

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/150/25 _____

Reference Number: DED 811

Name of Applicant: Ballintubber Development Association

Agent: N/A

WHEREAS a question has arisen as to whether the renovation & conversion of the Old Garda Barracks into a Community Holiday Hostel & Café at Main Street, Ballintubber, Castlerea, Co. Roscommon, F45 N228, 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) Articles 6, 9 and 10 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.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed works, which set out *renovation works on the Old Garda Barracks to convert into a Community Holiday Hostel and Café at Main Street, Ballintubber, Co. Roscommon, F45 N228*, does not fall under Article 10(1) Changes of use development under the Planning and Development Regulations 2001, as amended and therefore does not constitute 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 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said to development to renovate & convert the Old Garda Barracks into a Community Holiday Hostel & Café at Main Street, Ballintubber, Castlerea, Co. Roscommon, F45 N228, is development that is **not exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.



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

Date: 7th February, 2025