

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Iarnod Eireann,  
Connolly Station,  
Amiens Street,  
Dublin 1.

Reference Number: DED 834  
Application Received: 23<sup>rd</sup> January, 2025  
Name of Applicant: Iarnod 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:**



Alan O'Connell,  
Senior Executive Planner,  
Planning.

**Date: 4<sup>th</sup> March, 2025**

**ADVICE NOTE**

All works are to 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 be also be continued expert involvement in the management and site supervision of the works using experienced and skilled workers with adequate and effective supervision.

**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

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**From:** Carmel Curley  
**Sent:** Tuesday 4 March 2025 16:51  
**To:** martin.nolan@irishrail.ie  
**Subject:** DED834 - Notification of Decision  
**Attachments:** DED 834 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 834.

Mise le meas,

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 834
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted 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 / offices and toilet facilities within the site will be removed; 2) demolition of a modern annex attached to the old goods 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
<b>Name of Applicant:</b>	Iarnord Eireann
<b>Location of Development:</b>	Carrick-on-Shannon Train Station, Cortober, Carrick-on-Shannon, Co. Roscommon
<b>Site Visit:</b>	24/02/2025

**WHEREAS a question has arisen as to whether the following works;** 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 / offices and toilet facilities within the site will be removed; 2) demolition of a modern annex attached to the old goods 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 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, 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

**Site Location & Development Description**

The site contains an old protected store/building which is currently being refurbished, existing containers used as offices/canteen and storage to the west of the building and on the east are 2 unused oil tanks a container used as a toilet and another protect building with a small single story lean to style extension at Carrick-on-Shannon Train Station, Cortober, Carrick-on-Shannon, Co. Roscommon. The proposed development is to repurpose an existing old store building to accommodate welfare facilities, remove the existing containers and unused oil tanks, remove the extension to the side of the old goods store and create car parking for staff on the footprint of the old containers. The site is situated in the 'N4 Carrick-on-Shannon to Dromod Study Area' area of interest.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

## **Archaeological and Cultural Heritage**

No RMP recorded in the likely zone of influence of the proposed development. The building that is to be repurposed is listed with the NIAH, registration number 31807014 and a protected structure, registration number 01100397. While the building that is to have the extension removed is listed with the NIAH, registration number 31807013 and a protected structure, registration number 01100396.

## **Appropriate Assessment**

The closest European site to the site of the proposed development is Lough Drumharlow PNHA (Site Code 001643) which is located circa 1.3km to the north of the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and 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, be excluded.

## **Planning History**

As per the Roscommon County Council's Planning Registry, recent planning history traced to the site.

- DED 480 - the reconstruction of roof of store, reinstatement of gutters, doors, external repairs and related works to store/workshop building - Exempted

## **Relevant statutory provisions**

### **Planning and Development Acts 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(1) of the Act defines certain types of development as being 'exempted development'. Of potential 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) 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.

Section 57(1) of the Planning and Development Act as follows:

*F424[Notwithstanding section 4(1)(a), (h), (i), F425[(ia)] (j), (k), or (l) and any regulations made under section 4(2),] the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—*

*(a) the structure, or*

*(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

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

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

Subject to article 9, development of a class specified in column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

#### **Article 6 (5)(a)(i)**

Each of the following shall be exempted development:

(i) development consisting of the short term letting in a rent pressure zone of not more than 4 bedrooms in a house that is the principal private residence of the landlord or licensor concerned provided that

#### Article 9 (1) applies:

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,

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,

#### **Article 10 (1)**

Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—

(a) involve the carrying out of any works other than works which are exempted development,

(b) contravene a condition attached to a permission under the Act,

(c) be inconsistent with any use specified or included in such a permission, or

(d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

#### **Assessment:**

In accordance with the Planning and Development Act, 2000 Section 3. (1) development is defined as the following: "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". The proposed development is considered to be the carrying out of works. Works are defined in

the Act as; "works" includes 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 works constitute development, as defined in Section 3 of the said Act.

The proposal includes to repurpose an existing old store building to accommodate welfare facilities, which as indicated above is both a protected structure and listed with the National Inventory of Architectural Heritage. Section 57(1) of the Planning and Development Act states *"the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of— (a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest"*. External works has previously been deemed an exempted development as part of DED 480 and this proposal includes works internally on a protected structure, based on Section 57(1) of the Planning and Development Act of the Planning and Development Regulations the proposed works is deemed an exempt 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 be also be continued expert involvement in the management and site supervision of the works using experienced and skilled workers with adequate and effective supervision.

The proposal includes the 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. The proposed works is deemed an exempt development.

The proposal includes demolition of a modern annex attached to the old goods store, which as indicated above is both a protected structure and listed with the National Inventory of Architectural Heritage. Section 57(1) of the Planning and Development Act states *"the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of— (a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest"*. The proposal includes works to the external of a protected structure, based on Section 57(1) of the Planning and Development Act of the Planning and Development Regulations the proposed works is deemed not an exempt development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations 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.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. 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 Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

## Recommendation

**WHEREAS** a question has arisen as 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 / offices and toilet facilities within the site will be removed; 2) demolition of a modern annex attached to the old goods 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, I have considered this question, and I have 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 I have concluded that

- The works outlined above are development.
- The proposed repurpose 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 be also be continued expert involvement in the management and site supervision of the works using experienced and skilled workers with adequate and effective supervision.
- 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.
- The proposed demolition of a modern annex attached to the old goods store (protected structure) as described in this case is not an exempted development.
- 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 for the 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 / offices and toilet facilities within the site will be removed; 2) demolition of a modern annex attached to the old goods 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 with the 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 and the repurpose an existing old store building a protected structure to accommodate welfare facilities 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 be also be continued expert involvement in the management and site supervision of the works using experienced and skilled workers with adequate and effective supervision.

The demolition of a modern annex attached to the old goods store (protected structure) is not an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: *Ian Murray*

Date: 27<sup>th</sup> February 2025

Civil Technician

Signed:

Date: 27<sup>th</sup> February 2025

Senior Executive Planner



















## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Tuesday 18 February 2025 14:16  
**To:** martin.nolan@irishrail.ie  
**Subject:** DED834 - Acknowledgement  
**Attachments:** DED834 - Ack Letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for DED Application 834.

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](#)







Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Iarnod Eireann,  
Connolly Station,  
Amiens Street,  
Dublin 1.

Date: 18<sup>th</sup> February, 2025  
Planning Reference: DED 834

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

Development: Permission 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 / offices and toilet facilities within the site will be removed; 2) demolition of a modern annex attached to the old goods 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 under the Planning & Development Act (Exempt Development) Regulations 2018 at Carrick-on-Shannon Train Station, Cortober, Carrick-on-Shannon, Co. Roscommon.

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A Chara,

I wish to acknowledge receipt of your application which was received on the 23<sup>rd</sup> 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. **BANKS/306008/1000169** dated 5<sup>th</sup> February, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 834**  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell  
Senior Executive Planner  
Planning Department.

Courthouse  
Roscommon

05-02-2025 00:00:00

Receipt No. : BANKS/306008/1000169  
\*\*\*\*\* REPRINT \*\*\*\*\*

IARNROD EIREANN  
BUILDING & FACILITIES  
DUBLIN 8

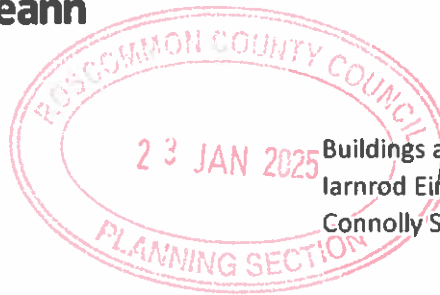
DED 834

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT	0.00

Total 80.00 EUR

Tendered:  
Cash 80.00

Issued By : Bernadine Duignan  
From: Banks



Buildings and Facilities Department  
Iarnród Éireann/ Irish Rail  
Connolly Station, Dublin 1

The Planning Department  
Roscommon County Council,  
County Hall, Roscommon Town,  
County Roscommon

### **Subject**

Repurposing of the Old Store for Welfare Facilities for the Permanent Way (safety critical staff within Irish Rail) staff at Carrick-on-Shannon Railway Station.

This change will facilitate the removal of the existing modular containers/ offices currently within the curtilage of the site. This change will facilitate the removal of the existing modular offices currently within the curtilage of the site.

### **Nature of Proposed Works**

The proposed works involves the repurposing of the existing old store to accommodate welfare facilities for the Permanent Way (Per-Way) team. The existing modular containers/ offices and toilet facilities within the site will be removed. This includes the demolition of a modern annex attached to the old goods store and the decommissioning and disposal of two disused oil tanks. The proposal also includes the provision of new staff parking, connection of the welfare facility to existing site services along with all associated ancillary site work. (The store is being reroofed under separate section 5 application previously granted in September 2021 with the local authority).

### **National Built Heritage Service (NHBS)**

*"Detached three-bay single-storey former railway station building, built c.1860 by the Midland Great Western Railway as part of the Longford to Sligo line. Now derelict. Pitched slate roof with ridge tiles. Random coursed limestone walls. Tooled cut stone to opening surrounds and quoins. Segmental-headed entrance to façade flanked by round-headed fixed pane windows with glass now missing. Timber battened door to rear flanked by fixed pane windows."*

### **Background and Justification**

The proposed development involves repurposing the existing old store within the curtilage of Carrick-on-Shannon Railway Station. The old store, no longer in active use, will be converted into welfare facilities for the Per-Way team. This conversion will allow the removal of the existing modular offices currently situated on-site, improving both the functionality and aesthetic quality of the station.

### **Previous Section 5 Application for Reroofing**

In September 2021, Roscommon County Council granted a Section 5 exemption for the reroofing of the old store building. This previous application recognised the necessity of maintaining the structural integrity and weatherproofing of the protected structure while preserving its historical character. The reroofing portion of the project is to be completed in Q1 of 2025.

This precedent supports the current proposal for internal works, which similarly seeks to enhance the functional utility of the structure without impacting its visual or historical significance. The

proposed repurposing for welfare facilities continues this approach, focusing on the sustainable use and preservation of the building.

#### **Development Impact**

The proposal does not involve any external modifications that would alter the appearance of the old store. The repurposing work will be contained entirely within the existing building envelope, ensuring that the station's overall aesthetic and heritage value remain intact. The removal modular containers/ offices and toilet facility within the site will enhance the curtilage of the station, opening the space up for improved site management and usage.

#### **Health and Safety Justification**

Repurposing the old store for welfare facilities addresses the long-term welfare needs of the Per-Way team, ensuring that they have access to necessary amenities while removing temporary structures that currently occupy the site.

#### **Conservation Principles and Protected Structure Considerations**

Best practice conservation principles will be rigorously applied during the works to ensure that no adverse effects occur to the protected structure. This project is aligned with the goal of maintaining the active use of the railway station and associated structures, prolonging their life and utility through sympathetic development. With the decommissioning and disposal of the oil tanks, along with the demolition of the small annex to the Old Goods Store, the cutstone gable end of the Old Goods Store will be revealed.

#### **Request for Exemption**

Given that the proposed development takes place within the existing structure and that no material alterations to the external appearance of the old store will occur, Irish Rail requests confirmation that this repurposing qualifies for exemption under Section 5 of the Planning and Development Act 2000 (as amended). The proposed works support the operational requirements of the railway and align with the broader conservation goals for the station.



**APPENDIX 1: Application Form**





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

Áras an Chontae,  
Roscommon,  
Co. Roscommon.

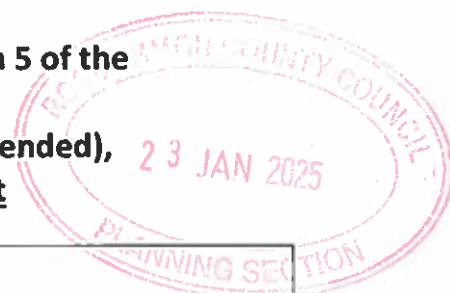
Phone: (090) 6637100

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)	Iarnród Éireann Connolly Station, Amiens Street, Dublin 1
Name of Agent	Martin Nolan (Regional Surveyor Asset Compliance) Buildings & Facilities Department. Heuston Station St. Johns Road West Dublin 8 · D08 E2CV.
Nature of Proposed Works	The proposed works involves the repurposing of the existing old store to accommodate welfare facilities for the Permanent Way (Per-Way) team. The existing modular containers/ offices and toilet facilities within the site will be removed. This includes the demolition of a modern annex attached to the old goods store and the decommissioning and disposal of two disused oil tanks. The proposal also includes the provision of new staff parking, connection of the welfare facility to existing site services along with all associated ancillary site work. (The store is being reroofed under separate section 5 application previously granted in September 2021 with the local authority).
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Carrick-on-Shannon Train Station, Cortober, Carrick-on-Shannon, Co. Roscommon

<b>Floor Area:</b> a) Existing Structure b) Proposed Structure	a) <u><b>77.3 sqm</b></u> b) <u><b>77.3 sqm</b></u>
<b>Height above ground level:</b>	<b>5.4m</b>
<b>Total area of private open space remaining after completion of this development</b>	<b>NA</b>
<b>Roofing Material (Slates, Tiles, other) (Specify)</b>	<b>Natural slates. (The old store is being reroofed under separate section 5 application previously lodged with the local authority)</b>



## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	All existing stonework to be retained.
Is proposed works located at front/rear/side of existing house.	NA
Has an application been made previously for this site	Yes
If yes give ref. number (include full details of existing extension, if any)	Section 5 application submitted August 2021 and granted in September 2021 to replace the roof structure and reinstate windows and doors.
Existing use of land or structure	Workshop/ Store for railway station
Proposed use of land or structure	Welfare facilities for Irish Rail Permanent Way (Safety Critical) Staff
Distance of proposed building line from edge of roadway	6.87m
Does the proposed development involve the provision of a piped water supply	Yes
Does the proposed development involve the provision of sanitary facilities	Yes

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

Signature:

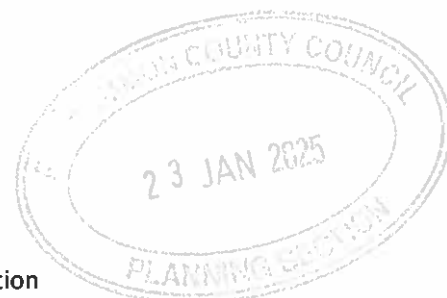


Date:

23.01.2025

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





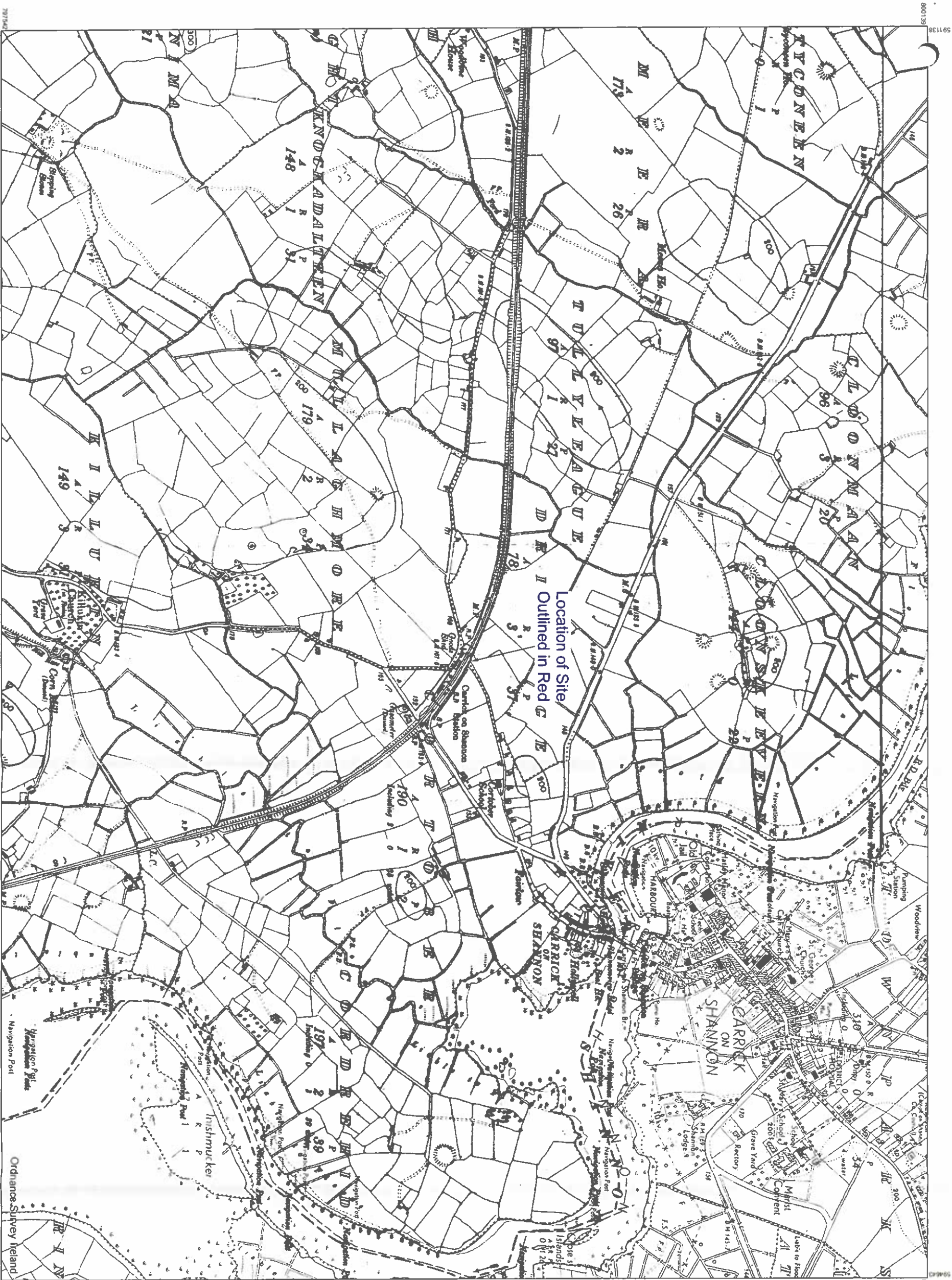
## APPENDIX 2: Site Location Map







Site Location Map



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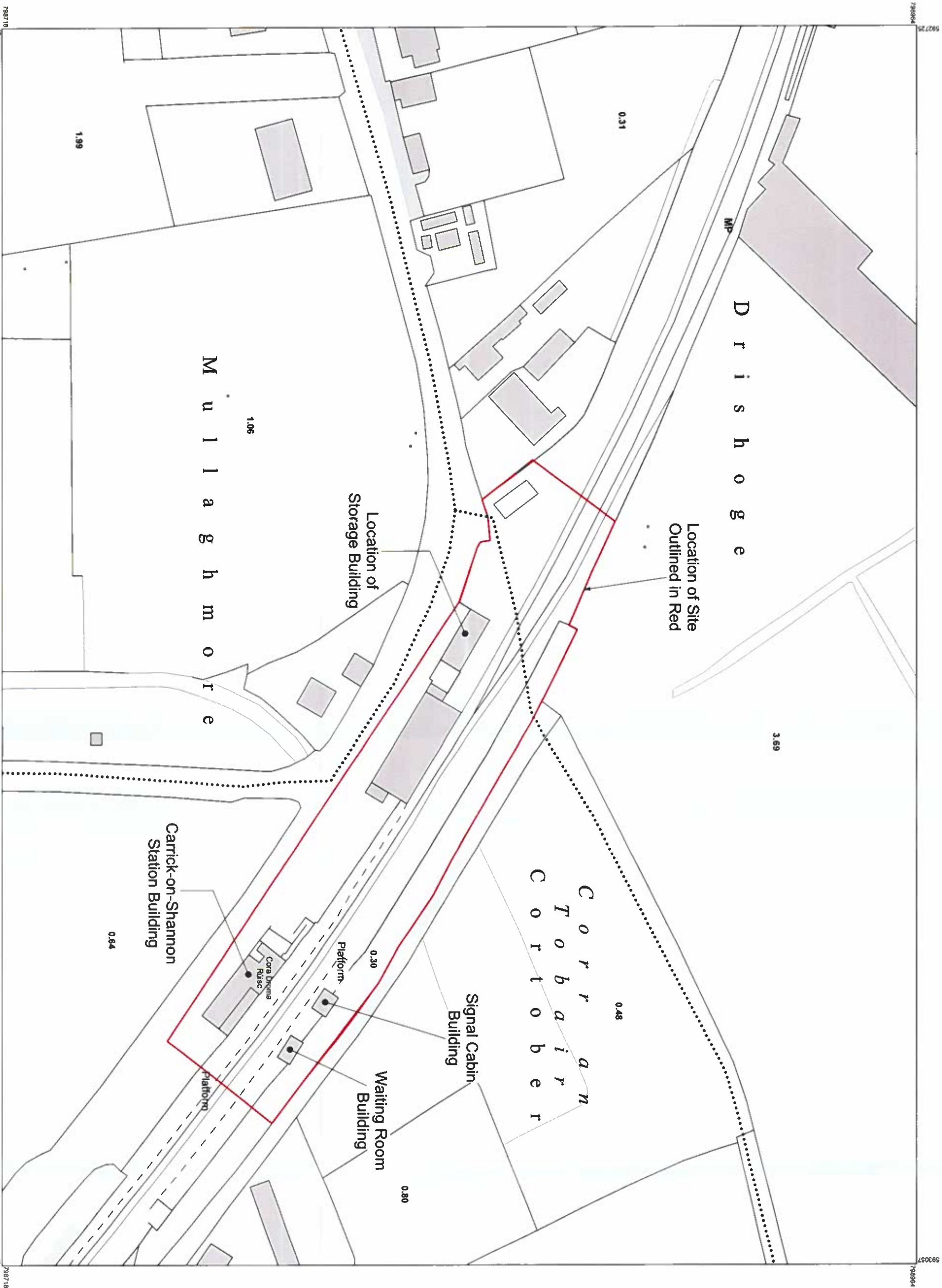
**LEGEND:**  
<http://www.osi.ie>,  
search 'Large Scale Legend'

**OUTPUT SCALE:** 1:10,560  
**1** **Site Location map**  
**Scale:** 1:10560

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resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
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Planning Pack Map



**CENTRE COORDINATES:**  
ITM 592891,798841

**PUBLISHED:** 05/08/2021  
**ORDER NO.:** 50211473\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 1804-C

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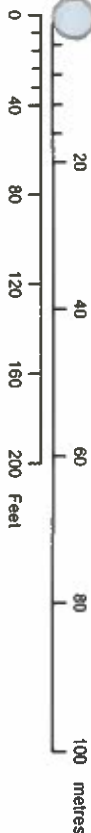
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# C o r r a n T o b a i r C o r t o b e r

0.48

Location of Site  
Outlined in Red

Location of  
Storage Building

Signal Cabin  
Building

Waiting Room  
Building

Platform

Cora Droma  
Ruisc

Platform

Carrick-on-Shannon  
Station Building

1.06

1  
Site Map  
Scale: 1:500

u l l a g h m o r e

### APPENDIX 3: NBHS & RPS information






[View on map](#)

### Survey Data

Reg No	31807014
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	Store/warehouse
Date	1855 - 1865
Coordinates	192943, 298825
Date Recorded	04/08/2003
Date Updated	--/--

### Description

Detached three-bay single-storey former railway station building, built c.1860 by the Midland Great Western Railway as part of the Longford to Sligo line. Now derelict. Pitched slate roof with ridge tiles. Random coursed limestone walls. Tooled cut stone to opening surrounds and quoins. Segmental-headed entrance to façade flanked by round-headed fixed pane windows with glass now missing. Timber battened door to rear flanked by fixed pane windows.


[View on map](#)

### Survey Data

Reg No	31807013
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	Store/warehouse
In Use As	Building misc
Date	1855 - 1865
Coordinates	192972, 298812
Date Recorded	04/08/2003
Date Updated	--/--

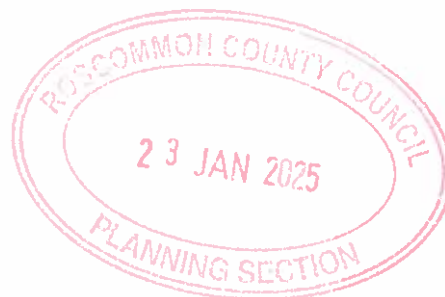
### Description

Detached three-bay single-storey goods shed, built c.1880 by the Midland Great Western Railway as part of the Longford to Sligo line. Now in use as storage facility, with extension to south-east and north-west. Pitched corrugated roof with red brick chimneystack and oversailing eaves. Random coursed rock-faced limestone and sandstone walls. Tooled cut stone buttresses to façade. Tooled cut stone quoins and surrounds to openings and projecting plinth to rear. Segmental-headed window openings to façade now blocked with central entrance bay having modern shutters. Red brick to segmental arch. Oculus windows to rear and Diocletian windows to gables with red brick surrounds, now blocked up.

RPS Reference:

Record of Protected Structures for County Roscommon

Location	RPS Ref	Protected Structure	Address	Description	OS 6" Map Ref
Carrick-on-Shannon	01100386	Limestone Steps	Cortober, Carrick-on-Shannon	Limestone Steps	11
	01100387	Post Box	Cortober, Carrick-on-Shannon	Cast Iron Post Box	11
	01100388	Hollywell House	Liberty Hill, Carrick-on-Shannon	Country House	11
	01100389	Semi-detached House	Cortober, Carrick-on-Shannon	Left side of a Pair of Semi-detached Houses	11
	01100316	Semi-detached House	Cortober, Carrick-on-Shannon	Right side of a Pair of Semi-detached Houses	11
	01100390	Semi-detached House	Cortober, Carrick-on-Shannon	Left side of a Pair of Semi-detached Houses	11
	01100315	Semi-detached House	Cortober, Carrick-on-Shannon	Right side of a Pair of Semi-detached Houses	11
	01100391	Railway Foot Bridge	Cortober, Carrick-on-Shannon	Foot Bridge	11
	01100392	Railway Station Building	Cortober, Carrick-on-Shannon	Railway Station	11
	01100393	Waiting Room	Cortober, Carrick-on-Shannon	Former Waiting Room	11
	01100394	Signal Box	Cortober, Carrick-on-Shannon	Signal Box	11
	01100396	Goods Shed	Cortober, Carrick-on-Shannon	Goods Shed	11
	01100397	Railway Station Store	Cortober, Carrick-on-Shannon	Station Store	11





#### APPENDIX 4: Drawings

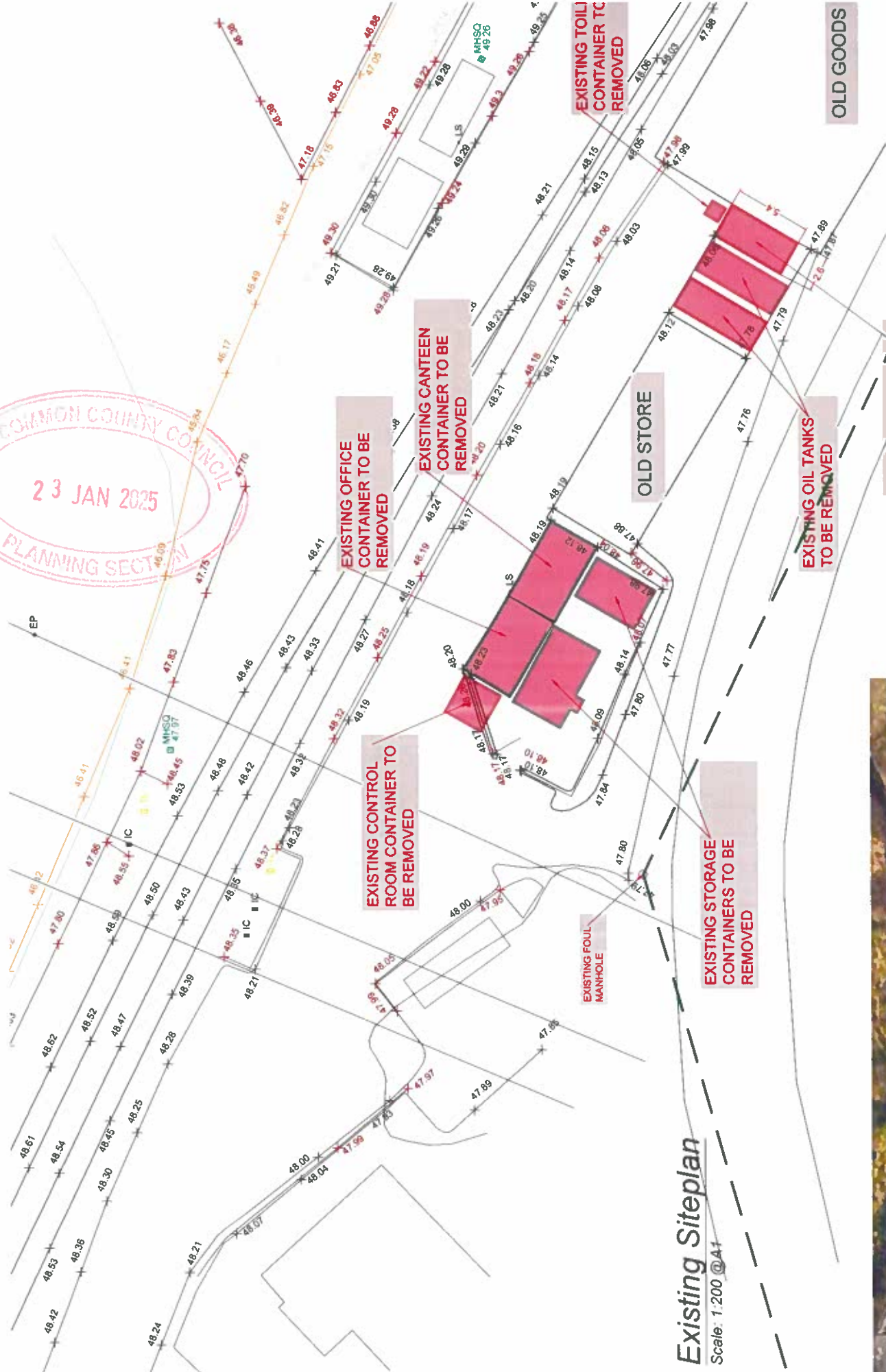
SADS-24-645-100 - Existing Site Plan

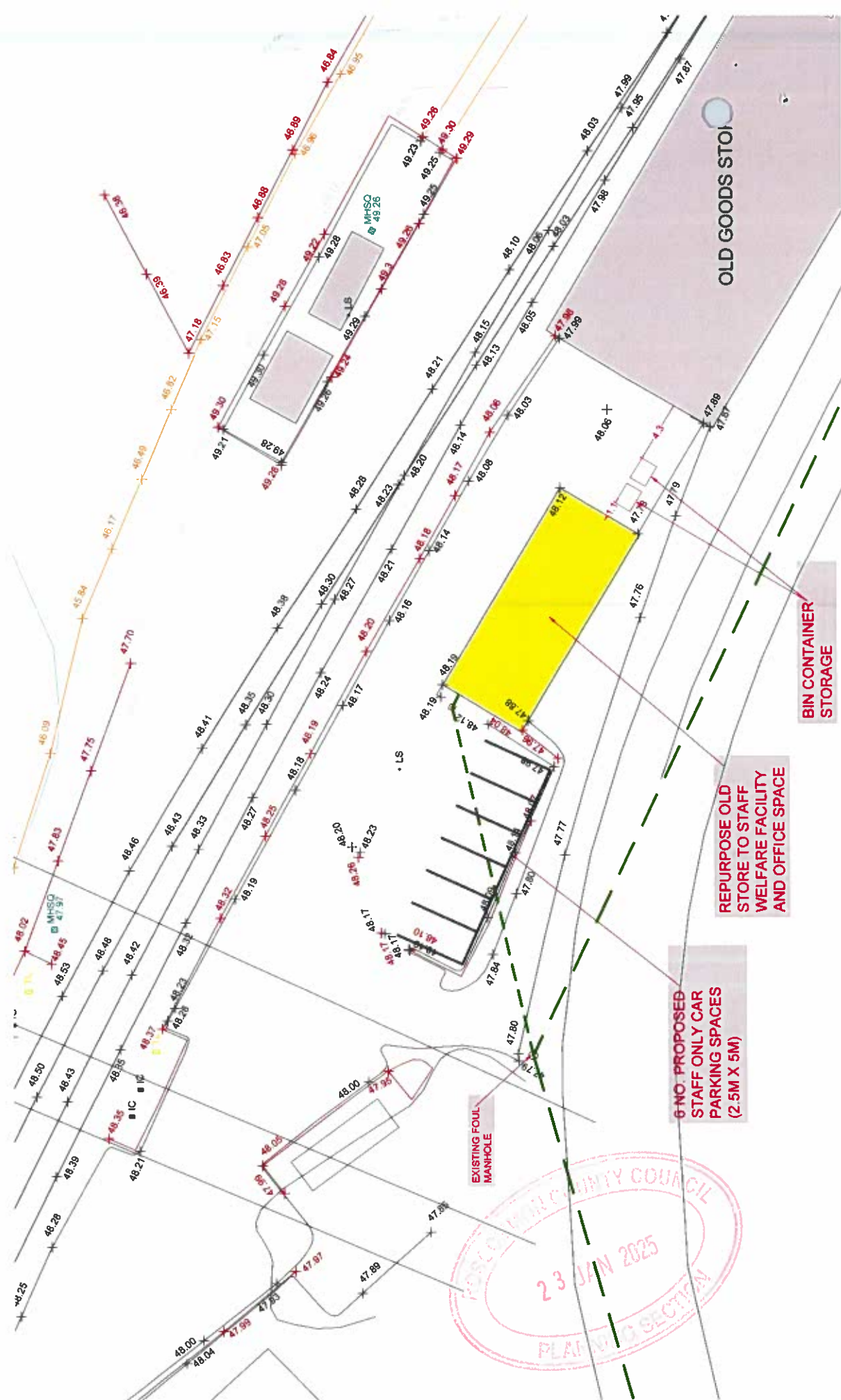
SADS-24-645-101 - Proposed Site Plan

SADS-24-645-102 - Floor Plan & Section

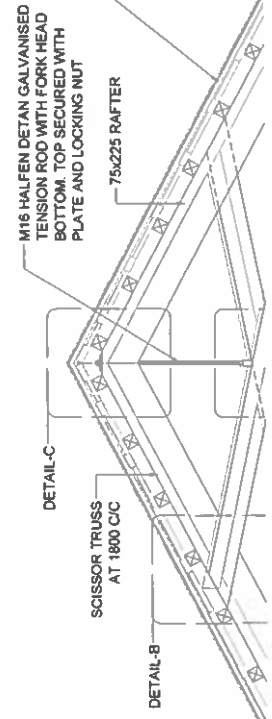
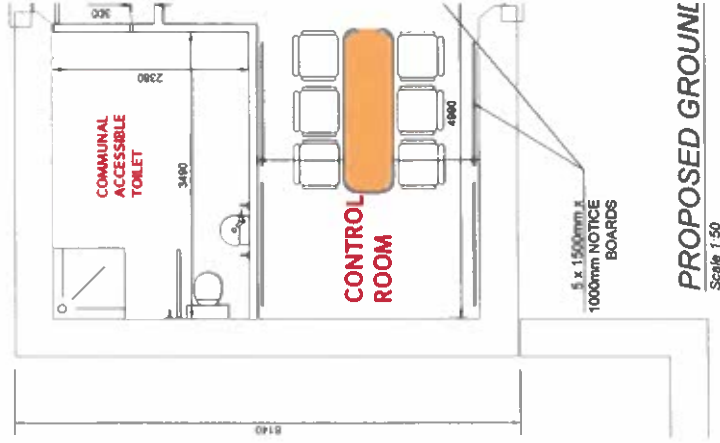
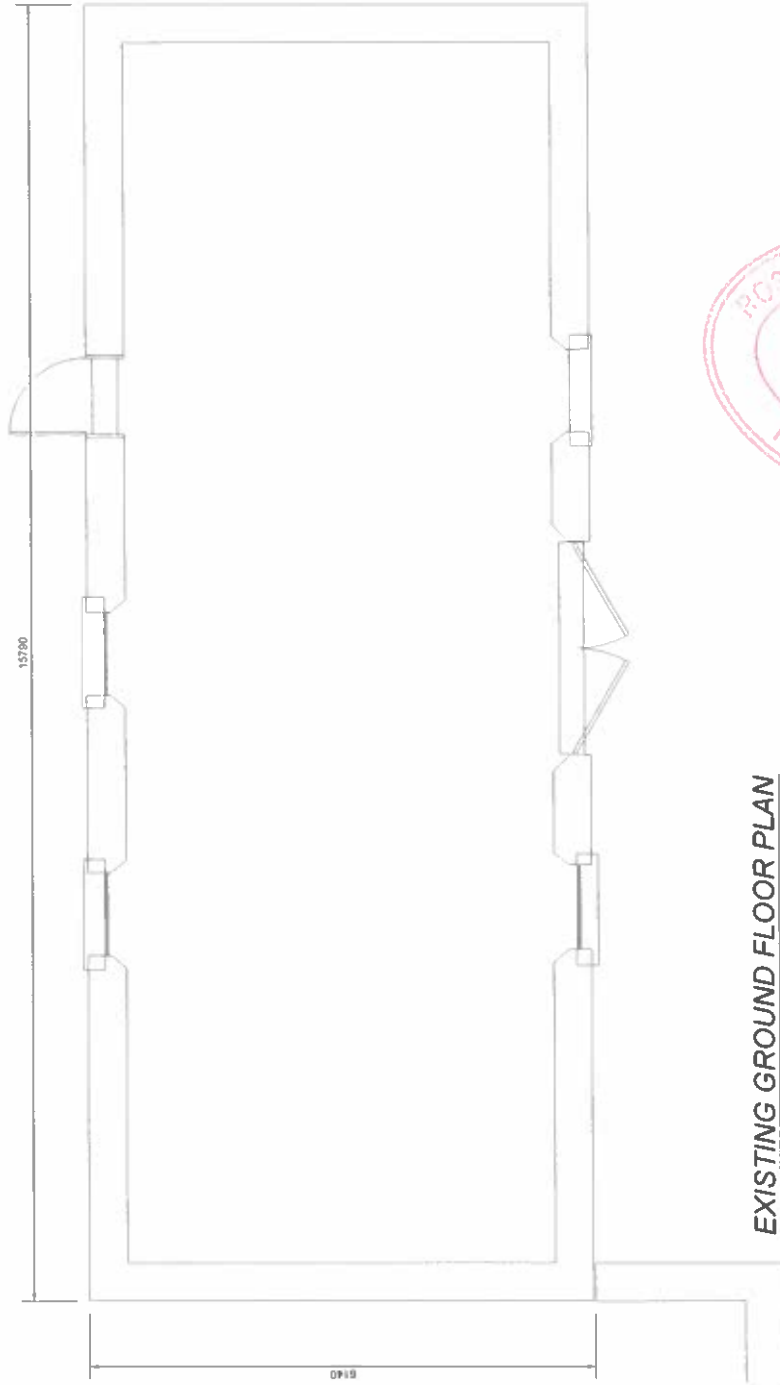
SADS-24-645-103 - Elevations



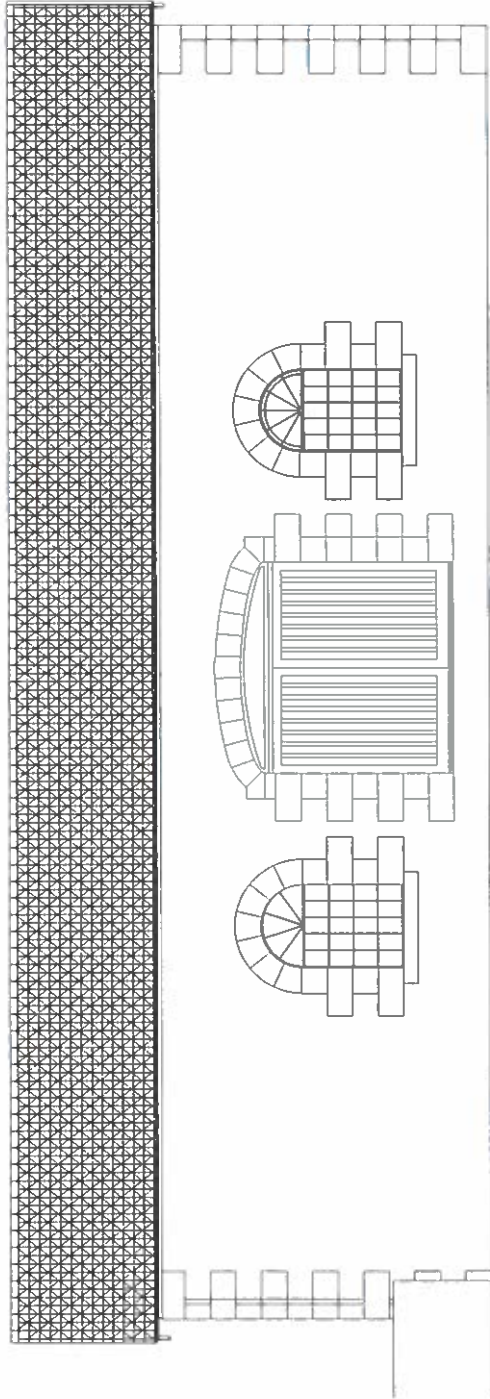




FORLEIGH COUNTY COUNCIL  
23 JAN 2025  
PLANNING SECTION







# Front Elevation

Scale: 1:100

1



NATURAL SLATE ROOF PER THE  
PREVIOUSLY GRANTED SECTION  
5

PROPOSAL TO VAULT THE  
CEILING IN THE LOCATION AND  
INCLUDE A 114x118 cm  
TOPHUNG ROOFLIGHT FACING  
THE TRACK SIDE TO ALLOW  
LIGHT INTO THE PROPOSED  
OFFICE SPACE









