

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/737/26

Reference Number:

DED 999

Name of Applicant:

Dominic Gillooly

Agent:

Christopher Kingham, Carricknagoan, Coolderry PO, Carrickmacross,
Co. Monaghan, A81 E720

WHEREAS a question has arisen as to whether the construction of loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltreevan, County 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 and Class 6A Part 3 Schedule 2 Article 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 development does not exceed the conditions and limitations attached to Class 6 and Class 6A Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and therefore is deemed an exempt 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 the construction of loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltreevan, County Roscommon, 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: 19 June, 2026

Laura Kelly

From: Laura Kelly
Sent: Friday 19 June 2026 16:07
To: kinghanchris@yahoo.com
Subject: DED 999 Notification of Determination
Attachments: DED 999 Notification of Determination.pdf

A Chara,

Please find attached correspondence for your attention regarding DED 999.

Mise le meas,

Laura Kelly

Laura Kelly | Assistant Staff Officer

Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98

☎ (090) 6637411 ✉ lkelly@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours.

ROSCOMMON COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
NOTIFICATION OF DETERMINATION

REGISTERED POST

Dominic Gillooly,

Reference Number: DED 999
Application Received: 6th February, 2026
Name of Applicant: Dominic Gillooly
Agent: Christopher Kingham, Carricknagoan, Coolderry PO, Carrickmacross,
Co. Monaghan, A81 E720

WHEREAS a question has arisen as to whether the construction of loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltreevan, County 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 and Class 6A Part 3 Schedule 2 Article 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.

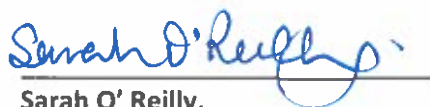
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed development does not exceed the conditions and limitations attached to Class 6 and Class 6A Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and therefore is deemed an exempt 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 construction of loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltreevan, County Roscommon, is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Sarah O' Reilly,
Senior Staff Officer,
Planning Department.

Date: 19/06/2026

c.c. agent via email: Christopher Kinghan
kinghanchris@yahoo.com

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.

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

Reference Number:	DED 999
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the construction of loose cattle shed to house cattle, including cattle crush and concrete yard is or is not development and is or is not exempted development.
Name of Applicant:	Dominic Gillooly
Location of Development:	Cloontogher, Kiltewan, County Roscommon.
Site Visit:	Yes

WHEREAS a question has arisen as to whether the construction of loose cattle shed to house cattle, including cattle crush and concrete yard **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 and Class 6A Part 3 Schedule 2 Article 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 an existing agricultural field with existing derelict sheds fronting a farm roadway that continues on in a northeastern direction from the L-18063 Local Tertiary Road. The subject site is located c. 4.2km east of the Roscommon Town LAP 2024-2030 and c. 4km northeast of Ballymurray. The proposed development consists of the construction of loose cattle shed to house cattle, including cattle crush and concrete yard.

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 Lough Ree SAC (Site Code 000440) located c. 150m 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

PD/24/60559

Development Description: Permission for works to uprate approximately 35.7km of the overall 35.82km of the existing Athlone to Lanesboro 110 kV overhead line (OHL) circuit located within the administrative boundary within County Roscommon. The proposed development will consist of: • Replacement (“restringing”) and uprating of the conductor along the existing Athlone-Lanesboro 110 kV OHL circuit; • Provision of fibre communication connection on the uprated circuit; • Replacement of 155No. Intermediate Wooden Polesets (IMPs), with similar structures, including poleset stays at 32No. IMPs. The change in structures will result in standardised heights from 16m to 23m along the circuit, the majority of height increases will be between 0.1m and 2.0m (at 125 No. IMPs), with the remainder between 2.1m and 3.7m, and a 4.0m height increase at only one IMP. 3no. IMP replacements will not result in a height change; • Replacement of 25No. Intermediate Wooden Poleset crossarms; • Replacement of 1No. steel angle mast, the replacement structure will result in a height increase of 0.5m; • Foundation strengthening of 9No. steel angle masts, and 1No. end mast; • Bar member replacements to 12No. steel angle masts and 1No. end mast; and, • All associated development including insulator/hardware replacement (suspension clamps and vibration dampers), replacement of signage, painting of angle masts, replacement/installation of anticlimbing guards, access tracks, vegetation clearance, temporary construction compounds and all other works necessary to facilitate the development.

Decision: Granted, subject to 14 conditions.

Applicant: EirGrid Plc

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.

Class 6 Part 3 Schedule 2 Article 6

Development Description	Conditions and Limitations
<i>Agricultural Structures</i> CLASS 6 Works consisting of the provision of a roofed structure for housing of cattle, sheep, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision of effluent storage.	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 450 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 accordance with 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 a 100m 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 or school, hospital, church or 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 such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone. 8. No such structure shall be within 60 metres of a public or private water source. 9. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10 metres in the case of extensions/modifications to an existing facility. 10. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. 11. The use of this Class of exemption requires a declaration from the relevant Planning Authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction.
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CLASS 6A

Works consisting of the provision of a structure for the storage of slurry, effluent or soiled water collected from agricultural buildings, agricultural farmyards and any ancillary provision to aid in the handling of the slurry, effluent or soiled water.

12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

1. No such structure shall be used for any purpose other than the purpose of agriculture.
2. The maximum storage capacity of any such storage facility shall not exceed 1000 cubic metres.
3. The aggregate capacity of tanks, situated within the same farmyard complex, shall not exceed 1,500 cubic metres.
4. The structure having regard to its size, use and location shall be constructed in accordance with Department of Agriculture, Food and the Marine and Department of Housing, Local Government and Heritage requirements and shall have regard to the need to avoid water pollution. The structure shall not be an earth lined Slurry/Effluent Store.
5. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.
6. No such structure within 100 metres of any public road shall exceed 8 metres in height.
7. 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 or school, hospital, church or 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.

	8. No such structure shall be constructed within a flood zone identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone. 9. No such structure shall be within 60 metres of a public or private water source. 10. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10m in the case of extensions/modifications to an existing facility. 11. All such tanks shall be constructed in accordance with the relevant specification published by the Department of Agriculture, Food and the Marine in force at the time of construction of the tank. 12. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. 13. The use of this Class of exemption requires a declaration from the relevant Planning authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction. 14. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.
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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.

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

- The construction of a loose cattle shed to house cattle, including cattle crush and concrete yard

With regard to the compliance with the conditions and limitations of Class 6 and Class 6A of Part 3 of Schedule 2 (Exempted development - Rural) the following assessment sets out how these apply to the current proposal:

CLASS 6

1. The proposed use for the structure is agriculture.
2. The proposed structure plus other such structures’ floor space do not aggregate to more than 450 square metres.
3. The proposed structure in question is in line with Department requirements and shall have regard to the need to avoid water pollution.
4. The proposed structure is situated more than 10 metres from a public road (24.5m).
5. The proposed structure is less than 8m in height (7.1m).
6. The proposed structure is situated more than 100m from a residential property.
7. The proposed structure is not situated in land use plans as Flood Zone A or Flood Zone B.
8. The proposed structure is greater than 60m from a public or private water source.
9. The proposed structure is greater than 50m from a water course or water body, as there is no existing farmyard.
10. The proposed sheeting for the structure is green cladding.
11. Yes
12. The responsibility lies with the applicant to include as appropriate the installation of signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

CLASS 6A

1. The proposed use for the structure is agriculture.
2. The proposed storage capacity of the proposed storage facility does not exceed 1000m³.
3. The aggregate of all tanks situated within the same farmyard complex does not exceed 1500m³.
4. The structure is in accordance with Department of Agriculture, Food and the Marine and the Department of Housing, Local Government and Heritage requirements and shall have regard to the need to avoid water pollution.
5. The proposed structure is situated more than 10 metres from a public road (21m).
6. The proposed structure is less than 8 metres in height.
7. The proposed structure is situated greater than 100m from a residential property.
8. The proposed structure is not situated in land use plans as Flood Zone A or Flood Zone B.
9. The proposed structure is greater than 60m from a public or private water source.
10. The proposed structure is greater than 50m from a water course or water body, as there is no existing farmyard.
11. The proposed structure is in accordance with relevant specification published by the Department of Agriculture, Food and the Marine.
12. The proposed sheeting for the structure is pre-painted sheeting.
13. Yes
14. The responsibility lies with the applicant to include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

The applicant proposes to construct loose cattle shed, cattle crush and concrete yard. The proposed works have been assessed under Class 6 and Class 6A Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations attached to this class. Therefore, the proposed development is deemed an exempt development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; the construction of loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltewan, County 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 –

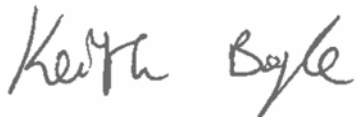
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 6 and Class 6A Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record 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 development does not exceed the conditions and limitations attached to Class 6 and Class 6A Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and therefore is deemed an exempt 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 the construction of loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltewan, County Roscommon, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 19/06/2026

Signed:



Senior Executive Planner

Date: 19th June 2026









MEMORANDUM

To: South Roscommon Area.

From: Mervyn Wash, Administrative Officer, Planning Department.

Date: 17th February, 2026

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

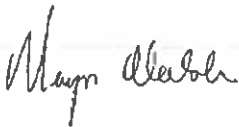
Development: WHEREAS a question has arisen as to whether the construction of a loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltewan, Co. Roscommon., is or is not development and is or is not exempted development.

Applicant: Dominic Gillooly

Planning Ref: DED 999

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Dominic Gillooly for the said development above, which was received on 6th February, 2026.

Please let me have your recommendation.



Mervyn Walsh,
Administrative Officer,
Planning Department.

Carmel Curley

From: Carmel Curley
Sent: Tuesday 17 February 2026 12:23
To: Chris Kinghan
Subject: DED999 - Dominic Gillooly
Attachments: DED 999 - Ack Letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Application submitted on behalf of Dominic Gillooly – DED 999.

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](#)





Comhairle Contae
Ros Comáin
Roscommon
County Council



Dominic Gillooly,

Date: 17th February, 2026

Planning Reference: DED 999

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 construction of a loose cattle shed to house cattle, including cattle crush and concrete yard at Cloontogher, Kiltewan, Co. Roscommon., 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 6th February, 2026, 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. **L01/0/239196** dated 13th February, 2026 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 999**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

cc agent via email: Christopher Kinghan
kinganchris@yahoo.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

13/02/2026 14:40:46

Receipt No: L01/0/239196

CHRISTOMBER KINGHAN

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED 999

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
2704

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



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)	Dominic Gillooly
Name of Agent	Christopher Kinghan
Nature of Proposed Works	Construction of a Loose cattle shed to house cattle, including cattle crush and concrete yard.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Cloontogher, Kiltievan, Co. Roscommon Map sheet 2552 ITM 593313, 764784
Floor Area: a) Existing Structure b) Proposed Structure	a) _Derelict stables 50 sq m _____ b) Loose cattle shed 254 sq m _____
Height above ground level:	7.1 meters
Total area of private open space remaining after completion of this development	13.2 hectares
Roofing Material (Slates, Tiles, other) (Specify)	Agricultural green cladding and gutters,

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Concrete grey walls
Is proposed works located at front/rear/side of existing house.	derelict dwelling
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	Agricultural
Proposed use of land or structure	Agricultural
Distance of proposed building line from edge of roadway	24.5 m from farm road
Does the proposed development involve the provision of a piped water supply	Borehole well
Does the proposed development involve the provision of sanitary facilities	No

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

Signature: *Christopher Kingham*

Date: 5th February 2026

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



Christopher Kinghan & Associates

CHARTERED SURVEYOR

ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan, A81 E720.

Tel: 085 164 6179 Email: kinghanchris@yahoo.com

Our Ref: CK/Ros/DG Your Ref:

ROSCOMMON COUNTY COUNCIL
COMHAIRLE CHONTAE ROS COMAIN
Planning Department
Courthouse,
Roscommon



Dear Sirs,

Application to Roscommon County Council for Confirmation of Exempted Development for the Construction of a Loose cattle shed to house cattle, including cattle crush and ancillary works (ie concrete yards, all for agricultural purposes only) in a new farmyard utilising existing farm entrance for Dominic Gillooly at Cloontogher, Kiltewan, Co. Roscommon.

In connection with the above planning application we enclose the following documentation:-

Schedule of Documentation

- Planning fee 80 euro
- Application form for Confirmation of Exempted Development.
- Supplementary Agricultural Application form.
- Letter re- Planning History & Source of water supply.
- Site Location Map Scale 1:2,500
- Proposed Farm/Site Layout Plan + contours + Notes Scale 1:500

- Construction Drawings for loose cattle shed Scale 1:200
- Standard specification and Safety notes
- Desktop Study – EU Natura impact statement – Stage 1 - Statement of Screening for Appropriate Assessment of a nearby Natura designated site. & Organic Waste Nutrient Management Plan for the purpose of Planning Applications for Agricultural Development in accordance with Good Agricultural Practice Regulations Statutory Instrument No. 610 of 2010 & Water protection plan checklist
- Detail drawing for effluent tank . Not to scale. For information purposes only.
- Nutrient Management Plan Maps and Notes
- SUDS detail drawing

We trust the above documentation is satisfactory and look forward to your favourable decision.

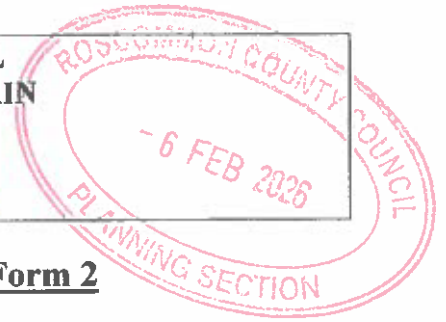
Yours faithfully,

A handwritten signature in black ink that reads 'Christopher Kinghan'.

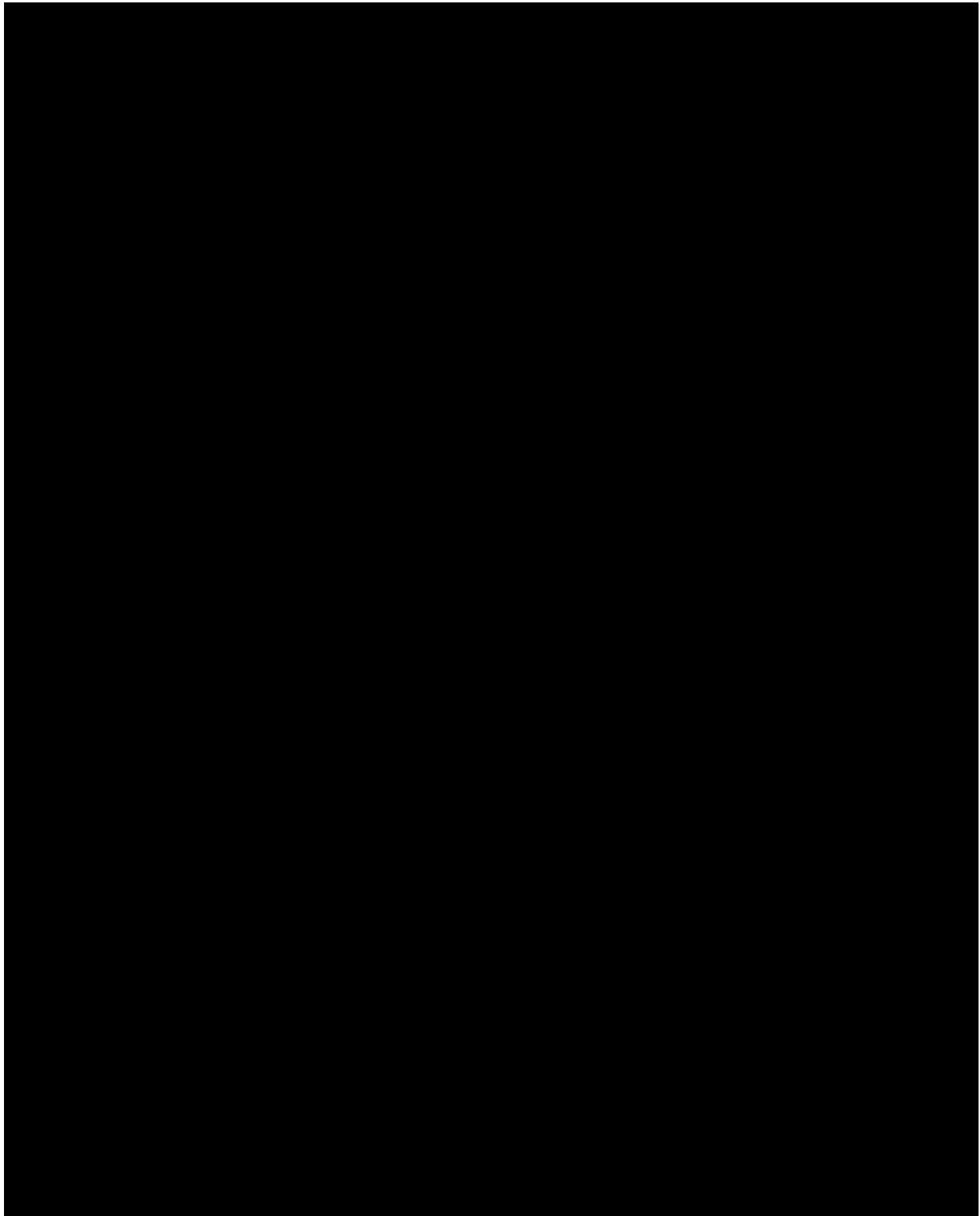
Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Surveyor

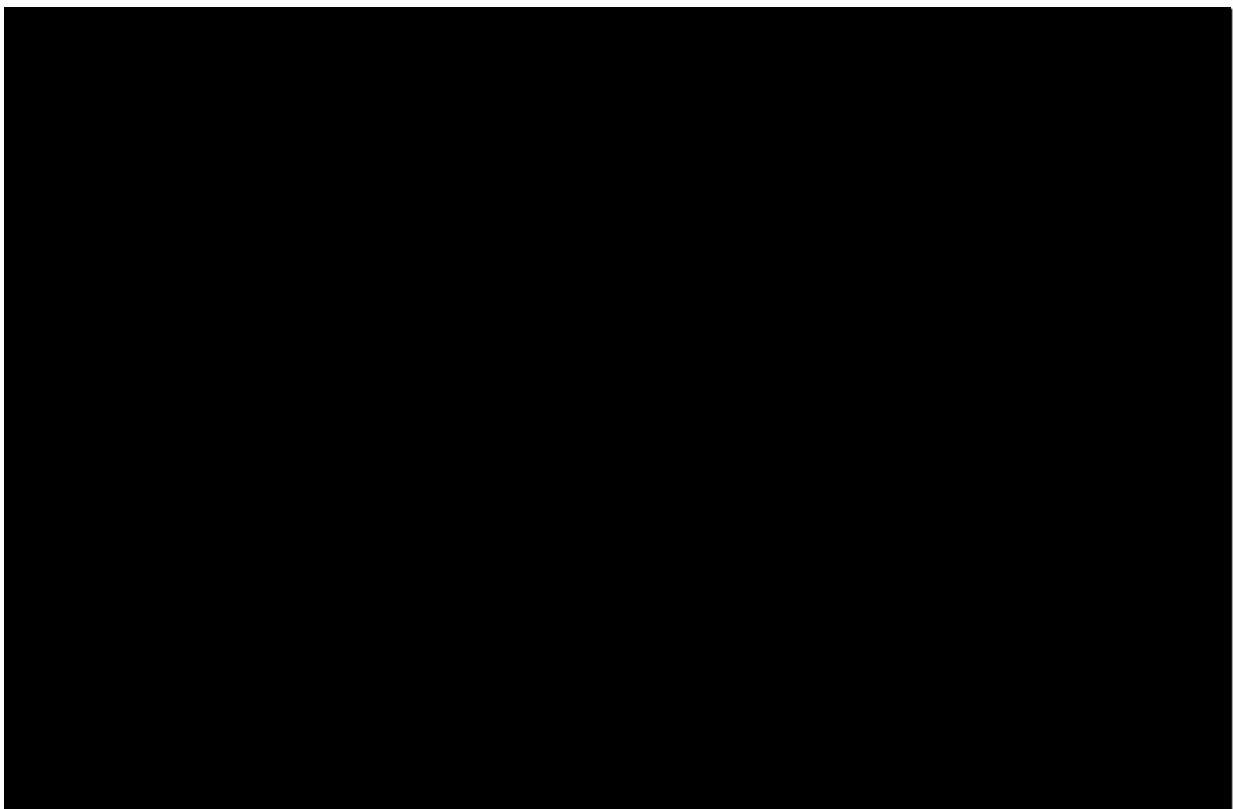


ROSCOMMON COUNTY COUNCIL
COMHAIRLE CHONTAE ROS COMAIN
Courthouse, Roscommon
Tel: 090 66 32500 – Fax 090 66 37183
Email: planning@roscommoncoco.ie



Supplementary Planning Application Form 2
(Agricultural Developments)



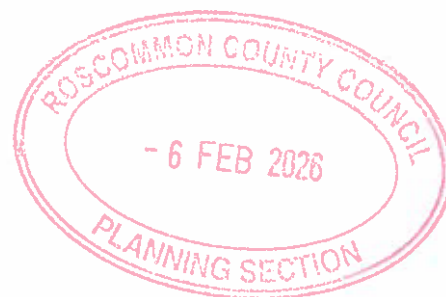


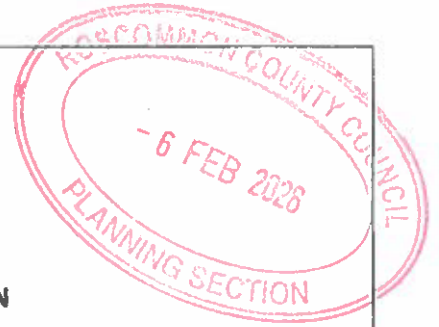
Declaration and Signature

I confirm that the details given in this form (and any attachments) are correct.

Signed (Agent) : 
Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Surveyor

Date: 4th February 2026

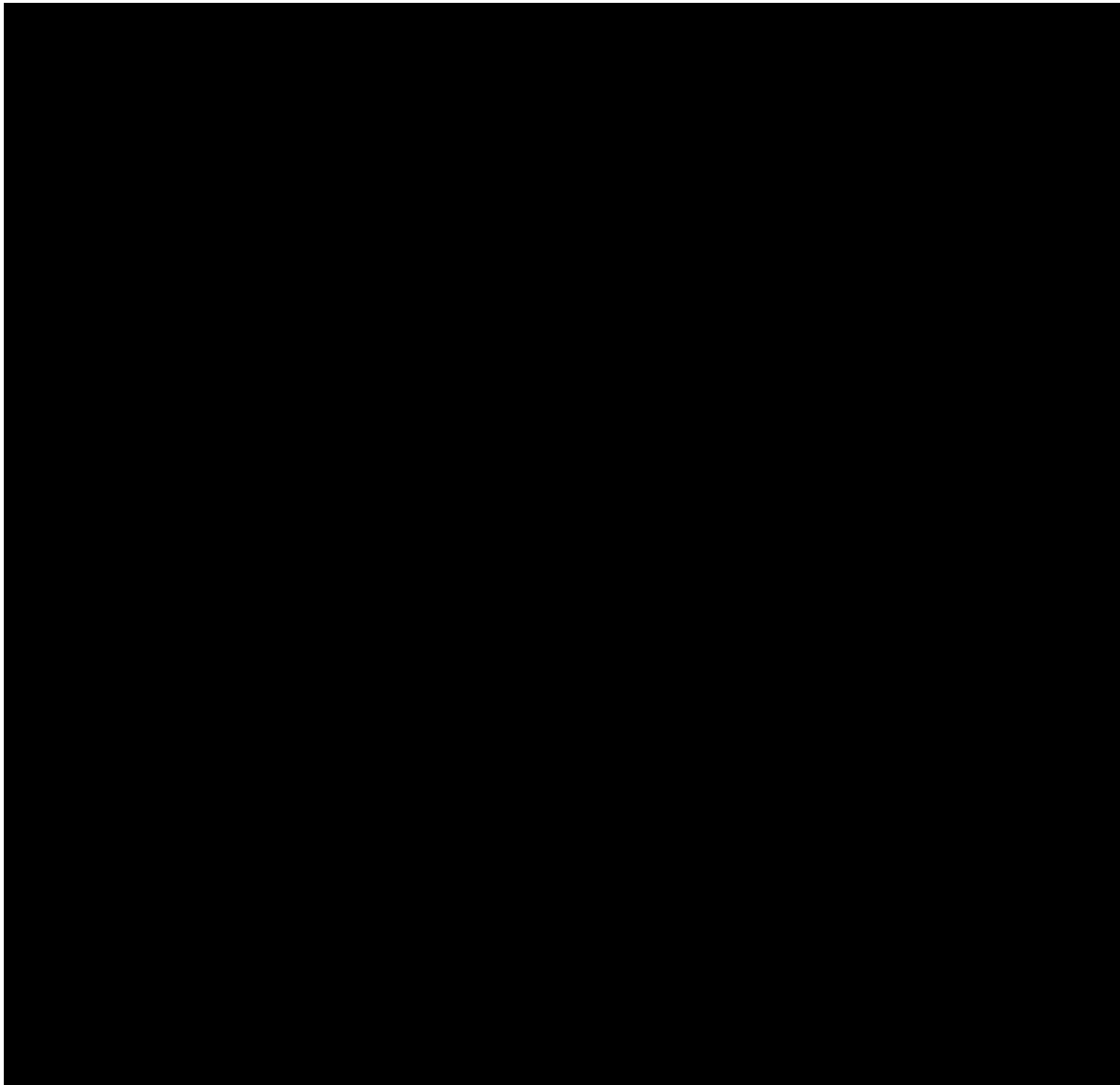




ROSCOMMON COUNTY COUNCIL
COMHAIRLE CHONTAE ROS COMAIN
Áras an Chontae, Roscommon, Co. Roscommon
Tel: 090 66 37100 Email: planning@roscommoncoco.ie

Supplementary Planning Application Form 2
(Agricultural Developments)

This form is to be completed for all applications for agricultural development. Please note that failure to submit this information will result in delays with the decision making or lead to a refusal of permission.



Declaration and Signature

I confirm that the details given in this form (and any attachments) are correct.

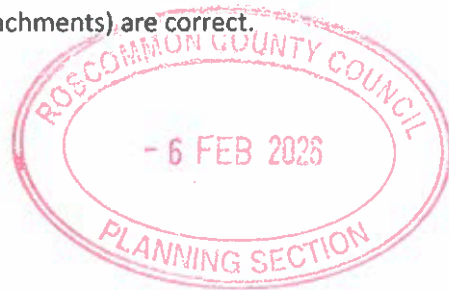
Signed: *Christopher Kinghan*

Christopher Kinghan (Agent)

Chartered Surveyor, BSc (Hons) Building Surveying MSc Organic Farming.

Carricknagoan, Coolderry PO, Carrickmacross, Co.Monaghan. A81 E720.

Date: 4th February 2026.



Christopher Kinghan & Associates

CHARTERED SURVEYOR

ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan, A81 E720.

Tel: 085 164 6179 Email: kinghanchris@yahoo.com

Our Ref: CK/Ros/DG Your Ref:

ROSCOMMON COUNTY COUNCIL
COMHAIRLE CHONTAE ROS COMAIN
Planning Department
Courthouse,
Roscommon
Dear Sirs,



Application to Roscommon County Council for Confirmation of Exempted Development for the Construction of a Loose cattle shed to house cattle, including cattle crush and ancillary works (ie concrete yards, all for agricultural purposes only) in a new farmyard utilising existing farm entrance for Dominic Gillooly at Cloontogher, Kiltewan, Co. Roscommon.

History of Planning applications by the owner of the land

Maps are enclosed which detail the land in the applicant's ownership. The site is bounded in red. The lands owned are bounded in blue - i.e. The Site Location Plan Drawing Scale 1:2,500.

The application is for new facilities in a new farmyard. The applicant has **no previous agricultural planning history.**

I hereby confirm, that the existing farm entrance will be utilised and there are no neighbouring dwelling houses, septic tanks or water supplies within 100 meters of the development. The maps also contain information pertinent to the Desktop study document re- pollution etc. which forms part of this Planning application

There is an existing water supply on this farm.

Should you require further information please contact the under-signed.

Yours faithfully,

A handwritten signature in blue ink that reads "Christopher Kinghan".

**Christopher Kinghan B.Sc.(Hons) A.R.I.C.S.
Chartered Surveyor**

Christopher Kinghan & Associates

CHARTERED SURVEYOR

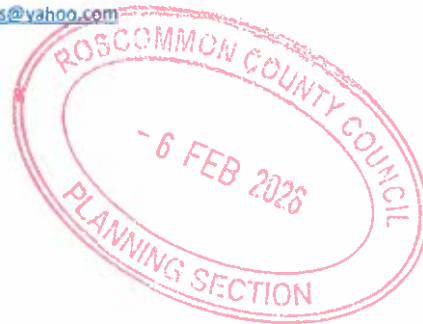
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Consent by applicant

I am aware and consent to my new Agent Christopher Kinghan submitting the Further information requested on my behalf for this planning application as described above

Signed: *Dominic Gillooly*

Applicants : Dominic Gillooly

Address: Cloontogher, Kiltewan, Co Roscommon.

Planning Pack Map

Site Location Plan



**Tailte
Éireann**

764999

764999

Red Line denotes site boundary

**Blue Line denotes farm boundary /extent of
the lands farmed by the applicant.**

Yellow shaded area = Right of Way.

Cloontogher

Cill Taobháin
Kilteevan

118.93

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utilising existing farm entrance for Dominic Gillooly at Cloontogher,
Kilteevan, Co. Roscommon**

Christopher Kinghan & Associates

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Tel: 085 164 6179 Email: kinghanchris@yahoo.com

SITE 'A'

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

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The representation on this map of a
road, track or footpath is not evidence
of the existence of a right of way.

This topographic map
does not show
legal property boundaries, nor
does it show ownership of
physical features.

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764599

0 25 50 75 100 Metres



0 50 100 150 200 250 Feet

OUTPL

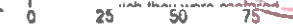
0 25 50 75



0 50 100 150 200 250 Ft

CAPTURED RESOLUTION:

100 metres s are only accurate to the



0 25 50 75 100 metres

0 50 100 150 200 250 Feet

LEGEND:

To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'

N



Site (Farmyard) Plan

Scale 1:500

ALL DRAWINGS MUST BE READ
IN ACCORDANCE
WITH SAFETY NOTES AND
SPECIFICATION

Road

Derelict cottage 55 sq m



North



Existing entrance

Farm road

Coach house
84 sq m

Stables
derelict 50 sq m

29.5 m

18.0 m

Ancillary concrete yard FFL +0.0m
8.0 m x 19.4 m = 155 sq m

SUDS drainage 90 m overall length
of percolation trench at 450 mm
centres Invert level 0.75 m.

Effluent tank see detail drawing,
buried below ground level = EFF

EFF

42.0 m

5.5 m

CONTOUR LINE 44.0 M
ADJUSTED TO +0.0M

Proposed Animal
housing 254 sq m

24.5 m

CONTOUR LINE +1.0 M

Hay shed 65 sq m



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Roscommon.

Site 'A'

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SITE (FARMYARD) LAYOUT PLAN NOTES

Please read in conjunction with desktop study and Site (farmyard) layout plan drawing scale 1:500.
Note if animal housing does not form part of the application then effluent management may not be applicable (unless there is an existing farmyard).

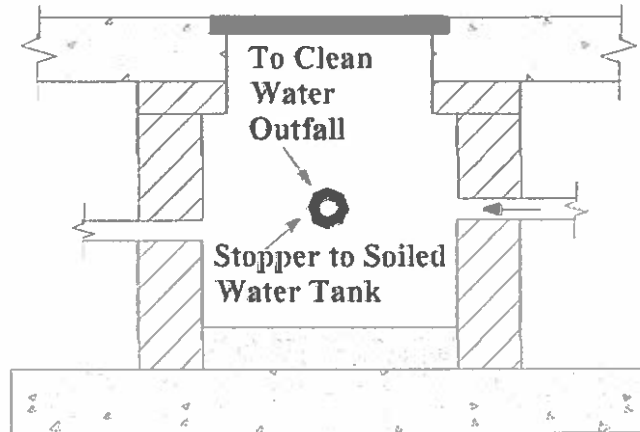
- 1) **SETTING OUT - Point A *** is an exact fixed point on the drawing from which all proposed buildings can be set out
- 2) Full surface water and effluent drainage facilities are to be provided throughout the farm yard in accordance with **Department of Agriculture Specification S129 Farmyard drainage, concrete yards and roads.**
- 3) All uncontaminated surface waters from all existing and proposed buildings, roofs and yards shall be separately collected, kept clean and piped directly by an impermeable system to soakaways or to the land drains system as indicated on the Site Layout Plan drawing. Uncontaminated drainage is signified on the drawing by a broken/dotted blue line.

All Concrete yards shaded in yellow and/or hardcore yards shaded in grey on the Site (Farmyard) Layout plan are clean yard areas, no soiled water and are to be laid to falls and cross falls and drained by stormwater drainage to SUDS soakaway. Blue dashed lines denote storm water (clean) drainage.

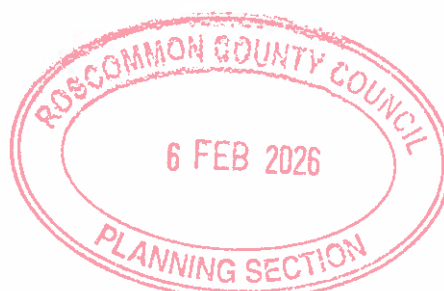
The drainage is constructed to S.129 Minimum Specifications for Farmyard Drainage, Concrete Yards and Roads - January 2016. There will be inspection chambers at all changes in direction, junctions and at maximum distances of 90 meters. Drains at the point of exit from the yard, at the point where it leaves the yard to allow the drainage water to be monitored for contamination.

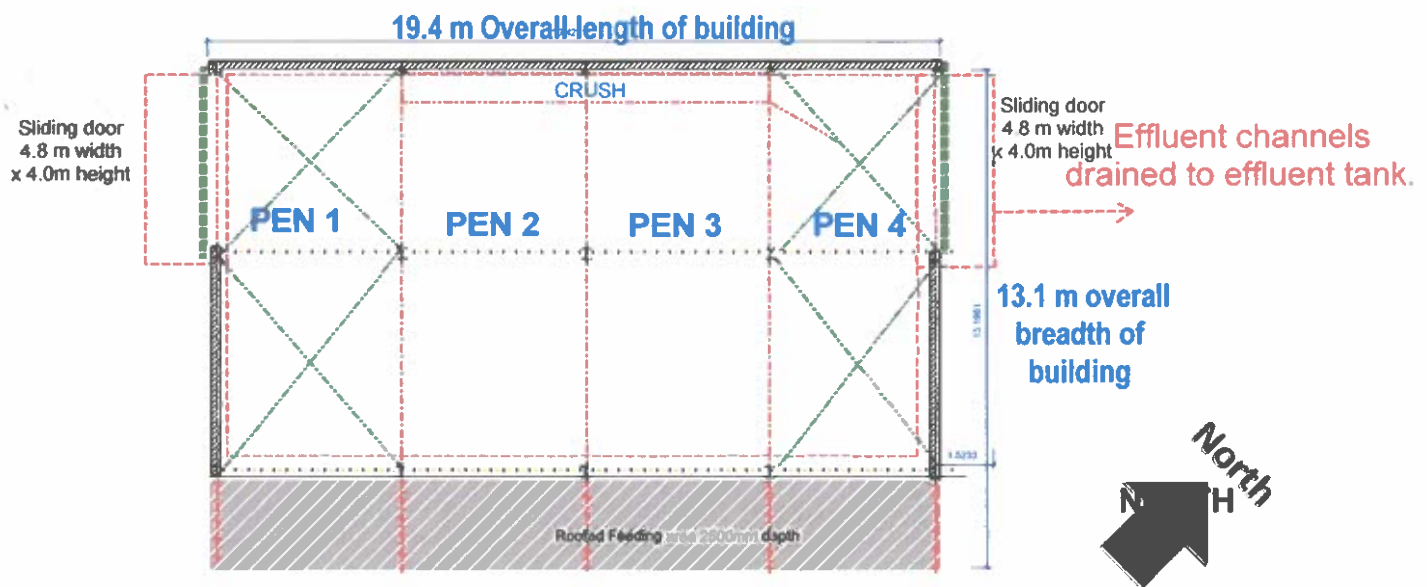
Such manholes shall be constructed with a facility to close-off the outlet if required and a sump at least 300mm deep to allow the insertion of a submersible pump to facilitate evacuation should accidental spillage of oil, toxic sprays etc. gain access to the clean water yard drainage system.



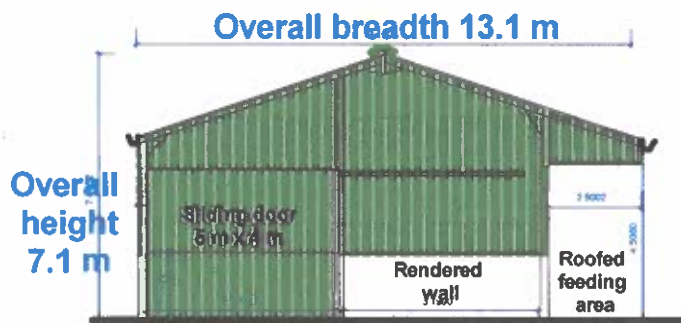


- 4) **Where applicable**, Contaminated surface water i.e. soiled yard water, and all other effluents including silage effluents **shall not be** allowed to enter drains or waterways. Such effluents shall be directed to slatted tanks or effluent holding tanks. In instances where silage effluent is to be stored, the concrete specification for the holding tank needs to be upgraded accordingly. Contaminated drainage is signified on the drawing by a broken/dotted red line.
- 5) **Where applicable**, All effluent/slurry holding tanks shall be constructed so that groundwater is prevented from entering said tanks. There is to be manholes positioned at any pipe junctions or changes in direction of foul drainage as heretofore described.
- 6) **The farm roadway** from the entrance to the farmyard will be unpaved to DAFM Specification S.199 March 2024 It will be 3.5 m width for its entire length. In accordance with the latest revised S.199 specification for all new farm roadways, a fence on both sides of the roadway shall be erected, where animals are grazing adjacent to the roadway. An electric fence will suffice in this instance.
- 7) All material waste generated during construction, including any waste waters, shall be recovered and disposed of properly in accordance with the Waste Management Acts 1996-2008. With the exception of excavated material from the site which can be re-used within the applicant's farm boundary.
- 8) Main plan dimensions (for validation purposes) are shown for all new buildings.
- 9) The Site boundary is depicted by a solid red line - it is a notional boundary/ not a legal boundary for planning purposes only.
- 10) The position of the site notice is shown on plan, as the site is a considerable distance from the public road an additional notice is located on the public road accordingly.
- 11) It is not intended to screen existing farmyards with hedging.

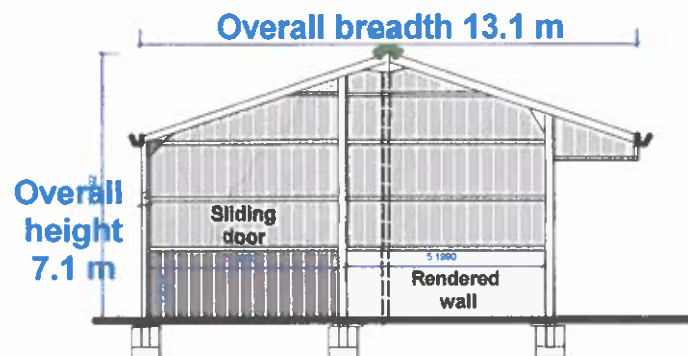




FLOOR PLAN Detailing Slats etc.
Floor area 254 sq m



SIDE ELEVATION



SECTION A-A

ELEVATIONS & PLAN DRAWINGS **LOOSE CATTLE SHED Scale 1:200**

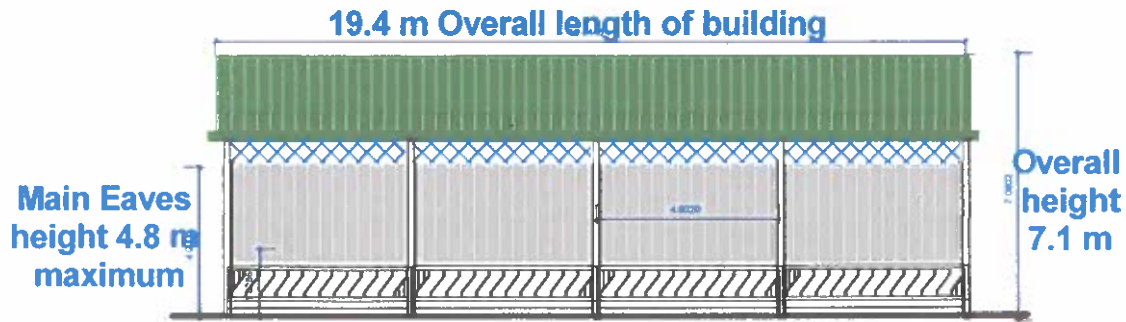
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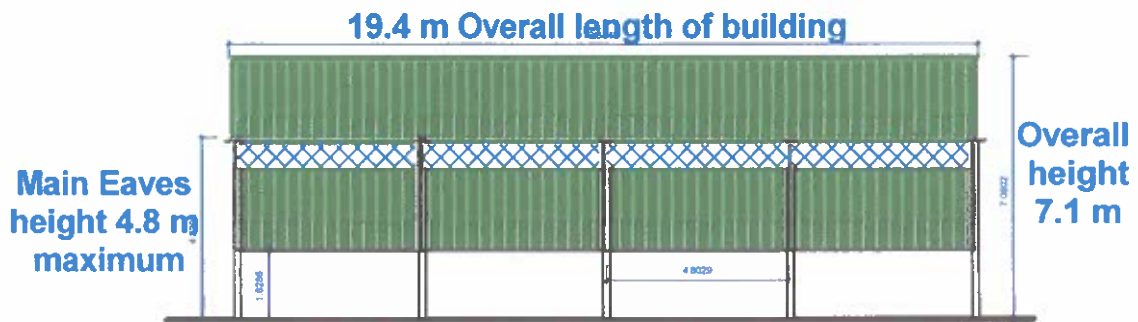
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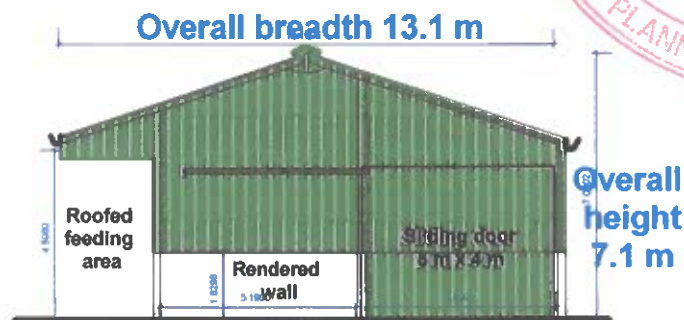
LOOSE CATTLE SHED SCALE 1:200 ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



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SPECIFICATION & HEALTH AND SAFETY PLAN

TO BE READ IN CONJUNCTION WITH ALL PLANNING AND CONSTRUCTION DRAWINGS

SPECIFICATION

NOTE : The written specification takes precedence over the drawings – obviously there is far greater construction detail in the written specifications and this detail needs to be met in its entirety. There are various methods to attain structural compliance, ventilation and natural lighting rules. This does not affect the overall building appearance nor does it affect overall dimensions of a building from a Planning compliance viewpoint.

For grant aided work it is an important condition of the grant that the buildings are exactly in the position and the size set out in the drawings associated with the planning application or exemption. Failing to meet this condition jeopardises all the grant monies. Note: All materials used in the construction of buildings to this specification shall be sourced as new.

A simplified sketch can be provided to the builder showing the critical dimensions for setting out the project on request from the Architect. ALL PROPOSED BUILDINGS MUST BE CONSTRUCTED EXACTLY IN THE POSITION AGREED BY THE GRANT OF PLANNING PERMISSION

Farm buildings can be dangerous and specialist work – all builders need to have a full understanding of the Department of Agriculture's specifications.

All elements of construction work to comply with the conditions set out in the Planning Permission or Exemption Notice, Irish Building regulations and the current DEPARTMENT OF AGRICULTURE AND FOOD specifications as follows:-

S100 Concrete Specification - October 2015 (doc 99Kb)

S101 Minimum Specifications for the structure of Agricultural Buildings - July 2016 (doc 2,188Kb)

S101A Non-Load Bearing Wall Panels for use in Cattle and Sheep Houses - May 2019 (doc 41Kb)

S101D Accepted Safety Grids for Under Translucent Sheets - January 2017 (doc 1,027Kb)

S102 Minimum Standards for Roof Cladding and Side Cladding - August 2018 (doc 137Kb)

S127 - Minimum Specification for Gravel Roads and Access Roads to Mountain and Hill Pastures - Oct 08 (doc 16Kb)

S129 Minimum Specifications for Farmyard Drainage, Concrete Yards and Roads - January 2016 (doc 118Kb)

S135 Screening Belts and Shelter Belts for Farmyards and Farmbuildings - November 2008 (doc 39Kb)

S137 Cattle Crush, Race and Enclosure - May 2018 (doc 667Kb)

S147 Calving Pens, Separation Pens, and Isolation Boxes - May 2018 (doc 62Kb)

S148 Farm Fencing - August 2019 (doc 196Kb)

S148A Accepted Fencing Posts - January 2019 (doc 69Kb)

And all other relevant standard specifications from the same source.

Note: These specifications are flexible in that they set out various methods of construction. They are the minimum standard acceptable for grant aided works. Where there is a conflict with the drawings the standards set out in these specifications super-cedes the drawings. Construction details in the working drawings are only suggested methods of construction. Provided the contractor has the agreement of the client and Architect,



does not change outer appearance of a building/ or the external dimensions, the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

Construction details in the working drawings are only suggested methods of construction. Provided the contractor has the agreement of the client and Architect, does not change outer appearance of a building/ or the external dimensions, upon which the Planning permission is based, and the critical internal dimensions upon which the grant aid is based, then the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

But, if there is any doubt as to eligibility of any change it is the contractor's responsibility to check with the Dept. of Agriculture and approve the change as otherwise the Dept. may impose financial penalties on the client/employer.

The specifications are all available online and copies can also be obtained from the Architect.

If explanation or clarification is required on any matter you are welcome to contact the Architect at any time.

Checking Ground conditions

Prior to making the grant application, or commencing construction if there is no grant, it is the farmer/ building contractor's responsibility to ascertain ground conditions in the vicinity of the proposed building or tank i.e. dig 2 no. trial holes (outside but in the vicinity of the footprint of the works) at a minimum depth of 3.0m and check there is no bed rock.

It is extremely difficult to alter the design once work has commenced and excavating in rock is often NOT financially justifiable.

These trial holes should be fenced off, stepped in construction to enable anyone who falls in to climb out and left open for 48 hours to ascertain the water table – It may be necessary to agree a method of keeping the excavations free of water whilst constructing the works.

DESIGN OF TANKS

General Design

A minimum of 16, 18, 20 or 22 weeks storage shall be provided in all new and converted structures in line with the requirements of S.I. 788 of 2005 European Communities (Good Agricultural Practice for Protection of Waters) Regulations and any subsequent amendments to the regulations. However, where the Local Authority has specified a higher winter storage period, then this must be complied with.

General note for Buildings over slatted tanks (where applicable)

Walls shall not be built directly onto slats under any circumstances. As walls are not mandatory in most houses steel barriers may instead be installed across the gable end of a building, with or without steel cladding. Prefabricated concrete wall panels may also be installed (Clause B9.2 in S.101), positioned at least 10mm above the top of the slats. If it is decided to install a blockwork or mass-concrete gable wall, then it shall be positioned on a supporting beam. This beam may either be prefabricated, or constructed on site and shall have at least 150 mm support at each end. If it is decided to extend the slats under the beam, there shall be a gap of at least 10mm between the beam and the top of the slats. In all circumstances there shall be sufficient space outside the house to install a 1.2m wide slab or manhole slat on the walls of the extended tank.

Where a wall is erected on a tank wall, the tank wall shall be wide enough to carry the full width of wall and provide a full slat bearing of 150mm. Where walls are 200mm, 350mm (min.) tank walls are necessary.

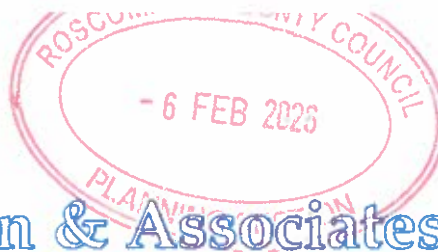
SAFETY AND HEALTH PLAN

FOR SAFETY DURING CONSTRUCTION

Also refer to Dept. of Agriculture Health and Safety Guide including Form AF1

This document is not part of the planning documentation but is prepared and given to the client at the time of planning submission. It is available to the planning Authority on request.

NOTE: The ESB will be notified by the applicant to move any of their installations which /if they impact on this development following grant of planning permission (usually within 10 metres of the development and applicable in this case).



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Desktop study.

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Desktop Study – Stage 1 - Statement of Screening for Appropriate Assessment of a nearby Natura designated site.

Part 2 of Desktop study. Organic Waste Nutrient Management Plan for the purpose of Planning Applications for Agricultural Development in accordance with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2023.

Part 1 of Desktop study.

Stage 1 - Statement of Screening for Appropriate Assessment – Summary

Section 1 INTRODUCTION

The actual Assessment commences on Page 3. The notes on Pages 1 and 2 detail the reasons and methodology of the need for this natura assessment.

With the introduction of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitat and of wild fauna and flora) came the obligation to establish the Natura 2000 network of Sites of Community Interest (SCIs), comprising a network of areas of highest biodiversity importance for rare and threatened habitats and species across the European Union (EU).

In Ireland, the Natura 2000 network of sites comprises Special Areas of Conservation (SACs, including candidate SACs) designated under domestic legislation transposing Directive 92/43/EEC, and Special Protection Areas (SPAs, including proposed SPAs) classified under the Birds Directive (Council Directive 2009/147/EC on the conservation of wild birds) and designated under the same domestic legislation.

SACs are designated for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are designated for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is designated correspond to the qualifying interests of the sites; from these the conservation objectives of the site are derived.

SACs and SPAs make up the pan-European network of Natura 2000 sites. It should be noted that 'European sites' are defined in Regulation 2(1) of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended ('the 2011 Regulations') and Section 177R of the Planning and Development Act 2000, as amended ('the 2000 Act').

1.1 Appropriate Assessment

1.1.1 The Habitats Directive

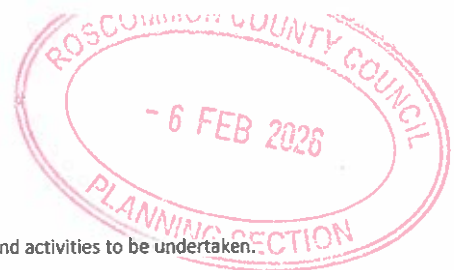
A key protection mechanism in the Habitats Directive is the requirement to subject plans and projects to Appropriate Assessment (AA) in line with the requirements of Article 6(3) of the Habitats Directive, which requires that–

This desktop study is concerned only with **Stage 1 - Screening for Appropriate Assessment**: An initial or preliminary assessment of the project or plan's effect on a European site(s). If it cannot be concluded that there will be no significant effect upon a European site, then an appropriate assessment of the implications of a plan or project must be conducted.

1.2 Document Structure

Methodology and Guidance

Section 2 of the document, sets out the methodology followed and guidance documents used in conducting a screening appraisal for appropriate assessment and subsequent appraisal for appropriate assessment of the implications of the proposed development on European sites.



Proposed Development

Section 3 of the report describes the proposed development, the general methodology sequence and activities to be undertaken.

Stage 1 Screening Appraisal

Section 4 of the report contains a preliminary examination and analysis to understand whether or not the proposed development is likely to have a significant effect on any European site. This is the screening appraisal for appropriate assessment. It has been undertaken in view of best scientific knowledge, in light of the Conservation Objectives of the sites concerned and considers the proposed development individually or in combination with other plans and projects. In accordance with EC guidance and settled case law of the CJEU, measures intended to avoid or reduce the harmful effects of the proposed development on European sites, (i.e. "mitigation measures") or best practice measures have not been taken into account in the screening stage appraisal.

Section 2 METHODOLOGY

2.1 Published guidance on Appropriate Assessment

Appropriate Assessment Guidelines for Planning Authorities have been published by the Department of the Environment Heritage and Local Government and more recently by the Office of the Planning Regulator Practice Note (PN01) (OPR, 2021). In addition to the advice available from the Department, the European Commission has published a number of documents which provide a significant body of guidance on the requirements of Appropriate Assessment.

This Stage 1 Screening Appraisal is carried out in conformity with this guidance.

2.2 Likely Significant Effect

The Commission's 2018 Notice (EC, 2019) advises that the appropriate assessment procedure under Article 6(3) is triggered not by the certainty but by the likelihood of significant effects, arising from plans or projects regardless of their location inside or outside a protected site. Such likelihood exists if significant effects on the site cannot be excluded. The significance of effects should be determined in relation to the specific features and environmental conditions of the site concerned by the plan or project, taking particular account of the site's conservation objectives and ecological characteristics.

The threshold for a Likely Significant Effect ("LSE") is treated in the screening exercise as being above a de minimis level. A de minimis effect is a level of risk that is too small to be concerned with when considering ecological requirements of an Annex I habitat or a population of Annex II species present on a European site necessary to ensure their favourable conservation condition. If low level effects on habitats or individuals of species are judged to be in this order of magnitude and that judgment has been made in the absence of reasonable scientific doubt, then those effects are not considered to be LSEs.

The analysis involved in a Stage 1 screening appraisal for Appropriate Assessment is described in EC (2021) as comprising four steps:

- ascertaining whether the plan or project is directly connected with or necessary to the management of a Natura 2000 site;
- identifying the relevant elements of the plan or project and their likely impacts;
- identifying which (if any) Natura 2000 sites may be affected, considering the potential effects of the plan or project alone or in combination with other plans or projects;
- assessing whether likely significant effects on the Natura 2000 site can be ruled out, in view of the site's conservation objectives. Case law of the Court of Justice of the European Union (CJEU) has confirmed that a significant effect is triggered when:
 - there is a probability or a risk of a plan or project having a significant effect on a European site;
 - the plan is likely to undermine the site's conservation objectives; and
 - a significant effect cannot be excluded on the basis of objective information. EC (2021) defines a LSE as being "any effect that may reasonably be predicted as a consequence of a plan or project that would negatively and significantly affect the conservation objectives established for the habitats and species significantly present on the Natura 2000 site. This can result from either on-site or offsite activities, or through combinations with other plans or projects". The requirement that the effect in question be 'significant' exists in order to lay down a de minimis or negligible threshold – thus, plans or projects that have no appreciable or imperceptible effects on the site are thereby excluded.

2.3 Mitigation Measures In determining whether or not likely significant effects will occur or can be excluded in the Stage 1 appraisal, measures intended to avoid or reduce the harmful effects of the proposed development on European sites, (i.e. "mitigation measures") or best practice measures have not been taken into account in this screening stage appraisal. This approach is consistent with up-to-date EU guidance (EU, 2019; EC, 2021) and the case law of the Court of Justice of the European Union (CJEU).

EC (2001) states that "project and plan proponents are often encouraged to design mitigation measures into their proposals at the outset. However, it is important to recognise that the screening assessment should be carried out in the absence of any consideration of mitigation measures that form part of a project or plan and are designed to avoid or reduce the impact of a project or plan on a Natura 2000 site". This direction in the European Commission's guidance document is unambiguous in that it does not permit the inclusion of mitigation at screening stage.

In April 2018, the Court of Justice of the European Union issued a ruling in case C-323/17 People Over Wind & Peter Sweetman v Coillte Teoranta ("People Over Wind") that Article 6(3) of Directive 92/43/EEC must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

The judgment in People Over Wind is further reinforced in EC (2019) and EC (2021) which refers to CJEU Case C-323/17.

Therefore, in consideration of the above, no mitigation measures will be considered in the Stage 1 screening. It is also pointed out prior to commencement of this study that there is no change in stocking rates proposed on this farm, nor any change in the amounts of animal nutrients or the nature of the animal nutrients applied on or into the land by this project.

The maps and data utilised in this Stage 1 screening appraisal are all obtained from <https://www.npws.ie/maps-and-data>

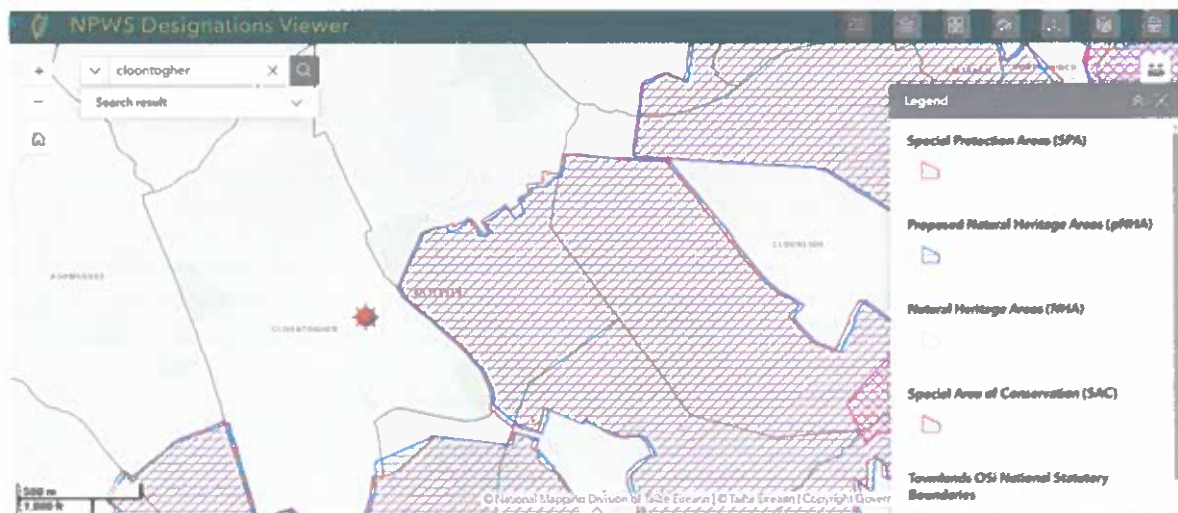
Section 3 describing the proposed development, the general methodology sequence and activities to be undertaken.

Description of proposed development (which is supported by all the planning documentation listed in the cover letter to the planning department:

Application to Roscommon County Council for Confirmation of Exempted Development for the Construction of a Loose cattle shed to house cattle, including cattle crush and ancillary works (ie concrete yards, all for agricultural purposes only) in a new farmyard utilising existing farm entrance for Dominic Gillooly at Cloontogher, Kiltewan, Co. Roscommon.

Section 4. Identification of all Natura 2000 sites located on or near (1km) to the applicant site

None on farm but there is an NHA and SAC within 500 meters of the proposed farmyard . See map below : The proposed site is in Cloontogher, Kiltewan townland indicated by the large red dot



Lough Ree SAC

Site Details Site code 000440

Designation Special Area of Conservation (SAC)

Counties Longford Roscommon Westmeath

Coordinates Latitude: 53.5498 Longitude: -7.97667

Qualifying Interests

Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150]

Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]

Active raised bogs [7110]

Degraded raised bogs still capable of natural regeneration [7120]

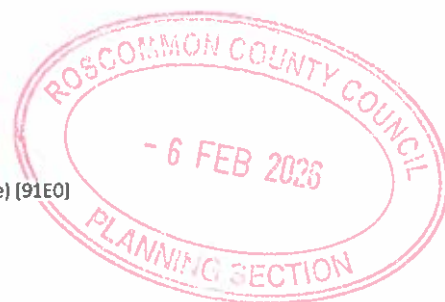
Alkaline fens [7230]

Limestone pavements [8240]

Bog woodland [91D0]

Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) [91E0]

Lutra lutra (Otter) [1355]



Site Documents

https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000440.pdf

<https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000440.pdf>

<https://www.irishstatutebook.ie/eli/2023/si/466/made/en/pdf>

https://www.npws.ie/sites/default/files/protected-sites/statutory_instrument_maps/MAP000440.pdf

Other related publications.

	Title: PDF An invertebrate survey of Coill Eoin, St John's Wood, Co Roscommon [3.2 MB] Year: 2011 Author: Alexander, K. N. A. Series: Irish Wildlife Manual
	Title: PDF Semi natural grassland survey of counties Roscommon and Offaly [3.1 MB] Year: 2007 Author: Martin, J.R.; Gabbett, M.; Perrin, P.M.; Delaney, A.M. Series: Unpublished Report
	Title: PDF Habitats Directive Annex I Lake Habitats. A working interpretation for the purposes of site-specific conservation objectives and Article 17 reporting [2.1 MB] Year: 2015 Author: O Connor, Á., NPWS Series: Unpublished Report
	Title: PDF Lough Ree SAC (000440) Conservation objectives supporting document - raised bog habitats (Version 1) [1.9 MB] Year: 2016 Author: NPWS Series: Published
	Title: PDF Survey of Annex I Alluvial Woodlands in Lough Ree cSAC [1.9 MB] Year: 2019 Author: Smith, G.F. Series: Published

The Natura study is mainly dedicated to examining SPA and SAC sites. However, as can be seen from the map above there is a PNHA within 1 km of the site. So it is sensible to examine this PNHA The Grand Canal. Site Code 002104

The basic designation for wildlife is the Natural Heritage Area (NHA). This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection.

To date, 75 raised bogs have been given legal protection, covering some 23,000 hectares. These raised bogs are located mainly in the midlands. A further 73 blanket bogs, covering 37,000ha, mostly in western areas are also designated as NHAs. The Geological Survey of Ireland (GSI) is compiling a list of geological/geomorphological sites in need of protection through NHA designation. A committee of expert geologists provides an initial list of sites which then undergo a process of survey, reporting and review, to provide recommendations regarding NHA status or otherwise. The GSI has completed its list of karst (i.e. exposed limestone) and early fossil sites.

In addition, there are 630 proposed NHAs (pNHAs), which were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats. Some of the pNHAs are tiny, such as a roosting place for rare bats. Others are large - a woodland or a lake, for example. The pNHAs cover approximately 65,000ha and designation will proceed on a phased basis over the coming years.

Prior to statutory designation, pNHAs are subject to limited protection, in the form of:

- Agri-environmental farm planning schemes such as Rural Environment Protection Scheme (REPS 3 and 4) and Agri Environmental Options Scheme (AEOS) continue to support the objective of maintaining and enhancing the conservation status of pNHAs. The farm plans operate for a period of 5 years. REPS 4 plans will continue to operate until 2014. Since 2023 the main environmental protection scheme for farmers is the ACRES scheme which runs for a minimum of 5 years.
- Forest Service requirement for NPWS approval before they will pay afforestation grants on pNHA lands
- Recognition of the ecological value of pNHAs by Planning and Licencing Authorities.

Under the Wildlife Amendment Act (2000) , NHAs are legally protected from damage from the date they are formally proposed for designation.

pNHA: 000440 - Lough Ree

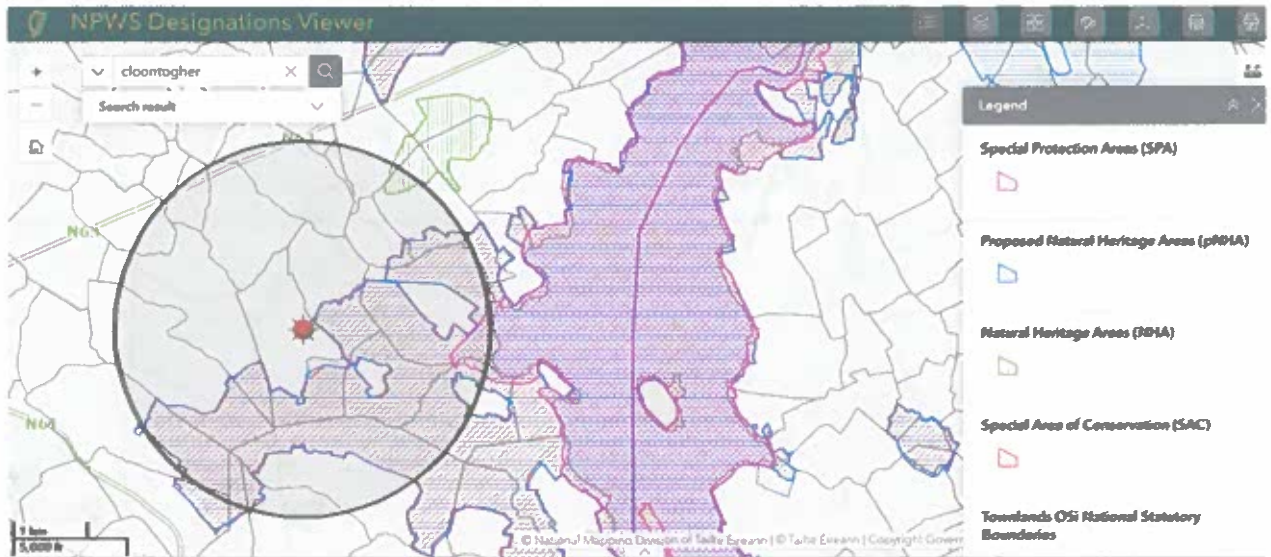


Zoom to

Site Code	000440
Site Name	Lough Ree
County	ro
Version	1.00
Area (HA)	6199.722973
Source CRS	Irish Grid

The pNHA is not on this site and it is sufficient for the purpose of this study that the pNHA is named and identified and that the local Planning Authority is made aware of the pNHA

Identification of all Natura 2000 sites located near (within 3 km) to the applicant site – 2 no. within 3 km circle of site 1 no. SPA and 1 no. SACs Lough Ree SAC already mentioned and SPA are located nearly 3 km from the farm.



Lough Ree SPA

Site Details Site code 004064

Designation Special Protection Area (SPA)

Counties Longford Roscommon Westmeath

Coordinates Latitude: 53.543 Longitude: -7.96848

Qualifying Interests

Little Grebe (*Tachybaptus ruficollis*) [A004]

Whooper Swan (*Cygnus cygnus*) [A038]

Teal (*Anas crecca*) [A052]

Mallard (*Anas platyrhynchos*) [A053]

Tufted Duck (*Aythya fuligula*) [A061]

Common Scoter (*Melanitta nigra*) [A065]

Goldeneye (*Bucephala clangula*) [A067]

Coot (*Fulica atra*) [A125]

Golden Plover (*Pluvialis apricaria*) [A140]

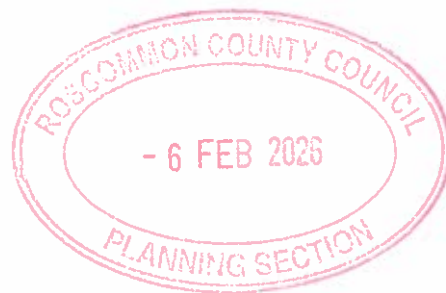
Lapwing (*Vanellus vanellus*) [A142]

Common Tern (*Sterna hirundo*) [A193]

Wigeon (*Mareca penelope*) [A855]

Shoveler (*Spatula clypeata*) [A857]

Wetland and Waterbirds [A999]



Site Documents

Download Conservation Objectives

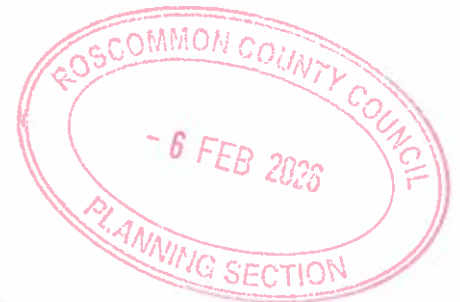
 [CQ004064.pdf](#) [4.4 MB]

Download Site Synopsis

 [SY004064.pdf](#) [14 KB]

Statutory Instrument

<https://www.irishstatutebook.ie/eli/2012/si/456/made/en>



Related Publications



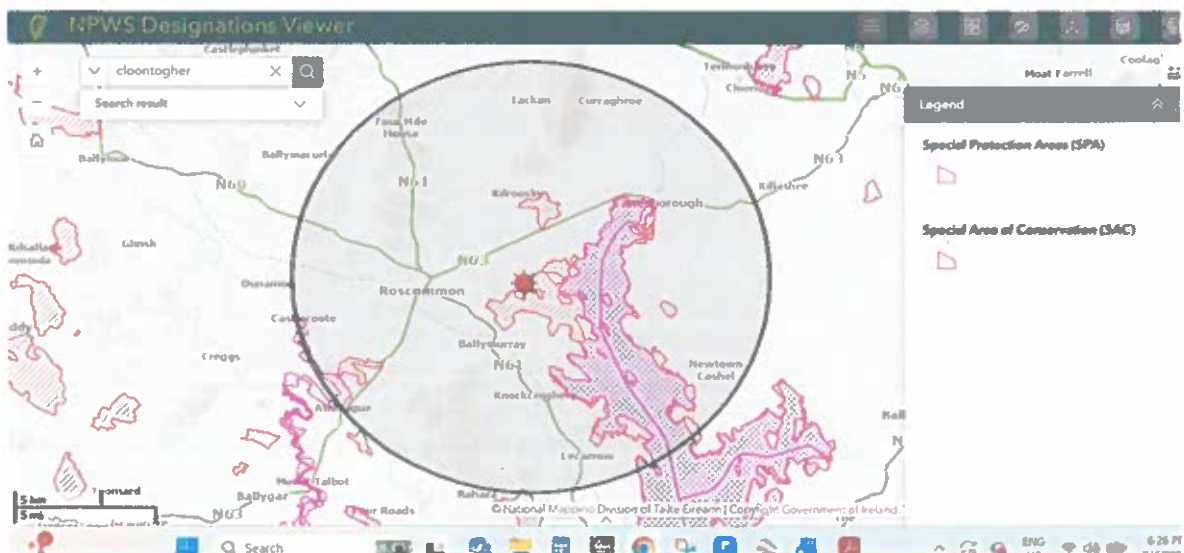
Title:  [IWM no 66 - common scoter](#) [5.2 MB]

Year: 2013

Author: Hunt, J.; Heffernan, M.L.; McLoughlin, D.; Benson, C.; Huxley, C.

Series: Irish Wildlife Manual

Identification of all Natura 2000 sites located near (within 15 km) to the applicant site -7 no, within 15 km circle of site 2 no. SPAs and 5 no. SACs



SAC: 002349 - Corbo Bog SAC

Zoom to

Site Code	002349
Site Name	Corbo Bog SAC
County	ro
Version	3.01
Area (HA)	202.763456
Source CRS	ITM
Source Scale	1:5000

SAC: 000588 - Ballinturly Turlough SAC

Zoom to

Site Code	000588
Site Name	Ballinturly Turlough SAC
County	ro
Version	3.01
Area (HA)	151.689313
Source CRS	ITM

SAC: 000448 - Fortwilliam Turlough SAC

Zoom to

Site Code	000448
Site Name	Fortwilliam Turlough SAC
County	W
Version	3.01
Area (HA)	50.691191
Source CRS	ITM

SPA: 004097 - River Suck Callows SPA

Zoom to

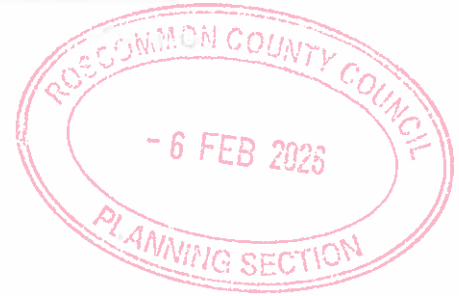
Site Code	004097
Site Name	River Suck Callows SPA
Version	1.02
Area (HA)	1685.313108
Source CRS	Irish Grid
Source Scale	1:10560

SAC: 000609 - Lisduff Turlough

Search result

Zoom to

Site Code	000609
Site Name	Lisduff Turlough SAC
County	W
Version	3.00
Area (HA)	69.693960
Source CRS	ITM



The sites identified and not already described are a considerable distance from the site. As such it is sufficient to name and identify the sites.

The applicant farms outside all the SAC SPA areas. The farm activities pose no threat to these natura sites.

Assessment of likely effects Note: A ☒ means that the development poses no risk provided that the development is constructed in full accordance with the full Planning documentation and conditions of the Planning Permission.

Examples of effects that are likely to be significant, that have been considered by this study are:

- ☒ Any impact on an Annex I habitat
- ☒ Causing reduction in the area of the habitat or Natura 2000 site
- ☒ Causing direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site
- ☒ Causing serious or ongoing disturbance to species or habitats for which the Natura 2000 site is selected (e.g. increased noise, illumination and human activity)
- ☒ Causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site
- ☒ Interfering with mitigation measures put in place for other plans or projects

1. Screening statement with conclusions

The applicant is a medium sized cattle farmer. The farm is permanent pasture. This application does involve animal nutrients as it is for a Loose cattle shed. The applicant is registered Organic with the Department of Agriculture. As stated at the beginning of this Stage 1 assessment, no mitigation measures will be considered in the Stage 1 screening.

The proposed building is for animal housing and nutrients storage. It has also been pointed out prior to commencement of this study that there is no change in stocking rates proposed on this farm, nor any change in the amounts of animal nutrients or the nature of the animal nutrients applied on or into the land by this project. Whether this project goes ahead or not the animals still graze the land as they have always done and their nutrients are deposited on the land. This project will not affect the land use on the farm.

The farm is typical to this area. It will be farmed in organically and in an environmentally responsible manner. 1st stage Screening establishes that there is no potential for significant effects and the project can proceed as proposed. However, no changes may be made after this as this will invalidate the findings of screening.

Conclusion : I recommend that the AA process ends at the Stage 1 Screening stage because my conclusion is that no significant effects are likely.

Name, address and qualifications of the person who prepared the "Statement for Screening"/"Statement for Appropriate Assessment"

Signed: Date: 4th February 2026.

Christopher Kinghan (BSc Hons) A.R.I.C.S.

Chartered Surveyor

Also, PG Dip and PG Cert in Organic farming.

Carricknagoan, Coolderry PO, Carrickmacross, Co. Monaghan.

Signature of applicant (and any co-applicant where applicable) or agent

Signed



Agent

On behalf of Applicant



Sources

<http://www.npws.ie/protected-sites/sac>

Part 2 of Desktop study.

General description of the farm and proposed project.

Application to Roscommon County Council for Confirmation of Exempted Development for the Construction of a Loose cattle shed to house cattle, including cattle crush and ancillary works (ie concrete yards, all for agricultural purposes only) in a new farmyard utilising existing farm entrance for Dominic Gillooly at Cloontogher, Kiltewan, Co. Roscommon.

This Organic Waste Nutrient Management Plan has been prepared for the purpose of Planning Applications for Agricultural Development in accordance with NITRATES EXPLANATORY HANDBOOK for Good Agricultural Practice for the Protection of Waters Regulations 2022 - based upon Statutory Instrument S.I. No. 113 of 2022 [European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022] and Statutory Instrument S.I. No. 393 of 2022 [European Union (Good Agricultural Practice for Protected of Waters) (Amendment) Regulations 2022].

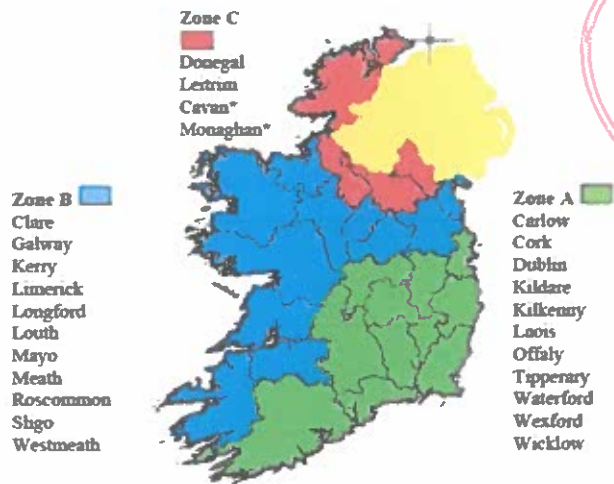
To be read in conjunction with the existing and proposed farmyard plans.

The main problems from agriculture are loss of excess nutrients and sediment to water with losses arising from point sources such as farmyards or diffuse sources such as spreading of fertilisers and manures on land particularly near to water courses.

The proposed development has been designed to focus extensively on the primary risks of this development i.e. the management and control of farm pollution in the main Farm Yard Area and the farm as a whole. This farm was inspected in late December 2025 and passed all the necessary requirements for storage of nutrients etc. Inspection of Farm facilities relating to organic and inorganic fertilisers and dirty water systems and the separation of the clean rain water. Currently no facilities exist and the proposed facilities are designed to meet TAMS 3 standards of Department of Agriculture.

Any storm water from new development will be dispersed via a SUDS designed soakaway system, which is more appropriate than traditional soakaways, to ensure the protection of waters, including drinking water sources, against pollution caused by nitrogen and phosphorus from agricultural sources, with the primary emphasis on the management of livestock manures and other fertilisers. The set of measures also provide some basic safeguards against possible harmful impacts on water quality arising from agricultural expansion.

Zone Designation



Storage periods for cattle manure & the prohibited periods for spreading fertilisers to land

ZONES	STORAGE PERIOD FOR CATTLE MANURE	PROHIBITED APPLICATION PERIODS		
		CHEMICAL FERTILISERS	ORGANIC FERTILISERS (other than FYM)	FARMYARD MANURE (FYM)
A	16 WEEKS	15 SEPT–26th JAN	*1 st OCT–12 JAN	1 NOV–12 JAN
B	18 WEEKS	15 SEPT–29th JAN	*1 st OCT–15 JAN	1 NOV–15 JAN
C (Donegal and Leitrim)	20 WEEKS	15 SEPT–14th FEB	*1 st OCT–31 JAN	1 NOV–31 JAN
C (Cavan and Monaghan)	22 WEEKS	15 SEPT–14th FEB	*1 st OCT–31 JAN	1 NOV–31 JAN

Note; *The prohibited period for application of organic fertilisers starts on 8th of October for each Zone 2022 and 1st October for each zone from 2023 onwards. Pre-defined scientific criteria for the application of slurry up to 15th October has been published² and where this criteria is met, farmers may be eligible to spread slurry up to the 15th October of that year

Under the National Action Programme (NAP) under the Nitrates Directive, **Co. ROSCOMMON is in Zone A -18 weeks minimum storage capacity.**

Storage Capacity on farm holdings across all zones must be sufficient for the full housing period and should provide an adequate level of storage for difficult years. Organic fertiliser is deemed to mean slurry, farmyard manure, etc. Until they are ready to be applied to land, all organic fertilisers, effluents and soiled waters must be collected in a way that will prevent runoff or seepage, directly or indirectly, into groundwater or surface water.

As Roscommon has a Supplementary application form for animal nutrients. This takes precedence over this section of the Desktop study.

Signed:

Date: 4th February 2026

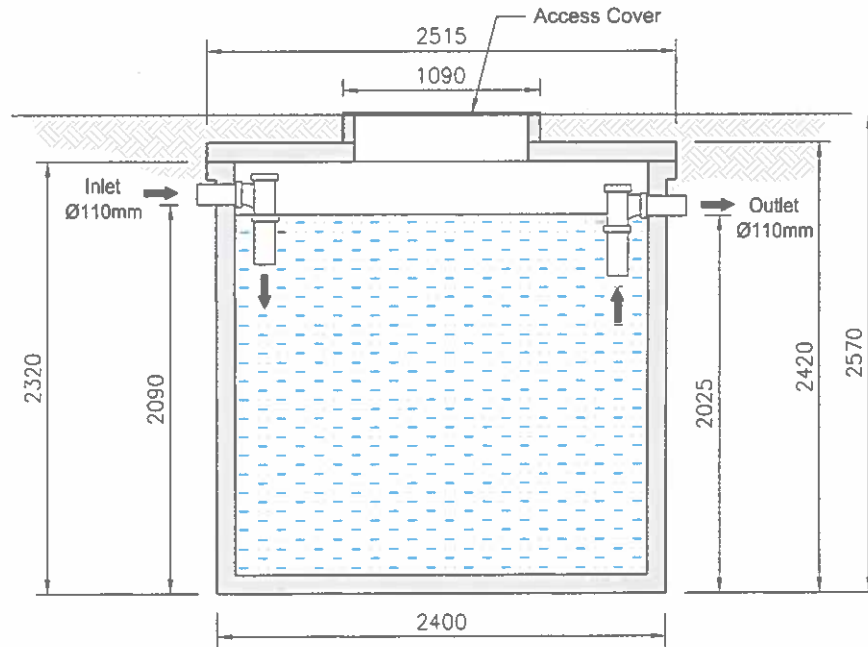
Christopher Kinghan (BSc Hons) A.R.I.C.S.

Chartered Surveyor

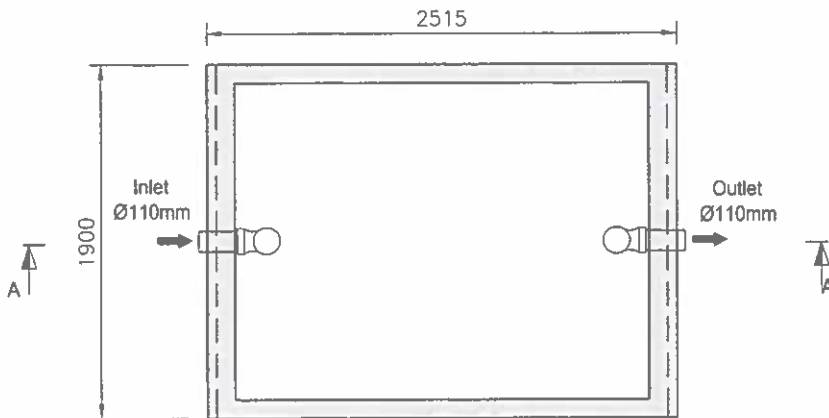
BSc (Hons) in Building Surveying Also, PG Dip and PG Cert in Organic farming.

Carricknagoan, Coolderry PO, Carrickmacross, Co. Monaghan.

8000 LITRE HOLDING TANK (Ø110mm Inlet)

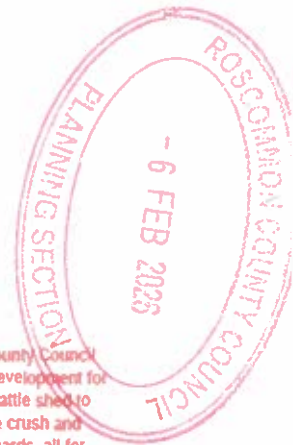
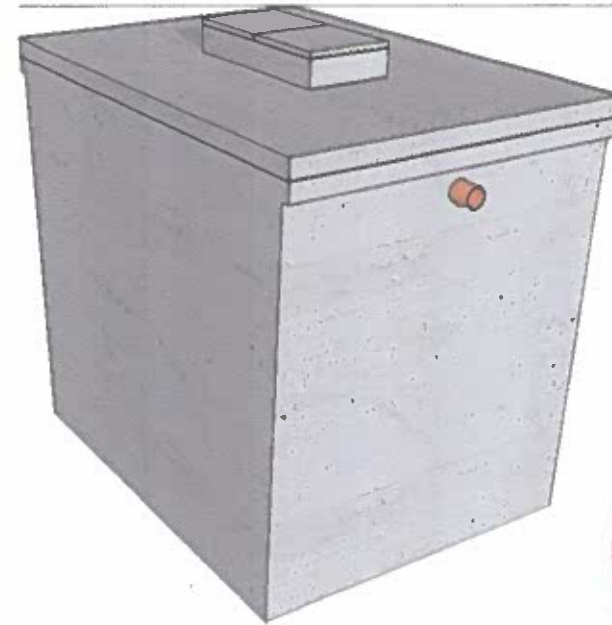


Section A-A



Plan View

Detail drawing for Effluent tank. Not to scale for information purposes only.



Christopher Kinghan & Associates

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Email: kinghanchris@yahoo.com

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house cattle, including cattle crush and
ancillary works (ie concrete yards, all for
agricultural purposes only) in a new farmyard
utilising existing farm entrance for Dominic
Gilliooly at Cloontogher, Kiltewan, Co.
Roscommon.

NOTE:

Measurements can vary by up to 20mm due to the use of different tank moulds

VOLUME:

LITRES: 8000
GALLONS: 1760
HEIGHT: 2420
WEIGHT: 7500kg

PROJECT:

TITLE: 8000 LITRE HOLDING TANK (Ø110mm Inlet)

DRAWN:

CHECKED:



O'REILLY
concrete

O'REILLY OAKSTOWN ENVIRONMENTAL LTD.
BAF - WASTEWATER TREATMENT SYSTEMS



O'REILLY OAKSTOWN

TRIM, Co. MEATH
Email: Info@oreillyoakstown.com
Tel: (046) 9431389 Fax: (046) 9437054

SCALE:

N.T.S.

DWG NO:

OAKS 121

REV:

2

DATE:

28-04-2015

Nutrient Management Plan

The following drawings comprise the Ordnance survey or Agfood mapping for all the owned lands where nutrients can be spread.



The entire Farm area can be used for spreading farm manure and slurry with the exception of areas which must be excluded. As detailed in the NITRATES EXPLANATORY HANDBOOK for Good Agricultural Practice for the Protection of Waters Regulations 2022. The following additional maps are outfalls. The notes that follow apply to all these lands in their entirety, however the maps are not shaded in, so normal items such as buildings roads or land near to neighbours or water courses is excluded from spreading as the notes below.

Note if registered organic, The Organic farmer must not purchase or spread chemical fertiliser on land as it is prohibited. If soil testing identifies a mineral deficiency then a derogation can be sought to remedy the deficiency.

Buffer zones for spreading organic fertilisers	
Water body/Feature	Buffer zone
Any water supply source providing 100m ³ or more of water per day, or serving 500 or more people	200 metres (or as little as 30 metres where a local authority allows)
Any water supply source providing 10m ³ or more of water per day, or serving 50 or more people	100 metres (or as little as 30 metres where a local authority allows)
Any other water supply for human consumption	25 metres (or as little as 15 metres where a local authority allows)
Lake shoreline	20 metres
Exposed cavernous or karstified limestone features (such as swallow holes and collapse features)	15 metres
Any surface watercourse where the slope towards the watercourse exceeds 10%	10 metres
Any other surface waters	5 metres*

*The 5 metre buffer zone is increased to 10 metres for a period of two weeks preceding and two weeks following the periods when application of fertilisers to land is prohibited as set out in Schedule 4 of the Regulations (Note:- This farmer does not exceed 170 kg of nitrogen per hectare in a year in the form of animal excretion or organic fertiliser application in the form of Slurry, or Farmyard manure)

The applicant must do the following:-

- not spread any fertiliser, manure or soiled water on the lands during the prohibited spreading periods. (See Desktop study).
- must keep within the overall maximum fertilisation rates for nitrogen and phosphorus (i.e., organic and chemical fertiliser combined) i.e. 170kgN/Ha.
- must have sufficient storage capacity to meet at least the minimum requirements of the Regulations, and all storage facilities must be kept leak-proof and structurally sound.
- must keep various records, including records of any fertilisers purchased under derogation and manures you bring onto the holding or send out of it, for each calendar year.
- Preventing direct run-off from farm roadways to waters (i.e. watercourses and dry drains) in accordance with the farm roadway specification (S.127)

Application to Roscommon County Council for Confirmation of Exempted Development for the Construction of a Loose cattle shed to house cattle, including cattle crush and ancillary works (ie concrete yards, all for agricultural purposes only) in a new farmyard utilising existing farm entrance for Dominic Gilleoly at Cloontogher, Kiltewan, Co. Roscommon.

Christopher Kingham & Associates
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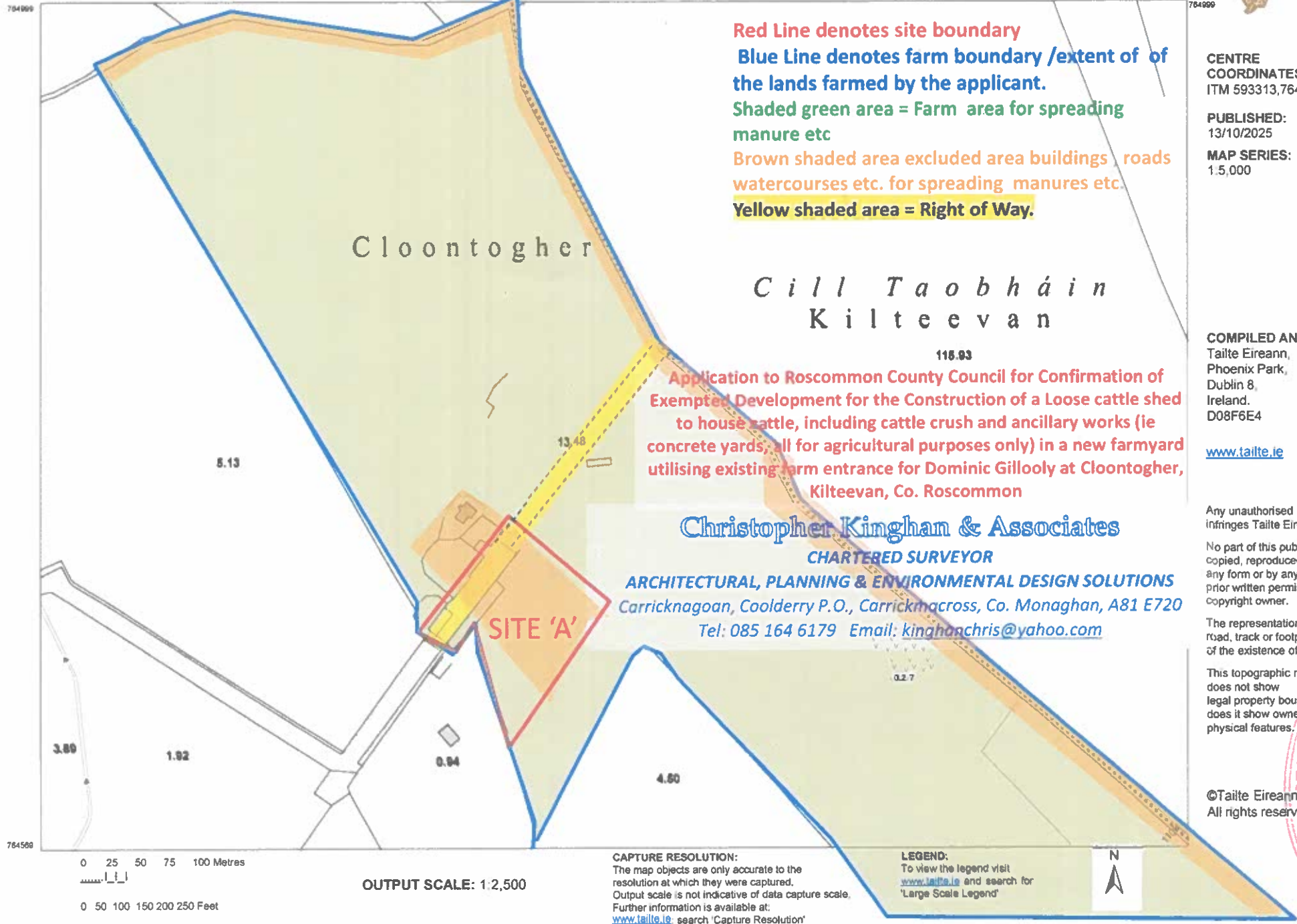
ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS
Carricknagoan, Coolderry P.O., Carrickmacross, Co. Monaghan, A81 E720
Tel: 085 164 6179 Email: kinghamchris@yahoo.com

Planning Pack Map

Nutrient management Plan



Tailte
Eireann



CENTRE
COORDINATES:
ITM 593313,764784

PUBLISHED: 13/10/2025
MAP SERIES: 1:5,000
ORDER NO.: 50496053_1
MAP SHEETS: 2552

COMPILED AND PUBLISHED BY:
Tailte Eireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

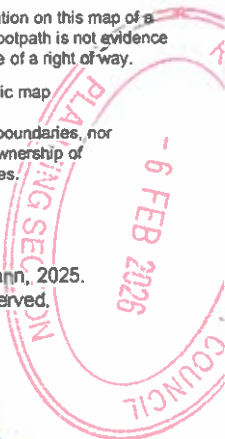
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Christopher Kingham & Associates

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Tel: 085 164 6179 Email: kinghangchris@yahoo.com

**CENTRE
COORDINATES:**
ITM 593313,764784

PUBLISHED: 13/10/2025 **ORDER NO.:** 50496053_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: RN040



Red Line denotes site boundary
Blue Line denotes farm boundary
 cccc/extent of the lands farmed by the applicant.
Shaded green area = Farm area for spreading manure etc
Brown shaded area excluded area buildings , roads watercourses etc. for spreading manures etc.

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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: www.taitte.ie; search 'Capture Resolution'

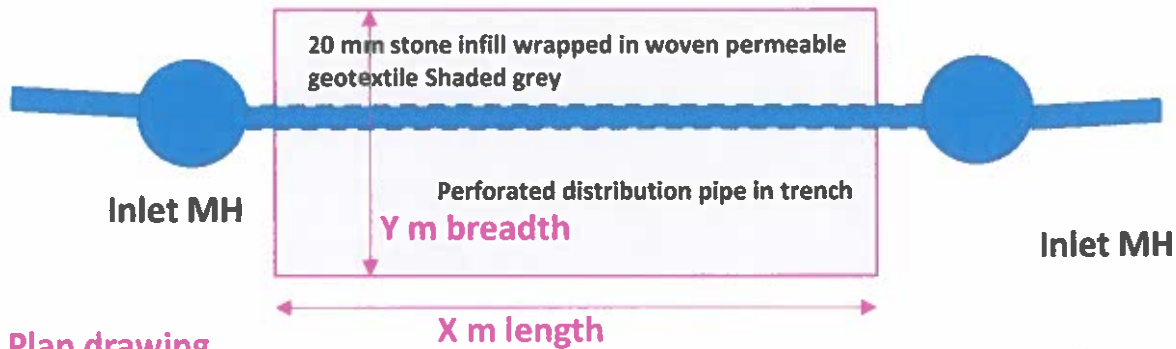
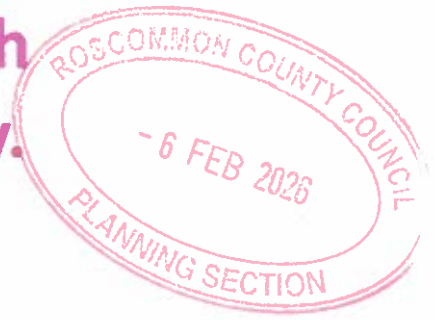
LEGEND:
To view the legend visit
www.taito.ie and search for
'Large Scale Legend'

NORTH



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ROSCOMMONS COUNCIL

SUDS Soakaway trench design Schematic only. Not to scale.



Plan drawing

length breadth depth dimension determined in calculations.

20 mm stone infill wrapped in woven permeable geotextile Shaded grey



Construct 1.2 m diameter inlet chambers as Silt trap ie. 0.3 m below bottom of trench . Removable collection pans for silt to each side of the trench

Section drawing

Christopher Kingham & Associates

CHARTERED SURVEYOR

ARCHITECTURAL, PLANNING & ENVIRONMENTAL DESIGN SOLUTIONS

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Application to Roscommon County Council for Confirmation of Exempted Development for the Construction of a Loose cattle shed to house cattle, including cattle crush and ancillary works (ie concrete yards, all for agricultural purposes only) in a new farmyard utilising existing farm entrance for Dominic Gillooly at Cloontogher, Kiltewan, Co. Roscommon.