

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/255/25

Reference Number: DED 818

Name of Applicant: Kelly Vieira

Agent: James Lohan Consulting Engineers Ltd

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 to form 8no. residential apartments at The Griffin Inn, Cloonfad, Ballyhaunis, Co. Roscommon, F35 R660, 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) Part 1 and 4 of Schedule 2 of the Planning and Development, 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 of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed change of use from a derelict public house and associated store to 8no. residential apartments raises concerns in relation to endangering public safety by reason of traffic hazard or obstruction of road users as described in this case is not an 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 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 to form 8no. residential apartments at The Griffin Inn, Cloonfad, Ballyhaunis, Co. Roscommon, F35 R660, is development that is **not 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: 3rd 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/116/25

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

Applicant: Kelly Vieira

Agent: James Lohan Consulting Engineers Ltd., Unit 5, Ballypheason House, Circular Road,
Roscommon.

Reference No.: DED 818

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 The Griffin Inn, Cloonfad, Ballyhaunis, Co. Roscommon (F35 R660), 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 818) be requested from the Applicant & the Agent.

Signed on the 29th January, 2025.



Alan O'Connell,
Senior Executive Planner,
Planning.