

Rooskey Craft & Tackle Shop
Rooskey Harbour,
Rooskey,
Co Roscommon.

05th October 2022

To whom it may concern,

AN BORD PLEANÁLA	
LDG- <u>057948-22</u>	
ABP- _____	
07 OCT 2022	
Fee: € <u>220</u>	Type: <u>App</u>
Time: _____	By: <u>[Signature]</u>

My name is Ciaran Fallon and I have been advised by Roscommon County Council that I may appeal their Declaration under Section 5 of the Planning and Development Act 2000 to An Bord Pleanala. The notification of their decision by Roscommon County Council dated the 13th of September 2022 is included with this letter.

I also enclosed a site location Map Output Scale 1:10,560
A Planning Pack Output Scale 1:2,500
A Draft Map Scale 1:500 when printed on A3 size paper.
A copy of my application for Exempted Declaration.
A letter from Waterways Ireland agreeing in principle to support this scheme.
A cheque for 220 Euros payable to An Bord Pleanala.

I purchased the remains of a ninety nine year lease at the southern end of the harbour in Rooskey over twenty five years ago. The property rent is paid to Waterways Ireland annually and as such they have a veto over any proposed works that I would undertake. At the moment I supply fuel and mooring to boats, have a craft and fishing tackle shop, a large shed for boat repairs and over half an acre for overnight parking of motorhomes similar to the "Aire" sites in France.

I plan to expand into the adjoining 1.13 acres of wasteland owned by Waterways Ireland on a phased basis. Waterways Ireland have been supportive to let me use this ground for twenty five years provided I get a letter of exemption. At the end of the twenty five years the 1.13 acres will revert back to Waterways Ireland. My intention is to hardcore approximately one third of the area (please see Draft Map enclosed.) This would give me extra space for the parking of boats on trailers, cars and their jet ski, speed boats, or fishing boat trailers and the occasional motorhome on a Bank Holiday weekend. At the moment my space limits the number of cars and trailers I can accommodate. I regularly send potential customers elsewhere.

The 1:2,500 scale map gives a very good view of the site on the bank of the Shannon. It also shows my existing property and that of Waterways Ireland showing the dry dock, new offices, and workshops. Waterways Ireland is a cross border body and are responsible for the management, maintenance, development and restoration of the inland navigable waterways. Their involvement in the Shannon Erne canal and their restoration of the Ulster canal are the flagship commitments that demonstrate the "hands across the border" projects are not all talk/hot air but tangible on the ground promotion of their tourism interests. They have also been the main driving force with Failte Ireland in developing the "Hidden Heartlands" as it stretches from the Erne lakes to the Shannon Erne canal and the full length of the Shannon to Limerick. Their vision for the development of the Waterways is a source of great support for businesses along the Waterways and it is that support that encourages me to seek a small adjustment to my property in Rooskey.

Rooskey is one of the main villages on the Shannon river. Most of the cruisers pass through here at some stage on their journey. This is one of the attractions for motorhome visitors who can cross the

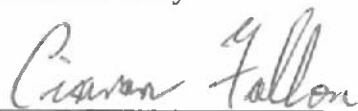
river by bridge. With ample mooring facilities, two quality supermarkets, Chinese restaurant/takeaway, Post Office, Church, School, a few public houses, a children's playground not to mention my fuel station and craft and fishing tackle shop, it is a popular spot to visit or to stop overnight.

My site is away from the village at the southern end of the harbour. It does not interfere with the supermarket, its patrons or people wishing to park and relax while admiring the boats on the river.

On the Draft Map you can see where the gate is marked and a rough outline of the area of my proposed works that would need to be done to allow cars, trailers or motorhomes to avoid sinking in the waste ground. My facilities for water based sports and motorhome parking is seasonal and would blend in with the general area and has great tourist potential. There have been no problems with complaints or anything of that nature from any third parties or neighbours. Many people have commented and expressed delight to see new life around the village and are full of praise and admiration for what I have achieved so far.

On the basis of the above I hope you will look favourably on my appeal.

Yours sincerely

A handwritten signature in dark ink, reading 'Ciaran Fallon'. The signature is written in a cursive, flowing style. The first name 'Ciaran' is written in a larger, more prominent script, and the last name 'Fallon' follows it in a similar but slightly more compact style. The signature is positioned above a horizontal line.

Ciaran Fallon

Rooskey Craft & Tackle
Rooskey Harbour
Rooskey
Co Roscommon

16th August 2022

Re: Exemption Letter Request

Dear Becky,

I spoke to you on the phone recently in relation to the development of extra parking south of Rooskey Harbour.

Waterways Ireland have agreed to lease 1.13 acres for a twenty five year term adjacent to my existing motorhome park. Waterways Ireland would like confirmation as to whether this development requires planning permission and if this is not needed they would like an exemption letter in relation to same.

The proposed development involves the opening of the existing fence and placing a gate to access the 1.13 acre from my motorhome site. Due to the high costs of materials, fuel and labour, my proposal involves reclaiming approximately 0.4 of an acre. This would need a considerable amount of stone and gravel after the rushes have been removed. It will also raise the ground level by one to two feet. The area would then be suitable to park up cars and trailers after the jet skies, speed boats, fishing boats, or ribs have been launched at the slip way, and also extra space for motorhomes at busy weekends.

As time, demand and more funding becomes available, I intend to further develop and reclaim the rest of the waste ground.

I enclose a site location Map Output Scale 1:10,560

A Planning Pack Output Scale 1:2,500

A Draft Map Scale 1:500 when printed on A3 size paper. This map indicates my proposed work area.

I look forward to hearing from you. My contact mobile number 086 8054933 and my email ciaranjfallon@hotmail.com.

I enclose cheque for €80.00



Áras an Chontae,
 Roscommon,
 Co. Roscommon
 Phone: (090) 66 37100
 Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
 regarding Exempted Development

Name:	CIARAN FALLON
Address:	ROOSKY CRAFT AND TACKLE ROOSKY HARBOUR ROOSKY CO ROSCOMMON
Name & Address of Agent:	
Nature of Proposed Works	(1) PUT A GATE ENTRANCE TO LEASED LAND (2) FILL IN WITH HARDCORE STONE TOPPED WITH GRAVEL TO ALLOW PARKING FOR CARS, TRAILERS AND MOTORHOMES
Location (Townland & O.S No.)	SOUTH OF ROOSKY HARBOUR
Floor Area	APPROXIMATELY 1/3 OF AN ACRE
Height above ground level	FROM 1 TO 2 FEET
Total area of private open space remaining after completion of this development	APPROXIMATELY 3/4 OF AN ACRE
Roofing Material (Slates, Tiles, other) (Specify)	N/A
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	N/A
Is proposed works located at front/rear/side of existing house.	N/A

Roscommon County Council

**Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development**

Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	NOT USED FOR OVER 20 YEARS OVER GROWN WITH RUSHES
Proposed use of land or structure	TO CREATE A HARD STAND SURFACE FOR PARKING CARS, BOAT TRAILERS AND MOTOR HOME
Distance of proposed building line from edge of roadway	FOUR METRES
Does the proposed development involve the provision of a piped water supply	NO, THIS IS ALREADY AVAILABLE ON MY EXISTING MOTOR HOME SITE
Does the proposed development involve the provision of sanitary facilities	NO, THESE ARE ALREADY AVAILABLE ON MY EXISTING MOTOR HOME SITE

Signature:

Ciarán Fallon

Date:

15/8/2022

Note: This application must be accompanied by:-

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Details specification of development proposed

Our Ref.: 000024-0752

F.A.O. Planning Department
Roscommon County Council
Áras an Chontae
Roscommon
County Roscommon
F42 VR98

via email to ciaranifallon@hotmail.com

30 September 2022

Subject to Agreement

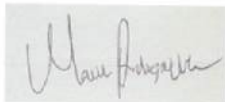
Re: Proposed Works at Roosky Harbour, Roosky, Co. Roscommon (Ref. No. DED 525)

To Whom It May Concern

Waterways Ireland hereby confirm support, in principle, for works proposed by Mr. Ciaran Fallon (Ref. No. DED 525) on property owned by Waterways Ireland at Roosky Harbour, Roosky, Co. Roscommon.

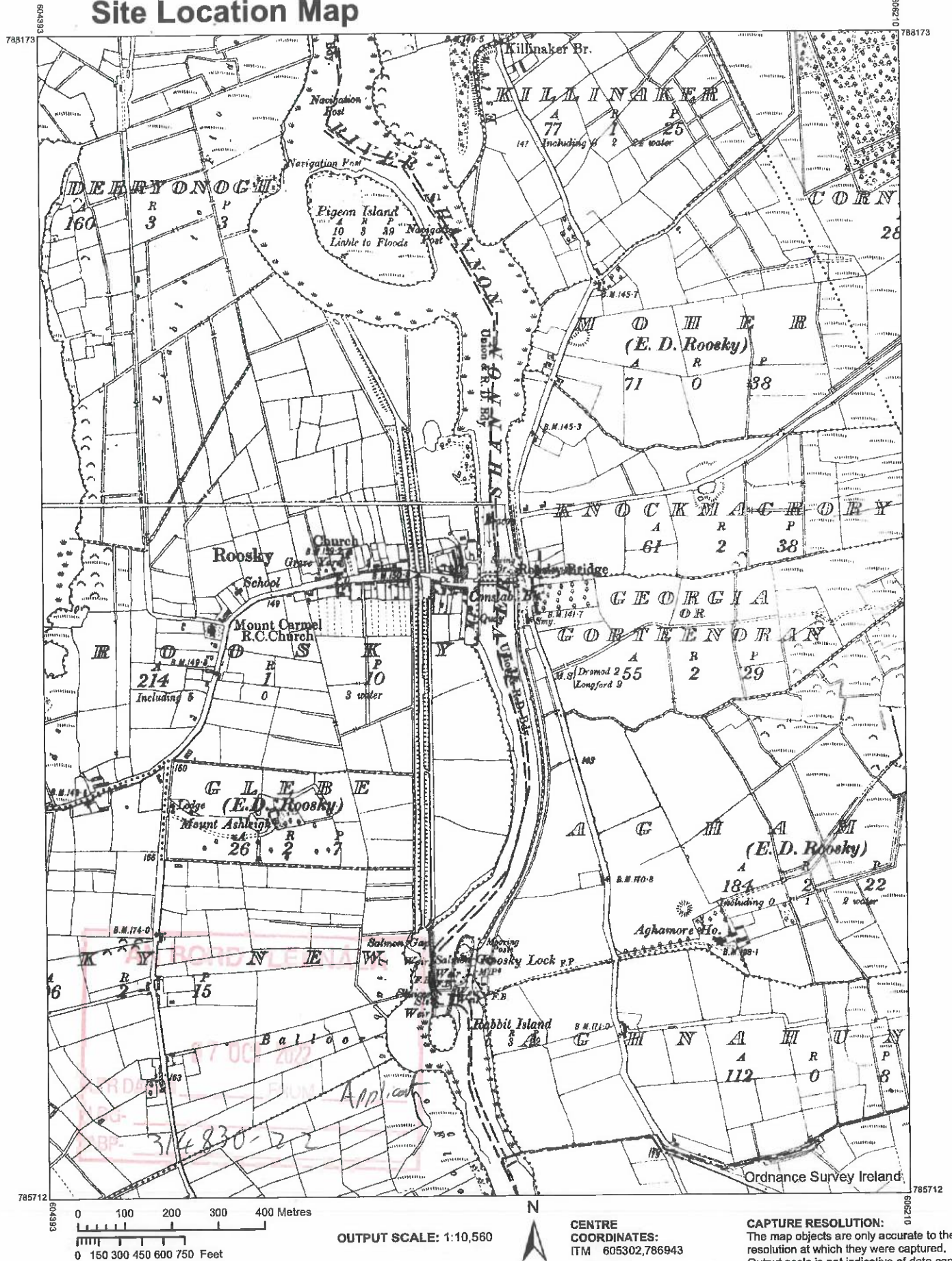
I can confirm that subject to the applicant obtaining either a Section 5 Declaration on Development and Exempted Development, or the relevant planning permission, Waterways Ireland agree in principle to support this scheme.

Yours faithfully



Valuer, Property & Legal
Waterways Ireland

Site Location Map



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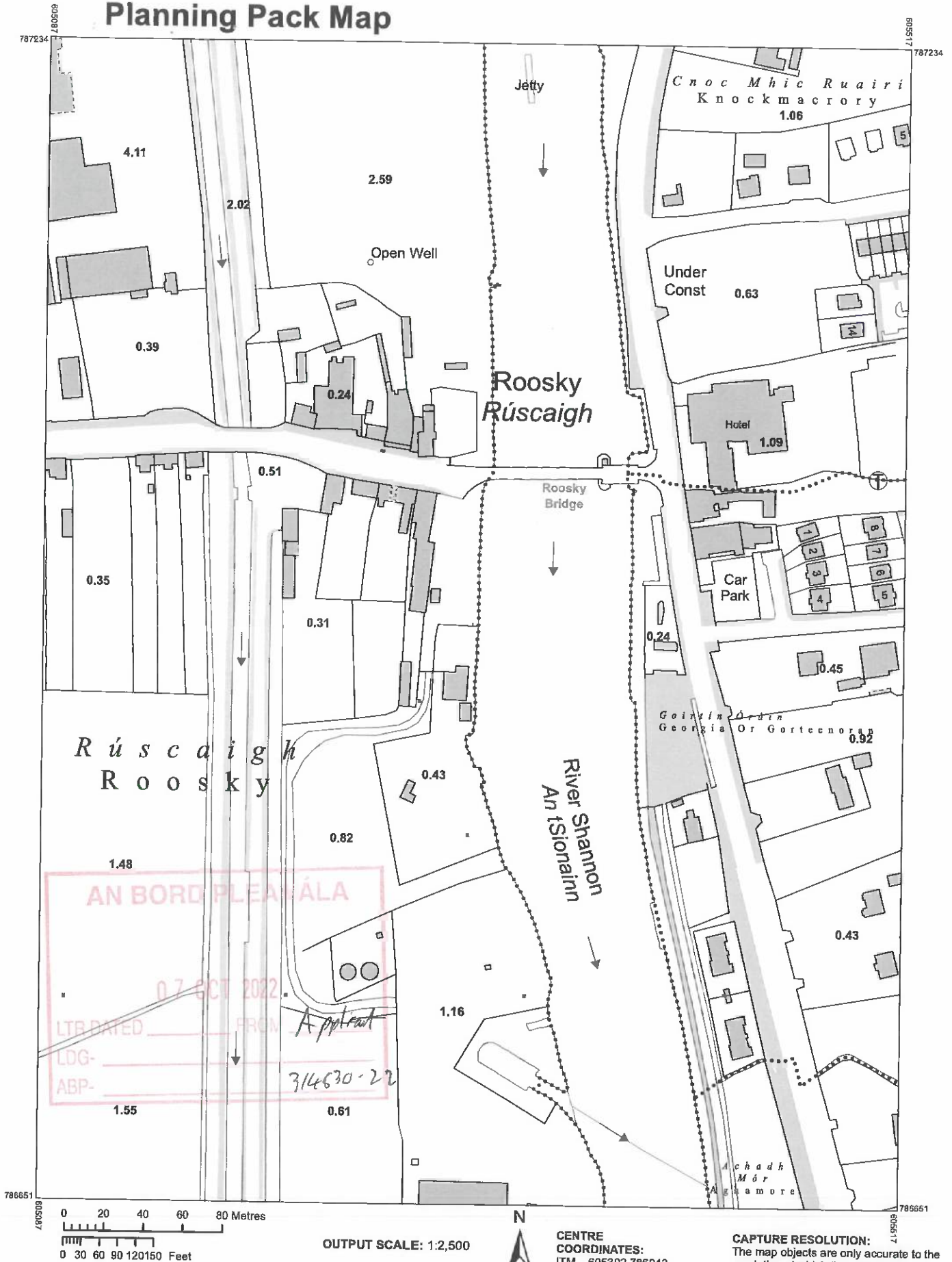
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Planning Pack Map



0 20 40 60 80 Metres
0 30 60 90 120 150 Feet

OUTPUT SCALE: 1:2,500



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**CENTRE
COORDINATES:**
ITM 605302,786943

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ORDER NO.: 50284629_1

MAP SERIES: 1:2,500
MAP SHEETS: 2046-C

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The map objects are only accurate to the
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Output scale is not indicative of data capture
scale.

Further information is available at:

<http://www.osi.ie>; search 'Capture Resolution'
LEGEND:
<http://www.osi.ie>; search 'Large Scale Legend'

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