



Comhairle Contae
Ros Comáin
Roscommon
County Council



John Larkin,
Ardass,
Castlerea,
Co. Roscommon.

Date: 21/05/2025
Ref: PD/24/60524

RE: Permission to renovate existing derelict former dwelling, construct extension to the rear, widen the existing entrance, and install new treatment system and percolation area together with all associated site works at Termon Beg, Tarmon, Castlerea, Co. Roscommon.

A Chara,

I attach herewith Final Grant of Planning Permission for the above development.

Please note that you are obliged to comply with all conditions attached to the Final Grant of Planning Permission in full.

You should also note that certain conditions of the Planning Permission may require that submissions are made to, and/or agreed with the Planning Authority before the commencement of any works pursuant to the planning permission. Failure to comply with these requirements before commencing development may render the development unauthorised and result in Enforcement Proceedings under the Planning and Development Act 2000 (as amended).

Please note there is a separate requirement under the Building Control Act and Regulations to give formal notice of the commencement of development.

Mise le meas

Administrative Officer,
Planning Department.

c.c.: Rathcroghan Designs,
Ballyconboy,
Ballinagare,
Castlerea,
Co. Roscommon.

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

NOTIFICATION OF FINAL GRANT OF PERMISSION

Planning Register Ref.

PD/24/60524

To: John Larkin,
Ardass,
Castlerea,
Co. Roscommon.

Application Receipt Date:

07/11/2024

Application by or on behalf of:

John Larkin,

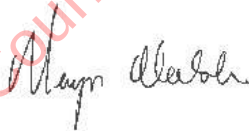
PERMISSION:

To renovate existing derelict former dwelling, construct extension to the rear, widen the existing entrance, and install new treatment system and percolation area together with all associated site works at Termon Beg, Tarmon, Castlerea, Co. Roscommon,

Subject to the 17 conditions set out in the Schedule attached.

Note: It is important to read and understand fully the conditions attached to this permission as set out in the attached schedule. All the conditions set out must be strictly complied with, otherwise the work will be unauthorised.

SIGNED:



**Administrative Officer,
Planning Department.**

DATE:

21/05/2025

c.c.:

**Rathcroghan Designs,
Ballyconboy,
Ballinagare,
Castlerea,
Co. Roscommon.**

SCHEDULE OF CONDITIONS IMPOSED BY THE PLANNING AUTHORITY

P & D Ref. No: PD/24/60524
Applicant: John Larkin,
Development: Permission to renovate existing derelict former dwelling, construct extension to the rear, widen the existing entrance, and install new treatment system and percolation area together with all associated site works at Termon Beg, Tarmon, Castlerea, Co. Roscommon

1. The development shall be carried out in accordance with the plans and documents submitted on 7th November 2024, and further information submitted on 27th March 2025, except where conditions hereunder specify otherwise. For the avoidance of doubt, this permission pertains only to the elements of development detailed in the formal description.

Reason: In the interests of clarity, orderly development, the proper planning and sustainable development of the area.

2. The proposed development hereby permitted shall be used solely as indicated in the documentation lodged as part of this application. The development shall be used for residential use for short term guest accommodation only as indicated on plans and particulars received with this application on 27th March 2025 and for guest tenure durations not exceeding 2 calendar months. Maximum guest occupancy shall not exceed 6 no. residents. No change of use shall take place without a prior grant of planning permission notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 2001 (as amended).

Reason: In the interests of the proper planning and sustainable and orderly development of the area.

3. The existing structure and the proposed extension shall be occupied as a single unit only, for the uses described in application documents received on 27th March 2025 and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the overall single unit.

Reason: In the interests of proper planning and orderly development.

4. No development shall commence until the applicant / developer obtain a Connection Agreement from Uisce Éireann for the provision of services necessary to serve the proposed development prior to commencement of any further development on site.

Reason: In the interests of proper planning and orderly development.

5. Prior to the commencement of works a sequential programme of works for all construction activity associated with the development hereby permitted shall be submitted for the written agreement of the Planning Authority. The programme of works shall set out the phases of development activity. A photographic record shall be submitted for the written agreement of the Planning Authority after the completion of each phase of the development and prior to works proceeding on the subsequent phase.

Reason: In the interests of orderly development and to ensure that the integrity of the original structure is maintained.

6. Prior to the commencement of development, a revised site layout plan shall be submitted for the written agreement of the Planning Authority depicting the design and location of the soakpit on site.

Reason: In the interest of clarity

7. Effluent disposal from the proposed development shall be in accordance with the details submitted on the 7th November 2024. The Domestic Waste Water Treatment and Disposal System, including any associated infiltration area, shall be designed, sited, installed and constructed, and subsequently maintained in accordance with provisions of the EPA Code of Practice 2021: "Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)"; part H of the Building Regulations and SR 66:2015.

NP.

SCHEDULE OF CONDITIONS IMPOSED BY THE PLANNING AUTHORITY

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The installation of the domestic wastewater treatment system shall be supervised by a suitably qualified person. A certificate of compliance with the above requirements shall be prepared by a competent person and submitted to Roscommon County Council within six months of first occupation.

Reason: In the interest of public health.

8. No surface or storm water from roofs, paved areas, etc. shall be permitted to enter the waste water treatment system.

Reason: In the interest of public health.

9. A grease trap shall be installed to serve the kitchen area of the development and maintained in accordance with the manufacturer's instructions.

Reason: In the interests of public health.

10. The vehicular access to the site shall be constructed and maintained in accordance with the site layout plan submitted on 7th November 2024 along with the indicated achievable sight lines shown on the site layout plan. These sight lines indicated as being available shall be permanently maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

The modified entrance shall have wing fencing splayed at an angle of 45 degrees and shall be recessed 4 metres behind the roadside boundary treatment. The modified access shall be developed and available for use prior to the commencement of any other element of the development.

Reason: In the interests of traffic safety

11. The area between the metalled edge of the road and the modified entrance shall be paved with a compacted permeable material. This area shall be provided with suitable drainage to prevent surface water runoff on to public road. Positive interceptor drainage at the proposed entrance shall be put in place to the satisfaction of the Planning Authority.

Reason: In the interests of traffic safety.

12. Existing road drainage shall not be impaired by the proposed development of the access and all roadside works shall be designed and shaped or otherwise treated to ensure the uninterrupted flow of road surface water run-off. The applicants/developer shall be responsible for the cost of any repairs to the public road deemed necessary as a result of any damage done to this road, to facilitate the development hereby granted.

Reason: To prevent damage to the public road in the interests of traffic safety.

13. The public roads adjacent to the site shall be maintained free of debris and other materials generated by on site activity relating to the construction process. Should such an occurrence arise, the developer shall be responsible for addressing the issue as soon as it arises at their expense to the satisfaction of Roscommon County Council.

Reason: In the interest of maintaining the integrity of the public road network and in the interests of public safety.

MB.

SCHEDULE OF CONDITIONS IMPOSED BY THE PLANNING AUTHORITY

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14. All surface water run-off from this development shall be collected and disposed of within the site. In particular, no such water run-off shall be allowed to flow onto the public road or adjoining properties.

Reason: In the interests of orderly development and public safety.

15. All construction and demolition waste generated as a result of the proposed development shall be disposed of to a facility authorised in accordance with the provisions of the Waste Management Act 1996 as amended only.

Reason: In the interests of public health.

16. Prior to the commencement of development or within such other timeframe as may be in agreed in advance in writing with the Planning Authority, a development contribution in the sum of **€4,126.00** (updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office) shall be paid to Roscommon County Council as a contribution towards the expenditure that was incurred or is proposed by the Local Authority in respect of providing public infrastructure and services.

Payment of this contribution is subject to the provisions of the adopted *Development Contribution Scheme 2014 (as amended 2020)*.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of the provision of public infrastructure and services.

17. The developer shall give the Planning Authority two weeks' notice in writing of his intention to commence development on the site.

Reason: In the interests of orderly development.

Advice Note

Condition No. 15 shall apply to the transport, recovery and disposal of all waste arising as a result of the development. All waste arising at the construction stage shall be source segregated for onward recovery or disposal.

END

NP.