

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/1109/26.

Reference Number:

DED1014

Name of Applicant:

Dolores Corrigan

Agent:

Mick Conlon, Ardkeenagh, Tusk, Co. Roscommon, F45 R682.

WHEREAS a question has arisen as to whether the proposed following works; 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Boyle, Co. Roscommon, F52 KP62, 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 falls within the provisions of Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

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 proposed following works 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Co. Roscommon, F52 KP62, 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:

Signed:


Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 10 September 2026

Gemma Cunningham

From: Gemma Cunningham
Sent: Friday 11 September 2026 15:13
To: mick conlon
Subject: DED1014 Notification of Decision
Attachments: DED1014 notification.pdf

A Chara,

Please find attached correspondence for your attention regarding DED1014. 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

Dolores Corrigan,

Reference Number: DED1014
Application Received: 13th March, 2026
Name of Applicant: Dolores Corrigan
Agent: Mick Conlon, Ardkeenagh, Tulsk, Co. Roscommon, F45 R682.

WHEREAS a question has arisen as to whether the proposed following works; 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Boyle, Co. Roscommon, F52 KP62, 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 falls within the provisions of Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

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 proposed following works 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Co. Roscommon, F52 KP62, 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: 11th September 2026

c.c. agent via email: mickconlon36@gmail.com

Mick Conlon, Ardkeenagh, Tusk, Co. Roscommon, F45 R682.

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 1014
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the proposed following works 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) is or is not development and is or is not exempted development.
Name of Applicant:	Dolores Corrigan
Location of Development:	Granny, Ballinameen, Co. Roscommon, F52 KP62.
Site Visit:	Yes

WHEREAS a question has arisen as to whether the proposed following works 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) **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.

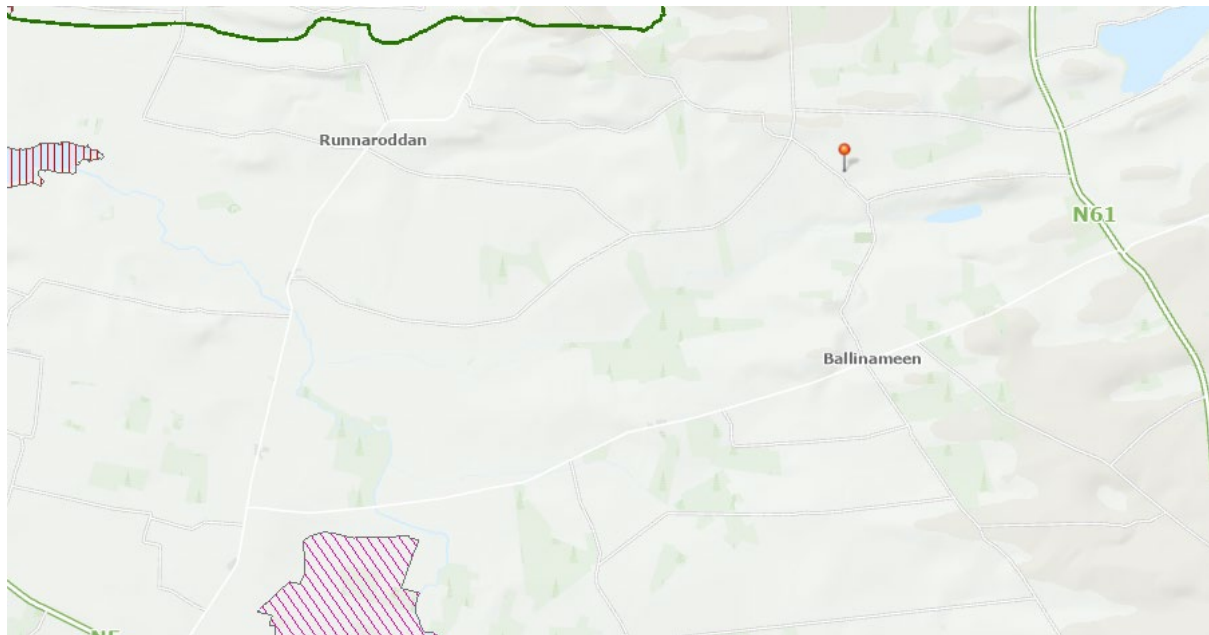
Site Location & Development Description

The site consists of an existing southwest facing bungalow dwelling with two outhouses/ sheds located to the rear and side. The subject site fronts onto the L-1023 Local Primary Road and is located c. 1.8km north of Ballinameen village. The proposed development consists of the following works 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works).

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 Cloonshanville Bog (SAC Site Code 000614) located c. 5.6km southwest 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

18037/90

Development Description: Permission for the erection of extension to dwellinghouse and construction of septic tank.

Applicant: Mr. James Beirne.

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.

Extent of Works

The applicant proposes to install 1) underfloor, wall and ceiling insulation & 2) heating & electric works. The proposed development falls within the provisions of Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

'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;'

Therefore, the proposed development is deemed an exempt development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; the proposed following works 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Co. Roscommon, F52 KP62, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

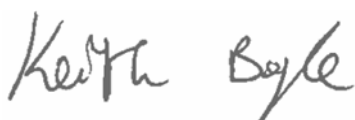
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development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

AND WHEREAS I have concluded that the said development for the proposed following works 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Co. Roscommon, F52 KP62, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 3rd September 2026

Graduate Planner

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

Signed:

Senior Executive Planner

Date: 7th September 2026











MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 25th March, 2026

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

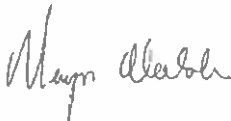
Development: WHEREAS a question has arisen as to whether the proposed following works; 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Boyle, Co. Roscommon, F52 KP62, is or is not development and is or is not exempted development.

Applicant: Dolores Corrigan

Planning Ref: DED 1014

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Dolores Corrigan for the said development above, which was received on 13th March, 2026.

Please let me have your recommendation.



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

Carmel Curley

From: Carmel Curley
Sent: Wednesday 25 March 2026 12:12
To: mick conlon
Subject: DED1014 - Dolores Corrigan
Attachments: DED1014 - Ack letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Declaration of Exempted Development Application submitted for Dolores Corrigan – DED 1014.

Mise le meas,

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

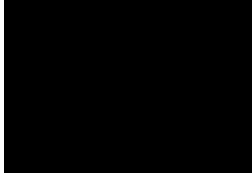




Comhairle Contae
Ros Comáin
Roscommon
County Council



Dolores Corrigan,



Date: 25th March, 2026
Planning Reference: DED 1014

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 proposed following works; 1) underfloor, wall and ceiling insulation & 2) heating & electric (no external works) at Granny, Ballinameen, Boyle, Co. Roscommon, F52 KP62, 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 13th 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. **L01/0/239854** dated 24th March, 2026, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 1014**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

c.c. agent via email: Mick Conlon
mickconlon36@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

24/03/2026 10:38:05

Receipt No.: L01/0/239854

DOLORES CORRIGAN
C/O MICK CONLON
ARDKEENAGH
TULSK
CO. ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED1014	

Total : 80.00 EUR

Tendered :
Cheque 80.00
474

Change : 0.00



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)	DOLORES CORRIGAN
Name of Agent	MICK CONLON
Nature of Proposed Works	UNDER FLOOR, WALL AND CEILING INSULATION HEATING & ELECTRICS NO EXTERNAL WORKS
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	GRANNY, BALLINAMEEN BOYLE, Co. ROSCOMMON F52 KP62
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>100 M²</u> b) <u>NIL</u>
Height above ground level:	0.90 M
Total area of private open space remaining after completion of this development	0.35 Ha
Roofing Material (Slates, Tiles, other) (Specify)	EXISTING SLATES

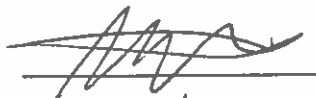
Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	EXISTING PLASTER FINISH
Is proposed works located at front/rear/side of existing house.	NA
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	RESIDENTIAL
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	NA
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:

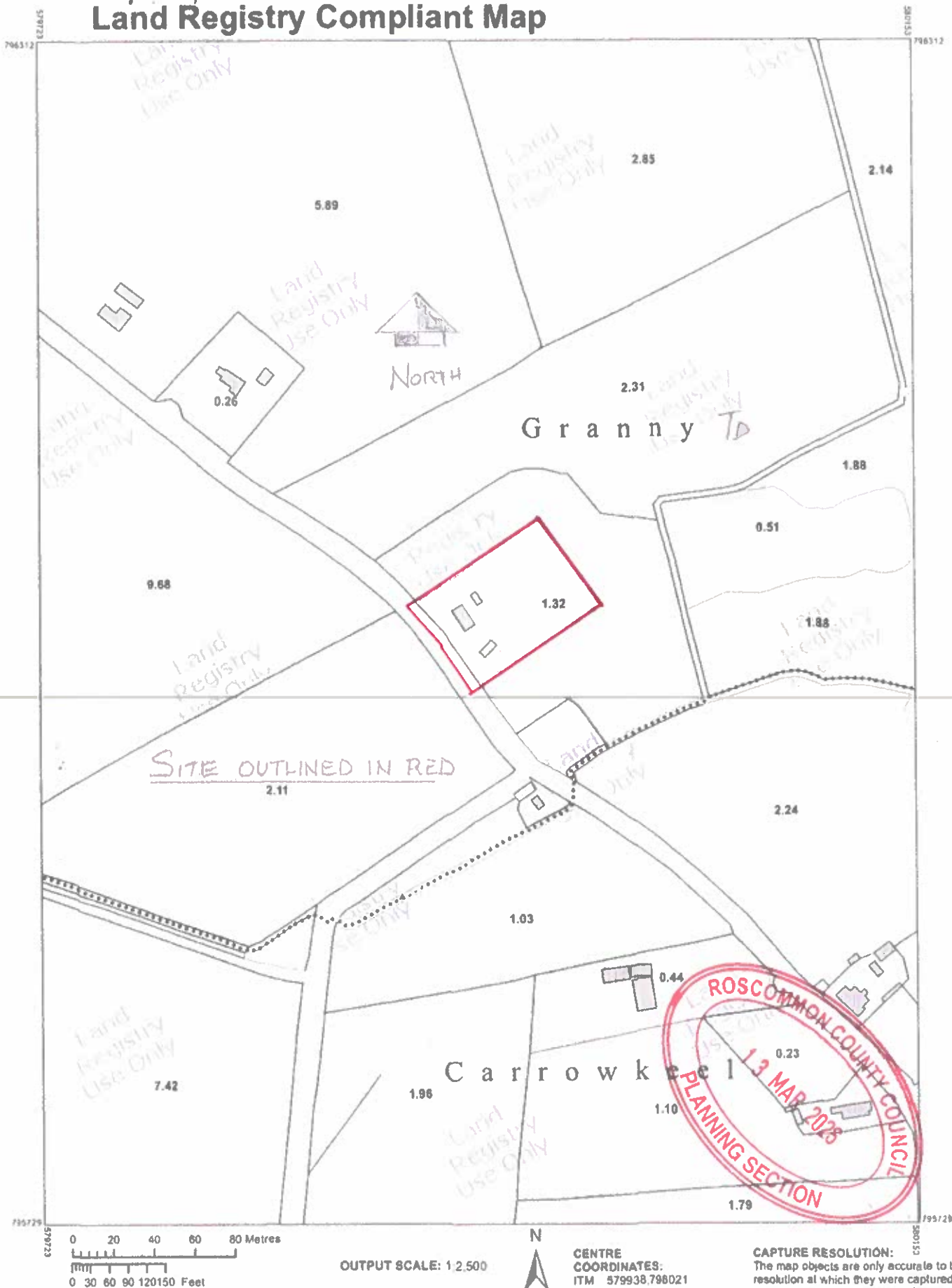
9/Mar/2026



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

Land Registry Compliant Map



COMPILED AND PUBLISHED BY:

Tailte Éireann,
Phoenix Park,
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Ireland.
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19/02/2026

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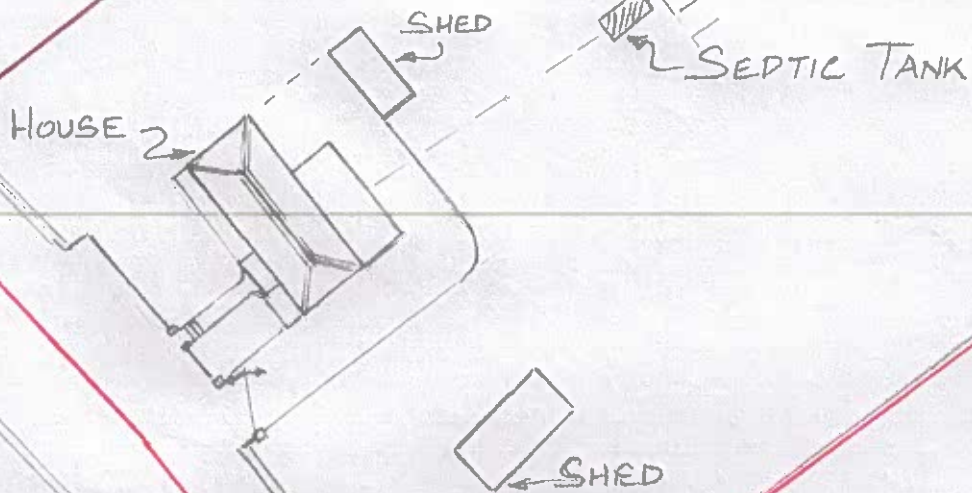
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NORTH



SITE OUTLINED IN RED

SITE LAYOUT

SCALE 1:500

