

**ROSCOMMON COUNTY COUNCIL**

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

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

**CHIEF EXECUTIVE'S ORDER**

Order No:

P11138125

Reference Number:

DED 816

Name of Applicant:

Eamonn Keogh

Agent:

ArchEngTech Consulting Limited

**WHEREAS** a question has arisen as to whether the refurbishment, construction of an extension & the change of use from existing commercial property to single 2 bedroom dwelling at Bridge Street, Strokestown, 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 Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) Class 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (e) 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.
- (f) The planning history of the site

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

- (a) The works outlined above are development.
- (b) The proposed extension to the rear of single 2 bedroom dwelling as described in this case is an exempted development.
- (c) The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:  
*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*
- (d) An enforcement file is currently live on this structure therefore under Article 9 (1)(a) (viii) of the Planning and Development Regulations, 2001 (as amended) the development to refurbish, construct extension & change of use of existing commercial property to single 2 bedroom dwelling is not exempted development.
- (e) The demolition of the rear and side walls and removal of the roof are not considered exempted development under Class 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended.

**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 refurbish, construct an extension & the change of use from an existing commercial property to a single 2 bedroom dwelling at Bridge Street, Strokestown, Co. Roscommon., 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: 06 February, 2025