

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Colin McDermott,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Reference Number: DED 806
Application Received: 26th November, 2024
Name of Applicant: Colin McDermott
Agent: James Lohan Consulting Engineer

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:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 12th March, 2025

cc agent via email:

James Lohan Consulting Engineer Ltd
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.

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

Reference Number: DED 806

Name and Address of Applicant: Colin McDermott

AGENT: James Lohan Consulting Engineers Ltd.

WHEREAS a question has arisen as to whether to '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' at Corskeagh, Frenchpark, Co. Roscommon is or is not development and is or is not exempted development:

1.0 Introduction

NOTE: This report has been prepared following receipt of a response to the Planning Authority's request for further information. This report should be read in conjunction with the planning officers' original report of 20th January 2025 which amongst other matters details and considers:

- Development proposal and site assessment
- Relevant statutory provisions.

Further information requested: 20th January 2025

Further information response received: 27th February 2025

2.0 Planning Assessment following receipt of Further Information

Summary of issues on which further information was sought:

Item 1:

- a) A statement of compliance to demonstrate that the proposed apartments 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"

Assessment of further information received:

Item 1

A statement of compliance has been submitted which demonstrates that the proposed townhouse apartments 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.

I am satisfied that the nature of the works proposed to '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' and are within the parameter as set out under Article 10(6) exemption change of use from commercial to residential under the Planning & Development Act (Exempted Development) Regulations 2002 (S.I. 75 of 2002).

3.0 Recommendation

WHEREAS a question has arisen as to *'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 a material change of use and is or is not exempted development.

I have considered this question, and I have 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 I have concluded that

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

Signed:



Shane Winters
Executive Planner

Date: 11^h March 2025



Signed: _____
Alan O'Connell
Senior Executive Planner

Date: 11^h March 2025

Carmel Curley

From: Camila Zen <camila@jlce.ie>
Sent: Thursday 27 February 2025 14:36
To: Carmel Curley; James Lohan
Subject: Re: DED806 - Further Information Request
Attachments: DED 806- Response Letter.pdf; 24-516-FI RESPONSE.pdf

A Chara,

Thank you for your email.

Please find attached the response to the Further Information Request for DED Application 806 on behalf of Colin McDermott. Should you require any additional details, please do not hesitate to contact us.

Kind regards,
Camila

Camila Zen, Designer

B.Arch (Hons)

James Lohan Consulting Engineer Ltd,

Unit 5, Ballypheason House, Circular Road
Roscommon F42 C982
Ph: 090 663
4365

E: camila@jlce.ie

Web: www.jlce.ie



From: Carmel Curley <CCurley@roscommoncoco.ie>
Sent: Wednesday, February 5, 2025 10:18 AM
To: James Lohan <james@jlce.ie>; Camila Zen <camila@jlce.ie>
Subject: DED806 - Further Information Request

A Chara,

Please find attached Further Information Request Letter for DED Application 806 on behalf of Colin McDermott.

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](#)





RESPONSE TO FURTHER INFORMATION

Ref: DED806

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

Dear Planner

Further to the Further Information we received 04/02/2025, we hereby supply our FI response:

1. In order to determine if the proposed change of use falls within the parameters as set out in Article 10 (6) of the Planning and Development Regulation 2001, as amended please:

a) Demonstrate in the form of a statement of compliance detailing the floor area and dimensions of each room that the proposed dwellings comply with the minimum floor area requirements, minimum storage space requirements and the provision of open space as per the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities".

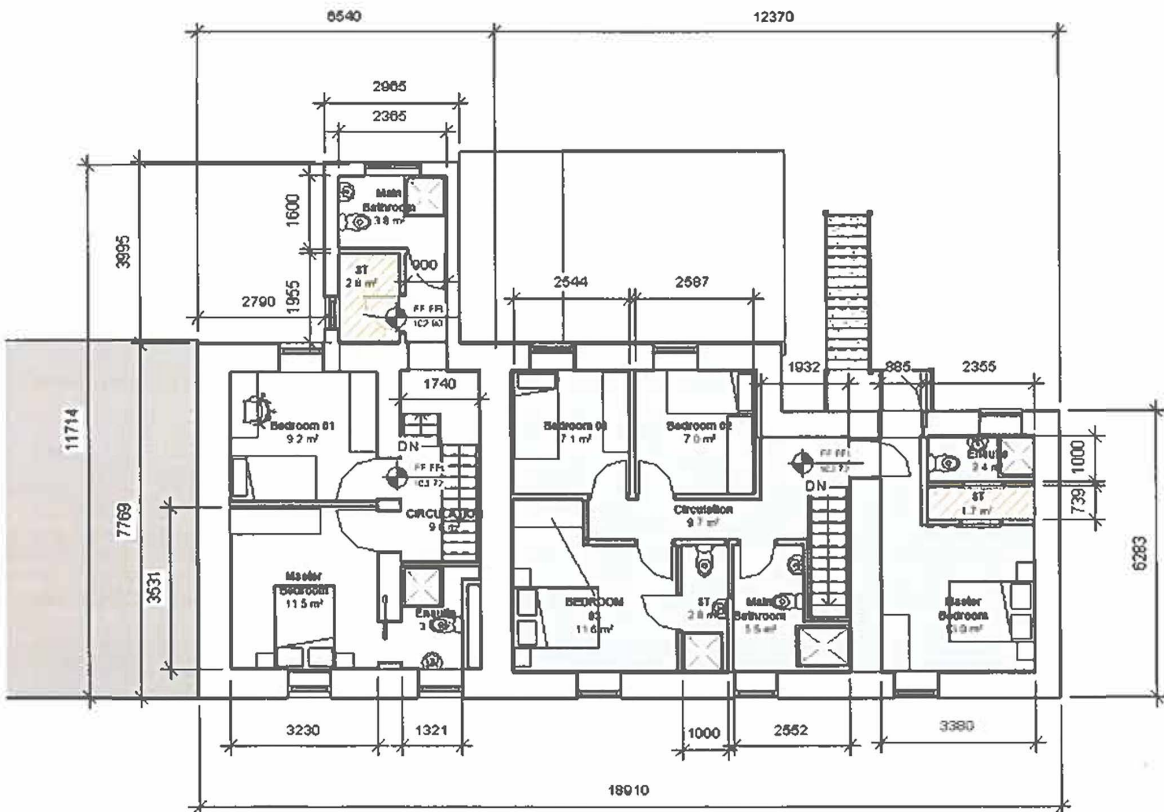
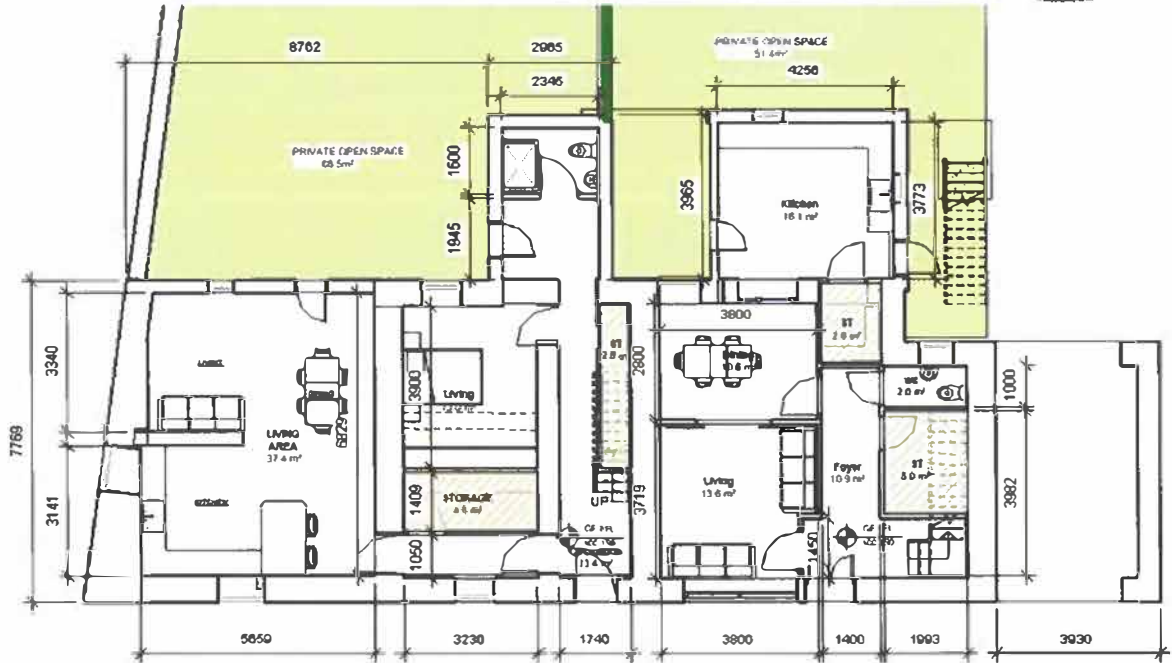
Response

In response to your request regarding floor area and storage compliance, please find attached the "Floor Area and Storage Compliance Table – Sustainable Urban Housing Standards" along with the updated floor plans. The design has been reviewed, and minor layout adjustments have been made to ensure it aligns with the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, issued under Section 28 of the Act.

I have created this compliance table to present all relevant data in accordance with these guidelines. The table is attached, now reflecting the updated elements.

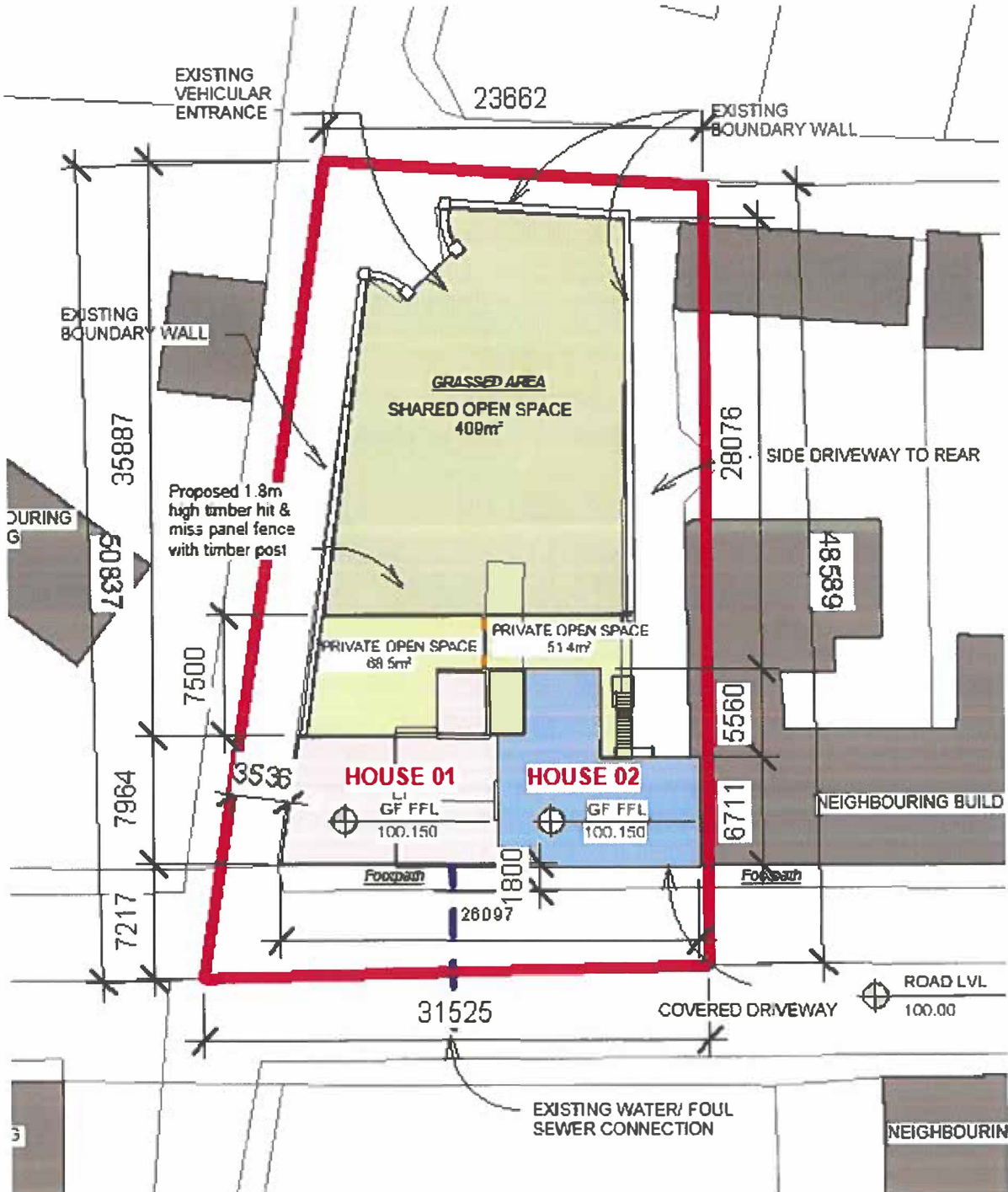
Units	No. Beds	Persons per Unit	Gross Floor Area Provided (sq m)	Gross Floor Area Required (sq m)	Aggregate Living Area Provided (sq m)	Aggregate Living Area Required (sq m)	Aggregate Bedroom Area Provided (sq m)	Aggregate Bedroom Area Required (sq m)	Storage Area Provided (sq m)	Storage Area Required (sq m)	Private Open Space Area Provided (sq m)	Private Open Space Area Required (sq m)
1	3	4	133.5	90	37.4	34	13+11.5+9.2=33.7	11.4+13+7.1=31.5	9.5	9	68.5	40
2	4	4	131	90	40.3	34	13+11.6+7.1+7=37.7	11.4+13+7.1=31.5	9.3	9	51.4	50

I have also revised the layout of the plans to enhance clarity, ensuring that storage areas are distinctly highlighted for easier identification.



STORAGE SPACE

Additionally, I've updated the site layout to illustrate the private open space belonging to the property.



I am also attaching the plan floors as a PDF in A3 size to ensure better visibility of both the drawings and dimensions.

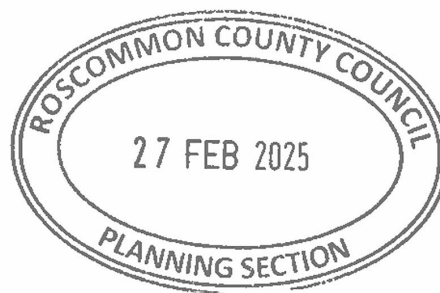
The client is committed to complying with all necessary requirements. We appreciate your review of the submitted information and remain available should any additional details or modifications be required.

I look forward to your response.

Kind Regards,



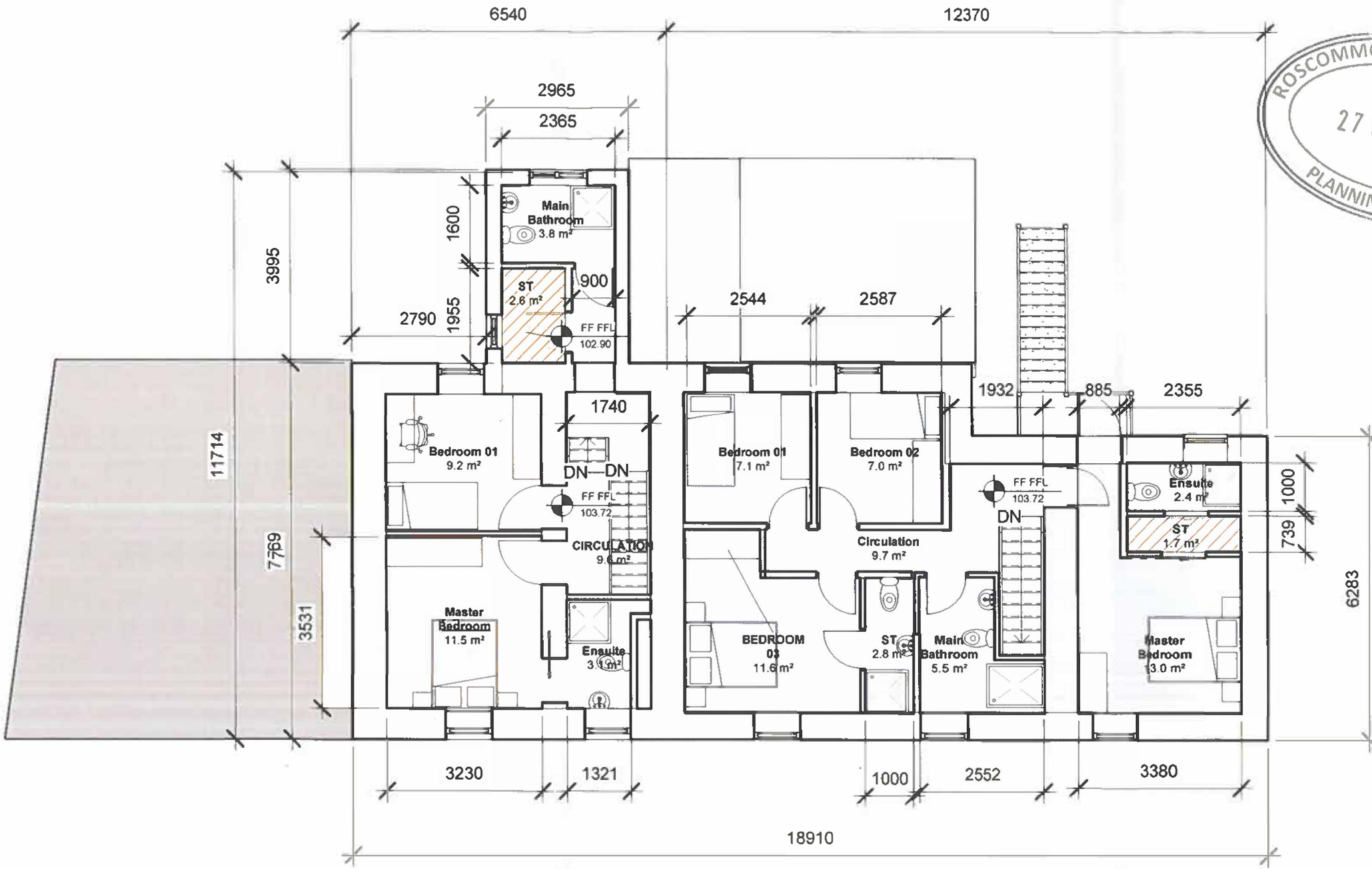
Camila Zen , B. Arch (Hons)



AREASCHEDULE

GROUND FLOOR AREA : 151.5m2
FIRST FLOOR AREA : 113.5m2
TOTAL AREA : 265.0m2

	HOUSE 01 - 02 BEDROOM - GROUND FLOOR	87.5m²		
	FIRST FLOOR	46.0m²		
	TOTAL AREA	133.50m²		
	HOUSE 02 - 04 BEDROOM - GROUND FLOOR	64m²		
	FIRST FLOOR	67m²		
	TOTAL AREA	131m²		



1 02- Proposed First Floor Plan
1 : 100

Units	No.Beds	Persons per Unit	Gross Floor Area Provided (sq.m)	Gross Floor Area Required (sq.m)	Aggregate Living Area Provided (sq.m)	Aggregate Living Area Required (sq.m)	Aggregate Bedroom Area Provided (sq.m)	Aggregate Bedroom Area Required (sq.m)	Storage Area Provided (sq.m)	Storage Area Required (sq.m)	Private Open Space Area Provided (sq.m)	Private Open Space Area Required (sq.m)
1	3	4	133.5	90	37.4	34	13+11.5+9.2=33.7	11.4+13+7.1=31.5	9.5	9	68.5	40
2	4	4	131	90	40.3	34	13+11.6+7.1+7=38.7	11.4+13+7.1=31.5	9.3	9	51.4	50

FURTHER INFORMATION

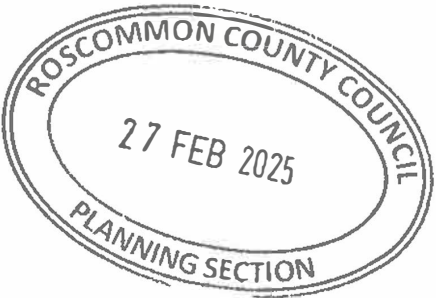
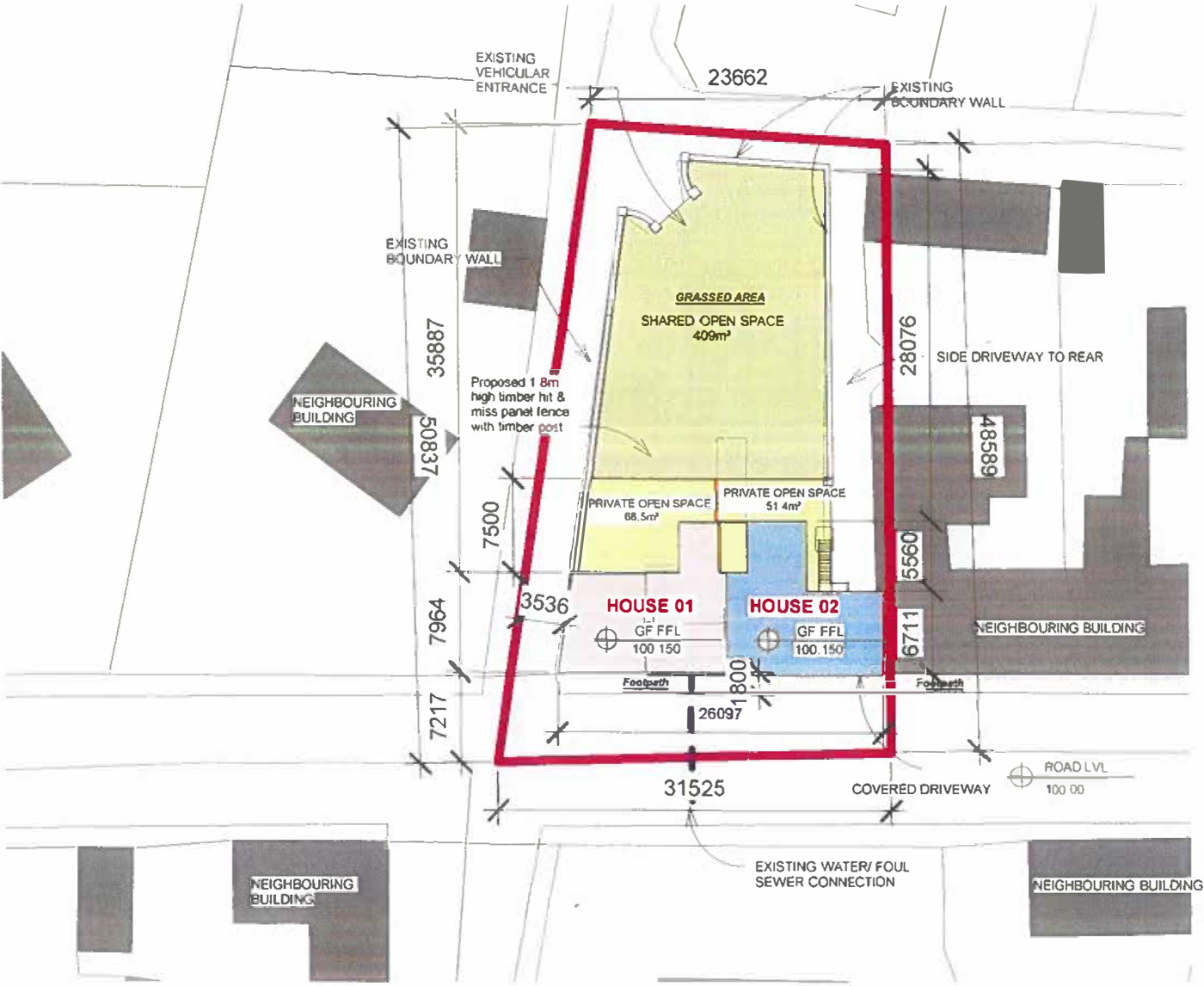
LEGEND

**SITE BOUNDARY OUTLINED
IN RED (0.135 HECTARES)**

OS MAPA 1979-A

LEGEND

- HOUSE 01 - 02 BEDROOM
- HOUSE 02 - 04 BEDROOM



① 0 Site Layout Plan
1 : 500



James Lohan
Planning & Design Consulting Engineers

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

**FURTHER
INFORMATION**

James Lohan

CLIENT: Colin McDermott
SITE: CORSEKEAGH FRENCH PARK CO. ROSCOMMON
JOB: EXEMPT DEVELOPMENT
DRAWING: Site Layout Plan

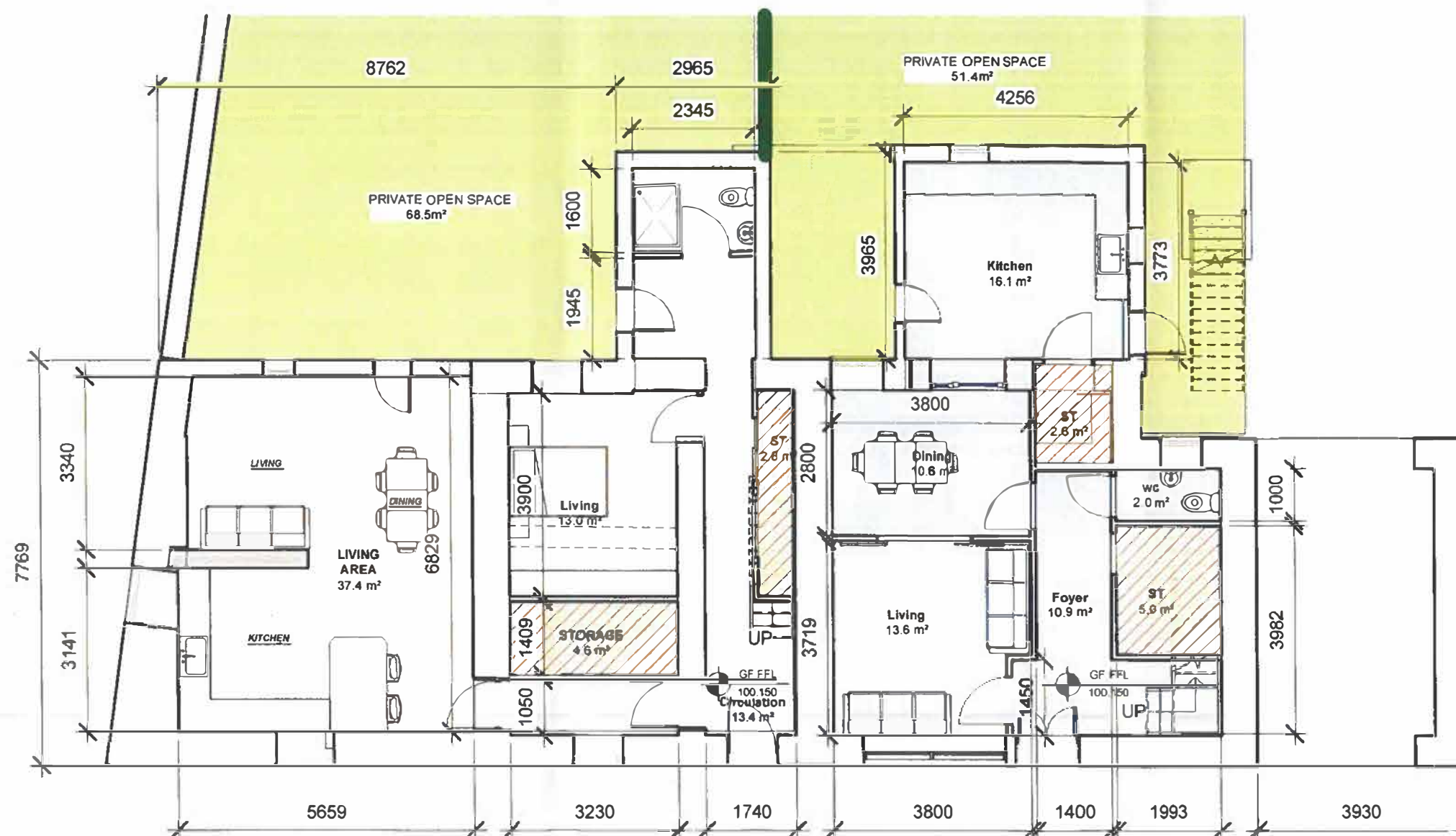
JOB No: 24-518-ED01
DATE: 24/02/2025
SCALE: As indicated @ A3
DESIGNED BY: C ZEN

AREASCHEDULE

GROUND FLOOR AREA : 151.5m²
 FIRST FLOOR AREA : 113.5m²
 TOTAL AREA : 265.0m²

	HOUSE 01 - 02 BEDROOM - GROUND FLOOR	87.5m ²
	FIRST FLOOR	46.0m ²
	TOTAL AREA	133.50m ²
	HOUSE 02 - 04 BEDROOM - GROUND FLOOR	64m ²
	FIRST FLOOR	67m ²
	TOTAL AREA	131m ²

 STORAGE



① 01-Proposed Ground Floor Plan
 1 : 100

Units	No. Beds	Persons per Unit	Gross Floor Area Provided (sq. m)	Gross Floor Area Required (sq. m)	Aggregate Living Area Provided (sq. m)	Aggregate Living Area Required (sq. m)	Aggregate Bedroom Area Provided (sq. m)	Aggregate Bedroom Area Required (sq. m)	Storage Area Provided (sq. m)	Storage Area Required (sq. m)	Private Open Space Area Provided (sq. m)	Private Open Space Area Required (sq. m)
1	3	4	133.5	90	37.4	34	13+11.5+9.2=33.7	11.4+13+7.1=31.5	9.5	9	68.5	40
2	4	4	131	90	40.3	34	13+11.6+7.1+7=37.7	11.4+13+7.1=31.5	9.3	9	51.4	50





Comhairle Contae
Ros Comáin
Roscommon
County Council



Colin McDermott,

Date: 4th February 2025
Reference: DED 806

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

Development: 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.

A Chara,

Further to your application received on the 26th November 2024 and in order for the Planning Authority to determine as to whether 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 the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. In order to determine if the proposed change of use falls within the parameters as set out in Article 10 (6) of the Planning and Development Regulation 2001, as amended please:
 - a) Demonstrate in the form of a statement of compliance detailing the floor area and dimensions of each room that the proposed dwellings comply with the minimum floor area requirements, minimum storage space requirements and the provision of open space as per the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities".

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 806**

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

Áras an Chontae, Roscommon, F42 VR98

T 090 6637100 F 090 6625599 E customerservice@roscommoncoco.ie

W roscommon.ie RoscommonCountyCouncil @roscommoncoco



cc agent via email: James Lohan Consulting Engineers Ltd.
james@jlce.ie

Carmel Curley

From: Carmel Curley
Sent: Wednesday 5 February 2025 10:18
To: James Lohan; Camila Zen
Subject: DED806 - Further Information Request
Attachments: DED806 - Further Request Letter.pdf

A Chara,

Please find attached Further Information Request Letter for DED Application 806 on behalf of Colin McDermott.

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 806

Name and Address of Applicant: Colin McDermott

AGENT: James Lohan Consulting Engineers Ltd.

WHEREAS a question has arisen as to whether to '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' at Corskeagh, Frenchpark, Co. Roscommon is or is not development and is or is not exempted development:

1.0 Site Location and Description

The subject site is located off the N5 National Primary road in the village of Frenchpark, Co. Roscommon and is within the Settlement Boundary of Frenchpark as part of the Roscommon County Development Plan 2022-2028. The application site consists of a two-storey building with annexes and a yard area to the rear of the site and a single storey lean-to annex adjoining to the east (all within land folio number RN11941). The structure is currently vacant and in a derelict condition.

The proposed DED application relates to the refurbishment of the existing structure to create two new residential houses.

2.0 Planning History

PD/23/60031: Application withdrawn at Further Information stage for permission to construct one block of semi-detached dwelling houses along with connection to all services and all site ancillary development works such as works to boundary walls, entrance, road and footpath. (Application relates to the rear of the site).

PD/05/831: Permission granted (subject to 28 conditions) for the retention of a public house façade wall and demolition of all buildings to rear of site. Also, planning permission to construct 3 no. ground floor shop units with 4 no. apartments above at first floor, with 4no. car park space and delivery access to the rear. Also, the construction of 2no. mews houses with 2no. car spaces each.

Pre-planning Meetings (S.247)

Reference No.: 4329

Nature of the proposal: Change of use of building from commercial to apartments and demolish lean to/garage attached to building. Construct two dwellings to the rear (similar to dwellings in the Fair Green housing estate).

Summary of Meeting:

- Principle of development: No objection to bringing the existing building back into use, concerns relate to the two proposed dwellings in a village context – overdevelopment of the site – low density required.

- Concerns relate to the proposal of two dwellings which is considered to be overdevelopment in the context of Frenchpark village. One dwelling may be acceptable depending on siting and design (not submitted).
- The applicant is proposing a change of use of public house to apartments under the exempted development provision, advised any proposal needs to provide for open space and minimum standards.

3.0 Relevant Legislation

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

- a) Sections 3, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Article 6 of the Planning and Development Regulations 2001 (as amended).
- c) Part 4 of Schedule 2 of the 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 on site.

Planning and Development Act, 2000 (as amended)

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.

(3) For the avoidance of doubt, it is hereby declared that, for the purposes of this section, the use as two or more dwellings of any house previously used as a single dwelling involves a material change in the use of the structure and of each part thereof which is so used.

Section 4 (2)

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

Planning and Development Regulations, 2001 (as amended)

Article 10 (6)

(a) In this sub-article—

“relevant period” means the period from the making of these Regulations until 31 December 2021.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3 or 6 of Part 4 to Schedule 1.

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—

(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, and

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

(d) (i) The development is commenced and completed during the relevant period.

(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

(e) (i) Where a person proposes to undertake development to which sub-paragraph (b) relates, then he or she shall accordingly notify the planning authority in whose functional area that the change of use concerned will occur in writing at least 2 weeks prior to the commencement of the proposed change of use and any related works.

(ii) Details of each notification under subparagraph (i), which shall include information on—

(I) the location of the structure, and

(II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit,

shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.

(iii) During the years 2019, 2020, 2021 and 2022, each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

4.0 Planning Assessment

The question to be determined in this Section 5 declaration is whether the **'refurbish derelict pub in accordance with the Planning and Development Act (Exempt Development) 2018, as per the Vacant Property Refurbishment Grant Croi Conaithe Towns Fund' at Corskeagh, Frenchpark, Co. Roscommon** consists of a material change of use and is or is not exempted development. Having considered the definition of "development" outlined above, would deem that the proposal constitutes a material change of use and is therefore development.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. The proposed does not fall within any of the categories identified in this section. I am satisfied that the development in question is not considered to be exempted development under the provisions of the Planning & Development Act, 2000 as amended.

This Section 5 application relates to the refurbishment of the existing building to develop two new residential dwellings with the last permitted uses under PD/05/831 including residential use (2no. mews houses over both floors) and commercial use (3no. shop units) on the ground floor and residential accommodation on the first floor (4no. two bed apartments).

It is noted that prior to the grant of permission under PD/05/831, the subject building was denoted as a public house on the ground floor with residential accommodation overhead as per the plans/drawings submitted under the stated planning application.

Having inspected the site on 14th January 2025 and reviewed historical imagery on Google Maps Streetview, it appears the granted planning permission was not activated within the expiry date, i.e. 15th February 2011. I am satisfied therefore that the property was last used as a public house (ground floor) with the first floor already used for residential accommodation.

The applicant is proposing to convert the subject property into 2no. two storey houses. The proposed floor plans illustrates House 01 comprises of a two bedroom dwelling (133.50sq.m total area) and House 02 comprising of a four bedroom dwelling (131sq.m total area).

The applicant has listed the proposed renovation/conversion works including to install new windows and doors, re-slating and replacing the corrugated sheets on the existing roof and further renovation works to the structure internally.

It would appear that for the most part the proposal complies with Article 10(6) as the stated use falls within Class 12 of the Planning and Development Regulations 2001, as amended. However a statement of compliance in relation to the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities” is required and clarification in relation to the provision of open space in order to conclusively determine if the proposed change of use falls within the parameters as set out in Article 10(6).

Environmental Considerations

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located c.1.1km away from Cloonshanville Bog SAC (Site Code: 000614). Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to and distance from any sensitive location, there is no real likelihood of significant effects on the conservation objectives of any European site arising from the proposed development and not of a nature set out in Article 9 (1)(a) of the Planning and Development Regulations 2001 as amended.

Architectural /Archaeological Heritage

As per a review of Roscommon County Council’s Geographic Information Systems, the subject site is directly adjoining another building to the west, namely J. Corcoran’s, which is listed as a Record of Protected Structure (Registration No. 01500400) and listed on the National Inventory of Architectural Heritage (Registration no. 31808005).

The nature of the proposed works to the subject property would not materially affect the character of the structure or any element of the adjoining structure, referred to in section 57(1)(b) of the Act, of the structure.

5.0 Recommendation


Request for further information.

1. In order to determine if the proposed change of use falls within the parameters as set out in Article 10 (6) of the Planning and Development Regulation 2001, as amended please:
 - a) Demonstrate in the form of a statement of compliance detailing the floor area and dimensions of each room that the proposed dwellings comply with the minimum floor area requirements, minimum storage space requirements and the provision of open space as per the “Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities”.

Signed:


Shane Winters
Executive Planner

Date: 20th January 2025


Signed: _____
Alan O’Connell
Senior Executive Planner

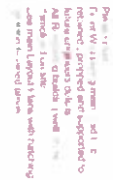
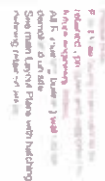
Date: 20th January 2025







831-05



EXISTING FIRST FLOOR PLAN LAYOUT
SCALE 1"=100'

[illegible]

Existing Ground & First Floor Plan Layouts

ATLANTIC ARCHITECTS LTD



05-831

100mm blackwork with 20mm tender (monochrome)
100mm Candy with 10mm blackwork
to part 1, building regulations
100mm everest blackwork plastered
Vaterra

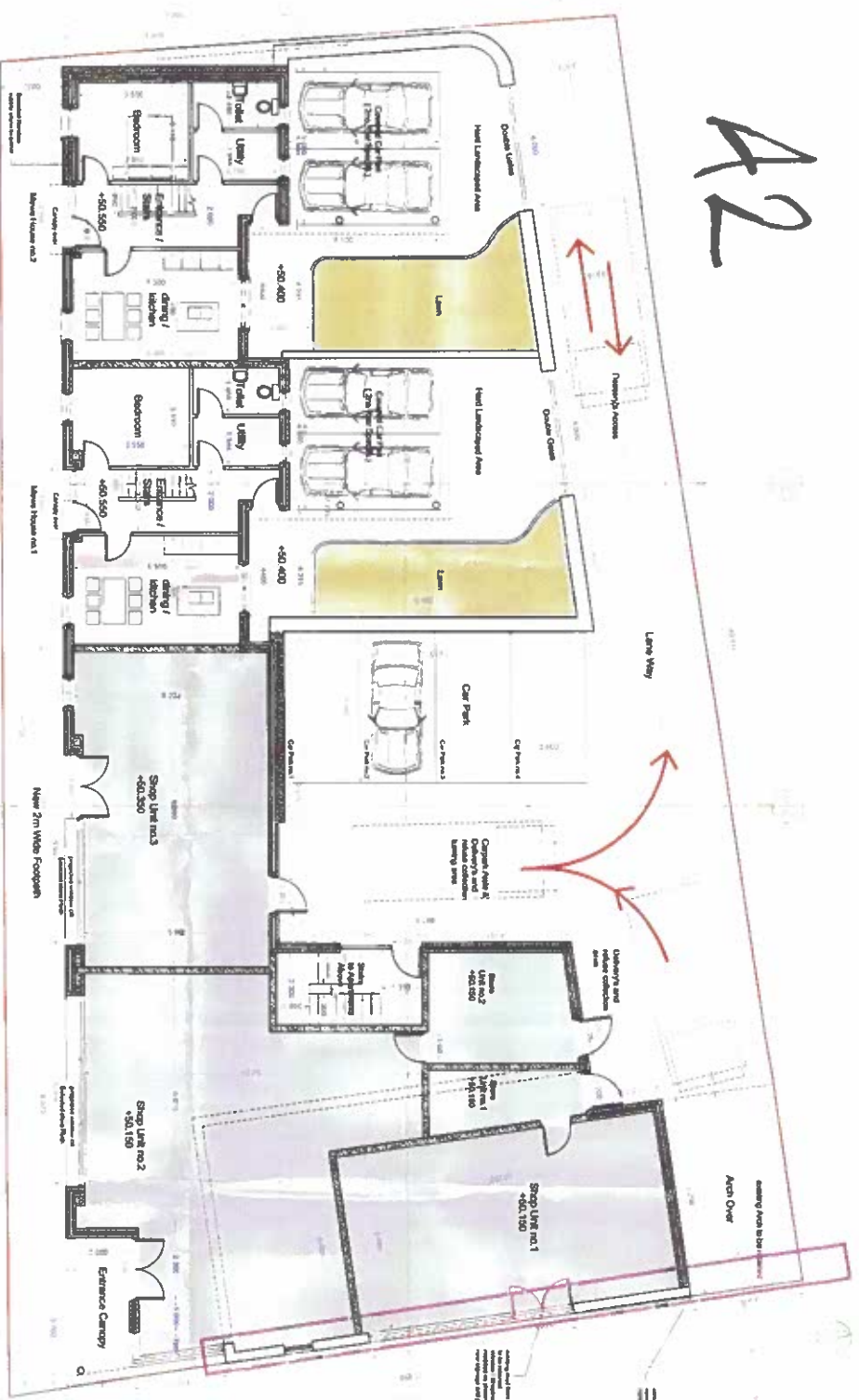
Please Note:
Please refer to 280700 for all latest info over all operations and drawings.



FROM : 1000

News House no. 1 •

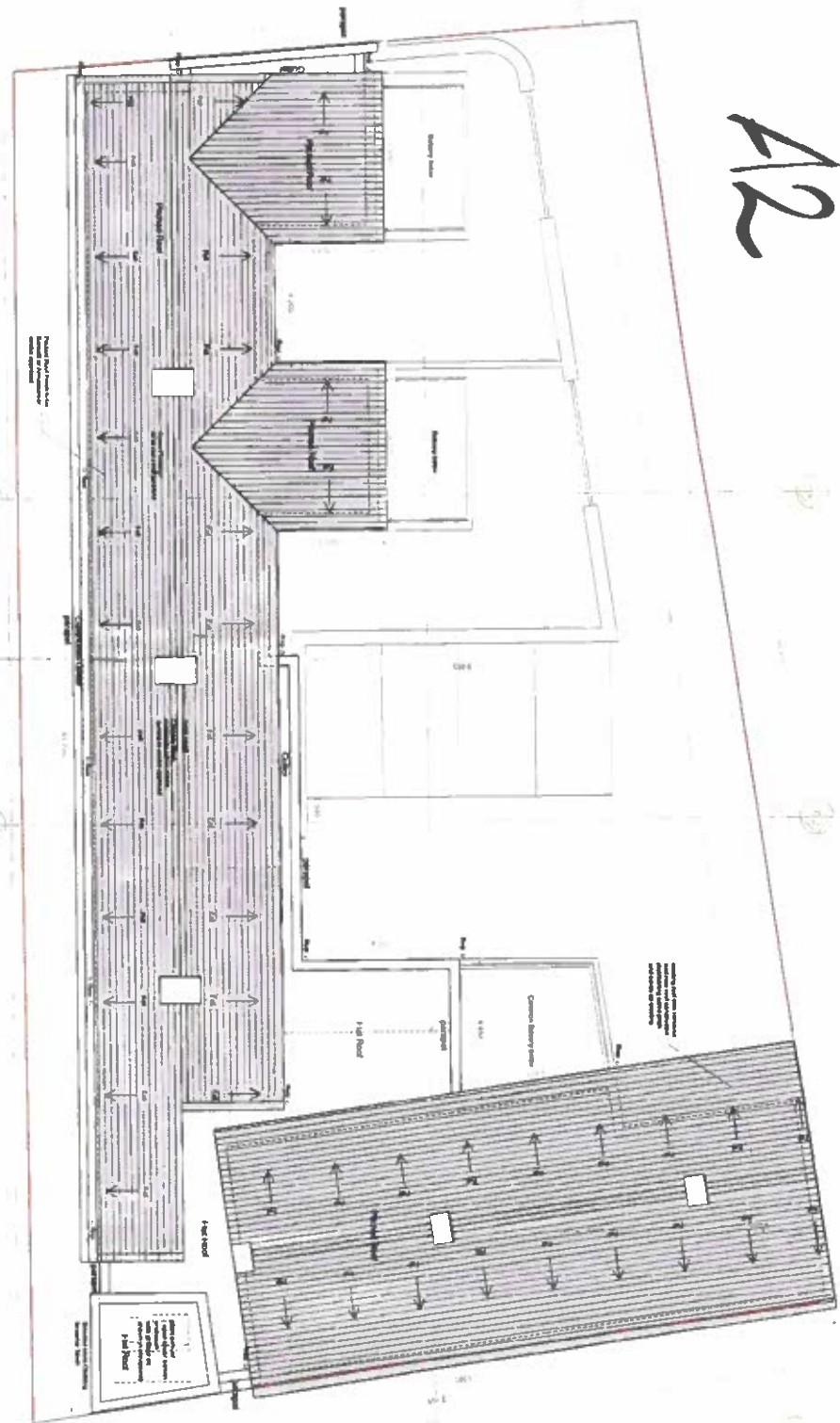
- Shed Unit no.3 = 80 sqm
Ground Floor Footprint = 80 sqm
- Solution no.1 =
Ground Floor Footprint = 10 sqm
First Floor Lobby = 17 sqm
- Apartment no.1 =
First Floor Footprint = 63 sqm
Bathery = 7 sqm
- Apartment no.2 =
First Floor Footprint = 55 sqm (2 bed)
- Apartment no.3 =
First Floor Footprint = 62 sqm (2 bed)
- Apartment no.4 =
First Floor Footprint = 62 sqm (2 bed)
- Bathery = 14 sqm
- Bedroom lobby for apartments 2,3 = 16 sqm



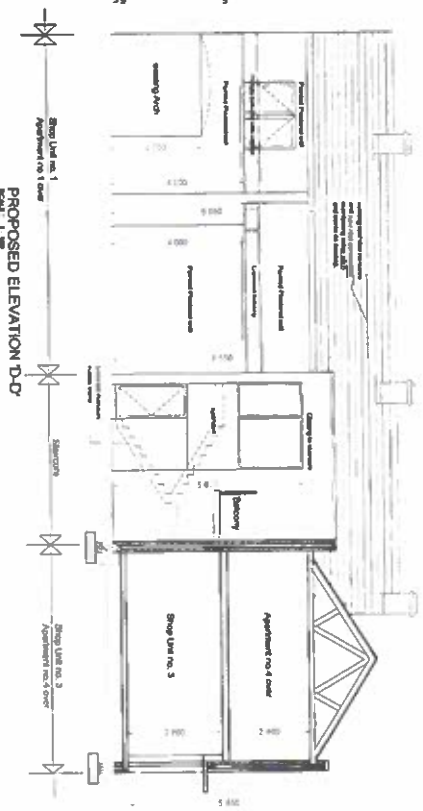
A12

ROOF PLAN LAYOUT

Scale: 1/8" = 1'-0"



Notes:
 1. Roof Pitch 12/12
 2. Roof Pitch 10/12
 3. Roof Pitch 8/12



PROPOSED ELEVATION D-D'

Scale: 1/8" = 1'-0"

Key Plan

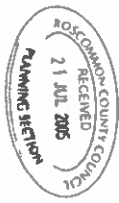


Notes:

1. All roof pitches are to be verified by the contractor.
 2. The roof pitch of the main roof is 12/12.
 3. The roof pitch of the side roof is 10/12.
 4. The roof pitch of the end roof is 8/12.
 5. The roof pitch of the main roof is 12/12.
 6. The roof pitch of the side roof is 10/12.
 7. The roof pitch of the end roof is 8/12.
 8. The roof pitch of the main roof is 12/12.
 9. The roof pitch of the side roof is 10/12.
 10. The roof pitch of the end roof is 8/12.

PLEASE NOTE:

1. All roof pitches are to be verified by the contractor.
 2. The roof pitch of the main roof is 12/12.
 3. The roof pitch of the side roof is 10/12.
 4. The roof pitch of the end roof is 8/12.
 5. The roof pitch of the main roof is 12/12.
 6. The roof pitch of the side roof is 10/12.
 7. The roof pitch of the end roof is 8/12.
 8. The roof pitch of the main roof is 12/12.
 9. The roof pitch of the side roof is 10/12.
 10. The roof pitch of the end roof is 8/12.



05-831

Proposed Roof Plan Layouts & Elevation

Tom Coyte

Atlantic Architects Ltd

1000 Highway 100, Suite 100, St. John's, NL A1B 1X1

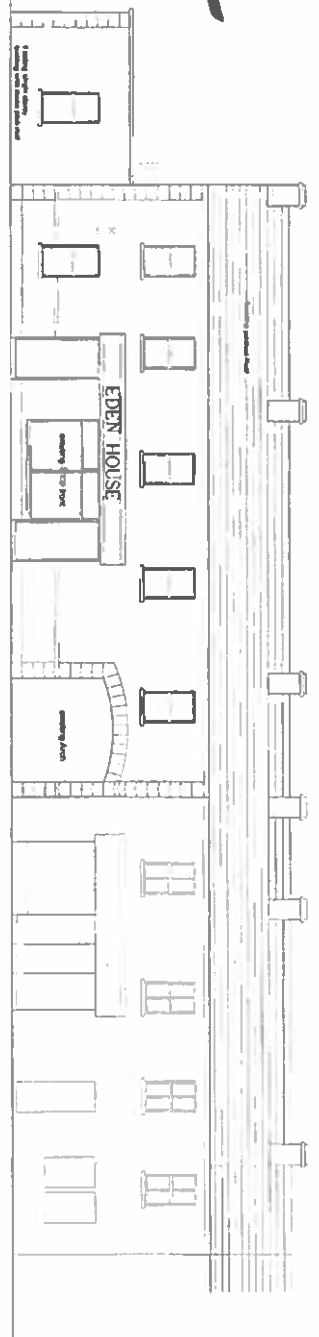
Phone: (709) 576-1111

Fax: (709) 576-1112

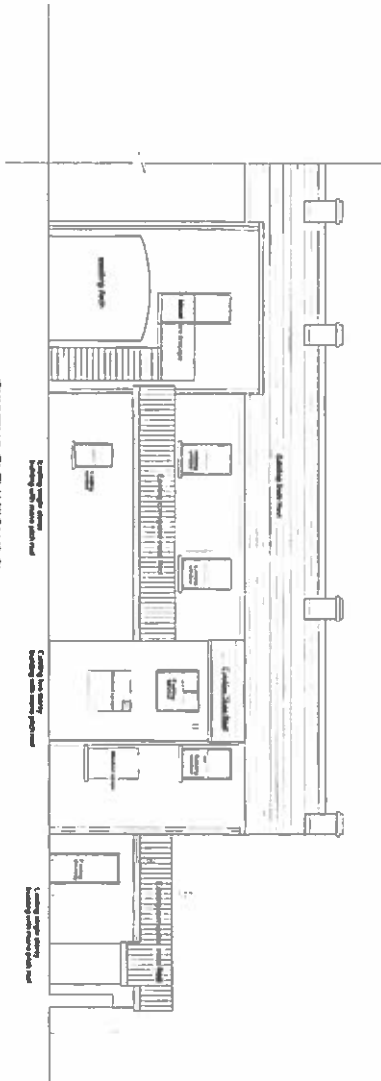
Email: info@atlanticarchitects.com

Website: www.atlanticarchitects.com

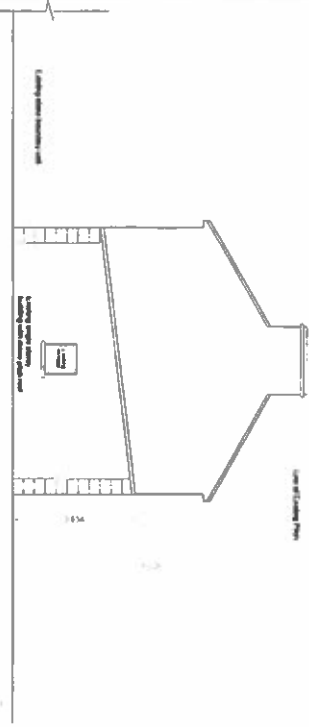
A2



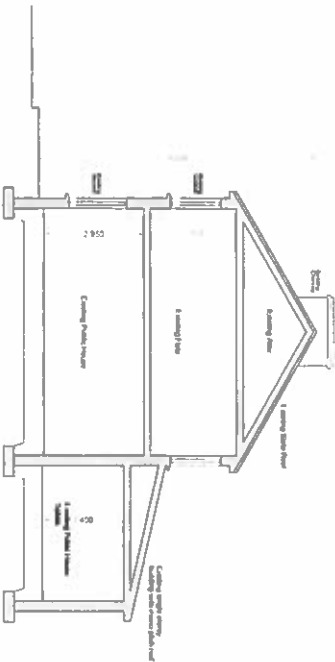
EXISTING ELEVATION 1-1'
SCALE: 1:100



EXISTING ELEVATION 2-2'
SCALE: 1:100



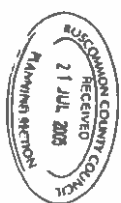
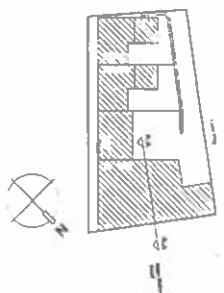
EXISTING ELEVATION 3-3'
SCALE: 1:100



EXISTING SECTION A-A'
SCALE: 1:100

Please Note:
Please also refer to photographs
attached of existing Eden House.

Key Plan



05 831

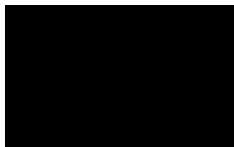
Proposed Mixed Development Existing Buildings & Section Tom Coyle ATLANTIC ARCHITECTS LTD 100-102, The Arcade, Limerick, Ireland Tel: 021 454 1111 Email: info@atlanticarchitects.com		Date: 21/07/2015 Drawn: [Signature] Checked: [Signature] Scale: 1:100 Sheet: 27 of 28
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Comhairle Contae
Ros Comáin
Roscommon
County Council



Colin McDermott,



Date: 3rd December 2024
Planning Reference: DED 806

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

Development: Permission for the refurbishment of a derelict pub with works including: 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud work, plasterboard & skim; 3)rewire 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, paint & decorate internally; 8)install new floors under the Planning & Development Act (Exempt Development) Regulations 2018 at Corskeagh, Frenchpark, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 26th November 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. L01/0/231777 dated 28th November 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 806**
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: James Lohan Consulting Engineer
james@jlce.ie

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

28/11/2024 11:36:57

Receipt No.: L01/0/231777

COLIN McDERMOTT
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
UNIT 5 BALLYPHEASON HOUSE
CIRCULAR ROAD
ROSCOMMON

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 806	

Total	80 00 EUR
-------	-----------

Tendered	
Cheque	80 00
500372	

Change	0 00
--------	------

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

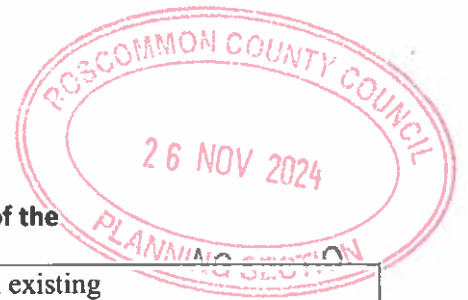
Application for a Declaration under Section 5 of the

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

Name of Applicant(s)	Colin Mc Dermott
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict PUB in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	CORSKEAGH, FRENCHPARK, CO. ROSCOMMON O.S No. 1979-A XY: 573263, 791114 Townland Corskeagh
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>265 Sqm</u>
Height above ground level:	Floor level- between 100 mm – 250 mm above ground level (Ridge height existing 8295 mm above ground level)
Total area of private open space remaining after completion of this development	0.135 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to Roof Existing Corrugated Roofing Sheets

Roscommon County Council

Application for a Declaration under Section 5 of the



Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Map Plaster to match existing
Is proposed works located at front/rear/side of existing house.	N/A
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	Existing derelict PUB Vacant more than 2 years
Proposed use of land or structure	Refurbishment of the existing structure to create two new residential houses.
Distance of proposed building line from edge of roadway	Existing -1.80 from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Sewer Connection

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

Signature: 

Date: 26/11/2024.

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

Planning Dept,
Roscommon Co.Co.
Aras An Chontae,
Roscommon.



Detailed Specification Of The Development Proposed


Ref: Colin Mc Dermott for Property at CORSKEAGH, FRENCHPARK, CO. ROSCOMMON

The property is being stripped back to its original structure and will be renovated and converted into two residential dwelling houses. The works involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Re-wire the entire property.
4. Re-plumb the entire property.
5. Install new windows and 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.

Kind Regards

Camila Zen



26/11/2024

James Lohan Consulting Engineer Ltd,
Unit 5, Ballypheason House, Circular Road
Roscommon F42 C982



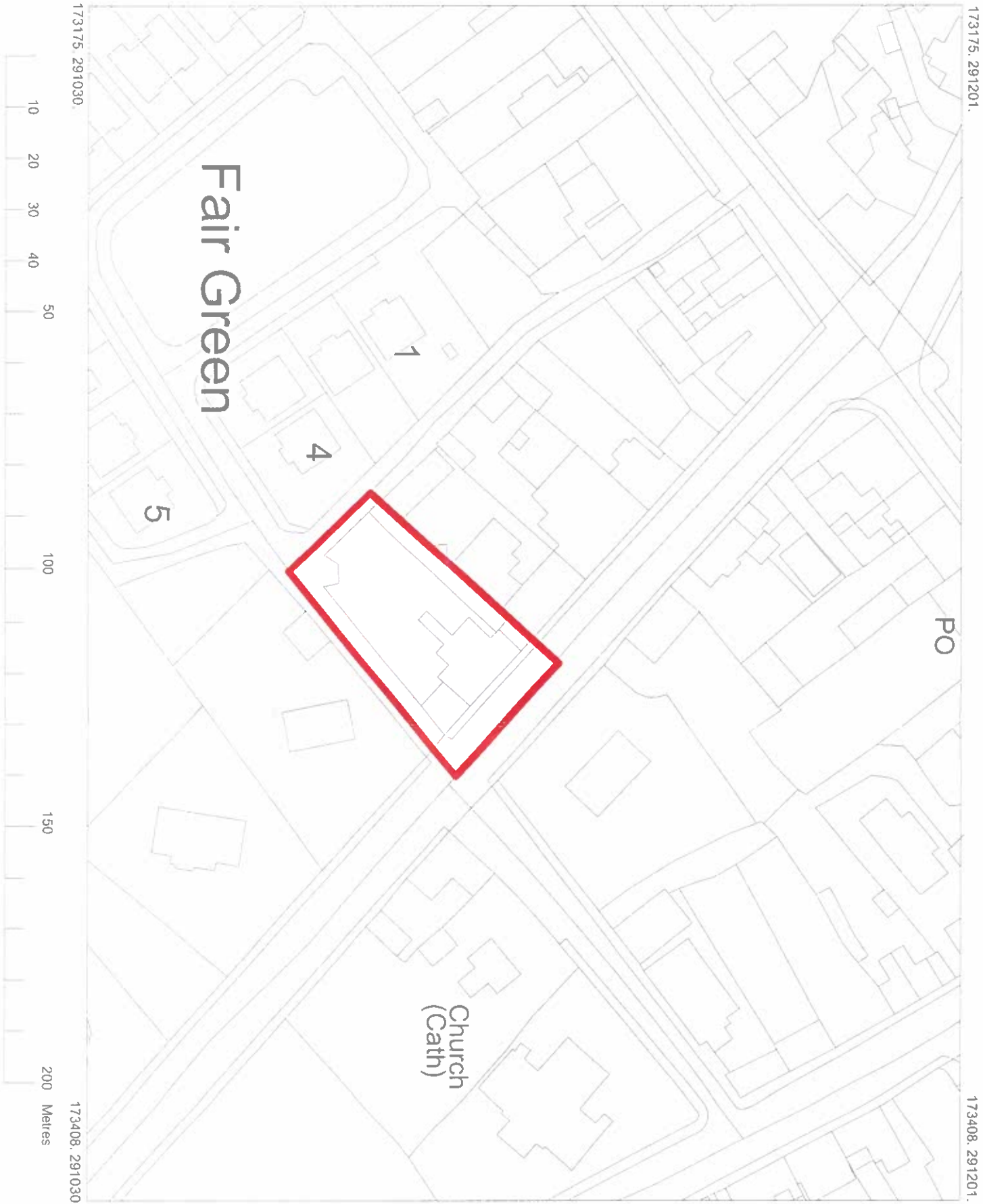
SITE ADDRESS:
CORSKEAGH
FRENCHPARK
CO. ROSCOMMON

LEGEND

— SITE BOUNDARY OUTLINED
IN RED (0.135 HECTARES)
OS MAPA 1979-A



NATIONAL MAPPING DIVISION OF TAILTE ÉIREANN
CYAL50358888
COPYRIGHT LICENCE



1 Site Location Plan
1 : 1000

**EXEMPT
DEVELOPMENT**

 James Lohan Civil Engineering Architectural Design Surveying		Unit 5, Brynhaven House, Roscommon F20C982	Enr: 061 000104 Tel: (000) 651415
CLIENT: Colin Mc Dermott		JOB NO: 24510-ED01	DATE: 25/11/2024
SITE: CORSKEAGH FRENCHPARK CO. ROSCOMMON		DRAWING: Site Location Plan	REV: 0150400 BY CZEN

LEGEND

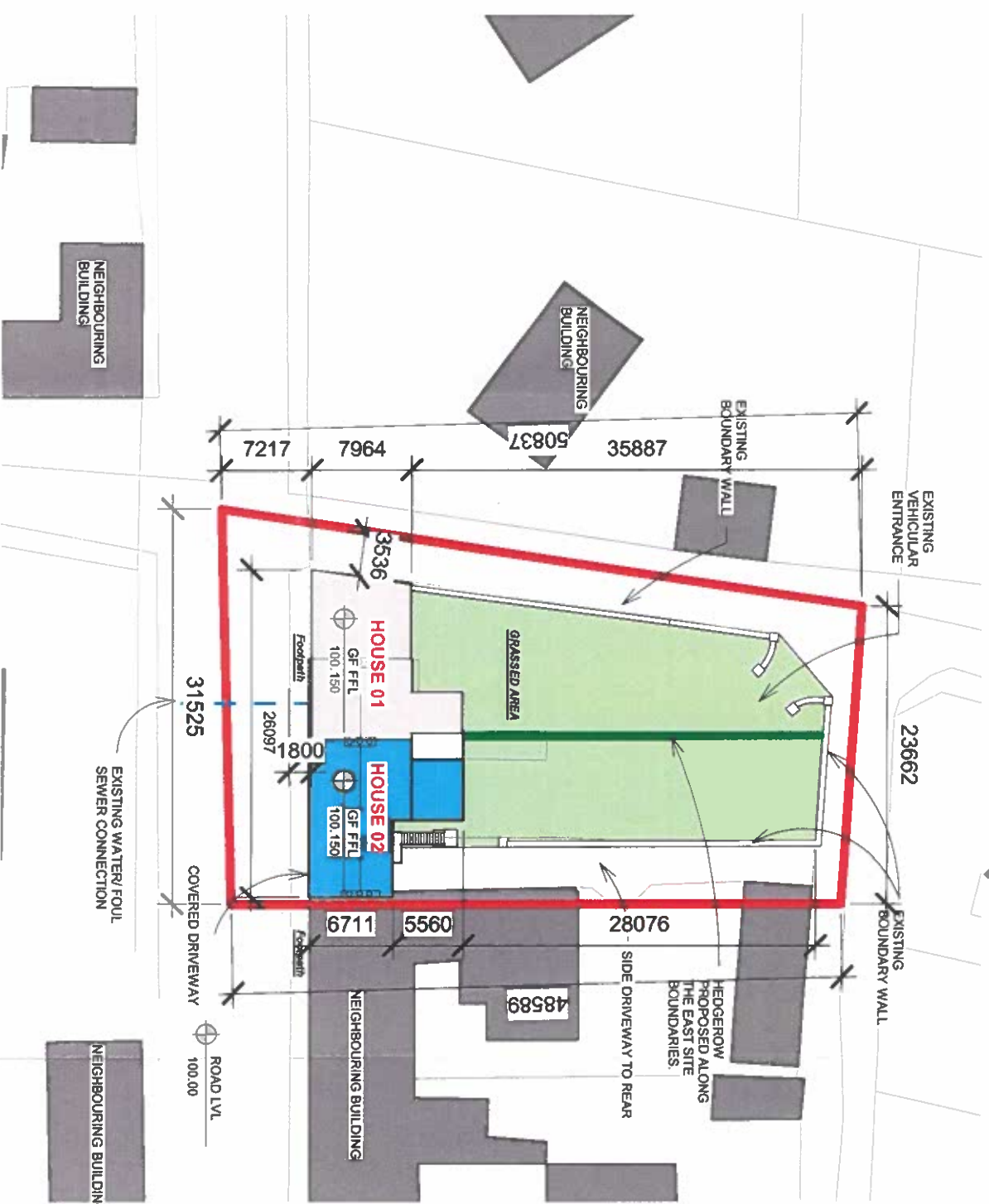
**SITE BOUNDARY OUTLINED
IN RED (0.135 HECTARES)**

OS MAPA 1979-A

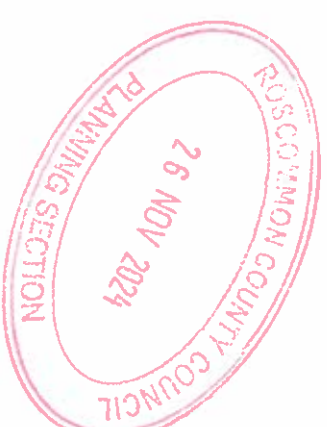
LEGEND

HOUSE 01 - 02 BEDROOM

HOUSE 02-04 BEDROOM



1 0 Site Layout Plan
1 : 500



James Lohan
Planning & Design Consulting Engineers

DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FOLD-OUT DIMENSIONS
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS: MEET SKI SKETCH DESIGN PER PRELIMINARY F1 FOR TENDER F2 FOR CONSTRUCTION. SS SUPPLEMENTED

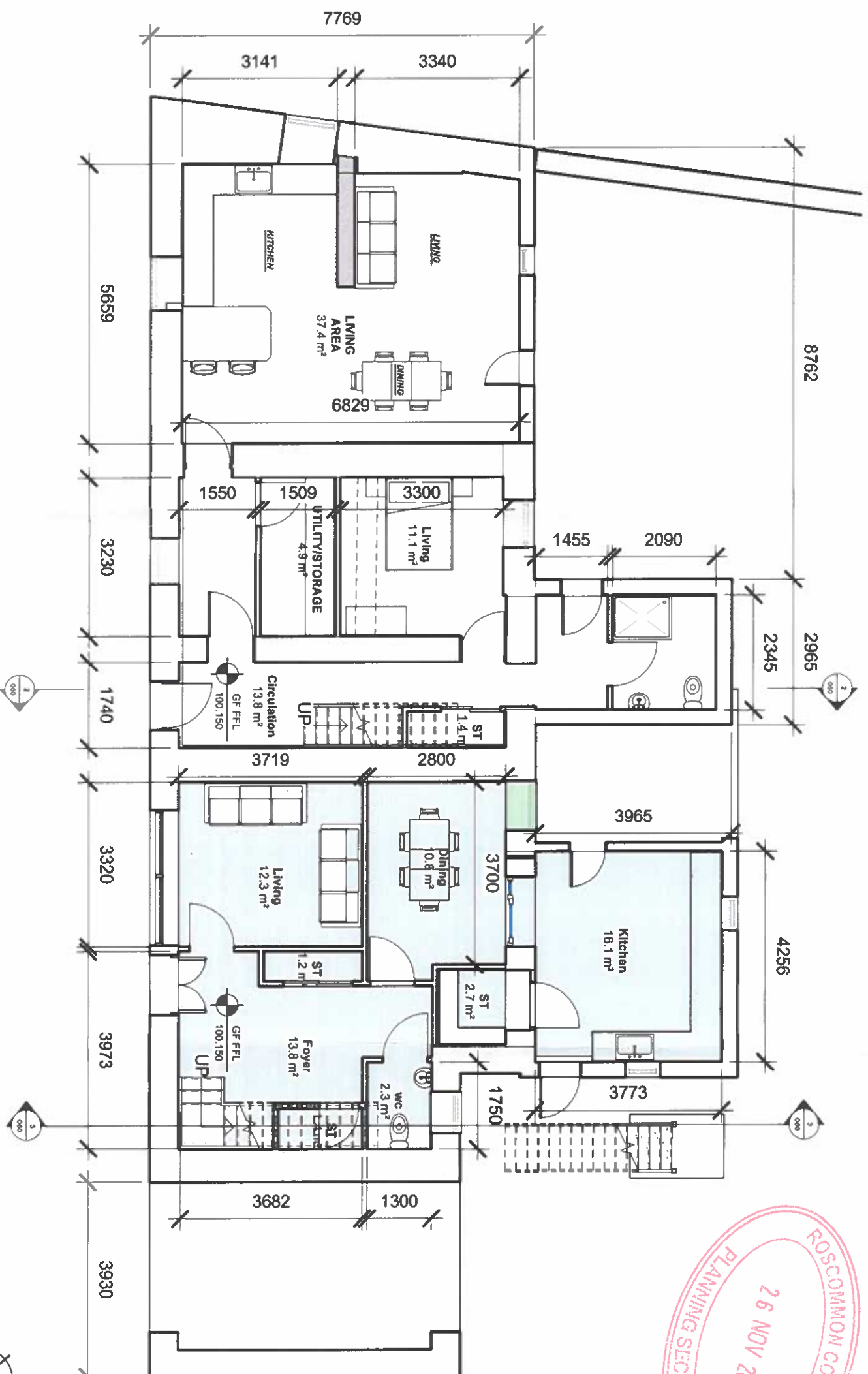
EXEMPT
DEVELOPMENT

[illegible]

LEGEND

GROUND FLOOR AREA	: 151.5m2
FIRST FLOOR AREA	: 113.5m2
TOTAL AREA	: 265.0m2

PROPOSED NEW WALLS TO BE BUILT	HOUSE 01 - 02 BEDROOM - FIRST FLOOR TOTAL AREA	HOUSE 02 - 04 BEDROOM GROUND FLOOR FIRST FLOOR TOTAL AREA	PROPOSED NEW WINDOWS
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	87.5m ² 46.0m ² 133.50m ²	64m ² 67m ² 131m ²	EXISTING DOOR 900 X 1970mm TO BE REPLACED WITH PROPOSED WINDOW 900mm X 1800mm



01-Proposed Ground Floor Plan

1 : 100



James Lohan
Planning & Design Consulting Engineers

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


EXEMPT
DEVELOPMENT

_____	/ /	/G
_____	/ /	/T
_____	/ /	/E
_____	/ /	/D
_____	/ /	/C
_____	/ /	/B
_____	/ /	/A

REVIEW

MENT



 James Lohan 30 Westing Street Newcastle NSW 2280 Tel: (080) 633435	Client Co. Roscommon	Job DESIGN DEVELOPMENT	Job No 2445-D-ED01	Date 25/11/2004	Encl 10 drawings
	Design CORSEKING FRENCH PARK CO. ROSCOMMON	Job Name DESIGN OF FOOT PATH Proposed	Job No 2445-D-ED01	Date 25/11/2004	Encl 10 drawings

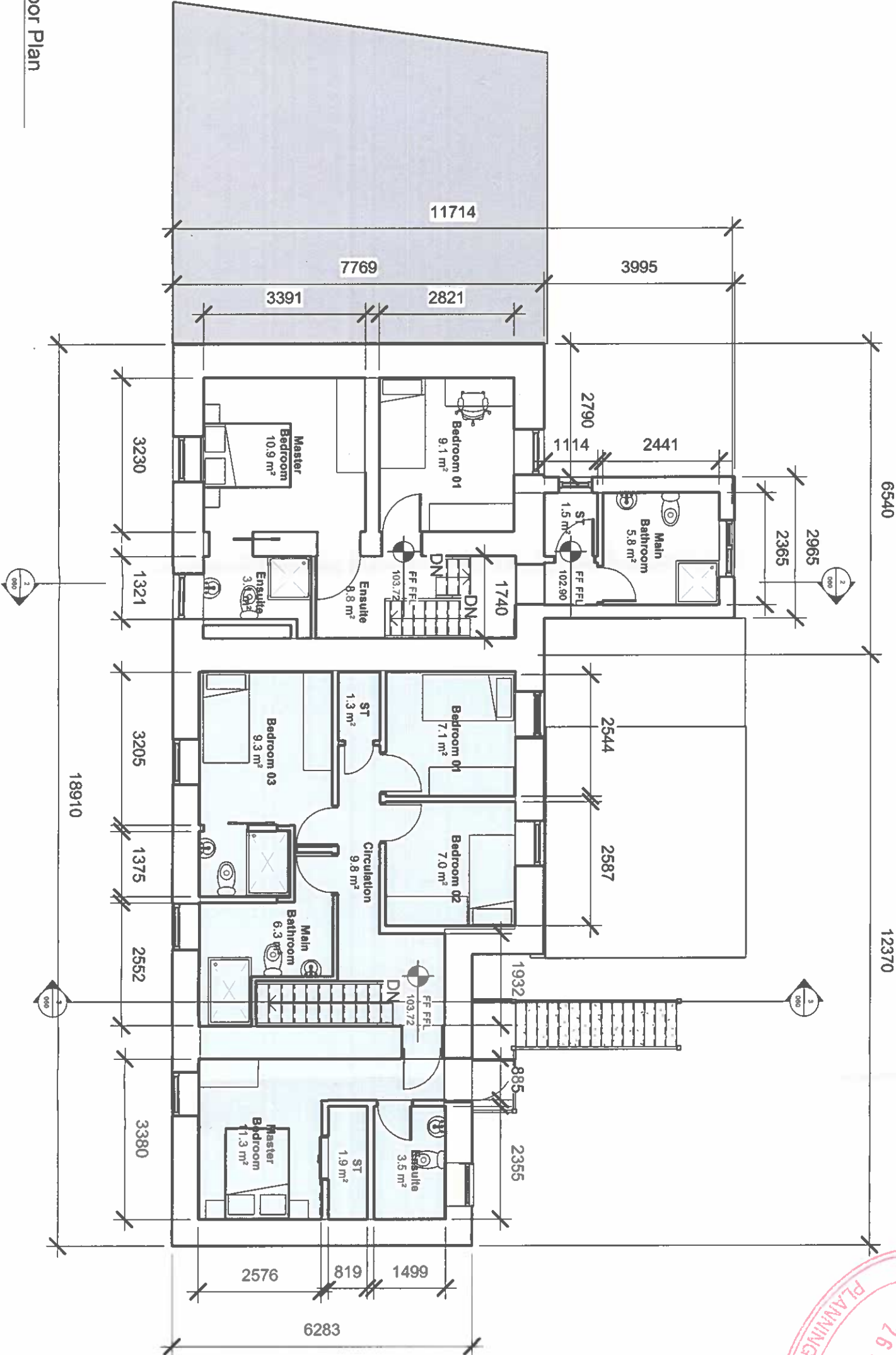
AREASCHEDULE



GROUND FLOOR AREA	: 151.5m2
FIRST FLOOR AREA	: 113.5m2
TOTAL AREA	: 265.0m2

LEGEND

	ORIGINAL WALLS OF EXISTING HOUSE		HOUSE 01 - 02 BEDROOM - GROUND FLOOR FIRST FLOOR TOTAL AREA		PROPOSED NEW WINDOWS
	PROPOSED NEW WALLS TO BE BUILT		HOUSE 02 - 04 BEDROOM GROUND FLOOR FIRST FLOOR TOTAL AREA		EXISTING DOOR 900 X 1970mm TO BE REPLACED WITH PROPOSED WINDOW 900mm X 1800mm

02- Proposed First Floor Plan
1 : 100



PROPOSED NEW WINDOWS	EXISTING DOOR 900 X 1970mm TO BE REPLACED WITH PROPOSED WINDOW 900mm X 1800mm
	

EXISTING NATURAL SLATES TO ROOF OR SIMILAR APPROVED

**TIMBER
WINDOWS**

26 NOV 2024

SCOTT MON COUNTY COUNCIL
26 NOV 2024
PLANNING SECTION

150 3450

1 Proposed Front Elevation
1 : 100

HOUSE 01

**EXISTING NATURAL SLATES TO ROOF
OR SIMILAR APPROVED**

NAP PLASTER RENDER

**CORRUGATED ROOFING
SHEETS**

**TIMBER
WINDOWS**

REMOVE PART OF THE CORRUGATED SHEETS ON THE ROOF TO ALLOW MORE LIGHT INSIDE

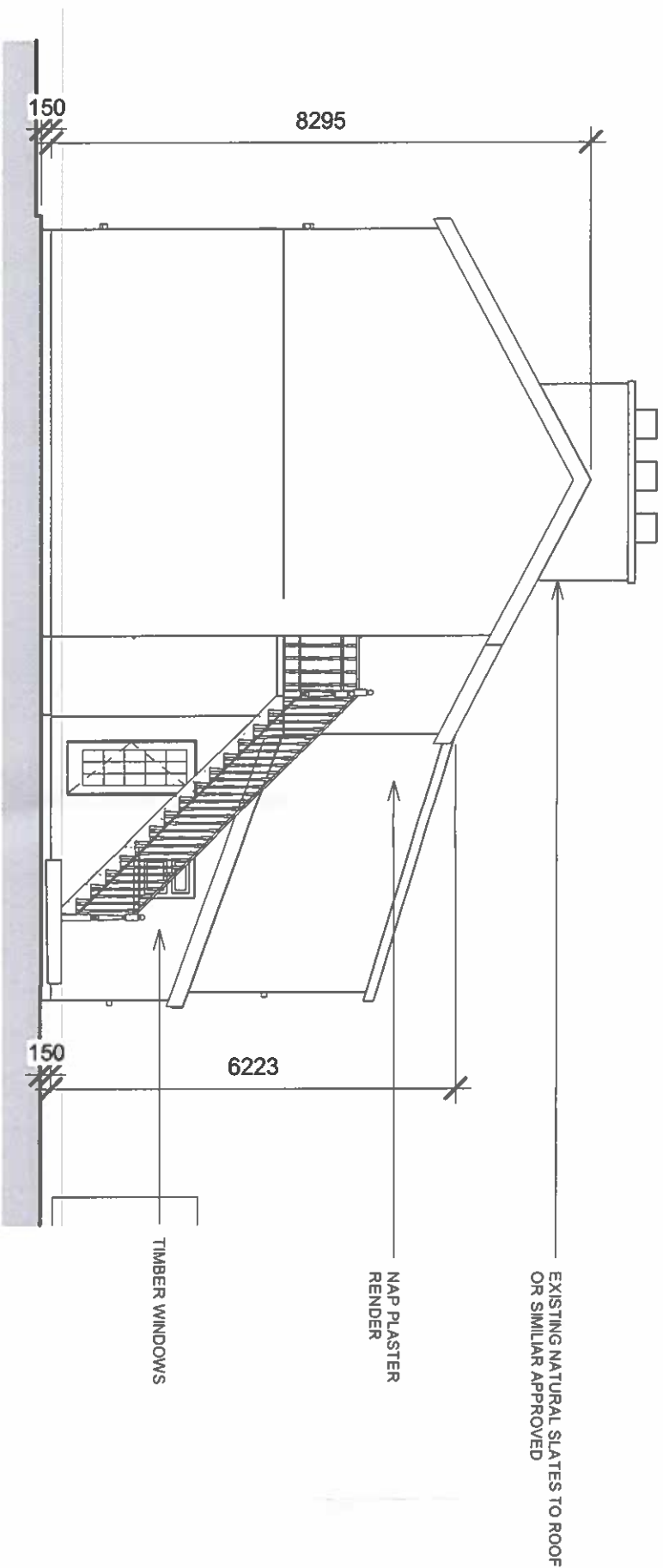
2 Proposed Rear Elevation
1 : 100



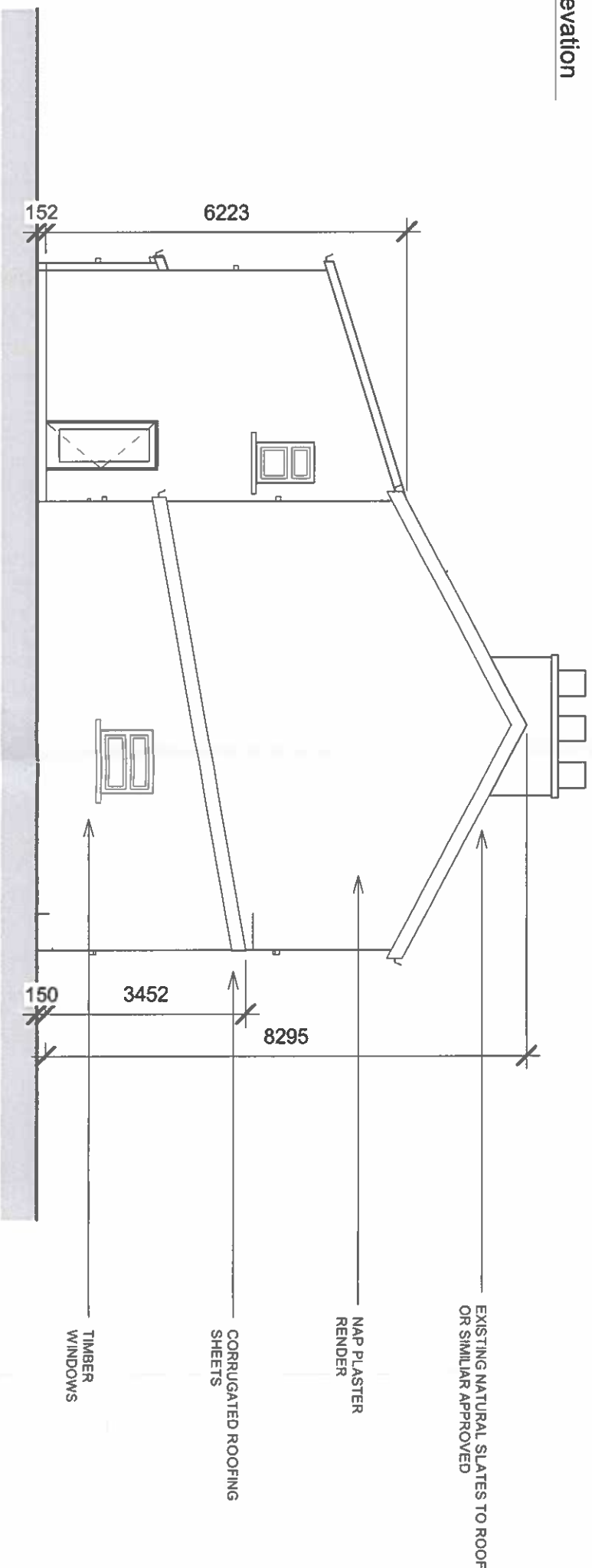
DO NOT SCALE FROM THIS DRAWING. ONLY FROM FIGURED DIMENSIONS.
ALL PROPOSALS AND QUOTATIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS ACT: SC SKETCH DESIGN PER PLANNING ACT FOR TENDER PC FOR CONSTRUCTION SS SUPERSEDED

EXEMPT
DEVELOPMENT

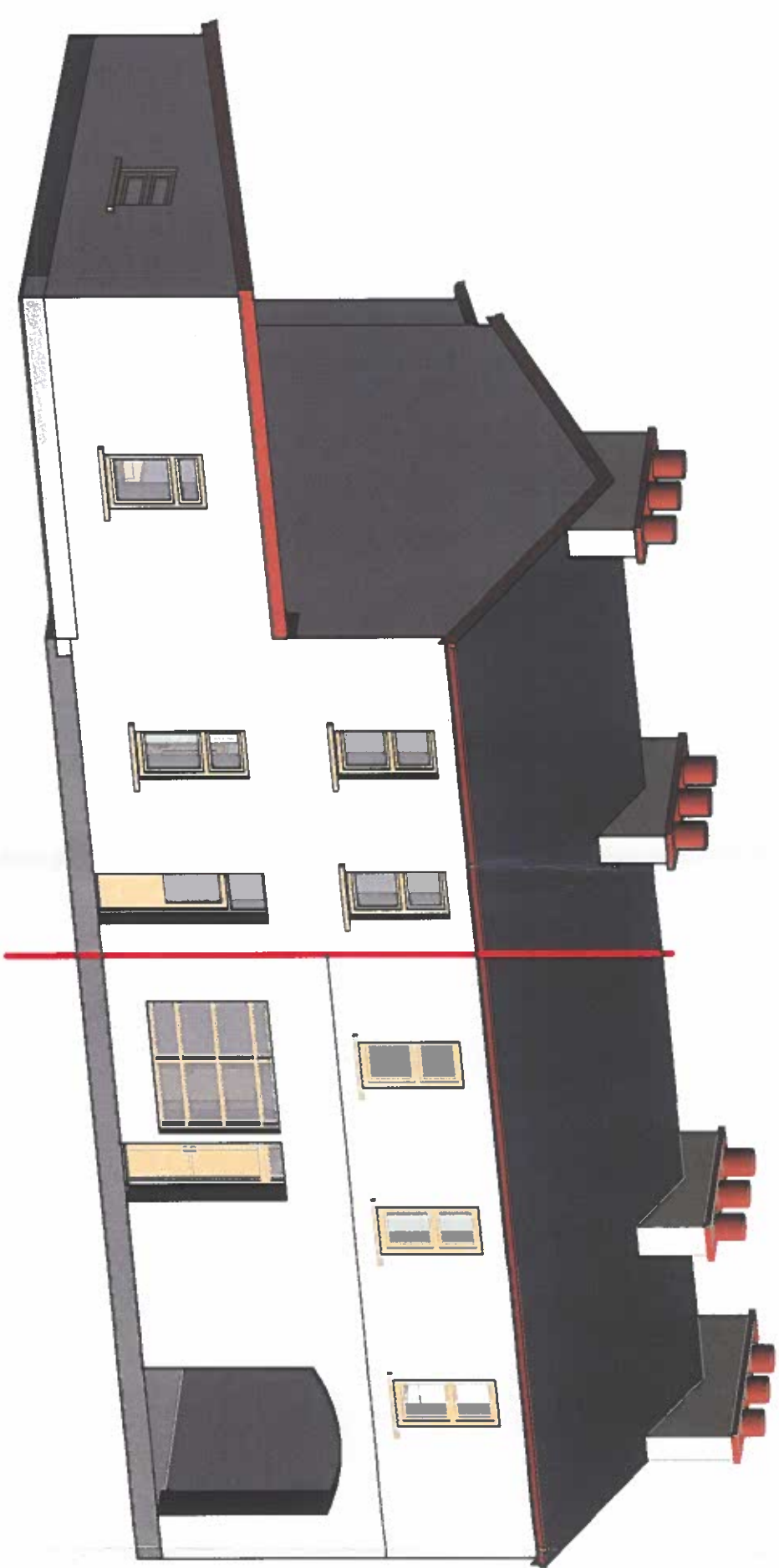
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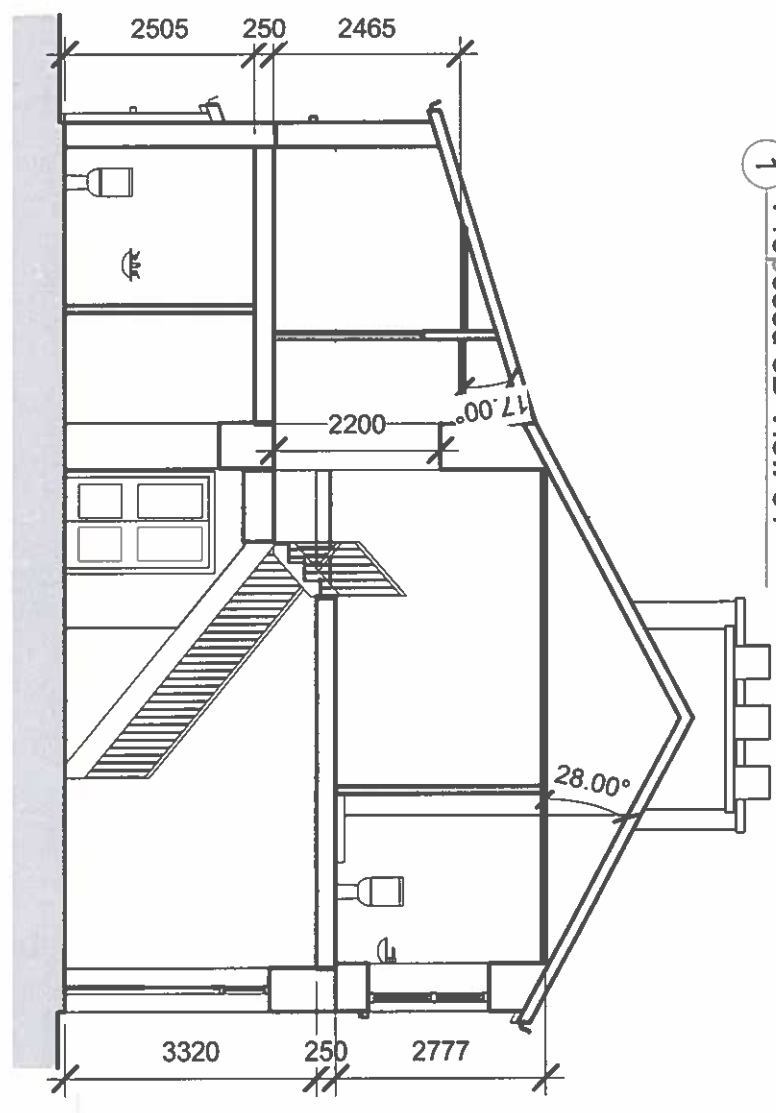
1 Proposed Right Side Elevation
1 : 100



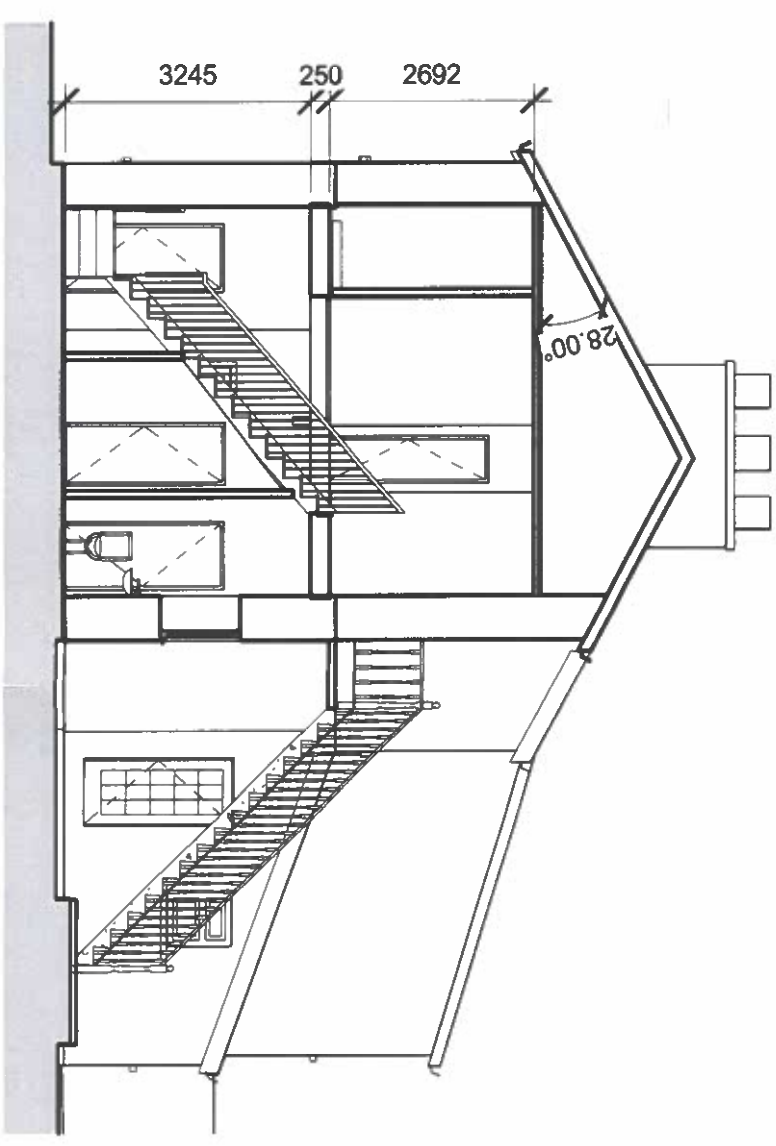
2 Proposed Left Side Elevation
1 : 100



1 Proposed 3D View 01



2 Section House 1
1 : 100



3 Section House 2
1 : 100

