

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

PC/196/26

Reference Number:

DED 916

Name of Applicant:

Marcos Silveria

Agent:

James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether (a) the conversion of a Vacant Pub into eight Apartments under the Planning & Development Act (Exempted Development) Regulations 2022 (S.175 of 2022) is exempted development, and (b) a development that proposes no parking on a town centre site could constitute a traffic hazard or obstruction to road users under Article 9(1) (a)(iii) under the Planning and Development Act (Exempted Development) Regulations 2018' at St. Patrick's Street, 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 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Article 10(6) 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 change of use falls within the provisions of Article 10(6) of the Planning and Development Regulations 2001, as amended.
- (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 (a) the conversion of a Vacant Pub into eight Apartments under the Planning & Development Act (Exempted Development) Regulations 2022 (S.175 of 2022) is exempted development, and (b) a development that proposes no parking on a town centre site could constitute a traffic hazard or obstruction to road users under Article 9(1) (a)(iii) under the Planning And Development Act (Exempted Development) Regulations 2018' at St. Patrick's Street, 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:

Signed:


Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 14 February, 2026

ROSCOMMON COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT 2000 (as amended)
CHIEF EXECUTIVE'S ORDER DECIDING TO REFER A QUESTION PUT TO THE
PLANNING AUTHORITY TO AN COIMISIÚN PLEANÁLA

Order No: PL/1049/25

Subject: Planning & Development Act 2000 (as amended)

Applicant: Marcos Silveira

Agent: James Lohan Consulting Engineers Ltd., Unit 6, Ballypheason House, Circular Road, Roscommon.

Reference No.: DED 916

Re: Referral to An Coimisiún Pleanála under Section 5(4) of the Planning & Development Act 2000 (as amended), as to what is or is not development or is or is not exempted development.

ORDER

By virtue of the powers vested in me by the Local Government Acts 1925 - 2024 and Section 5 of the Planning & Development Act 2000 (as amended), it is hereby ordered that the application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), Reference DED 916 – Question arising relates to “(a) the conversion of a vacant pub into eight apartments under the Planning & Development Act (Exempt Development) Regulations 2022 (S.175 of 2022) is exempted development, and (b) a development that proposes no parking on a town centre site could constitute a traffic hazard or obstruction to road users under Article 9(1)(a)(iii) at St. Patrick’s Street, Castlerea, Co. Roscommon, F45 T672”, be referred to An Coimisiún Pleanála for its decision in accordance with Section 5(4) of the Planning & Development Act 2000 (as amended).

Signed on the 26 of August, 2025.



Senior Executive Planner