

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/916/26

Reference Number:

DED1008

Name of Applicant:

Alan Devine

Agent:

James Lohan Consulting Engineers Ltd., Unit 6, Ballypheasan House, Circular Road, Roscommon, Co. Roscommon, F42 T384.

WHEREAS a question has arisen as to whether refurbishment of a derelict house and construction of a small extension under 40sqm at Cloonchambers, Castlerea, Co. Roscommon, F45 XT93, 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.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed extension to the existing dwelling has been assessed under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations of said class. Therefore, the proposed works are deemed exempted 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.

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 refurbishment of a derelict house and construction of a small extension under 40m² at Cloonchambers, Castlerea, County Roscommon, F45 XT93, 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: 24 July, 2026

Mervyn Walsh

From: Planning Department
Sent: Friday 24 July 2026 18:26
To: [REDACTED]
Cc: James Lohan; Elaine Lally
Subject: DED 1008 - Notification of Decision - Section 5 Declaration of Exempted Development
Attachments: DED1008 Notification - Exempt Development.pdf

A Chara,

Please find attached correspondence for your attention regarding DED 1008.

Mise le meas,

Mervyn Walsh.

**Mervyn Walsh, Administrative Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98.
Tel. No.: (090) 6637100**

Email: planning@roscommoncoco.ie | www.roscommoncoco.ie

MAP LOCATION



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

Alan Devine,



Reference Number: DED1008
Application Received: 4th March 2026
Name of Applicant: Alan Devine
Agent: James Lohan Consulting Engineers Ltd., Unit 6, Ballypheasan House,
Circular Road, Roscommon, Co. Roscommon, F42 T384.

WHEREAS a question has arisen as to whether refurbishment of a derelict house and construction of a small extension under 40sqm at Cloonchambers, Castlerea, Co. Roscommon, F45 XT93, 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.

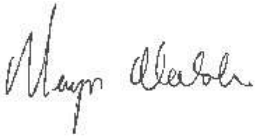
AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed extension to the existing dwelling has been assessed under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations of said class. Therefore, the proposed works are deemed exempted 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.

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 refurbishment of a derelict house and construction of a small extension under 40m² at Cloonchambers, Castlerea, County Roscommon, F45 XT93, 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: 24/07/2026

c.c. agent via email: James Lohan Consulting Engineers Ltd
james@jlce.ie

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 1008
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether refurbishment of a derelict house and construction of a small extension under 40m ² is or is not development and is or is not exempted development.
Name of Applicant:	Adrian Devine
Location of Development:	Cloonchambers, Castlerea, County Roscommon, F45 XT93.
Site Visit:	Yes

WHEREAS a question has arisen as to whether refurbishment of a derelict house and construction of a small extension under 40m² **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.

Site Location & Development Description

The site consists of an existing north facing bungalow with a pump house to the rear located in the townland of Cloonchambers, Castlerea. The subject site is situated c.km northwest of Castlerea village and fronts onto the L-65553 Local Tertiary Road. The proposed development consists of refurbishment of a derelict house and construction of a small extension under 40m².

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 Cloonchambers Bog SAC (Site Code 000600) located c. 800m southeast 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

As per Roscommon County Councils' Planning Registry, there is no recent planning history attached to this site. It appears that the subject dwelling was erected pre-Planning and Development Act 1963.

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)

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.

Development Description	Conditions and Limitations
<i>Development within the curtilage of a house</i> 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. 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 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. 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 40 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 area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres. 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. 7. The roof of any extension shall not be used as a balcony or roof garden
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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

- Strip out walls, floors, and ceilings.
- Install new ceiling joists and internal stud work, plasterboard, and skim.
- Re-wire the entire property.
- Re-plumb the entire property.
- Install new UPVC windows and doors.
- Re-slate the roof (including replacing latts and membrane).
- Second fix carpentry and paint and decorate internally.
- Construct a 40m² extension for a new kitchen, living and dining room.
- Upgrade plumbing/heating system.
- Upgrade electrical systems.
- Install new insulated floors.
- Full internally insulated external walls.

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) House has no previous extension; proposed extension is 40sq.m.
(b) Proposed extension is only on ground floor level.
(c) Proposed extension is only on ground floor level.
2. House has no previous extension; therefore N/A.
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.

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. As per submitted documents, the extension roof is pitched and will not be used as a balcony or roof garden.

It is concluded that the proposed refurbishment of the existing house falls within the provisions of Section 4(1)(h) of the Act. The proposed extension to the existing house has been assessed under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and it is concluded that it does not exceed the conditions and limitations set out in this class and therefore, is deemed exempt development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development for the refurbishment of a derelict house and construction of a small extension under 40m² at Cloonchambers, Castlerea, County Roscommon, F45 XT93, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

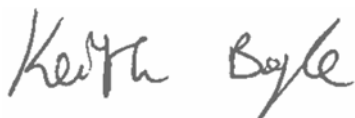
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded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

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed extension to the existing dwelling has been assessed under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations of said class. Therefore, the proposed works are deemed exempted 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.

AND WHEREAS I have concluded that the said development for the refurbishment of a derelict house and construction of a small extension under 40m² at Cloonchambers, Castlerea, County Roscommon, F45 XT93, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 24th July 2026

Graduate Planner

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

Signed:

Senior Executive Planner

Date: 24th July 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 refurbishment of a derelict house and construction of a small extension under 40sqm at Cloonchambers, Castlerea, Co. Roscommon, F45 XT93, is or is not development and is or is not exempted development.

Applicant: Alan Devine

Planning Ref: DED 1008

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Alan Devine for the said development above, which was received on 4th March, 2026.

Please let me have your recommendation.


Mervyn Walsh,
Administrative Officer,
Planning Department.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Alan Devine,



Date: 11th March, 2026
Planning Reference: DED 1008

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 refurbishment of a derelict house and construction of a small extension under 40sqm at Cloonchambers, Castlerea, Co. Roscommon, F45 XT93, 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 4th March, 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. **L01/0/239637** dated 11th March, 2026, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 1008**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

c.c. agent via email: James Lohan Consulting Engineers Ltd.
james@jlce.ie

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

11/03/2026 10:02:22

Receipt No. L01/0/239637

ALAN DEVINE
C/O JAMES LOHAN CONSULTING ENGINEERS
BALLYPHEASON HOUSE
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
1555

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office

Planning Dept,
Roscommon Co.Co.
Aras An Chontae,
Roscommon.

Detailed Specification Of The Development Proposed

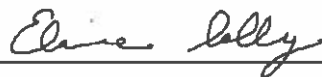
Ref: Alan Devine for Property at Cloonchambers, Castlerea, Co. Roscommon, F45 XT93

The property is being stripped back to its original walls and will be renovated and put back into use as it was originally a three bed dwelling house. Additionally, a 40sqm extension will be added to include a kitchen, living and dining room.

The works involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Re-wire the entire property.
4. Re-plumb the entire property.
5. Install new UPVC windows and doors.
6. Re-slate the roof (including replacing latts and membrane).
7. Second fix carpentry and paint and decorate internally.
8. Construct a 40sqm extension for a new kitchen, living and dining room.
9. Upgrade plumbing/heating system.
10. Upgrade electrical systems.
11. Install new insulated floors.
12. Full internally insulated external walls.

Kind Regards,



Elaine Lally

James Lohan Consulting Engineer Ltd,
Unit 6, Ballypheason House, Circular Road
Roscommon F42 T384





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)	Alan Devine
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 6, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Cloonchambers, Castlerea, Co. Roscommon, F45 XT93 O.S No. 2157-D XY: 565246, 780623 Townland: Cloonchambers
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>93 m²</u> b) <u>39.8 m² extension</u>
Height above ground level:	Floor level- between 150mm – 245 mm above ground level (Ridge height existing 5590mm above ground finished floor level)
Total area of private open space remaining after completion of this development	0.093 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof Proposed new pitched roof (40 sqm) at the rear of the building, matching the existing extension, connected with existing flat roof at rear.

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 finish
Is proposed works located at front/rear/side of existing house.	Proposed extension to the rear of the house, under 40 Sqm and lower ridge level than 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)	N/A
Existing use of land or structure	Existing Dwelling House
Proposed use of land or structure	Refurbish House to be lived in by applicants
Distance of proposed building line from edge of roadway	Existing 10.5m from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature: Elaine Dally

Date: _____

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



165587,280815



**SITE AREA OUTLINED IN RED
= 0.14 HECTARES**

LAND HOLDING OUTLINED IN BLUE

**Cloonchambers,
Castlere,
Co. Roscommon,
F45 XT93**

04 MAR 2026

○ SITE L
1:2500



DED APPLICATION

1000

J O B OED APPLICATION

108 NO 25 DA11

Closets/dampers,

NATIONAL MAPPING DIVISION OF TAILTE ÉIREANN
CYAL50358888
COPYRIGHT LICENCE

LEGEND

• LAND HOLDINGS OUTLINED IN BLUE



Existing Native Hedgerow Mix

Processed ornamental shrub planting, species to include (but not limited to), planted at 3m / 9cm
Arbutus unedo, *Viburnum opulus*, *Philadelphus coronarius*, *Rosa* sp., *Ceanothus* sp., *Lavandula*, *Geranium* sp., *Carex* sp., *Rudbeckia*, *Libertia*, *Agapanthus*, *Stipa*, *Verbena*, *Prunus* "Otto Luyken", *Spirea*, *Tamarix* sp., *Syringa*, *vulgaris*, etc



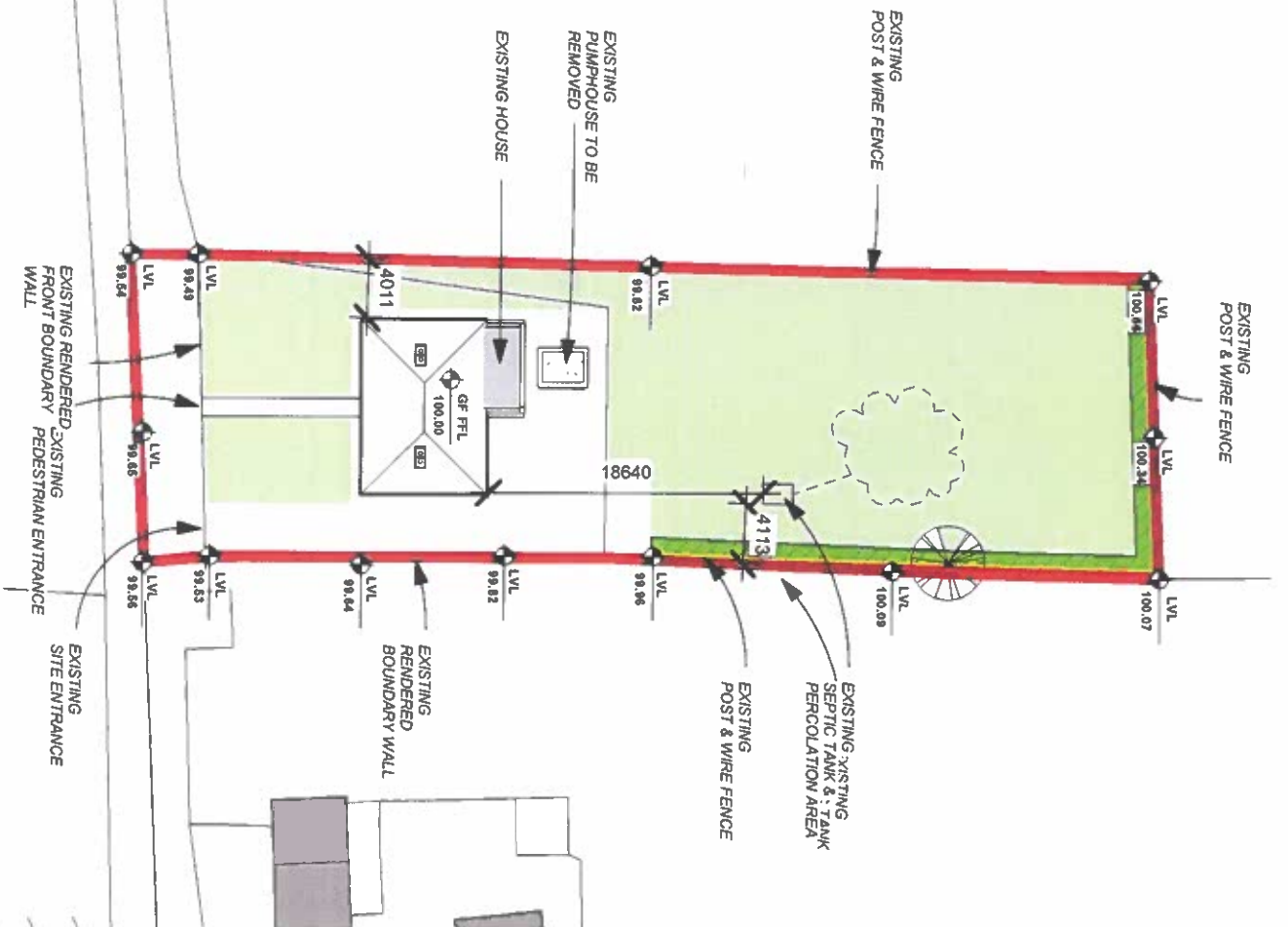
Grasshopper



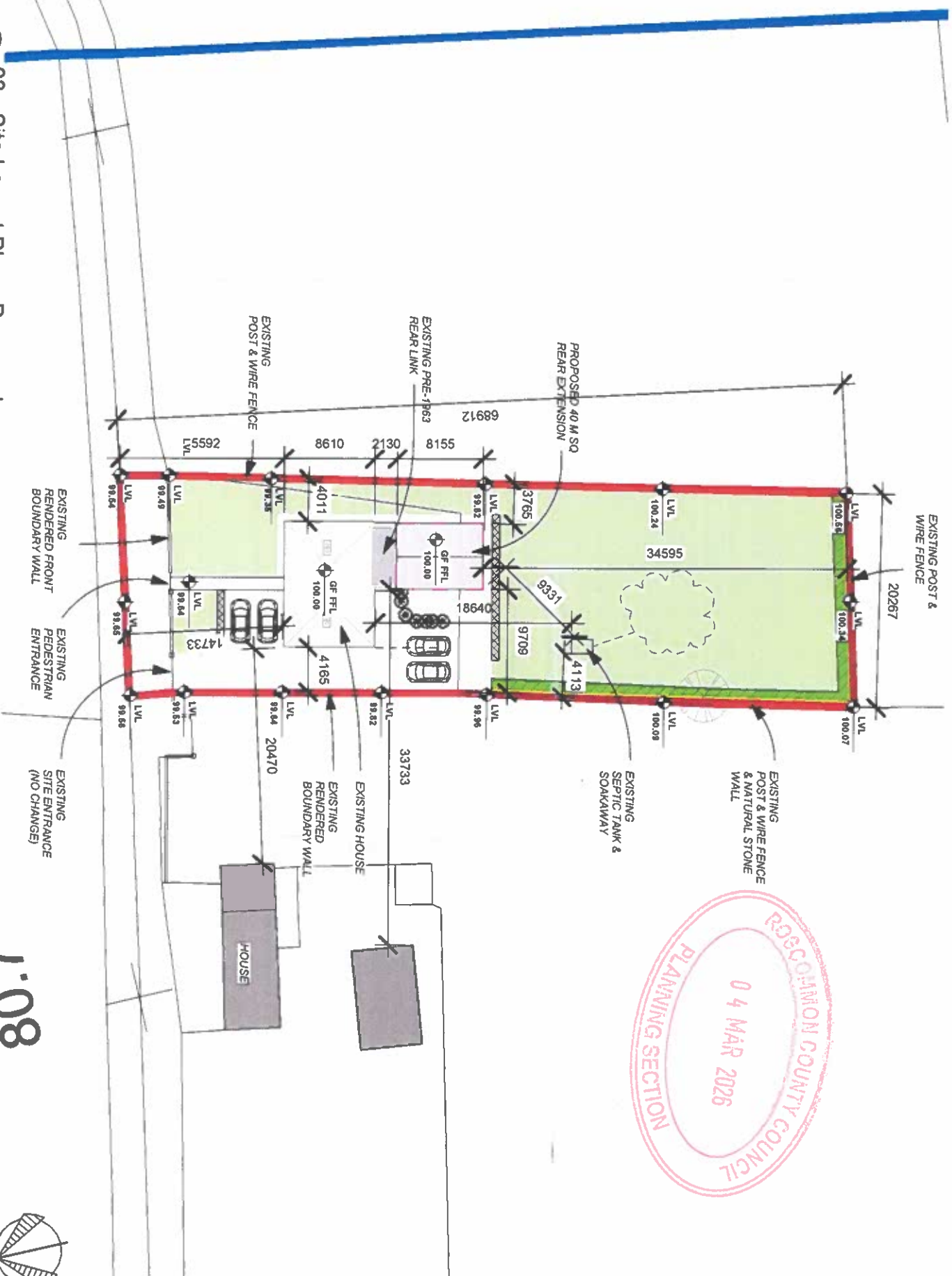
Proposed Extension to existing house



Existing House



02 - Site Layout Plan - Existing



03 - Site Layout Plan - Proposed
1 : 500

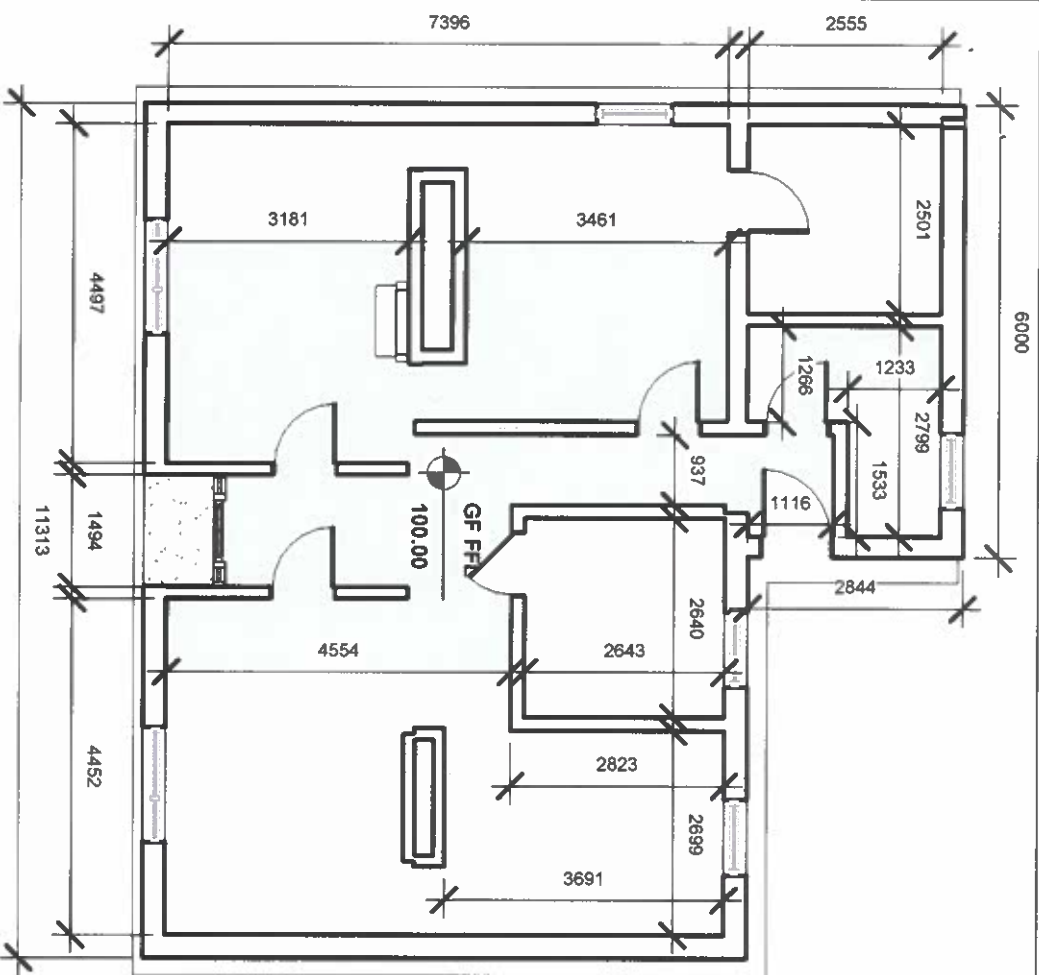
20



DO NOT SCALE FROM THIS DRAWING WORK. ONLY FROM PROVIDED DIMENSIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY IT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

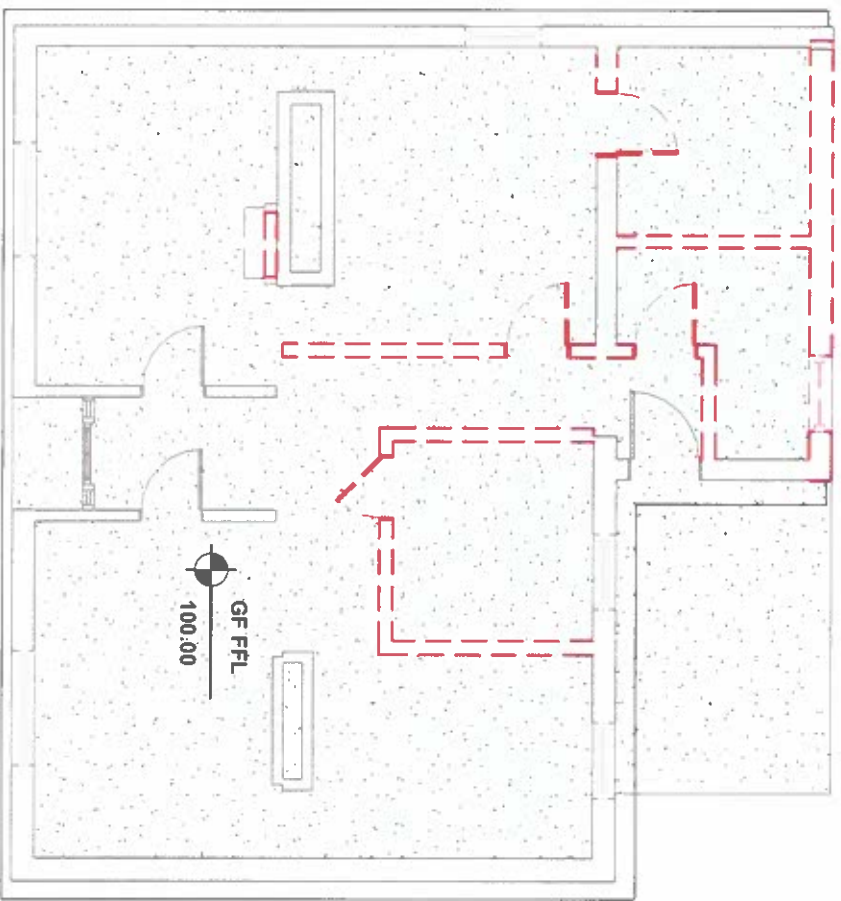
DED APPLICATION

		James Lohan	
NO. 1, ROAD CROFT, 100		E-mail: ac@ac@jcl.co.uk	
Surrey		Tel: (0190) 654345	
Unit 6, Edgely Brook Industrial Estate, Rosedown		E-mail: ac@ac@jcl.co.uk	
CLIENT	Alan Davine	JOB	JO8 N.O.
SITE	Counthambers, Castlereagh, Roscommon, F45 X793	DESCRIPTION	DRC N.O.
		House Extension (Bespoke: Dwell)	002
		Planning	
		Site Layout Plan	
		Existing & Proposed	
		SCALE	
DESIGNED BY		DATE: 02/01/78	

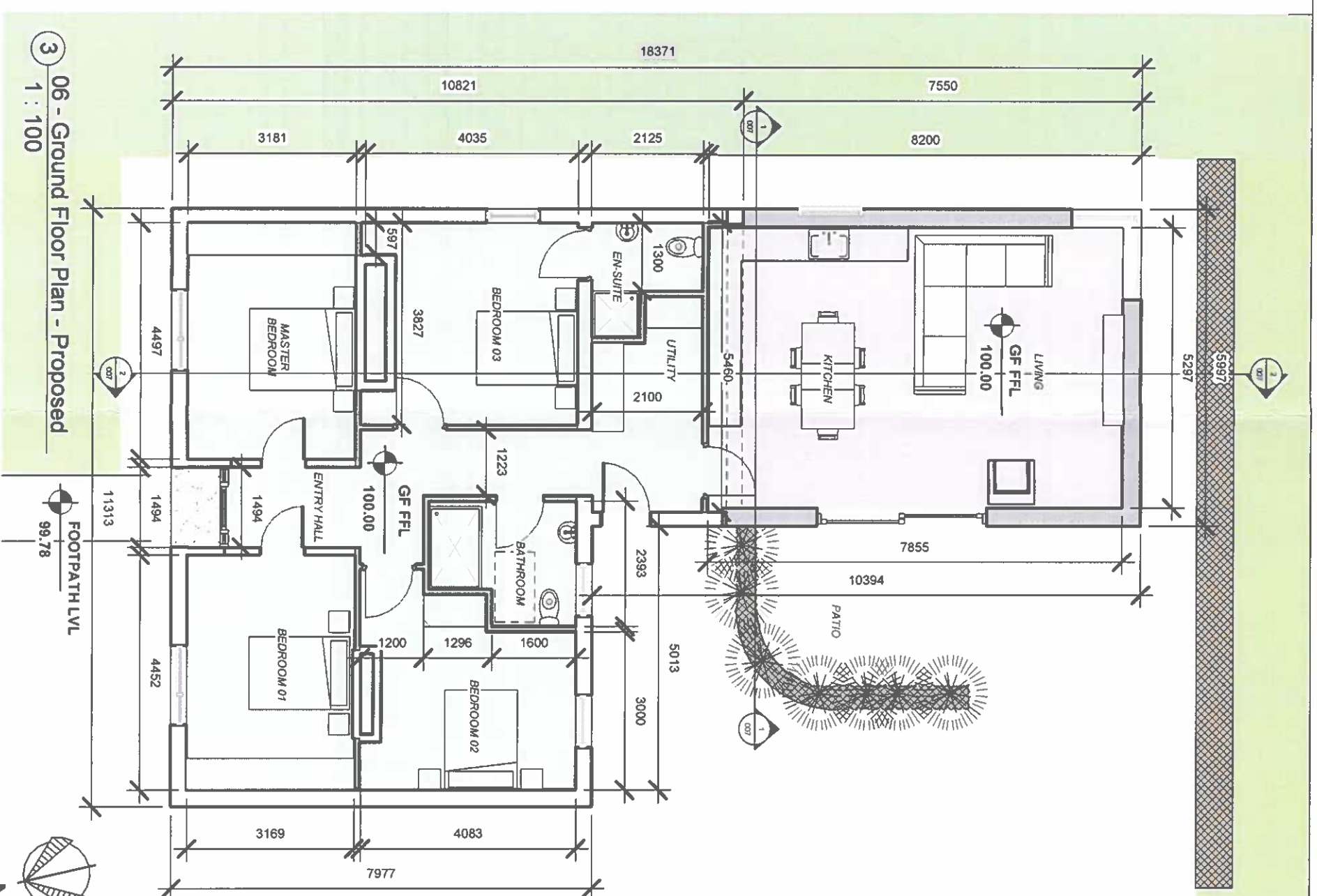


1 04 - Ground Floor Plan - Existing
1 : 100

LEGEND	
	Existing Walls
	Proposed Walls
	Existing House floor area: 93 m ²
	Proposed Extensions: 39.8 m ²



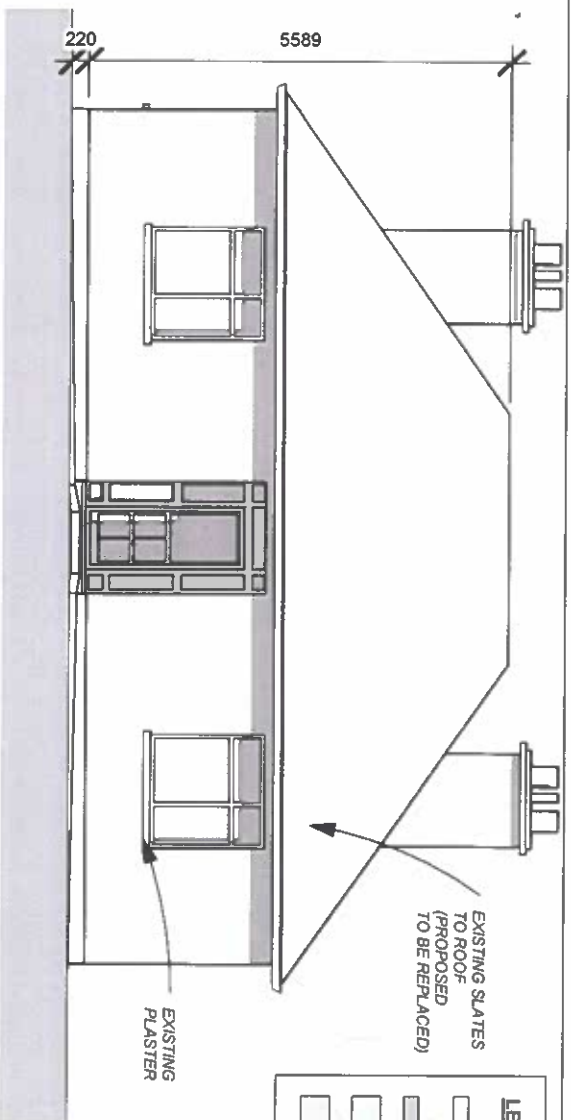
2 05 - Ground Floor Plan - Demolition
1 : 100



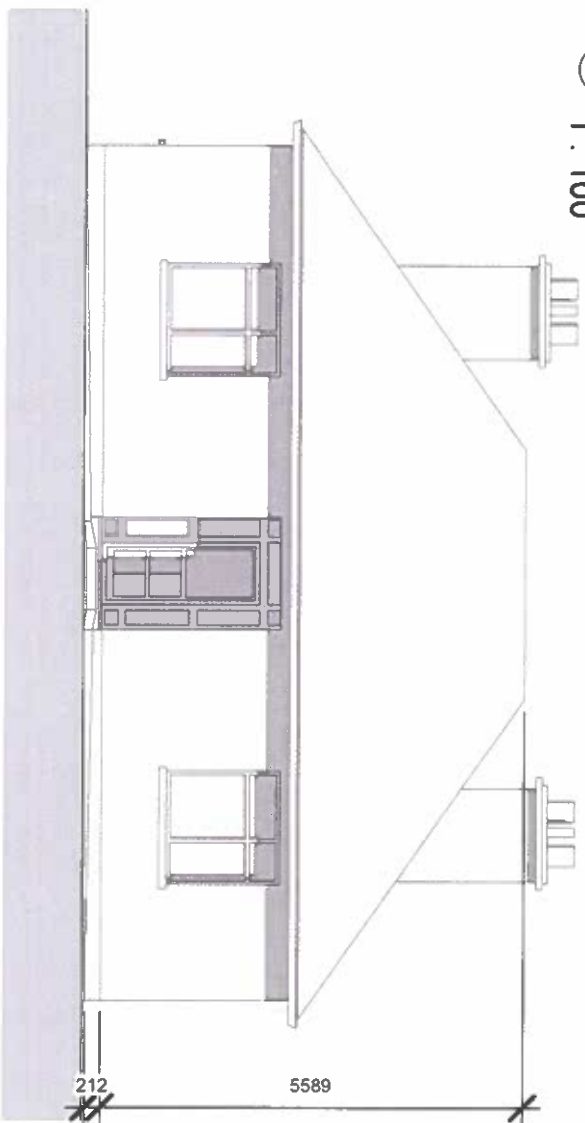
3 06 - Ground Floor Plan - Proposed
1 : 100



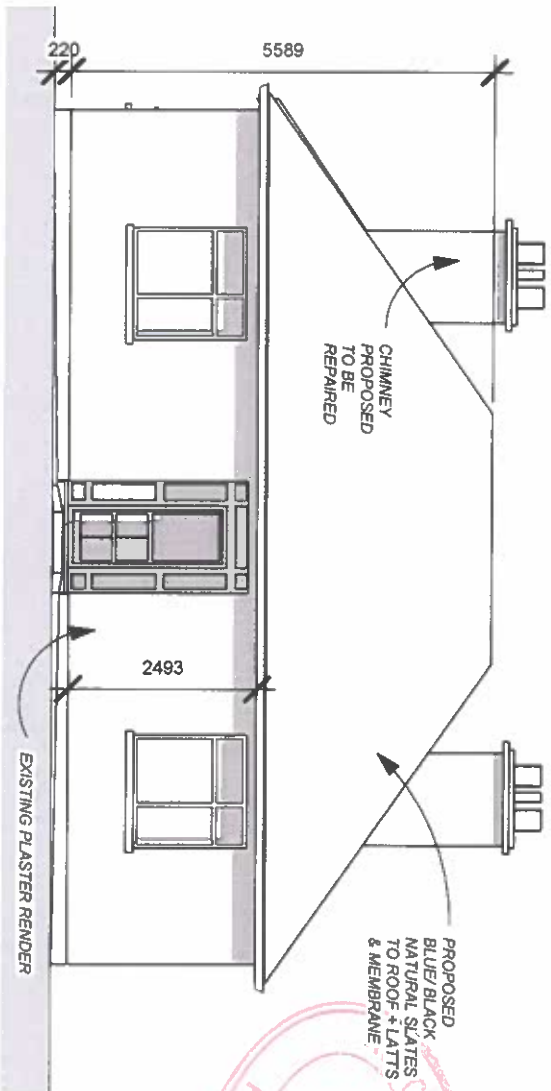
NO.	DATE	REV
1	10/01/2025	1
2	10/01/2025	2
3	10/01/2025	3
4	10/01/2025	4
5	10/01/2025	5
6	10/01/2025	6
7	10/01/2025	7
8	10/01/2025	8
9	10/01/2025	9
10	10/01/2025	10



2 07 - Front Elevation (N) - Existing
1 : 100

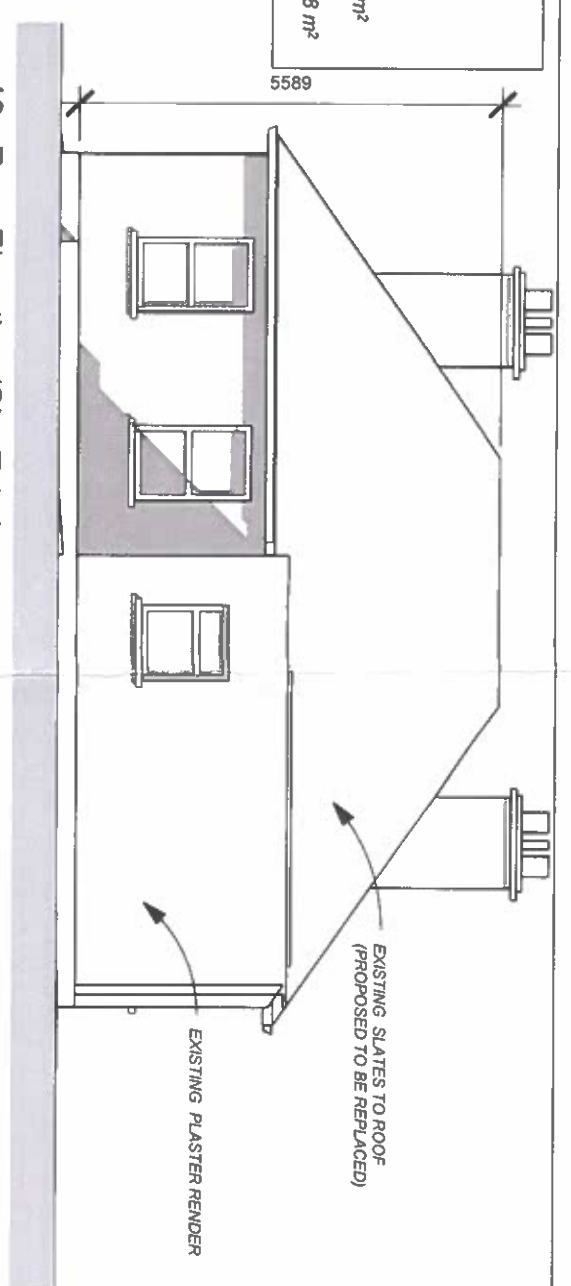


1 08 - Front Elevation (N) - Demolition
1 : 100

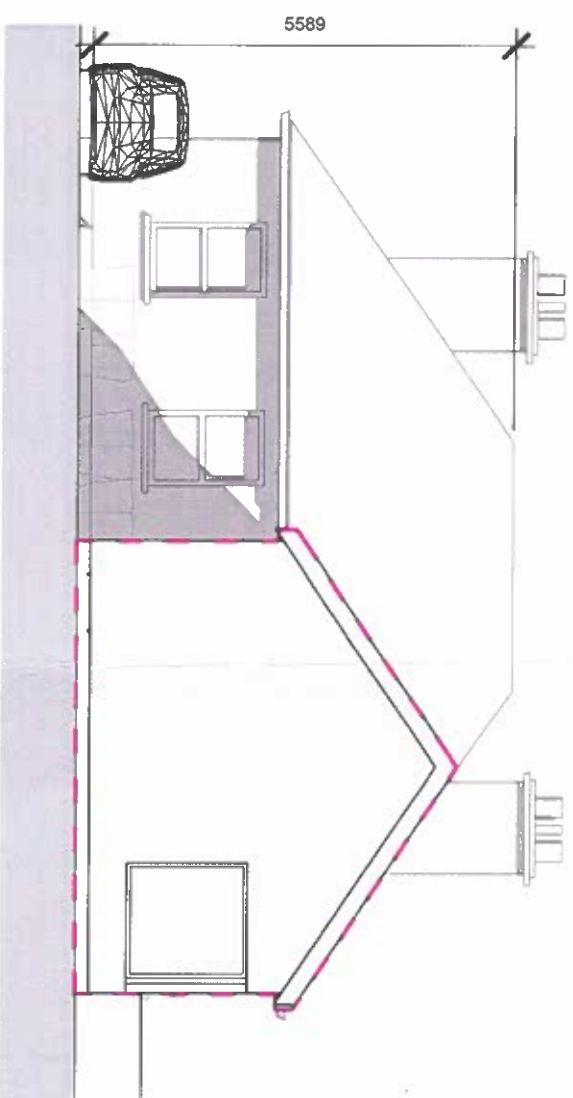


3 09 - Front Elevation (N) - Proposed
1 : 100

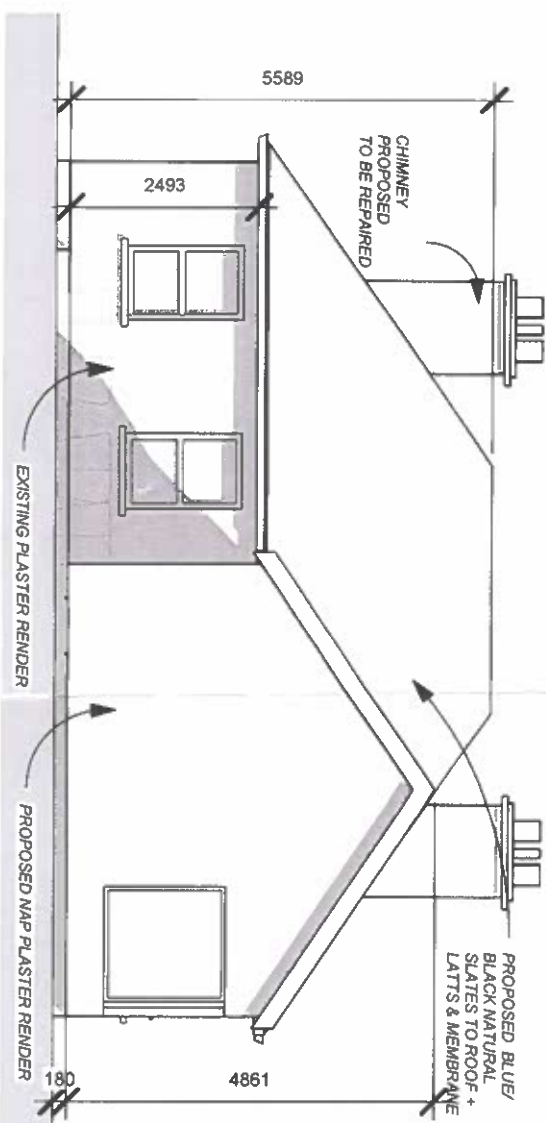
LEGEND	
	Existing Walls
	Proposed Walls
	Existing House floor area: 93 m ²
	Proposed Extensions: 39.8 m ²



4 10 - Rear Elevation (S) - Existing
1 : 100



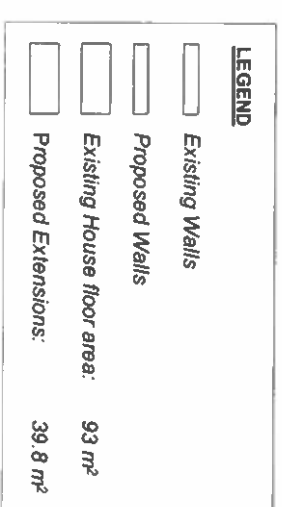
5 11 - Rear Elevation (S) - Demolition
1 : 100



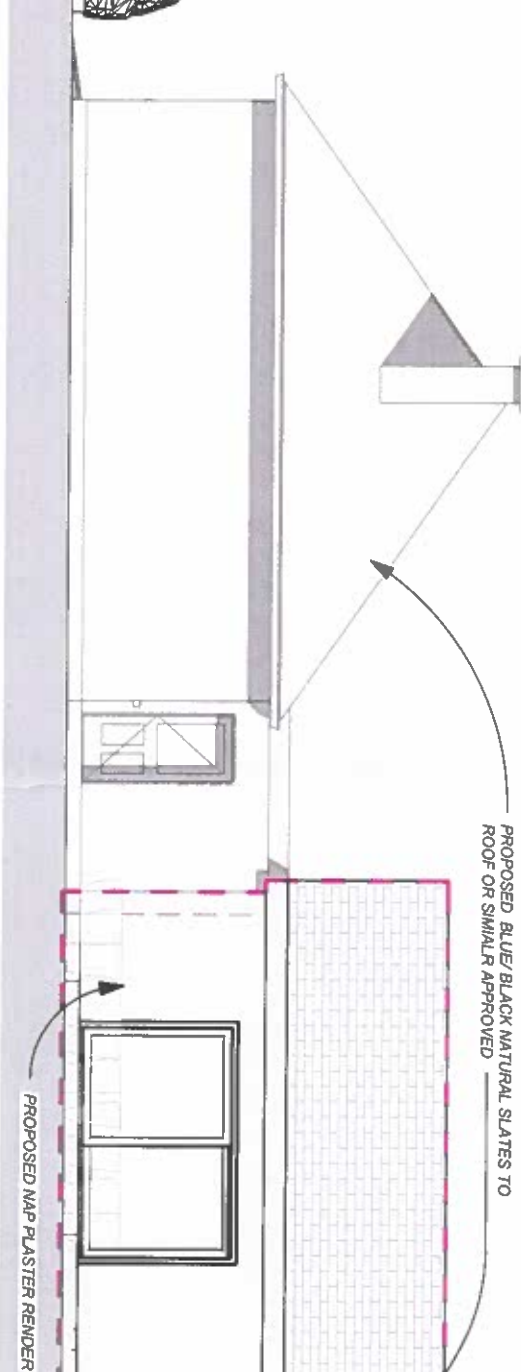
6 12 - Rear Elevation (S) - Proposed
1 : 100



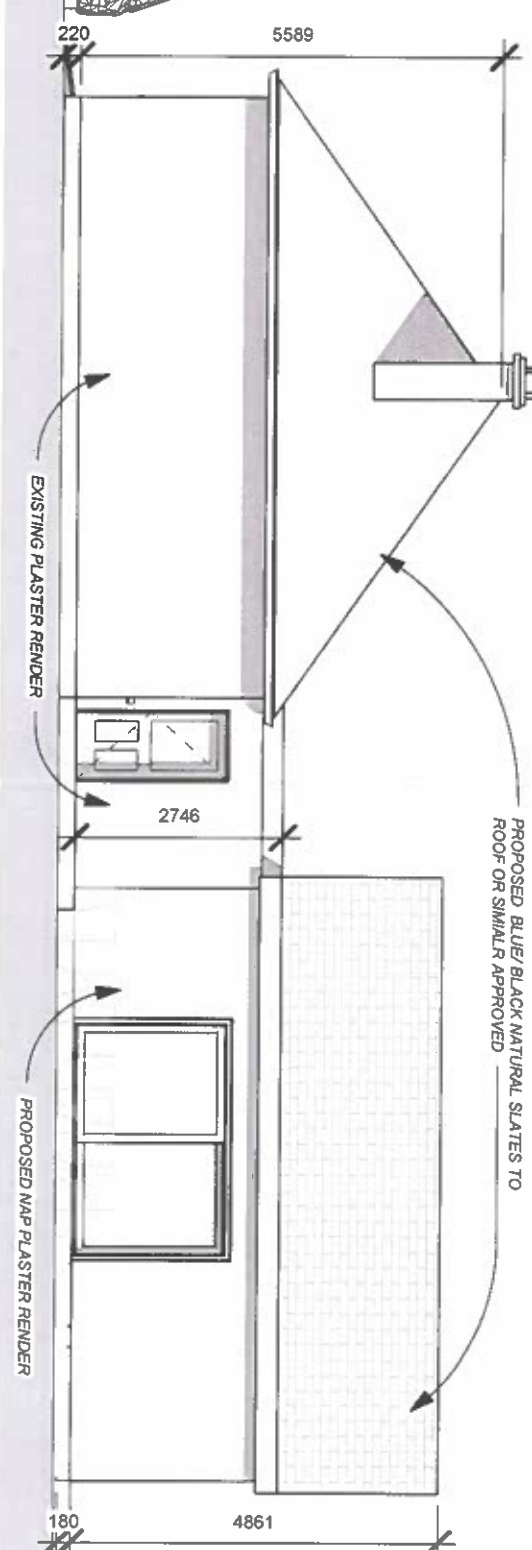
DATE	REV
1/1/16	1
1/1/16	2
1/1/16	3
1/1/16	4
1/1/16	5
1/1/16	6
1/1/16	7
1/1/16	8
1/1/16	9
1/1/16	10



1:100

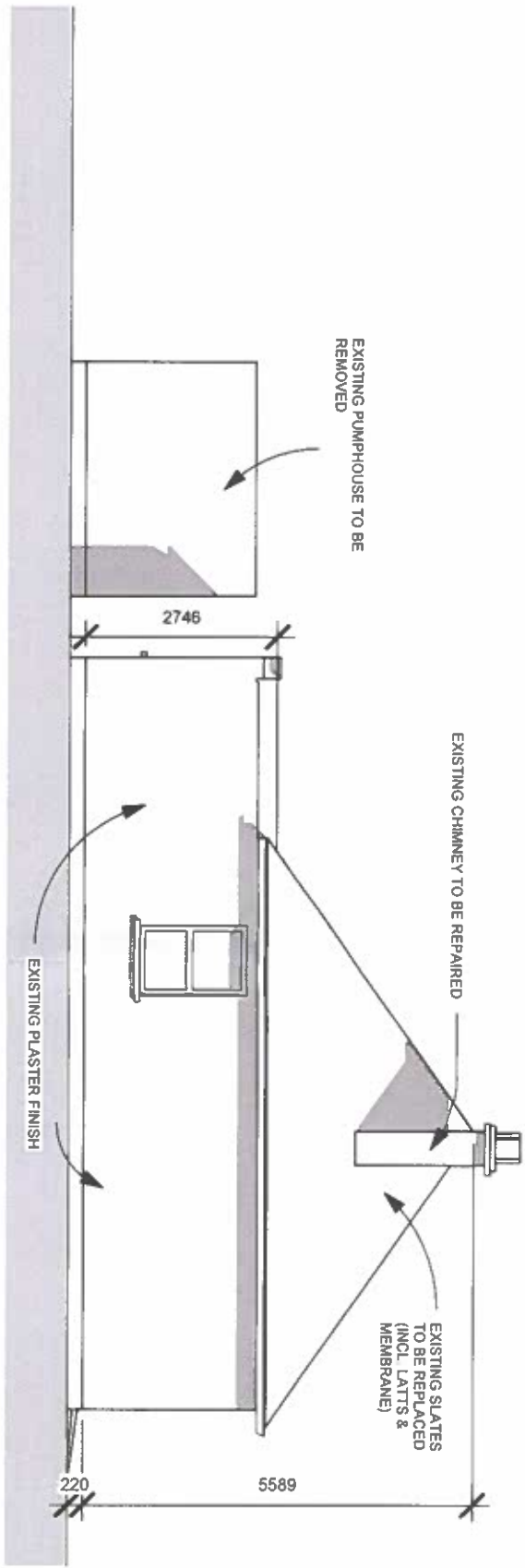


1:100

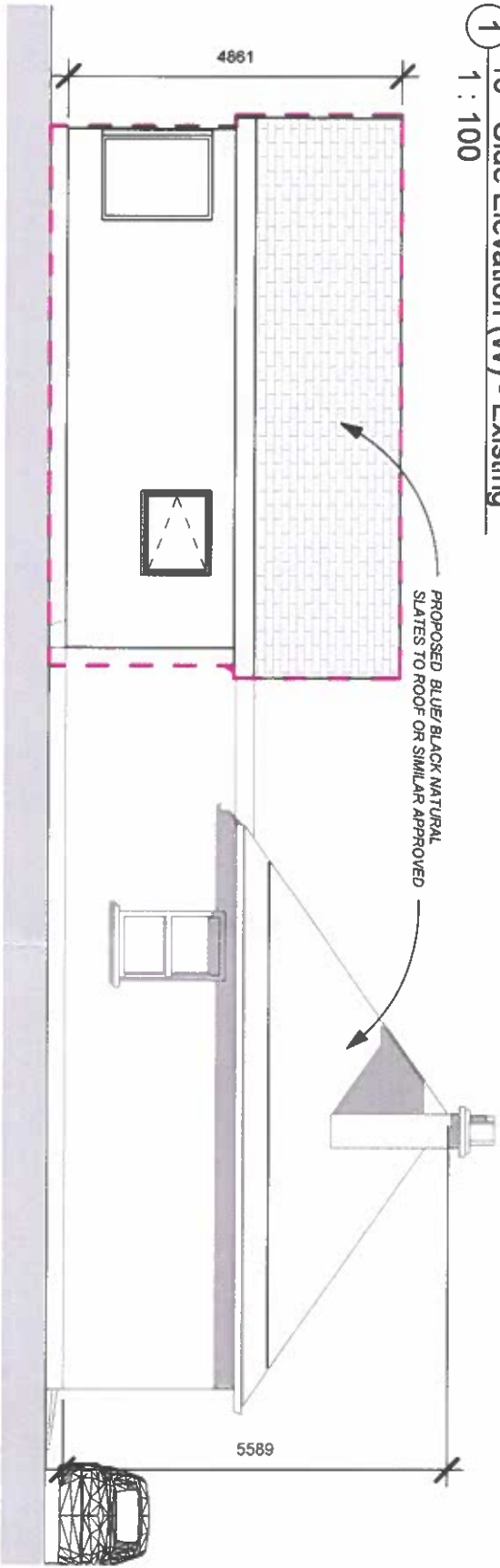


1:100

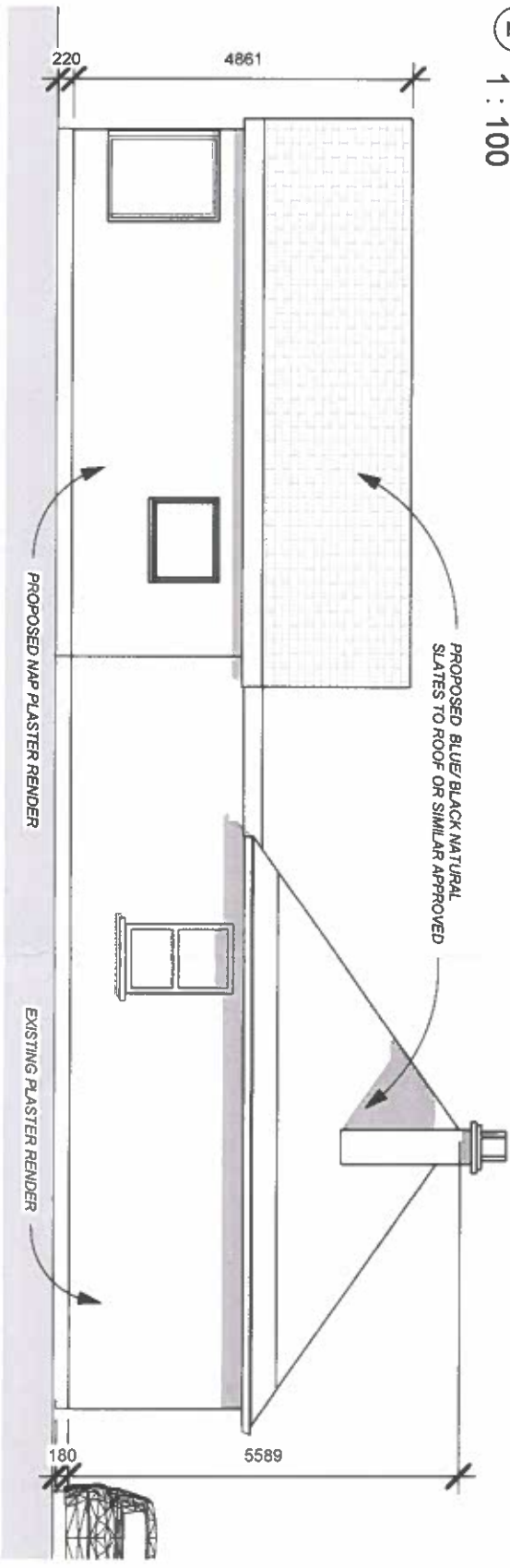




1 16 - Side Elevation (W) - Existing
1 : 100



2 17 - Side Elevation (W) - Demolition
1 : 100



3 18 - Side Elevation (W) - Proposed
1 : 100

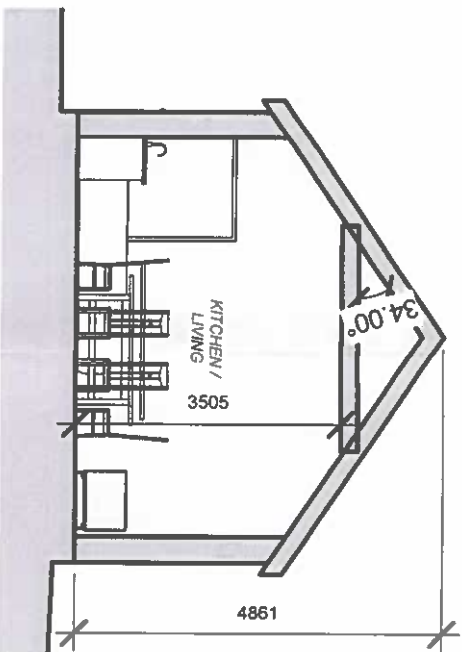
LEGEND	
	Existing Walls
	Proposed Walls
	Existing House floor area: 93 m²
	Proposed Extensions: 39.8 m²



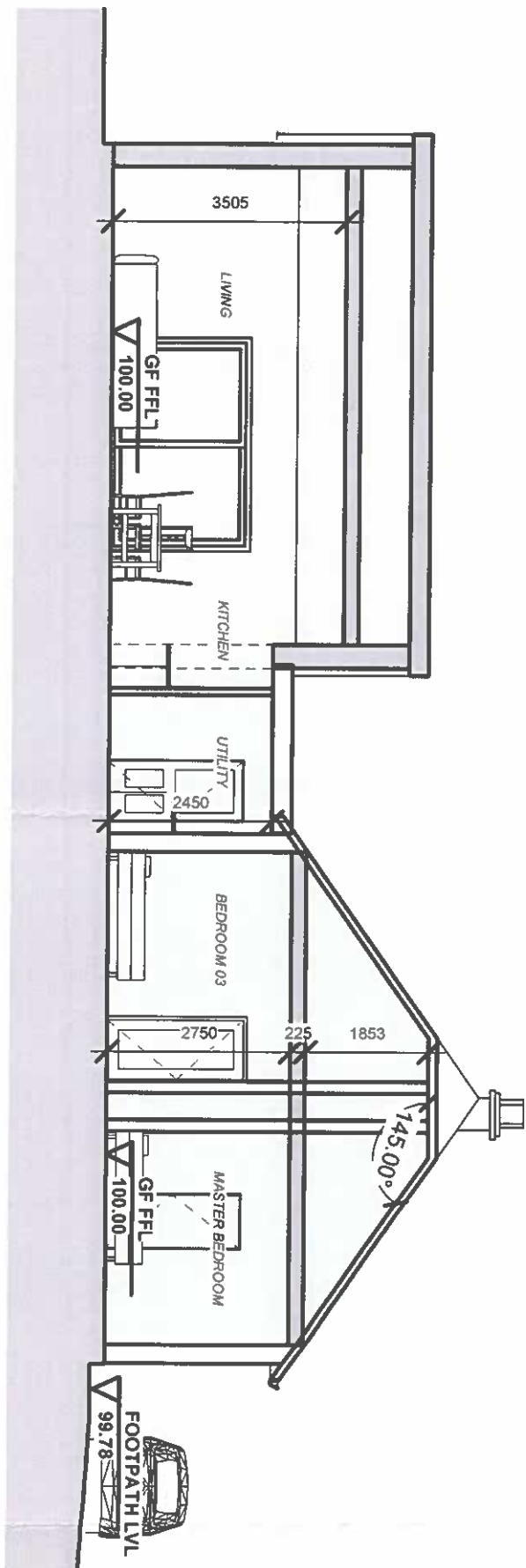
DED APPLICATION

DATE	REV
/ /	/G
/ /	/F
/ /	/E
/ /	/D
/ /	/C
/ /	/B
/ /	/A

James Lohan Planning & Design Consulting Engineers Roscommon, F45 XT83		Job No. 25041-DED Job Title: House Extension (Example Dwell) Drawing: Side Elevation (West) Scale: 1:100 @ A3		E-mail: info@jameslohan.ie Tel: (086) 261335 Fax: (086) 261335 Date: 07/03/2026 Rev: 1
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19 - Section 1
1 : 100



20 - Section 2
1 : 100



DED APPLICATION			
NO.	DATE	BY	REV
1	10/01/2025	ALD	/C
2	10/01/2025	ALD	/E
3	10/01/2025	ALD	/C
4	10/01/2025	ALD	/B
5	10/01/2025	ALD	/A
6	10/01/2025	ALD	/A

James Lohan			
CLIENT	Alan Devine	JOB NO	25-041-DED
SITE	Cloncharnagh, Castlereagh, Roscommon, P45 XT93	PROPOSED SECTIONS	007
DATE	10/01/2025	SCALE	1:100 @ A3
REV	05/04/25	DESIGNED BY	ALD

