

**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/276/25

Reference Number:

DED 826

Name of Applicant:

Avril Ahern

Agent:

James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether the change of use from a dwelling house to a community dwelling house at Donard, Knockroe, Castlerea, Co. Roscommon, F45 RW72, 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) Class 14 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 dwelling house to a community dwelling house as described in this case is 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 for the change of use from a dwelling house to a community dwelling house at Donard, Castlerea, Co. Roscommon, F45 RW72, is development that is **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: 06 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/143/25  

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

**Applicant:**       **Avril Ahern**

**Agent:**           **James Lohan Consulting Engineers Ltd.**

**Ref No.:**         **DED 826**

**Re:**               **WHEREAS a question has arisen as to whether the change of use from a dwelling house to a community dwelling house at Donard, Knockroe, Castlerea, Co. Roscommon, F45RW72, 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 826) be requested from the Applicant & the Agent.**

**Signed on the 5<sup>th</sup> February 2025.**



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**Alan O'Connell,**  
**Senior Executive Planner,**  
**Planning.**