

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DETERMINATION

REGISTERED POST

Andrew Morris,



Reference Number: **DED 952**

Application Received: **11th September, 2025**

Name of Applicant: **Andrew Morris**

Agent: **N/A**

WHEREAS a question has arisen as to whether the change of use of 22 Castleview Terrace, first floor commercial to residential use at 22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42RF90, 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) Article 10(6) 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 above are development.
- b) The proposed change of first floor commercial to residential use is a material change of use and does not exceed the conditions and limitations of Article 10 (6) of the Planning and Development Regulations, 2001, as amended and is deemed an exempted development.
- 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 the change the use 22 Castleview Terrace, first floor commercial to residential use at 22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42RF90, 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:

Mervyn Walsh

Mervyn Walsh,
Administrative Officer,
Planning.

Date: 15th January, 2026

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 Coimisiún Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

Carmel Curley

From: Carmel Curley
Sent: Thursday 15 January 2026 11:57
To: Andrew Morris
Subject: DED 952 - Notification of Determination
Attachments: DED 952 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development Application – DED 952.

Mise le meas,

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 952
Re:	Permission for the change of use of 22 Castleview Terrace, first floor commercial to residential use at 22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42 RF90 under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Andrew Morris
Location of Development:	22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42 RF90.
Site Visit:	Yes

WHEREAS a question has arisen as to whether the following works for the change of use commercial to residential 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) Article 10(6) 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 a vacant two-storey commercial unit located in a business park in the Ballypheason Townland of Roscommon town, situated to the southwest corner of Loughnaneane Park. The subject site is located c. 200m from Roscommon Town core. The proposed development consists of the change of use of 22 Castleview Terrace, first floor commercial to residential use.

Archaeological and Cultural Heritage

The proposed development is located within a zone of Archaeological Notification (Zone: R183992) associated with SMR Number RO039-043018- (Avenue).

Appropriate Assessment

The closest European site to the proposed development is Lough Ree SAC (Site Code 000440) located c. 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

UDR 2307

Description: Alleged development of 3 new windows in gable overlooking Loughnaneane Park, Roscommon.

File Status: Applicant applied for retention permission. It was subsequently granted thereafter, and the enforcement file was closed.

PD/17/152

Development Description: To retain 3 No. windows to the first-floor gable of existing building.

Applicant: James Lohan and Andrew Morris

Decision: 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(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.

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.

Planning and Development Regulations, 2001 (as amended)

Article 10 (6)

(a) In this sub-article—

“habitable room” means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

“relevant period” means the period from the making of these Regulations until 31 December 2021.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3 or 6 of Part 4 to Schedule 1.

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—

(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, and

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

(d) (i) The development is commenced and completed during the relevant period.

(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025." issued under section 28 of the Act or any subsequent updated or replacement guidelines.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

(e) (i) Where a person proposes to undertake development to which sub-paragraph (b) relates, then he or she shall accordingly notify the planning authority in whose functional area that

the change of use concerned will occur in writing at least 2 weeks prior to the commencement of the proposed change of use and any related works.

(ii) Details of each notification under subparagraph (i), which shall include information on—

(I) the location of the structure, and

(II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit,

shall be entered in a record by the planning authority maintained for this purpose and the shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.

(iii) During the years 2019, 2020, 2021 and 2022, each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

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.

The applicant is seeking permission for the change of use of the first floor of a commercial unit located in Roscommon Town. This site was subject to an enforcement file as three windows were erected to the north gable facing Loughnaneane Park. The enforcement file was subsequently closed as the applicant then applied for retention permission of these gable windows to which it was granted.

The question to be determined in this Section 5 declaration is whether the 'change of use from first floor commercial unit to 1no. 2-bedroom residential apartment at Castleview Terrace, Roscommon is a material change of use and is or is not exempted development. Having considered the definition of "development" outlined above, I consider that the proposal constitutes a material change of use and is therefore development.

This Section 5 application relates to the first floor of a building which appears to be vacant for a time. The applicant is proposing to convert the first floor into 1no. 2 bed apartment. It would appear from a site inspection on the 22nd Sept 2025 that the first floor of the building is not in use/vacant. The applicant has clarified and provided evidence that the property has not been in use for more than 2 years.

The applicant has submitted floor plans with gross floor space measurements. The proposed 1no. 2-bedroom apartment gross floor area measures 81m². The proposed apartment is accessed under *Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*. The proposed

apartment must abide by minimum floor area and minimum storage area standards in order to comply with Article 10 (6) (vi).

Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025.

Min. Storage Floor Area

Design Standards Minimum Storage space for 2-bedroom apartment = 6m²

Proposed Total Fixed Storage = 8.6m²

Min. Total Apartment Floor Area

Design Standards Minimum Total Floor Area for 2-bedroom apartment = 73m²

Proposed Total Apartment Floor Area = 81m²

The proposed development falls within the conditions and limitations of Article 10(6) of the Planning and Development Regulations 2001 (as amended).

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 change of use of 22 Castleview Terrace, first floor commercial to residential use as outlined above at 22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42 RF90, 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) Article 10(6) 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 change of first floor commercial to residential use is a material change of use and does not exceed the conditions and limitations of Article 10 (6) of the Planning and Development Regulations, 2001, as amended and is deemed 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 change of use of 22 Castleview Terrace, first floor commercial to residential use as outlined above at 22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42 RF90, is a material change of use and is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 14/01/2026

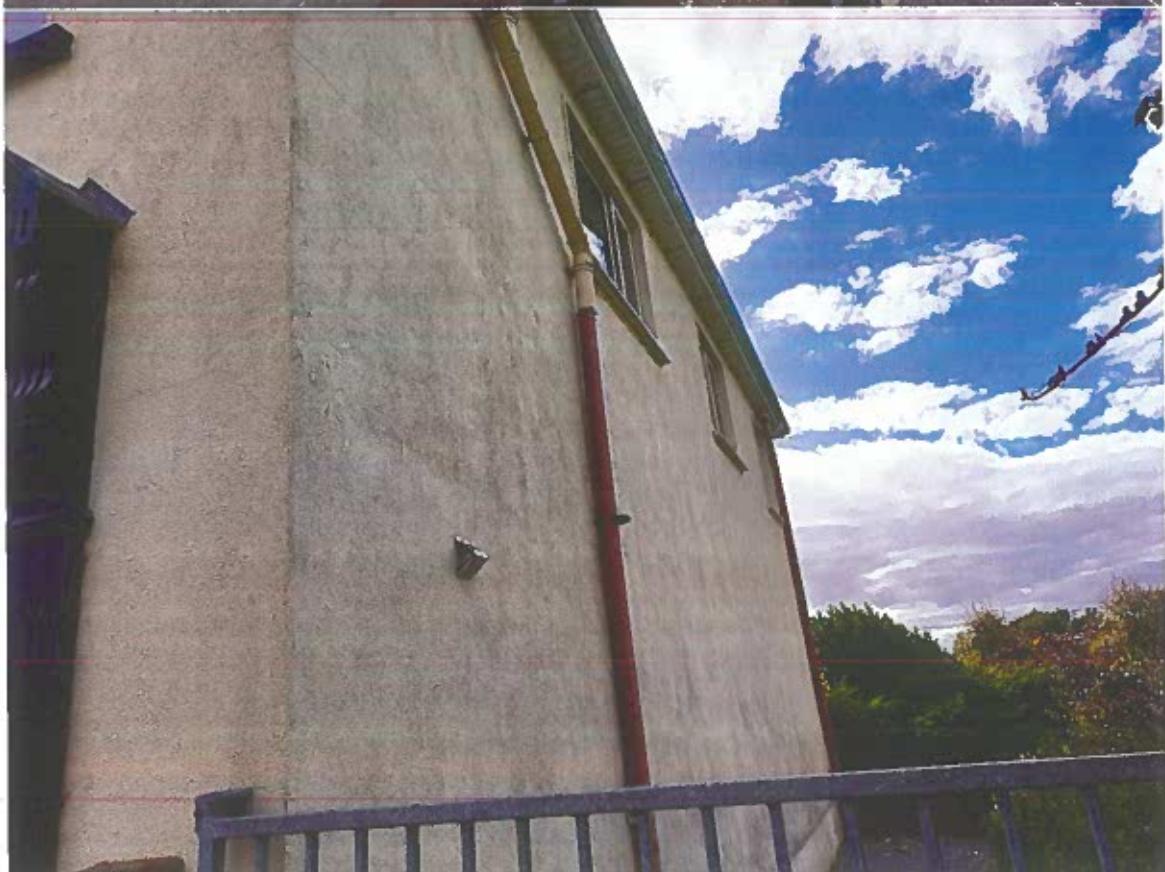
Signed:



Senior Executive Planner

Date: 14/01/2026







6/10/25

Re: Planning Ref; DED 952,

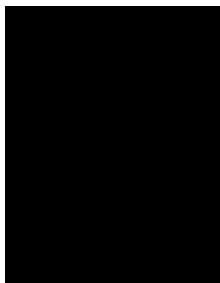
Dear Sir/Madam,

With regards to the above application. Please find the enclosed. Should you require any additional information or assistance please do not hesitate to contact me.

Yours Sincerely,



Andrew Morris.



Office: +353 71 963 4608
Email: info@jharringtonandco.ie
Web: www.jharringtonandco.ie

CEDR Accredited Mediator

J. HARRINGTON & CO
SOLICITORS

Our Ref: [REDACTED]

Your Ref:

Date: 16th October 2025

Roscommon County Council
County Buildings
Roscommon

RE: Our Client: Andrew Morris
Matter: [REDACTED] 22 Castle View Terrace, Castle St., Roscommon

Dear Colleague

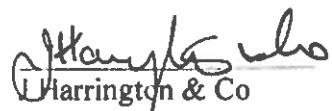
We confirm that Andrew Morris is the beneficial owner and person entitled to be registered as full owner of the following property:-

[REDACTED]

Unit 22 Castle View Tce, Castle Street, Roscommon pursuant to Deed of Transfer dated 28th Jan 2022, [REDACTED] -to- Andrew Morris.
Our Client's application for registration is currently pending in the Land Registry

If you require any further information please let us know.

Yours faithfully,


J. Harrington & Co



03/10/25

Re: Planning Ref; DED 952



Dear Sir/Madam,

With regards to the above application. Please find the enclosed. The previous rates, were paid over 3 years ago for same, as the unit has been vacant to date. Hence, the said application for change of use, to an apartment. Should you require any additional information or assistance please do not hesitate to contact me.

Yours Sincerely,



Andrew Morris.

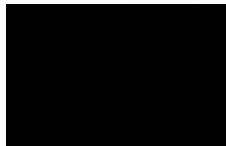




Comhairle Contae
Ros Comáin
Roscommon
County Council



Andrew Morris,



Date: **18th September, 2025**
Planning Reference: **DED 952**

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

Development: **WHEREAS a question has arisen as to whether the change of use of 22 Castleview Terrace, first floor commercial to residential use at 22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42RF90, is or is not development and is or is not exempted development.**

A Chara,

I wish to acknowledge receipt of your application which was received on the 11th September, 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. **L01/0/236729** dated 18th September, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 952**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

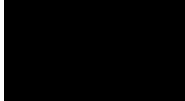




Comhairle Contae
Ros Comáin
Roscommon
County Council



Mr. Andrew Morris



Our Ref: MD/Rates
2 October 2025

RE:

FIRST FLOOR, CASTLE VIEW TERRACE, ROSCOMMON

A Chara

I can confirm that I have inspected this first floor property and as the property is currently vacant there are no commercial rates due for 2025. [REDACTED] both refer to the first floor of this property.

I can also confirm that there are no rates outstanding in respect of this first floor property. All commercial rates are paid up to date.

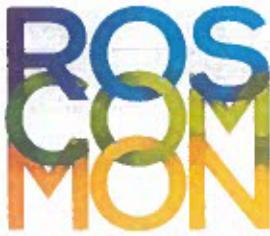
The ground floor portion of this property is not currently valued for commercial rates purposes.

If you need anything further please let me know.

Mise le meas

Michelle Dolan
Michelle Dolan
Rates Department
090 6637370





Comhairle Contae
Ros Comáin
Roscommon
County Council



Andrew Morris,



Date: 18th September, 2025
Planning Reference: DED 952

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

Development: WHEREAS a question has arisen as to whether the change of use of 22 Castleview Terrace, first floor commercial to residential use at 22 Castleview Terrace, Ballypheason Td, Roscommon, Co. Roscommon, F42RF90, is or is not development and is or is not exempted development.

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Note: Please note your Planning Reference No. is DED 952
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09068 37100

18/08/2025 09:49:36

Receipt No : L01/0/236729

ANDREW MORRIS

[REDACTED]
EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES		
GOODS	80.00	80 00
VAT Exempt/Non-vatable		
DED952		

Total : 80.00 EUR

Tendered :
Cheque 378 80.00

Change : 0.00

Issued By : Louis Carroll
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)	ANDREW MORRIS
Name of Agent	ANDREW MORRIS
Nature of Proposed Works	CHANGE OF USE OF 22 CASTLEVIEW TERRACE, FIRST FLOOR COMMERCIAL TO RESIDENTIAL USE UNDER NEW PLANNING AND DEVELOPMENT (AMENDMENT) REGULATIONS.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	22 CASTLEVIEW TERRACE, BALLYPHEASON TD. Eircode F42 RF90 2550-05
Floor Area: a) Existing Structure b) Proposed Structure	a) 81sq.m. b) 81sq.m.
Height above ground level:	3m
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	No change



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing
Is proposed works located at front/rear/side of existing house.	NO
Has an application been made previously for this site	YES
If yes give ref. number (include full details of existing extension, if any)	PLANNING REF'S 03/638 & 17/152
Existing use of land or structure	COMMERCIAL
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	7M
Does the proposed development involve the provision of a piped water supply	NO
Does the proposed development involve the provision of sanitary facilities	NO

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

Signature:

John Morris

Date:

11/09/25

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



11/09/25

Dear Sir/Madam,

RE: Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development, for 22 Castle View Terrace, Ballypheason Td., Co. Roscommon.

Please find enclosed;

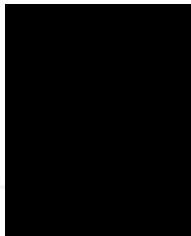
1. 80 Euro Fee.
2. Site Location Map.
3. Site Layout Map.
4. Detailed drawing of First Floor.

I am the owner of the property, and I can confirm that the existing first floor commercial office has been vacant for over 3 years.

Yours Sincerely,

Andrew Morris

Andrew Morris.



Cluain
Breac na
Coonbrackna

Map prepared by:	Date : 01/09/25
Andrew Morris, B.Eng, (Hons), C.Eng, MIE	
Consulting Engineer,	
[Redacted]	
Client:	Andrew Morris.
Site Address: 22 Castle View Terrace, Castle Street, Ballypheason, Roscommon	
Drg no:	25 - 01



COMPILED AND PUBLISHED BY:
Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.

ORDER NO.: 50031888_1
PUBLISHED: 31/10/2018
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MAP SHEETS: 2550-05
MAP SERIES: 1:1,000

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LEGEND:
[http://www.osi.ie/search?Large Scale Legend'](http://www.osi.ie/search?Large+Scale+Legend)

SITE LOCATION MAP
Map showing Site referred to,
"Outlined in Red"
Digital Sheet: 2550-05
Townlands: Ballypheason
Scale: 1:1000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'

OUTPUT SCALE: 1:1,000

0 10 20 30 40 Metres
0 20 40 60 80 100 Feet

587473

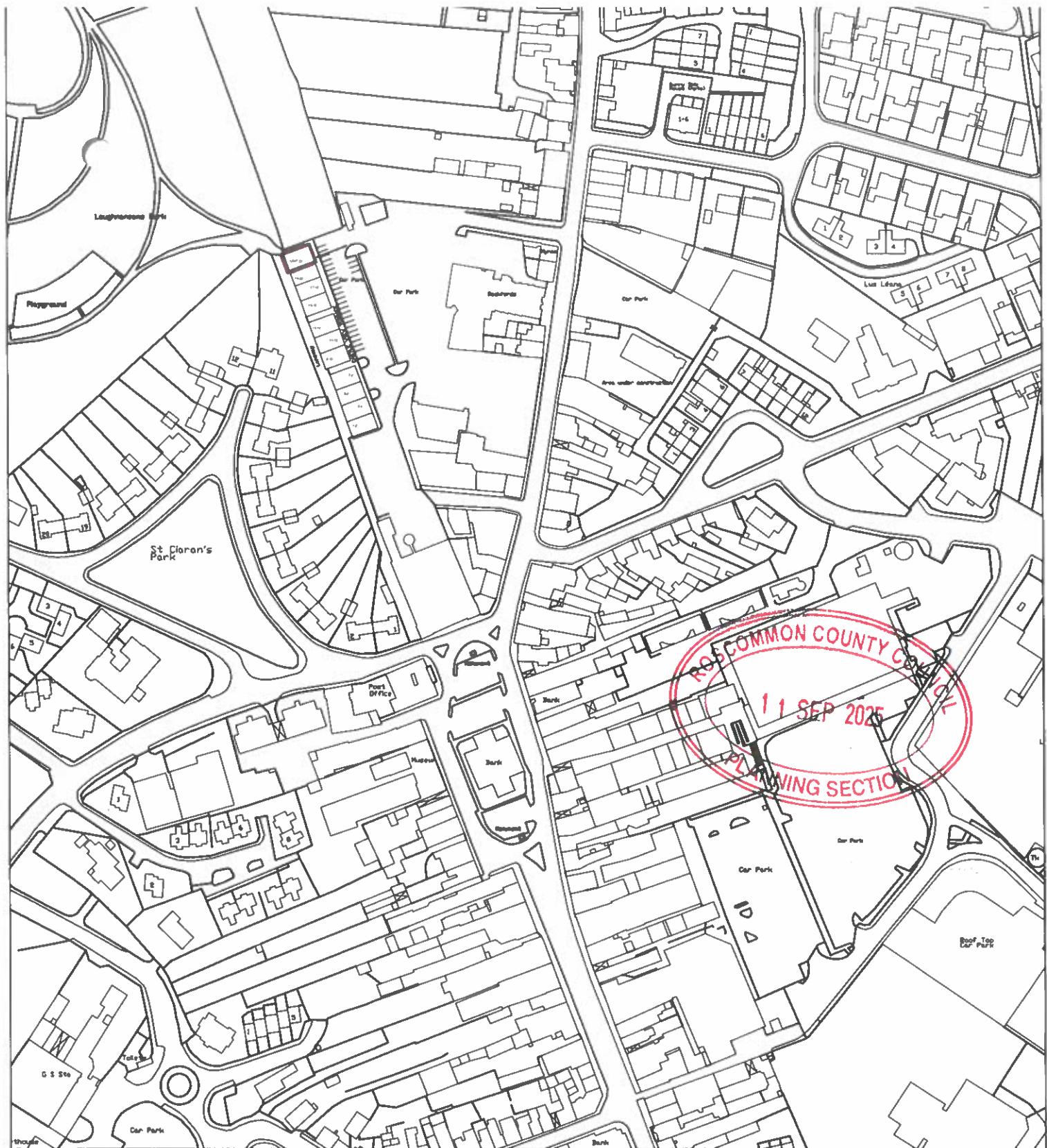
764893

587473

764721

587240

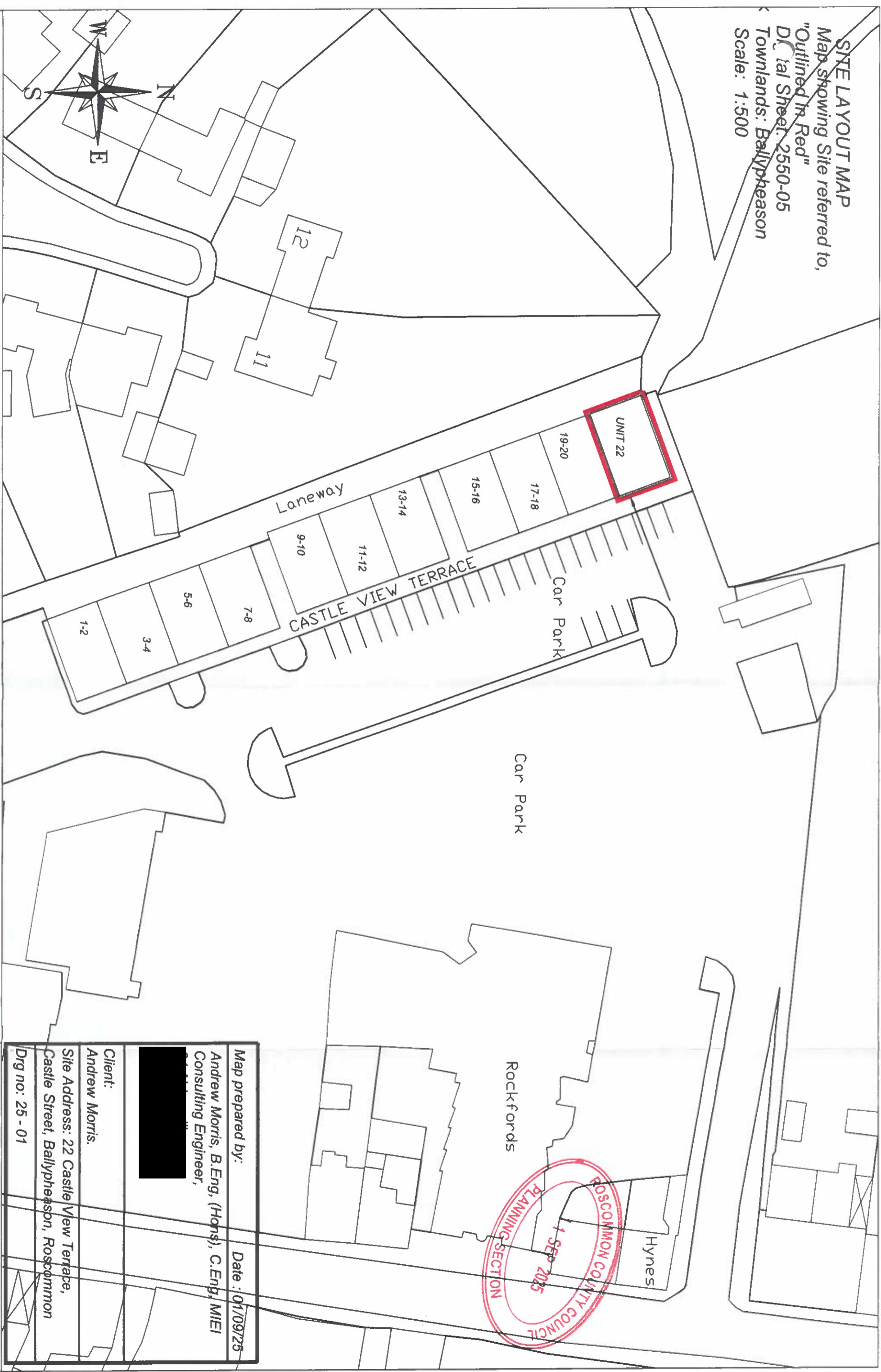
764721



SITE LOCATION MAP
Map showing Site referred to,
"Outlined in Red"
Digital Sheet: 2550-05
Townlands: Ballypheason
Scale: 1:2500

Map prepared by:	Date : 01/09/25
Andrew Morris, B.Eng, (Hons), C.Eng, MIEI	
Consulting Engineer,	
	
Client:	
Andrew Morris.	
Site Address:	22 Castle View Terrace, Castle Street, Ballypheason, Roscommon
Drg no:	25 - 02

SITE LAYOUT MAP
 Map showing Site referred to,
 "Outlined in Red"
 Digital Sheet 2550-05
 Townlands: Ballypheaseon
 Scale: 1:500



DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM FIGURED DIMENSIONS

ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS

STATUS KEY: S=SEARCH DESIGNER P=DESIGNER FOR TENDER R=FC FOR CONSTRUCTION SS=SUPERSEDED

Andrew Morris, B.Eng. (Hons), C.Eng., MIEI Consulting Engineer, [REDACTED]	Map prepared by: Andrew Morris, B.Eng. (Hons), C.Eng., MIEI Consulting Engineer, [REDACTED]	Date : 01/09/25
Client: Andrew Morris.		
Site Address: 22 Castle View Terrace, Castle Street, Ballypheaseon, Roscommon		
Drg no: 25 - 01		

Andrew Morris, B.Eng. (Hons), C.Eng., MIEI Consulting Engineer, [REDACTED]	Andrew Morris, B.Eng. (Hons), C.Eng., MIEI Consulting Engineer, [REDACTED]
Client: Andrew Morris.	Map prepared by: Andrew Morris, B.Eng. (Hons), C.Eng., MIEI Consulting Engineer, [REDACTED]
Site Address: 22 Castle View Terrace, Castle Street, Ballypheaseon, Roscommon	Date : 01/09/25
Drg no: 25 - 01	

Building Ref: 22 Castle View Terrace
Co. Roscommon

Andrew Morris, B.Eng. (Hons), C.Eng., MIEI
Consulting Engineer,
[REDACTED]

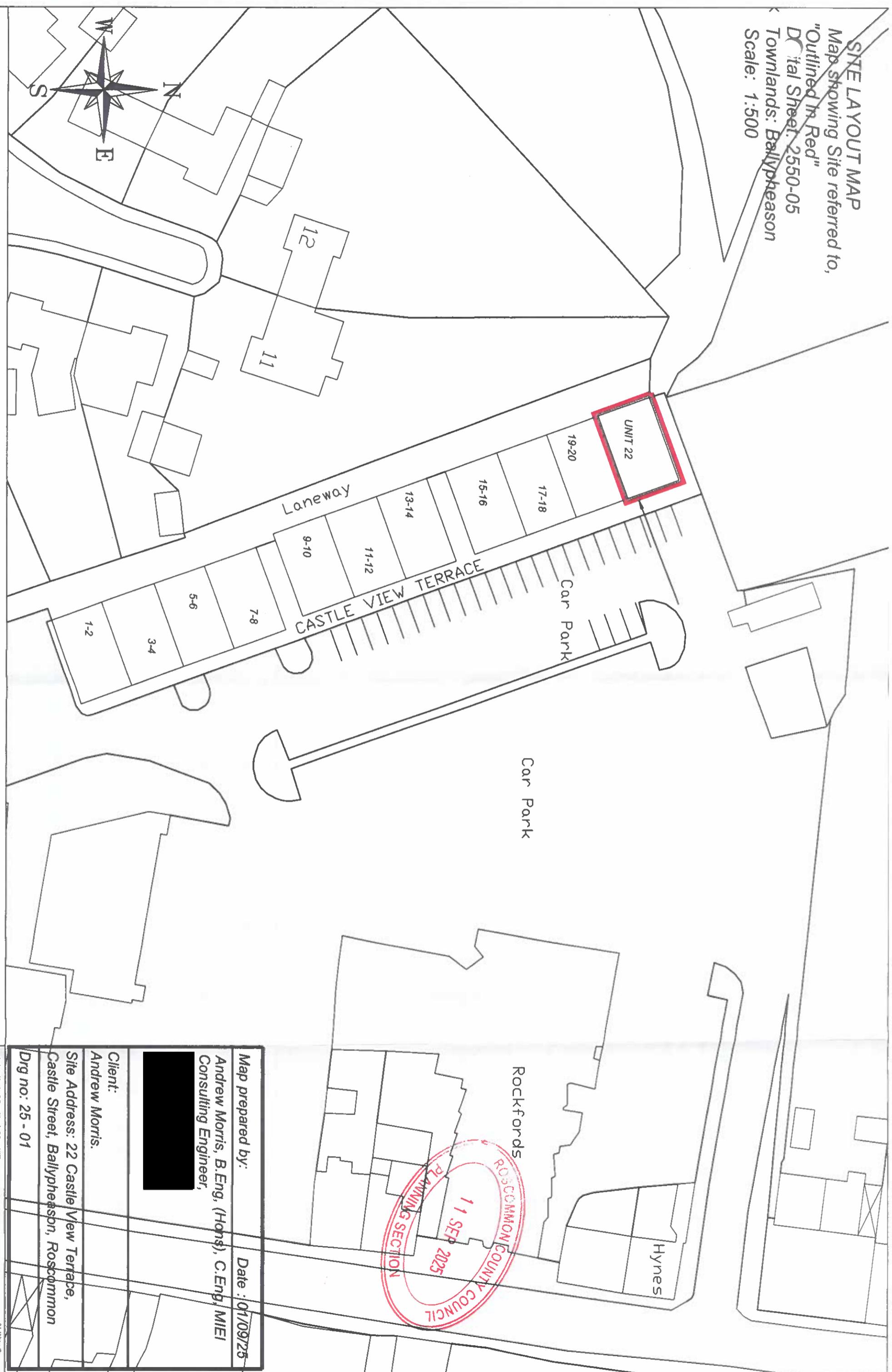
DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM FIGURED DIMENSIONS

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STATUS KEY: S=SEARCH DESIGNER P=DESIGNER FOR TENDER R=FC FOR CONSTRUCTION SS=SUPERSEDED

SITE LAYOUT MAP
 Map showing Site referred to,
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 Digital Sheet: 2550-05
 Townlands: Ballypheaseon
 Scale: 1:500



DO NOT SCALE FROM THIS DRAWING. ROCK ONLY FROM FIGURED DIMENSIONS.

ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

STATUS: SKETCH DESIGNER PRELIMINARY FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

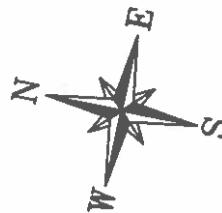
Client: Andrew Morris.		Map prepared by: Andrew Morris, B.Eng, (Hons), C.Eng, MIEI	Date : 01/09/25
Site Address: 22 Castle View Terrace, Castle Street, Ballypheaseon, Roscommon		Drg no: 25 - 01	
Consulting Engineer, Andrew Morris	J D B 22 Castle View Terrace	J D B H 0 25	D A F 01/09/25
Site 22 Castle View Terrace	D R A W I N G S C A L E	B R G H 0 25/02	R E V 0
		S C A L E 1:500	

22 Castle View Terrace 1st FLOOR PLAN Scale 1:50

DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.

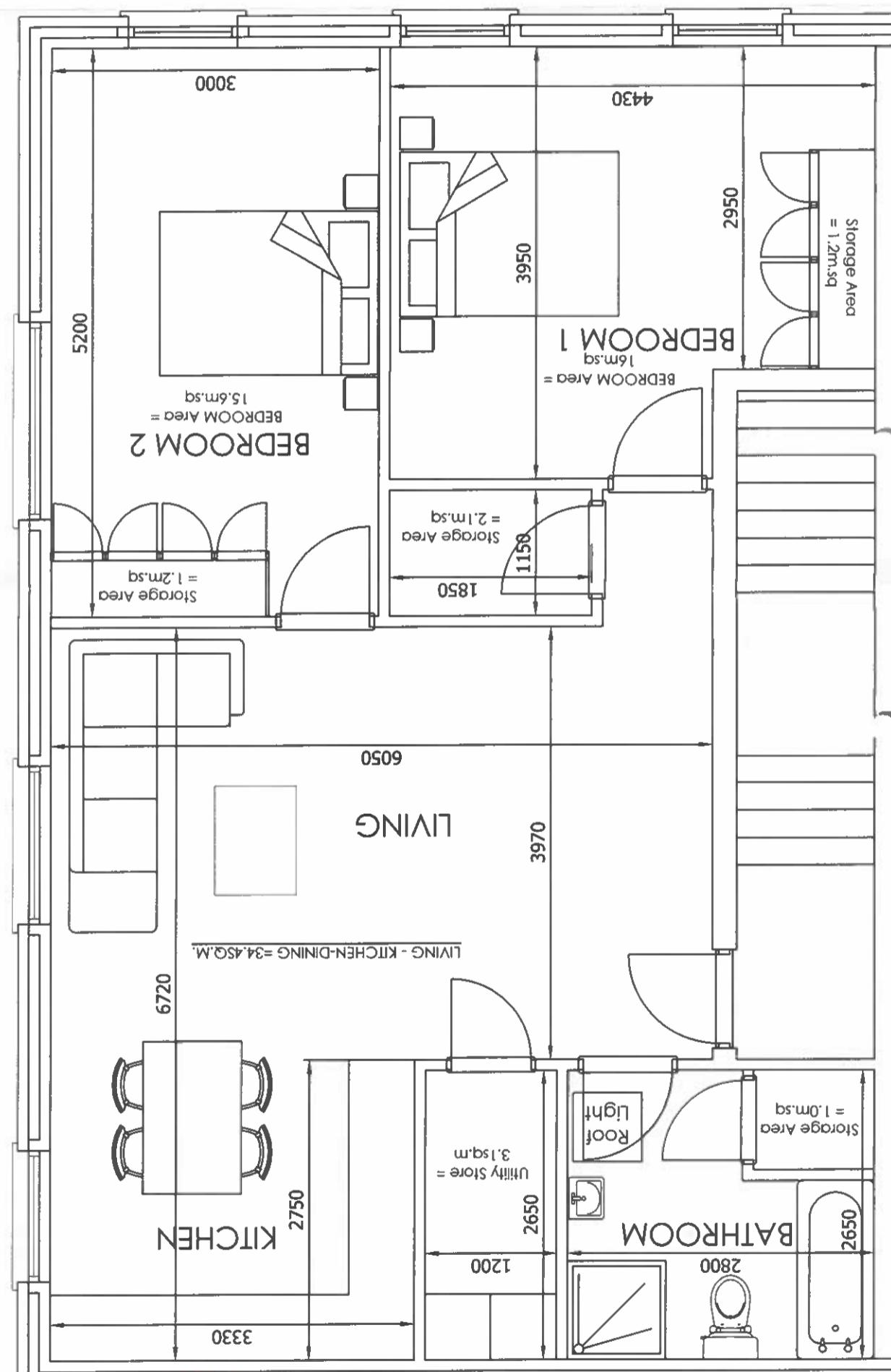
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY FT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.



1st FLOOR PLAN
LOOR AREA = 813G.M.
APTMENT @ 22
CASTLE VIEW TERRACE

Storage Areas	Utility Store=3 lsq.m.
	Storage=2.1 sq.m.
	Bathroom Storage=1.0sq.m.
	Total Storage Area=6.2sq.m.
	Bathroom Storage Area=1.0sq.m.
	Total Storage Area=6.2sq.m.
	Bedroom 1 Fixed Storage=1.2sq.m.
	Bedroom 2 Fixed Storage=1.2sq.m.
	Total Fixed Storage = 8.6sq.m.



Andrew Morris, B.Eng. (Hons), C.Eng, MIE	
Consulting Engineer, 64 Abbeville Town, Co. Roscommon.	
CLIENT	JO B
Andrew Morris	22 Castleview Terrace
SITE	DRAWING
22 Castleview Terrace	First Floor Plan
	SCALE
	1:50
	JOB NO
	25
	DATE
	01/09/25
	ORG NO
	25-03
	REV
	0