

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/200/26

Reference Number: DED1030

Name of Applicant (s): Daniel Deane

Agent: James Lohan Consulting Engineers Ltd, Unit 6, Ballypheason House, Circular Road, Roscommon

WHEREAS a question has arisen as to whether refurbishment of derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempted Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund at Toobrackan, Ballaghaderreen, 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) Class 1 and Class 7 Part 1 Schedule 2 Article 6 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.
- The refurbishment of the existing dwelling falls within the provisions of Section 4(1)(h) of the Act and is deemed exempt development.
- The proposed development does not exceed the conditions and limitations attached to Class 1 and Class 7, Part 1 Schedule 2 Article 6 of the Planning and Development Regulations, 2001, as amended, and therefore, it is deemed an 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 said development for the refurbishment of derelict house and add a small extension under 40 sqm at Toobrackan, Ballaghaderreen, Co. Roscommon, F45 XD30, 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: 28 September 2026

Gemma Cunningham

From: Gemma Cunningham
Sent: Tuesday 29 September 2026 12:29
To: james@jlce.ie; camila@jlce.ie
Cc: [REDACTED]
Subject: Notification of Determination for DED1030
Attachments: DED1030 Notification of Decision.pdf

A Chara,

Please find attached correspondence for your attention regarding DED1030. Please be advised also hardcopy of the attached has been sent to the applicant via 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

Daniel Deane,

Reference Number: DED1030

Application Received: 16th April 2026

Name of Applicant: Daniel Deane

Agent: James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether refurbishment of derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempted Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund at Toobrackan, Ballaghadereen, 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) Class 1 and Class 7 Part 1 Schedule 2 Article 6 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.
- The refurbishment of the existing dwelling falls within the provisions of Section 4(1)(h) of the Act and is deemed exempt development.
- The proposed development does not exceed the conditions and limitations attached to Class 1 and Class 7, Part 1 Schedule 2 Article 6 of the Planning and Development Regulations, 2001, as amended, and therefore, it is deemed an 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 said development for the refurbishment of derelict house and add a small extension under 40 sqm at

Toobrackan, Ballaghaderreen, Co. Roscommon, F45 XD30, 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: 29th September 2026

c.c. James Lohan Consulting Engineers Ltd,
camila@jlce.ie, 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 1030
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether refurbishment of derelict house and add a small extension under 40 sqm is or is not development and is or is not exempted development.
Name of Applicant:	Daniel Deane
Location of Development:	Toobrackan, Ballaghaderreen, Co. Roscommon, F45 XD30.
Site Visit:	22 nd May 2026

WHEREAS a question has arisen as to whether the refurbishment of derelict house and add a small extension under 40 sqm **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 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

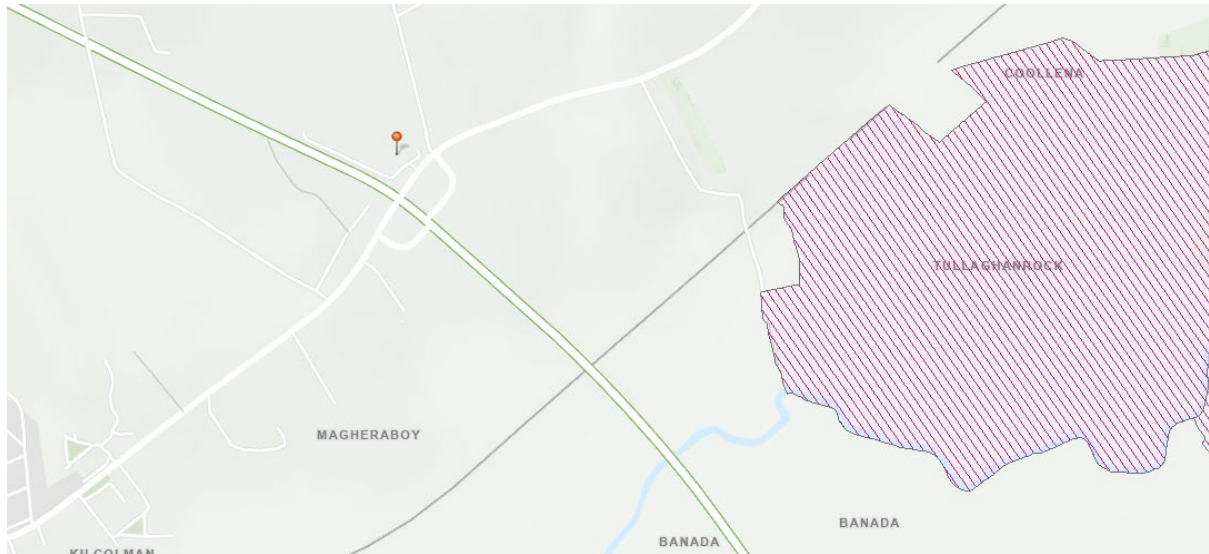
The site consists of an existing vacant dwelling located approximately 1.9km northeast of Ballaghaderreen town core. The site is accessed via the L-55519 Local Tertiary Road. The proposed development consists of the refurbishment of derelict house and add a small extension under 40 sqm.

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.

It is noted that the subject site is located approximately 10m from a zone of Archaeological Notification (Zone: R155662) to the southwest of the site.

Appropriate Assessment



The closest European site to the proposed development is Lough Ree SAC (Site Code 000440) located c. 900m 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

14114/82

Development Description: Erection of bungalow, new entrance, roadside fence and construction of septic tank.

Applicant: Winifred Coleman.

Decision: Granted.

8890/82

Development Description: Construction of a dwellinghouse, provision of a bathroom.

Applicant: Mrs. Mary Coleman.

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)

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. (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 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	
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	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. (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 roof garden. 8. This exemption shall only be used on the principal house and not any additional detached house within the	
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CLASS 7 The construction or erection of a porch outside any external door of a house.	curtilage of the principal house. 1. Any such structure shall be situated not less than 2 metres from any road. 2. The floor area of any such structure shall not exceed 2 square metres. 3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.	
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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 refurbishment of derelict house.

These works have been considered in the context of Section 4 (1)(h) of the Act, 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. The stated proposed works are deemed an exempt development.

Extension

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 floor area of the proposed extension is 40sq.m.
B) N/A
C) N/A
2. A) House has not been extended previously.
B) N/A
C) N/A
3. The extension is ground floor only.
4. A) The height of the rear wall does not exceed the height of the dwelling.
B) N/A
C) N/A
5. The proposed extension does not reduce the area of private open space to less than 25m². (0.13 hectares remaining).
6. A) Ground level windows are greater than 1 metre from the boundary they face.
B) N/A
C) N/A
7. The proposed flat roof will not be used as a balcony or roof garden.
8. The proposed extension is to the main body of the existing dwelling.

Having regard to the above assessment, it is concluded that the proposed extension to the existing dwelling does not exceed the conditions and limitations attached to Class 1 Part 1 Schedule 2 Article 6 Planning and Development Regulations 2001, as amended. Therefore, the proposed development is deemed exempt.

Class 7

1. The proposed porch is located more than 2 metres from a public road.
2. The proposed floor area is 2sq.m.
3. The height of the proposed porch does not exceed 3 metres.

Recommendation

WHEREAS a question has arisen as to whether a proposed development for the refurbishment of derelict house and add a small extension under 40 sqm at Toobrackan, Ballaghaderreen, Co. Roscommon, F45 XD30, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

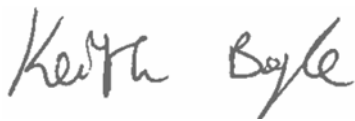
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 and Class 7 Part 1 Schedule 2 Article 6 Planning and Development Regulations 2001, as amended.
- (d) The record forwarded 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.
- The refurbishment of the existing dwelling falls within the provisions of Section 4(1)(h) of the Act and is deemed exempt development.
- The proposed development does not exceed the conditions and limitations attached to Class 1 and Class 7, Part 1 Schedule 2 Article 6 of the Planning and Development Regulations, 2001, as amended, and therefore, it is deemed an 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 derelict house and add a small extension under 40 sqm at Toobrackan, Ballaghaderreen, Co. Roscommon, F45 XD30, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 24th September 2026

Signed:



Senior Executive Planner

Date: 24th September 2026

MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 16th April 2026

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

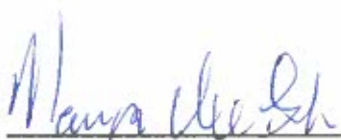
Development: WHEREAS a question has arisen as to whether refurbishment of derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempted Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund at Toobrackan, Ballaghadereen, Co. Roscommon, is or is not development and is or is not exempted development.

Applicant: Daniel Deane

Planning Ref: DED1030

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from **Daniel Deane** for the said development above, **which was received on 16th April 2026.**

Please let me have your recommendation.



Mervyn Walsh,
Administrative Officer,
Planning Department.

Gemma Cunningham

From: Gemma Cunningham
Sent: Wednesday 20 May 2026 18:07
To: 'camila@jlce.ie'; James Lohan
Cc: [REDACTED]
Subject: DED1030 Daniel Deane
Attachments: DED1030 Ack Letter & fee Receipt.pdf

A Chara,

Please find attached Acknowledgement letter and Receipt for the Section 5 Declaration of Exempted Development Application Submitted on behalf of Daniel Deane DED1030 is the reference for this application.

Kind Regards,

Gemma

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



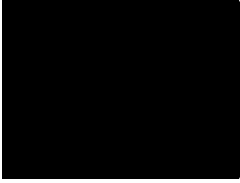
Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours



Comhairle Contae
Ros Comáin
Roscommon
County Council



Daniel Deane,



Date: 19th May 2026
Planning Reference: DED1030

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 derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempted Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund at Toobrackan, Ballaghaderreen, 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 16th April 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. L01/0/240285 dated 22nd April 2026, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED1030**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

cc agent via email: camila@jlce.ie, James@jlce.ie
James Lohan Consulting Engineers Ltd.

Roscommon County Council
Aras an Chontae
Roscommon
08086 37100

22/04/2026 14:51:26

Receipt No : L01/0/240285

DANIEL DEANE
C/O JAMES LOHAN ENGINEERS
BALLYPHEASON HOUSE
ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED1030	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
1555

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



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)	Daniel Deane
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.	TOOBRAKAN, BALLAGHADEREEN, CO. ROSCOMMON F45 XD30 O.S No. 1857-D XY: 563521, 796111 Townland Toobrackan,
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>68 Sqm</u> b) <u>40 Sqm extension</u>
Height above ground level:	Floor level- between 150mm – 200 mm above ground level (Ridge height existing 5027mm above ground level)
Total area of private open space remaining after completion of this development	0.13 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof Proposed new flat roof (40 sqm) at the rear of the building,

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 to match existing
Is proposed works located at front/rear/side of existing house.	Proposed extension to the rear of the house, under 40 Sqm and lower than the existing building.
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
Distance of proposed building line from edge of roadway	Existing -16090 from edge of existing road
Does the proposed development involve the provision of a piped water supply	Group Water Scheme from Lough Gara
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:



Date:

23/02/2026

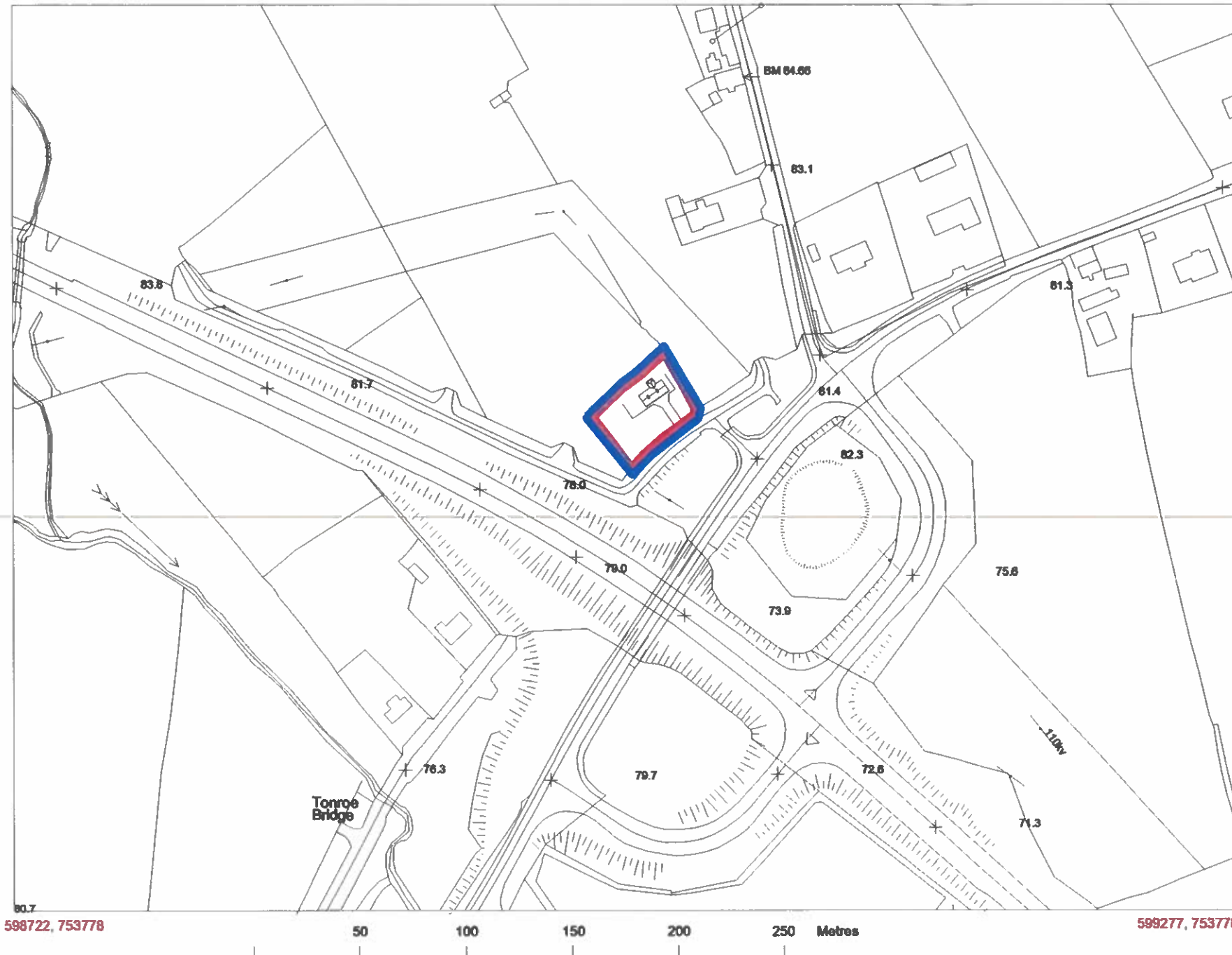


Note: This application must be accompanied by: -

- (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

598722, 754143

598277, 754143



LEGEND

— SITE BOUNDARY OUTLINED IN RED (0.126 HECTARES)

— LAND HOLDINGS OUTLINED IN BLUE

ADDRESS:
Toobrackan,
Ballaghadereen,
Co. Roscommon
F45 XD30



OS MAPS 1857-D



1 Site Location
1 : 2500



STA	DATE	REV

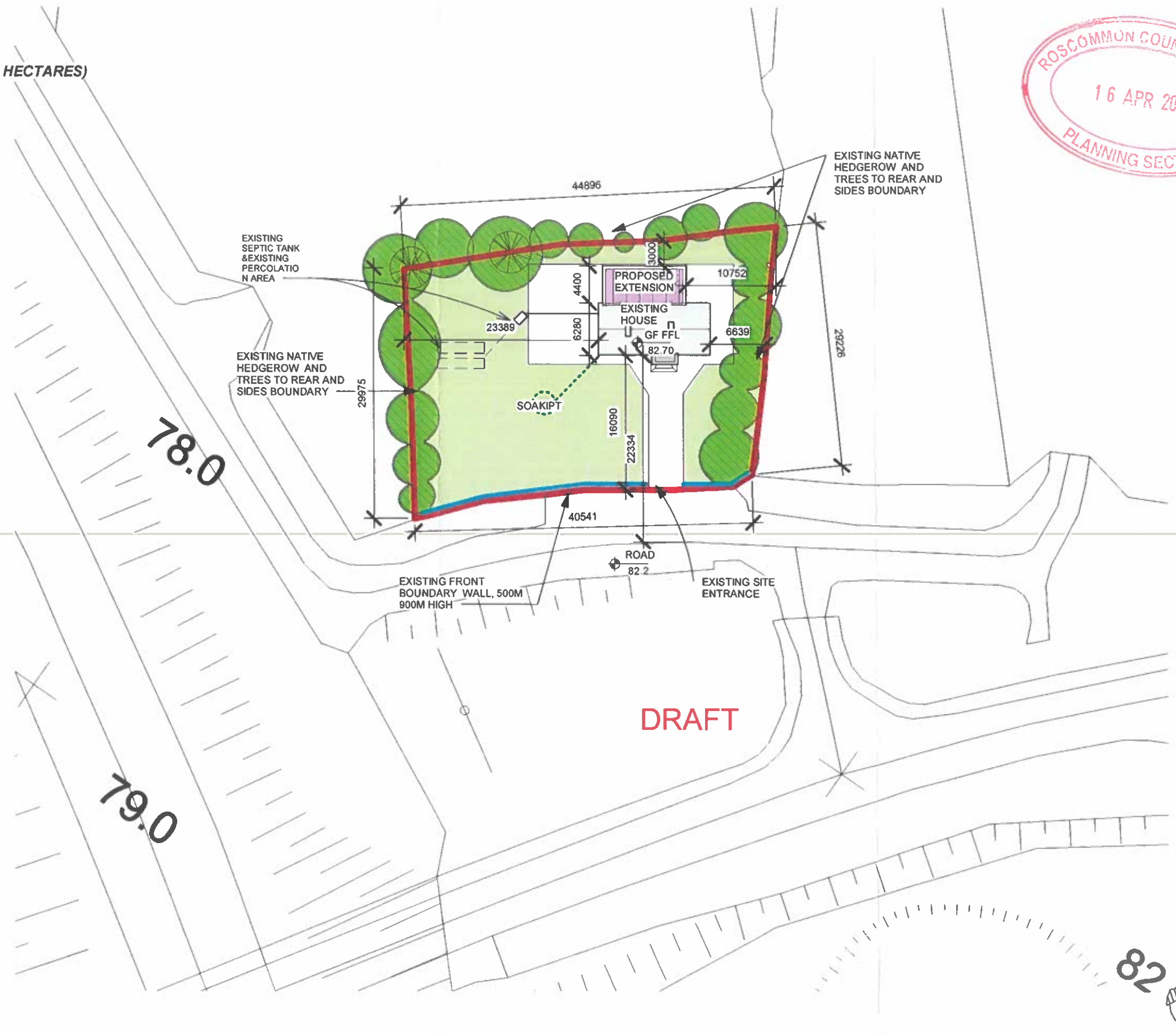
 James Lohan Civil Engineering Architectural Design 3D Modelling Surveys		Unit 6, Ballynaglion House, Circular Road, Roscommon.	(E-mail: accounts@jlohan.ie) Tel: (085) 115 6190
CLIENT Daniel Deane	JOB Planning Application- Extension	JOB No 25-512-SK01	DATE 30/01/2026
SITE Toobrackan, Ballaghadereen, Co. Roscommon F45 XD30	DRAWING Site Location	DRG No 001-	REV
		SCALE As indicated @ A3	DESIGNED BY EJM

LEGEND

- SITE BOUNDARY OUTLINED IN RED (0.126 HECTARES)
- LAND HOLDINGS OUTLINED IN BLUE

LEGEND

- Existing Native Hedgerow Mix to be retained
- Grassed area
- Proposed Extension to existing house
- Existing House
- Existing Stone front boundary wall



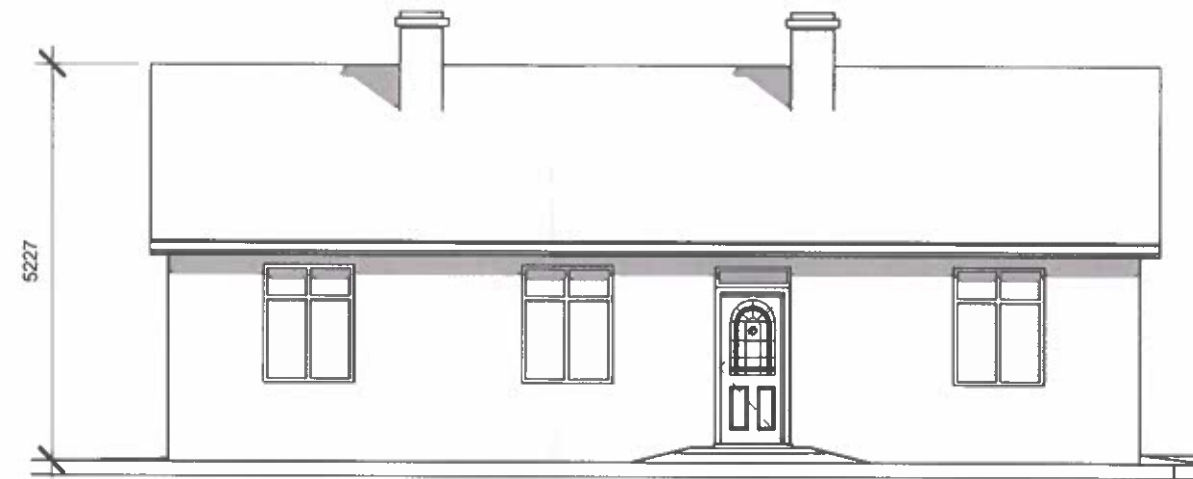
1 Site Layout Plan- Proposed
1 : 500

**EXEMPT
DEVELOPMENT**

STA	DATE	REV

LEGEND

PROPOSED EXTENSION



2 Front Elevation (SE)- Existing
1 : 100



1 Front Elevation (SE)- Proposed
1 : 100

**EXEMPT
DEVELOPMENT**

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

LEGEND

- EXISTING HOUSE
- PROPOSED EXTENSION
- EXISTING WALLS
- EXISTING HOUSE

AREA SCHEDULE:

EXISTING HOUSE GF AREA:

68 sqm

PROPOSED GF EXTENSION:

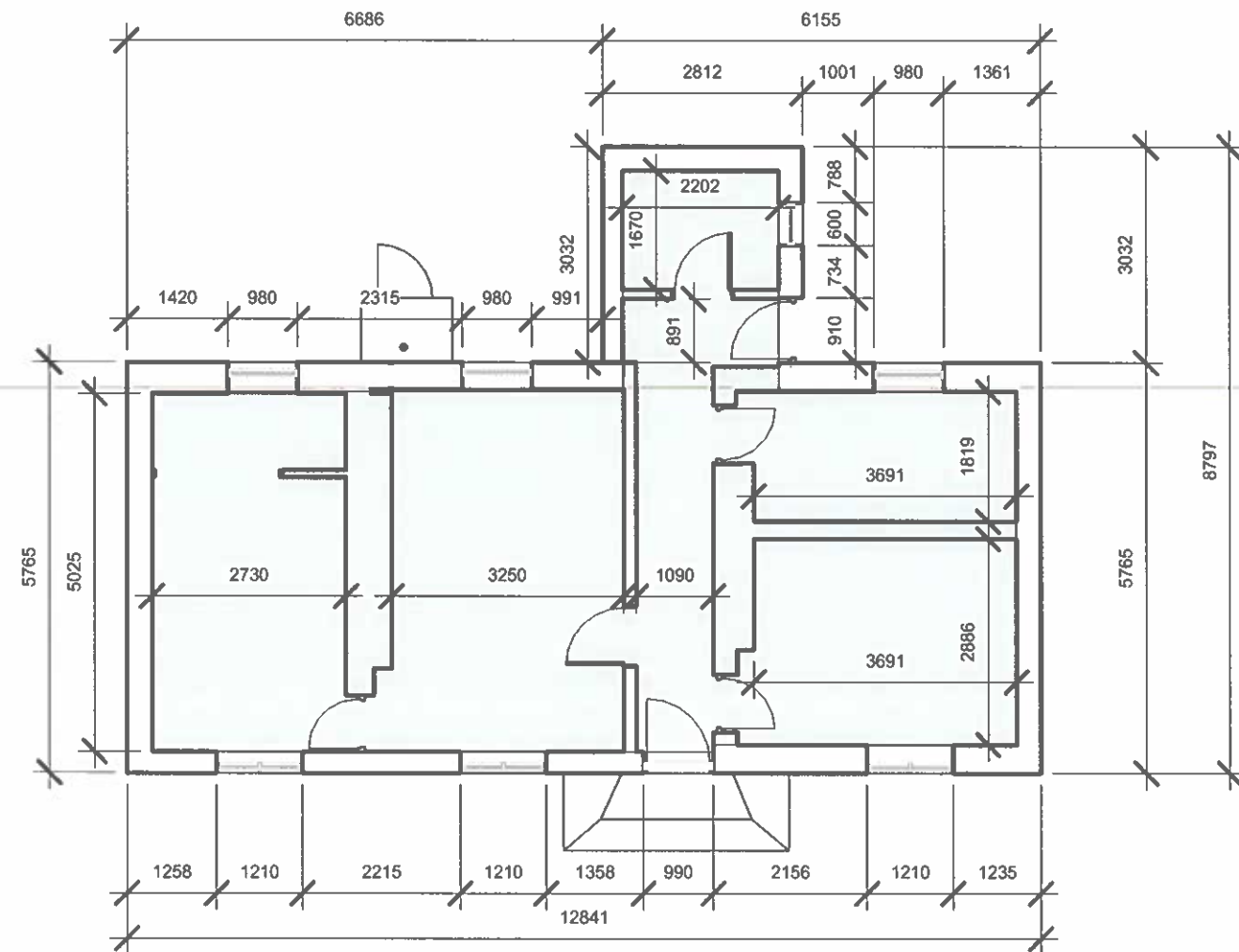
40 sqm

PROPOSED FRONT PORCH

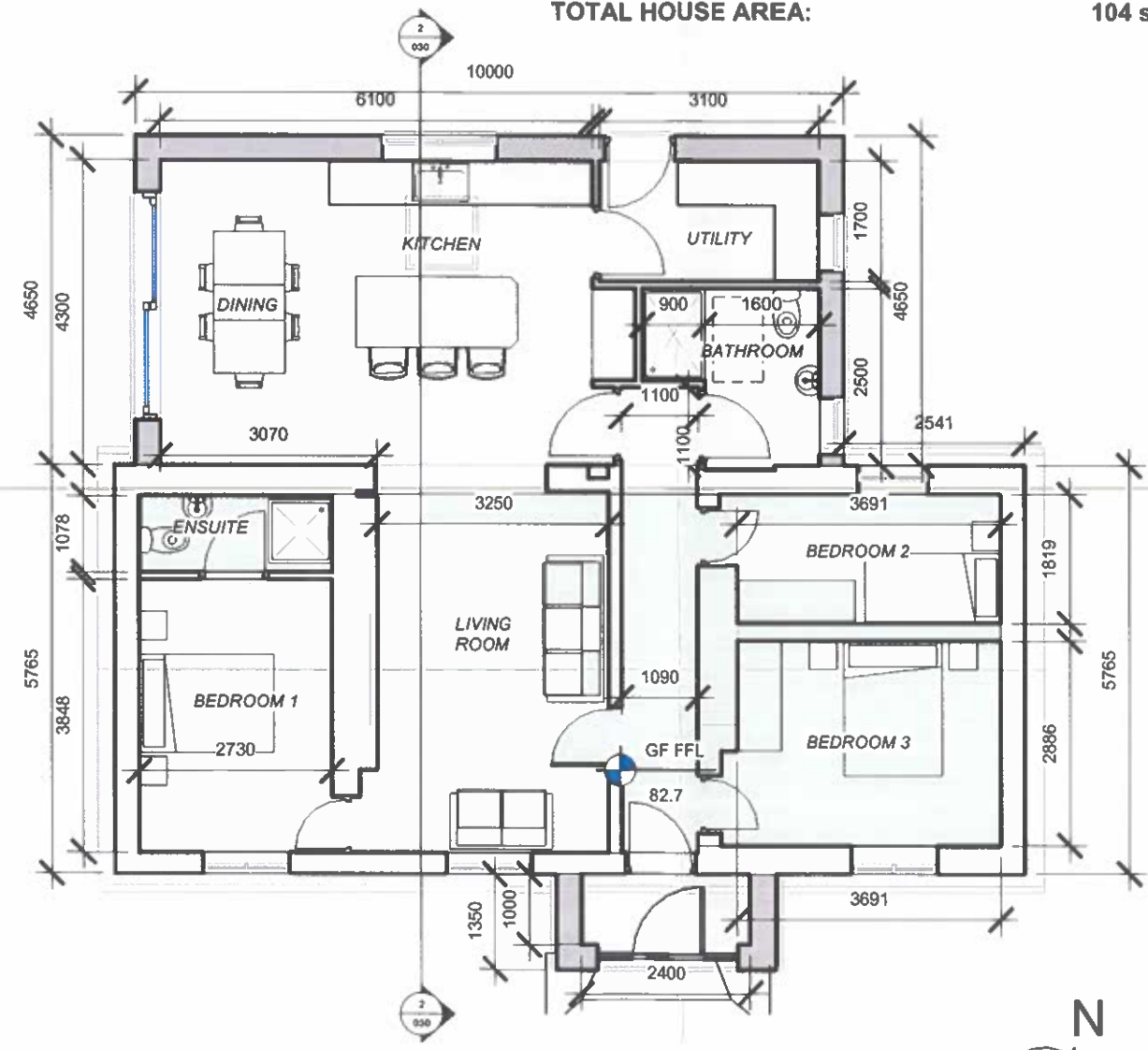
02 sqm

TOTAL HOUSE AREA:

104 sqm



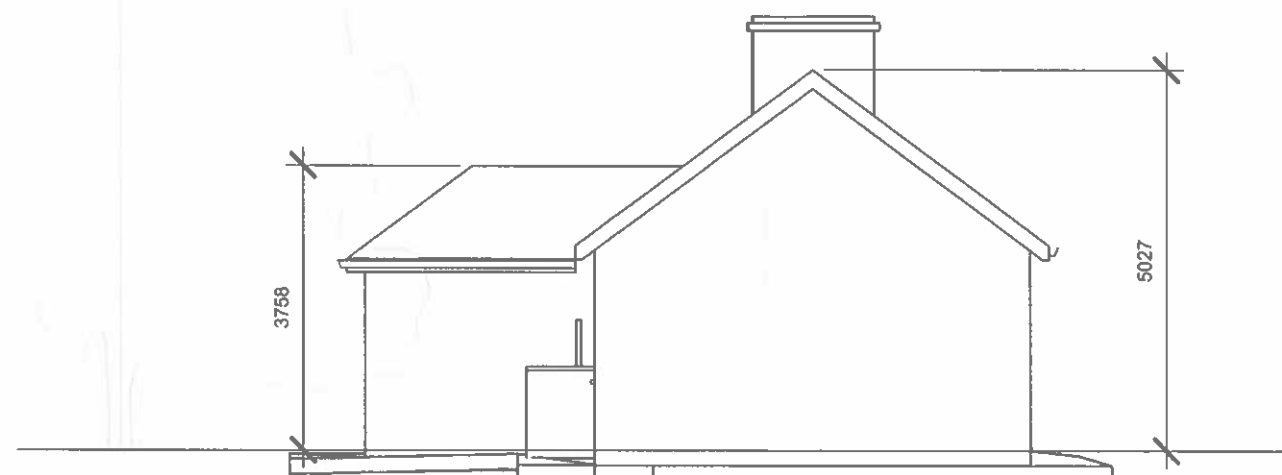
1 01-Ground Floor Plan - Existing
1 : 100



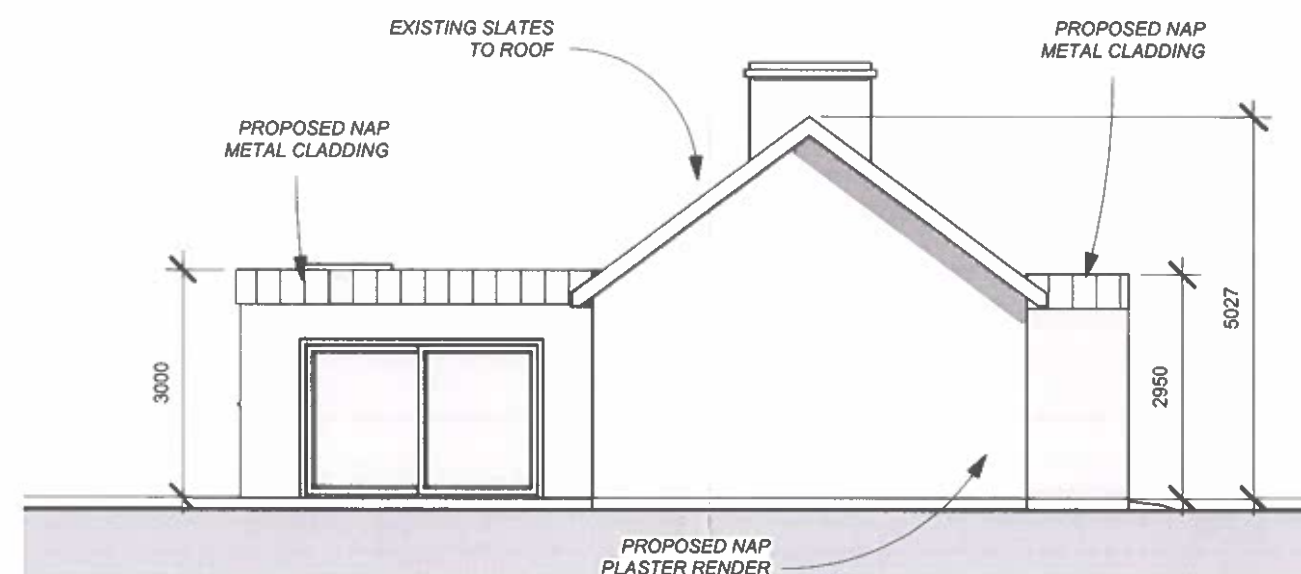
2 01-Ground Floor Plan - Proposed
1 : 100

LEGEND

PROPOSED EXTENSION



1 Side Elevation (SW)- Existing
1 : 100



3 Side Elevation (SW)- Proposed
1 : 100

**EXEMPT
DEVELOPMENT**

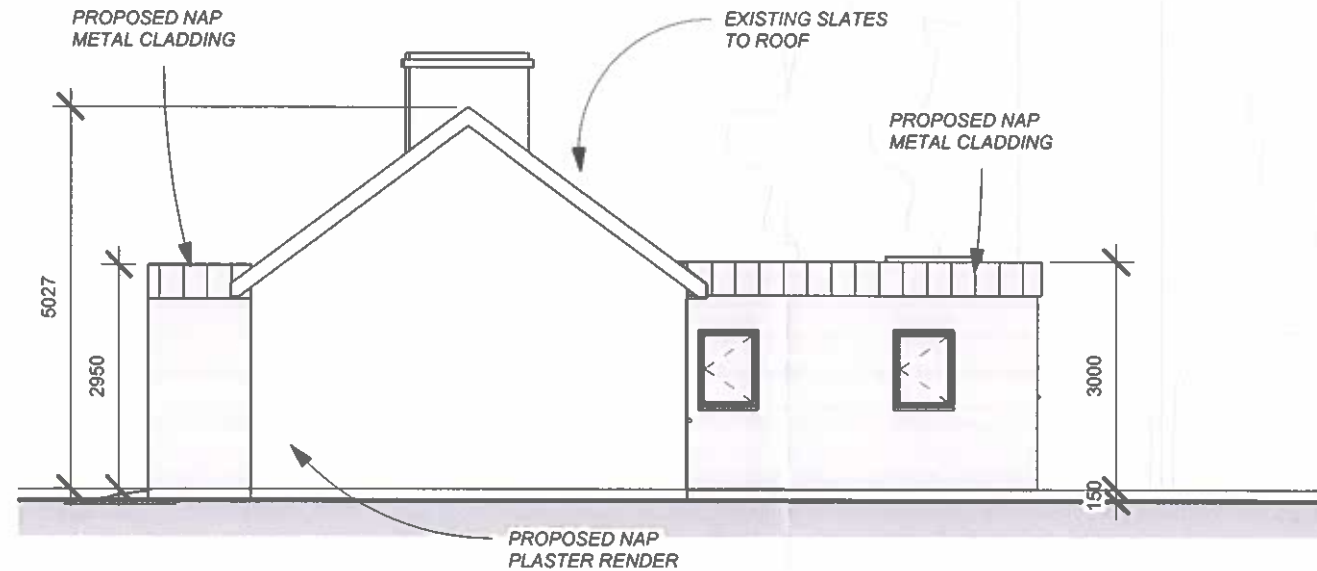
STA	DATE	REV

LEGEND

PROPOSED EXTENSION



1 Side Elevation (NE)- Existing
1 : 100



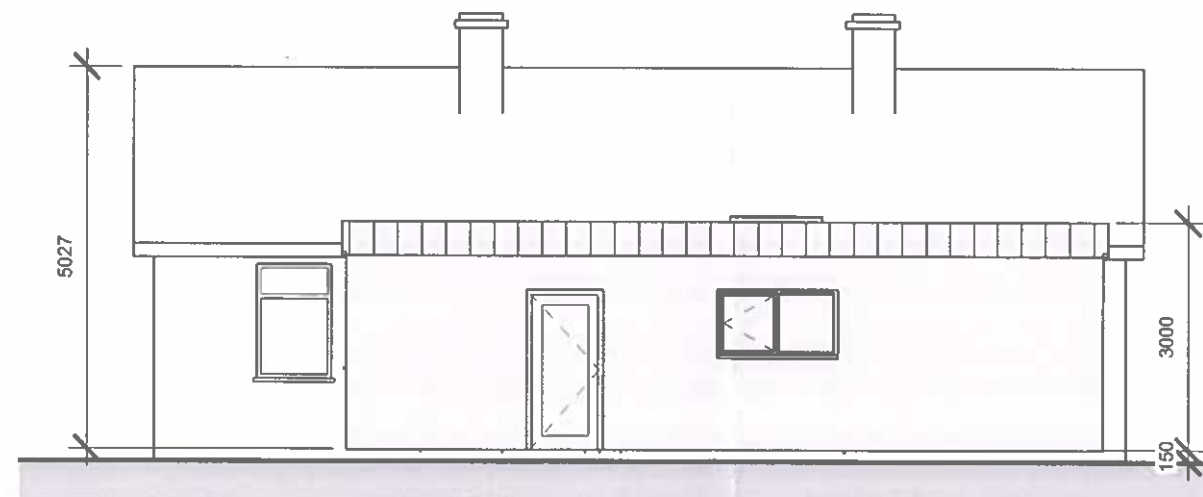
3 Side Elevation (NE)- Proposed
1 : 100

LEGEND

PROPOSED EXTENSION



1 Rear Elevation (NW)- Existing
1 : 100



3 Rear Elevation (NW)- Proposed
1 : 100

**EXEMPT
DEVELOPMENT**

STA	DATE	REV



A line drawing of a single-story house. The house features a gabled roof with two chimneys. The front facade has a large, dark-framed window on the left and a smaller, multi-paned window on the right. A side entrance with a small porch is visible on the right side. The drawing is simple, with black outlines and some grey shading for the roof and chimney.

A line drawing of a small, single-story house with a gabled roof. The house has two chimneys on the roof. The front facade features a central entrance with a door and a small porch, flanked by two windows. The house is shown from a three-quarter perspective, highlighting its simple, functional design.

A line drawing of a single-story house with a chimney and a dormer. The house has a gabled roof with a chimney on the left side. A dormer with a gabled roof is located on the right side of the main roof. The house has a central door and a window to the right of the door. The drawing is in black and white.



James Lohan
Planning & Design Consulting Engineers

**EXEMPT
DEVELOPMENT**

[illegible]