

An
Bord
Pleanála

Board Order ABP-314830-22

Planning and Development Acts 2000 to 2022

Planning Authority: Roscommon County Council

Planning Register Reference Number: DED 525

WHEREAS a question has arisen as to whether works consisting of the provision of a gate entrance to lease land and the filling of land with hardcore stone topped with gravel to allow for the parking of cars, trailers and motorhomes at Roosky Harbour, Roosky, County Roscommon is or is not development or is or is not exempted development,

AND WHEREAS Ciaran Fallon of Rooskey Craft and Tackle, Rooskey Harbour, Rooskey, County Roscommon requested a declaration on this question from Roscommon County Council and the Council issued a declaration on the 13th day of September, 2022 stating that the matter is not exempted development,

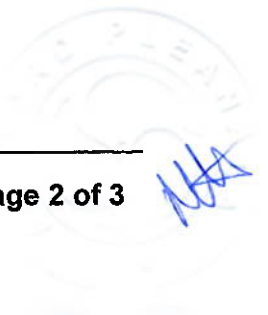
AND WHEREAS the said Ciaran Fallon referred this declaration for review to An Bord Pleanála, on the 7th day of October, 2022,

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to:

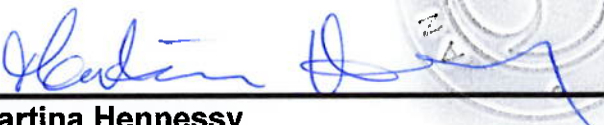
- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000, as amended,
- (b) Articles 6, 8, 9 and 10 of the Planning and Development Regulations 2001, as amended,
- (c) Parts 1 and 3 of Schedule 2 to the Planning and Development Regulations 2001, as amended,
- (d) the planning history of the site, and
- (e) the pattern of development in the area,

AND WHEREAS An Bord Pleanála has concluded that:

- (a) the provision of a gate entrance to leased land and the filling of land with hardcore stone topped with gravel to allow for the parking of cars, trailers and motorhomes is development, and
- (b) the works do not fall under any of the classes set out in Parts 1 or 3 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and, therefore, are not exempted development,



NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act 2000, as amended, hereby decides that the provision of a gate entrance to leased land and the filling of land with hardcore stone topped with gravel to allow for the parking of cars, trailers and motorhomes comprises works and is development and is not exempted development.



Martina Hennessy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 21st day of December 2023.