

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Michael Conry,

Reference Number: DED 932
Application Received: 21st July, 2025
Name of Applicant: Michael Conry
Agent: N/A

WHEREAS a question has arisen as to whether the construction of a slatted shed on an existing tank at Ballykilcline, Kilglass, 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 Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 6 Part 3 Article 6 Schedule 2 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.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined are development.
- (b) The proposed works comply with the conditions and limitations associated with Class 6 of Part 3 of Schedule 2 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 to construct a slatted shed on an existing tank at Ballykilcline, Kilglass, 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: 15th August, 2025

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

From: Carmel Curley
Sent: Friday 15 August 2025 12:48
To: [REDACTED]
Subject: DED 932 - Notification of Decision
Attachments: DED932 - Notification of Decision.pdf; DED932 - Stamped Maps & Plans.pdf

Hi Michael,

Please find attached Notification of Decision for your Section 5 Declaration of Exempted Development Application – DED932, together with stamped plans & maps. Please note that a hard copy will also be issued 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 | 🌐 www.roscommoncoco.ie

MAP LOCATION



**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

Reference Number:	DED 932
Re:	Permission for the construction of a slatted shed on an existing tank under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Micheal Conroy
Location of Development:	Ballykilcline, Kilglass, Co. Roscommon.
Site Visit:	12 th August 2025

WHEREAS a question has arisen as to whether the following works for the construction of a slatted shed on an existing tank 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 Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 6 Part 3 Article 6 Schedule 2 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 site consists of an agricultural land with a small, concreted area with existing slatted tank. The site is located behind a residential dwelling and accessed off the R-371 Regional Road via a long driveway entrance adjacent to the dwelling. The site is situated c. 1.3km northeast of Kilglass village and c. 5.3km west of Roosky village. The proposed development consists of the construction of a slatted shed on an existing tank.

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 in the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the proposed development is Clooneen Bog SAC (Site Code 002348) located c. 6.4km from 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 can, therefore, be excluded.

Planning History

As per Roscommon County Council's Planning Registry, there is no planning history traced to this site.

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.

Part 3 Article 6 Schedule 2 Exempted Development - Rural

Development Description	Conditions and Limitations
<p><i>Agricultural Structures</i></p> <p>CLASS 6</p> <p>Works consisting of the provision of a roofed structure for the housing of cattle, sheep, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.</p>	<ol style="list-style-type: none"> 1. No such structure shall be used for any purpose other than the purpose of agriculture. 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate. 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with the Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution. 4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road. 5. No such structure within 100 metres of any public road shall exceed 8 metres in height 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof. 7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

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

Extent of Works

- Construction of a 192sq.m slatted shed

The proposed structure is a slatted shed which is purpose built for housing livestock and is below the 200m² threshold for such structures.

CLASS 6

1. The proposed use for the structure is agriculture.
2. The proposed structure plus other such structures' floor space do not accumulate to more than 300 square metres.
3. The proposed structure in question is in line with Department requirements.
4. The proposed structure is situated more than 10 metres from a public road (88m).
5. The proposed structure is less than 8 metres in height (5.2m).
6. The proposed structure is situated less than 100m from a residential property. It was confirmed through submitted documents that the property in question is owned by the applicant.
7. The proposed sheeting for the structure is Agri clad sheeting.

Environmental Considerations

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), 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 Article 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 whether a proposed development; for the construction of a slatted shed on an existing tank as outlined above at Ballykilcline, Kilglass, 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 Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 6 Part 3 Article 6 Schedule 2 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

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed works comply with the conditions and limitations associated with Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- 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 construction of a slatted shed on an existing tank as outlined above at Ballykilcline, Kilglass, Co. Roscommon, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 14th August 2025

Signed: 
Senior Executive Planner

Date: 14th August 2025













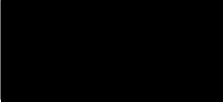




Comhairle Contae
Ros Comáin
Roscommon
County Council



Michael Conry,



Date: 25th July, 2025
Planning Reference: DED 932

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

Development: Permission for construction of a slatted shed on an existing tank under the Planning & Development Act (Exempted Development) regulations 2018 at Ballykilcline, Kilglass, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of the application which was received on the 21st July, 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: L01/O/235895 dated 24th July, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 932**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

24/07/2025 09:59:45

Receipt No. : L01/0/235895

MICHAEL CONROY



PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 932	

Total :	80.00 EUR
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Tendered :	
Credit/Debit Card	80.00
7495	

Change :	0 00
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Issued By : Aine McDermott
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: 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)	MICHAEL CONROY
Name of Agent	N/A
Nature of Proposed Works	Construction of slated shed on existing bank.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Ballykilcline, Kilglass, Co. Roscommon OS 2028
Floor Area: a) Existing Structure b) Proposed Structure	a) - _____ b) - 192 m ²
Height above ground level:	5.2m
Total area of private open space remaining after completion of this development	> 60 Acres
Roofing Material (Slates, Tiles, other) (Specify)	Agricled Sheeting



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Concrete + Agriched Sheeting
Is proposed works located at front/rear/side of existing house.	No
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Existing Skurked Shed Tink and concrete Apron
Proposed use of land or structure	Skurked Shed
Distance of proposed building line from edge of roadway	88m
Does the proposed development involve the provision of a piped water supply	Piped water supply already in place.
Does the proposed development involve the provision of sanitary facilities	No

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

Signature:

Michael Long

Date:

15/7/25

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



15th July 2025

Planning Department,
Roscommon County Council,
Áras an Chontae,
Roscommon,
Co Roscommon

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development for the construction of a slatted shed at Ballykilcline Td, Kilglass, Co Roscommon.

To whom it concerns,

I wish to make an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development for the construction of a slatted shed at Ballykilcline Td, Kilglass, Co Roscommon.

The site for the proposed slatted shed is located on an existing slatted shed tank which was constructed approximately 15 years ago. However, the slatted shed wasn't constructed on top of the tank at that time and the development was therefore never completed.

The following is a schedule of documents included in the application package:

- a) This Cover Letter
- b) The Application Form
- c) Written consent from the adjoining homeowner
- d) Site Location Map
- e) Site Layout Plan
- f) Detailed drawing showing elevations, section and specifications

Regarding the fee for this application, could you please give me a call on and I will make payment over the phone.

I trust that this is satisfactory for your purposes at this time, but please let me know if you require any further details.

Yours sincerely,

Michael Conroy
Michael Conroy

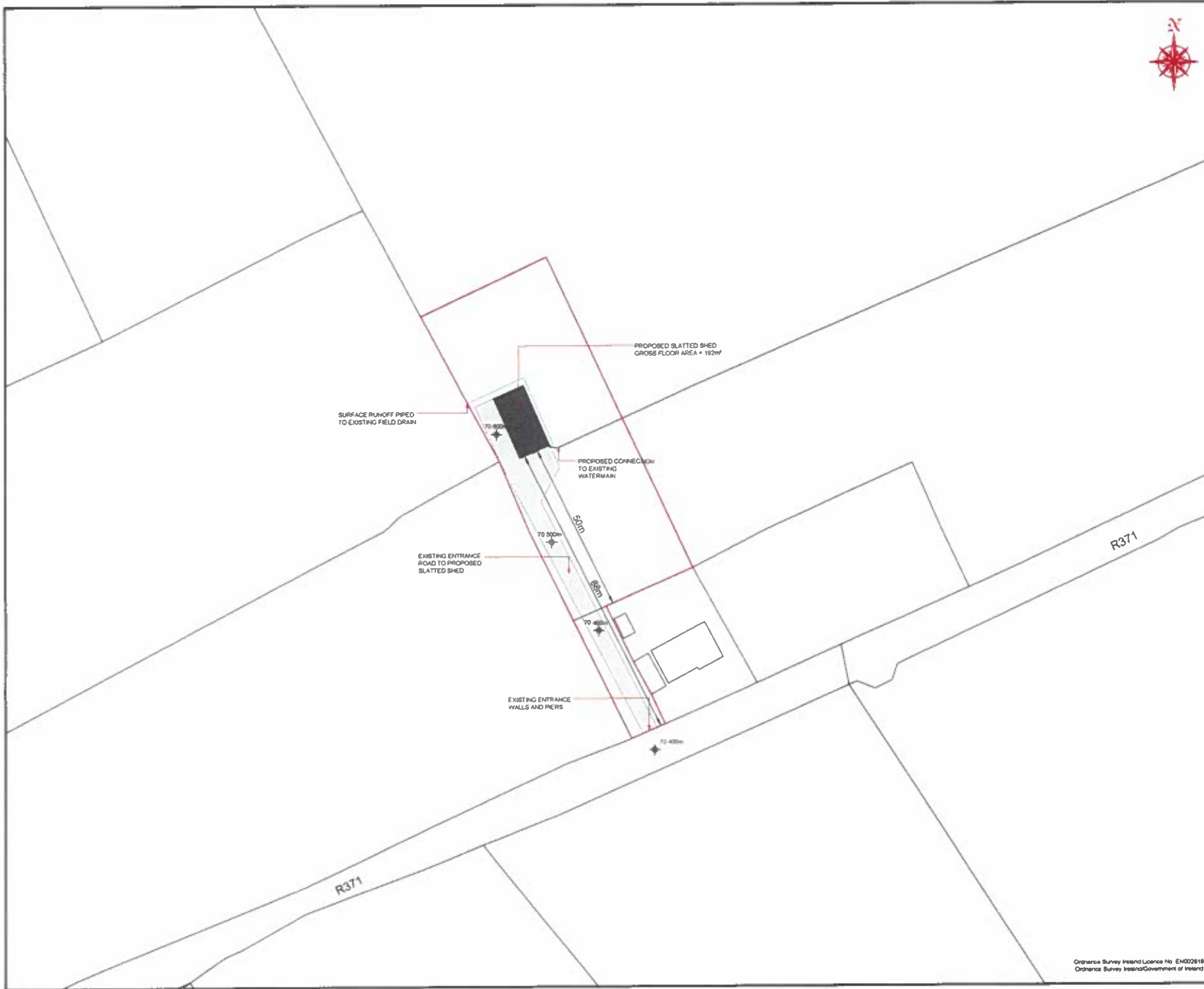


[REDACTED]

I, the property owner of the house within [REDACTED] in the townland of Ballykilcline,
Kilglass, Co Roscommon, have no objection to the erection of a slatted shed 50 metres from my
boundary.

Signed: _____





Ordnance Survey Ireland Licence No. EN0022618
Ordnance Survey Ireland/Government of Ireland

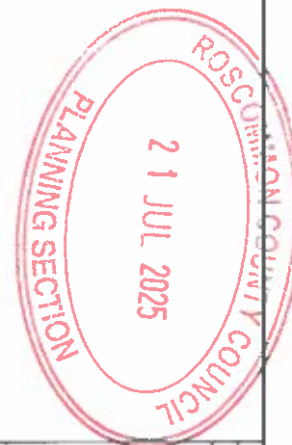
NOTES

1. MAPS REPRODUCED UNDER ORDNANCE SURVEY LICENCE No. EN0022618
2. PROPOSED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING
3. ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE
4. ENGINEER TO BE INFORMED OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS

— SITE BOUNDARY OUTLINED RED

WATERMAIN SHOWN
THUS

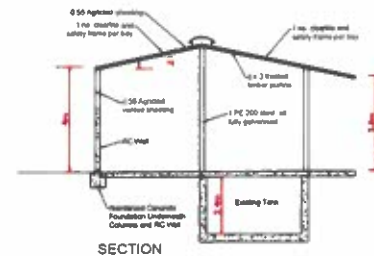
SURFACE WATER
DRAINAGE SHOWN THUS



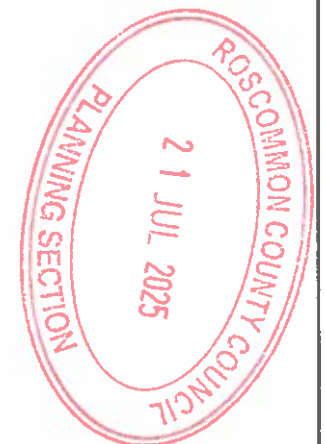
Rev	Modifications	By	Date

Client	Michael Conroy		
Project	Slatted Shed at Ballykilcline Td, Kilglass, Co Roscommon.		
Stage	Planning		
Title	Site Layout Plan		
Scales	1:500		
Surveyed	Prepared By MC	Checked MC	Date July 2025
Drawn By	Michael Conroy BEng, BEng Tech, CEng, MIEI Chartered Engineer		

Job No.	Drawing no.	Revision
	002	0



- Shed to be erected from 1PE 200 steel and all to be fully galvanised
- Bracing to be provided to 2 no. bays
- Roof and wall purlins to be from 6 x 3 timbers
- Roof and gable sheets to be 0.55 Agrila sheeting. Rear sheeting to be vented
- Raised crown to be provided to roof
- Clearities with safety frames to be provided on each bay
- Guttering, downpipes, flashing, bolts, fittings, transport, plant and erection to be included.



Date	Revision	Signed

Project	Reviewed By	Issued	Date
Slatted Shed Design, Planning & Construction	Stephen Au A/E's, Architect	1-200	02-09-2001
Title	Checked By	Set Sheet In	Description, Rev
Slatted Shed at Pulli-Aldene Td, Ridgeless, Co Reconstruction	Art Canino		001

DED 932

Sharon Kelly

From: michael conroy [REDACTED]
Sent: Monday 21 July 2025 14:59
To: Planning Department
Subject: Application for Exempted Development for a Slatted Shed at Ballykilcline, Kilglass, Co Roscommon
Attachments: Cover Letter.pdf; Application Form.pdf; Letter of Consent.pdf; Site Location Map_Final.pdf; Site Layout Plan_Final_Rev 1.pdf; Elevations & Sections_Final_Rev 1.pdf

Hi All,

Please find attached application for exempted development for a proposed slatted shed at Ballykilcline, Kilglass, Co Roscommon.

Please let me know if you require any further details.

Regards,

Michael

