

**ROSCOMMON COUNTY COUNCIL**

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

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

**CHIEF EXECUTIVE'S ORDER**

Order No: PL/305/25

Reference Number: DED 806

Name of Applicant: Colin McDermott

Agent: James Lohan Consulting Engineers Ltd

**WHEREAS** a question has arisen as to whether the refurbishment a of derelict Public House, with works including 1) strip out walls, floors & ceilings; 2)install new ceiling joists and internal stud works, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the entire property; 5)install new windows & doors; 6)the roof will be refurbished, including re-slating the pitched roof and replacing the corrugated sheets; 7)second fix carpentry and paint and decorate internally & 8)install new floors at Corskeagh, Frenchpark, 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, and 4 of the Planning and Development Acts 2000 (as amended).
- (b) Article 10(6) of the Planning and Development Regulations 2001 (as amended).
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended).

**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The '*refurbish a derelict pub in accordance with the Planning and Development Act (Exempt Development) 2018, as per the Vacant Property Refurbishment Grant Croi Conaithe Towns Fund*' is development and is exempted development.

**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 refurbish a derelict Public House, with works including 1) strip out walls, floors & ceilings; 2)install new ceiling joists and internal stud works, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the entire property; 5)install new windows & doors; 6)the roof will be refurbished, including re-slating the pitched roof and replacing the corrugated sheets; 7)second fix carpentry and paint and decorate internally & 8)install new floors at Corskeagh, Frenchpark, 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:**

Signed:   
Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 12 March, 2025.

**ROSCOMMON COUNTY COUNCIL**  
**Chief Executive's Order requesting Further Information**  
**on Section 5 of the Planning & Development Act 2000 (as amended)**

Order No: PL/132/25

**Subject:** Planning & Development Act 2000 (as amended).  
Planning & Development Regulations 2001 (as amended).

**Applicant:** Colin McDermott

**Agent:** James Lohan Consulting Engineers Ltd.

**Ref No.:** DED 806

**Re:** WHEREAS a question has arisen as to whether the following works; for permission to refurbish a derelict Public House, works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists and internal stud works, plasterboard & skim; 3) re-wire the entire property; 4) re-plumb the entire property; 5) install new windows & doors; 6) the roof will be refurbished, including re-slating the pitched roof and replacing the corrugated sheets; 7) second fix carpentry and paint and decorate internally & 8) install new floors at Corskeagh, Frenchpark, Co. Roscommon., is or is not development and is or is not exempted development.

**ORDER:** By virtue of the powers vested in me by the Local Government Acts 1925 - 2024 and the Planning & Development Act 2000 (as amended), it is hereby ordered that Further Information in relation to the request for a Declaration on development and exempted development (Reference No. DED 806) be requested from the Applicant & the Agent.

Signed on the 4<sup>th</sup> February 2025.

  
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Alan O'Connell,  
Senior Executive Planner,  
Planning.