

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323524-25

**Planning and Development Act 2000, as amended**

**Planning Authority: Roscommon County Council**

**Planning Authority Reference Number: DED 916**

**WHEREAS** Marcos Silveira care of James Lohan Planning and Design Consulting Engineers of Unit 5 Ballypheason House, Circular Road, Roscommon requested Roscommon County Council to consider an application consisting of the change of use of the former Horse and Jockey public house building at St. Patrick's Street, Castlerea, County Roscommon F45 T672, to eight number apartments, under S.I. 75 of 2022

**AND WHEREAS** Roscommon County Council assessed the question to be determined as: whether the conversion of a vacant pub into eight apartments is or is not development or is or is not exempted development; and whether a proposed development that proposes no parking on a town centre site could constitute a traffic hazard or obstruction under Article 9(1)(a)(iii) of the Planning and Development Regulations 2001, as amended, is or is not development or is or is not exempted development, all at St. Patrick's Street, Castlerea, County Roscommon,

**AND WHEREAS** Roscommon County Council did not make a declaration on these questions and referred the matter to An Coimisiún Pleanála on the 28<sup>th</sup> day of August, 2025,

**AND WHEREAS**, following assessment of this referral, An Coimisiún Pleanála was satisfied that the referral should not be further considered:

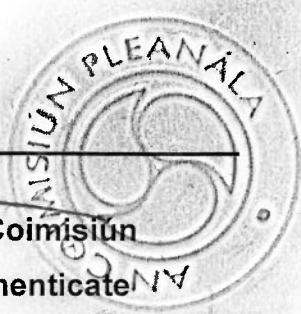
**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by section 138(1) of the Planning and Development Act, 2000, as amended, hereby dismiss the said referral under subsection (1)(b)(i) of Section 138 of the said Act, based on the reasons and considerations set out below.

### **Reasons and Considerations**

The Commission is satisfied that, in the particular circumstances, the referral should not be further considered by it, having regard to the nature of the referral, including the question raised which, in the Commission's opinion, relates to whether the conversion of a vacant pub at Saint Patrick's Street, Castlerea, County Roscommon, into eight apartments, is or is not development, or is or is not exempted development.

The Commission notes the previous determinations of Roscommon County Council in relation to the same, or substantially the same questions, and in respect of the same land, under Referral DED 644 issued by Roscommon County Council on 12<sup>th</sup> February 2024, and Referral DED 678 issued by Roscommon County Council on the 22<sup>nd</sup> July 2024, which was declared to be development which is not exempted development, and there has been no change in the question, planning facts or circumstances since the previous determination was made that would have relevance to the referral case now before the Commission.

Notwithstanding the Inspector's observations regarding the conditions and limitations attached to Article 10(6)(b) of the Planning and Development Regulations, 2001 as amended, and the Inspector's opinion, in relation to traffic safety per criterion (xi), that there is no reference to the restriction under Article 9(1)(a)(iii) of the Planning and Development Regulations, 2001 as amended, such that matters in relation to traffic safety do not apply under this criterion or the other criteria/restrictions on the exemption, the Commission is satisfied that, in the particular circumstances, the referral should not be further considered by it.



**MaryRose McGovern**  
Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 2<sup>nd</sup> day of January 2026