

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Harveydale Ltd,
Unit B1,
Drunshaughlin Business Park,
Co. Meath.

Reference Number: DED 825
Application Received: 6th January 2025
Name of Applicant: Harveydale Ltd
Agent: Architects Workshop Ltd

WHEREAS a question has arisen as to whether the use of a property for International Protection Emergency Accommodation at Ballyleague, Lanesborough, 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 3, and 4 of the Planning and Development Acts 2000 (as amended).
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- (c) Class 20 F, Part 1 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 use of the subject premises as International Protection Emergency Accommodation at Ballyleague, Lanesborough, Co. Roscommon, is development that is NOT exempted Development.

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 use the property for International Protection Emergency Accommodation at Ballyleague, Lanesborough, Co. Roscommon., 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: 10th February, 2025

cc agent via email: Architects Workshop Ltd
olan@awl.ie

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: Tuesday 11 February 2025 10:33
To: olan@awl.ie
Subject: DED 825 - Notification of Decision
Attachments: DED825 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application No. 825 for Harveydale Ltd.

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 | 🌐 www.roscommoncoco.ie

MAP LOCATION



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

Reference Number: DED 825

Name and Address of Applicant: Harveydale Ltd

AGENT: Architects Workshop Ltd.

WHEREAS a question has arisen as to whether 'to use property for International Protection Emergency Accommodation' at Ballyleague, Lanesborough Co Roscommon is or is not development and is or is not exempted development:

1.0 Site Location and Description

The site is located on the Roscommon to Lanesborough National Secondary Route N63 and consist of a vacant building which was last used as a nursing home.

2.0 Planning History

16/500: Planning Permission for development consisting of the conversion of an existing storage and office area at lower ground floor level of the Nursing Home into a one bedroom apartment for the use of staff of the Nursing Home (Application made for development consisting of the conversion of an existing storage and office area at lower ground floor level of the Nursing Home into a two bedroom apartment for the use of staff of the Nursing Home)

3.0 Relevant Legislation

I have considered this question, and I have had regard particularly to –

- a) Sections 3, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- c) Class 20 F, Part 1 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.

Planning and Development Act, 2000 (as amended)

Section 2 (1)

"works" includes 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 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 (as amended)

Schedule 2, Part 1

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>CLASS 20 F</p> <p>Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction.</p>	<ol style="list-style-type: none"> 1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection. 2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022¹ comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001². 3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028. 4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class. 5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development. 6. ‘displaced persons’, for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022. 7. ‘international protection’, for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015). 8. ‘temporary protection’, for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.

Article 6 (1) : Exempted Development

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 (a)): Restrictions on exemptions

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

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, ..

4.0 Planning Assessment

The questions to be determined in this Section 5 declaration is whether ***‘to use property for International Protection Emergency Accommodation’*** is or is not development and is or is not exempted development. The last permitted and established use of the property subject of this Section 5 application was a ‘nursing home’. Having considered the definition of both “development” outlined above, I would deem that the use of a nursing home as ***‘property for International Protection Emergency Accommodation’*** constitutes ‘a material change of use’ and is therefore development.

To assess whether these works are exempt development consideration was given to Article 6 (1) and Class 20 F Part 1 of Schedule 2 of the Regulations 2001, as amended. In order, to determine if the proposed use ***‘to accommodate persons seeking international protection’*** falls within Class 20F of the Regulations, the Planning Authority must be satisfied that the development will be carried out on or behalf of the Minister for Children, Equality, Disability, Integration and Youth and clarification is required in relation to this.

Notwithstanding this the proposal must also be considered in the context of Article 9, the ‘Restrictions on Exemptions’. The application site is located on a National Secondary Route N63 within the 50km per hr speed limit. The development will provide for an occupancy of 76 residents which could potentially result in up to 76 cars using the site. The permitted nursing home had 20 bedrooms which having regard to Roscommon County Development Plan 2022-2028 would have credit for 30 spaces, i.e 1.5 space per bedroom. The site as it exists does not have the capacity to accommodate 76 cars in terms of car parking, circulation space and to facilitate turning movements within the site. It is also considered that the potential impacts on the N63 in terms of safety and capacity on the national road networks cannot be ruled out given the number of residents and potential number of traffic movements. A report from the Roads Section in Roscommon County Council has been received

which confirms the concerns of the Planning Authority. Given the number of potential traffic movements that the proposed use may generate, the confined nature of the site, its inability to accommodate potentially 76 cars and status of the road serving the site the Planning Authority considers that such a development has the potential to cause an obstruction to road users, create a traffic hazard and compromise the capacity of the N63 and for this reason the proposed development is not of a nature set out in Article 9 (1)(a) of the Planning and Development Regulations 2001 as amended.

Environmental Considerations :

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located c200 m away from Lough Ree SAC and SPA. A screening has been carried out and is attached to the file. Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, significant effects on the conservation objectives of European Sites cannot be ruled out. Having regard to this Appropriate Assessment Screening and Article 9(1) (a) VII, the 'Restrictions on Exemptions' in the Regulations as amended and referenced above and having regard to policy objective NH10.7 in Roscommon County Development Plan which aims to implement Article 6 of the Habitats Directive the proposed development is not of a nature set out in Article 9 (1)(a) of the Planning and Development Regulations 2001 as amended.

Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows: **WHEREAS a question has arisen as to whether 'to use property for International Protection Emergency Accommodation' at Ballyleague, Lanesborough Co. Roscommon, is development and is NOT exempted development.**

5.0 Recommendation

WHEREAS a question has arisen as to whether 'to use property for International Protection Emergency Accommodation' at Ballyleague, Lanesborough Co. Roscommon, is development and is not exempted development:

I have considered this question, and I have had regard particularly to –

- a) Sections 3, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- c) Class 20 F, Part 1 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 I have concluded that

The use of the subject premises as a residence for International Protection' to use property for International Protection Emergency Accommodation' at Ballyleague, Lanesborough Co Roscommon *property*' is development, and is NOT exempted development.

I recommend that a declaration to that effect should be issued to the applicant.



Signed: _____

Date: 6th February 2025

Paula Connaughton

South Roscommon Area Planner.



Signed: _____

Date: 7th February 2025

Alan O'Connell

Senior Executive Planner.

**APPROPRIATE ASSESSMENT
SCREENING REPORT
For
Planning Application PD / DED 825**

Development: WHEREAS a question has arisen as to whether 'to use property for International Protection Emergency Accommodation' at Ballyleague, Lanesborough Co Roscommon is or is not development and is or is not exempted development



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

Screening for Appropriate Assessment: DED 825

Table 1: Project Details

Development Consent Type	Section 5 Declaration
Development Location	Ballyleague, Lanesborough Co Roscommon
File Reference Number	Ded 825
Description of the Project	WHEREAS a question has arisen as to whether 'to use property for International Protection Emergency Accommodation' at Ballyleague, Lanesborough Co Roscommon is or is not development and is or is not exempted development

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Special Areas of Conservation (SAC)

Impacts on habitats

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 0.2 km Designated features: Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation (#3150)</p> <p>Fortwilliam Turlough SAC (Site Code: 000448) Distance from Site: 6.36 km Designated features: Turloughs (#3180)</p> <p>Lough Forbes Complex SAC (Site Code: 001818) Distance from Site: 9.67 km Designated features: Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation (#3150)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>In the absence of information on servicing arrangements</i> significant impacts cannot be ruled out.</p> <p>No significant impacts on these Natura sites are likely.</p>

2.	Impacts on Bog Mires and Fens Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 0.2 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Alkaline fens (#7230)</p> <p>Corbo Bog SAC (Site Code: 002349) Distance from Site: 3.7 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Degraded raised bogs still capable of natural regeneration (#7120), Active raised bogs (#7110)</p> <p>Lough Forbes Complex SAC (Site Code: 001818) Distance from Site: 9.67 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p>Brown Bog SAC (Site Code: 002346) Distance from Site: 11.81 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p>Annaghmore Lough (Roscommon) SAC (Site Code: 001626) Distance from Site: 14.62 km Designated features: Alkaline fens (#7230)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>In the absence of information on servicing arrangements</i> significant impacts cannot be ruled out.</p> <p>No significant impacts on these Natura sites are likely.</p>

3.	Impacts on Forests Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 0.0 km Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Bog woodland (#91D0)</p> <p>Lough Forbes Complex SAC (Site Code: 001818) Distance from Site: 9.67 km Designated features: Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) (#91E0)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>In the absence of information on servicing arrangements</i> significant impacts cannot be ruled out.</p> <p>No significant impacts on these Natura sites are likely.</p>
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 0.0 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>In the absence of information on servicing arrangements</i> significant impacts cannot be ruled out.</p>
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same?</p> <p>Sites to consider None</p>	<p>NA</p>
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)

	<p>Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 0.2 km Designated features: Limestone pavements (#8240)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>In the absence of information on servicing arrangements</i> significant impacts cannot be ruled out.</p>
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same?</p> <p>Sites to consider None</p>	NA
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same?</p> <p>Sites to consider None</p>	NA

Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or in the catchment of same?</p> <p>Sites to consider None</p>	NA
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same?</p>	NA

	Sites to consider None	
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same? Sites to consider None	NA
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same? Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 0.2km Designated features: <i>Lutra lutra</i> (Otter) (#1355)	Yes It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>In the absence of information on servicing arrangements</i> significant impacts cannot be ruled out.
5.	Impacts on Mollucs	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Mollucs, or within 1km of same? Sites to consider <u>Annaghmore Lough (Roscommon) SAC</u> (Site Code: 001626) Distance from Site: 14.62 km Designated features: <i>Vertigo geyeri</i> (Geyer's Whorl Snail) (#1013)	No No significant impacts on this Natura site are likely.
6.	Impacts on Non-vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same? Sites to consider None	NA

7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same? Sites to consider None	NA
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same? Sites to consider None	NA

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Protection Area, or within 1km of same? Sites to consider Lough Ree SPA (Site Code: 004064) Distance from Site: 0.2 km Designated features: Little Grebe (<i>Tachybaptus ruficollis</i>) (#A004), Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Teal (<i>Anas crecca</i>) (#A052), Mallard (<i>Anas platyrhynchos</i>) (#A053), Shoveler (<i>Anas clypeata</i>) (#A056), Tufted Duck (<i>Aythya fuligula</i>) (#A061), Common Scoter (<i>Melanitta nigra</i>) (#A065), Goldeneye (<i>Bucephala clangula</i>) (#A067), Coot (<i>Fulica atra</i>) (#A125), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Common Tern (<i>Sterna hirundo</i>) (#A193), Wetland and Waterbirds (#A999) Ballykenny-Fisherstown Bog	Yes It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>In the absence of information on servicing arrangements</i> significant impacts cannot be ruled out.

	SPA (Site Code: 004101) Distance from Site: 9.65 km Designated features: Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395)	No significant impacts on this Natura sites are likely.
--	---	---

All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement.

Screening for Appropriate Assessment - Conclusion Statement

Development Type: Section v declaration
Development Location: Lanesborough, Co. Roscommon
Natura 2000 sites within impact zone: SPA:004064, SPA:004101, SAC:000440, SAC:001626, SAC:001818, SAC:000448, SAC:002346, SAC:002349, SAC:002202
Planning File Reference Number: DED 825
Description of the Project: WHEREAS a question has arisen as to whether 'to use property for International Protection Emergency Accommodation' at Ballyleague, Lanesborough Co Roscommon is or is not development and is or is not exempted development. Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s): Potential indirect limited impact has been identified due to the site's proximity to European Sites.
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not: In the absence of information regarding surface water and waste water management significant impacts on the conservation objectives of Lough Ree SAC and SPA cannot be ruled out.
Conclusion of Screening Assessment: Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that RCC cannot at this stage rule out the potential for adverse significant impacts on European Sites as a result of the proposed development either alone or in combination with other plans or projects.
Documentation reviewed for making this statement: <ul style="list-style-type: none"> Roscommon County Development Plan 2022-2028, Documentation submitted with the planning application. NPWS.ie Article 6 of the Habitats Directive.

Completed by:

**Paula Connaughton
Executive Planner**

Date: 7th Feb 2025

**Signer
2025**



Date: 7th Feb

Signed:



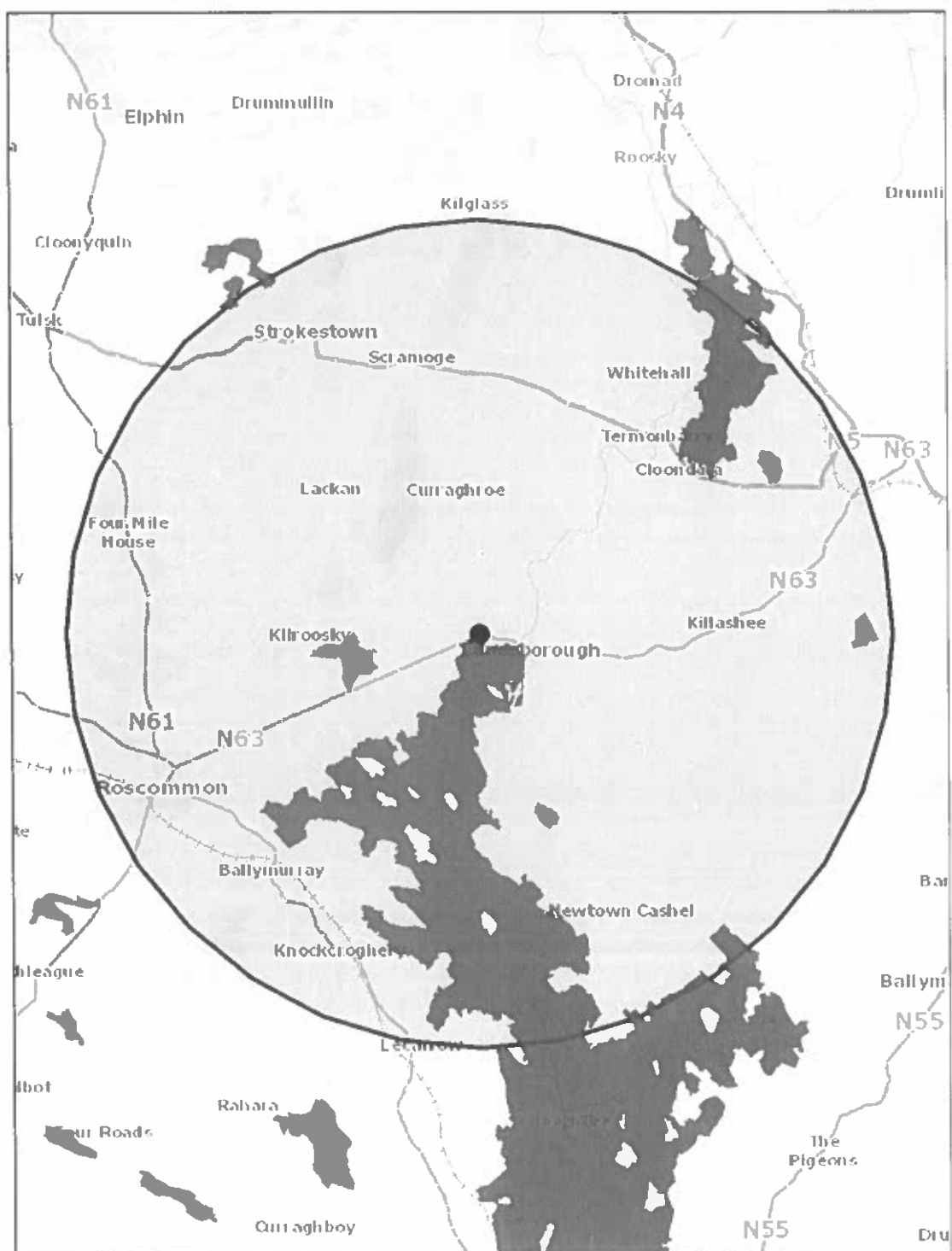
Senior Executive Planner

Date: 7th February 2025

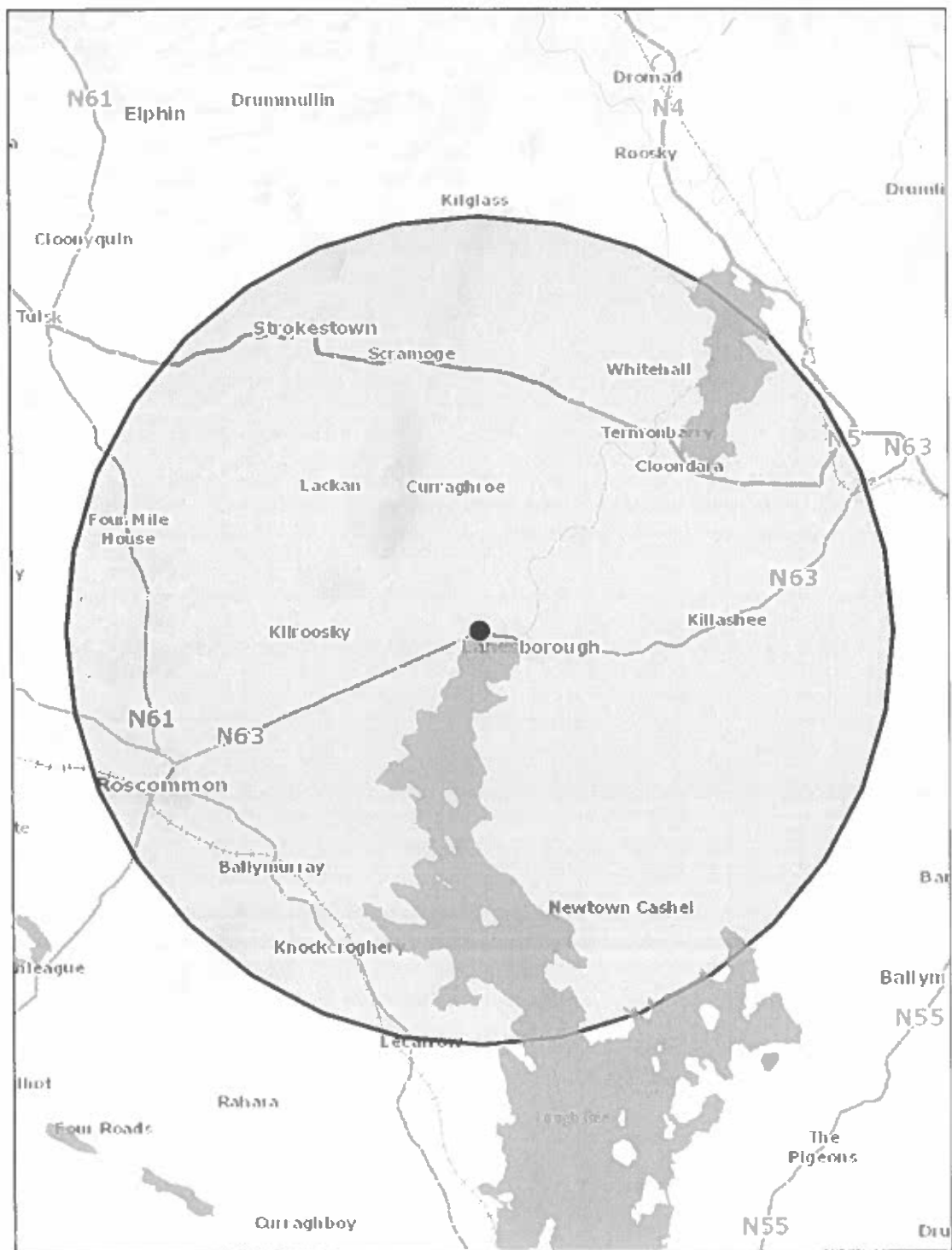
Signed:

**Mary Grier
Senior Planner**

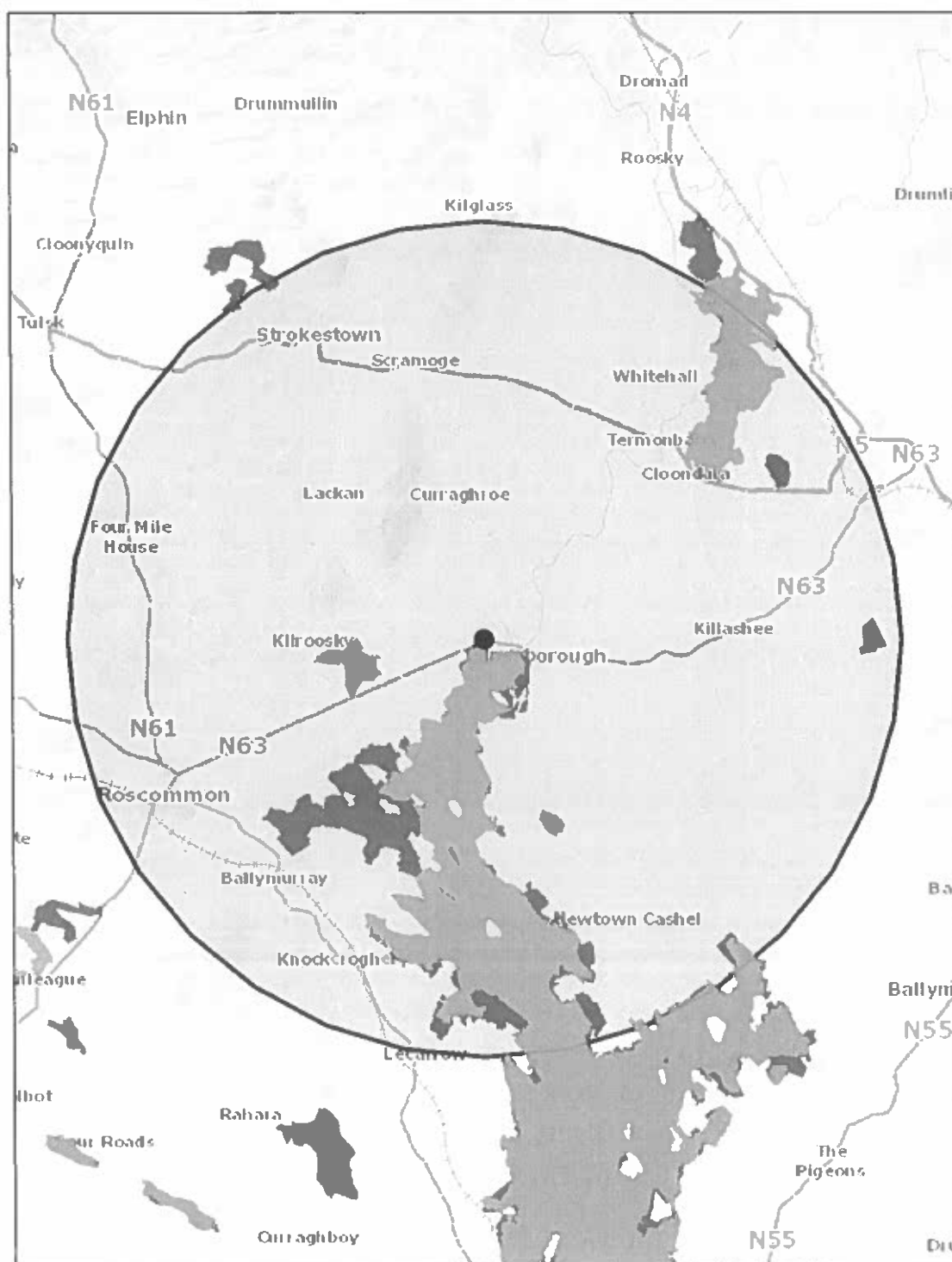
Date:



SAC (blue) within 15km of Plan Ref. Ded 825

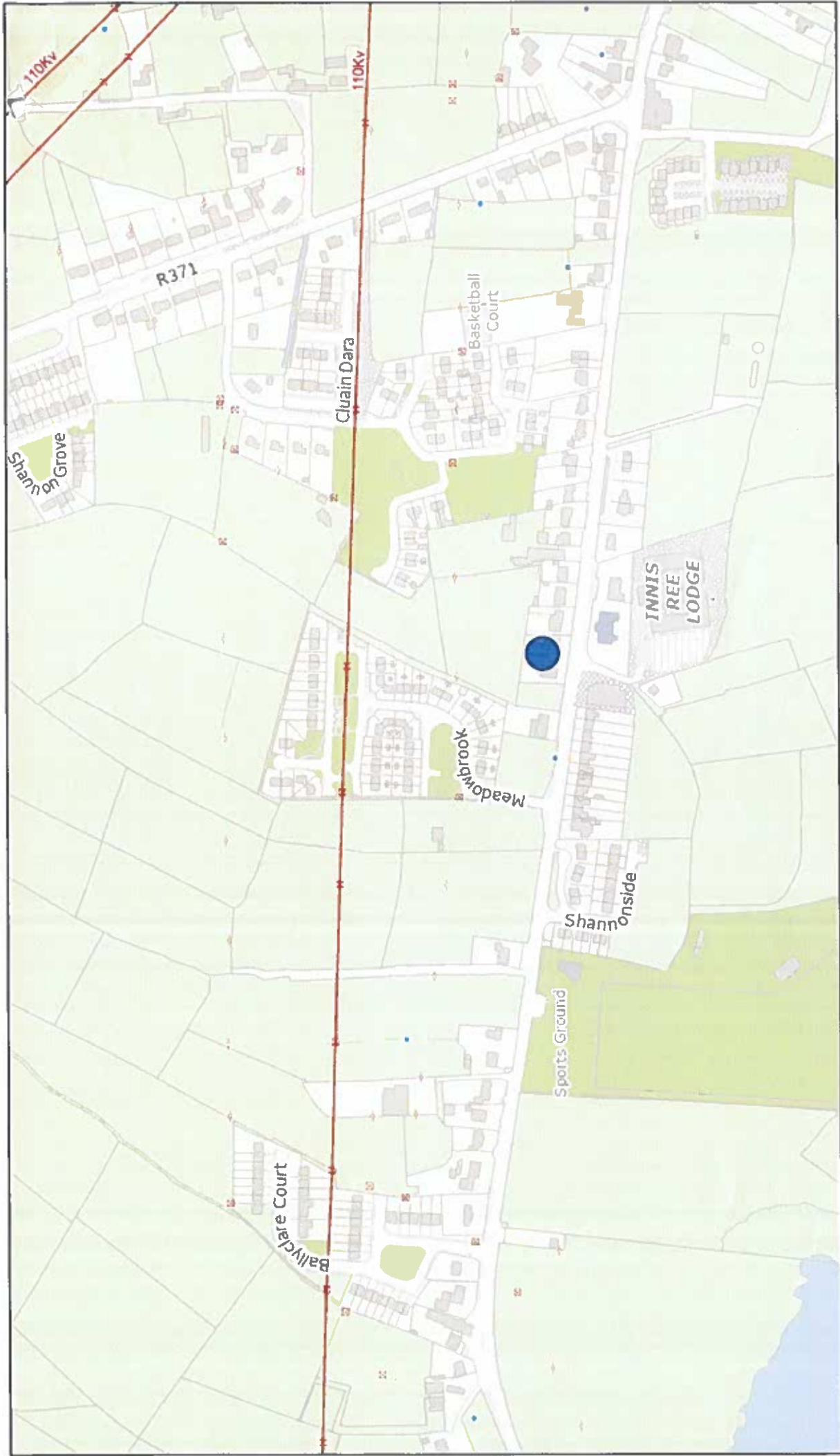


SPA (green) within 15km of Plan Ref. DED 825



SAC & SPA within 15km of Plan Ref. DED 825

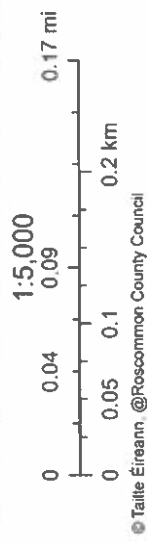
Map Viewer Printout



1/23/2025, 2:29:50 PM



County Boundary





Comhairle Contae
Ros Comáin
Roscommon
County Council



Harveydale Ltd,
Unit B1,
Dunshaughlin Business Park,
Co. Meath.

Date: 14th January 2025
Planning Reference: DED 825

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

Development: Permission to use property for International Protection Emergency Accommodation
under the Planning & Development Act (Exempt Development) Regulations 2018 at
Ballyleague, Lanesborough, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 6th January 2025, 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. **L01/0/232379** dated 8th January 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 825**
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: Architects Workshop Ltd
olan@awl.ie

Roscommon County Council
Aras an Chontae
Roscommon
09068 37100

08/01/2025 15:19:26

Receipt No : L01/0/232379

HARVEYDALE LTD
UNIT 87
DUNSHAUGHLIN BUSINESS PARK
CO. MEATH

AGENT ARCHITECTS WORKSHOP LIMITED

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 825	

Total .	80 00 EUR
---------	-----------

Tendered .	
Cheque	80 00
000208	

Change :	0.00
----------	------

Issued By : Bernadine Duignan
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: 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)	HARVEYDALE LTD, UNIT B7, DUNSTRAHLM BUSINESS PARK, CO. MEATH.
Name of Agent	ARCHITECTS WORKSHOP LIMITED, SUITE 301, 31-32 LEESON STREET LOWER, DUBLIN 2. DOZ KAGZ.
Nature of Proposed Works	INTERNATIONAL PROTECTION EMERGENCY ACCOMMODATION
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No. 2416-B 2416-D.	2416-B 2416-D
Floor Area: a) Existing Structure b) Proposed Structure	a) 928.4 m ² b) 928.4 m ²
Height above ground level:	6m - DOORMER ROOF.
Total area of private open space remaining after completion of this development	380m ² APEX.
Roofing Material (Slates, Tiles, other) (Specify)	EXISTING TILES.

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	PEBBLE DASH PLASTER.
Is proposed works located at front/rear/side of existing house.	N/A.
Has an application been made previously for this site	NO.
If yes give ref. number (include full details of existing extension, if any)	—
Existing use of land or structure	NURSING HOME / UKRAINIAN ACCOM.
Proposed use of land or structure	INTERNATIONAL PROTECTION EMERGENCY ACCOMMODATION.
Distance of proposed building line from edge of roadway	6 M.
Does the proposed development involve the provision of a piped water supply	EXISTING IN PLACE.
Does the proposed development involve the provision of sanitary facilities	EXISTING IN PLACE.

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

Signature:



Date:

19TH DEC 2024

Note: This application must be accompanied by: -

- (a) €80 fee ✓
- (b) Site Location map to a scale of 1:2500 clearly identifying the location (1:1000)
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development ✓
- (d) Detailed specification of development proposed ✓



Planning Pack Map



COMPILED AND PUBLISHED BY:

Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

OUTPUT SCALE: 1:1,000

CENTRE
COORDINATES:
ITM 599692,769622

PUBLISHED:
20/12/2024

MAP SERIES:
1:2,500
1:2,500

ORDER NO.:
50440775_1

MAP SHEETS:
2416-B
2416-D

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 www.tailte.ie; search 'Capture Resolution'.
LEGEND: To view the legend visit www.tailte.ie and search for 'Large Scale Legend'.

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2024
All rights reserved



**Tailte
Éireann**

6 JAN 2025
PLANNING SECTION
COUNCIL

0.94

B é a l Á t h a L i a g
B a l l y l e a g u e

0.61

Baile
an Chláir
Ballyclare

Nursing Home

Catholic
Church

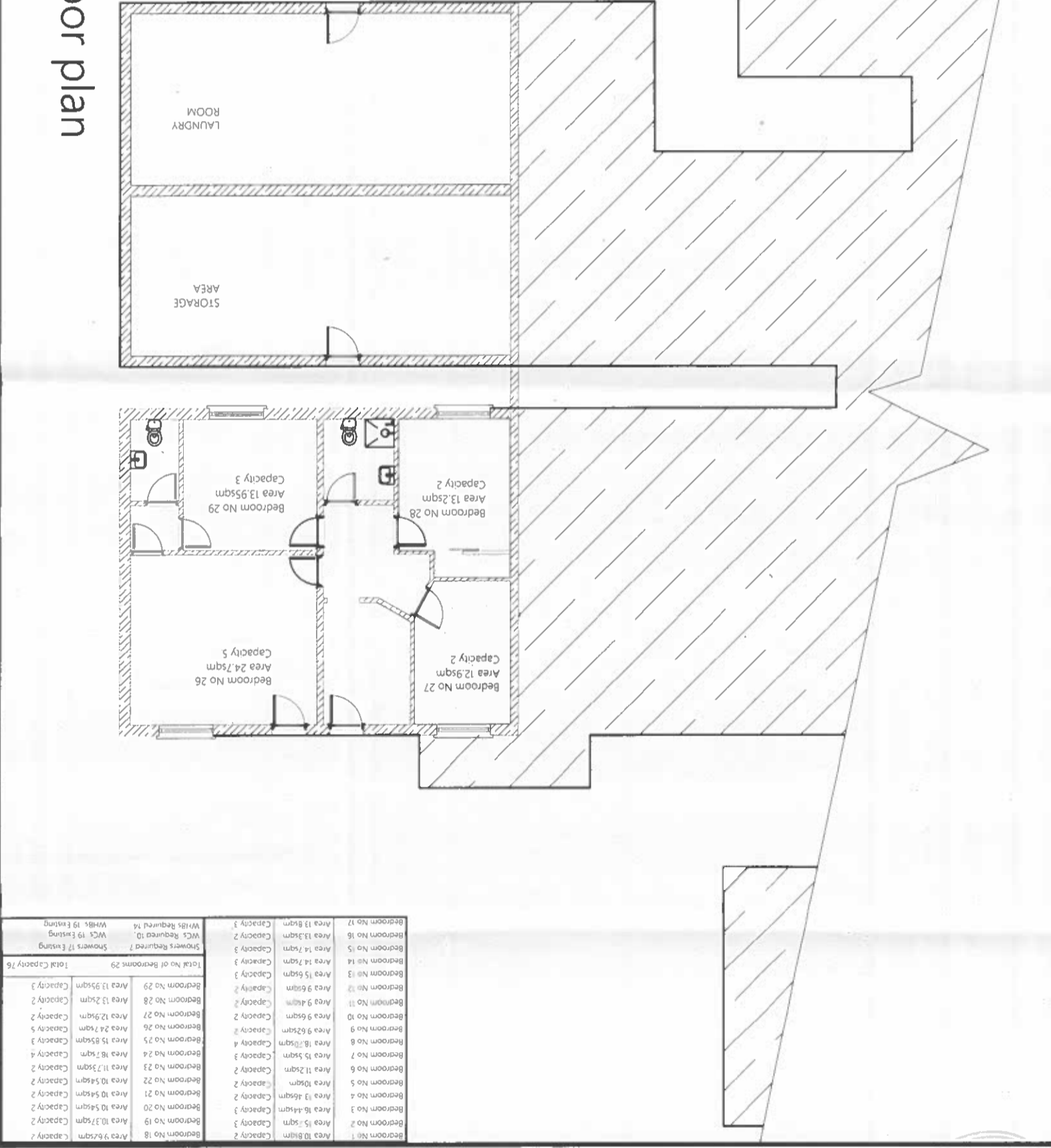
0.38

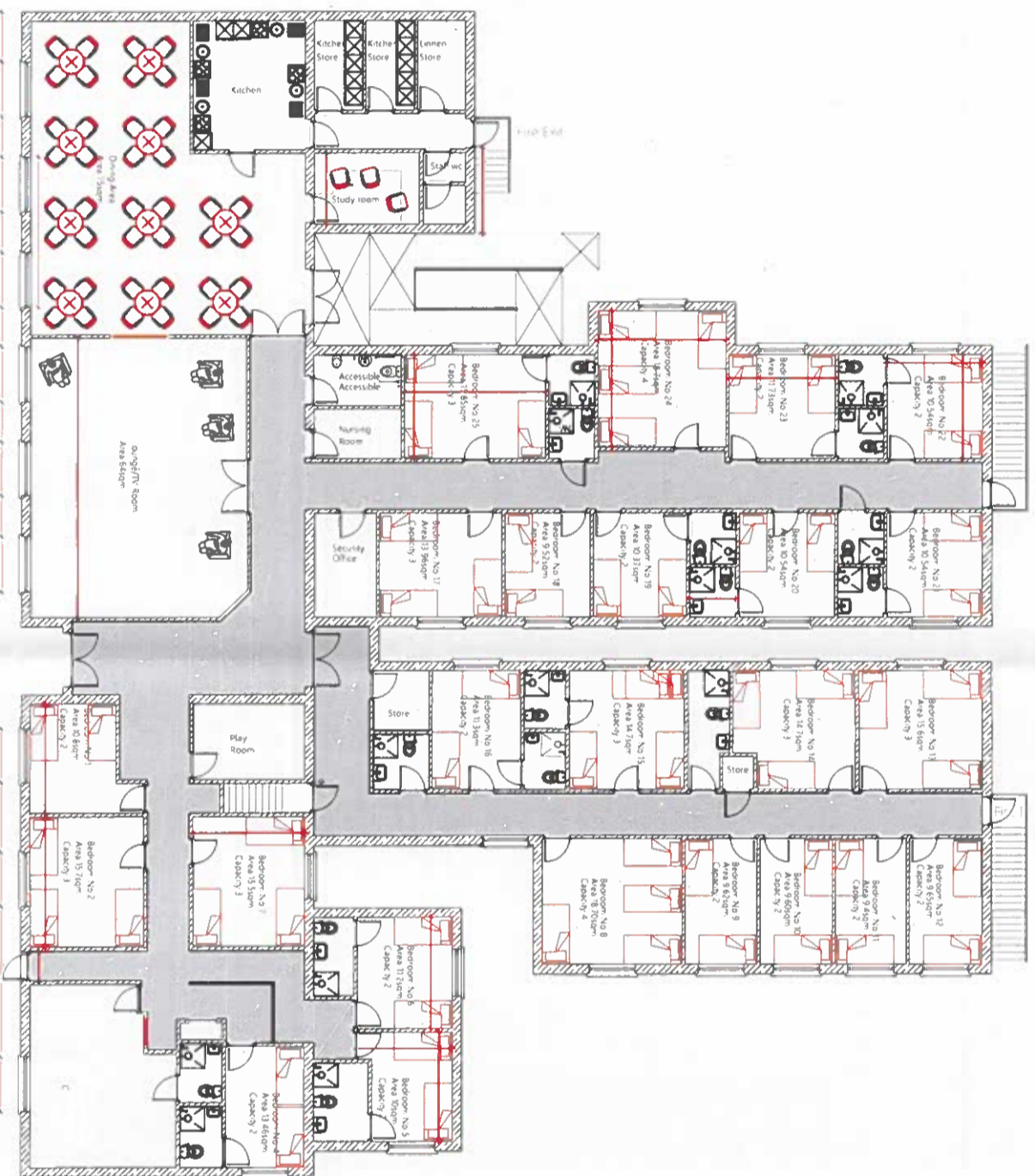


1:500

ROSCOMMON COUNTY COUNCIL
PLANNING SECTION
6 JAN 2005

Lower Ground floor plan
Lanesborough





Bedroom No 1	Area 10.8sqm	Capacity 2
Bedroom No 2	Area 15.7sqm	Capacity 3
Bedroom No 3	Area 16.4sqm	Capacity 3
Bedroom No 4	Area 13.4sqm	Capacity 2
Bedroom No 5	Area 10sqm	Capacity 2
Bedroom No 6	Area 11.2sqm	Capacity 2
Bedroom No 7	Area 15.5sqm	Capacity 3
Bedroom No 8	Area 18.7sqm	Capacity 4
Bedroom No 9	Area 9.6sqm	Capacity 2
Bedroom No 10	Area 9.6sqm	Capacity 2
Bedroom No 11	Area 9.4sqm	Capacity 2
Bedroom No 12	Area 9.6sqm	Capacity 2
Bedroom No 13	Area 15.6sqm	Capacity 3
Bedroom No 14	Area 14.7sqm	Capacity 3
Bedroom No 15	Area 14.7sqm	Capacity 3
Bedroom No 16	Area 13.3sqm	Capacity 2
Bedroom No 17	Area 13.8sqm	Capacity 3
Bedroom No 18	Area 9.6sqm	Capacity 2
Bedroom No 19	Area 10.3sqm	Capacity 2
Bedroom No 20	Area 10.5sqm	Capacity 2
Bedroom No 21	Area 10.5sqm	Capacity 2
Bedroom No 22	Area 10.5sqm	Capacity 2
Bedroom No 23	Area 11.7sqm	Capacity 2
Bedroom No 24	Area 18.7sqm	Capacity 4
Bedroom No 25	Area 15.8sqm	Capacity 3
Bedroom No 26	Area 24.7sqm	Capacity 5
Bedroom No 27	Area 12.9sqm	Capacity 2
Bedroom No 28	Area 13.2sqm	Capacity 2
Bedroom No 29	Area 13.9sqm	Capacity 3
Total No of Bedrooms 29		Total Capacity 76
Showers Required 7		W.C.s 17 Existing
W.C.s Required 10		W.C.s 19 Existing
W.H.B.s Required 14		W.H.B.s 19 Existing

Ground floor plan
Lanesborough
Scale nts

Bedroom No 1	Area 11.8sqm	Capacity 2	Bedroom No 8	Area 10.3sqm	Capacity 2
Bedroom No 2	Area 15.7sqm	Capacity 3	Bedroom No 9	Area 10.3sqm	Capacity 2
Bedroom No 3	Area 15.4sqm	Capacity 3	Bedroom No 10	Area 10.5sqm	Capacity 2
Bedroom No 4	Area 13.4sqm	Capacity 2	Bedroom No 11	Area 10.5sqm	Capacity 2
Bedroom No 5	Area 10.8sqm	Capacity 2	Bedroom No 12	Area 11.7sqm	Capacity 2
Bedroom No 6	Area 11.2sqm	Capacity 2	Bedroom No 13	Area 11.7sqm	Capacity 2
Bedroom No 7	Area 15.5sqm	Capacity 3	Bedroom No 14	Area 18.7sqm	Capacity 4
Bedroom No 8	Area 9.6sqm	Capacity 2	Bedroom No 15	Area 9.6sqm	Capacity 2
Bedroom No 9	Area 9.6sqm	Capacity 2	Bedroom No 16	Area 9.6sqm	Capacity 2
Bedroom No 10	Area 9.6sqm	Capacity 2	Bedroom No 17	Area 13.8sqm	Capacity 3
Bedroom No 11	Area 9.6sqm	Capacity 2			
Bedroom No 12	Area 9.6sqm	Capacity 2			
Bedroom No 13	Area 15.6sqm	Capacity 3			
Bedroom No 14	Area 15.6sqm	Capacity 3			
Bedroom No 15	Area 12.7sqm	Capacity 3			
Bedroom No 16	Area 13.8sqm	Capacity 3			
Bedroom No 17	Area 13.8sqm	Capacity 3			

Bedroom No 18	Area 10.3sqm	Capacity 2	Total No of Bedrooms 29	Total Capacity 76
Bedroom No 19	Area 10.3sqm	Capacity 2		
Bedroom No 20	Area 10.5sqm	Capacity 2		
Bedroom No 21	Area 10.5sqm	Capacity 2		
Bedroom No 22	Area 11.7sqm	Capacity 2		
Bedroom No 23	Area 11.7sqm	Capacity 2		
Bedroom No 24	Area 18.7sqm	Capacity 4		
Bedroom No 25	Area 15.6sqm	Capacity 3		
Bedroom No 26	Area 24.7sqm	Capacity 5		
Bedroom No 27	Area 12.7sqm	Capacity 3		
Bedroom No 28	Area 13.8sqm	Capacity 3		
Bedroom No 29	Area 13.8sqm	Capacity 3		
Shower Room 7	Shower 1/18.5sqm			
WC Required 10	WC 19.6sqm			
Wash Required 14	Wash 19.6sqm			

Dormor floor plan Lanesbouragh

