

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

P2 / 780/26

Reference Number:

DED1006

Name of Applicant:

Conor Mahon

Agent:

Rathcroghan Designs

WHEREAS a question has arisen as to whether the refurbishment of an existing vacant dwelling at Northyard Td, Scramogue, Co. Roscommon., 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) 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.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) 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.
- (c) The proposed refurbishment of an existing vacant dwelling falls within the provisions of Section 4 (1)(h) of the Planning and Development Act 2000, as amended, and is therefore, deemed an exempt development.

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 refurbishment of a vacant dwelling as outlined above at Northyard Townland, Scramoge, Co. Roscommon, is **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: 30 June, 2026

Gemma Cunningham

From: Gemma Cunningham
Sent: Wednesday 1 July 2026 15:26
To: Martin Dowd
Cc: [REDACTED]
Subject: DED1006 Notification of Decision
Attachments: DED1006 notification.pdf

A Chara,

Please find attached correspondence for your attention regarding DED1006. Please be advised hard copy of the attached has been sent registered post.

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

Conor Mahon,
Northyard Td,
Scramogue,
Co. Roscommon.

Reference Number: DED1006
Application Received: 27th February 2026
Name of Applicant: Conor Mahon
Agent: Rathcroghan Designs

WHEREAS a question has arisen as to whether the refurbishment of an existing vacant dwelling at Northyard Td, Scramogue, Co. Roscommon., 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) 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.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- 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.
- The proposed refurbishment of an existing vacant dwelling falls within the provisions of Section 4 (1)(h) of the Planning and Development Act 2000, as amended, and is therefore, deemed an exempt development.

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 refurbishment of a vacant dwelling as outlined above at Northyard Townland, Scramogue, Co. Roscommon, is development that is **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: 30/06/2026

c.c. agent via email: Rathcroghan Designs
rathcroghandesigns@gmail.com

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 Coimisiún 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 1006
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the refurbishment of an existing vacant dwelling, is or is not development and is or is not exempted development.
Name of Applicant:	Conor Mahon
Location of Development:	Northyard Townland, Scramoge, Co. Roscommon.
Site Visit:	12 th March 2026

WHEREAS a question has arisen as to whether the refurbishment of an existing vacant dwelling 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) 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.
- (d) The planning history of the site.

Site Location & Development Description

The subject structure consists of a single storey existing dwelling on an agricultural farmyard. The subject site is situated along the L-1418 Local Primary Road c. 3.9km east of Scramoge and c. 5.9km northwest of Termonbarry. The proposed development consists of the refurbishment of an existing vacant dwelling.

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 Forbes Complex SAC (Site Code 001818) located c. 6.2km of 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

15996/84

Development Description: Permission for the erection of bathroom, water tank and construction of septic tank.

Applicant: Mr. Tim Mahon.

Decision: Granted.

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(1) of the Act defines certain types of development as being ‘exempted development’. Of potential relevance is section 4(1)(h) which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

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) applies;

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.

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

External Windows and Doors

- Existing PVC Double Glazed windows and doors to be maintained in place and not disturbed.
- Existing timber windows to be replaced with white PVC double glazed windows.

Internal Joinery

- New internal solid wood doors to be fitted throughout the dwelling.
- Architrave to be fixed to each door set to match doors.
- Skirting to be fixed along every floor and wall junction except where walls are tiled.

Ceilings

- Existing ceilings to be removed and replaced with 12mm gypsum board finished with 3mm skim coat.

Plumbing

- Heating to be provided by using combined system of Oil-fired burner and solid fuel stove.
- Individual rooms heated using aluminum radiators throughout the dwelling. Heating to be zoned with one zone for living area and another for bedrooms.
- Sanitary ware to be agreed by client prior to installation and connected to existing septic tank.

Electrical

- All electrical work certified and designed in accordance with the National rules for electrical installations I.S. 10101:2020.
- Numbers locations and types of electrical fitting to be agreed with the client prior to work commencing.

Roof

- Existing roof covering to be removed and replaced with Black Fibre Cement Slates to match existing roof fixed to new 50x25 battens on Tyvek breathable membrane or similar.
- Decayed and structurally unsound timbers to be removed and replaced.
- New Upvc guttering, fascia and soffit to be fixed to all roofs.

The applicant proposes refurbishing an existing vacant dwelling. The proposed works have been assessed under Section 4 (1)(h) of the Planning and Development Act 2000, as amended, and fall within the provisions of this section of the act and therefore, in this instance, are deemed an exempt development.

Recommendation

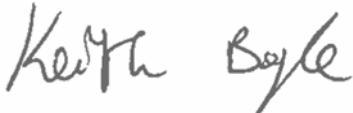
WHEREAS a question has arisen as to whether the refurbishment of a vacant dwelling as outlined above at Northyard Townland, Scramoge, Co. Roscommon, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (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) 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.
- (d) The planning history of the site.

AND WHEREAS I have concluded that

- The works outlined above are development.
- 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.
- The proposed refurbishment of an existing vacant dwelling falls within the provisions of Section 4 (1)(h) of the Planning and Development Act 2000, as amended, and is therefore, deemed an exempt development.

AND WHEREAS I have concluded that the said development for the refurbishment of a vacant dwelling as outlined above at Northyard Townland, Scramoge, Co. Roscommon, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 26th June 2026

Signed: 
Senior Executive Planner

Date: 26th June 2026













MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 11th March, 2026

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

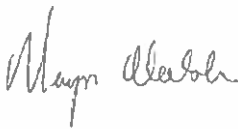
Development: WHEREAS a question has arisen as to whether the refurbishment of an existing vacant dwelling at Northyard Td, Scramogue, Co. Roscommon., is or is not development and is or is not exempted development.

Applicant: Conor Mahon

Planning Ref: DED 1006

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Conor Mahon for the said development above, which was received on 27th February, 2026.

Please let me have your recommendation.



**Mervyn Walsh,
Administrative Officer,
Planning Department.**



Comhairle Contae
Ros Comáin
Roscommon
County Council



Conor Mahon,
Northyard Td,
Scramogue,
Co. Roscommon.

Date: 11th March, 2026
Planning Reference: DED 1006

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 refurbishment of an existing vacant dwelling at Northyard Td, Scramogue, Co. Roscommon., 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 27th 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. **L01/0/239523** dated 4th March, 2026 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 1006**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

c.c. agent via email: Rathcroghan Desings
rathcroghandesings@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09088 37100

04/03/2026 11:10.15

Receipt No : L01/0/239523

CONOR MAHON
C/O RATHCROGHAN DESIGNS
BALLINAGARE
CO. ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 1008	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
6657

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Rathcroghan Designs

Building and Planning Consultant

Ballyconboy, Ballinagare

Castlerea, Co. Roscommon

Ph: 0862328484

Email: rathcroghandesigns@gmail.com

23rd Feb 2026

*Planning Dept
Roscommon Co Co
Aras An Chontae
Roscommon*



Re – Exempted Development and Associated fee

Dear Sir/Madam,

Please find enclosed Exempted Development application for my client **Mr. Conor Mahon**.

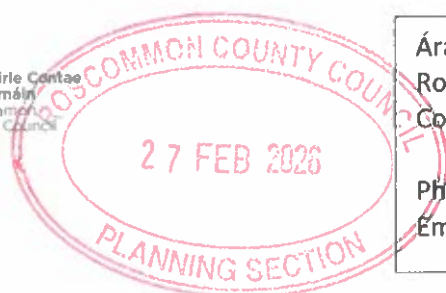
I would greatly appreciate it if you could please contact me on 086 2328484, for card details in respect to payment of Exempted Development fee of €80.

Best Regards

Martin Dowd AssocSCSI, Bsc Construction Management
Rathcroghan Designs, Building and Planning Consultant



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)	CONOR MAHON
Name of Agent	MARTIN DOWD % RATHEROGHAN DESIGNS
Nature of Proposed Works	REFURBISH EXISTING VACANT DWELLING
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	NORTHYARD TD, SCRAMOGUE Co. ROSCOMMON
Floor Area: a) Existing Structure b) Proposed Structure	a) 70.47 m ² b) —
Height above ground level:	4.65m
Total area of private open space remaining after completion of this development	—
Roofing Material (Slates, Tiles, other) (Specify)	SLATE

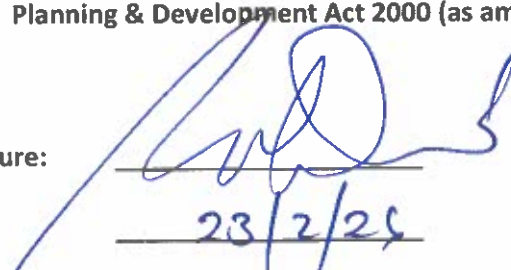
Roscommon County Council

Application for a Declaration under Section 5 of the



Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NAP PLASTER
Is proposed works located at front/rear/side of existing house.	—
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	PRIVATE DWELLING
Proposed use of land or structure	PRIVATE DWELLING
Distance of proposed building line from edge of roadway	N/A
Does the proposed development involve the provision of a piped water supply	YES - EXISTING PUBLIC MAINS
Does the proposed development involve the provision of sanitary facilities	YES - EXISTING

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

Signature: 

Date: 23/2/23

Note: This application must be accompanied by: -

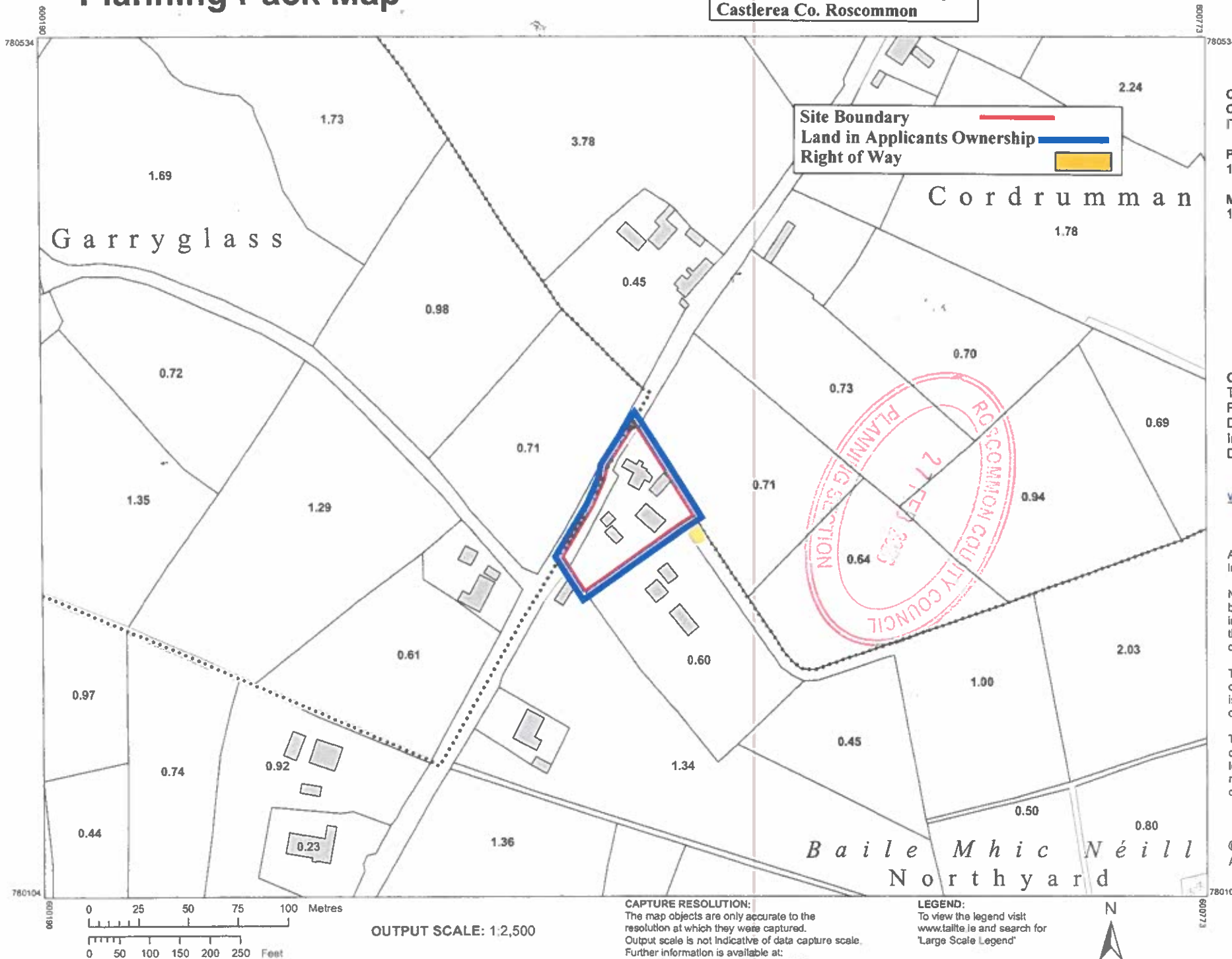
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed

Planning Pack Map

Prepared By Martin Dowd
Rathcroghan Designs Ballinagare
Castlerea Co. Roscommon



Tailte
Éireann



CENTRE COORDINATES:
ITM 600482,780319

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RATHCROGHAN DESIGN

Ballyconboy, Ballinagare, Castlerea, Co. Roscommon

Ph: 086 2328484

E-mail rathcroghandesigns@gmail.com



Client
Conor Mahon

Title
Site Layout

Scale: 1:500 UNLESS NOTED	Sheet	Draw. No.
Drawn: MARTIN DOWD	1 OF 1	24-144
Date: 16-02-2026		

Ledgend

Site Boundary

Existing Buildings

Existing Dwelling to be Refurbished

Effluent Sewer

Storm Sewer



Site Area 0.251 Ha

Existing House to be Refurbished

Existing Outbuildings Pre 1963

Existing Septic

Existing Percolation Area

Public Road L1418

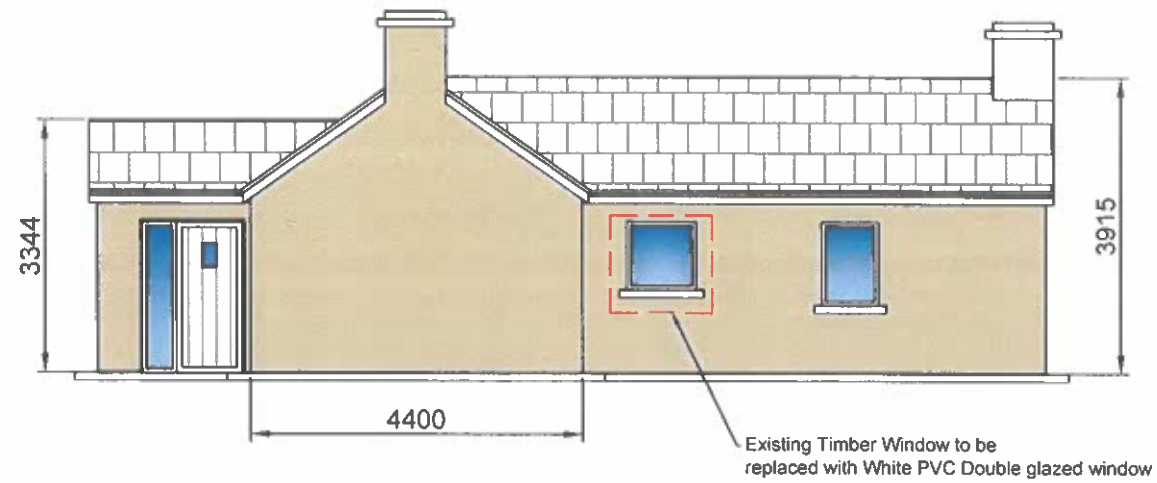
Drain

54,75

14,05

26,38

8,42



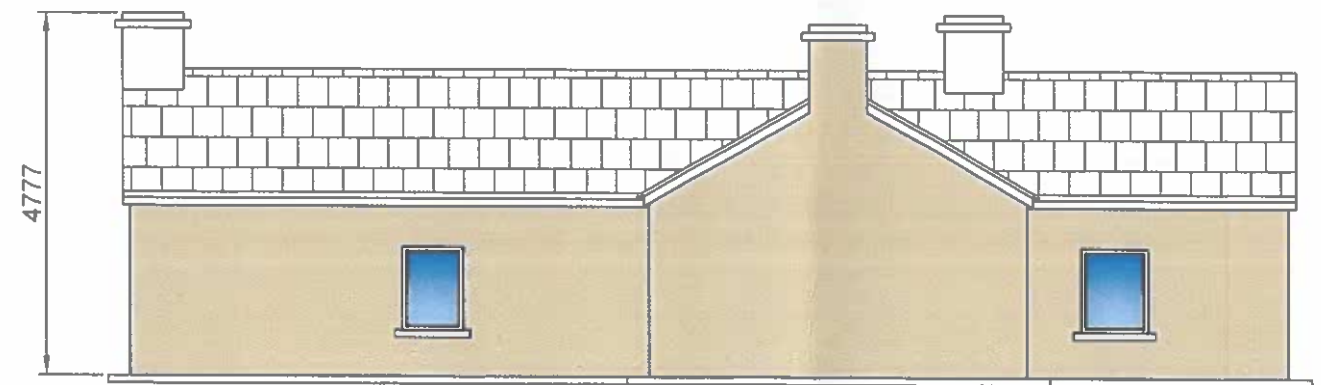
SIDE/NORTH WEST ELEVATION



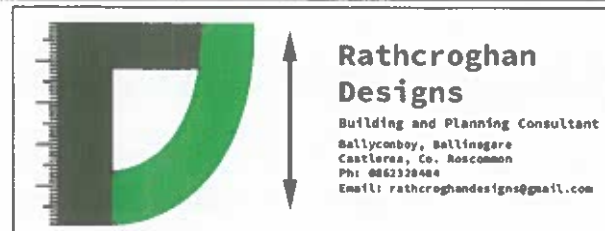
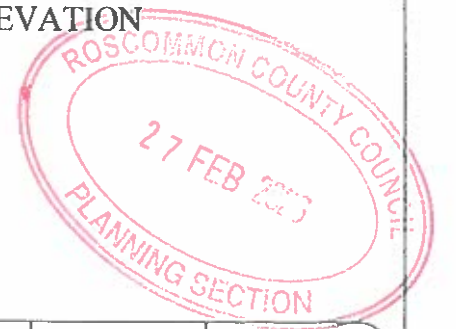
END/SOUTH EAST ELEVATION



FRONT/NORTH EAST ELEVATION



BACK/SOUTH WEST ELEVATION



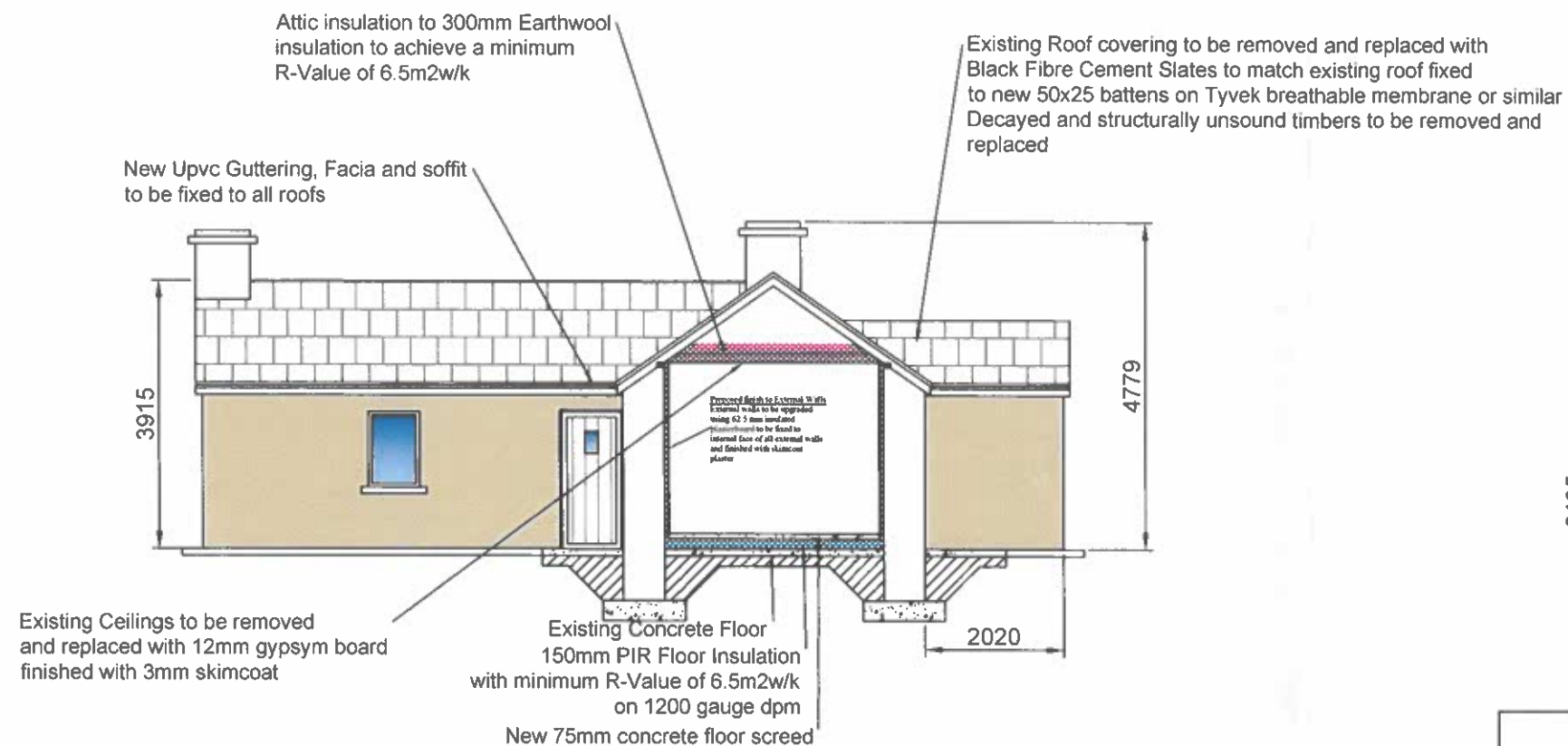
Client
Connor Mahon

Title
Proposed Works

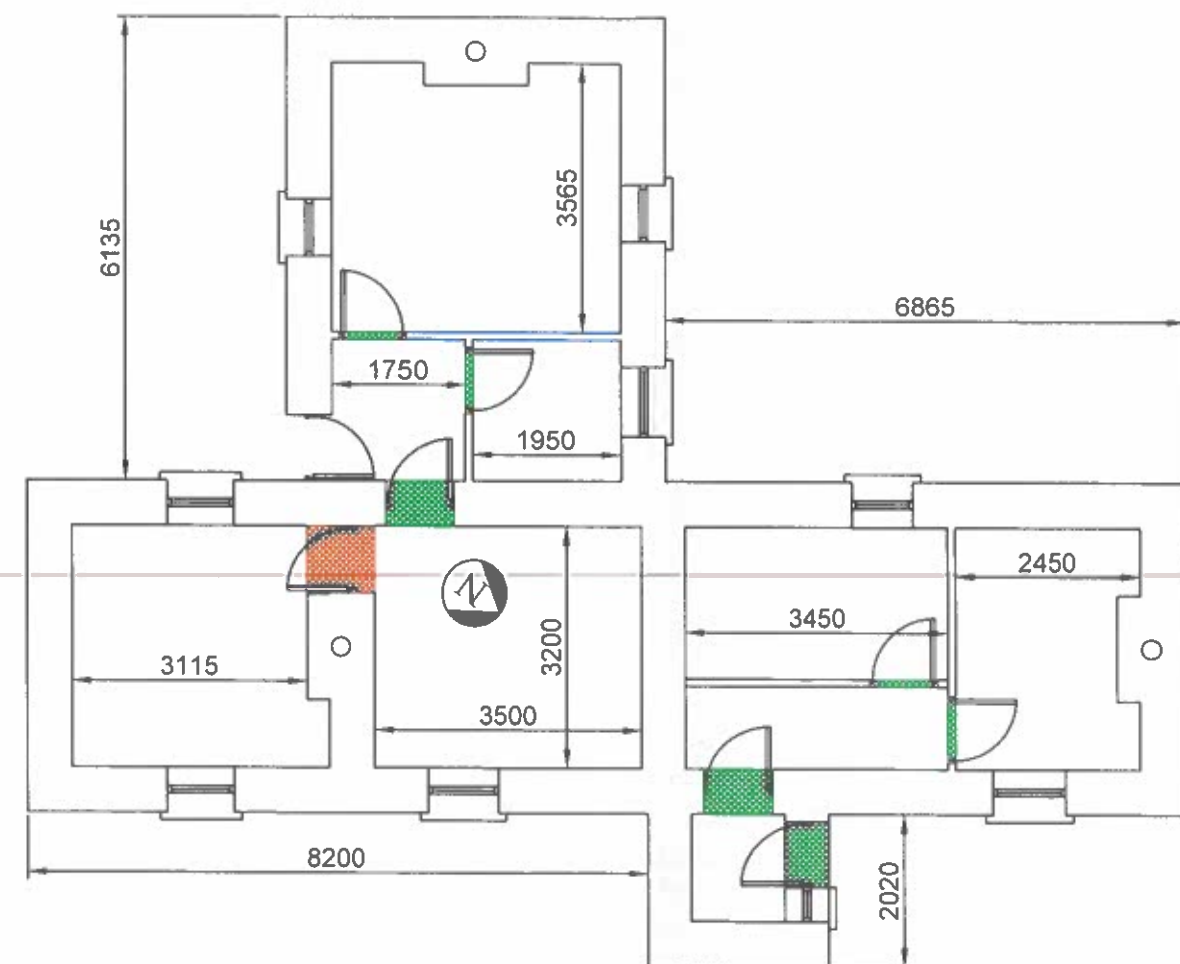
Scale: 1:100 UNLESS NOTED
Drawn: MARTIN DOWD
Date: 08-02-2026

Sheet
1 OF 1

Drwg. No.
25-263



Sectional Elevation



GROUND FLOOR PLAN

External windows and doors

Existing PVC Double Glazed windows and doors to be maintained in place and not disturbed. Existing timber windows to be replaced with white PVC double glazed windows

Internal Joinery

New internal solid wood doors to be fitted throughout the dwelling. Architrave to be fixed to each door set to match doors. Skirting to be fixed along every floor and wall junction except where walls are tiled

Plumbing

Heating to be provided by using combined system of Oil fired burner and solid fuel stove Individual rooms heated using aluminum radiators throughout the dwelling Heating to be zoned with one zone for living area and another for bedrooms **Sanitary ware** to be agreed by client prior to installation and connected to existing septic tank.

Electrical

All electrical work certified and designed in accordance with the National rules for electrical installations I.S. 10101:2020. Numbers locations and types of electrical fitting to be agreed with the client prior to work commencing

Legend

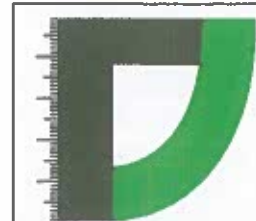
Door Head to be Raised



Structurally Unsound Doorhead to be fully removed and rebuilt



Existing Concrete wall to be removed and rebuilt in stud work



Rathcroghan Designs

Building and Planning Consultant
Ballyconboy, Ballinagare
Castlereagh, Co. Roscommon
Ph: 0862328484
Email: rathcroghandesigns@gmail.com

Client

Connor Mahon

Title

Proposed Works

Scale: 1:100 UNLESS NOTED

Drawn: MARTIN DOWD

Date: 08-02-2026

Sheet

1 OF 1

Dwg. No.

25-263