

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No: PC/451/29

Reference Number: DED 979

Name of Applicants: James & Anika Smith

Agent: Rathcroghan Designs

WHEREAS a question has arisen as to whether the construction of stables & lunging/exercise area at Cloonbony, Four-Mile-House, Co. Roscommon, is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 6 and Class 10 of 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.

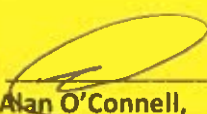
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The construction of the lunging/exercise area comply with the conditions and limitations attached to Class 10 Agricultural Structures Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and is deemed an exempt development.
- (c) The construction of the stables at the proposed site exceeds the conditions and limitations attached to Class 6 of Part 3 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and is therefore deemed not exempted development.

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 stables & lunging/ exercise area at Cloonbony, Four-Mile-House, Co. Roscommon, is a **split decision**, with the construction of the lunging/exercise area as **exempted development** and the construction of the stables as **not 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: 21, April 2026