

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

P4260/25

Reference Number:

DED 834

Name of Applicant:

Iarnord Eireann

Agent:

N/A

WHEREAS a question has arisen as to whether the repurposing of an existing old store building to accommodate welfare facilities for the Permanent Way (Per-Way) team, with works including 1) the existing modular containers / office and toilet facilities within the site will be removed; 2) demolition of a modern annex attached to the old good store; 3) decommissioning and disposal of two disused oil tanks; 4) provision of new staff parking & 5) connection of the welfare facility to existing site services along with all associated ancillary site work at Carrick-on-Shannon Train Station, Cortober, Carrick-on-Shannon, 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, 5 and 57 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.
- (d) The planning history of the site

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed repurposing of an existing old store building (a Protected Structure) to accommodate welfare facilities as described in this case is an **exempted development** provided all works should be carried out in accordance with the **Architectural Heritage Protection Guidelines** for Planning Authorities and **Advice Series**. Expert conservation advice should be retained from the outset of the project to ensure that the proposals are properly developed. There should be continuous expert involvement in the detailing and specification for the proposed works. There should also be continued expert involvement in the management and site supervision of the works using experienced and skilled workers with adequate and effective supervision.
- (c) The proposed removal of existing modular containers/offices and toilet facilities, decommissioning and disposal of two disused oil tanks, provision of new staff parking and connection of the welfare facility to existing site services as described in this case is an exempted development.
- (d) The proposed demolition of a modern annex attached to the old goods store (protected structure) as described in this case is **not exempted development**.
- (e) 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 repurpose an existing old store building to accommodate welfare facilities for the Permanent Way (Per-Way) team, with works including 1) the existing modular containers / office and toilet facilities within the site will be removed; 2) demolition of a modern annex attached to the old good store; 3) decommissioning and disposal of two disused oil tanks; 4) provision of new staff parking & 5) connection of the welfare facility to existing site services along with all associated ancillary site work at Carrick-on-Shannon Train Station, Cortober, Carrick-on-Shannon, Co. Roscommon., is a **split decision** as follows;

1. The removal of an existing modular containers/offices and toilet facilities, decommissioning and disposal of two disused oil tanks, provision of new staff parking and connection of the welfare facility to existing site services and the repurposing of an existing old store building (a Protected Structure) to accommodate welfare facilities is **exempted development** provided that all works are to be carried out in accordance with the **Architectural Heritage Protection Guidelines** for Planning Authorities and **Advice Series**.
2. The demolition of a modern annex attached to the old good store (a Protected Structure) 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: _____ March, 2025