

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

PL/1172/26

Reference Number:

DED 1003

Name of Applicant:

Andrew Moran

Agent:

N/A

WHEREAS a question has arisen as to whether the construction of a single storey extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973, is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- There is an existing extension with a floor area of c. 35m² at the subject site approved in 1978 under Planning Reg. Ref. PD/10850. Therefore, the proposed development exceeds the conditions and limitations attached to Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development for the construction of a single storey extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973, is development that is **not exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:

Signed:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 24/09, 2026

Gemma Cunningham

From: Gemma Cunningham
Sent: Monday 28 September 2026 12:01
To: [REDACTED]
Subject: Notification of Determination for DED1003
Attachments: DED1003 notification.pdf

A Chara,

Please accept my apologies as in my previous email I referenced the wrong DED reference number in the body of the email, the attached correspondence for your attention regarding DED1003 was correct but I am resending same, and a hard copy of the notification is being sent registered post to you today.

Kind Regards,

Gemma Cunningham | Clerical Officer

Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98

☎ (090) 664 7420 ✉ GCunningham@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours

ROSCOMMON COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
NOTIFICATION OF DETERMINATION

REGISTERED POST

Andrew Moran,
Cartron,
Knockvicar,
Boyle,
Co. Roscommon,
F52 YR63.

Reference Number: DED1003
Application Received: 18th February 2026
Name of Applicant: Andrew Moran
Agent: N/A

WHEREAS a question has arisen as to whether the construction of a single storey extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973, is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- a) The works outlined above are development.
- b) There is an existing extension with a floor area of c. 35m² at the subject site approved in 1978 under Planning Reg. Ref. PD/10850. Therefore, the proposed development exceeds the conditions and limitations attached to Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development for the construction of a single storey extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973, is development that is **not exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Mervyn Walsh,
Administrative Officer,
Planning.

Date: 25TH September 2026

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

Reference Number:	DED 1003
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the construction of a single storey extension to the rear of a bungalow is or is not development and is or is not exempted development.
Name of Applicant:	Andrew Moran
Location of Development:	Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973.
Site Visit:	Yes

WHEREAS a question has arisen as to whether the construction of a single storey extension to the rear of a bungalow **at the above address is or is not development and is or is not exempted development.**

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

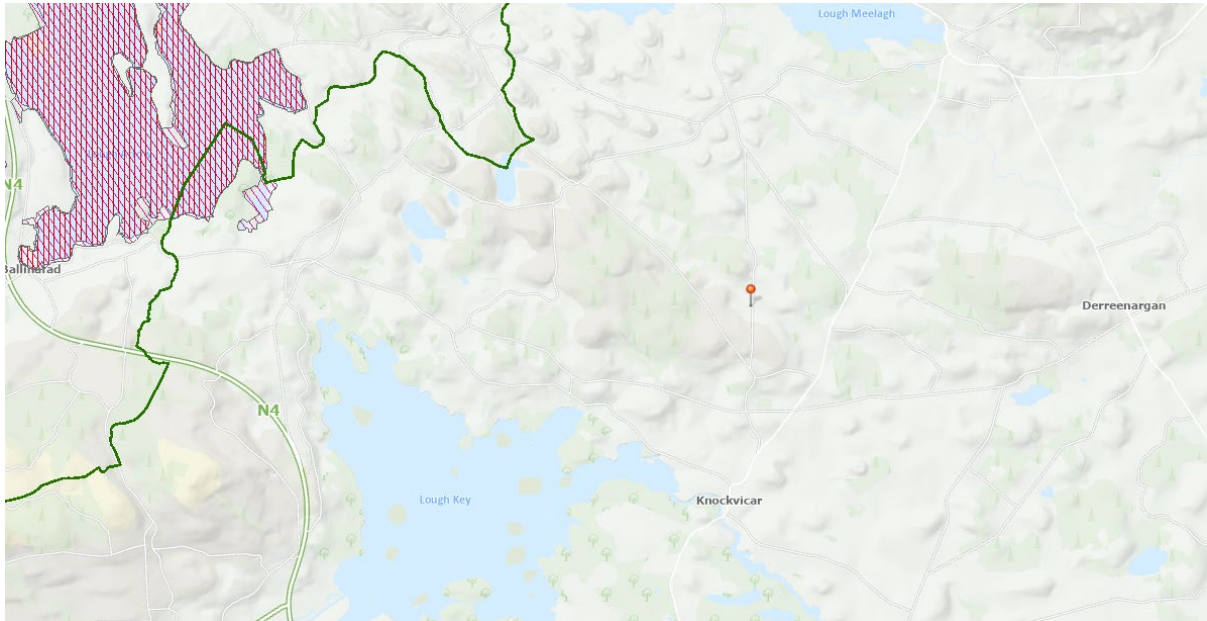
Site Location & Development Description

The site consists of an existing east facing bungalow with an existing extension to the southwest corner of the dwelling. The subject site is accessed off the L-5026 Local Secondary Road. The site located in the townland of Crossna and is situated c. 2.5km north of the village of Knockvicar. The proposed development consists of the construction of a single storey extension to the rear of a bungalow.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage in the likely zone of influence of the proposed development.

Appropriate Assessment



The closest European site to the proposed development is Lough Arrow SAC (Site Code 001673) located c. 6.4km from the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment can, therefore, be excluded.

Planning History

10850/78

Development Description: Erection of car port, kitchenette & bedroom.

Applicant: Mr. Patrick Moran.

Decision: Granted.

The subject site was also under a Section 47 agreement under PD/05/1817 which expired 04/04/2015.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. –(1)

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. –(1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act.

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

PART 1 - Article 6 - Exempted Development – General

Development within the curtilage of a house

Development Description	Conditions and Limitations
Class 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.	1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous

	extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 45 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling. 5. The construction or erection of any such extension to the rear of the house shall not reduce the total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants of the house to less than 25 square metres.
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	6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 8 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 8 metres from the boundary it faces. 7. The roof of any extension shall not be used as a balcony or terrace. 8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.
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Environmental Considerations

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

Extent of Works

- The construction of a single storey extension to the rear of a bungalow.

Extension – Class 1

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. (a) The house has been extended before.
(b) Proposed extension is only on ground floor level.
(c) Proposed extension is only on ground floor level.
2. House has previous extension constructed after 1978; therefore, the proposed extension together with the constructed extension exceeds the permitted 45m² aggregate total. Permission was granted for a c. 35 m² extension to the side of the dwelling under Planning Reg. Ref. PD/10,850 on 19th May 1978. This permission appears to have been activated.
3. Proposed extension is only on ground floor level.
4. (a) Rear wall does not exceed this height.
(b) Rear wall does not exceed this height.
(c) Roof height of extension is not higher than the existing house.
5. Extension does not reduce the open space to less than 25sq.m. The applicant has indicated a total of 630m² open space remaining.
6. (a) Windows are greater than 1m from the boundary it faces.
(b) Proposed extension is only on ground floor level.
(c) Proposed extension is only on ground floor level.
7. The proposed extension roof is a pitched roof and therefore, will not be used for a balcony or roof garden.
8. The proposed extension is to the main body of the existing dwelling.

The proposed extension to the existing dwelling was assessed under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended. Having reviewed the submitted documents, the planning history of the site and conducted a site inspection, it is noted that there was an extension granted permission and constructed to the subject dwelling post 1964. This extension measures approximately 35m². Class 1 Part 1 refers to:

2. (a) *Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 45 square metres.*

The total aggregate floor space of the constructed and proposed extensions exceeds the permitted 45m² under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and therefore, the proposed development exceeds the conditions and limitations attached to Class 1 and is deemed not exempted development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; the construction of a single storey extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973. is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

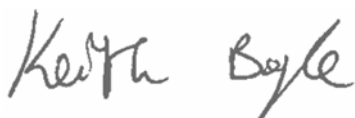
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS I have concluded that

- The works outlined above are development.
- There is an existing extension with a floor area of c. 35m² at the subject site approved in 1978 under Planning Reg. Ref. PD/10850. Therefore, the proposed development exceeds the conditions and limitations attached to Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

AND WHEREAS I have concluded that the said development the construction of a single storey extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973, is not exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 23rd September 2026

A handwritten signature in black ink, consisting of stylized, overlapping loops and curves.

Signed:

Senior Executive Planner

Date: 23rd September 2026















MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 19th February, 2026

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

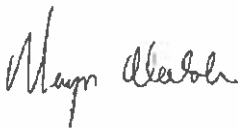
Development: WHEREAS a question has arisen as to whether the construction of a single storey extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon, F52 W973., is or is not development and is or is not exempted development.

Applicant: Andrew Moran

Planning Ref: DED 1003

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Andrew Moran for the said development above, which was received on 18th February, 2026.

Please let me have your recommendation.



Mervyn Walsh,
Administrative Officer,
Planning Department.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Andrew Moran,
Cartron,
Knockvicar,
Boyle,
Co. Roscommon,
F52 YR63.

Date: 19th February, 2026
Planning Reference: DED 1003

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000
(as amended), regarding Exempted Development.

Development: WHEREAS a question has arisen as to whether the construction of a single storey
extension to the rear of a bungalow at Crossna, Knockvicar, Boyle, Co. Roscommon,
F52 W973., is or is not development and is or is not exempted development.

A Chara,

I wish to acknowledge receipt of your application which was received on the 18th February, 2026, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00, Receipt No. L01/0/239292 dated 19th February, 2026 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 1003**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09086 37100

19/02/2026 11:21:58

Receipt No. : L01/0/239292

ANDREW MORAN
CROSSNA
KNOCKVICAR
BOYLE
CO. ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 1003	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
5711

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

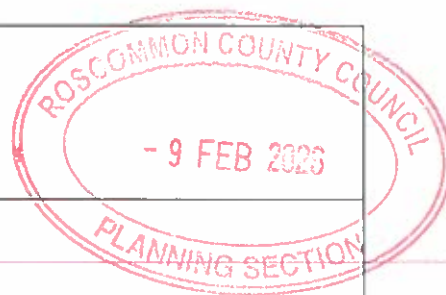
Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

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

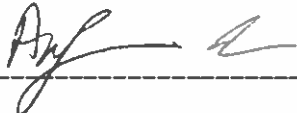
Name of Applicant(s)	Andrew Moran
Name of Agent	NA
Nature of Proposed Works	Single story extension to the rear of bungalow.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Crossna, Knockvicar, Boyle, Co. Roscommon. F52 W973
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>128m2</u> b) <u>39m2</u>
Height above ground level:	2.87m
Total area of private open space remaining after completion of this development	630m2
Roofing Material (Slates, Tiles, other) (Specify)	Flat Roof with Membrane Finish

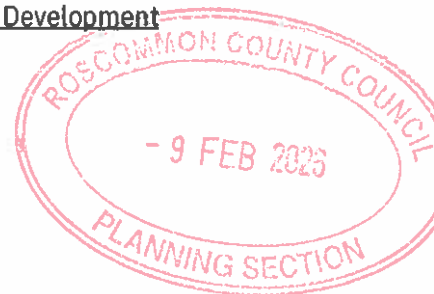


Roscommon County Council
Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Plaster painted white, with locally sourced corner stone façade
Is proposed works located at front/rear/side of existing house.	Rear
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	NA
Existing use of land or structure	Residential Single Dwelling House
Proposed use of land or structure	Residential Single Dwelling House
Distance of proposed building line from edge of roadway	21m
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: 
Date: 06/03/2025

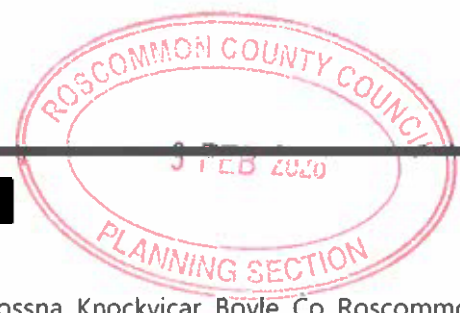


Note: This application must be accompanied by: -

- (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) Detailed specification of development proposed

Sharon Kelly

From: Andy Moran [REDACTED]
Sent: Sunday 8 February 2026 02:20
To: Planning Department
Subject: Section 5 Declaration Application – Crossna, Knockvicar, Boyle, Co. Roscommon (F52 W973)
Attachments: F52W973 - Declaration under section-5-application-form (1) (1).pdf; Detailed Specification of Development Proposed.docx; Site Maps.pdf



Some people who received this message don't often get email from andymoran@live.com. [Learn why this is important](#)

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.

Dear Planning Section,

Please find enclosed an application for a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) in respect of a proposed single-storey rear extension to an existing bungalow at Crossna, Co. Roscommon (Eircode F52 W973).

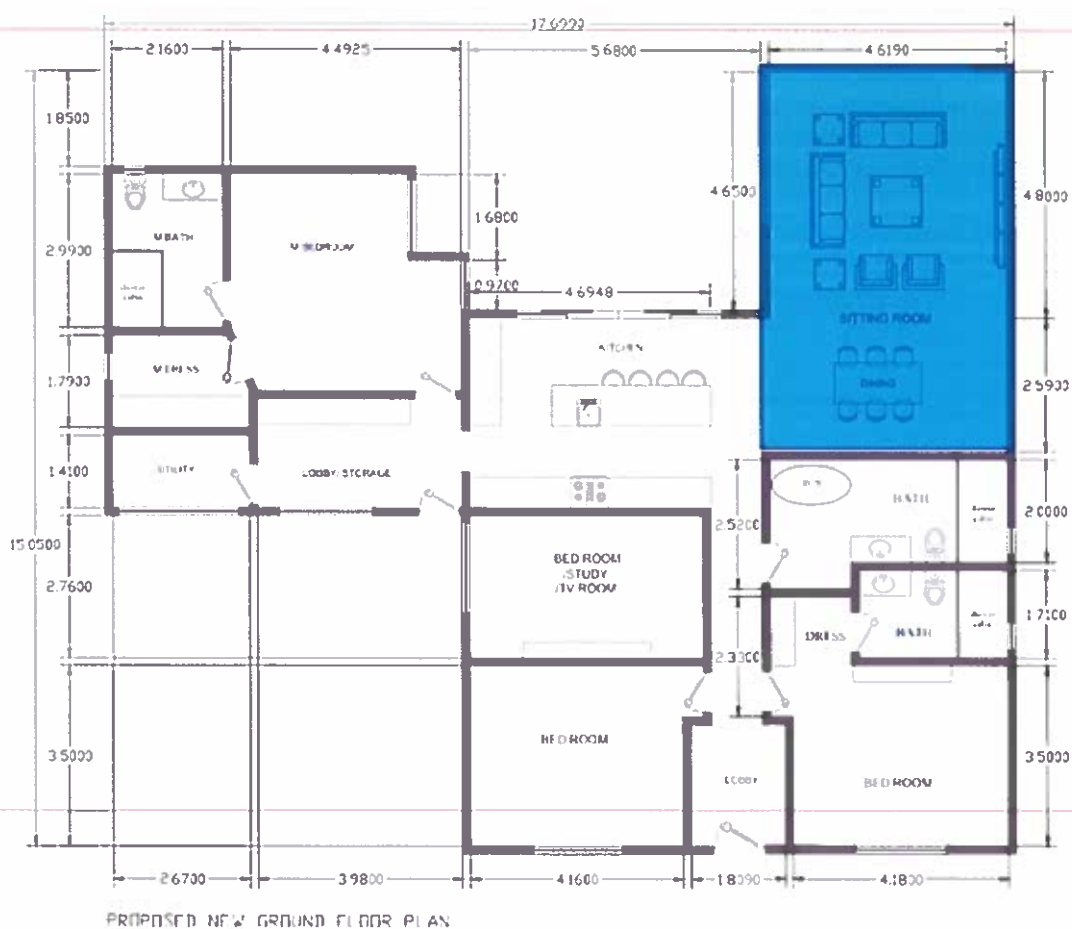
The proposed development comprises a modest single-storey extension of approximately 39 m² to the rear of the dwelling, together with internal reconfiguration works. The extension is single storey, has a flat roof with membrane finish, does not increase the overall height of the dwelling, and does not alter the existing access. The development is considered to comply with the criteria for exempted development.

The application is accompanied by the required site location map (1:2500), site layout plan (1:500), and a detailed written specification of the proposed development.

Should you require any further information or clarification, please do not hesitate to contact me. Please advise the preferred method of payment for the €80 Section 5 application fee and I will arrange immediately.

Kind Regards,

Andrew Moran



External Appearance and Materials

External walls of the proposed extension will be finished in render to match or complement the existing dwelling.

The proposed flat roof will be finished with a suitable contemporary roofing membrane system, concealed behind parapet detailing where applicable.

Existing windows and doors may be replaced or upgraded as part of the refurbishment works; however, no significant alteration to the character of the dwelling is proposed.

Access and Services

The existing site access will be retained with no changes proposed.

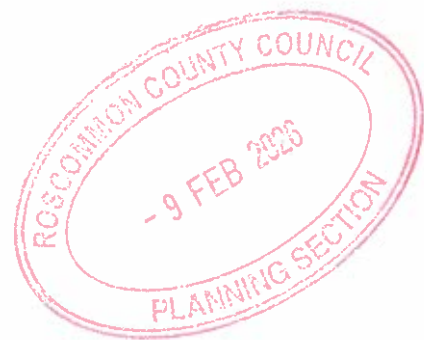
Existing services will be retained and upgraded as required to serve the refurbished dwelling and extension.

Planning Context

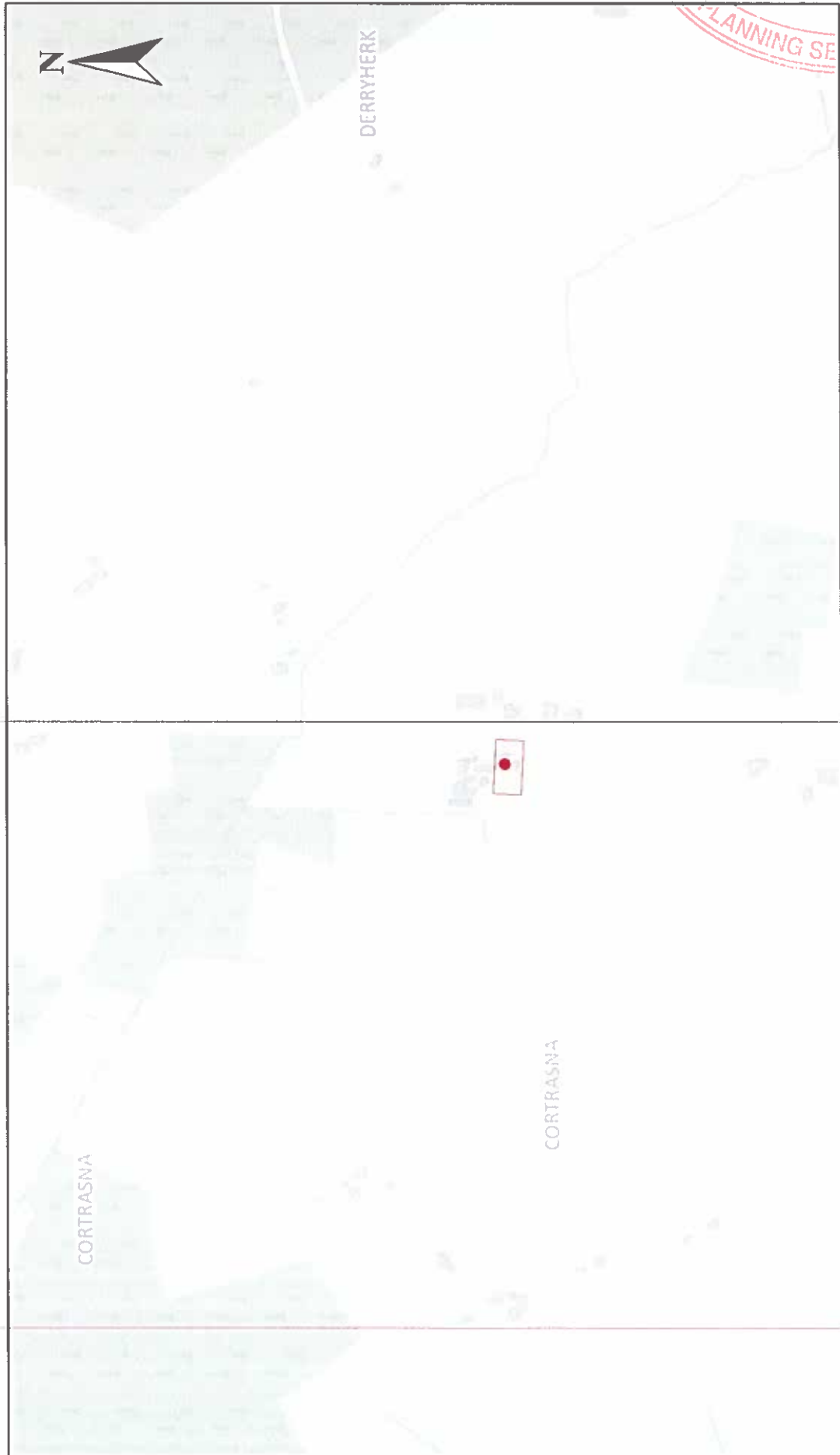
The proposed development represents a modest extension and upgrade of an existing dwelling and does not constitute overdevelopment of the site. The scale, form, and design of the extension are appropriate to the rural setting and are subordinate to the existing dwelling.

All works will be carried out in compliance with the Building Regulations.

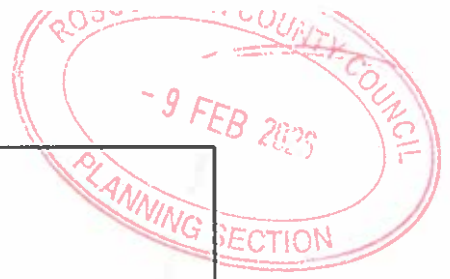
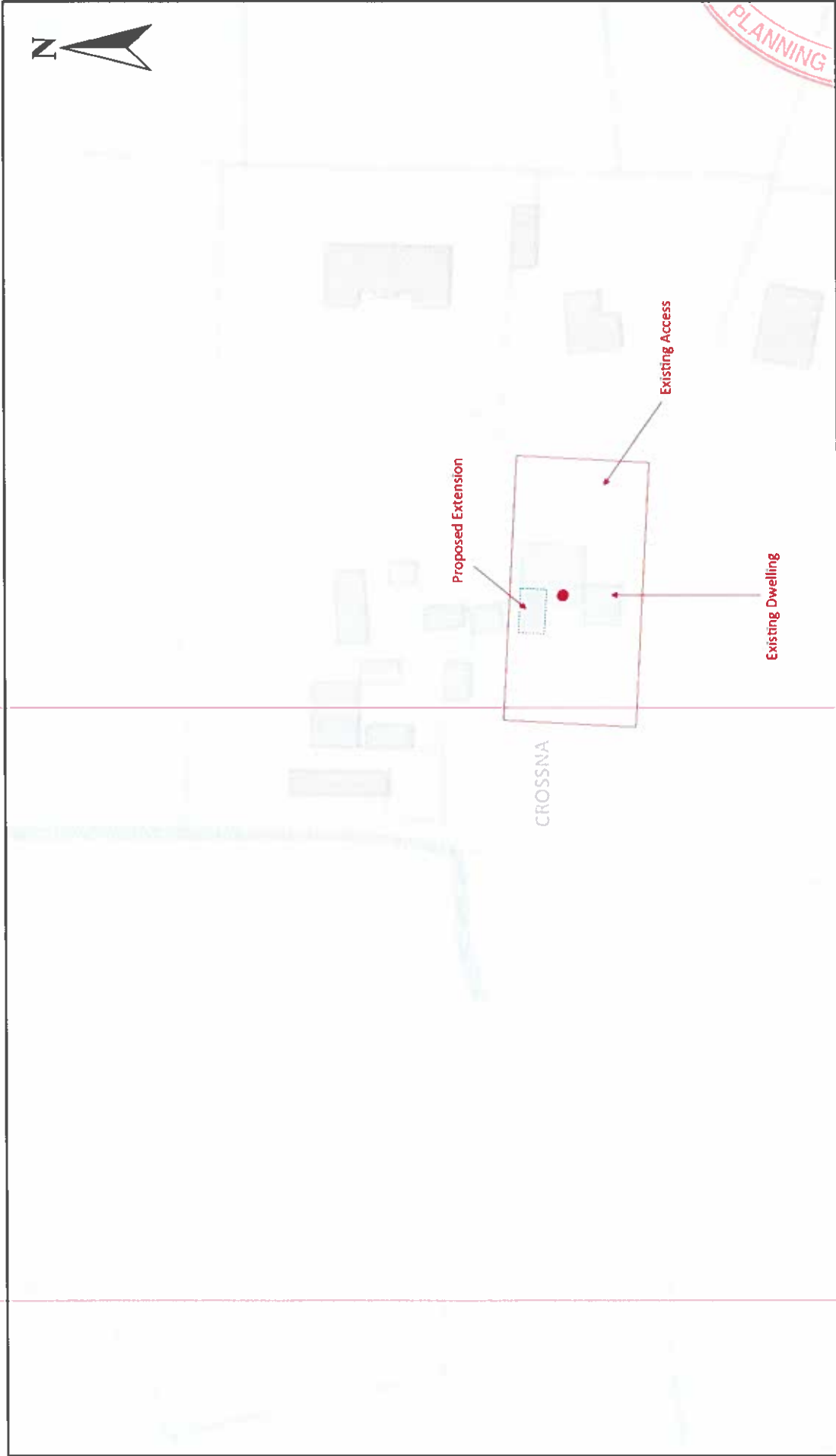
The proposed development does not result in any adverse impact on the amenities of neighbouring properties.



Site Location Map – Scale approx. 1:2500



Site Location Map – Scale approx. 1:500



Carmel Curley

From: Andy Moran <[REDACTED]>
Sent: Wednesday 18 February 2026 13:49
To: Carmel Curley
Subject: Re: Section 5 Declaration Application – Crossna, Knockvicar, Boyle, Co. Roscommon (F52 W973)
Attachments: Elevations A-3. A-4.jpg; Elevations A-2. A-3.jpg
Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.

Hi Carmel,

Further to your email, please find attached revised elevations clearly indicating the overall height of the proposed single story rear extension (2.93m measured from existing external ground level adjacent to the extension).

I trust this addresses the requested clarification, however please let me know if any further information is required.

Kind Regards,
Andrew Moran

From: Carmel Curley <CCurley@roscommoncoco.ie>
Sent: Tuesday 10 February 2026 18:08
To: [REDACTED]
Subject: FW: Section 5 Declaration Application – Crossna, Knockvicar, Boyle, Co. Roscommon (F52 W973)

Hi Andrew,

I wish to acknowledge receipt of your Section 5 Application received on 9th February, 2026 – unfortunately the application has been deemed invalid as we require the following information;

1. Detailed specification of development proposed – elevations depicting the extension is required.

On receipt of the above, your application will be considered further.

Regards,

Carmel

Carmel Curley, Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100



MAP LOCATION



From: Andy Moran [REDACTED]
Sent: Sunday 8 February 2026 02:20
To: Planning Department <Planning@roscommoncoco.ie>
Subject: Section 5 Declaration Application – Crossna, Knockvicar, Boyle, Co. Roscommon (F52 W973)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.

Dear Planning Section,

Please find enclosed an application for a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) in respect of a proposed single-storey rear extension to an existing bungalow at Crossna, Co. Roscommon (Eircode F52 W973).

The proposed development comprises a modest single-storey extension of approximately 39 m² to the rear of the dwelling, together with internal reconfiguration works. The extension is single storey, has a flat roof with membrane finish, does not increase the overall height of the dwelling, and does not alter the existing access. The development is considered to comply with the criteria for exempted development.

The application is accompanied by the required site location map (1:2500), site layout plan (1:500), and a detailed written specification of the proposed development.

Should you require any further information or clarification, please do not hesitate to contact me. Please advise the preferred method of payment for the €80 Section 5 application fee and I will arrange immediately.

Kind Regards,

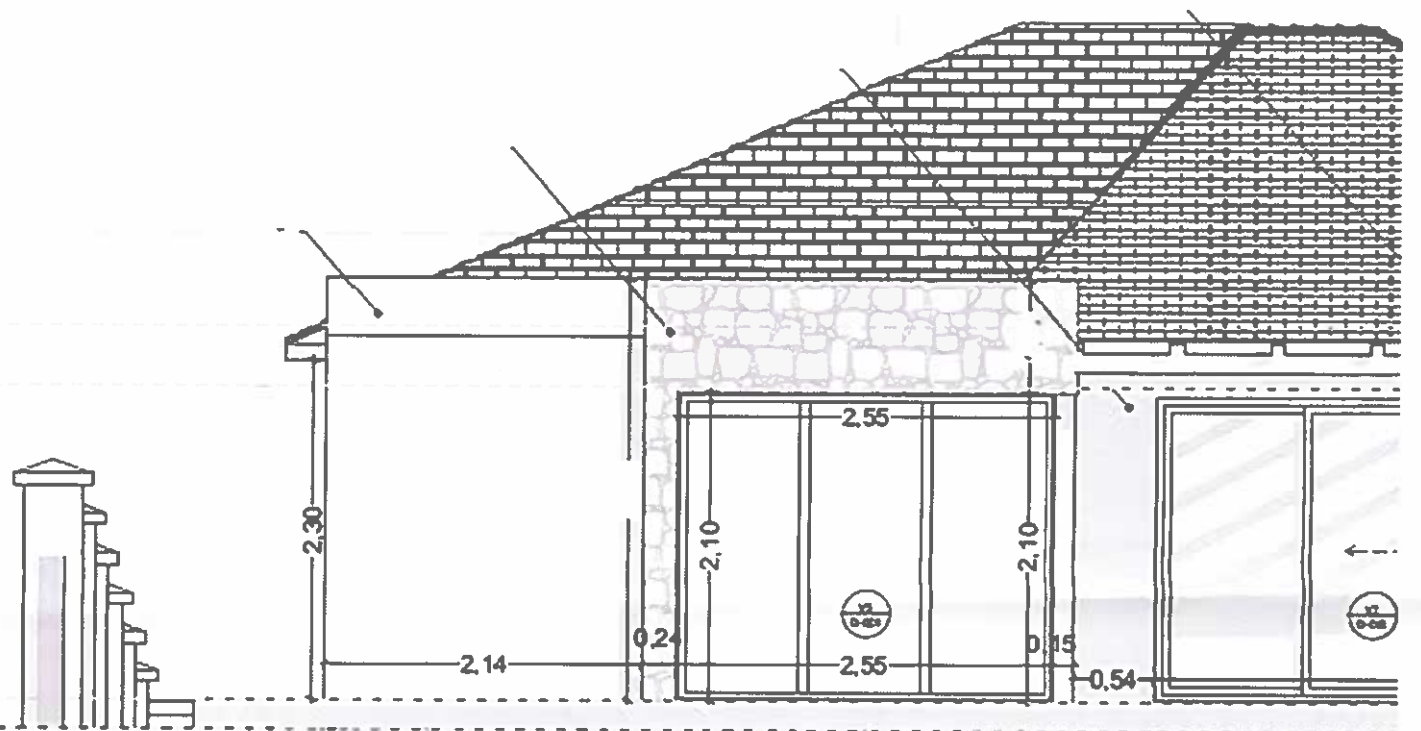
Andrew Moran

Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours

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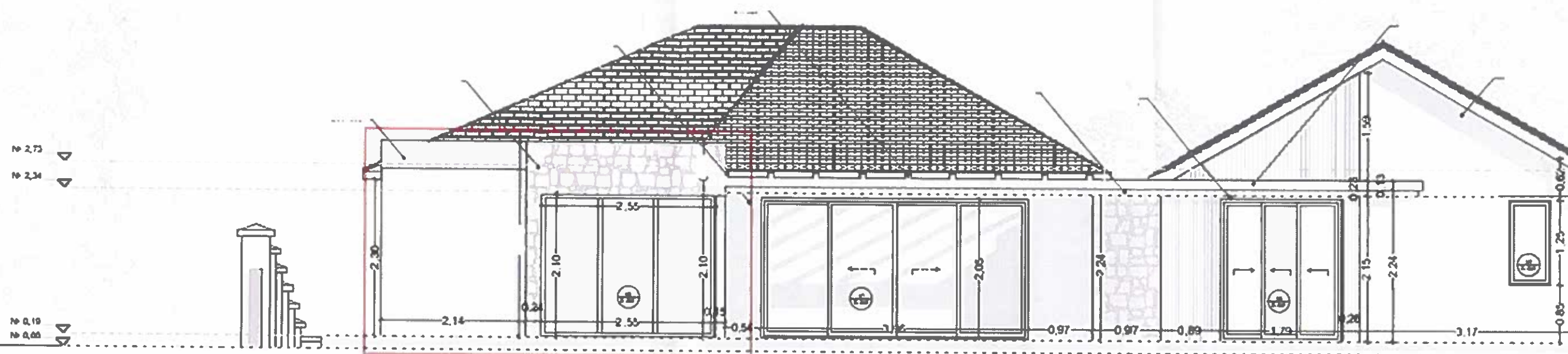


ELEVATION A-2

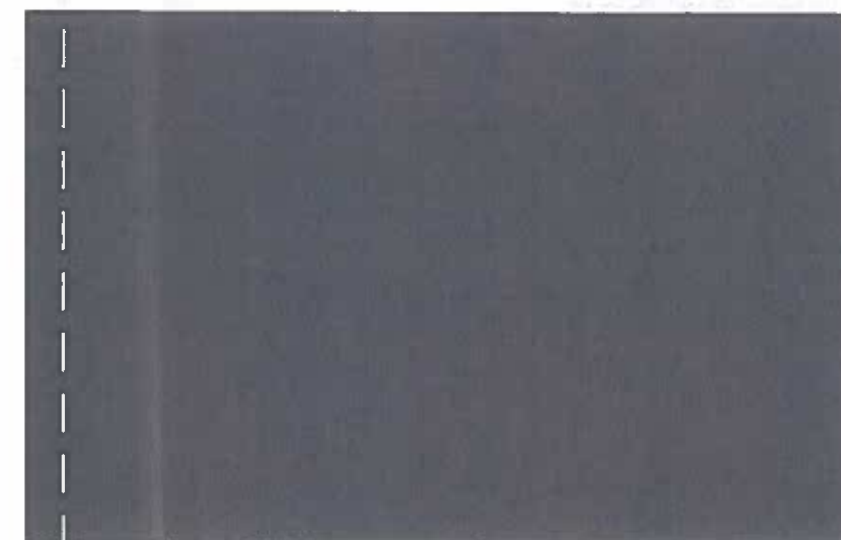
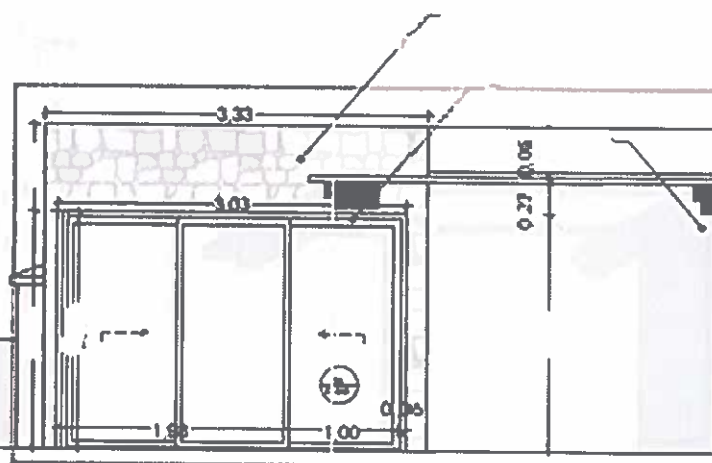


ELEVATION A-3





ELEVATION A-3



Carmel Curley

From: Carmel Curley
Sent: Tuesday 10 February 2026 18:08
To: [REDACTED]
Subject: FW: Section 5 Declaration Application – Crossna, Knockvicar, Boyle, Co. Roscommon (F52 W973)

Hi Andrew,

I wish to acknowledge receipt of your Section 5 Application received on 9th February, 2026 – unfortunately the application has been deemed invalid as we require the following information;

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Regards,

Carmel

Carmel Curley, Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



From: Andy Moran [REDACTED]
Sent: Sunday 8 February 2026 02:20
To: Planning Department <Planning@roscommoncoco.ie>
Subject: Section 5 Declaration Application – Crossna, Knockvicar, Boyle, Co. Roscommon (F52 W973)

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Andrew Moran

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