

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Peter Hynes,



Reference Number: DED 822  
Application Received: 20<sup>th</sup> December, 2024  
Name of Applicant: Peter Hynes  
Agent: Turner Design Services

**WHEREAS** a question has arisen as to whether the following works to reinstate the rear living room area to the "Westbury" licenced premises to include partially demolished site at St. Patrick's Street, Castlerea, Co. Roscommon, F45DD76, 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 Act, 2000, as amended.
- (b) Articles 6 and 9 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.
- (d) The planning history of the site.


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

- (a) The proposal constitutes "works", which comes within the scope of section 2(1) of the Planning & Development Act 2000 (as amended).
- (b) The proposal constitutes "development" which comes within the scope of section 3(1) of the Planning & Development Act 2000 (as amended).
- (c) The proposal does not fall under a class of development listed under Schedule 2 of Part 1 of Article 6 and is not considered exempted development under the provisions set out under Section 4(1) of the Planning & Development Act 2000, (as amended).
- (d) 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 reinstate the rear living room to the "Westbury" licenced premises to include partially demolished site at St. Patrick's Street, Castlerea, Co. Roscommon, F45DD76, 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:

  
\_\_\_\_\_  
Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 11<sup>th</sup> February, 2025

cc agent via email:

Turner Design Services  
[turnerdesign20@gmail.com](mailto:turnerdesign20@gmail.com)

**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.

## Carmel Curley

---

**From:** Carmel Curley  
**Sent:** Wednesday 12 February 2025 09:57  
**To:** turnerdesign20@gmail.com  
**Subject:** DED822 - Notification of Decision  
**Attachments:** DED822 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 822 for Peter Hynes.

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](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

MAP LOCATION



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

<b>Reference Number:</b>	DED 822
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development.
<b>Name of Applicant:</b>	Peter Hynes
<b>Location of Development:</b>	"The Westbury" licenced premises, St. Patrick's Street, Castlerea, Co. Roscommon, F45 DD76.
<b>Site Visit:</b>	28/01/2025

**WHEREAS a question has arisen as to whether the following works; "to reinstate rear living area to the "Westbury" licenced premises to include partially demolished site", under the Planning & Development Act (Exempted Development) Regulations 2018" at the above address is or is not development and is or is not exempted development.**

I have considered this question, and I have 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) 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.

<b>1. Site Location &amp; Description of Development &amp; Nature of Proposed Development</b>
---

**Site Location:**

The subject site is situated to the west extent of St. Patrick's street in Castlerea, Co. Roscommon.

**Development Description:**

1. **Access:** The subject site forms part of a terraced row of commercial and residential developments to the western extent of St. Patrick's street; the property permits private residential access and separate public access from the Westbury licenced premises.
2. **Boundaries:** The public-facing portion of the premises and the private residential quarters to the first-floor are accommodated via separate access provisions from the public pathway. This is a terraced property, as such, access to the rear is via laneway, located to the north & west extent of the property.
3. **Structure:** As per Roscommon County Council's GIS portal, the structure to which this application forms part, is categorised as a commercial/residential building type. The proposed development works concern partially demolished ground-floor structure to the rear of the property.

**Nature of Proposed Works:**

The application states the nature of the proposed development/works are to "reinstate rear living area to "The Westbury" Licenced Premises to include partially demolished site" under the Planning & Development Act (Exempted Development) Regulations 2018" at St. Patrick's Street, Castlerea, Co. Roscommon, F45 DD76

<b>2. Geographic Information Systems [GIS]</b>
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**European Sites:**

As per a review of Roscommon County Council's Geographic Information Systems, the subject site is located in proximity to the following European Sites.

- Appropriate Assessment

The closest designated sites include; "Corliskea/Tien/Cloonfelly Bog" SPA (Site Code: 002110) located 5.3km south of the subject site; "Cloonchambers Bog" SPA (Site Code: 000600) located 3.2km

west of the subject site and Bellanagare Bog SPA (Site Code: 004105) and SAC (Site Code: 000592) located 5.3km north-east of the subject site.

Having regard to the separation distances between the site and the closest Natura 2000 site, given the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, can be excluded.

### Architectural / Archaeological Heritage

As per a review of Roscommon County Council's Geographic Information Systems, the following architectural and/or archaeological heritage sites/structures are in proximity to the subject site or property thereon:

➤ Assessment of Architectural & Archaeological Heritage

The property is not a protected structure; however, it is located within an Architectural Conservation Area (ACA) and is in proximity (0.1km) to Hanly Memorial Hall and National School (NIAH Reg No.: 31814044) and is less than 100m west of the Parochial House (NIAH Reg. No.: 02600462) on Saint Patrick's street.

### 3. Planning History

As per Roscommon County Council's Planning Registry, a planning history assessment of the subject site and property thereon includes the following:

- **Established status**      The line of terraced houses on Saint Patrick's, of which the subject site forms part thereof, is evident on the historic 6-inch maps (1830-1930).
- **PD/22/430:**              Permission to replace shopfront and provide separate new front entrance door to the Westbury public house, at Saint. Patrick's Street, Castlerea, Co. Roscommon. **Permission granted: 09/11/2022.**
- **PD/24/60208**              Permission to demolish part of existing structure and construct a 1 bedroom apartment attached to rear of the "Westbury" public house at Saint Patrick's Street, Castlerea, Co. Roscommon. **Permission Refused: 01/07/2024.**

### 4. Relevant statutory provisions

#### Planning and Development Acts 2000 (as amended)

##### Section 2 (1)

In this Act, "works" include any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

##### 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.

##### Section 4 (1)

Defines certain types of development as being 'exempted development'. Of relevance is section 4(1)(h) 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;*

#### **Section 4 (2)**

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

#### **Planning and Development Regulations, 2001 as amended**

#### **Article 6 (1)**

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

#### **Article 9 (1)**

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

(a) If the carrying out of such work would–

- (i) Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.
- (viiB) Comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

### **5. Planning Assessment**

Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows;

In accordance with the Planning and Development Act, 2000, section 2(1) “works” include “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure (...)”. It is considered that said proposed works constitute “works”, as defined in section 2 of the said Act.

In accordance with the Planning and Development Act, 2000, section 3(1) “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”. It is considered that said works constitute development, as defined in section 3 of the said Act.

These works have been considered in the context of Section 4(1)(h) of the Act, 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*”. Regard is had to

1. A site visit on the 28/01/2025 confirmed that the plans and particulars submitted under Section 5 of the Planning & Development Act, 2000, as amended, regarding proposed development, is partially reflective of the existing on-site conditions; the ground floor is illustrated prior to demolition works to the west elevation of the property.
2. A review of the Roscommon GIS Portal confirmed the ‘Building Use’ as being both ‘Commercial & Residential’.
3. The nature of the proposed works are to “*Reinstate Rear Living Area to “The Westbury Licensed Premises, to include partially demolished site*”. The plans and particulars submitted as part of ‘DED-822’ indicate that the existing ground-floor area, including that which was demolished, formed part of what was originally a “Store, Dining Area and Kitchen”. The Planning Authority consider that on the balance of probability, the Store, Dining Area and Kitchen, provided ancillary services and facilities that contributed to the operation of the commercial enterprise and that they did not form part of a ‘self-contained’ rear living area.

4. The proposal includes for the provision of a bedroom with an ensuite, comprised within the floor area that formerly accommodated the Store, Dining Area and Kitchen. The proposal also includes for new separate access to/from this bedroom from the residents laneway, with access to the commercial enterprise (licensed premises) precluded; creating a self-contained residential unit/studio-apartment. This constitutes a material change of use, falling outside the scope of exempted development under Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended). Consequently, the proposal constitutes “development” within the meaning of Section 3(1) of the Planning and Development Act 2000 (as amended); the exemption provided under Section 4(1)(h) of the Act is not applicable in this instance.
5. Furthermore the Planning Authority considers that the proposal forms part of lands zoned ‘Town Core’ in the Castlerea Settlement Plan in the Roscommon County Development Plan (2022-2028) (RCDP). Appropriate residential development on lands zoned ‘Town Core’ is considered acceptable in principle. In the urban context, back-land development will be given consideration where: 1) *Access arrangements would not significantly increase noise and disturbance to existing dwellings*; 2) *there is adequate provision of off-street parking*; 3) *the scale and design of the dwelling is compatible with the character of the buildings in the surrounding area*. It is considered that the proposal falls short of the aforementioned criteria, as set out in chapter 12 of the RCDP (12.11) and as such, would result in the overloading of infrastructure, amount to inappropriate and disorderly development and would have an adverse effect on the residential amenity of adjoining properties, and may preclude the continuance of an existing (commercial) use to the ground floor.

Further to the foregoing, it is reasonable to conclude, on the basis of the information available, that 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 need for AA does not apply with respect to the current case. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9(1)(a)(viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required

## 6. Recommendation

**WHEREAS a question has arisen as to whether a proposed development;** *“to reinstate rear living area to the “Westbury” licenced premises to include partially demolished site”*, under the Planning & Development Act (Exempted Development) Regulations 2018, at the site located at *“The Westbury, Castlerea, Co. Roscommon, F45 DD76”* is or is not development 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 Act, 2000, as amended
- (b) Articles 6 and 9 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.
- (d) The planning history of the site

### **AND WHEREAS I have concluded that**

- The proposal constitutes “works”, which comes within the scope of section 2(1) of the Planning & Development Act 2000 (as amended).
- The proposal constitutes “development” which comes within the scope of section 3(1) of the Planning & Development Act 2000 (as amended).
- The proposal does not fall under a class of development listed under Schedule 2 of Part 1 of Article 6 and is not considered exempted development under the provisions set out under Section 4(1) of the Planning & Development Act 2000, (as amended).

- 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.

**AND WHEREAS I have concluded that**

- The said development, *“to reinstate rear living area to the “Westbury” licenced premises to include partially demolished site”*, under the Planning & Development Act (Exempted Development) Regulations 2018, at the site located at *“The Westbury, Castlerea, Co. Roscommon, F45 DD76”* is not exempted development and that a declaration to that effect should be issued to the applicant.

Signed:   
Blaithín Kinsella  
Assistant Planner  
Date: 03/02/2025

Signed:   
Alan O'Connell  
Senior Executive Planner  
Date: 03/02/2025





Front Elevation



Northward toward Main Street



Southward toward Roscommon



Access to residential laneway off Saint Patrick's street.



Laneway toward Saint Patrick street



Rear of Subject Site/Property – demolition and proposed works area highlighted.



Property north of subject site



Property south of subject site

ENDS



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Peter Hynes,

Date: 7<sup>th</sup> January 2025  
Planning Reference: DED 822

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

Development: Permission to reinstate the rear living area to "The Westbury" Licenced Premises to include partially demolished site under the Planning & Development Act (Exempt Development) Regulations 2018 at St. Patrick's Street, Castlerea, Co. Roscommon, F45DD76.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application which was received on the 20<sup>th</sup> December 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. **L01/0/232314** dated 3<sup>rd</sup> January 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 822**  
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: [Turner Design Services  
turnerdesign20@gmail.com](mailto:turnerdesign20@gmail.com)

Roscommon County Council  
Aras an Chontae  
Roscommon  
08086 37100

03/01/2025 14:22:28

Receipt No. : L01/0/232314

ADRIAN TURNER  
CASTLEVIEW HS  
CASTLEVIEW  
ROSCOMMON

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 822	

Total	80.00 EUR
-------	-----------

Tendered :	
Credit/Debit Card	80 00
1224	

Change :	0.00
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Issued By : Bernadine Duignan  
From : Central Cash Office

# TURNER DESIGN SERVICES

Architectural Consultants, Building Engineers & Surveyors

Castle View House,  
Castle St,  
Roscommon Town,  
Co Roscommon.

Date :- 19<sup>th</sup> Dec 2024.

Mob :- 087 9022193.

E-mail:- turnerdesign20@gmail.com



To :- Roscommon Co Council  
Planning Department,  
Aras an Chontae,  
Roscommon Town,

**RE:- Application for Exempt Development to include reinstatement of part Living Area previously demolished and undertake modifications to rear of "The Westbury" Licenced Premises at St Patrick St, Castlerea for Mr Peter Hynes.**

Dear Recipient,

On behalf of my Client and Applicant I hereby make Application for Exempt Development Certificate and wish to inform you as follows:-

In the intervening period, the rear living area of Premises had been seriously damaged by water penetration caused by a failed Flat Roof Area, not being repaired, over an extended period.

Due to this occurrence Mr Peter Hynes did not deal with matters promptly.

This caused the structure to deteriorate to an un-salvageable extent, which required portion of the rear flat roof and structures below to be demolished. A precautionary temporary hoarding was erected to the rear area to address Health, Safety & Security concerns.

It is now the Owner/Applicant's intention to renovate and return the premises to its former glory and to re-open the building as a Licenced Premises to the front.

He intends to reside at the rear living area in order to operate the business.

It will therefore be required to bring the living accommodation up to modern and acceptable living standards.

In order to apply for an Exempt Development Certificate & undertake the necessary re-instatement and modification,

I hereby attach the Following Documents, including un-solicited information in assisting you in your assessment of the Application:-

- a/ Submission Fee in the Sum of €80-00.
- b/ Letter of Consent from Applicant to Agent.
- c/ O.S Location Map to a Scale of 1:000.
- d/ Site Plan to a Scale of 1:500.
- e/ Floor Plans showing Proposed and Existing Layouts. Scale 1:100.
- f/ Proposed Building Sections, Scale 1:100.
- g/ Proposed Building Elevations, Scale 1:100.
- h/ Photographic Views from Rear Laneway showing Premises prior to Demolition of dangerous Structures and also the present state of the rear Building area.

Trusting I have adequately presented the required information to your Authority, to make an adequate evaluation and informed decision on this Submission.

Yours Sincerely:-

  
Adrian Turner, Agent.

From:- Peter Hynes



To:- Roscommon Co Council  
Planning Department  
Aras an Chontae  
Roscommon Town.

## Letter of Consent

To whom it may concern.

I, Peter Hynes do hereby state that I am the Full Registered Owner of the Premises known as "The Westbury" at St Patrick St, Castlerea, Co Roscommon, and for which a Planning Application is to be lodged with your Authority.

I further state, that I consent, and have engaged Adrian Turner % Turner Design Services, Castle St Roscommon to be my Agent in this matter.

Therefore, I would appreciate your full engagement and co-operation with Mr Turner in all matters relating to this Planning Submission.

Thanking You  
Yours Sincerely

A handwritten signature in black ink, appearing to read 'P. Hynes', written over a dotted line.

Peter Hynes



Date:- 2nd May 2024







Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto: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)	MR PETER HYNES
Name of Agent	ADRIAN TURNER % TURNER DESIGN SERVICES
Nature of Proposed Works	TO REINSTATE REAR LIVING AREA TO "THE WESTBURY" LICENCED PREMISES TO INCLUDE PARTIALLY DEMOLISHED 3/E
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	ST PATRICK ST, CASTLEREA O.S NO'S 2219-05. EIRCODE - F45DD76.
Floor Area: a) Existing Structure ~ LESS DEMOLITION b) Proposed Structure ~ WITH DEMOLITION OR REINSTATED BUILDING AREA	a) _____ b) _____
Height above ground level:	150MM ABOVE GROUND.
Total area of private open space remaining after completion of this development	N/A.
Roofing Material (Slates, Tiles, other) (Specify)	FLAT ROOF - TROCAL UPVC FINISH PITCHED ROOF - FIBRE CEMENT SLATES

# Roscommon County Council

## Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	WHITE KAP PLASTER.
Is proposed works located at front/rear/side of existing house.	REAR FACING WEST
Has an application been made previously for this site	YES.
If yes give ref. number (include full details of existing extension, if any)	2A/60208
Existing use of land or structure	COMMERCIAL / RESIDENTIAL.
Proposed use of land or structure	COMMERCIAL / RESIDENTIAL.
Distance of proposed building line from edge of roadway	TO EDGE OF REAR LANEWAY.
Does the proposed development involve the provision of a piped water supply	NO - EXISTING.
Does the proposed development involve the provision of sanitary facilities	NO ~ EXISTING.

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

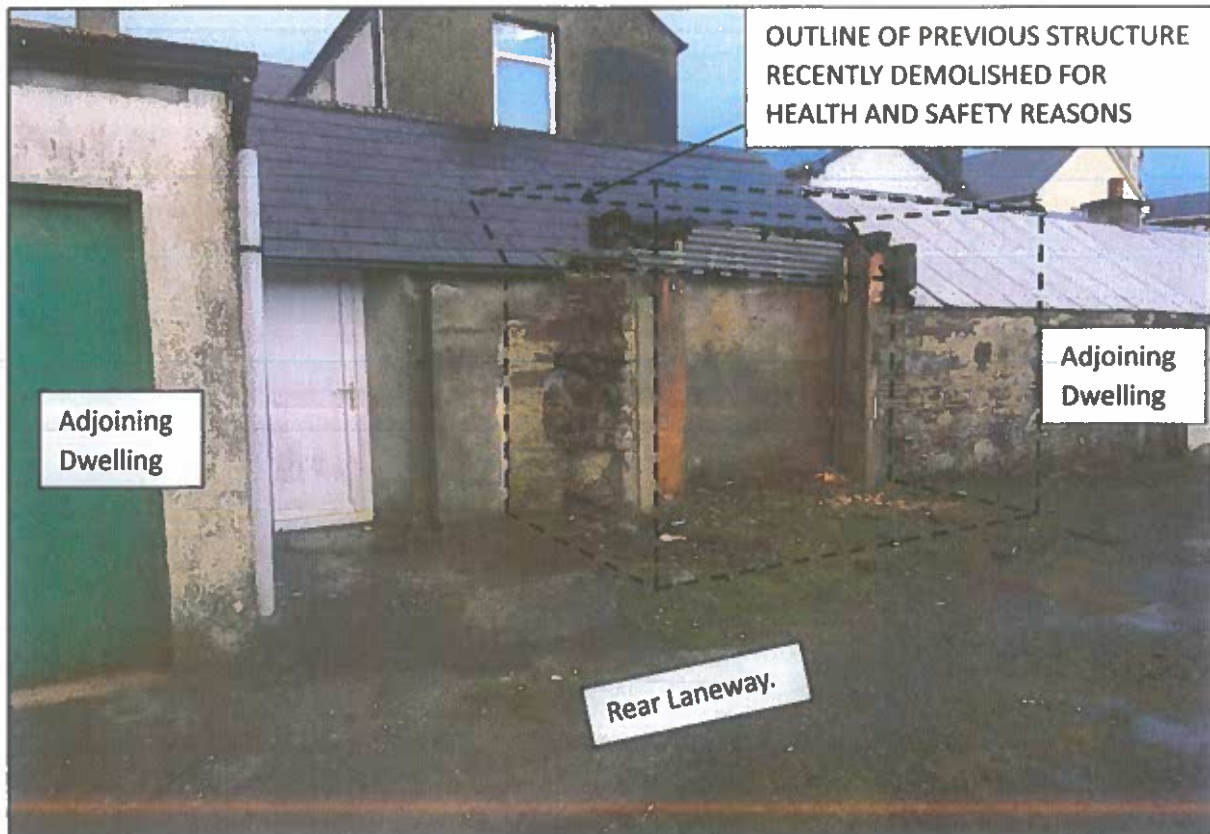
Signature: ADRIAN TURNER / TURNER DESIGN SERVICES,  
 Date: 5TH DEC 2024. AGENT.

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



PICTURE VIEWS- SHEET 1



VIEW NO 1 TO REAR OF PREMISES

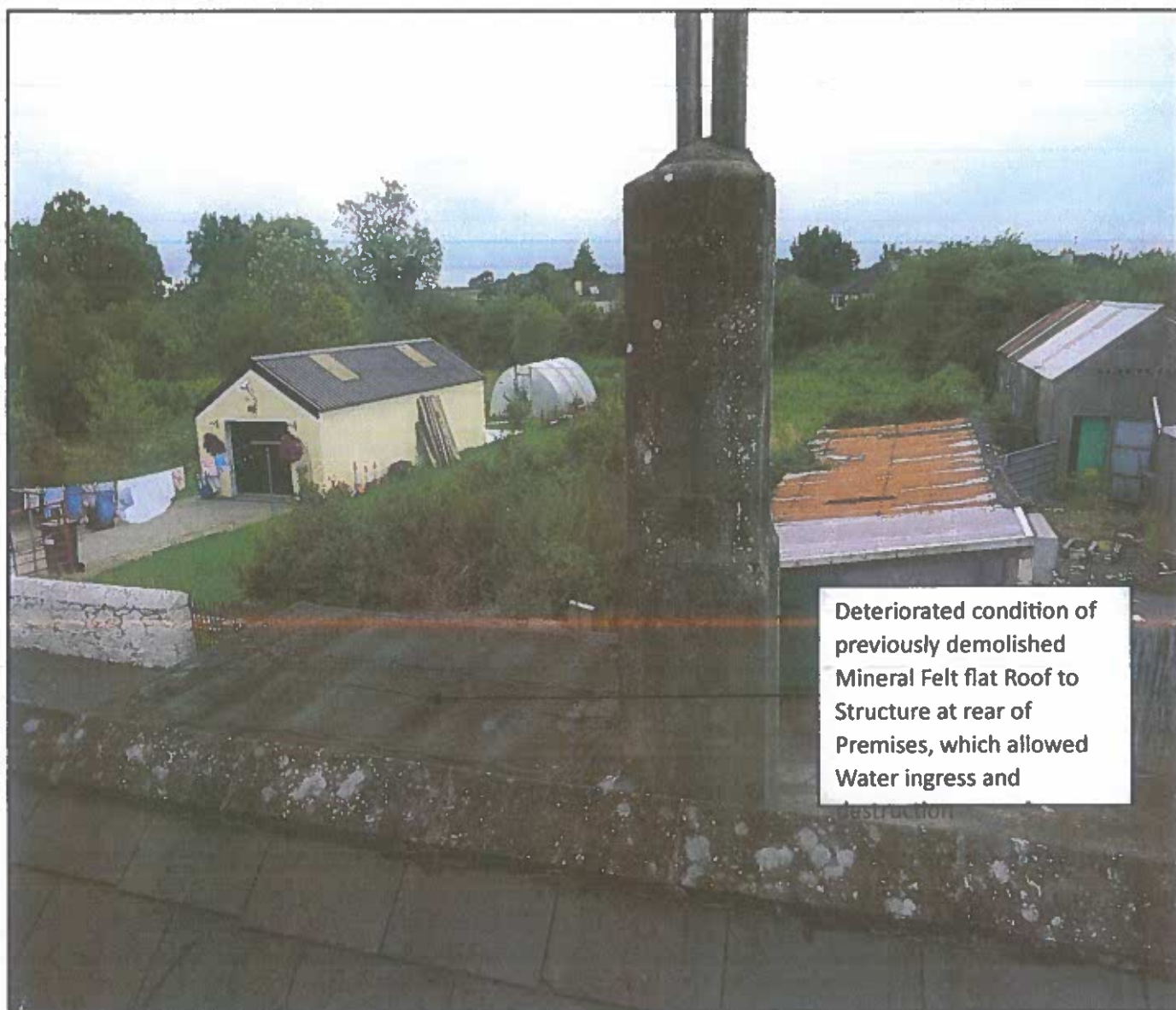


VIEW NO 2 TO REAR OF PREMISES





PICTURE VIEW SHEET 2.



View at First Floor Level facing West over Demolished Rear Structure



# Land Registry Compliant Map



National Mapping Agency

**CENTRE**  
**COORDINATES:**  
ITM 567756, 779626

**PUBLISHED:** 02/08/2022  
**ORDER NO.:** 50283419\_1

**MAP SERIES:** 1:1,000  
1:2,500  
2219-05  
2219-B

**Map prepared by: -**  
Turner Design Services  
Castle View House,  
Castle St, Roscommon Town,  
Co Roscommon.

**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

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of a road, track or footpath  
is not evidence of the existence  
of a right of way.

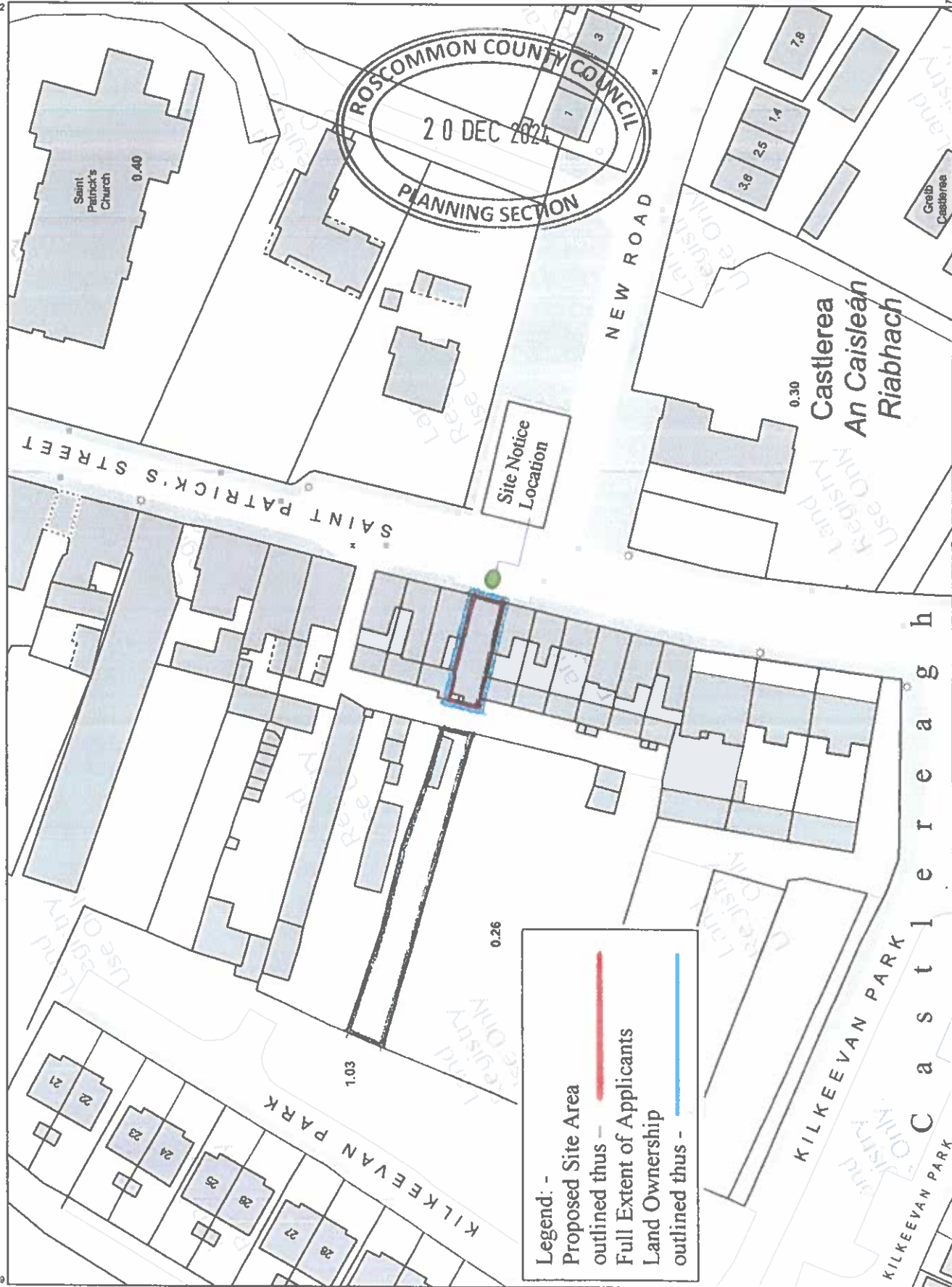
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never show legal property  
boundaries, nor do they  
show ownership of  
physical features.

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[www.osi.ie/copyright](http://www.osi.ie/copyright)

Drawing No

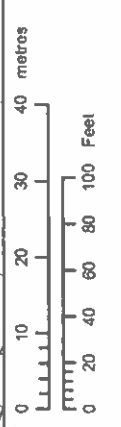
1

**LEGEND:**  
<http://www.osi.ie>:  
search 'Large Scale Legend'



**CAPTURE RESOLUTION:**  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
<http://www.osi.ie>: search 'Capture Resolution'

**OUTPUT SCALE: 1:1,000**





2/0 DEC 2024

PLANNING SECTION

ST PATRICK STREET (N61)

REAR COMMUNAL LANEWAY

LEGEND:

### EXTENT OF PROPOSED

SITE OUTLINED THUS -

AREA = 0.308 ACRES (0.125Ha)

## EXTENT OF LANDS UNDER APPLICANTS

OWNERSHIP OUTLINED THIS -

## EXISTING NEIGHBOURHOOD

STRUCTURES HATCHED

THUS-

NOTE- SITE PERIMETER IS TOTALLY ON

SITE BOUNDARY LINES (No Setback)

Distances)

AREA OF SITE UNDER EXEMPTION

APPLICATION OUTLINED THIS -



TURNER DESIGN

SERVICES.  
Architects, Surveyors

8 Project Managers.

CANTLE ST.  
ROCKMANN.  
EPA - C800 / 667704

15 SEP 2005

INTD

PETER HYNES

3400

Proposed Exempted Development  
to Premises at St Patrick St,  
Castlereagh, Co Roscommon

DRAWING:

SITE PLAN.

END

SCALE  
1.500

17th April 2024

A.M. Turner

1

ON 5 M'C

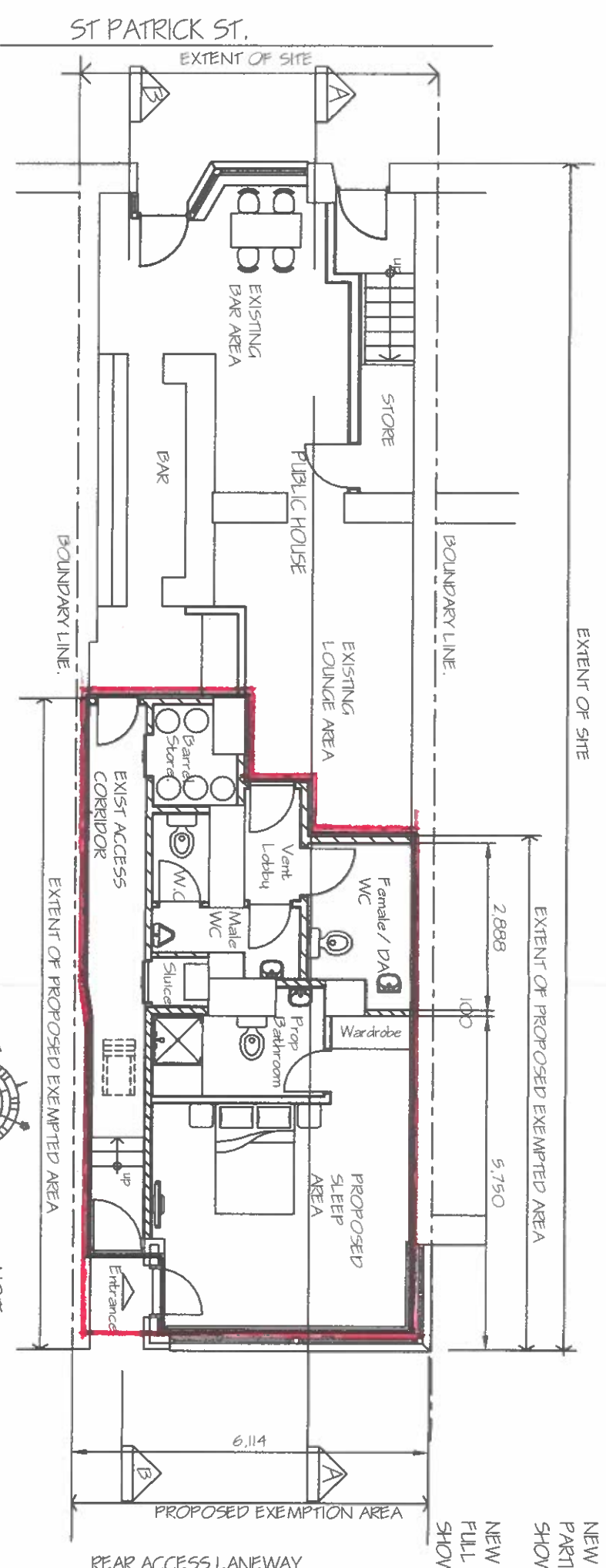
8

[illegible]

## REVISIONS

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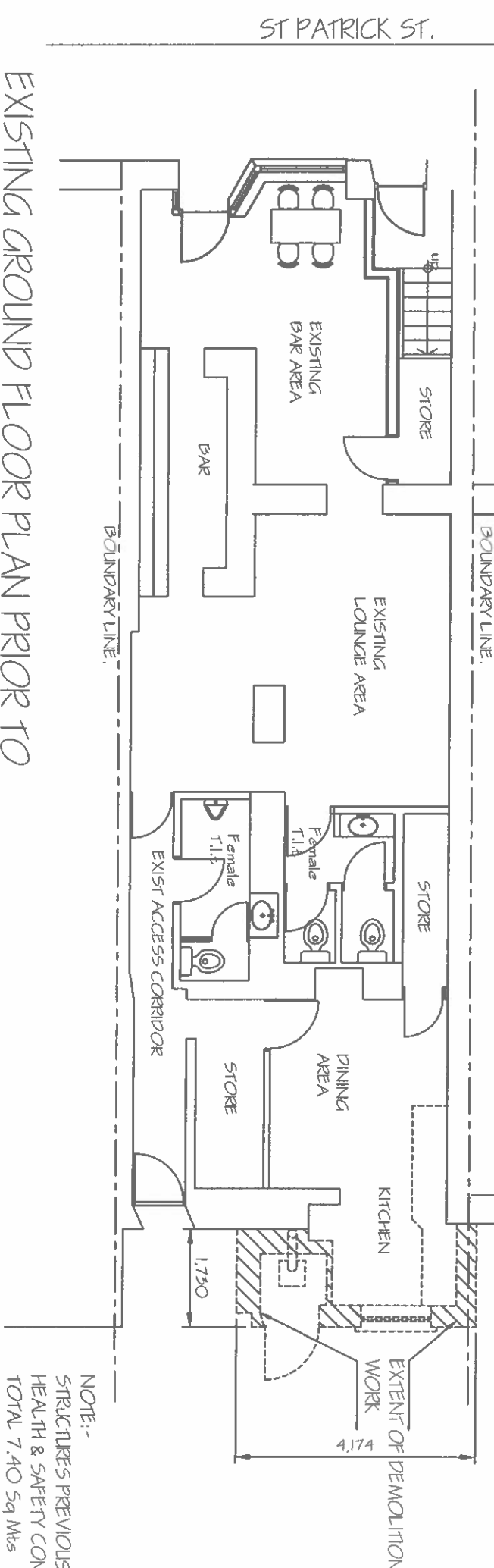


PROPOSED GROUND FLOOR PLAN

NOTE:-  
TOTAL INTERNAL AREA PROPOSED FOR RENOVATION = 54.605sq Mts OUTLINED THUS IN COLOUR (RED) -

NOTE:-  
NEW PLASTER BOARD PARTITIONS WITH SKIM FINISH SHOWN THUS -   
NEW 350mm WIDE CAVITY WALL WITH FULL FILL INSULATION SHOWN THUS -

EXISTING GROUND FLOOR PLAN PRIOR TO DEMOLITION WORK.

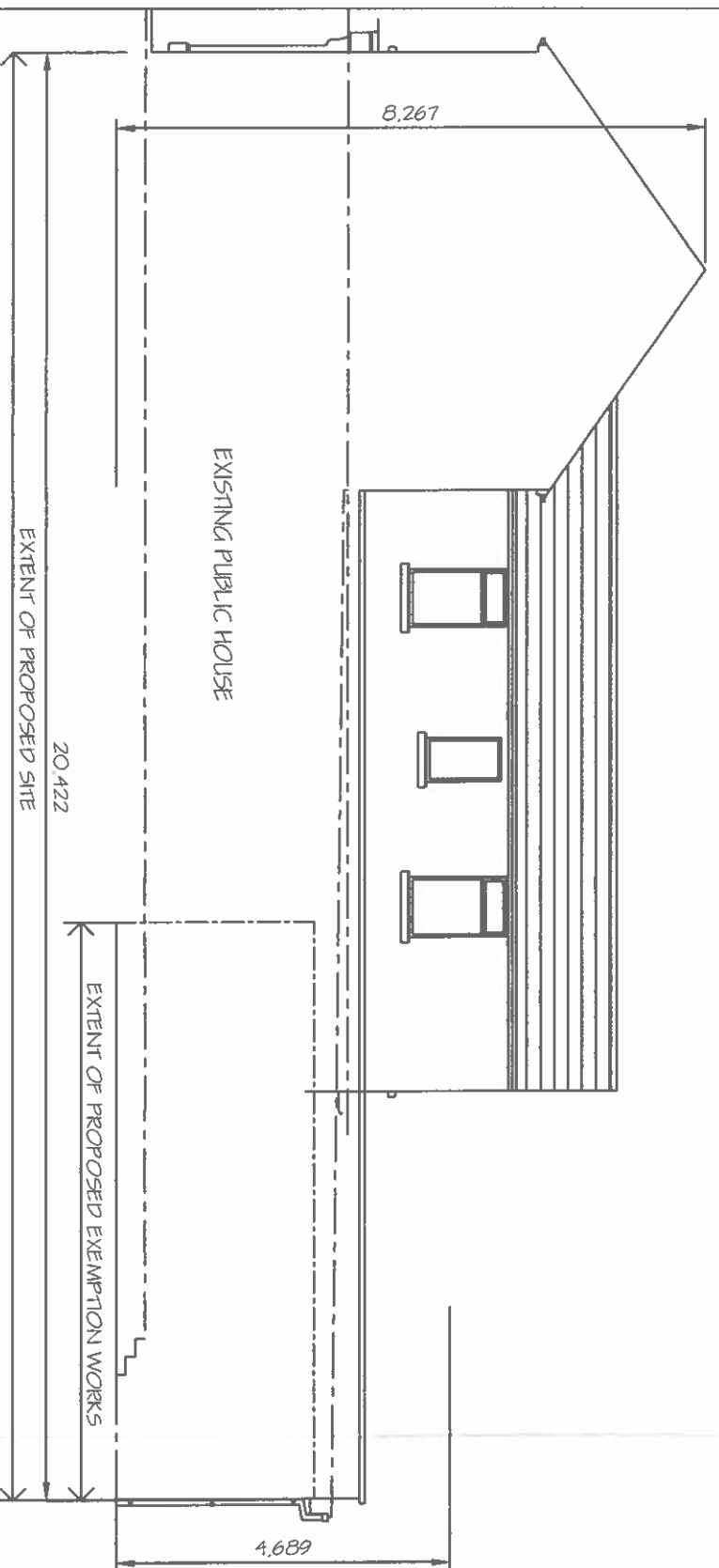
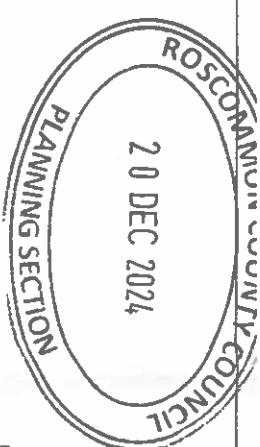


NOTE:-  
STRUCTURES PREVIOUSLY DEMOLISHED DUE TO HEALTH & SAFETY CONCERNS SHOWN THUS TOTAL 7.40 Sq Mts

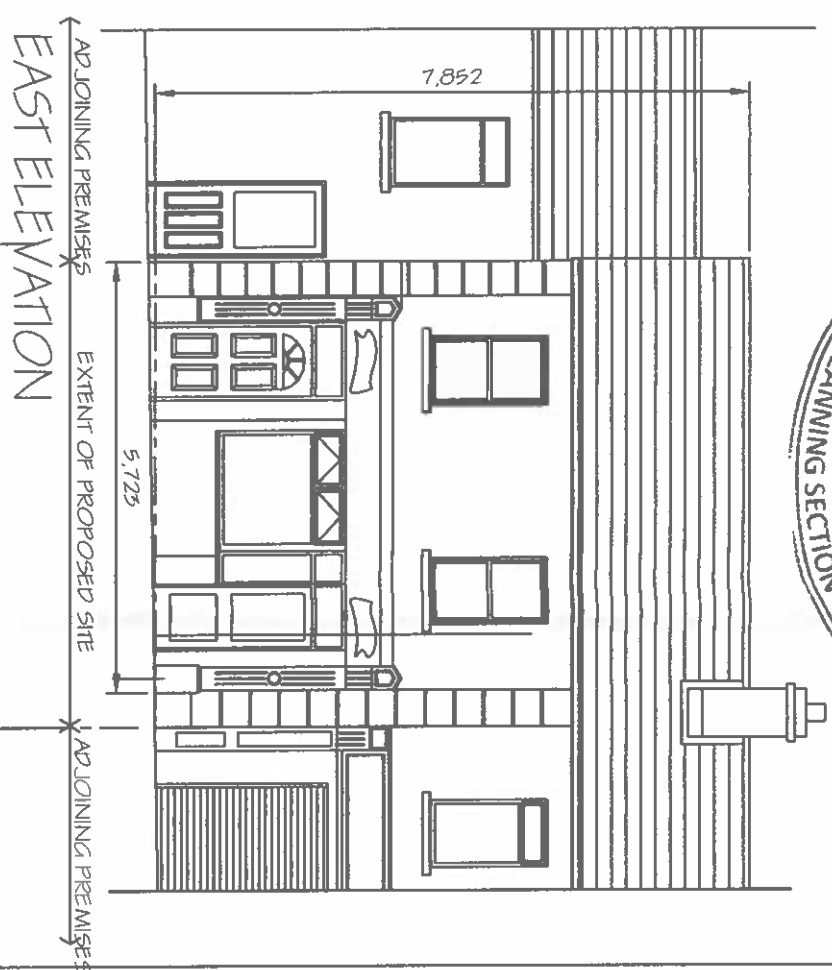


NOTES	
REVISIONS	
TURNER DESIGN SERVICES Architects, Engineers & Project Managers CASTLE VIEW HOUSE CASTLE ST. ROSCOMMON PH: 087 16627445	
DESIGN MR. PETER HYNES	
DRAWN BY A.M. TURNER	
DATE 16th December 2024	
SCALE 1:100 @ A5	
PROJECT EXEMPTION OF STRUCTURES TO PREMISES AT ST PATRICK ST. CASTLEVIEW, CO. ROSCOMMON	
GROUND & FIRST FLOOR PLANS	

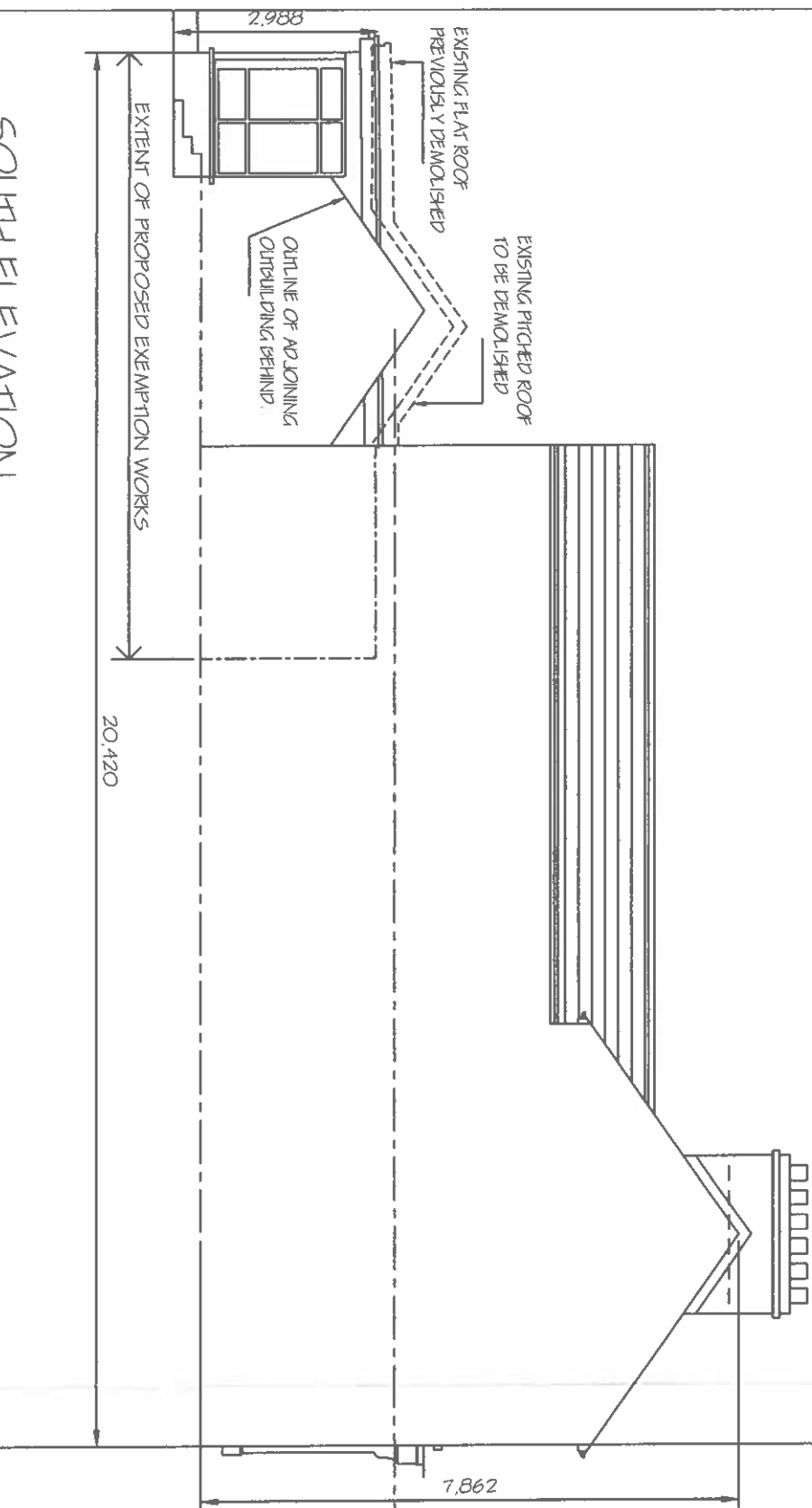




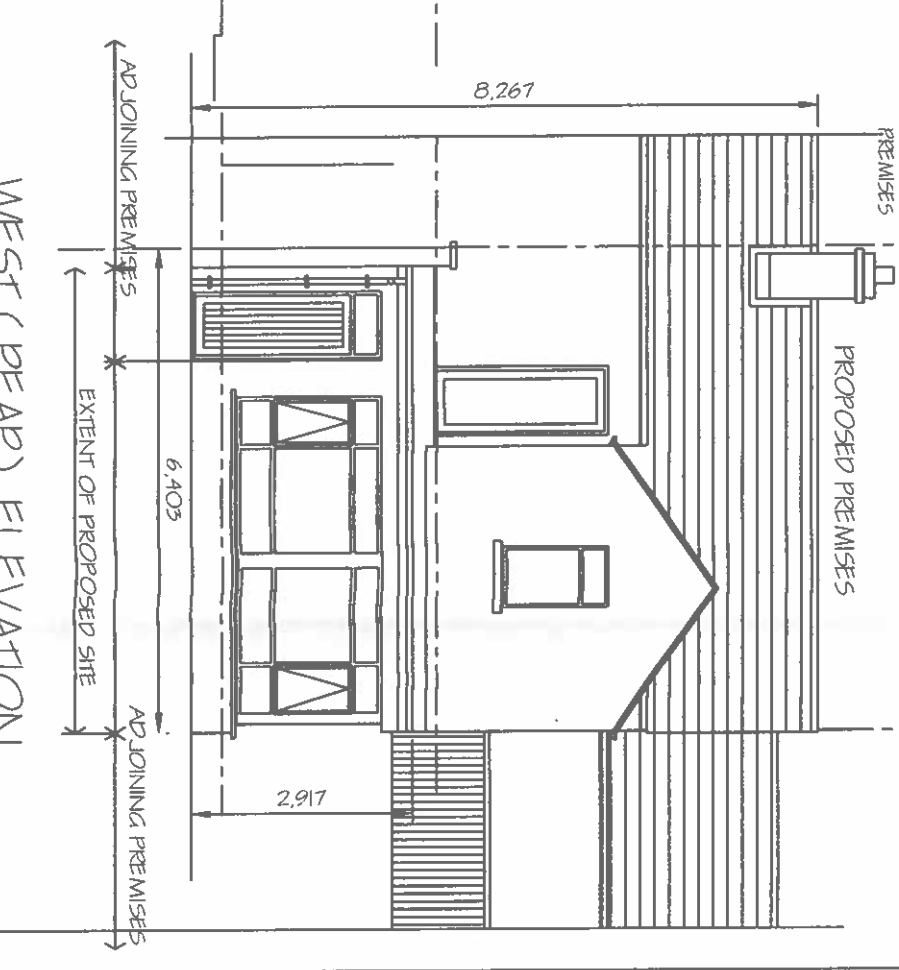
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION.



WEST (REAR) ELEVATION.

NO75	
REVISIONS	
NO	BY
DATE	
DESIGNER	
DATE	
DRAWN	
CAD REF	
JOB NO	
12	

EXEMPTION OF STRUCTURES TO PREMISES AT ST PATRICK ST, CASTLEBLA, CO ROSCOMMON

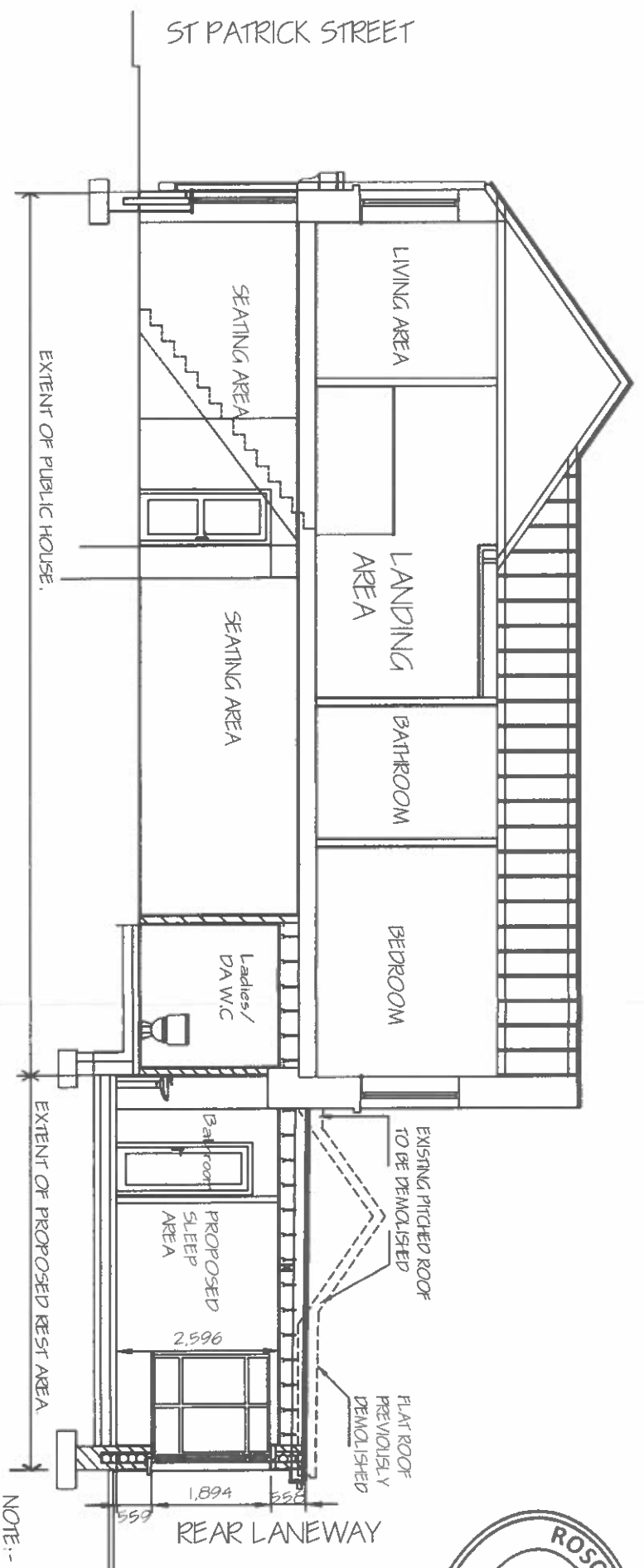
PROPOSED ELEVATIONS.

Mr PETER HINES

TURNER DESIGN SERVICES

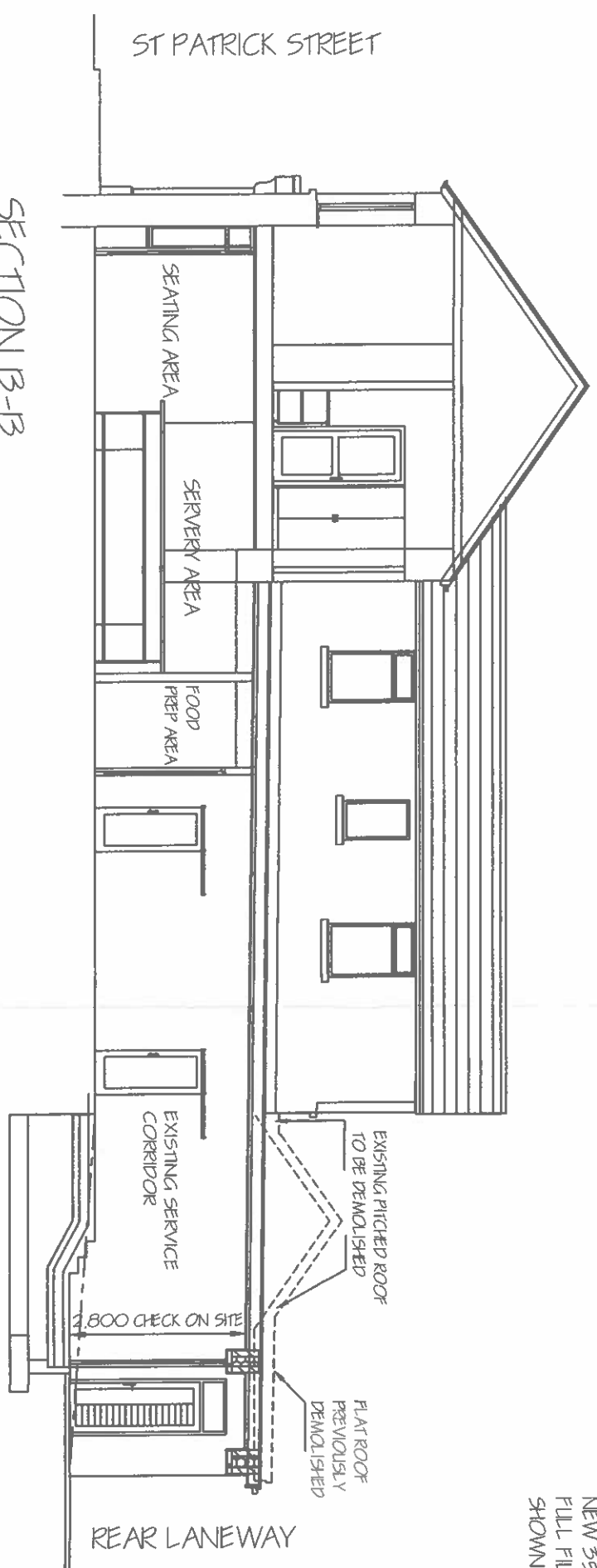
Architects, Surveyors & Project Managers

100-100, 100-100, 100-100



SECTION A-A

NOTE:-  
1. FIRE RATED PARTITIONS SHOWN THUS - [hatched pattern]  
2. NEW PLASTER BOARD PARTITIONS WITH SKIM FINISH SHOWN THUS - [dotted pattern]  
3. NEW 350mm WIDE CAVITY WALL WITH FULL FILL INSULATION SHOWN THUS - [cross-hatched pattern]



SECTION B-B

NOTES

REVISIONS

TURNER DESIGN SERVICES, Architects, Surveyors & Project Managers

CAD: P. VENTHORE  
ROSCOMMON  
TEL: 087 77445

DR: MR PETER HYNES

NOT TITLE

EXEMPTION OF STRUCTURES TO PREMISES AT ST PATRICK ST, CASTLEKEA, CO ROSCOMMON

SECTIONS A-A & B-B

DRAWING

SCALE 1:100 @ A3

DATE 16th December 2024

DRAWN A.M. Turner

CHECKED

OR NO

13