

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Cloonbonniff National School Board of Management,  
Cloonbonniff,  
Castlerea,  
Co. Roscommon,  
F45 FX92.

Reference Number: DED 897  
Application Received: 21<sup>st</sup> May, 2025  
Name of Applicants: Cloonbonniff National School Board of Management  
Agent: APC Architects and Engineers Ltd

**WHEREAS** a question has arisen as to whether the upgrading of an existing grass football pitch to astro turf surfaced, multi-purpose sensory game area, including 1.8m fence inside existing site boundaries at Cloonbonniff National School, Cloonbonniff, Castlerea, 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 and 5 of the Planning and Development Acts 2000 (as amended).
- (b) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.
- (c) Article 6 and 9 of the planning and Development 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 of the site.
- (f) ABP Precedent Referral Cases.


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

- (a) The proposed development an astro turf surfaced, multi-purpose sensory game area with a 1.8m high fence is development that is considered to fall within the provisions set out under Class 33 of Part 1 of Schedule 2 of Article 6 and is therefore development that is 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 upgrade an existing grass football pitch to astro turf surfaced, multi-purpose sensory game area, including 1.8m fence inside existing site boundaries at Cloonbonniff National School, Cloonbonniff, Castlerea, Co. Roscommon., 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:

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

Date: 12<sup>th</sup> August, 2025

cc agent via email:

APC Architects and Engineers Ltd  
[pat@ecosmart.ie](mailto:pat@ecosmart.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

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**From:** Carmel Curley  
**Sent:** Tuesday 12 August 2025 15:17  
**To:** pat@ecosmart.ie  
**Subject:** DED 897 - Cloonbonniff National School Board of Management  
**Attachments:** DED 897 - Notification of Decision.pdf

Hi Pat,

Please find attached Notification of Decision for the Section 5 Declaration of Exempted Development submitted on behalf of Cloonbonniff National School Board of Management– DED 897. Please note that a hard copy of same will be issued to the applicant via registered post.

Regards,

Carmel

Carmel Curley, 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 897
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning and Development Act 2000, regarding Exempted Development permission to upgrade existing grass football pitch to astro turf surfaced, multi-purpose sensory game area, including a 1.8m fence inside existing site boundaries.
<b>Name of Applicant:</b>	Cloonbonniff National School Board of Management
<b>Location of Development:</b>	Cloonbonniff National School, Cloonbonniff, Castlerea, Co Roscommon.

**WHEREAS a question has arisen as to whether the following works;** permission to upgrade existing grass football pitch to astro turf surfaced, multi-purpose sensory game area, including a 1.8m fence inside existing site boundaries **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 Acts 2000 (as amended);
- (b) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended
- (c) Article 6 and 9 of the planning and Development 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 of the site

**Site Location & Development Description**

The proposed development is located on the L-5612 at Cloonbonniff National School, Cloonbonniff, Castlerea, Co Roscommon. The proposing development convert the existing grass pitch to the rear of the school and church to an astro turf surfaced, multi-purpose sensory game area with a 1.8m fence around.

**Archaeological and Cultural Heritage**

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

**Appropriate Assessment**

The closest European sites to the site of the proposed development are Cloonchambers Bog SAC/PNHA (Site Code 000600) which is located circa 0.7km to the south and Drumalough Bog PNHA/SAC (Site Code 001632/002338) which is located circa 0.9km 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 as follows

- 17/65 - for the construction of an extension to existing school building which consists of a general purpose storage room and associated site works - Conditional
- 10/376 – for (a) to erect an extension to the school and (b) to erect a playground shelter in the school yard – Conditional
- 01/1465 - Construct new extension consisting of G.P. room, Servery, Store with Ancillary Accommodation and renovation to existing school, new play area to rear and associated site works - Conditional

## **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 (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**

#### **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 9 (1) applies;**

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

## **Assessment**

In accordance with the Planning and Development Act, 2000, as amended 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 proposed works constitutes development, as defined in Section 3 of the said Act.

**Class 33 of Part 1 of Schedule 2: Exempted development -General**

Description of Development	Conditions and Limitations
<p><i>For amenity or recreational purposes</i>  <b>CLASS 33</b></p> <p><i>Development consisting of the laying out and use of land—</i>  <i>(a) as a park, private open space or ornamental garden,</i></p> <p><i>(b) as a roadside shrine, or</i></p> <p><i>(c) for athletics or sports (other than golf or pitch and putt or sports involving the use of motor vehicles, aircraft or firearms), where no charge is made for admission of the public to the land.</i></p>	<p><i>The area of any such shrine shall not exceed 2 square metres, the height shall not exceed 2 metres above the centre of the road opposite the structure and it shall not be illuminated.</i></p>

**The proposed astro turf surfaced, multi-purpose sensory game area with a 1.8m high fence:**

The construction of an astro turf surfaced, multi-purpose sensory game area with a 1.8m high fence appears to come within the scope of Class 33 of Part 1 of Schedule 2 of Article 6 - *Exempted Development Rural* of the Regulations.

The proposed development of an astro turf surfaced, multi-purpose sensory game area with a 1.8m high fence is deemed an exempted development as it meets the conditions and limitations of Class 33 of Part 1 of Schedule 2 of Article 6, therefore this development is deemed an exempted development, provided no charge is made to the public for admission.

Class 33 is considered to extend to these elements of work set out in this Section 5 Declaration i.e. the astro turf area and fencing. This degree of development is considered to constitute works associated with the laying out and use of lands for athletics or sports. It is noted that the Board has previously held that fencing associated with sports and recreation is an integral part of the laying out of sports grounds facilitated under the exempted development provisions.

Having reviewed the remaining exempted development classes, it is considered that Class 33 applies and the works constitute development which are exempted development.

It should also 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 Appropriate Assessment is required.

Furthermore, the restrictions on exemption, (Art. 9 (1)(a)(i)) exclude development, which would otherwise be exempted development under these regulations, if they were in an area to which a special amenity area applies. The proposed astro turf is not located in such an area.

Accordingly, it is concluded that:

The 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.

### **Recommendation**

**WHEREAS a question has arisen as to whether a proposed development;** to upgrade existing grass football pitch to astro turf surfaced, multi-purpose sensory game area, including a 1.8m fence inside existing site boundaries, as outlined above in Cloonbonniff National School, Cloonbonniff, Castlerea, 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 and 5 of the Planning and Development Acts 2000 (as amended);
- (b) Class 33 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended
- (c) Article 6 and 9 of the planning and Development 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 of the site
- (f) ABP Precedent Referral Cases

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

- The proposed development an astro turf surfaced, multi-purpose sensory game area with a 1.8m high fence is development that is considered to fall within the provisions set out under Class 33 of Part 1 of Schedule 2 of Article 6 and is therefore development that is exempted development.

**And Therefore:** I recommend that a declaration to that effect should be issued to the applicant.

Signed:   
Civil Technician

Date: 15<sup>th</sup> July 2025

Signed:   
Senior Executive Planner

Date: 11<sup>th</sup> August 2025









## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Thursday 22 May 2025 15:57  
**To:** pat@ecosmart.ie  
**Subject:** DED897 - Ack Letter & Receipt  
**Attachments:** DED 897 - Ack letter & receipt.pdf

Hi Pat,

Please find attached Acknowledgement Letter & Receipt for Cloonbonniff National School Board of Management – DED 897.

Regards,

Carmel

Carmel Curley, 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



Cloonbonniff National School Board of Management,  
Cloonbonniff,  
Castlerea,  
Co. Roscommon.  
F45 FX92.

Date: 22<sup>nd</sup> May, 2025  
Planning Reference: DED 897

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

Development: Permission to upgrade existing grass football pitch to astro turf surfaced, multi-purpose  
sensory game area, including 1.8m fence inside existing site boundaries under the  
Planning & Development Act (Exempted Development) regulations 2018 at Cloonbonniff  
National School, Cloonbonniff, Castlerea, Co. Roscommon.

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A Chara,

I wish to acknowledge receipt of the application which was received on the 21<sup>st</sup> May, 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. L/01/0/234831 dated 22<sup>nd</sup> May, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 897**  
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: APC Architects and Engineers Ltd  
[pat@ecosmart.ie](mailto:pat@ecosmart.ie)

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

22/05/2025 14:15:37

Receipt No. : L01/0/234831

CLONNBONNIFFE NATIONAL SCHOOL  
THE BOARD OF MANAGEMENT  
CASTLEREA  
CO. ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED897	

Total : 80.00 EUR

Tendered :  
Credit/Debit Card 80.00  
1124

Change : 0.00

Issued By : Louis Carroll  
From : Central Cash Office



Aras 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, regarding Exempted Development**

Name:	Cloombonriff NS Board of Management
Telephone No :	
Email Address :	
Address:	Cloombonriff NS, Cloombonriff CASTLEREA Co Ros F45FX92
Name & Address of Agent:	PAT Lavin APC Architects + Engineers, Cloombonriff CASTLEREA, Co Ros F45WU81
Nature of Proposed Works	EXISTING Grass football pitch to become Astro turf Surfacal multi purpose sensory games area incl 1.8m fence inside existing site boundaries
Location (Townland & O.S No.)	CLOOMBONRIFF OS 2156
Floor Area	615m <sup>2</sup> of Existing football pitch
Height above ground level	Proposed GL's Same as Existing GL's
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	N/A
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	1.8m high green mesh fence inside existing brick fences
Is proposed works located at front/rear/side of existing house.	Rear of School

## Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,  
regarding Exempted Development

Has an application been made previously for this site	Yes
If yes give ref. number (include full details of existing extension, if any)	01-1465 + 10-376 + 17-65
Existing use of land or structure	Grass football Pitch for School
Proposed use of land or structure	Artificial football Pitch for School
Distance of proposed building line from edge of roadway	52 meters
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

Signature:

Peter Harris

Agent APC Architects + Engineers  
Clontarf  
CASTLERose

Date:

21-05-25

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





## Carmel Curley

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**From:** Mervyn Walsh  
**Sent:** Wednesday 21 May 2025 14:41  
**To:** Carmel Curley  
**Subject:** FW: Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding exempted Development for Cloonbonniff NS  
**Attachments:** Cloonbonniff National school Specification of proposed development.pdf; DED Application form completed 210525.pdf; Site Layout 1 500 210525 A3.pdf; Site location 1 2500 A4.pdf

**From:** pat@ecosmart.ie <pat@ecosmart.ie>  
**Sent:** Wednesday 21 May 2025 14:33  
**To:** Planning Department <Planning@roscommoncoco.ie>  
**Cc:** [REDACTED]  
**Subject:** Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding exempted Development for Cloonbonniff NS

Hi Please see attached DED application.

For payment Please contact  
Aisling Cox Principal on behalf of the Board of Management of Cloonbonniffe N.S.  
Castlerea,  
Co. Roscommon.  
F45 FX92  
[REDACTED]

### Schedule of contents

1. Cloonbonniff National school Specification of proposed development
2. DED Application form completed 210525
3. Drawing name - Site Layout 1 500 210525 A3
4. Site location 1 2500 A4

Best Regards

Pat Lavin  
Director  
Dip Con. Bld. Mgt

### APC Architects and Engineers Ltd

A: Cloontrask, Castlerea, Co. Roscommon, F45WV81  
M: 087-2276769 E:[pat@apk.ie](mailto:pat@apk.ie)  
P: 094 9620712



**Cleenbonniff Nation school Specification of proposed development**

Existing grass Football pitch to the rear of the school building. Area 615 m2 proposed to be upgraded to Astroturf surfaced multi use sensory games area including 1.8 m high green mesh Panel fencing outlined in purple on attached site layout.

The proposed Fence will be located on the perimeter of the pitch on the applicant's side of all existing boundaries with neighbouring property's.

All ground levels marked on attached site layout 1/500. Ground levels will remain the same as existing ground levels

See below Photos that corresponds to attached site layout drawing 1 / 500 showing the location onsite from various viewing points onsite the area that the proposed development is located.

**Schedule of contents**

1. DED Application form completed 210525
2. Drawing name - Site Layout 1 500 210525
3. Site location 1 2500 A4





Photo 1





Photo 2





Photo 3







Photo 4





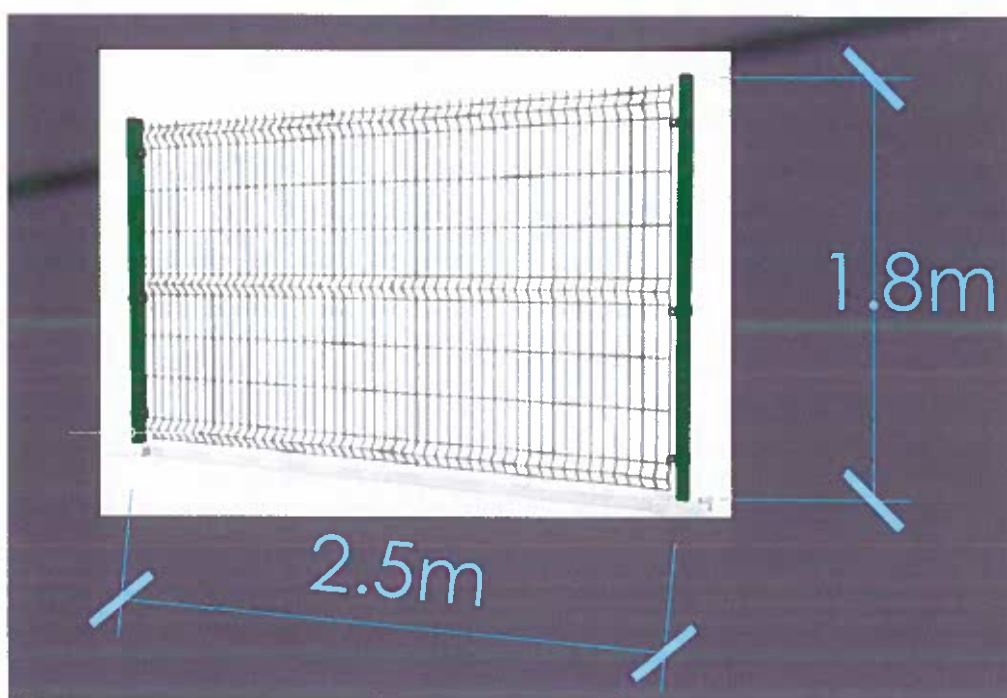


Photo 5. Proposed 1.8 m high green mesh Panel fencing



Existing rl 84.4 ffl

60



Photo 1

Existing gl 84.6 ffl

Existing gl 83.4 ffl

Site Area 0.35 ha  
Playground

Existing gl 84.8 ffl

Existing gl 83.8 ffl



Photo 2

Existing Football pitch, Area 615 m<sup>2</sup> proposed to be upgraded to Astro turf surfaced multi use sensory games area including 1.8 m high green mesh Panel fencing outlined in purple. fence located on the schools side of all existing boundaries with neighboring property's and parallel to the school building.

Existing Church  
86.05 ffl

Existing school  
building 85.15 ffl



Photo 5

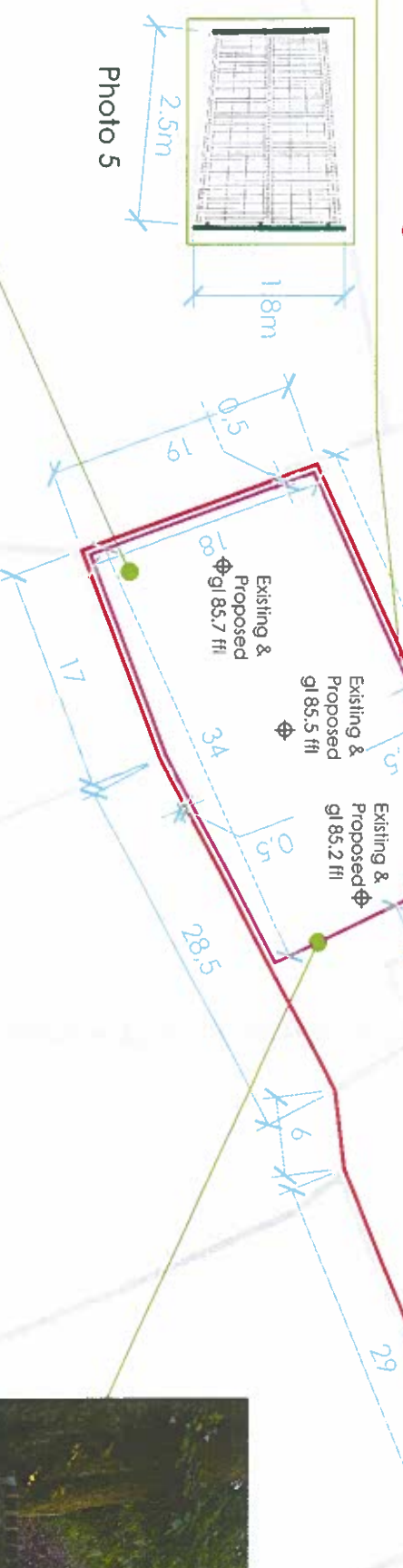


Photo 3



Photo 4

# APC ARCHITECTS AND ENGINEERS LTD

Architecture Construction Planning

Job Title:

Cloontrask Castlereagh Co Roscommon F45Wv81  
M: 087-2276769 Email pat@apc.ie

Cloonbonniffe NS Cloonbonniffe, Castlereagh, Co Roscommon

Drawing Title

Proposed installation of Astro turf multi use sensory games area.  
1.8m high perimeter fence and associated works

Site layout Drawing

Scale	1:500
Date	20/05/2025
Job no.	APK 22
Drawing no.	07/12BC
Drawn by	PL
Checked by	PL



Surveyed 2002  
Revised 2009  
Levelled

Rural PLACE Map



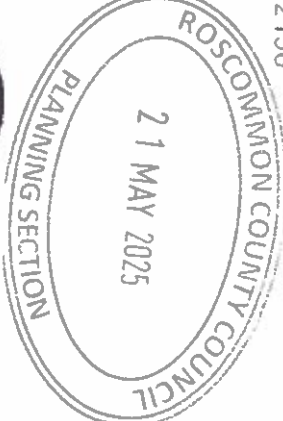
281631

281631

ITM CENTRE PT COORDS  
561632.781433

DESCRIPTION
MAKED BY PAT LADY ARC CLOUTASK CASTLEBEE Leixear
MAP SHEETS

Digital Map  
2156



Produced by The Map Store,  
Chapel Street, Castlebar, Co Mayo  
On behalf of Ordnance Survey Ireland  
Phoenix Park, Dublin 8

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Rialtas na hÉireann  
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a thairctur in aon fhorm ná ar aon bhealach gan  
cead i scríbhán nómh ré ó unáir an óbairchaint.  
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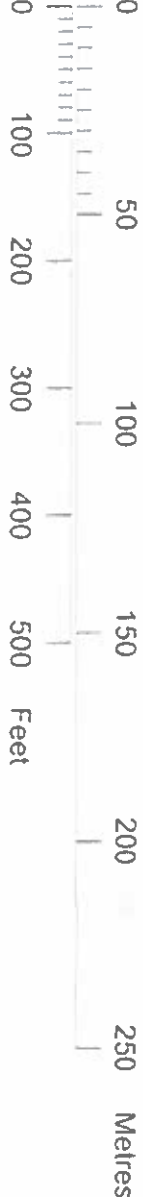


N

281201

281201

Scale:- 1:2,500  
Scála:- 1:2,500



Plot Ref No. 25279478 4 1  
Plot Date 11-NOV-2016