

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Lisnamult Community Enterprise Ltd,
C/O Anthony Doolan,
Chairperson,
Lisnamult,
Co. Roscommon.

Reference Number: DED 790
Application Received: 25th October 2024
Name of Applicant: Lisnamult Community Enterprise Ltd
Agent: Gaynor Architectural & Design Services Ltd

WHEREAS a question has arisen as to whether the construction of a 2.2m wide gravel walkway from Greenfield Creche to dressing room, club house & car park at Lisnamult, Roscommon Town, 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 Acts 2000 (as amended).
- (b) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.
- (c) Article 6 and 9 of the planning and Development Regulations 2001 as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended).
- (e) The planning history of the site.

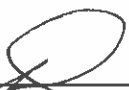
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development.
- (b) The construction of a 2.2m wide gravel walkway is deemed an exempted development.
- (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 – 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 construct a 2.2m wide gravel walkway from Greenfield Creche to dressing room, club house & car park at Lisnamult, Roscommon Town, Co. Roscommon, is development that is 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: 18th December 2024

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: Thursday 19 December 2024 08:59
To: Ignatius Gaynor
Subject: DED790
Attachments: DED790 - Notification of Decision.pdf

Dear Ignatius,

Please find attached Notification of Decision for the Section 5 Application submitted for Lisnamult Community Enterprise Ltd (DED790). Please note that a hard copy will be issued to the applicants today via registered post.

Wishing you a very Happy Christmas & all the best of 2025.

Kind 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 790
Re:	Application for a Declaration under Section 5 of the Planning and Development Act 2000, regarding Exempted Development permission to construct 2.2m wide gravel walkway from Greenfield crèche to dressing room, club house & car park.
Name of Applicant:	Lisnamult Community Enterprise Ltd
Location of Development:	Lisnamult, Roscommon Town, Co Roscommon.

WHEREAS a question has arisen as to whether the following works; permission to construct 2.2m wide gravel walkway from Greenfield crèche to dressing room, club house & car park 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 Acts 2000 (as amended);
- (b) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended
- (c) Article 6 and 9 of the planning and Development Regulations 2001 as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);
- (e) The planning history of the site

Site Location & Development Description

The proposed development is located in the townland of Lisnamult, Roscommon Town, Co Roscommon. The proposed is to construct a 2.2m wide walkway from Greenfield crèche to the existing club house and carpark. The proposed is within the zone of Recreation, Amenity and Open Space for the town.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European sites to the site of the proposed development are Ballinturly Turlough PNHA/SAC (Site Code 000588) which is located circa 3.6km to the south and Lough Ree PNHA/SAC (Site Code 000440) which is located circa 4.4km 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, recent planning history has been traced to the proposed site.

- 24/46 - Permission to construct all weather multi sport covered unit, associated site development works & services works - Conditional
- 22/665 - Permission to construct spectator stand alongside main soccer pitch and all associated site development works - Conditional
- 11/325 - to include relocation of existing main pitch, provision of Astro-turf playing surface and enclosure, provision of Running Track, erection of dressing room complex, provision of access roads and parking areas, connection to public services and all ancillary development - Conditional
- 09/688 - to raise roof over existing dressing rooms to two storey level to accommodate offices, ancillaries and staircase - Conditional

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 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies:

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

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,

Class 33 of Part 1 of Schedule 2: Exempted development -General

Class 33 of Part 1 of Schedule 2: Exempted development -General

Class 33 of Part 1 of Schedule 2: Exempted development -General

Class 33 of Part 1 of Schedule 2: Exempted development -General

Class 33 of Part 1 of Schedule 2: Exempted development -General

Class 33 of Part 1 of Schedule 2: Exempted development -General

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to construct 2.2m wide gravel walkway from Greenfield crèche to dressing room, club house & car park constitutes development, as outlined above at Lisnamult, Roscommon Town, Co Roscommon is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000 (as amended);
- (b) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended
- (c) Article 6 and 9 of the planning and Development Regulations 2001 as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);
- (e) The planning history of the site

AND WHEREAS I have concluded that:

- a) The works are development.
- b) The construction of a 2.2m wide gravel walkway is deemed an exempted development.
- 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.

and I recommend that a declaration to that effect should be issued to the applicant.

Signed: 

Date: 18th December 2024

Civil Technician



Signed:

Date: 18th December 2024

Senior Executive Planner





Comhairle Contae
Ros Comáin
Roscommon
County Council



Lisnamult Community Enterprise Ltd,
C/O Anthony Doolan,
Chairperson,
Lisnamult,
Co. Roscommon.

Date: 31st October 2024
Planning Reference: DED 790

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to construct 2.2m wide gravel walkway from Greenfield Creche to dressing room, club house & car park under the Planning & Development Act (Exempt Development) Regulations 2018 at Lisnamult, Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 25th 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. **L01/0/231307** dated 30th October 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 790**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
A/Senior Planner,
Planning Department.

cc agent via email: Gaynor Architectural & Design Services Ltd
gaynorarchitects@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

30/10/2024 12:36:04

Receipt No : L01/0/231307

LISNAMULT COMMUNITY
ENTERPRISE LTD
C/O IGNATIUS GAYNOR
GAYNOR ARCHITECTS
FALLON AVENUE
ROSCOMMON F42 W327

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED790	

Total :	80.00 EUR
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Tendered	
Cheque	80.00
004322	

Change :	0.00
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Issued By : Bernadine Duignan
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council



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, regarding Exempted Development

Name:	LISNAMULT COMMUNITY ENTERPRISE LTD
Address:	C/O ANTHONY DOOLAN CHAIRPERSON LISNAMULT ROSCOMMON
Name & Address of Agent:	TAMATHIS GAYNOR GAYNOR ARCHITECTS FALLOH AVENUE ROSCOMMON FAL 43LT
Nature of Proposed Works	PROPOSED 1.200 MET WIDE GRAVEL WALKWAY FROM GREENFIELD CRECHE TO DRESSING ROOMS + CLUB HOUSE CAR PARK
Location (Townland & O.S No.)	LISNAMULT: OS MAP 2550 SHEET 14
Floor Area	N/A
Height above ground level	N/A
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	N/A
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	N/A
Is proposed works located at front/rear/side of existing house.	SEE SITE LAYOUT PLAN NO 4

Roscommon County Council

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



Has an application been made previously for this site	YES
If yes give ref. number (include full details of existing extension, if any)	SEE P+D REF 24/46
Existing use of land or structure	COMMUNITY SPORTS AREA
Proposed use of land or structure	COMMUNITY SPORTS AREA
Distance of proposed building line from edge of roadway	N/A.
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No.

Signature:

Ignatius Gaynor

Date:

25th October 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



**Proposed gravel walkway
at
Lisnamult
Roscommon
for
Lisnamult Community Enterprise Ltd**

Sprcification :-

**Graver walkway from points X-Y on attached
Site drawing no 5**

Mark out line of walkway

Excavate to a depth of 200mm

Lay out Terram sheeting full length of walkway

Lay 150mm graded broken stone fully consolidated

Finish with 20mm 804 chippings compacted/rolled



**Fallon Avenue
Roscommon
Co. Roscommon
F42 W327**

090 6626974

Fax : 090 6627353

Mobile : 086 8115449

Email : gaynorarchitects@gmail.com



GAYNOR ARCHITECTURAL + DESIGN SERVICES LTD

ARCHITECTS



**Fallon Avenue
Roscommon
Co. Roscommon
F42 W327**

090 6626974

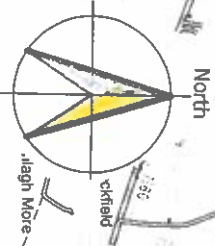
Fax : 090 6627353

Mobile : 086 8115449

Email : gaynorarchitects@gmail.com

Company Reg. No. 251041 VAT No. 8251041L

Email : rajwade@rajwadejournal.com



25 OCT 2024

Clostridium

Dermycalyx

Derwent

A detailed map of the village of Churich, showing its layout, surrounding fields, and a nearby river. The map includes labels for 'Churich' and 'River'.

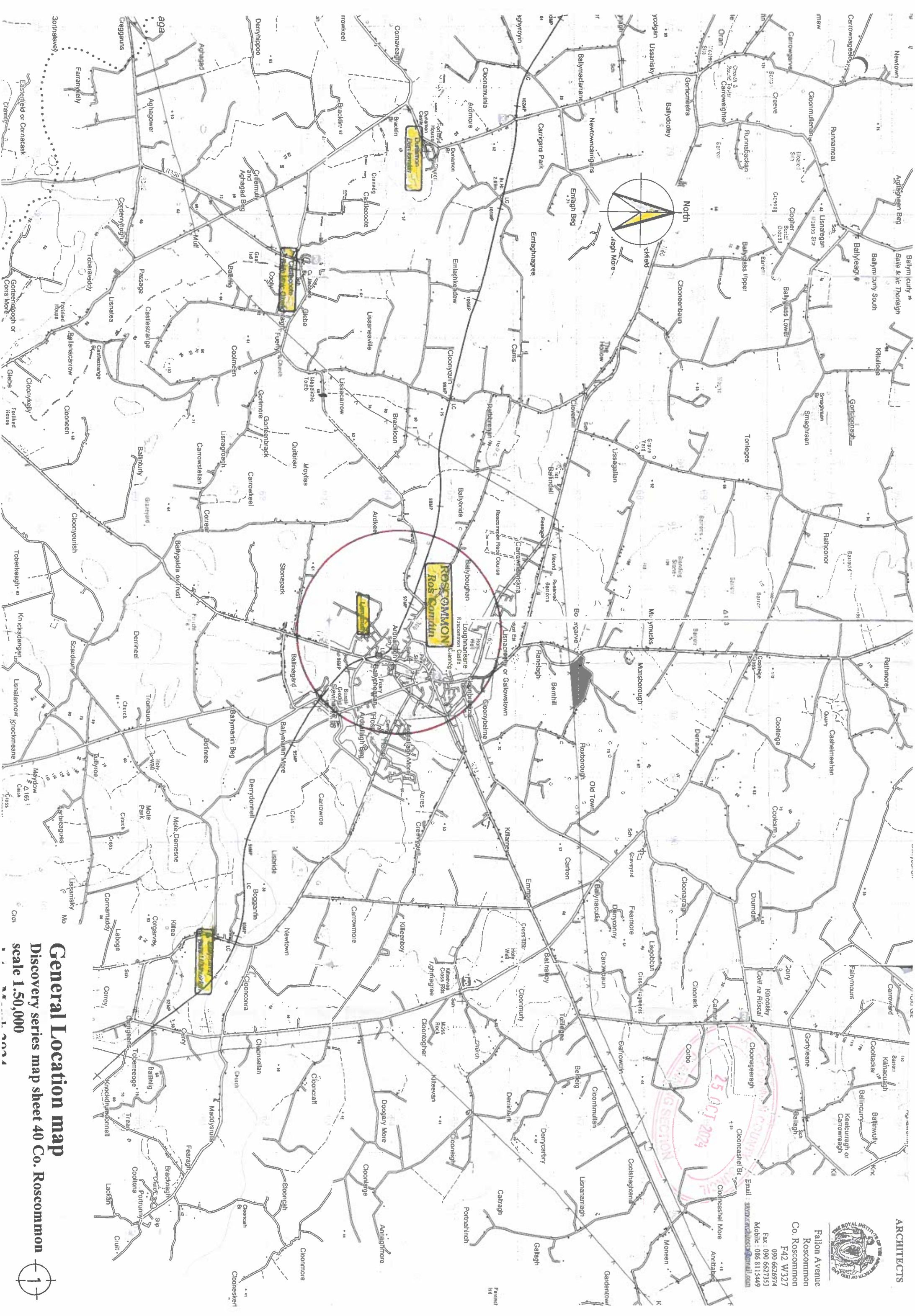
Mass
Rock
Killeevan

Chomskian

Maddysnula

Feara

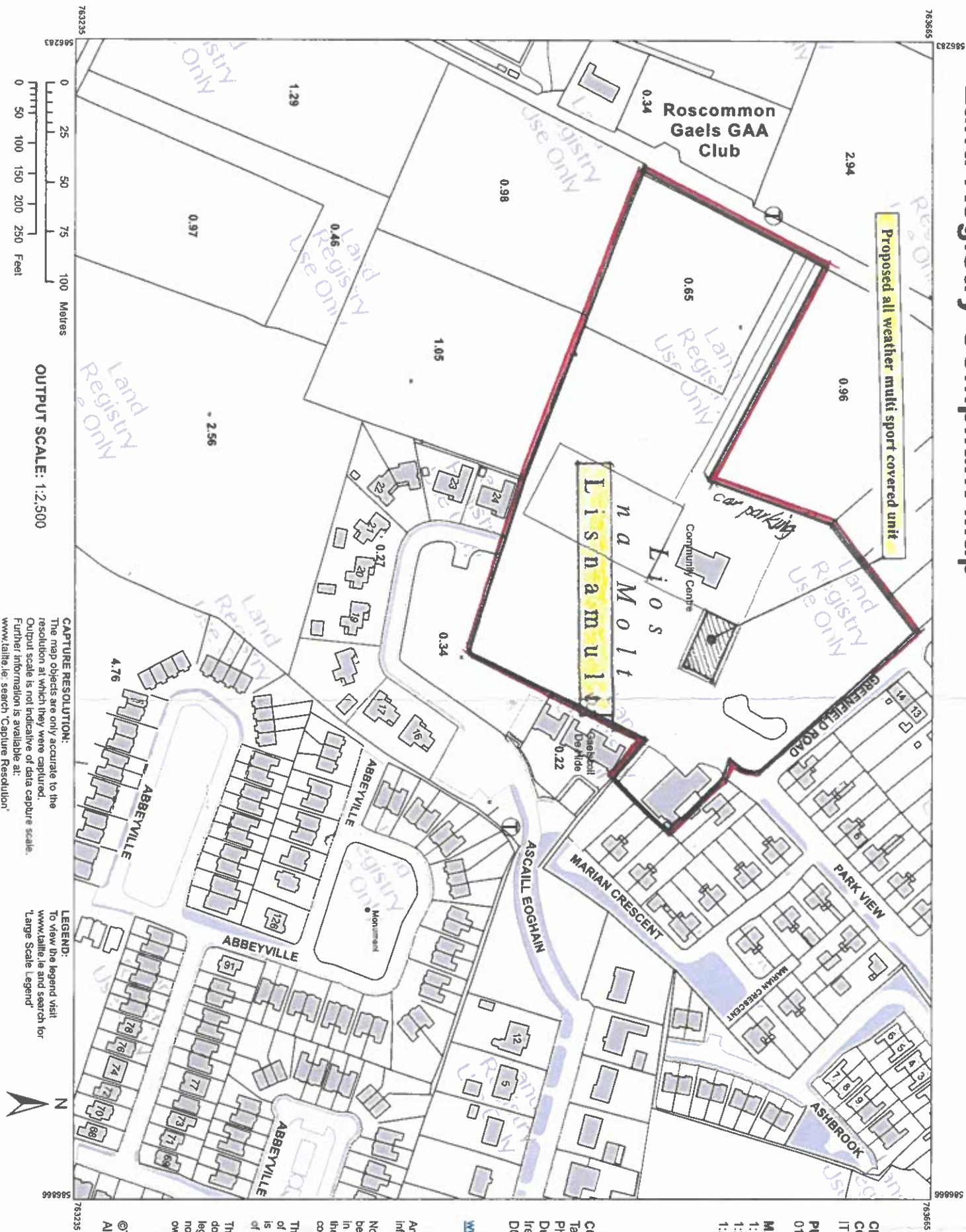
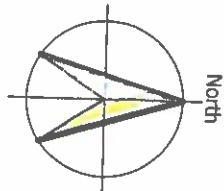
Discovery series map sheet 40 Co. Roscommon.





Fallon Avenue
Roscommon
Co. Roscommon
F42 W327
090 6626974
090 6627353
Fax : 090 6627353
Mobile : 085 8115449
Email : 23007@architects.ie

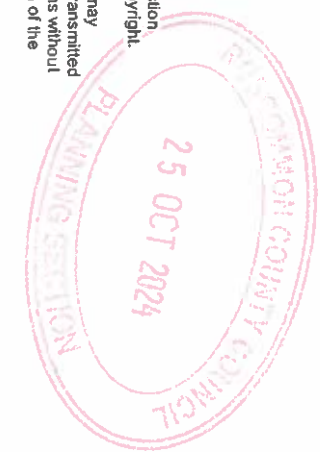
Land Registry Compliant Map



CENTRE
COORDINATES:
ITM 586575,763450
PUBLISHED: 01/03/2024
ORDER NO.: 50386409_1
MAP SERIES: 1:1,000 2550-14
1:2,500 2550-B
1:2,500 2550-D
MAP SHEETS:

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie



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Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'



OUTPUT SCALE: 1:2,500

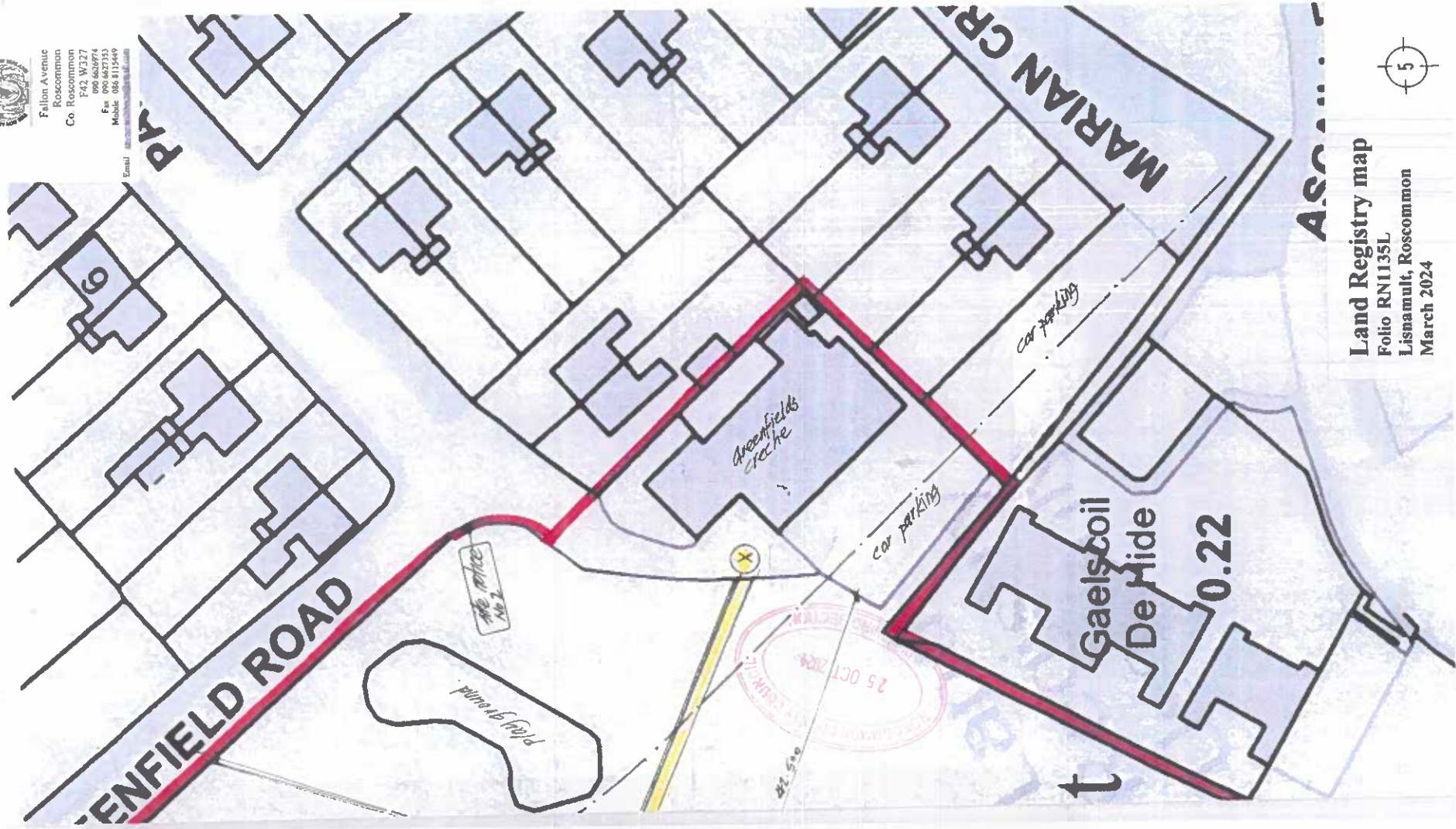
0 25 50 75 100 Metres
0 50 100 150 200 250 Feet

Site location map
OS Digital map 2550-B and D
scale 1:2500
March 2024





Fallon Avenue
Roscommon
Co. Roscommon
F42 W327
Tel: 090 4627353
Fax: 090 4627353
Mobile: 086 8115469
Email: info@gaynorarchitects.com



Land Registry map
Folio RN1135L
Lisnault, Roscommon
March 2024

