

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/1045/26

Reference Number:

DED1056

Name of Applicant:

Gerard Cox

Agent:

Brendan Deeney, Deeney Engineering & Planning Services, Kiltobrans, Ballaghaderreen, Co. Roscommon, F45 VX29

WHEREAS a question has arisen as to whether the construction of an extension and renovate an existing dwelling at Cloonhall, Loughglynn, Castlerea, 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 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, 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;

- 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 development does not exceed the conditions and limitations of Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, 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 construction of an extension and renovation of an existing dwelling (including removal of a chimney) at Cloonhall, Loughglynn, Castlerea, Co. Roscommon, is a split decision as follows:

- The said development for the construction of an extension and renovation of an existing dwelling (including removal of a chimney) at Cloonhall, Loughglynn, Castlerea, Co. Roscommon, **is exempted development**

The said development for the development of an entrance (referenced in documents received as "upgrade to an existing entrance", but at which location no evidence of a pre-existing entrance has been traced) is development and **is not exempted development**

as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:

Signed: 
Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 27 August 2026

Gemma Cunningham

From: Gemma Cunningham
Sent: Wednesday 2 September 2026 15:43
To: 'badeeney@gmail.com'
Cc: [REDACTED]
Subject: DED1056 Notification of Decision
Attachments: ded1056 notification.pdf

A Chara,

Please find attached correspondence for your attention regarding DED1056.

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

Gerard Cox,

Reference Number: DED1056

Application Received: 22nd June 2026

Name of Applicant: Gerard Cox

Agent: Brendan Deeney, Deeney Engineering & Planning Services, Kiltobrans, Ballaghaderreen, Co. Roscommon, F45 VX29.

WHEREAS a question has arisen as to whether the construction of an extension and renovate an existing dwelling at Cloonhall, Loughglynn, Castlerea, 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 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, 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;

- 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 development does not exceed the conditions and limitations of Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, 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

construction of an extension and renovation of an existing dwelling (including removal of a chimney) at Cloonhall, Loughglynn, Castlerea, Co. Roscommon, is a split decision as follows:

- The said development for the construction of an extension and renovation of an existing dwelling (including removal of a chimney) at Cloonhall, Loughglynn, Castlerea, Co. Roscommon, **is exempted development**
- The said development for the development of an entrance (referenced in documents received as "upgrade to an existing entrance", but at which location no evidence of a pre-existing entrance has been traced) is development and **is not exempted development**

as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Mervyn Walsh,
Administrative Officer,
Planning.

Date: 28 / 06 / 2026

c.c. agent via email: **Brendan Deeney, Deeney Engineering & Planning Services, Kiltobrans, Ballaghaderreen, Co. Roscommon, F45 VX29**
badeeney@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 1056
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the construction of an extension and renovation of an existing dwelling is or is not development and is or is not exempted development.
Name of Applicant:	Gerard Cox
Location of Development:	Cloonhall, Loughglynn, Castlerea, Co. Roscommon
Site Visit:	10 th July 2026

WHEREAS a question has arisen as to whether the construction of an extension and renovation of an existing 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) Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

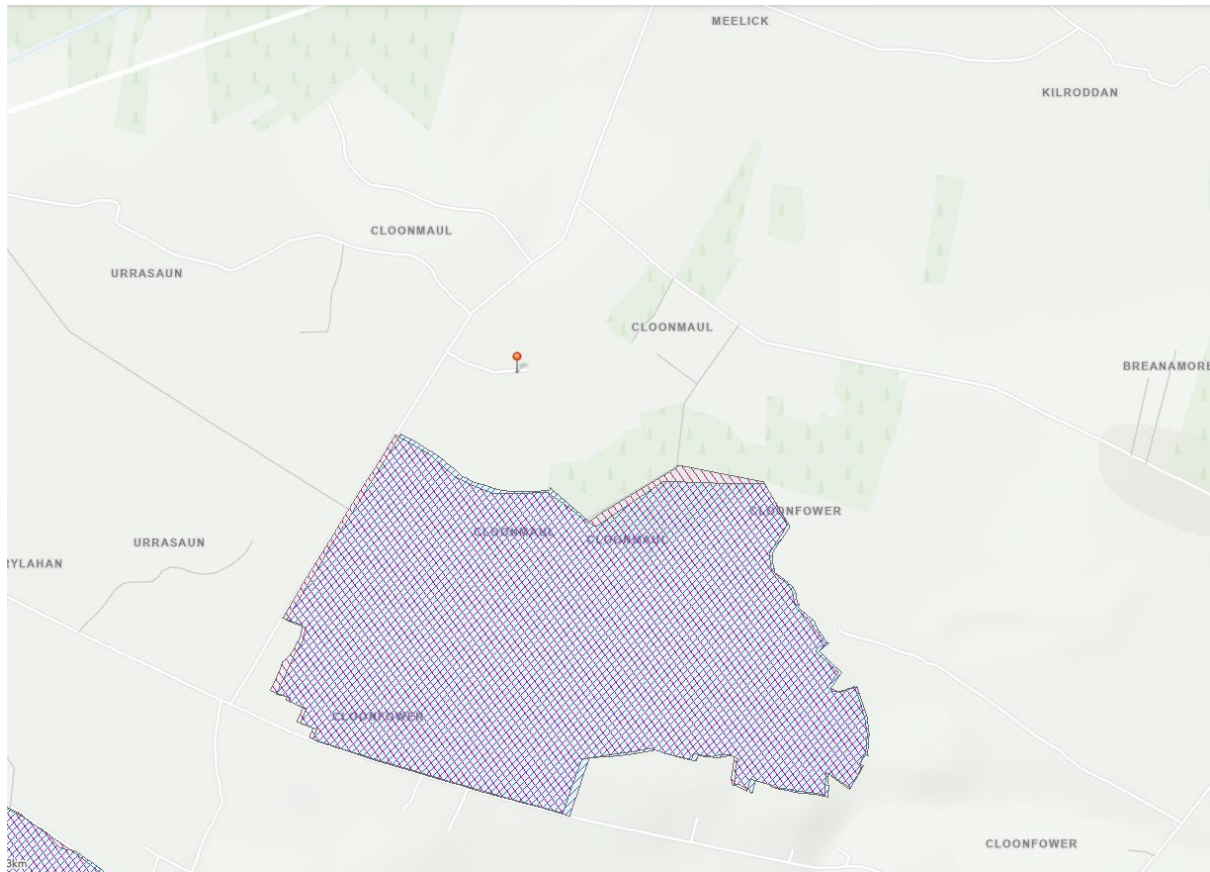
Site Location & Development Description

The site consists of a north facing single storey bungalow. The site is accessed off the L-56028 Local Secondary Road. The subject site is located in the townland of Cloonmaul, c. 9km northwest of Castlerea. The proposed development consists of a declaration as to whether the construction of an extension and renovation of an existing dwelling is or is not exempted development.

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 Drumalough Bog SAC (Site Code 002338) located c. 350m from the subject site.

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

Planning History

As per Roscommon County Councils Planning Registry, there is no recent planning history attached to the subject site.

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.

PART 1 - Article 6 - Exempted Development – General

Development within the curtilage of a house

Development Description	Conditions and Limitations
Class 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as	1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres.

part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

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

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet,

	as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling. 5. The construction or erection of any such extension to the rear of the house shall not reduce the total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants of the house to less than 25 square metres. 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 8 metres from the boundary it faces. (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 8 metres from the boundary it faces. 7. The roof of any extension shall not be used as a balcony or terrace. 8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.
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Environmental Considerations

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

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

Assessment

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

Extent of Works

- Construction of an extension to the rear of the dwelling
- Upgrade the existing entrance
- Install a piped water supply
- Replace roofs and rainwater goods
- Remove one chimney
- Install air-to-water heating system
- Plumbing and sanitary fittings
- Fitted kitchen
- Internal and external plastering
- Install new windows and doors
- Internal joinery
- Remove dangerous trees on site
- Painting and decorating

Renovation works described:

The applicant proposes to internally renovate the existing vacant dwelling with all works specified falling under Section 4 (1)(h) of the Act. The external refurbishment including the rebuilding of existing chimney and replacement of roof covering are to match the same as the existing roof.

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 work falls under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Extension

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. The proposed roof according to drawings submitted shows a slated roof and will not be used as a balcony or terrace.
8. The responsibility lies with the applicant to ensure the exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.

The proposed extension to the rear of the existing dwelling complies with the conditions and limitations attached to Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended.

Referenced Removal Of Chimney:

The referenced removal of a chimney has also be considered in the context of Class 2A of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended):

Class 2A: The removal of a chimney from a house.

Following review of the Conditions and Limitations associated with Class 2A I note that no chimney to be removed forms part of a joint chimney stack with a separate dwelling house.

Reference to Entrance Upgrade:

The entrance to which this reference relates appears to have been recently opened. I have reviewed RCCs database of orthophotography and can trace no evidence of a pre-existing vehicular entrance serving the property and no evidence in support of a prior entrance has been provided. The referenced development therefore appears to have the status of a new vehicular entrance to serve an existing dwelling rather than an entrance upgrade. There are no classes of development under which a residential entrance may be interpreted as exempted development.

Recommendation - Split Determination

WHEREAS a question has arisen as to whether a proposed development; to the construction of an extension and renovation of an existing dwelling (including removal of a chimney) at Cloonhall,

Loughglynn, Castlerea, 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) Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, 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;

- 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 development does not exceed the conditions and limitations of Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, an exempt development.

AND WHEREAS I have concluded that the said development for the construction of an extension and renovation of an existing dwelling (including removal of a chimney) at Cloonhall, Loughglynn, Castlerea, Co. Roscommon, is exempted development.

AND WHEREAS I have concluded that the said development for the development of an entrance (referenced in documents received as “upgrade to an existing entrance”, but at which location no evidence of a pre-existing entrance has been traced) is development and is not exempted development.

I recommend that a declaration to that effect should be issued to the applicant.

Signed *Seán Tiernan*

Date: 26/08/2026

Planner

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

Signed:

Senior Executive Planner

Date: 26/08/2026













MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 03rd July 2026

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

Development: WHEREAS a question has arisen as to whether the construction of an extension and renovate an existing dwelling at Cloonhall, Loughglynn, Castlerea, Co. Roscommon, is or is not development and is or is not exempted development.

Applicant: Gerard Cox

Planning Ref: DED1056

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from **Gerard Cox** for the said development above, **which was received on 22nd June 2026.**

Please let me have your recommendation.


Mervyn Walsh,
Administrative Officer,
Planning Department.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Gerard Cox,
Loughglynn,
Castlerea,
Co. Roscommon.

Date: 03rd July 2026
Planning Reference: DED1056

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

Development: WHEREAS a question has arisen as to whether the construction of an extension and
renovate an existing dwelling at Cloonhall, Loughglynn, Castlerea, 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 **22nd June 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. L01/0/241546 dated 03rd July 2026**, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED1056**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

cc agent via email: Brendan Deeney, Deeney Engineering & Planning Services
badeeney@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
08066 37100

03/07/2026 08:58:45

Receipt No. : L01/0/241546

GERRY COX

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 1056	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
6607

Change : 0.00

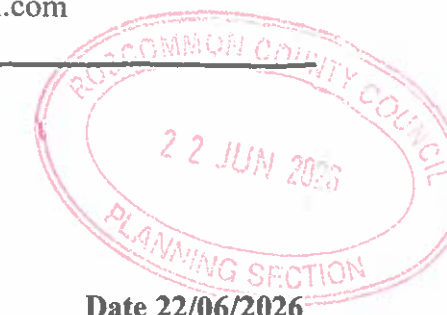
Issued By : Louis Carroll
From : Central Cash Office

DED 1056.

DEENEY ENGINEERING & PLANNING SERVICES

Kiltobricks Ballaghaderreen Co Roscommon
Tel: 086 2503109. email: badeeney@gmail.com

Roscommon Co Council
Planning Dept



Date 22/06/2026

Re: Mr Gerard Cox. Application for DED at Cloonmaul, Loughglynn

A Chara,

We are applying for a Declaration of Exempted Development, on behalf of Gerard Cox, for proposed works to his house at Cloonmaul, Luughglynn.

The proposed works include:

- Construct extension to the rear of the dwelling
- Upgrade the existing entrance
- Install piped water supply
- Replace roofs and rainwater goods. (the existing roofs have recently been removed to provide safe access for house clearance)
- Remove one chimney
- Install air-to-water heating system
- Plumbing and sanitary fittings
- Fitted kitchen
- Internal and external plastering
- Install new windows and doors
- Internal joinery
- Remove dangerous trees on site.
- Painting and decorating

Attached please find the following documents:

- Site location map 1/2500
- Drawing L01 Existing house elevations
- Drawing L02 Existing and proposed floor plans
- Drawing L03 Proposed elevations
- Drawing L04 Site layout plan 1/500
- Photo montage.
- Application fee €80

Regards


Brendan Deeney



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)	GERRY COX
Name of Agent	BRENDAN DEENEY
Nature of Proposed Works	CONSTRUCT EXTENSION & RENOVATE EXISTING DWARLING.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	CLONMANK, LOUGHGLYNDO. O.S SHEET 2093
Floor Area: a) Existing Structure b) Proposed Structure	a) 116.8 m ² b) 36.89 m ²
Height above ground level:	EXISTING FFL
Total area of private open space remaining after completion of this development	3000 m ²
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)	SMOOTH PLASTER
Is proposed works located at front/rear/side of existing house.	REAR + INTERNAL
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	DISUSED DWELLING
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	10M (EXISTING)
Does the proposed development involve the provision of a piped water supply	EXISTING.
Does the proposed development involve the provision of sanitary facilities	EXISTING.

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

Signature: Brendan D. (Agent)

Date: 22/6/2026.



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

Planning Pack Map



Tailte Éireann

**CENTRE
COORDINATES:**
ITM 558868,784582

PUBLISHED: 07/01/2026 **ORDER NO.:** 50510408_1

MAP SERIES: 1:5,000
MAP SHEETS: 2093

COMPILED AND PUBLISHED BY:
 Tailte Éireann,
 Phoenix Park,
 Dublin 8,
 Ireland.
 D08F6E4

www.taite.ie

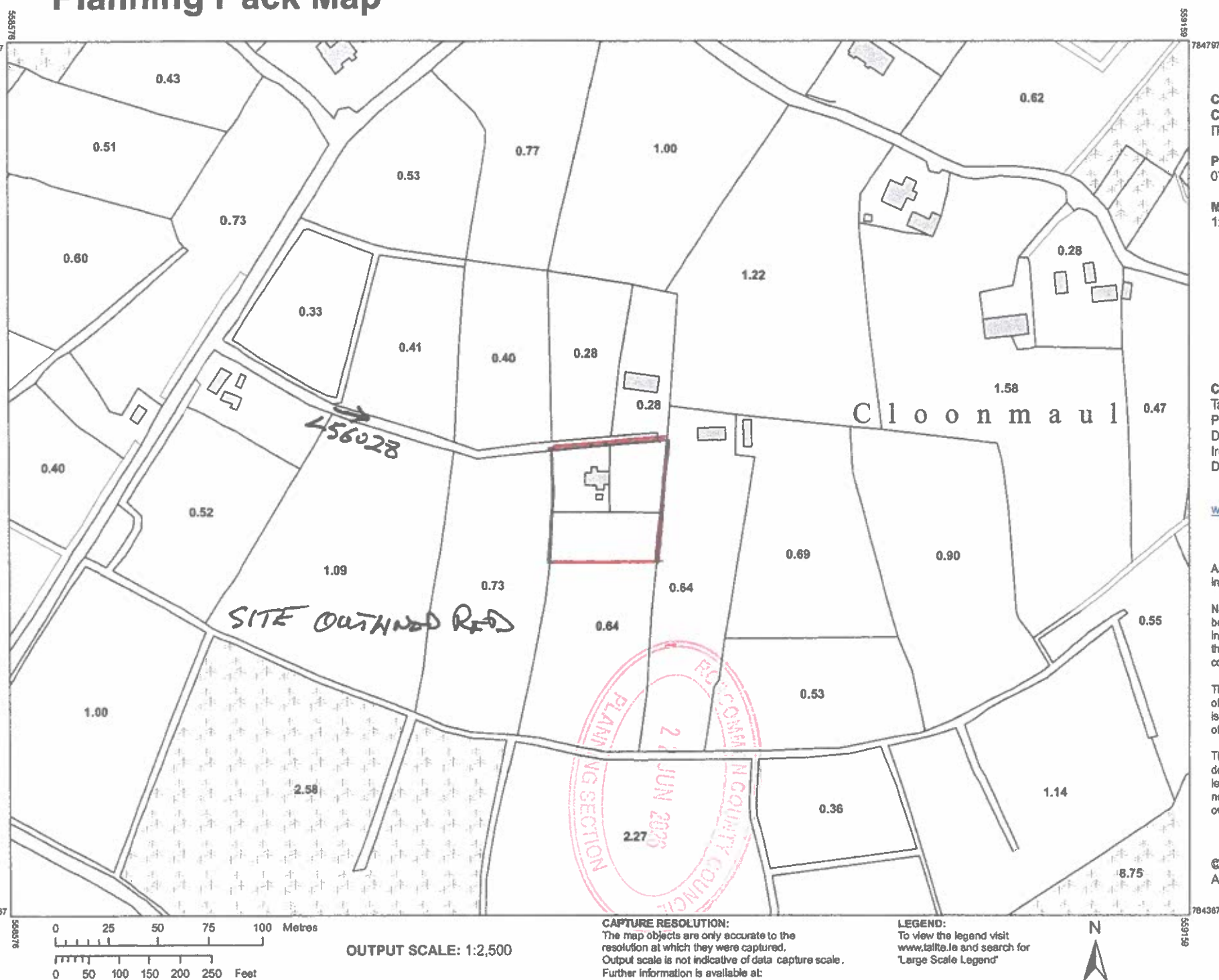
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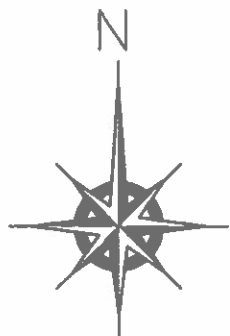
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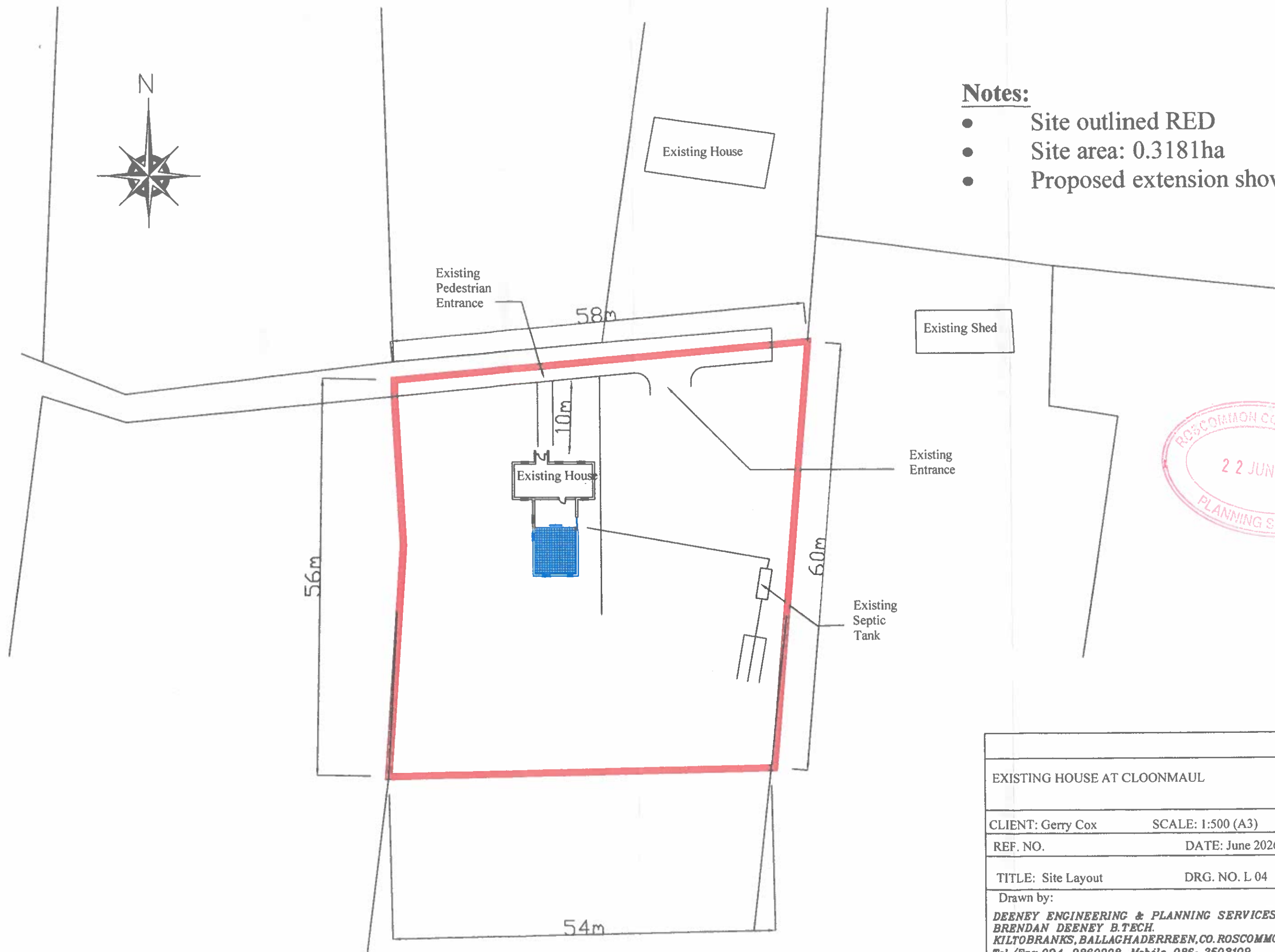
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Notes:

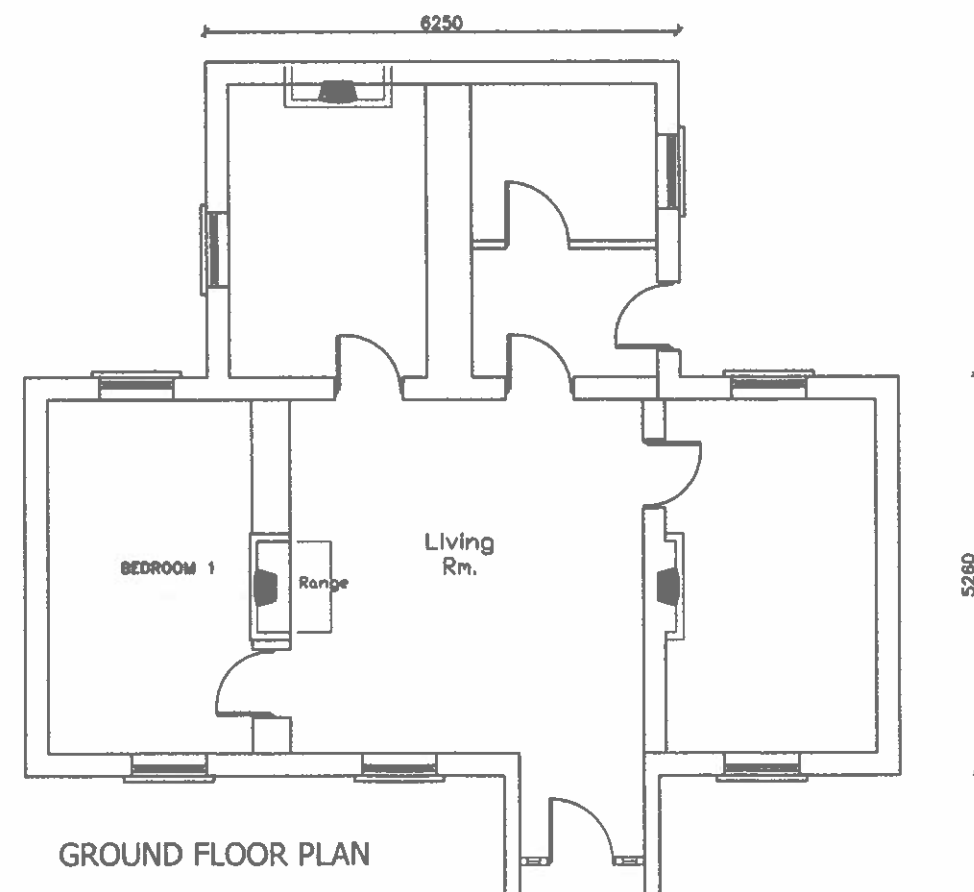
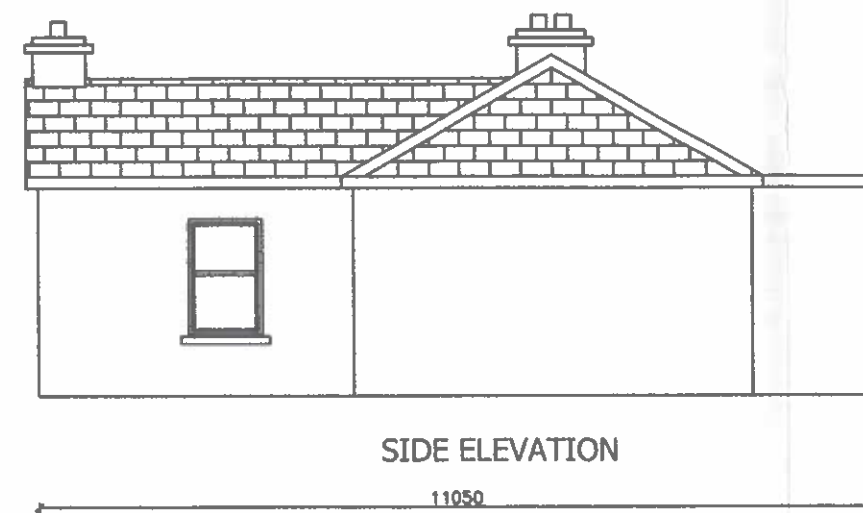
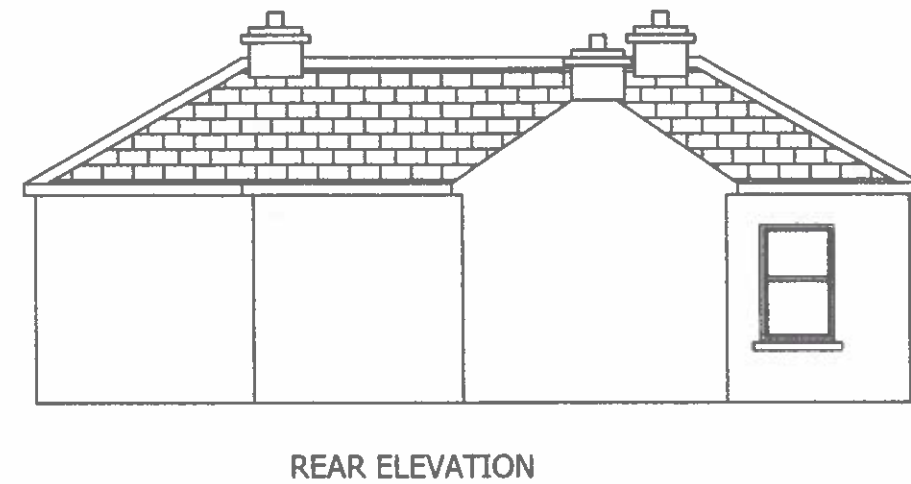
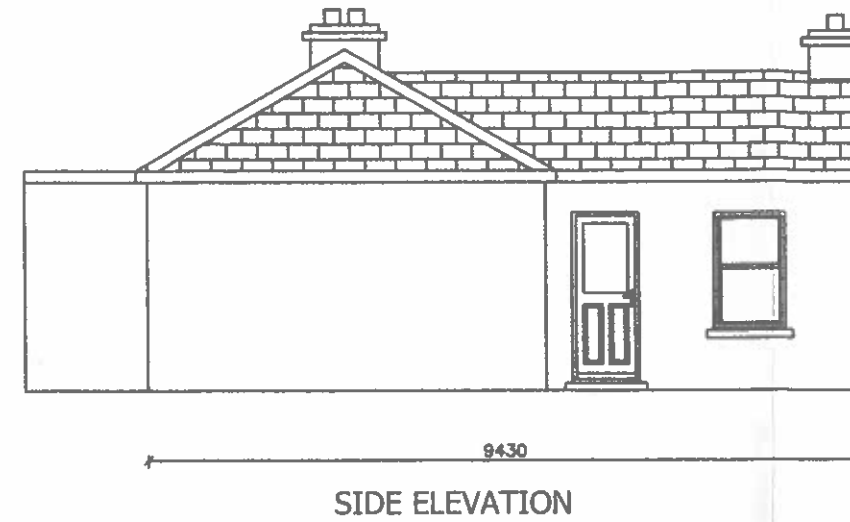
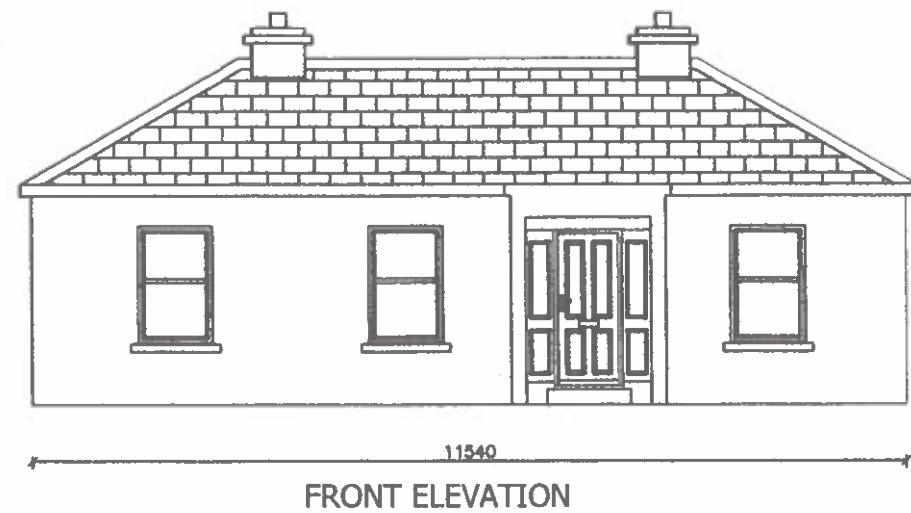
- Site outlined RED
- Site area: 0.3181ha
- Proposed extension shown Blue



EXISTING HOUSE AT CLOONMAUL

CLIENT: Gerry Cox SCALE: 1:500 (A3)
REF. NO. DATE: June 2026
TITLE: Site Layout DRG. NO. L 04
Drawn by:

DEENEY ENGINEERING & PLANNING SERVICES
BRENDAN DEENEY B.TECH.
KILTBRANKS, BALLAGHADERREEN, CO. ROSCOMMON.
Tel/Fax: 094-9860908 Mobile 086-2503109
email badeeney@gmail.com



Notes:

Existing roofs have been removed to provide safe access to clear the interior of the dwelling.

Area of existing dwelling 76.8m²

No Planning history relates to existing property



EXISTING HOUSE AT CLOONMAUL

CLIENT: Gerry Cox

SCALE: 1:100 (A3)

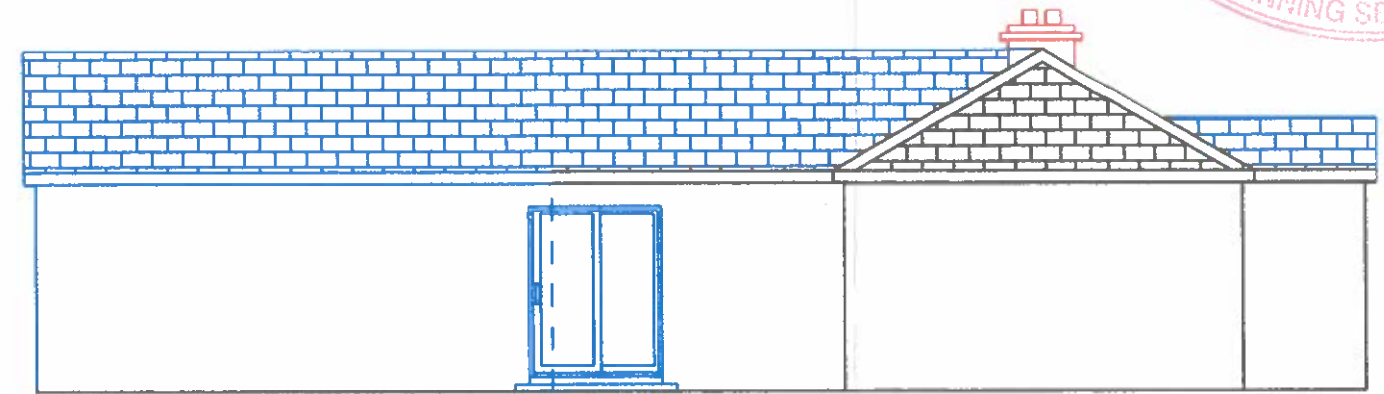
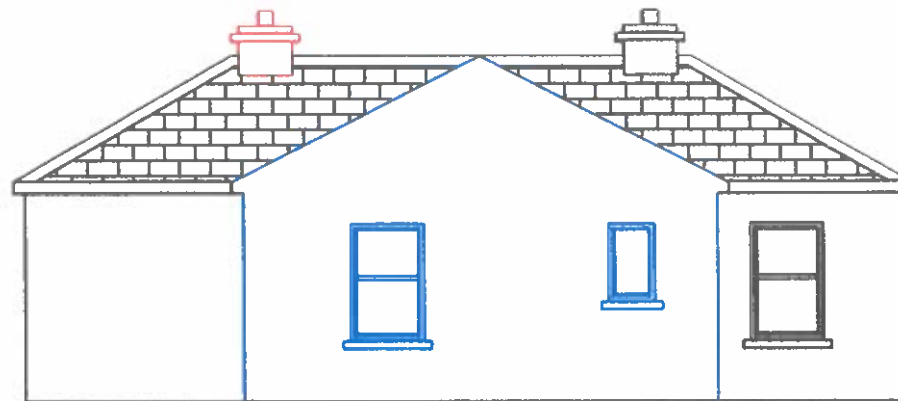
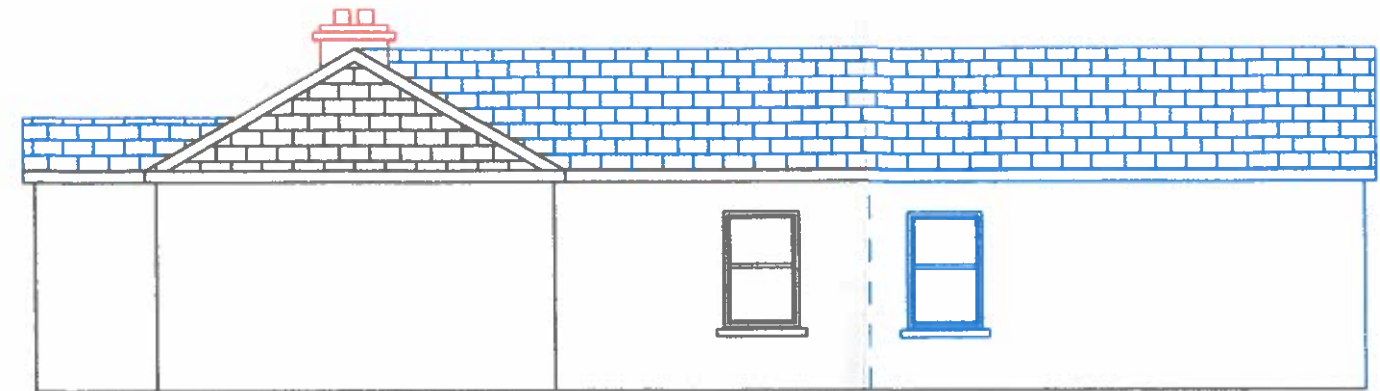
REF. NO.

DATE: Nov 2025

TITLE: Existing Derelict Dwelling DRG. NO. L 01

Drawn by:

DEENEY ENGINEERING & PLANNING SERVICES
BRENDAN DEENEY B.TECH.
KILTOBRANKS, BALLAGHADERREEN, CO. ROSCOMMON.
Tel/Fax. 094-9860908 Mobile 086-2503109
email badeeney@gmail.com.



Notes:

Structures/ walls proposed for demolition shown RED

Proposed extension shown BLUE

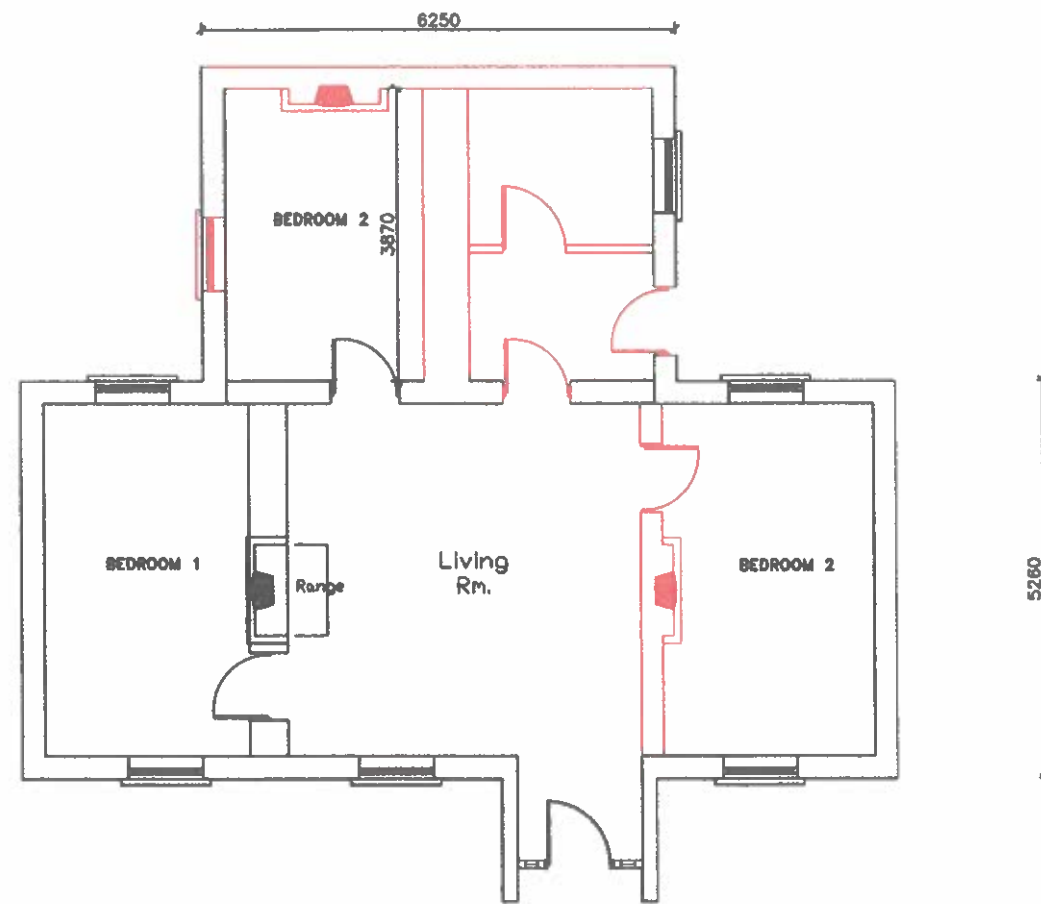
Chimneys to be removed shown RED

Area of proposed extension 36.89m²

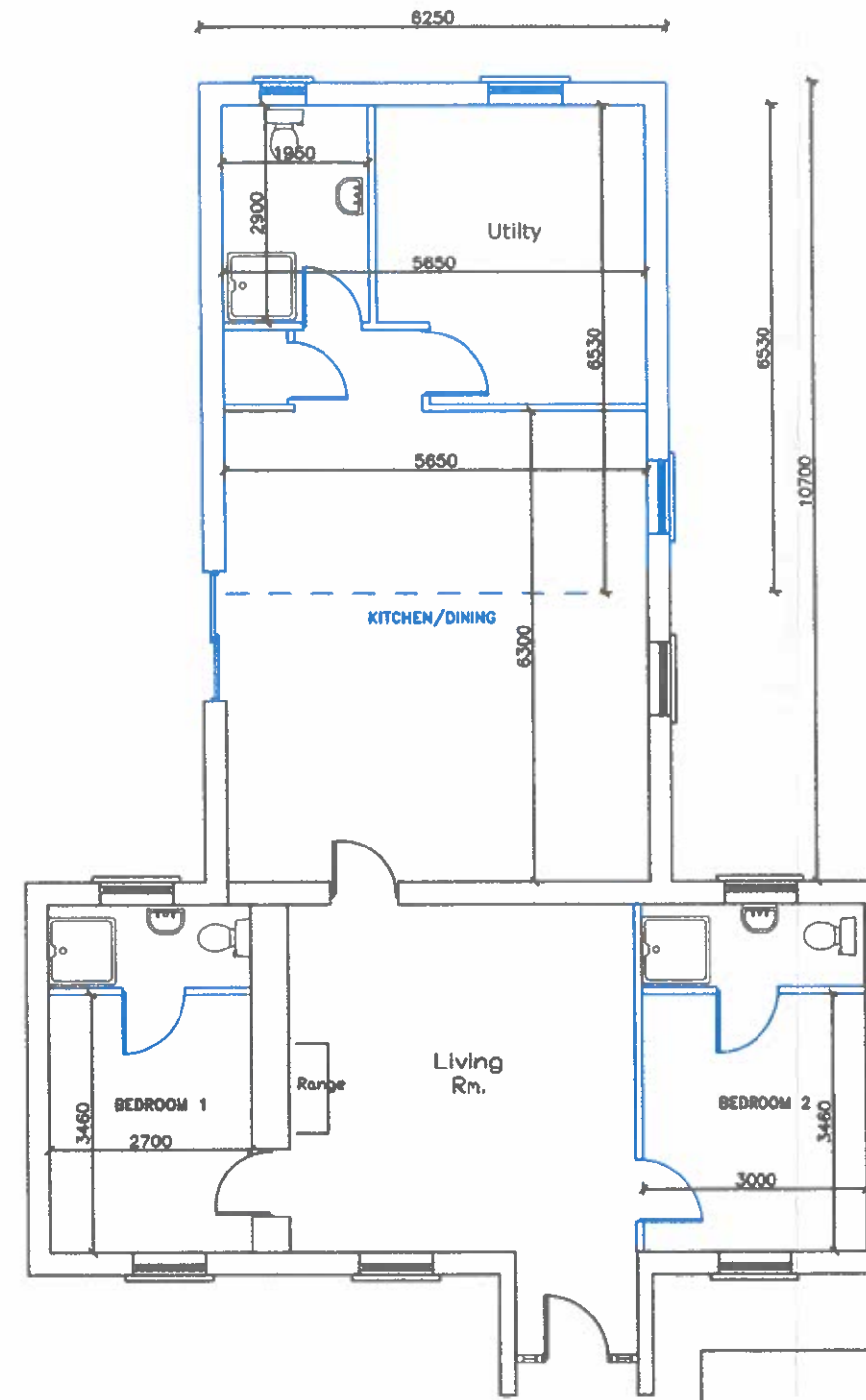
EXISTING HOUSE AT CLOONMAUL	
CLIENT: Gerry Cox	SCALE: 1:100 (A3)
REF. NO.	DATE: Nov 2025
TITLE: Proposed Elevations	DRG. NO. L 03
Drawn by: DEENEY ENGINEERING & PLANNING SERVICES BRENDAN DEENEY B.TECH. KILTOBRANKS, BALLAGHADERREEN, CO. ROSCOMMON. Tel/Fax: 094-9860908 Mobile 086-2503109 email badeeney@gmail.com.	

Notes:

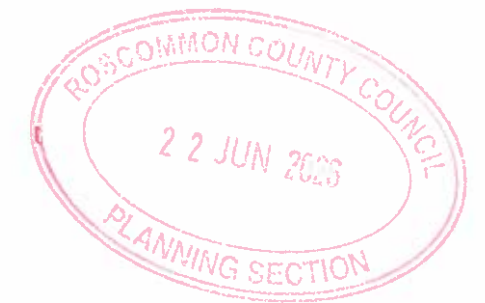
Structures/ walls proposed for demolition shown RED
Existing roofs have been removed to provide safe access
to clear the interior of the dwelling.
Proposed extension shown BLUE
Area of proposed extension 36.89m²



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



EXISTING HOUSE AT CLOONMAUL

CLIENT: Gerry Cox SCALE: 1:100 (A3)

REF. NO. DATE: Nov 2025

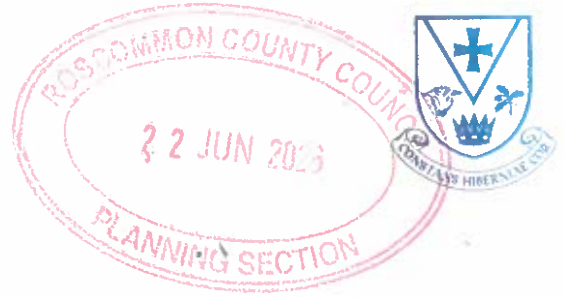
TITLE: Proposed Floor Plan DRG. NO. L 02

Drawn by:

DEENEY ENGINEERING & PLANNING SERVICES
BRENDAN DEENEY B.TECH.
KILTOBRANKS, BALLAGHADERREEN, CO. ROSCOMMON.
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email badeeney@gmail.com



Comhairle Contae
Ros Comáin
Roscommon
County Council



Gerard Cox,
Loughglynn
Castlerea,
Co. Roscommon

Date: 10th June 2026
Application Ref: CCF 509

VACANT PROPERTY REFURBISHMENT GRANT APPROVAL IN PRINCIPLE LETTER

Re: Croí Cónaithe (Towns) Fund – Vacant Property Refurbishment Grant
Address: Cloonmaul, Loughglynn, Co. Roscommon

Dear Gerard

I refer to your application under the Croí Cónaithe (Towns) fund (Vacant Property Refurbishment Grant Scheme). **Please read this letter in its entirety, as it contains important information.**

I can confirm that the above property has been approved in principle for a grant of € 70,000 through the Croí Cónaithe (Towns) fund (the "Grant").

This approval is subject to the conditions of the grant as outlined in the Croí Cónaithe (Towns) Fund application form. The approval is granted from the date of issue of this letter and is valid for a period of 13 months.

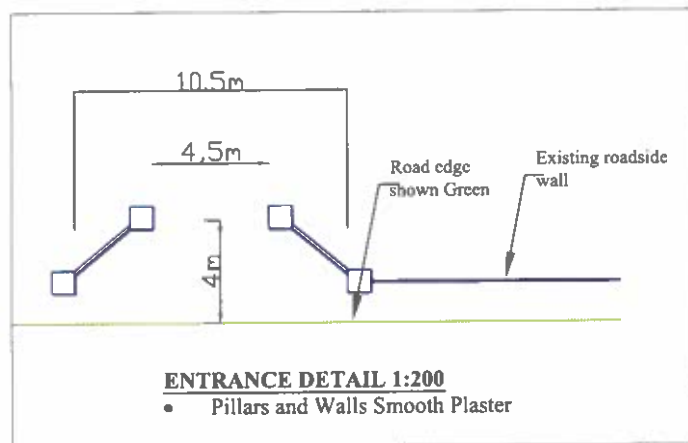
Applicants must retain a photo record taken throughout refurbishment to verify works carried out and the retention of the external walls in accordance with the grant conditions. This may be requested at completion of works in order to approve the grant claim.

This approval is subject to the following general conditions:

1. Approval in principle shall not be confirmed as approval until updated folio showing proof of ownership is submitted and planning permission / Declaration of planning exemption is submitted and approved.
2. A final site inspection by the local authority of the completed works carried out to the property. Please note that random inspections may be carried out during the works to ensure compliance with the scheme outline.
3. It is the applicant's responsibility to ensure all works are compliant with all relevant planning Regulations, Building Regulations and Building Control Regulations.

Notes:

- Site outlined RED
- Site area: 0.3181ha
- Proposed extension shown Blue
- Proposed upgraded entrance shown blue



EXISTING HOUSE AT CLOONMAUL	
CLIENT: Gerry Cox	SCALE: 1:500 (A3)
REF. NO.	DATE: July 1st 2026
TITLE: Site Layout	DRG. NO. L 04 Rcv 1
Drawn by:	
DEENEY ENGINEERING & PLANNING SERVICES	
BRENDAN DEENEY B.TECH.	
KILTOBRANKS, BALLACHADERREEN, CO. ROSCOMMON.	
Tel./Fax. 094-9860908 Mobile 086-2503109	
email badeeney@gmail.com.	