

26.5.2020

TIM O'MAHONY



County Development Plan Review,
Forward Planning,
Planning Dept
Roscommon County Council,
Roscommon
F42VR98

Re: Tully National School
PD/04/2421



History:

Listing Number: 02100204
Addition to the record of protected structures 13.6.2008

We purchased this property in December 1997 in very poor condition. (23 years ago).

The intention was to take away the stone and rebuild elsewhere as we were advised because of the size of the site we would not get planning. On speaking with the Council of our intentions to demolish and what was needed for sale, we were told a preservation order was going to be put on the building.

On 3.4.2003, we were notified that Council proposed to add it to a Record of Protected Structures. We appealed and on 28.7.2003, we got confirmation that it would NOT be added to the Record.

We applied for planning in December 2004. A letter re Council's requirements was received 23.2.2005. We tried to meet all the requirements re this, but were unable to buy extra land requirement for adequate percolation area and had to withdraw.

Through our engineer's discussions with the council at that time, the advice was that if the RPS was re-introduced, allowances would be made to secure planning on the site.

The position remains the same now, 15 years later, but with the additional problem of an RPS which was put on in 2007 and all the costs this would entail re refurbishment by specialized tradespeople and environmental architects.

Present Day:

If you check the proposed plans of PD04/2421 and present-day sewage and percolation units, in my opinion, it now appears possible to meet your requirement for drainage, percolation etc within the site.

However, we have aged and are no longer able to travel and take on a project like this.

Local auctioneers state that the cost of doing works on a building with an RPS Record would far outweigh it being a viable proposition to make it a livable residence.

The lifting of this RPS and resubmission of new planning application keeping the integrity of the structure and site would reduce the outlay as no specialized people would be involved. Special Conditions could be added by the Council pre submission.

If the RPS remains on it, it will be impossible to sell & renovate at a reasonable cost. This is Tully, in the countryside and not in a populated area where multiple purchasers would be interested. More than likely, a buyer would be local. Having this RPS frightens potential purchasers away.

Proposal:

- 1. Request the removal of RPS from listing going forward,**
- 2. Resubmission of Planning application with conditions by Council,
if RPS is removed OR**
- 3. Purchase by the Council of the Structure if the RPS is not removed.**

We would appreciate confirmation of our request for removal and your proposals going forward.

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