

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/236/25

Reference Number: DED 814

Name of Applicant: Sophia Housing Association

Agent: David Grace, TA Group

WHEREAS a question has arisen as to whether the redevelopment of an existing dwelling into 4 no. independent living houses at 2 Tithe Na Gcarad, Williamstown Road, Castlerea, Co. Roscommon, F45XA97, 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) Articles 6 and 9 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 is development.
- (b) The proposed works, which set out to 'redevelop the existing dwelling into 4 no. independent living houses' at 2 Tithe Na Gcarad, Castlerea, Co. Roscommon constitutes a material change in use under the Planning & Development Act, 2000 (as amended). The proposed works do not fall within any exemption Classes under the Planning & Development Regulations, 2001 (as amended) and accordingly, 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 – 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 redevelop the existing dwelling into 4 no. independent living house at 2 Tithe Na Gcarad, Williamstown Road, Castlerea, Co. Roscommon, F45XA97, 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: 25 February, 2025