



Comhairle Contae
Ros Comáin
Roscommon
County Council



An Bord Pleanála,
64 Marlborough Street,
Rotunda,
Dublin 1, D01 V902.

Date 24th July, 2025
DS 29/2022

Application for Consent to Compulsorily Acquire a Derelict Site

Dear Sir or Madam,

Roscommon County Council wish to apply to An Bord Pleanála for consent to acquire compulsorily a derelict site under section 14 and 16 of the Derelict Sites Act, 1990, as amended.

Full details of the property are as follows:

- Address: **Knockroe, Castlerea, Co. Roscommon**
- Folio No: **RN18662**
- Owners: **Mary Tolan,
Liam Scahill, Danny Burke, Mark Kennedy, Valerie Callaghan, Paraic Newman,
Anthony Cahill, Paul Glynn, Gregory Kelly, Pyres O'Connor Nash (Castlerea Towns
Trust)**
- Engineers Report dated 15th August, 2022 which includes photographs of the property – map and folio attached. **(Appendix A)**
- Certificate of Independent Valuation from Callaghan Auctioneering dated 9th October, 2023 amounting to €80,000. **(Appendix B)**

Below is a list of notices issued under the Derelict sites Acts on owners:

1. Section 8 (2) and Section 29 Notices issued to the owners dated 26th August, 2022 and CE Order H/314/22. Site Notice also placed on site. **(Appendix C)**
2. Section 8(7) issued confirming entry had been made to the Derelict Site Register on 22nd May, 2023 and Section 11 issued on 22nd May, 2023 specifying the works to be carried out and timeframe and CE Order H/296/23. Site Notice also placed on site. **(Appendix D)**
3. Derelict Sites Act 1990 – Section 22 Notice and Notice of Valuation to registered owners dated 27th November, 2023. Site Notice also placed on site. **(Appendix E)**
4. Derelict Sites Act 1990 – Section 23 Notice to registered owners dated 19th March, 2024. Site Notice also placed on site. **(Appendix F)**
5. Derelict Sites Act 1990 – Section 23 Notice to registered owners dated 21st January, 2025. Site Notice also placed on site. **(Appendix G)**
6. Notice of intention to acquire compulsorily was served on 9th June, 2025 to registered owners and CE Order H/436/25. Site Notice also placed on site. **(Appendix H)**
7. Notice of Intention to acquire derelict site compulsorily was published in Roscommon Herald on 10th June, 2025. **(Appendix I)**

This site was described in the Notice of Intention to acquire compulsorily as "all that and those the property known as **Knockroe, Castlerea, Co. Roscommon** being all of the property comprised in Folio RN18662 of the Register County Roscommon and comprising an area of approximately 0.108 ha or thereabouts".

All notices issued by ordinary post and registered post to owners. In addition, each notice was erected at the site.

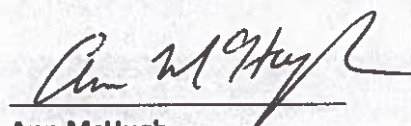
Objection to Acquisition –

On 23rd June, 2025, Roscommon County Council received an objection from Maura Tolan (**Appendix J**)

Roscommon County Council requests the consent of An Bord Pleanála to acquire compulsorily the Derelict Site.

Should you have any queries relating to the above, please do contact me on (090) 6637230 or email amchugh@roscommoncoco.ie

Yours sincerely,



Ann McHugh,
Senior Executive Officer.

Derelict Site Inspection Report dated 15 August, 2022	Appendix A
Independent Valuation dated 9 th October, 2023	Appendix B
Section 8(2) & Section 29 Notices dated 26 th August, 2022	Appendix C
Section 11 & Section 8(7) Notices dated 22 nd May, 2023	Appendix D
Derelict Sites 1990 Section 22 Notice and Notice of Valuation dated 27 th November, 2023	Appendix E
Derelict sites 1990 Section 23 Notice dated 19 th March, 2024	Appendix F
Derelict Sites 1990 Section 23 Notice dated 21 st January, 2025	Appendix G
Notice of intention to acquire Derelict Site Compulsorily – to owners dated 9 th June, 2025	Appendix H
Publication of notice of intention to acquire derelict site	Appendix I
Objection to CPO	Appendix J

DERELICT SITES ACT 1990

Certificate of Inspection and Report

Inspection Date: 03/08/2022

Property Known as: Knockroe, Castlerea

Ref No: DS-29-2022

Location Address: Knockroe, Castlerea

Eircode: N/A

Owner/s: Members of Town Trust Office, Market Square, Castlerea, Co. Roscommon

Former Owner/s: N/A

*See old correspondence on file
(2008)
JH.*

Townland on which site is located: Demesne

Is the townland designated as Urban Land? Yes

Is the site located within an Architectural Conservation Area? No

Protected Structure or located within the curtilage of a Protected Structure (PS)? No

Surrounding Archaeology? No

Derelict Sites Act 1990:

Part 1, Section 3 sets out the definition of a "derelict site" which is regarded as any land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of

- a) the existence on the land in question of structures which are in a ruinous, derelict or dangerous condition, or
- b) the neglected, unsightly or objectionable condition of the land or any structures on the land in question, or
- c) the presence, deposit or collection on the land in question of any litter, rubbish, debris or waste, except where the presence, deposit or collection of such litter, rubbish, debris or waste results from the exercise of a right conferred by statute or by common law.

Background Information:

The site was found to be a derelict site following an inspection in 2008. This site is part of a number that makes up the folio. Following a number of enquiries it was discovered that Mrs Lily Higgins (RIP) owned the property and her daughter was wrote to. He daughter, Mary Tolan, who resides in the USA was identified as the owner and issued Section 8(2) and 29 Notices in August 2008. Mary contacted RCC in February 2009 and advised that she was to come to Ireland to refurbish the property. No works were completed on the site and no other information was contained in the folder.

Site Inspection:

The site was identified following the review of old files and noted by a local councilor. I completed a site inspection on 3rd August 2022.

Appendix 1 – Site Photos



Photos taken of the site in 2008



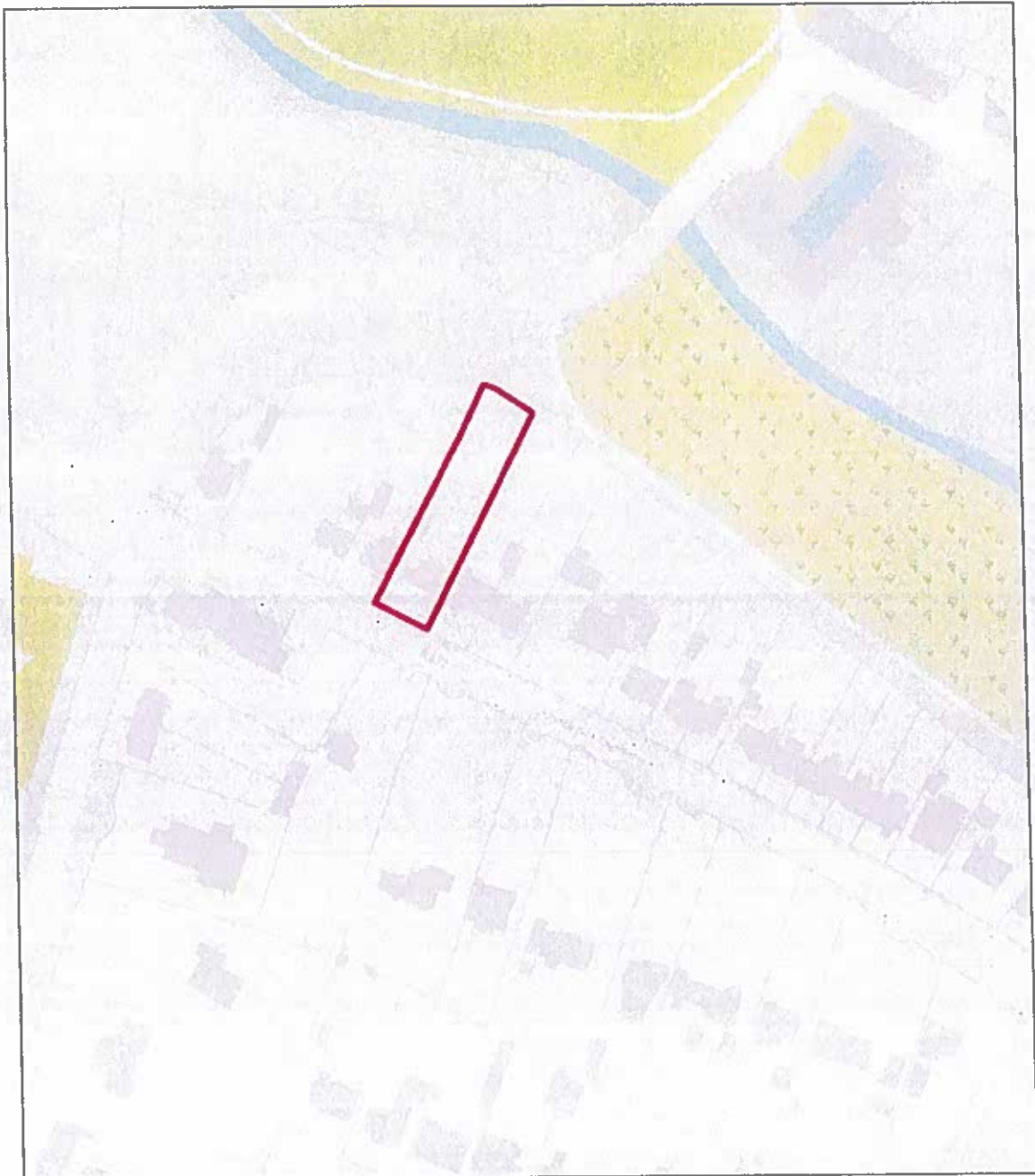
Identified derelict site completely overgrown



Driveway not maintained and accumulating rubbish. Shed no longer visible due to overgrown nature of site

Appendix 3: Site Location Map

Derelict Site - Knockroe, Castlerea



Geraldine Farry

From: Ann McHugh
Sent: Tuesday 6 September 2022 11:03
To: Conor Fallon; Geraldine Farry; Mark Finneran
Subject: FW: Derelict site notice - Knockroe, Castlerea

All,

Please see correspondence from David Healy regarding Knockroe, Castlerea.

Regards
Ann

From: David Healy <healydp@hotmail.com>
Sent: Tuesday 6 September 2022 10:59
To: Ann McHugh <AMcHugh@roscommoncoco.ie>
Cc: Samantha Healy <samantha.healy@outlook.com>
Subject: Derelict site notice - Knockroe, Castlerea

Dear Ann

I am writing to you in reference to the notices under section 29 and section 8 of the Derelict Sites Act 1990 placed at Knockroe, Castlerea, Co. Roscommon in the Townland of Demesne, ref DS-29-2022. I am acting as agent for my elderly aunt Mary (Maura) Tolan who is the registered owner of the above stated property and who resides in Chicago, USA.

I can confirm the following information with respect both notices issued:

- The persons with Title interest in the property are:
Mrs Mary Tolan and Mr Michael Tolan
- I also confirm there are no other persons with interest with regards ownership, rent or occupation.
- Mary Tolan in the primary interest holder as she purchased the property for her parents to reside in. Both parents are now deceased and the property is not occupied.
- Contact details for Mary and Michael Tolan are:
8001 W. 126th Av
Palas Park
Illinois 60404

My aunt is in her 80s and does not have an email address, I have discussed the Notices placed at her property and she has asked that I, David Healy, and my wife Samantha Healy act on her behalf on this matter.

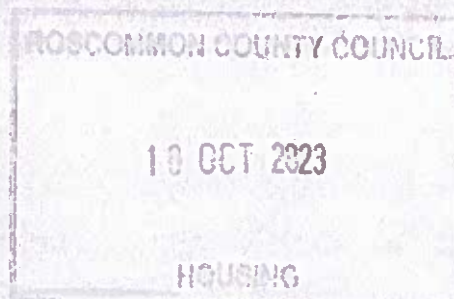
Despite my aunt's age it is her intention to develop the site for use by her family in the USA and extended family in Ireland. In the immediate term she requests that the property not be entered on to the Derelict Sites Register and has agreed to undertake the following works:

- Clear overgrown brambles from the site – to be completed by end November
- Assess condition of property due to extensive vegetation – completed by end November

CALLAGHAN AUCTIONEERING

• AUCTIONEERS • ESTATE AGENTS • VALUERS •

Ms. Jennifer O'Neill
Housing Department
ROSCOMMON COUNTY COUNCIL
Aras an Chontae
Co. Roscommon. F42VR98.



09th October 2023

Re: Property @ Knockroe, Castlerea, Co. Roscommon.

Dear Jennifer,

In accordance with instruction dated 03/10/2023 we hereby provide, in valuation certificate format, our opinion of value in respect of the freehold interest of the above mentioned property on the basis of Market Value as at 09/10/2023 (The valuation date).

As agreed, this valuation certificate is provided for Current Value purposes, use of this certificate is restricted to the stated purpose only. We have specifically relied upon information provided to us by the addressee.

This valuation certificate is strictly for use by the addressee only with no responsibility or duty of care offered to any other party. It should not be published or released to third parties without prior written notification of the form in which it will appear. Reproduction or public reference to the contents of this report is prohibited without authorisation.

LOCATION – Knockroe, Castlerea, Co. Roscommon.

DESCRIPTION – Folio RN18662 being Detached single storey dwellinghouse with domestic fuelshed and large garden.

The property has been vacant for a number years.

External windows and doors recently boarded up and therefore internal inspection not possible.

Assumed Accommodation: Kitchen, livingroom 3 no. bedrooms, bathroom.

Mains water, electric, sewerage available.

Enclosed front and rear gardens, domestic garage.

Established & sought after residential area and adjacent to all town amenities.

TITLE/TENURE – We have been advised that the property is held subject to an unencumbered freehold title.

VALUATION METHODOLOGY

We have approached our assessment of the Market Value of the property by way of the comparable method of valuation.

MARKET COMMENTARY

Comparable 1: Knockroe, Castlerea, Co. Roscommon. F45FW24

Detached bungalow style dwellinghouse in need of renovation with front and rear gardens.

Sale Price €70,000.00.

“Sale Agreed” (Source of data – Bradley Homes ref October 2023).

Comparable 2: Clóonchambers, Castlerea, Co. Roscommon. F45XT93.

Detached bungalow style dwellinghouse in need of renovation with front and rear gardens.

Sale Price €100,000.00.

“Sale Agreed” (Source of data – Sales Book ref. September 2023).

MARKET VALUE

Having regard to the foregoing, we are of the opinion that the Market Value of the assumed freehold interest in the subject property at Knockroe, Castlerea, Co. Roscommon as at 09th October 2023 is:-

€80,000.00
(eighty thousand euro)

VALUATION FEE – Invoice attached.

Yours sincerely



John Callaghan MIPAV (REV) MMCEPI

VALUATION CONSIDERATIONS

- ♦ **Environmental**

Contamination

We have assumed that no contaminative or potentially contaminative uses have ever been carried out at the property.

We have not carried out any investigation into past or present uses, either of the subject properties or any neighbouring properties, to establish whether there is any potential for contamination to the subject properties from these uses and have therefore assumed that none exists. However, should it be established subsequently that contamination, seepage or pollution exists at the properties or on any neighbouring properties, or that the properties has been or is being put to a contaminative use this might reduce our reported value.

Ground Stability

We have not carried out or commissioned a site investigation or geophysical survey and we can give no assurance that the grounds have sufficient load bearing strength to support either existing structures or any other structure which may be erected in the future. In addition, we cannot provide any assurance that there are no underground mineral or other workings beneath the sites or in their vicinity.

- **Structural**

We are not authorised and have not carried out a building survey of the existing properties, nor have we inspected those parts of the properties, which is covered, unexposed or inaccessible, and for the purpose of this valuation report such parts have been assumed to be in good repair and condition.

We cannot express an opinion about, or advise upon the condition of uninspected parts and this valuation report should not be taken as making any implied representation or statement about such parts. Furthermore, we have not tested any of the drains or other services, and for the purpose of our valuations we have assumed that they are all operating satisfactorily and no allowances have been made for replacement or repair.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious materials have been used in the construction of the properties, or have since been incorporated and we are, therefore, unable to report that the properties are free from risk in this regard. We have assumed, for the purpose of our valuation, that such investigation would not disclose the presence of any such material to any significant extent.

- **Services**

We have not been provided with any information in respect of ground conditions nor have we carried out any investigations into these or the servicing of the site. We have further assumed that the site can be developed without incurring any abnormal costs in respect of foundations.

We have assumed that the ground conditions are satisfactory for a traditional method of construction and further that there are no contaminating or other deleterious materials present which may prevent a development of the site in a traditional method or at normal cost levels.

We have further assumed that the site is capable of being serviced at a reasonable cost level and that there would be no exorbitant or excessive off site costs relating to matters such as drainage and road widening.

Mains electric & water available.

- **Town Planning**

We have not carried out a detailed planning search with Roscommon County Council and have assumed, for the purpose of this valuation that the existing buildings and extensions are authorised for the purpose of the Local Government Planning and Development Acts 1963 to 2002 as amended. We have further assumed that there are no statutory notices affecting the property.

- **Flooding**

We are not aware if the subject property is, or has been in the past, subject to flood events. In the circumstances we cannot comment on the likelihood or otherwise of future flooding. We have assumed that no flood risk exists.

- **Title**

We have not been furnished with details of title and have assumed, for the purpose of our valuation, that the property is held subject to a freehold title.

We have assumed that the entire is held free of easements, right-of-ways, encumbrances or outgoings of an unusual nature which would affect our opinion of value.

CALLAGHAN AUCTIONEERING

• AUCTIONEERS • ESTATE AGENTS • VALUERS •

VALUATION CERTIFICATE

Introduction: This Valuation was carried out on the instructions of Vacant Homes Office, Roscommon County Council, Aras an Chontae, Roscommon, Co. Roscommon. F42VR98.

Location: Knockroe, Castlerea, Co. Roscommon.

Purpose of Valuation: Current Value.

Valuation Date: 09th October 2023.

Basis of Value: Our valuation has been prepared on the basis of 'Market Value' in accordance with European Valuation Standards 2020 (9th Edition) published by the European Group of Valuers' Associations.

Market Value is defined under EVS 1 as follows:

"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion".

Duty of Care: In addition to the Addressee, we accept no further duty of care. No other responsibility or duty of care is offered to any other party.

Reliance on information Supplied by the Client: We have have been provided with the following information which we have relied upon:

- * Folio Number
- * Derelict Site reference Number

While we cannot confirm the accuracy of the information referred to above, we have exercised our professional judgement in determining the reliability of the source and the information and confirm that we are prepared to professionally rely upon it.

**Restriction on
Publication:**

This report and valuation is strictly for use by the addressee only and should not be published or released to third parties without prior written notification of the form in which it will appear. Reproduction or public reference to the contents of this report is prohibited without authorisation.

Tenure:

Freehold.

Description:

Folio RN18662 being Detached single storey dwellinghouse with domestic fuelshed and large garden. The property has been vacant for a number years. External windows and doors recently boarded up and therefore internal inspection not possible. Assumed Accommodation; Kitchen, livingroom 3 no. bedrooms, bathroom. Mains water, electric, sewerage available. Enclosed front and rear gardens, domestic garage. Established & sought after residential area and adjacent to all town amenities.

Valuation:

€80,000.00 (say eighty thousand euro only)

**Compliance with Code
of Ethics and Conduct:**

We confirm that in conducting this valuation we have complied with the Codes of Ethic and Conduct of the Institute of Professional Auctioneers and Valuers.

Furthermore we wish to advise that this report and valuation may be subject to ongoing monitoring as part of the requirements of the Recognised European Valuer Scheme (REV).

All information contained within the report will remain confidential.

Professional Indemnity: We confirm that we have adequate professional indemnity insurance in place for this instruction.

Limitations: This report was carried out as per the instructions of Vacant Homes Office, Roscommon County Council and is for Current Value purposes. It is not intended for any 3rd party unless by prior permission of the instructor and no liability for costs or obligation will be accepted to any 3rd party by the Valuers.

Date of Inspection:

09th October 2023

Date of Report:

09th October 2023

Signature:


JOHN CALLAGHAN, MIPAV (REV) MMCEPI



ROSCOMMON COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Order No: 11/2022

SUBJECT: Derelict Sites Act, 1990

Owner: Ms Mary Tolan, 8001 West 126th Street, Palas Park, Illinois, 60404, U.S.A.

Property located at: Knockroe, Castlerea, Co. Roscommon
Townland: Demesne

Ref.: DS 29 2022

ORDER: By virtue of the powers vested in me by the Local Government Acts 1925 – 2019,

IT IS HEREBY ORDERED that;

Notices are served under Section 8 (2) and Section 29 of the Derelict Sites Act 1990 on the above owner of Knockroe, Castlerea, Co. Roscommon.

Signed by me at Aras an Chontae, Roscommon on this 26th day of August 2022



Ann McHugh,
A/Director of Services,
Housing, Arts (Arts Office & Arts Centre), Library Service,
Heritage, Tourism, Regeneration (incl. Town Teams &
Clár), Local Enterprise Office and Roscommon MD
Manager



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ordinary Post

To: Ms Mary Tolan,
8001 West 126th Street,
Palas Park,
Illinois, 60404,
U.S.A.

Ref: DS-29-2022

Date: 25th August 2022

**DERELICT SITES ACT 1990
NOTICE UNDER SECTION 8 (2)**

Take notice that it is intended to have the land described hereunder entered as a derelict site in the Register of Derelict Sites maintained by Roscommon County Council in accordance with Section 8 (1) of the above Act, and further take notice that representations which you wish to make in this matter may be made in writing and submitted to the Administrative Officer, Housing Department, Roscommon County Council, Áras an Chontae, Roscommon within **14 days** of the date of this Notice and Roscommon County Council may either make the entry or not in the Register as they think proper having regard to such representations.

DESCRIPTION AND LOCATION OF LAND

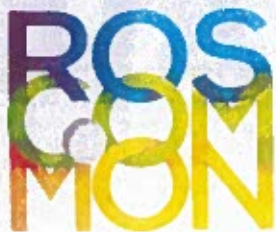
Lands situate in the Townland of Demesne

Being the lands situate at Knockroe, Castlerea, Co. Roscommon ~~F45~~ FW24 as shown outlined in red on the Map attached hereto.

Signed: 
Ann McHugh
A/Director of Services,
Housing, Arts (Arts Office & Arts Centre), Library Service, Heritage, Tourism, Regeneration (incl.
Town Teams & Clár), Local Enterprise Office and Roscommon MD Manager

Dated this 26th day of August 2022

NOTE: Your attention is drawn to the extract from the Derelict Sites Act, 1990 attached hereto (Section 11, 27 and 28).



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ordinary Post

Ms Mary Tolan,
8001 West 126th Street,
Palas Park,
Illinois, 60404,
U.S.A.

Ref: DS-29-2022

Date: 25th August 2022

DERELICT SITES 1990 NOTICE UNDER SECTION 29

In accordance with the provisions of **Section 29** of the Derelict Sites Act, 1990, I, **HEREBY GIVE NOTICE** that you are required to state in **writing** to the Administrative Officer, Roscommon County Council, Áras an Chontae, Roscommon, Co. Roscommon within **14 days** of the date of this Notice;

- particulars of the estate,
- interest or right by virtue of which you occupy or receive rent from land, as detailed below,
- the name and address of every person who to your knowledge has any estate or interest in or right over or in respect of such land.

DESCRIPTION OF LAND

Land situate in the **Townland of Demesne**

Being land situate at **Knockroe, Castlereagh, Co. Roscommon** as shown outlined in red on the Map attached hereto.

Dated this 26th of August 2022

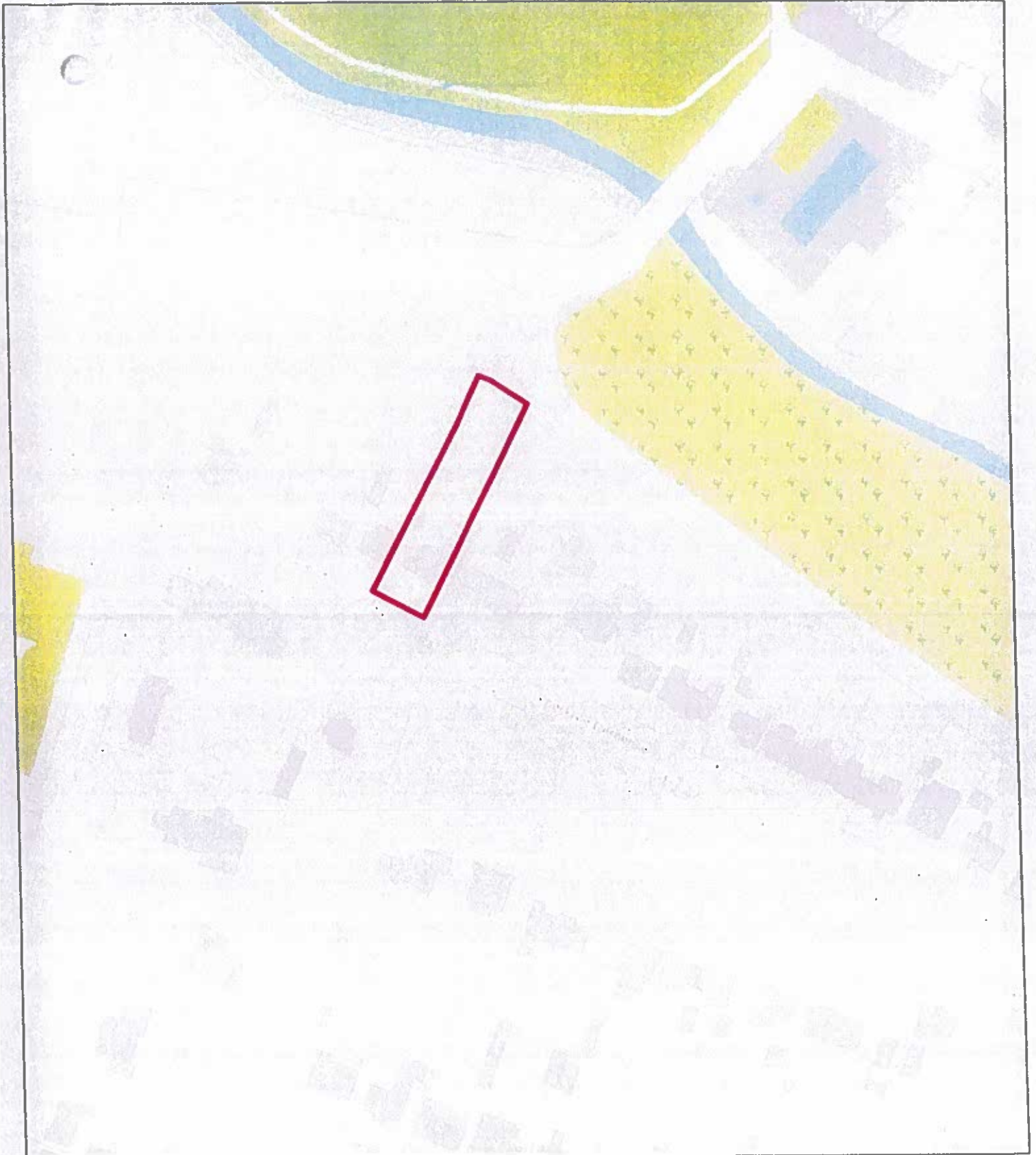
Signed: Ann McHugh

Ann McHugh

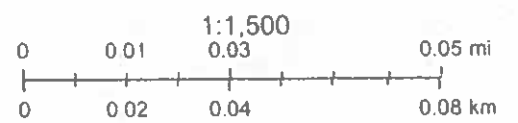
A/Director of Services,

Housing, Arts (Arts Office & Arts Centre), Library Service, Heritage, Tourism, Regeneration (incl. Town Teams & Clár), Local Enterprise Office and Roscommon MD Manager

Note: Any person who is required under Section 29 of the Derelict Sites Act, 1990 to state any matter or thing and either fails to state the matter or thing within the period specified, or when stating such matter or thing makes a statement in writing which to his knowledge is false or misleading in a material respect shall be guilty of an offence under that Section and shall be liable on summary conviction thereof to a fine not exceeding €1,270.



8/15/2022 3:45:39 PM



© Ordnance Survey Ireland

Extract from Derelict Sites Act 1990

Section 11 Power of local authority to require measures to be taken in relation to derelict sites.

(1)

Where—

(a) in the opinion of a local authority it is necessary to do so, in order to prevent land situate in their functional area from becoming or continuing to be a derelict site, or

(b) a local authority have been directed to do so by the Minister under *section 12*,

they shall serve a notice in writing on any person who appears to them to be the owner or occupier of the said land.

(2) A notice under this section shall—

(a) specify the measures which the local authority or the Minister, as the case may be, consider to be necessary in order to prevent the land from becoming or continuing to be a derelict site,

(b) direct the person on whom the notice is being served to take such measures as may be specified in the notice, and

(c) specify a period (being not less than one month) within which such measures are to be taken; provided, however, the notice shall not have effect until—

(i) the expiration of fourteen days from the date of service of the notice, or

(ii) if any representations are made under *subsection (3)*, the date on which the local authority notify the person making such representations that they have considered the said representations.

(3) Any person who is the owner or occupier of land in respect of which a notice has been served under this section may, within fourteen days from the date of the service of the notice, make such representations in writing as he thinks fit to the local authority concerning the terms of the notice and the said authority, having considered such representations, may amend or revoke the notice.

(4) Any person who is the owner or occupier of land in respect of which a notice has been served under this section shall, within the period specified in the notice, comply with the requirements of the notice, or, as the case may be, the notice as amended.

(5) Where a person on whom a notice under this section has been served does not, within the period specified in the notice or in the notice as amended, as the case may be, comply with the requirements of the notice, the local authority who served the notice may take such steps (including entry on land by authorised persons in accordance with *section 30*) as they

ROSCOMMON COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Order No: 4/296/23

SUBJECT: Derelict Sites Act, 1990

Owner: Ms. Mary Tolan, 8001 West 126th Street, Palas Park, Illinois, 60404, U.S.A.
Property at: Knockroe, Castlerea, Co Roscommon
Townland: Demesne

Ref: DS 29 2022

ORDER: By virtue of the powers vested in me by the Local Government Acts 1925 – 2019,

IT IS HEREBY ORDERED that

Further to Notices served under Section 8(2) and Section 29 of the Derelict Sites Act 1990 on **Ms. Mary Tolan, 8001 West 126th Street, Palas Park, Illinois, 60404, U.S.A.** the site remains derelict and notices are served under Section 8(7) confirming entry had been made to the Derelict Site Register and Section 11 of the Derelict Sites Act 1990 specifying the measures to render the property non-derelict.

Signed by me at Áras an Chontae, Roscommon on this

22nd day of May

2023

Fiona ni Chuinn

Fiona ni Chuinn,
A/Director of Services
Housing, Community and Enterprise and the
Ukrainian Humanitarian Response



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ms. Mary Tolan,
8001 West 126th St
Palas Park,
Illinois 60404
U.S.A.

Ref: DS-29 2022

DERELICT SITES ACT 1990

NOTICE UNDER SECTION 8 (7)

Take notice that Roscommon County Council have entered the land described hereunder onto the Register of Derelict Sites maintained by Roscommon County Council in accordance with Section 8 (7) of the above Act.

The Register is available for inspection at Housing Section, Aras an Chontae, Roscommon during office hours.

DESCRIPTION AND LOCATION OF LAND

Lands situate in the Townland of Demesne

Being the lands situate at Knockroe, Castlerea, Co. Roscommon as shown outlined in red on the Map attached hereto.

Dated this 22nd day of May 2023

Signed: Fiona ni Chuinn
Fiona ni Chuinn
A/ Director of Services,
Housing, Community
& the Ukrainian Humanitarian Response Project

NOTE: Your attention is drawn to the extract from the Derelict Sites Act, 1990 attached hereto
(Section 11, 27 and 28).



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ms. Mary Tolan,
8001 W. 126th St
Palas Park,
Illinois 60404
USA

Ref: DS-29 2022

**Re: Derelict Sites Act 1990
Notice under Section 11**

A Chara,

Roscommon County Council is obliged under the Derelict Sites Act, 1990 to enter into the Register of Derelict Sites, all lands which in the opinion of the Council are derelict.

Take notice that the property in the townland of Demesne, located as Knockroe, Castlerea, Co. Roscommon) has now been entered in the said Register.

You are hereby required under Section 11 of that Act to carry out the following works in order to prevent the property specified from continuing to be a derelict site.

1. Clear all vegetation from property
2. Secure all windows and doors of property
3. Clean and paint exterior of property, front wall and gate
4. Repair/replace any damaged or missing eave gutters and downpipes
5. Remove rubbish from surrounding gardens and maintain regularly
6. Remove vegetation and secure shed to rear of property
7. Repair any damaged sections of the roof of the property

The specified work should be completed within a period of **eight weeks**. This notice will not have effect until the expiration of 14 days from the date of service of this Notice.

The Council will remove an entry from the Register where:

- a) A notice under Section 11 has been complied with, or
- b) Steps have been taken under Section 11 (5) to give effect to the terms of a Notice under Section 11, or
- c) The Land has otherwise ceased to be a derelict site.

You are informed that you may, within 14 days from the service of this Notice, make representations concerning the terms of this Notice in writing to Administrative Officer, Housing Department, Roscommon County Council, Áras an Chontae, Roscommon.

Take notice, that failure to comply with the notice issued under Section 11, shall be guilty of an offence under Section 28 of the Derelict Sites Act 1990

SIGNED:

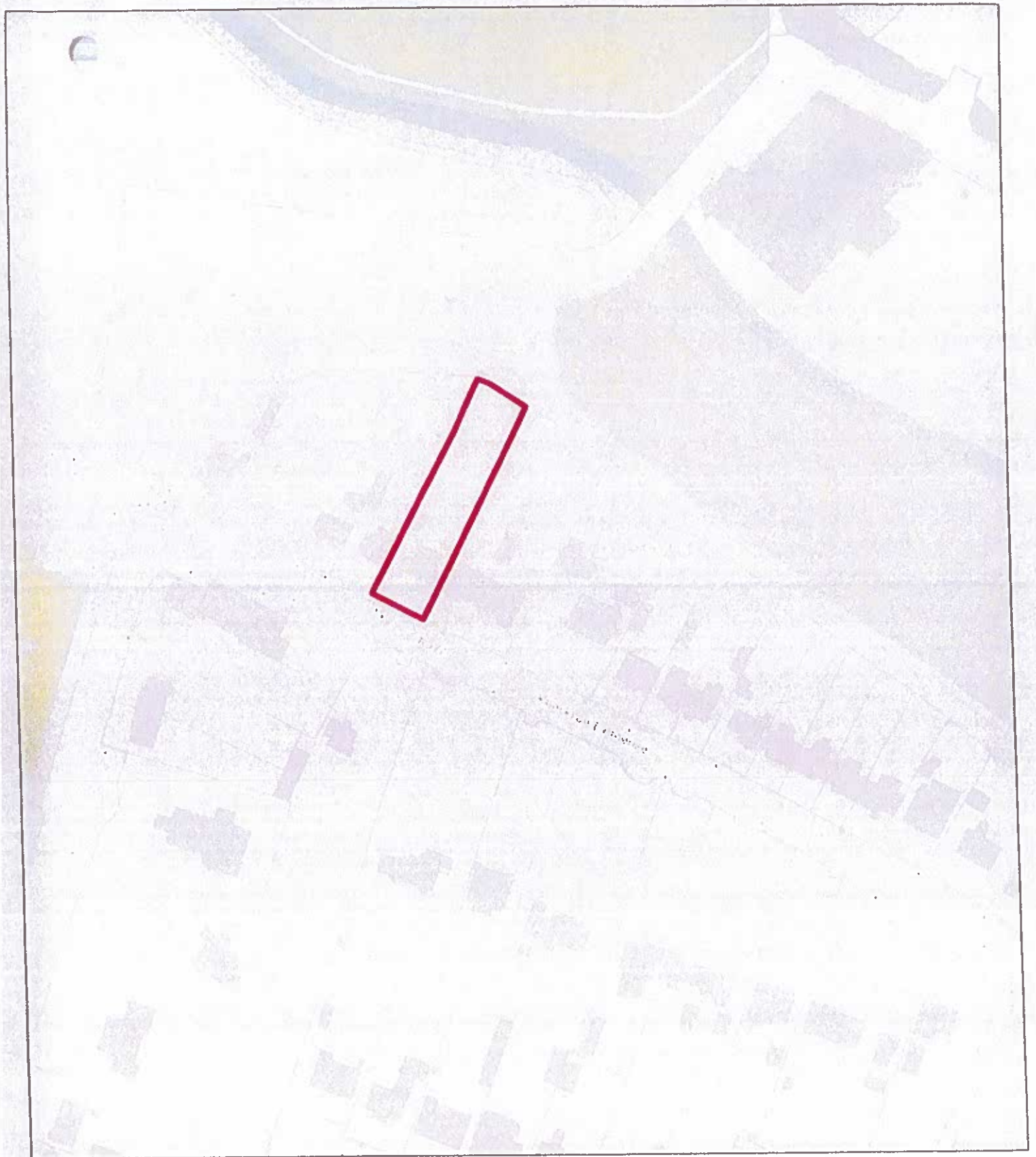
Fiona ni Chuinn

**Fiona ni Chuinn,
A/Director of Services
Housing, Community and Enterprise
and the Ukrainian Humanitarian Response**

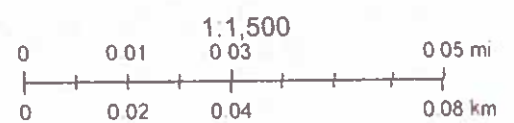
DATED

20th May 2023

Derelict Site - Knockroe, Castlerea



8/15/2022 3:45:39 PM



© Ordnance Survey Ireland

Extract from Derelict Sites Act 1990

Section 11 Power of local authority to require measures to be taken in relation to derelict sites.

(1)

Where —

(a) in the opinion of a local authority it is necessary to do so, in order to prevent land situate in their functional area from becoming or continuing to be a derelict site, or

(b) a local authority have been directed to do so by the Minister under section 12,

they shall serve a notice in writing on any person who appears to them to be the owner or occupier of the said land.

(2) A notice under this section shall —

(a) specify the measures which the local authority or the Minister, as the case may be, consider to be necessary in order to prevent the land from becoming or continuing to be a derelict site,

(b) direct the person on whom the notice is being served to take such measures as may be specified in the notice, and

(c) specify a period (being not less than one month) within which such measures are to be taken; provided, however, the notice shall not have effect until —

(i) the expiration of fourteen days from the date of service of the notice, or

(ii) if any representations are made under subsection (3), the date on which the local authority notify the person making such representations that they have considered the said representations.

(3) Any person who is the owner or occupier of land in respect of which a notice has been served under this section may, within fourteen days from the date of the service of the notice, make such representations in writing as he thinks fit to the local authority concerning the terms of the notice and the said authority, having considered such representations, may amend or revoke the notice.

(4) Any person who is the owner or occupier of land in respect of which a notice has been served under this section shall, within the period specified in the notice, comply with the requirements of the notice, or, as the case may be, the notice as amended.

(5) Where a person on whom a notice under this section has been served does not, within the period specified in the notice or in the notice as amended, as the case may be, comply with the requirements of the notice, the local authority who served the notice may take such steps (including entry on land by authorised persons in accordance with section 30) as they



Comhairle Contae
Ros Comáin
Roscommon
County Council



The Owner
Property at
Knockroe,
Castlerea,
Co. Roscommon.

Ref: DS-29 2022

**Re: Derelict Sites Act 1990
Notice under Section 11**

A Chara,

Roscommon County Council is obliged under the Derelict Sites Act, 1990 to enter into the Register of Derelict Sites, all lands which in the opinion of the Council are derelict.

Take notice that the property in the townland of Demesne, located as Knockroe, Castlerea, Co. Roscommon) has now been entered in the said Register.

You are hereby required under Section 11 of that Act to carry out the following works in order to prevent the property specified from continuing to be a derelict site.

1. Clear all vegetation from property
2. Secure all windows and doors of property
3. Clean and paint exterior of property, front wall and gate
4. Repair/replace any damaged or missing eave gutters and downpipes
5. Remove rubbish from surrounding gardens and maintain regularly
6. Remove vegetation and secure shed to rear of property
7. Repair any damaged sections of the roof of the property

The specified work should be completed within a period of **eight weeks**. This notice will not have effect until the expiration of 14 days from the date of service of this Notice.

The Council will remove an entry from the Register where:

- a) A notice under Section 11 has been complied with, or
- b) Steps have been taken under Section 11 (5) to give effect to the terms of a Notice under Section 11, or
- c) The Land has otherwise ceased to be a derelict site.

You are informed that you may, within 14 days from the service of this Notice, make representations concerning the terms of this Notice in writing to Administrative Officer, Housing Department, Roscommon County Council, Áras an Chontae, Roscommon.

Take notice that failure to comply with the notice issued under Section 11, shall be guilty of an offence under Section 28 of the Derelict Sites Act 1990.

SIGNED:

Fiona ni Chuinn

DATED 22nd July 2023

Fiona ni Chuinn,

A/Director of Services

Housing, Community and Enterprise and the Ukrainian Humanitarian Response



Comhairle Contae
Ros Comáin
Roscommon
County Council



The Owner,
Property at
Knockoe,
Castlerea,
Co. Roscommon

Ref: DS-29 2022

DERELICT SITES ACT 1990

NOTICE UNDER SECTION 8 (7)

Take notice that Roscommon County Council have entered the land described hereunder onto the Register of Derelict Sites maintained by Roscommon County Council in accordance with Section 8 (7) of the above Act.

The Register is available for inspection at Housing Section, Aras an Chontae, Roscommon during office hours.

DESCRIPTION AND LOCATION OF LAND

Lands situate in the Townland of Demesne

Being the lands situate at Knockroe, Castlerea, Co. Roscommon as shown outlined in red on the Map attached hereto.

Dated this 22nd day of May 2023

Signed: Fiona ni Chuinn
Fiona ni Chuinn
A/ Director of Services,
Housing, Community
& the Ukrainian Humanitarian Response Project

NOTE: Your attention is drawn to the extract from the Derelict Sites Act, 1990 attached hereto
(Section 11, 27 and 28)

an post

Payment method ☐ Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address

Date

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight KG must be entered	Amount paid
1	Mr. Lawrence Russell Riverside Rd San Francisco, Calif 94116	€	€		€
2	Riverside Rd San Francisco, Calif 94116	€	€		€
3	Dunkin' 1000 N. Market St San Francisco, Calif 94102	€	€		€
4		€	€		€
5	William J. Burns 1000 N. Market St San Francisco, Calif 94102	€	€		€
6	Co. Pacific 1000 N. Market St San Francisco, Calif 94102	€	€		€
7		€	€		€
8	1000 N. Market St San Francisco, Calif 94102	€	€		€
9	1000 N. Market St San Francisco, Calif 94102	€	€		€
10		€	€		€

Accepting Officer

Time

Total items on this list

Total amount paid

Registered post
Certificate of posting

An Post Terms and Conditions apply and are available at the post office or online at www.anpost.ie

Customer copy



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ms. Mary Tolan,
8001 W. 126th St
Palas Park,
Illinois 60404
USA

RE: **Derelict Sites Act 1990 - Section 22 Notice**
DS Ref No 29/2022
Derelict Site at Knockroe, Castlerea, Co. Roscommon

A Chara,

I wish to advise you that where a derelict site is located within a prescribed urban area, within the meaning of Derelict Sites Legislation, a derelict site levy will apply to the owner/reputed owner of the site. This levy is calculated at 7% of the market value of the site.

You are hereby notified that pursuant to Section 22 of the Derelict Sites Act, 1990, the market value of the above site has been determined at **€80,000**

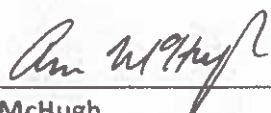
Please note that as owner of the above site, you may appeal the Council's valuation of the market value for the purposes of the derelict sites levy to the Valuation Tribunal.

The notice of appeal must be made on "Form D – Derelict Site Appeal" (copy attached) or complete and submit the Derelict Site Online Appeal Form to valuationtribunal.ie and state the specific grounds of appeal and be forwarded directly to The Registrar, Valuation Tribunal, 3rd Floor, Holbrook House, Holles Street, Dublin 2, D02 EY84, with the appropriate appeal fee within 28 days of receipt of this notice.

The Appeal Fees are as follows:

Market Value of Urban Land as Determined by Local Authority	Appeal Fee
Less than €65,000	€60
€65,000 to less than €130,000	€125
€130,000 or over	€190

Yours sincerely,


Ann McHugh
Senior Executive Officer

Dated this 27th day of November 2023



Comhairle Contae
Ros Comáin
Roscommon
County Council



DERELICT SITES ACT, 1990 SECTION 22

NOTICE OF VALUATION

REF: DS 29/2022

TO: OWNER/OCCUPIER OF THE LAND TO WHICH THIS NOTICE RELATES
MARY TOLAN

TAKE NOTICE that in exercise of the powers and duties conferred on it by the Derelict Sites Act, 1990 (as amended), Roscommon County Council has determined the market value of your lands situated at **KNOCKROE, CASTLEREA, CO. ROSCOMMON** particulars of which stand entered in the Council's statutory Register of Derelict Sites established in accordance with the provisions of the Derelict Sites Act, 1990 (as amended), to be **€80,000** in accordance with the provisions of the Act. This valuation was entered in the Register on 27th October 2023.

AND FURTHER TAKE NOTICE that, in accordance with the relevant provision of the said Act and in particular Section 22 thereof, you may appeal the determination of market value aforesaid to *The Valuation Tribunal, Third Floor, Holbrook House, Holles Street, Dublin 2, D02 EY84* within 28 days from the date on which this Notice is received by you using the relevant appeal form available at www.valuationtribunal.ie

AND FURTHER TAKE NOTICE that a Derelict Site Levy equal to 7 per cent of the market value determined is charged on the land from 1st January 2024.

Dated this 27th day of November 2023

Signed

Ann McHugh
Senior Executive Officer

an
post

Postage paid () Postage paid () Postage paid ()

Customer's name and address
Roscommon Co Co
Housing Dept

Date
27/1/23
DDMMYY

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight KG must be entered	Amount paid
RL 5610 0860 21E	Mary Tolan, 8001 W 126 th St Palas Park, Illinois 60464 U.S.A	€	€		€
RL 5610 0859 31E		€	€		€
RL 5610 0783 11E		€	€		€
RL 5610 0784 51E		€ null	€		€
RL 5610 0795 91E		€	€		€
RL 5610 0786 21E		€	€		€
RL 5610 0797 61E		€	€		€
RL 5610 0788 01E		€	€		€
		€	€		€

Accepting Officer Time Total items on this list Total amount paid

Registered post
Certificate of posting

An Post Terms and Conditions apply and are available at the post office or online at anpost.com



Comhairle Contae
Ros Comáin
Roscommon
County Council



Action Plan for Housing and Homelessness



PRIVATE & CONFIDENTIAL

Ms Mary Tolan,
8001 W. 126th St
Palas Park,
Illinois 60404
USA

RE: DERELICT SITE REF. DS-29/2022

Dear Mary,

I refer to your derelict property at Knockroe, Castlerea, Co. Roscommon.

I enclose herewith, 'Demand Notice for Derelict Sites Levy for calendar year 2024.

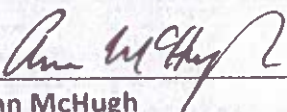
All correspondence and payment in respect of this Statutory Notice should be addressed in writing to: Vacant Homes Officer, Housing Section, Roscommon County Council, Áras an Chontae, Roscommon Town, F42 VR98

Please quote the above Derelict Site case reference and when replying to make payment.

Kindly note that where a derelict sites levy for a year or a portion of it remains owing, the amount of the levy and the interest due shall remain a charge on the property.

Should you have any queries relating to the enclosed, please contact Vacant Homes Officer on vacanthomesoffice@roscommoncoco.ie or telephone (090) 6637100

Yours sincerely,


Ann McHugh
Senior Executive Officer

Dated this 19th day of March 2024



Comhairle Contae
Ros Comáin
Roscommon
County Council



DEMAND NOTICE

DERELICT SITES ACT, 1990 – SECTION 23

**DEMAND FOR PAYMENT OF DERELICT SITES LEVY
FOR THE 2024 LOCAL FINANCIAL YEAR**

Ref: DS-29/2022

To: Mary Tolan 8001 W. 126th St, Palas Park, Illinois 60404, USA

OWNER OF THE DERELICT SITE TO WHICH THIS DEMAND NOTE RELATES

WHEREAS, the particulars of the land at Knockroe, Castlerea, Co. Roscommon hereto stand entered in the Derelict Sites Register on the 1st January of the said local financial year and,

WHEREAS a market value has been determined in relation to the said land and which said market value is €80,000 and,

WHEREAS a derelict site levy of 7% of the market value of the said land is payable by the owner,

TAKE NOTICE that the levy amount due for 2024 is € 5,600 (and is payable by you, the Owner of the said land and, **PAYMENT OF THE SAID SUM IS HEREBY DEMANDED.**

THE SAID DERELICT SITES LEVY is payable to within 14 days of the date of this Demand Notice and, in default of being paid within two months after becoming payable, is recoverable as a simple contract debt in any Court of competent jurisdiction.

Signed: _____


Ann McHugh
Senior Executive Officer

Dated this: 19th day of March, 2024

Notes

1. Section 23(8) of the Derelict Sites Act 1990 provides that where an amount of a derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the Local Authority concerned simple interest, without deduction of income tax, on the amount, calculated at 1.25% for each month or part of a month of the period.
2. Section 24(1) of the Derelict Sites Act, 1990, provides that where a derelict sites levy for a local financial year, or any portion of it, is due and owing, the amount of the levy and the interest due and payable thereon shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant urban land.

ALL PAYMENTS SHOULD BE ACCOMPANIED BY THIS DEMAND NOTICE

Derelict Site Levies should be made payable to Roscommon County Council by any of the following methods:

ROSCOMMON COUNTY COUNCIL BANK DETAILS

RECEIVING BANK: Bank of Ireland, The Square, Roscommon Town, Co. Roscommon

Name on Account: Roscommon County Council

BIC: BOF11E2D

IBAN: IE46 BOFI 9054 2411 9785 65

- **Electronic Funds Transfer**
- **Credit Card or Debit Card:** Please contact the Cash Office at (090) 66 37100 between 9.30am - 4pm, Monday to Friday.
- **By Post:** (Do NOT send cash in the post.)
- **In Person:** At the Cash Office, Finance Department, Áras an Chontae, Roscommon F42 VR98 from 9.30am – 4pm, Monday to Friday.
- **Please quote your Reference DS 29/2022**



Comhairle Contae
Ros Comáin
Roscommon
County Council



DEMAND NOTICE Site Notice

DERELICT SITES ACT, 1990 – SECTION 23

DEMAND FOR PAYMENT OF DERELICT SITES LEVY FOR THE 2024 LOCAL FINANCIAL YEAR

Ref: DS-29/2022

To: THE OWNER OF THE DERELICT SITE TO WHICH THIS DEMAND NOTE RELATES

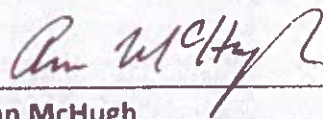
WHEREAS, the particulars of the land at Knockroe, Castlerea, Co. Roscommon hereto stand entered in the Derelict Sites Register on the 1st January of the said local financial year and,

WHEREAS a market value has been determined in relation to the said land and which said market value is €80,000 and,

WHEREAS a derelict site levy of 7% of the market value of the said land is payable by the owner,

TAKE NOTICE that the levy amount due for 2024 is € 5,600 (and is payable by you, the Owner of the said land and, **PAYMENT OF THE SAID SUM IS HEREBY DEMANDED.**

THE SAID DERELICT SITES LEVY is payable to within 14 days of the date of this Demand Notice and, in default of being paid within two months after becoming payable, is recoverable as a simple contract debt in any Court of competent jurisdiction.

Signed: 
Ann McHugh
Senior Executive Officer

Dated this: 19th day of March, 2024



Comhairle Contae
Ros Comáin
Roscommon
County Council



PRIVATE & CONFIDENTIAL

Ms. Mary Tolan,
8001 W. 126th St
Palas Park,
Illinois 60464
USA

RE: DERELICT SITE REF. DS-29/2022

Dear Mary,

I refer to your derelict property at Knockroe, Castlerea, Co. Roscommon.

I enclose herewith, 'Demand Notice for Derelict Sites Levy for calendar year 2025.

All correspondence and payment in respect of this Statutory Notice should be addressed in writing to: Vacant Homes Officer, Housing Section, Roscommon County Council, Áras an Chontae, Roscommon Town, F42 VR98

Please quote the above Derelict Site case reference and when replying to make payment.

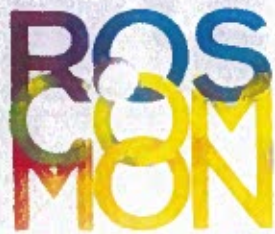
Kindly note that where a derelict sites levy for a year or a portion of it remains owing, the amount of the levy and the interest due shall remain a charge on the property.

Should you have any queries relating to the enclosed, please contact Vacant Homes Officer on vacanthomesoffice@roscommoncoco.ie or telephone (090) 6637100

Yours sincerely,

Ann McHugh
Senior Executive Officer

Dated this 21st day of January 2025



Comhairle Contae
Ros Comáin
Roscommon
County Council



DEMAND NOTICE

DERELICT SITES ACT, 1990 – SECTION 23

**DEMAND FOR PAYMENT OF DERELICT SITES LEVY
FOR THE 2025 LOCAL FINANCIAL YEAR**

Ref: DS-29/2022

To: Mary Tolan 8001 W. 126th St, Palas Park, Illinois 60404, USA

OWNER OF THE DERELICT SITE TO WHICH THIS DEMAND NOTE RELATES

WHEREAS, the particulars of the land at Knockroe, Castlerea, Co. Roscommon hereto stand entered in the Derelict Sites Register on the 1st January of the said local financial year and,

WHEREAS a market value has been determined in relation to the said land and which said market value is €80,000 and,

WHEREAS a derelict site levy of 7% of the market value of the said land is payable by the owner,

TAKE NOTICE that the levy amount due for 2025 is €5,600 (and is payable by you, the Owner of the said land and, **PAYMENT OF THE SAID SUM IS HEREBY DEMANDED.**

THE SAID DERELICT SITES LEVY is payable to within 14 days of the date of this Demand Notice and, in default of being paid within two months after becoming payable, is recoverable as a simple contract debt in any Court of competent jurisdiction.

Signed:


Ann McHugh
Senior Executive Officer

Dated this: 21st day of January, 2025

Notes

1. Section 23(8) of the Derelict Sites Act 1990 provides that where an amount of a derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the Local Authority concerned simple interest, without deduction of income tax, on the amount, calculated at 1.25% for each month or part of a month of the period.
2. Section 24(1) of the Derelict Sites Act, 1990, provides that where a derelict sites levy for a local financial year, or any portion of it, is due and owing, the amount of the levy and the interest due and payable thereon shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant urban land.

ALL PAYMENTS SHOULD BE ACCOMPANIED BY THIS DEMAND NOTICE

Derelict Site Levies should be made payable to Roscommon County Council by any of the following methods:

ROSCOMMON COUNTY COUNCIL BANK DETAILS

RECEIVING BANK: Bank of Ireland, The Square, Roscommon Town, Co. Roscommon

Name on Account: Roscommon County Council

BIC: BOF11E2D

IBAN: IE46 BOFI 9054 2411 9785 65

- **Electronic Funds Transfer**
- **Credit Card or Debit Card:** Please contact the Cash Office at (090) 66 37100 between 9.30am - 1pm and 2pm - 3.30pm, Monday to Friday.
- **By Post:** (Do NOT send cash in the post.)
- **In Person:** At the Cash Office, Finance Department, Áras an Chontae, Roscommon F42 VR98 from 9.30am - 1pm and 2pm - 3.30pm, Monday to Friday.
- Please quote your Reference **DS 29/2022**



Comhairle Contae
Ros Comáin
Roscommon
County Council



PRIVATE & CONFIDENTIAL

Ms. Mary Tolan,
8001 W. 126th St,
Palas Park,
Illinois 60464,
USA.

REGISTERED POST

RE: DERELICT SITE REF. DS-29/2022

Dear Mary,

I refer to your derelict property at Knockroe, Castlerea, Co. Roscommon.

I enclose herewith, 'Demand Notice for Derelict Sites Levy for calendar year 2025.

All correspondence and payment in respect of this Statutory Notice should be addressed in writing to: Vacant Homes Officer, Housing Section, Roscommon County Council, Áras an Chontae, Roscommon Town, F42 VR98

Please quote the above Derelict Site case reference and when replying to make payment.

Kindly note that where a derelict sites levy for a year or a portion of it remains owing, the amount of the levy and the interest due shall remain a charge on the property.

Should you have any queries relating to the enclosed, please contact Vacant Homes Officer on vacanthomesoffice@roscommoncoco.ie or telephone (090) 6637100

Yours sincerely,


Ann McHugh
Senior Executive Officer

Dated this 21ST day of January 2025



Comhairle Contae
Ros Comáin
Roscommon
County Council



DEMAND NOTICE

DERELICT SITES ACT, 1990 – SECTION 23

**DEMAND FOR PAYMENT OF DERELICT SITES LEVY
FOR THE 2025 LOCAL FINANCIAL YEAR**

Ref: DS-29/2022

To: Mary Tolan 8001 W. 126th St, Palas Park, Illinois 60404, USA

OWNER OF THE DERELICT SITE TO WHICH THIS DEMAND NOTE RELATES

WHEREAS, the particulars of the land at **Knockroe, Castlerea, Co. Roscommon** hereto stand entered in the Derelict Sites Register on the 1st January of the said local financial year and,

WHEREAS a market value has been determined in relation to the said land and which said market value is **€80,000** and,

WHEREAS a derelict site levy of 7% of the market value of the said land is payable by the owner,

TAKE NOTICE that the levy amount due for 2025 is **€5,600** (and is payable by you, the Owner of the said land and, **PAYMENT OF THE SAID SUM IS HEREBY DEMANDED.**

THE SAID DERELICT SITES LEVY is payable to within 14 days of the date of this Demand Notice and, in default of being paid within two months after becoming payable, is recoverable as a simple contract debt in any Court of competent jurisdiction.

Signed:


Ann McHugh

Senior Executive Officer

Dated this: 21st day of January, 2025

Notes

1. Section 23(8) of the Derelict Sites Act 1990 provides that where an amount of a derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the Local Authority concerned simple interest, without deduction of income tax, on the amount, calculated at 1.25% for each month or part of a month of the period.
2. Section 24(1) of the Derelict Sites Act, 1990, provides that where a derelict sites levy for a local financial year, or any portion of it, is due and owing, the amount of the levy and the interest due and payable thereon shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant urban land.

ALL PAYMENTS SHOULD BE ACCOMPANIED BY THIS DEMAND NOTICE

Derelict Site Levies should be made payable to Roscommon County Council by any of the following methods:

ROSCOMMON COUNTY COUNCIL BANK DETAILS	
RECEIVING BANK: Bank of Ireland, The Square, Roscommon Town, Co. Roscommon	
Name on Account: Roscommon County Council	
BIC:	BOF11E2D
IBAN:	IE46 BOFI 9054 2411 9785 65

- **Electronic Funds Transfer**
- **Credit Card or Debit Card:** Please contact the Cash Office at (090) 66 37100 between 9.30am - 1pm and 2pm -3.30pm, Monday to Friday.
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- **In Person:** At the Cash Office, Finance Department, Áras an Chontae, Roscommon F42 VR98 from 9.30am - 1pm and 2pm -3.30pm, Monday to Friday.
- **Please quote your Reference DS 29/2022**



Comhairle Contae
Ros Comáin
Roscommon
County Council



DEMAND NOTICE

Site Notice

DERELICT SITES ACT, 1990 – SECTION 23

DEMAND FOR PAYMENT OF DERELICT SITES LEVY FOR THE 2025 LOCAL FINANCIAL YEAR

Ref: DS-29/2022

To: THE OWNER OF THE DERELICT SITE TO WHICH THIS DEMAND NOTE RELATES

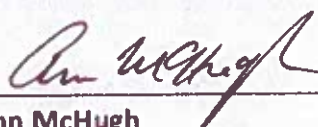
WHEREAS, the particulars of the land at Knockroe, Castlerea, Co. Roscommon hereto stand entered in the Derelict Sites Register on the 1st January of the said local financial year and,

WHEREAS a market value has been determined in relation to the said land and which said market value is €80,000 and,

WHEREAS a derelict site levy of 7% of the market value of the said land is payable by the owner,

TAKE NOTICE that the levy amount due for 2025 is €5,600 (and is payable by you, the Owner of the said land and, **PAYMENT OF THE SAID SUM IS HEREBY DEMANDED.**

THE SAID DERELICT SITES LEVY is payable to within 14 days of the date of this Demand Notice and, in default of being paid within two months after becoming payable, is recoverable as a simple contract debt in any Court of competent jurisdiction.

Signed: 
Ann McHugh
Senior Executive Officer

Dated this: 21st day of January, 2025

an post

Payment method Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address

Housing Dept
Paris in Arabia

Date

220125

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight KG must be entered	Amount paid
RL 8062 0767 11E	As they Tolana 8001 W 12th Street	€	€		€
	Palas Park,	€	€		€
	Illinois 60604, USA				
RL 8062 0768 51E		€	€		€
		€	€		€
RL 8062 0769 91E		€	€		€
		€	€		€
RL 8062 0770 31E		€	€		€
		€	€		€
RL 8062 0771 11E		€	€		€
		€	€		€
		€	€		€

Accepting Officer

For customers on this list

Total amount paid

€

Registered post
Certificate of posting

ROSCOMMON COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Order No: H/436/25

SUBJECT: Compulsory Purchase of derelict property under Derelict Sites Act, 1990
File Reference: DS 29/2022

Owners: Mary Tolan, 8001W 126th Street, Palas Park, Illinois, 60464 USA

Liam Scahill, Danny Burke, Mark Kennedy, Valerie Callaghan, Paraic Newman,
Anthony Cahill, Paul Glynn, Gregory Kelly, Pyres O'Connor Nash (Castlerea Towns
Trust)

Property located at: Knockroe, Castlerea, Co. Roscommon

Townland: Demesne

ORDER: By virtue of the powers vested in me by the Local Government Acts 1925 – 2019,

IT IS HEREBY ORDERED that

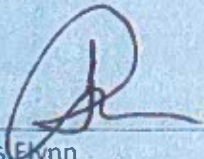
That the Council proceed under Section 14 of the Derelict Sites Act 1990 (as amended by the Planning and Development Act 2000), to acquire compulsorily the property/land which is derelict site Knockroe, Castlerea, Co. Roscommon as delineated in red on attached map.

Reputed owners of the property are:

- Mary Tolan, 8001W 126th Street, Palas Park, Illinois, 60464, USA
- Liam Scahill, Danny Burke, Mark Kennedy, Valerie Callaghan, Paraic Newman, Anthony Cahill, Paul Glynn, Gregory Kelly, Pyres O'Connor Nash (Castlerea Towns Trust)

In accordance with Section 15 of the Act, all parties be served with the appropriate notices regarding the Council's intention.

Signed by me at Áras an Chontae, Roscommon on this 9th day of June 2025


Chris Flynn

Director of Housing, Community Culture
Integration & Roscommon MD Area Manager



Comhairle Contae
Ros Comáin
Roscommon
County Council



Liam Scahill, Danny Burke, Mark Kennedy,
Valerie Callaghan, Paraic Newman, Anthony Cahill,
Gregory Kelly, Pyres O'Connor Nash
C/O Castlerea Town Trust,
Castlerea,
Co. Roscommon

Ordinary Post

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990

Notice is hereby given that Roscommon County Council (herein referred to as the "Local Authority") in exercise of the powers conferred on them by Section 14 of the Derelict Sites Act 1990 intend to acquire compulsorily under the said Act the derelict site described hereunder.

A map of the said derelict site has been deposited at the offices of the Housing Department, Roscommon County Council, Áras an Chontae, Roscommon, F42 VR98 and may be inspected there during the hours of 9.30am to 1.00pm, 2.00pm to 3.30pm - Monday to Friday.

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DESCRIPTION OF THE DERELICT SITE PROPOSED TO BE ACQUIRED.

ALL THAT AND THOSE the property known as **Knockroe, Castlerea, Co. Roscommon** comprised in Folio RN 18662 of the Register of County Roscommon and comprising an area of approximately 0.108 ha or thereabouts

Dated this 9th day of June 2025.

Signed


Chris Flynn
Director of Services
Roscommon County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council



Site Notice

The Owners
Property located at
Knockroe,
Castlerea,
Co. Roscommon.

Notice of Intention to Acquire Derelict Site Compulsorily under Derelict Sites Act, 1990

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Chris Flynn
Director of Services
Roscommon County Council

NEWSPAPER ADVERT

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990

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Dated this 9th day of June 2025.

Signed: **Chris Flynn**
Director of Services
Roscommon County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ms. Mary Tolan,
8001 W. 126th St.,
Palas Park,
Illinois 60464,
USA.

Ordinary Post

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990

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Signed

Chris Flynn
Director of Services
Roscommon County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ms. Mary Tolan,
8001 W. 126th St.,
Palas Park,
Illinois 60464,
USA.

Registered Post

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Dated this 9th day of June 2025.

Signed

Chris Flynn
Director of Services
Roscommon County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council



Liam Scahill, Danny Burke, Mark Kennedy,
Valerie Callaghan, Paraic Newman, Anthony Cahill,
Gregory Kelly, Pyres O'Connor Nash
C/O Castlereagh Town Trust,
Castlereagh,
Co. Roscommon.

Registered Post

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Signed


Chris Flynn
Director of Services
Roscommon County Council

ROSCOMMON COUNTY COUNCIL TO ACQUIRE COMPULSORILY UNDER DERELICT SITES ACT 1990



Wall
(in Ruins)

Wall
(in Ruins)

Wall
(in Ruins)

Wall
(in Ruins)

DS-29-22

THE DEMENSE

KINCORR DEWENSE

Castleroa
Community
School

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Roscommon County Council

Drawing No.
CPO-DS-29-22

DIRECTOR OF SERVICES :
(HOUSING)

Title
Notice of Intention to acquire compulsorily under the Derelict Sites Act 1990
of Kincorrea, Castleroa, Co. Roscommon

Scale:	1:1000	Date:	16/05/2023	OSI Doc:	2219-05; 2220-01; 2220-04	Site Coordinates (ITM):	N 568250, E 779683
Feet:	RM15662	Drawn:	PS	Checked:	DF	Site Area:	1081 Sqm / 0.108 Ha / 0.26 Acres



COMHAIRLE CONTAE ROS COMAÍN
ROSCOMMON COUNTY COUNCIL



Housing Department,
Area of Control,
Roscommon,
Co. Roscommon.
P22 1128

ROSCOMMON COUNTY COUNCIL TO ACQUIRE COMPULSORILY UNDER DERELICT SITES ACT 1990



DS-29-22

THE DENSE

KNOCKROE DENSE

Wall (in Ruins)
Wall (in Ruins)
Wall (in Ruins)

Castlearea
Community
School

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Licence Number 2014/180036A,
Roscommon County Council

[Handwritten Signature]

Drawing No.
CPO-DS-29-22

DIRECTOR OF SERVICES
(HOUSING)

Notice of Intention to acquire compulsorily under the Derelict Sites Act 1990
of Knockroe, Castleroa, Co. Roscommon

NOTICE OF INTENTION TO ACQUIRE LAND FOR THE PURPOSES OF THE KNOXSHIRE, CLACKMANNAN, CO. RENFREWSHIP							
Scale	1:1000	Date	16/05/2025	Grid Sheet	2318-05, 2220-01, 2318-A	Site Coordinates (ITM)	N 568260, E 779683
Pub. No.	RN18642	Drawn	PS	Checked	DF	Site Area	1088 Sqm / 0.108 Hs / 0.26 Acres



COMHAIRLE CONTAE ROS COMAÍN
ROSCOMMON COUNTY COUNCIL

Housing Department
County Council
Castleroa
Co. Roscommon
P.O. Box 1002



an post

Payment method ☐ Meter post ☐ Postage stamps ☐ cash ☐ Fee paid ☐

Customer's name and address

Housing Dept
Hias an Aontas

Date

09 06 25

D D M M Y Y

Customer account number

Item number	Enter below the name and address shown on each item	Declared value	Additional insurance value	Weight KG must be entered	Amount paid
RL 8062 1111 51E	Valerie Callaghan c/o Castlelea Town	€	€		€
	Trust Castlelea Co. Roscommon	€	€		€
RL 8062 1110 11F	Padraic Newman c/o Castlelea Town	€	€		€
	Trust Castlelea Co. Roscommon	€	€		€
RL 8062 1117 71E	Antony Cahill c/o Castlelea Town	€	€		€
	Trust Castlelea Co. Roscommon	€	€		€
RL 8062 1118 51E	Gregory Kelly c/o Castlelea Town	€	€		€
	Trust Castlelea Co. Roscommon	€	€		€
RL 8062 1119 41E	Peter O' Connor Nash c/o Castlelea Town	€	€		€
	Trust Castlelea Co. Roscommon	€	€		€

Accepting Officer

Time

Total items on this list

Total amount paid

€

Registered post
Certificate of posting

An Post Terms and Conditions apply and are available at the post office or online at anpost.com

An Post copy

V251119



Comhairle Contae
Ros Comáin
Roscommon
County Council

Roscommon County Council

Working with you, working for you



NOTICE OF INTENTION TO ACQUIRE DERELICT SITE COMPULSORILY UNDER DERELICT SITES ACT, 1990

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Signed:
Chris Flynn
Director of Services
Roscommon County Council

Dated this 9th day of June 2025.

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DESCRIPTION OF THE DERELICT SITE PROPOSED TO BE ACQUIRED.

ALL THAT AND THOSE the property known as 43 Termon Road, Boyle, Co. Roscommon P52 P803 being all of the property comprised in Folio RN9758F of the Register of County Roscommon and comprising an area of approximately 0.0203 ha or thereabouts.

Signed:
Chris Flynn
Director of Services
Roscommon County Council

Dated this 9th day of June 2025.

TEMPORARY CLOSING OF ROADS ROADS ACT 1993, SECTION 75 ROADS REGULATIONS 1994, ARTICLE 12

Roscommon County Council has decided to close the road set out in the schedule hereunder for the periods and the reason specified.

Road Reference: LS-6022 (East)

Townland: Shankill

Closure Duration: 23rd June to 25th August 2025

Section of Closure: Length of Closure 150m.

Closure starts 150m from the LS-6022 Junction with the N61 and finished at the junction head.

Proposed Diversion: Diversion will be via the LP-1412

Reason for Closures: To facilitate N5 Road Project

Mark Keaveney
Director of Services
Economic, Planning and Physical Development.



Chief Executive of Roscommon County Council Shane Tiernan and Minister Dara Calleary pictured at the official opening of Mote Park, Roscommon.



COMHAIRLE CONTAE ROS COMÁIN
ROSCOMMON COUNTY COUNCIL

N5 ACTIVE TRAVEL – TULSK TO RATHCROGHAN PROJECT

**Public Consultation No. 01 –
Emerging Preferred Option June 2025**

Wednesday 11th June 2025

Background

Roscommon County Council is progressing Active Travel Improvements along the N5 from Frenchpark to Tusk. The construction of the N5 Ballaghaderreen to Scramoge Road Project will result in a considerable reduction in traffic on the existing N5 between Tusk and Rathcroghan, thereby providing an opportunity to consider implementing active travel facilities. The Tusk to Rathcroghan section is currently at the Option Selection Stage and is being progressed by Roscommon County Council and design consultants Roughan & O'Donovan.

The project will provide a cycling / walking link from Tusk village to the internationally important Rathcroghan Archaeological Complex (Candidate UNESCO World Heritage Site). The project will also provide connection between many residential dwellings along the route into Tusk village.

Public Consultation Event

Roscommon County Council is hosting a Public Consultation event to gather feedback and opinions in relation to the emerging preferred option. We invite all residents, businesses, stakeholders and interested parties to attend and have your say to inform the identification and selection of the emerging preferred option to be taken forward to planning.

We value all feedback and appreciate any time spent communicating your views. A questionnaire will be available for you to express your views. Members of the project team will be present to provide information and to answer your questions.

The Public Consultation Day will be held in the Rathcroghan Visitor Centre, Tusk, Co. Roscommon F45 HH51 on Wednesday 11th June 2025 between 3:00pm and 8:00pm.

If you are unable to join us on the day, a copy of the questionnaire and supporting documentation will be available online on the Roscommon County Council Consultation Portal



Home | Roscommon County Council's Consultation Portal

Completed questionnaires and feedback can be sent to us via email to activetravel@roscommoncoco.ie or by post marked as 'N5 Active Travel Tusk to Rathcroghan Project' addressed to Roscommon County Council, National Roads Regional Office, Racecourse Road, Roscommon, F42 WY23. We ask that completed questionnaires and feedback is submitted to us during the consultation period, between Wednesday 11th June 2025 and Wednesday 9th July 2025.



Comhairle Contae
Ros Comáin
Roscommon
County Council

Roscommon County Council, Áras an Chontae, Roscommon Town, F42 VR98.

Public Opening Hours – Monday to Friday

Motor Tax Office 9.30am to 1.00pm.

All other services – 9.30am to 1.00pm and 2.00pm to 3.30pm.

Phone services available from 9.30am to 1.00pm and from 2.00pm to 5.00pm Monday to Friday

(390) 6637100

customerservice@roscommoncoco.ie

www.roscommoncoco.ie

@RoscommonCountyCouncil

@roscommoncoco

@roscommoncountycouncil

Senior Executive Officer Housing Department
Roscommon County Council
Aras an Chontae
Roscommon
F42 VR98

Date: 23rd June 2025

Objection to Intention to Acquire Derelict Site Compulsorily under Derelict Sites Act 1990

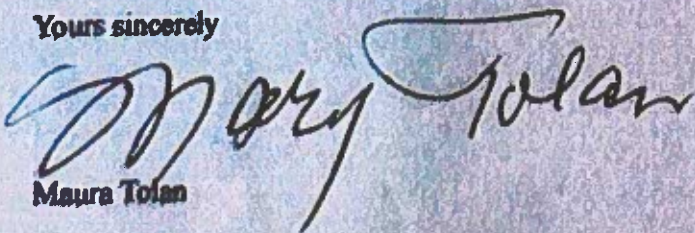
Dear Mr Chris Flynn,

Please accept this correspondence as Objection to the Notice of Intention to Acquire Compulsorily my property located at Knockroe, Castlerea, County Roscommon, Folio RN18662, dated 9th June 2025.

I am the registered owner of this property and make the Objection on the grounds that I intend to make a planning application to demolish the house which sits within the curtilage of Folio RN18662. I am appointing Mr David Healy, my nephew, of Rathmoyle, Castlerea, County Roscommon, F45 RP02, Tel 0864078967 as my agent to deal with all further matters including said planning application for demolition which he may extend to that of an appointed contractor.

Please acknowledge receipt of this Objection and withdrawal or cessation of the Notice of Intention to Acquire Compulsorily Knockroe, Castlerea, County Roscommon, Folio RN18662 by return email to healydp@hotmail.com.

Yours sincerely


Maura Tolan