

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

PL/33/26

Reference Number:

DED 952

Name of Applicant:

Andrew Morris

Agent:

N/A

WHEREAS a question has arisen as to whether the change of use of 22 Castlevue Terrace, first floor commercial to residential use at 22 Castlevue 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 of use 22 Castlevue Terrace, first floor commercial to residential use at 22 Castlevue 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:

Signed:


Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 15 January, 2026