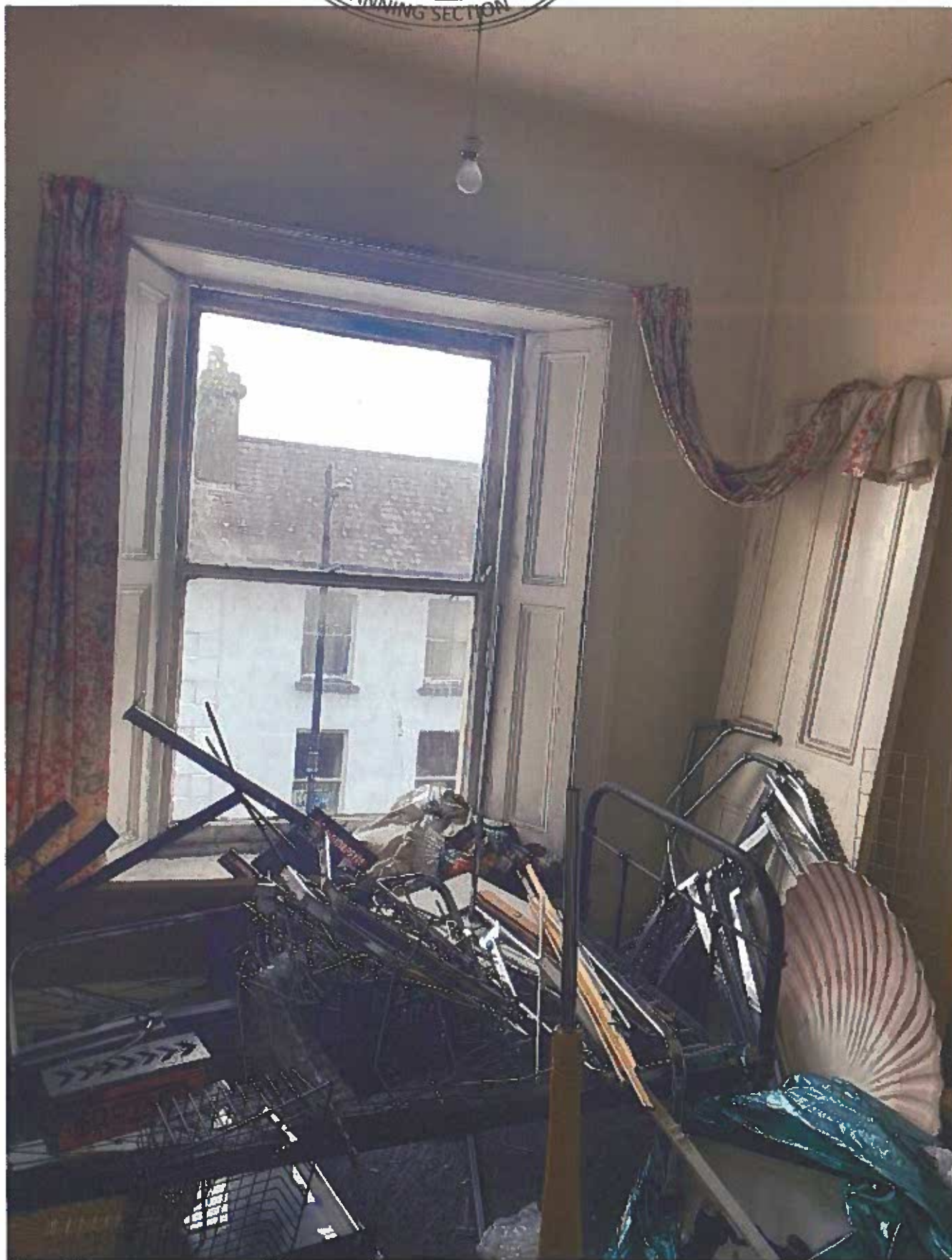
Boles of Boyle

20-06-2024



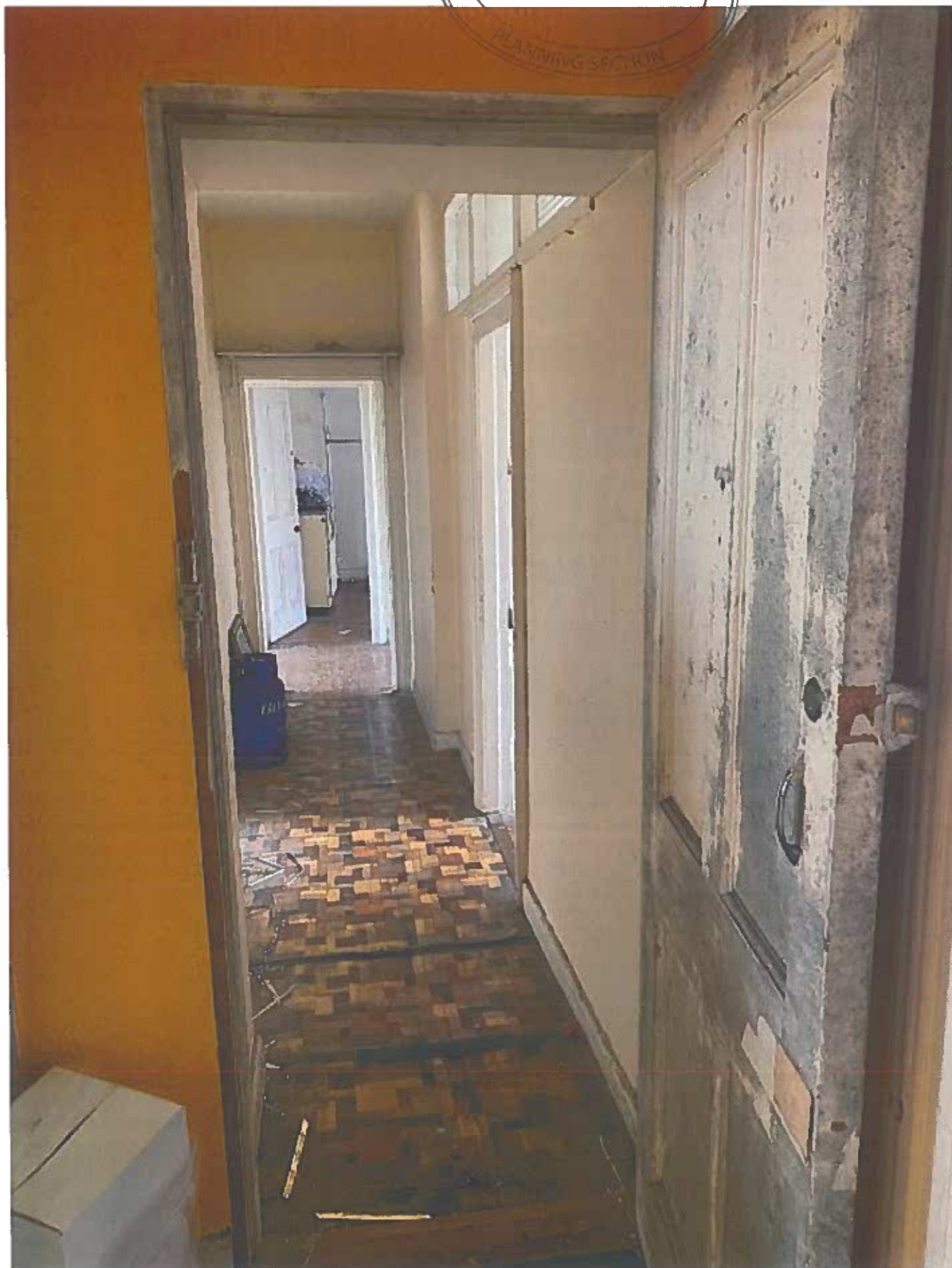


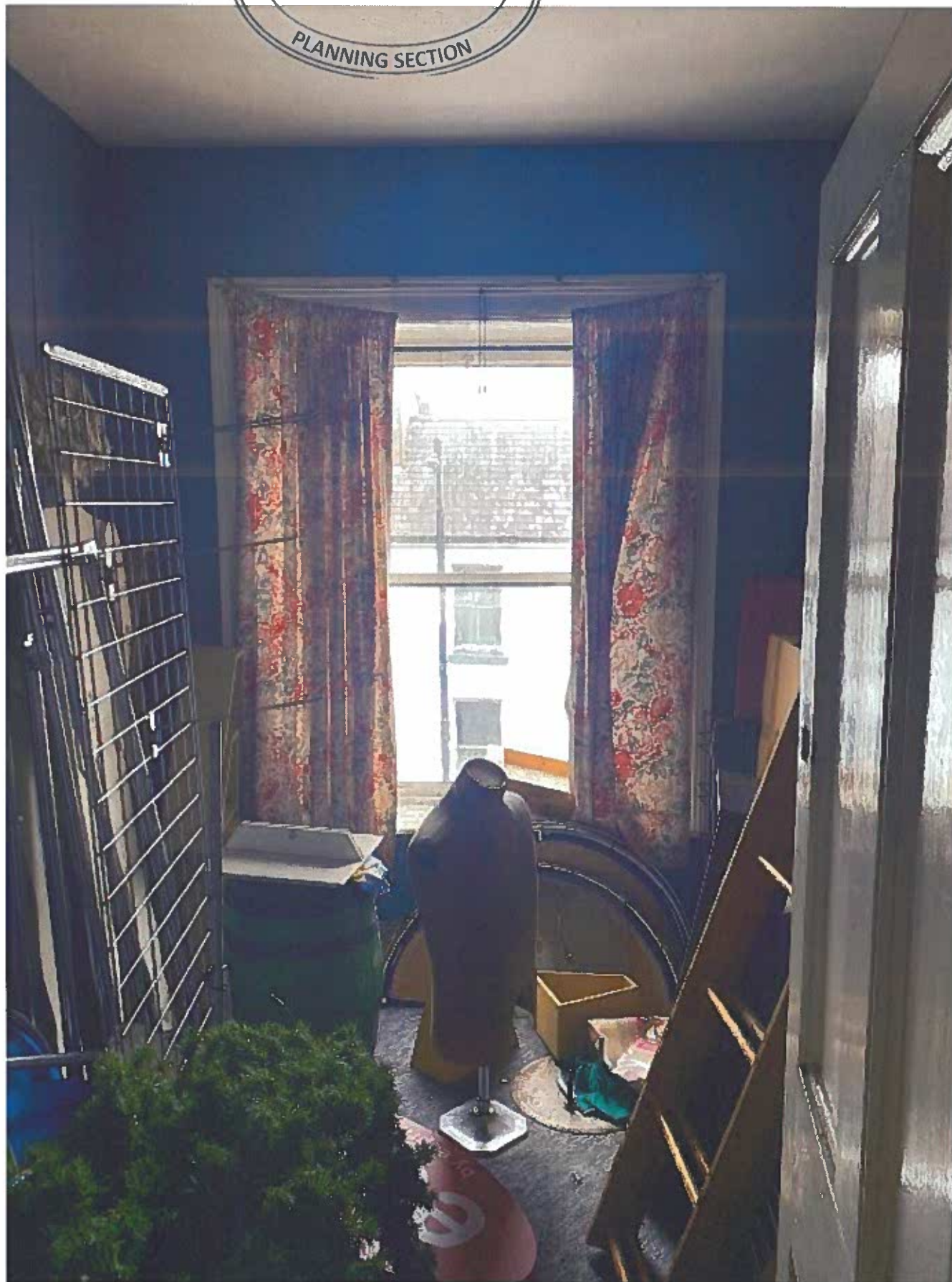




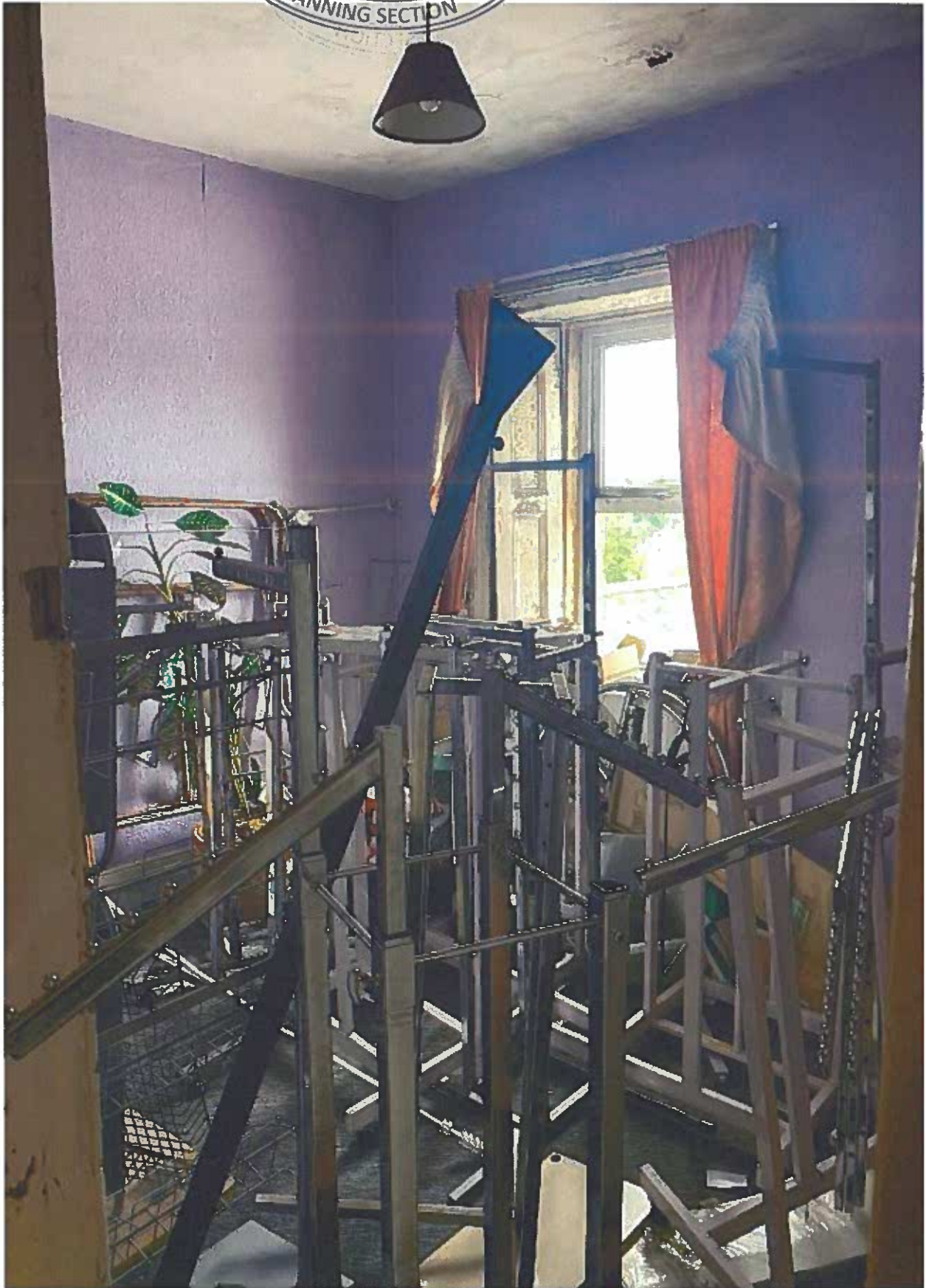


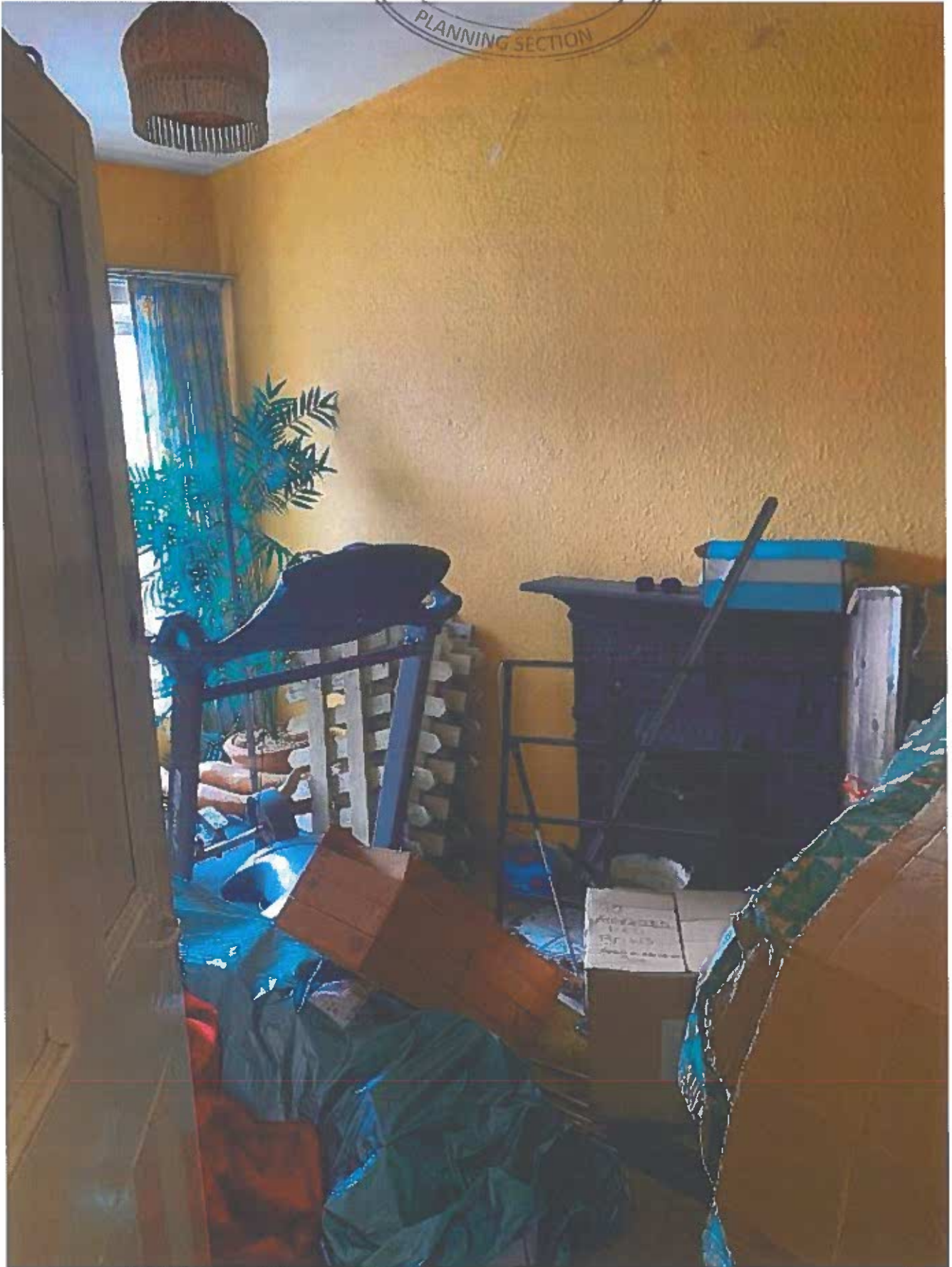
















Architectural Heritage Impact Assessment

Boles of Boyle, Bridge Street, Moomoyne, Boyle, Co. Roscommon

August 2024

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- (2.) Statutory, Non-Statutory designation and Core data
- (3.) Outline historical context and description of structure
- (4.) Rationale for intervention
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- (6.) Proposed development
- (7.) Justification of the Works
- (8.) Conclusion & suggested mitigation



(1.) Introduction

The report has been prepared to assess the protected structure and curtilage for its special architectural, cultural, scientific, social and technical interest. The report aims to document all existing features & characteristics of the building and advise on specific conservation requirements. It is intended that this report will define the scope of works required to return this structure to active use whilst conserving its original character. This Architectural heritage impact assessment forms part of a planning application prepared by David Boles (B Arch).

The purpose of this assessment is to inform design development & provide insight to all relevant parties during the planning and construction phases. The process aims to gain approval for restoration and conservation works required to both the exterior and interior of the protected structure and curtilage.

The best way to conserve our historic built heritage is through active occupancy & regular maintenance. The fundamental outcome of this project is to return the building to use. This report is based on the following information which outlines the existing building and proposed interventions for return to use.

Architectural Heritage Impact Assessment

Boles of Boyle, Bridge Street, Moomoyne, Boyle, Co. Roscommon

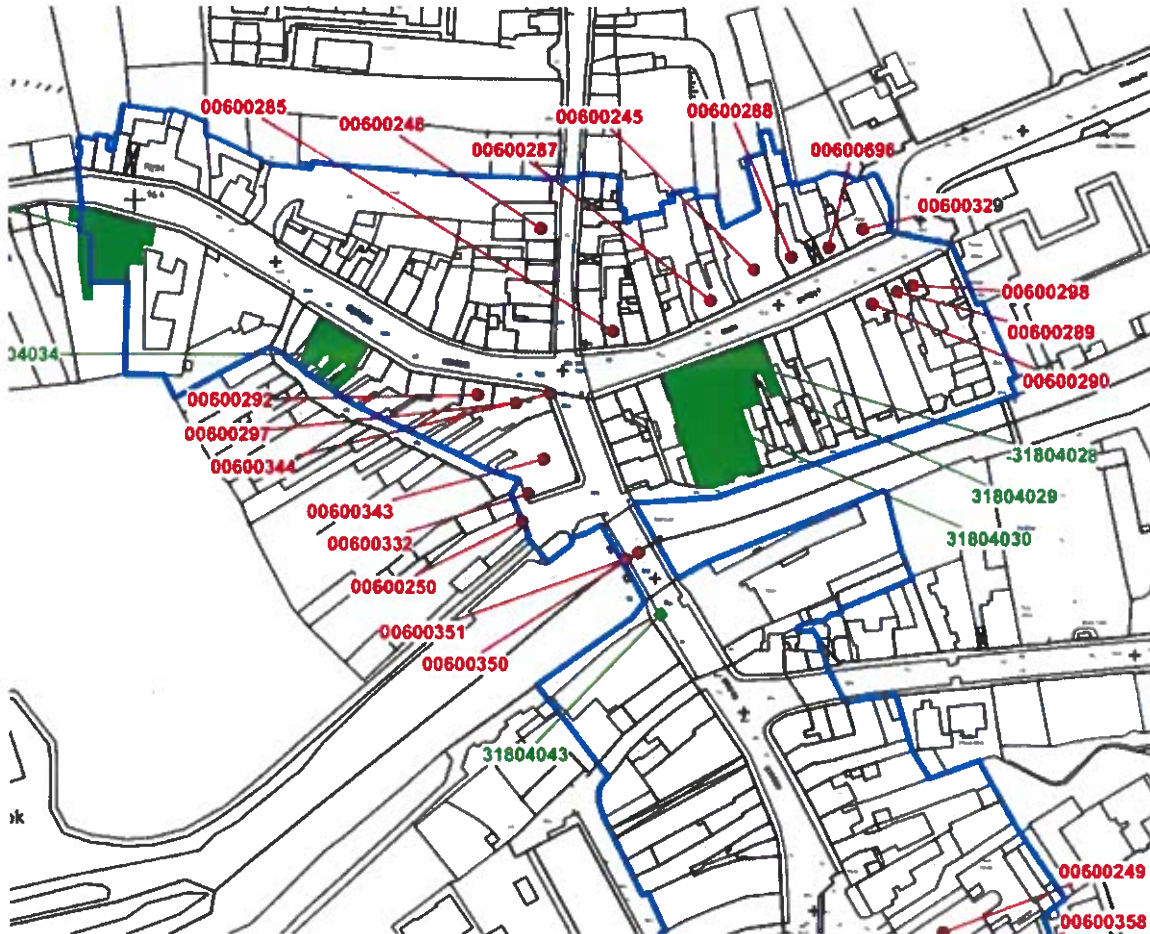
August 2024

(2.) Statutory, Non-Statutory designation and Core data

I. Record of protected structures Ref: 00600343

II. Architectural conservation area (Boyle Town Centre) in the County Development plan

III. National inventory of architectural heritage Ref: 31804031 (Regional)



1 Boyle local area plan 2015-2021: Variation No.1 Map 9a Built Heritage ACA (RPS & NIAH)

Core data

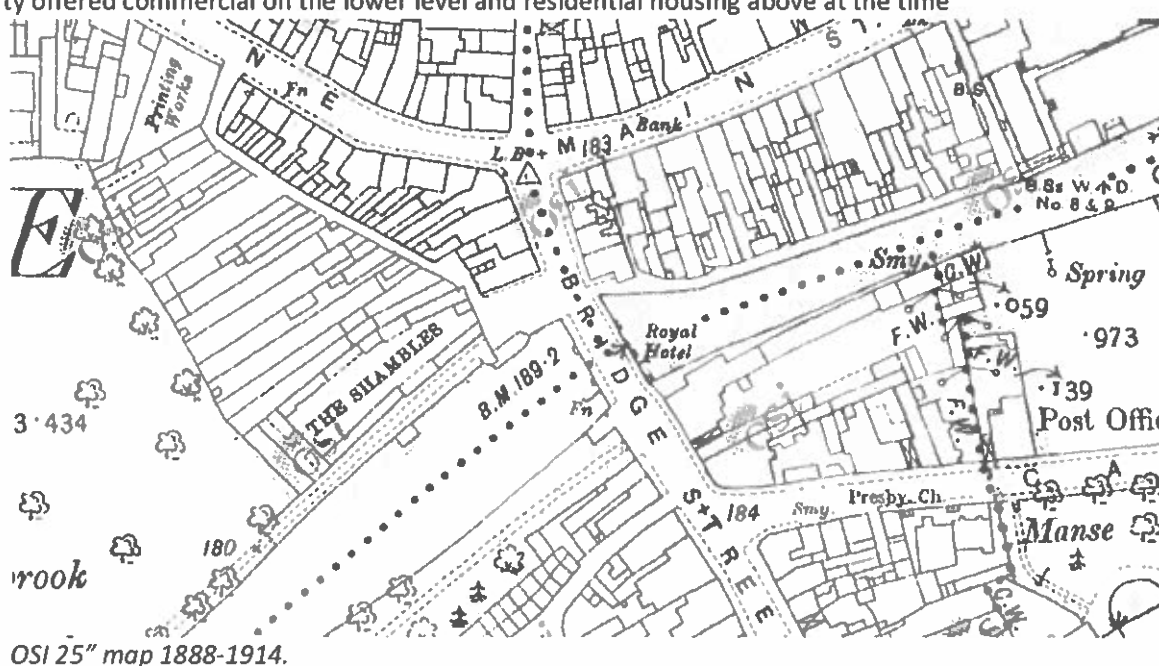
- Name Address & description of structure Boles of Boyle Bridge Street, Moomoyne, Boyle, Co. Roscommon, F52HY52
- Details of applicable protection RPS, NIAH & ACA as section I.I above
- Name of individual preparing report David Boles (BArch)
- Date of assessment 20.08.24
- Name of planning authority Roscommon County Council



(3.) Outline historical context and description of structure

End-of-terrace corner-sited two-bay three-storey house, built c.1900, now in use as shop with three-bay two-storey return to rear. Pitched slate roof with rendered chimneystacks. Roughcast rendered walls to front and side elevations. Ruled-and-lined render to rear. Stucco quoins and dressings to walls. Timber sash windows with decorative stucco surrounds and stone sills with brackets. Decorative cast-iron column and aluminium framed display windows.

The premises is estimated to date for the 1880-1920s. It has stood ironically at the foot of Bridge Street Bridge. Originally serving as a premises to the J.P. Coleman egg exporters Boyle. Boles of Boyle has been operating as an established business within the local since 1886 and on the bridge street premises since 1937. In 1970 the corner terraced property was purchase of Coleman by David and Joyce Boles for the expansion of the retail unit. The property offered commercial on the lower level and residential housing above at the time



(4.) Rationale for intervention

The Boyle 2040 report states there is currently an 80% residential vacancy and a 60% commercial vacancy in town centre. The decline in the high street economy, which followed the recession of 2008 has had a catastrophic impact on Boyle and similar towns in the west of Ireland. Aided with the impact of pandemic restrictions & subsequent economic challenges for independent businesses, Boyle town centre has been reduced to a vacant, unoccupied shell. This is a stark contrast to the bustling, vibrant market town which thrived up until the late 1990s. This project, and projects of a similar nature are a key to counteracting town centre dereliction. This project aspires to follow from the recent restoration of An Ríoga (previously known as the Royal Hotel), the former Bank of Ireland, Main Street Boyle and continue the regeneration and rejuvenation of Bridge Street.



Architectural Heritage Impact Assessment

Boles of Boyle, Bridge Street, Moomoyne, Boyle, Co. Roscommon

August 2024



Bridge Street, Boyle, late 1800's



(5.) Designing the works

Careful consideration has been given to the proposed restoration, conservation and internal works of the upper two stories and rear access to the current bridge Street property. The Bridge Street property originally designed as three standalone three storey properties. Each individual property originally had a residential town houses positioned at the two upper levels and a commercial retail space on the ground floor level.

The in-situ building today consists of three buildings a joined at various point on a multiple of levels.

The historic property listed as 00600343 (Block 1) on the protected structure is the end property closest to Bridge Street with Eaton land running alongside and to the rear. The front block is a three storey 2 with a smaller in scale two storey structure to the rear suspected to be added at a later stage. This block has over the year lost its individual rear access to Eaton Lane. There are however evidence of original doorways infilled highlighting the location of this previously opened access.

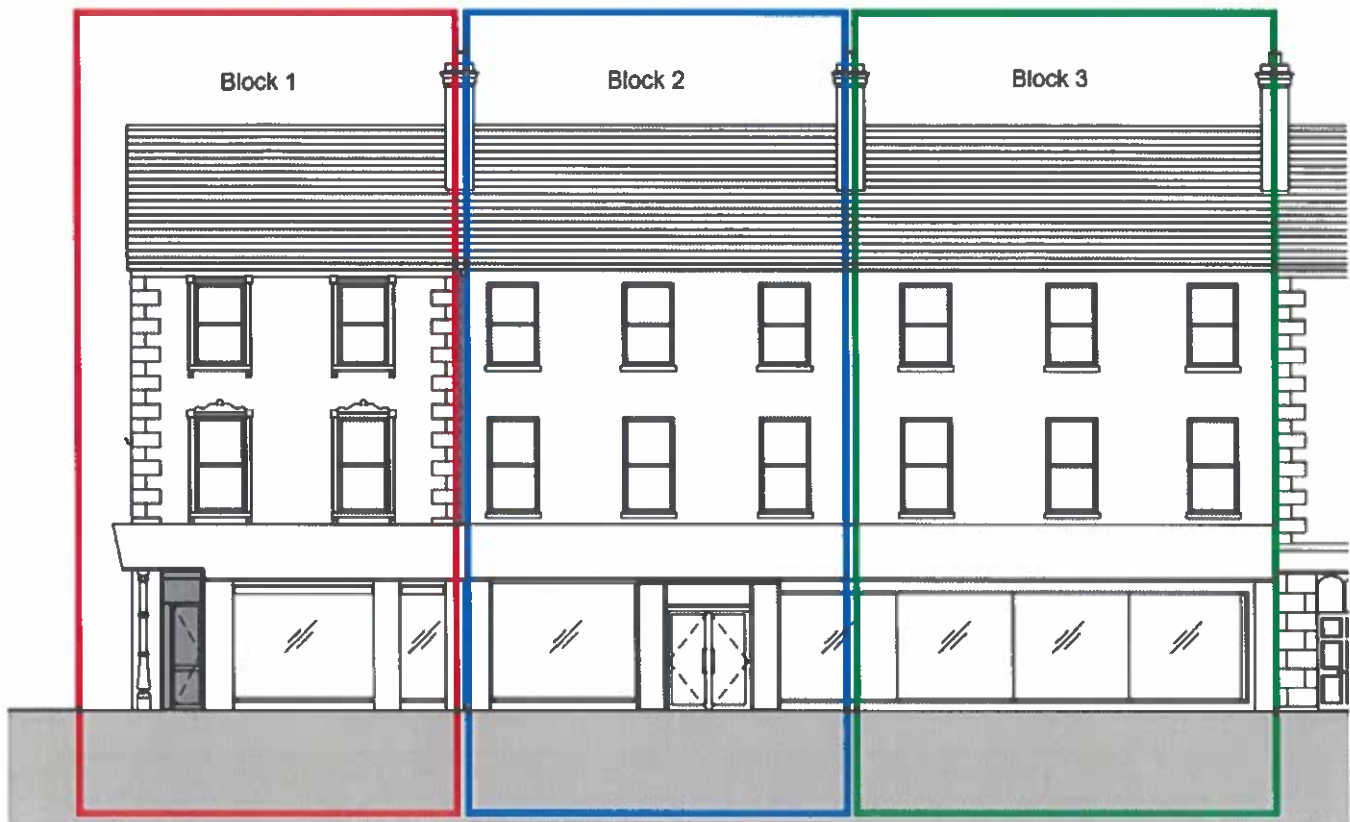
The second middle block 2 is of less historic value and currently house little to no original features. It is not currently listed on the protected structures list. Similarly it's a larger 3 storey structure with two storey warehouse style structure corrugated structure to the rear. Its upper two storey still house evidence of its previous use as a three bedroom apartment and smaller sub-dived bedsits. Block two makes up the central entrance to the lower commercial retail space on its ground floor.

The third block moving towards the junction of Bridge Street, Green Street, Main Street and Patricks Street. It thought to be of a similar era to block 2. It is not currently listed on the protected structures list. Its front three storey block is divided into single room bedsits. The lower storey is similarly serving as the retail premises to Boles of Boyle. The second floor is accessed currently by an external rear staircase to the disused residential accommodation. This staircase provides access also to block 2s upper levels.to the rear of block 3 there is a smaller 2 storey outbuilding which is currently in uses as offices at 1st floor level. It is adjoined to the building at upper level via an enclosed walkway. The ground floor of the outbuilding is used in the retail shop space.

Architectural Heritage Impact Assessment

Boles of Boyle, Bridge Street, Moomoyne, Boyle, Co. Roscommon

August 2024



East Elevation on Bridge Street.

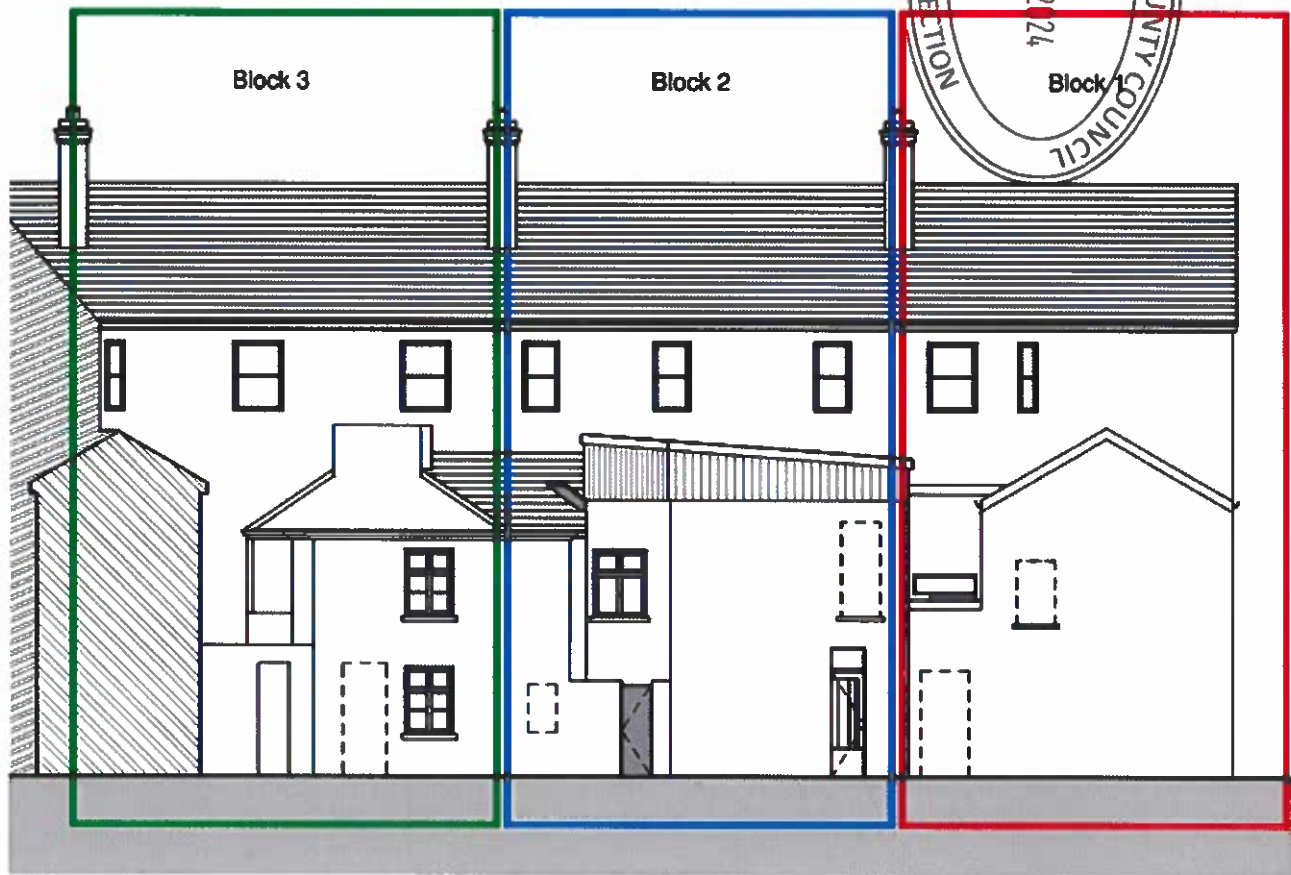
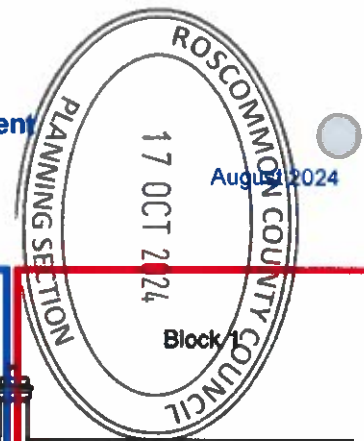


South Elevation on Eaton Lane



Architectural Heritage Impact Assessment

Boles of Boyle, Bridge Street, Moomoyne, Boyle, Co. Roscommon



West Elevation on Eaton Lane.

(6.) Proposed Development:

The primary objective of this project is to return this town centre building to use and full occupancy. It is aimed to create a landmark within the town centre and community. The building is historically a landmark due to its strong trading reputations as a long standing family run department store trading within the premises and area for over 125 years. The design approach is to selectively upgrade the buildings fabric to provide high quality short term let accommodation within Boyle town centre. The proposal is a sympathetic restoration which will stay true to the structures original character and uses while saving the building from vacancy and disuse. The initial aim is to follow best practice architectural conservation principles to preserve unique components of the buildings fabric, will place this structure firmly on the path to reuse, whilst safeguarding its unique and special characteristics.

Proposed works: Restoration and Renovation work to Boles of Boyle, Bridge Street Boyle, rear entrances and upper two storeys. The complete conservation and reconstruction works required to deliver 7 separate short term rental dwellings and maintain one commercial unit at ground level. This will include all the necessary internal conservation/restoration & renovation works to the existing structure and fabric for the provision of the proposed development. Externally restoration and conservation to the 2nd and 3rd floor, outbuildings, landscaping and improvement works to rear entrances.

(7.) Justification of the Works

The Boyle 2040 report (2020) states there is currently an 80% residential vacancy and a 60% commercial vacancy in town centre. These works are vital to maintaining this building in use and counteracting the above negative trends. If

no works are carried out to this structure, it will continue to remain in its current condition with some of the building/areas remaining unsafe, derelict, and unused. The proposed development is based on the following principles:

- Contribute to the ongoing regeneration of Boyle Town Centre zone (TC1)
- Follow strategies set out in TCLI 2020
- Contribute to Boyle-2040 plan
- be an exemplary architectural conservation & adaptive reuse project
- Assist as an exemplar for similar projects in Boyle town



(8.) Conclusion & suggested mitigation

Strict conservation principles will be applied throughout the design, procurement and construction phase of the project. All suppliers, subcontractors and operatives should be clearly advised of the importance of the history and fabric of this protected structure & its curtilage. All project team members will be briefed on the unique history, architecture and construction of the structure in an on-site induction. Quality of workmanship will be ensured through a quality management plan for the project, this should include;

- Site visits to review prior work ahead of contract award
- Workshop/factory visits
- Benchmark sample & approval process for each discipline
- Inspection procedures
- Works handover procedures
- Pre condition surveys

Daily works diary with observation notes and photographic record will be maintained throughout the project and be an integral aspect of verifying quality control & workmanship. A regular progress report will be compiled to document the projects progression. All works will be carried out in accordance with current best practice.

- The existing structure & fabric will be adequately protected from damage during construction works
- Do as much as is necessary, and as little as possible
- Care must be taken to ensure no unnecessary replacement of or damage to historic fabric occurs
- Modern works to the original fabric to be reversible where possible
- Authentic repairs & alterations true to the original character of the building to be promoted
- Appropriate materials and construction methodologies are to be used

If the proposed works were to be carried out without due regard to the structure, the unique character and authenticity of the structure & surrounding architectural conservation area would be diminished. By following the mitigation measures and quality control procedures listed above any potential negative impact from intervention to the structure will be well mitigated and set out in such a way that the risk will be controlled.

This structure holds a highly significant position within the present and historical context of Boyle town ACA. The original character of this structure and its historic use as a retail unit at lower level must be safeguarded whilst facilitating its use as part of the regeneration of Boyle town centre. The proposed works are paramount. Only critical sympathetic interventions are proposed to the 3 main building blocks. Access to the upper levels of the Boles of Boyle building will be primarily from Eaton lane which will further encourage engagement with the public quarters of the shambles yard entrance. Given the above, it is therefore my opinion that the proposed works will only have a positive effect on the character of the structure and the character of Boyle town centre ACA. The proposed works are vital in safeguarding the future of this structure and should stimulate similar conservation works within the Boyle town ACA. Not only does this project aspire to be an example of conservation best practice, but through

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regenerating a derelict town centre property and upgrading the performance of existing housing stock this project is firmly in line with Town centre living initiative (TCLI) targets and Sustainable energy authority of Ireland (SEAI) strategy for upgrade of existing housing stock. The proposed works have a firm eye on the future of Boyle town and are deemed to be suitably aligned with the objectives set out in Boyle local area plan.



Bridge Street, Boyle c.1960

