

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/1046/26

Reference Number:

DED1060

Name of Applicant:

Aiden & Lisa Burke,

Agent:

Deane Associates, Old Church Road, Williamstown, Co. Galway.

WHEREAS a question has arisen as to whether to construct 32m² extension to the rear of existing semi-detached dwelling and associated site works at 13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13, 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 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 to construct 32m² extension to the rear of existing semi-detached dwelling at 13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13, 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: 27 August 2026

Gemma Cunningham

From: Gemma Cunningham
Sent: Wednesday 2 September 2026 15:41
To: info@deaneassociates.ie
Cc: [REDACTED]
Subject: DED1060 Notification of Decision
Attachments: ded1060 notification.pdf

A Chara,

Please find attached correspondence for your attention regarding DED1060.

Kind Regards,

Gemma Cunningham | Clerical Officer

Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98

☎ (090) 664 7420 ✉ GCunningham@roscommoncoco.ie

🌐 www.roscommoncoco.ie



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Ros Comáin
Roscommon
County Council



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

REGISTERED POST

Aiden & Lisa Burke,
13 Riverbank,
Cloonfad,
Co. Roscommon,
F35 FW13.

Reference Number: DED1060

Application Received: 20th July 2026

Name of Applicant: Aiden & Lisa Burke

Agent: Deane Associates, Old Church Road, Williamstown, Co. Galway.

WHEREAS a question has arisen as to whether to construct 32m² extension to the rear of existing semi-detached dwelling and associated site works at 13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13, 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.

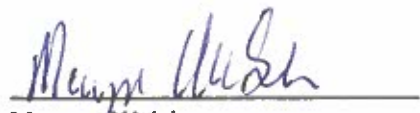
AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed 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 to construct 32m² extension to the rear of existing semi-detached dwelling at 13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13,, 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: 28 / 06 / 2026

c.c. agent via email: Deane Associates, Old Church Road, Williamstown, Co. Galway.
Info@deaneassociates.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 1060
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether to construct 32m ² extension to the rear of existing semi-detached dwelling is or is not development and is or is not exempted development.
Name of Applicant:	Aiden & Lisa Burke
Location of Development:	13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13
Site Visit:	20 th August 2026

WHEREAS a question has arisen as to whether to construct 32m² extension to the rear of existing semi-detached 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.

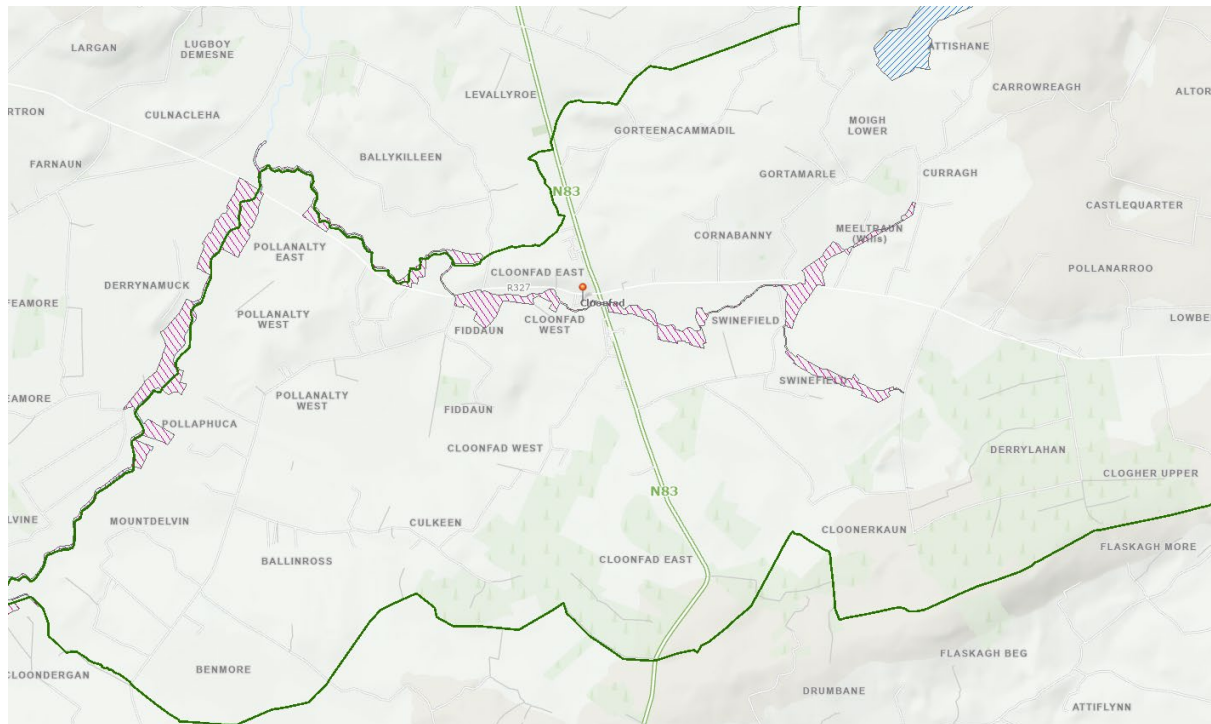
Site Location & Development Description

The site consists of a north facing two-storey, semi-detached dwelling with a garden area to the rear. The site is accessed off the L-66006 Local Secondary Road. The subject site is located in the Riverbank estate in the townland of Cloonfad East, c. 200m east of Cloonfad. The proposed development consists of a declaration as to whether the construction of a 32m² extension to the rear of an existing semi-detached 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 Lough Corrib SAC (Site Code 000297) located c. 10m south 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

PD/00/711

Development Description: 15 No. detached dwelling houses and ancillary works

Applicant: Ms. Margaret Keane

Decision: Conditional

PD/02/1310

Development Description: Construct 23 no. dwelling units and ancillary works (previously granted 13 units PD/00/711 dated 1/11/00) (Application made for 27 No. Dwelling Units & Ancillary

Applicant: Bournazel Ltd

Decision: Conditional

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 (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 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 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

- Construct 32 sq.m extension to the rear of existing semi-detached dwelling and associated siteworks

Class 1 Schedule 1 Article 6 - Extension

1. (a) House has no previous extension; proposed extension is 32 sq.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 flat roof with a welded PVC roof membrane and staining seam cladding to eaves 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.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to construct 32m² extension to the rear of existing semi-detached dwelling at 13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13, 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 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 to construct 32m² extension to the rear of existing semi-detached dwelling at 13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13, is 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 curves.

Signed:

Senior Executive Planner

Date: 26/08/2026





MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 29th 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 to construct 32m² extension to the rear of existing semi-detached dwelling and associated site works at 13 Riverbank, Cloonfad, Co. Roscommon, F35 FW13, is or is not development and is or is not exempted development.

Applicant (s): Aiden & Lisa Burke

Planning Ref: DED1060

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from **Aiden & Lisa Burke**, for the said development above, which was received on 20th July 2026.

Please let me have your recommendation.



Mervyn Walsh,
Administrative Officer,
Planning Department.

Gemma Cunningham

From: Gemma Cunningham
Sent: Wednesday 29 July 2026 13:11
To: info@deaneassociates.ie
Cc: [REDACTED]
Subject: DED1060 - Section 5 Declaration of Exempted Development Application
Attachments: DED1060 Ack Ltr & 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 Aiden & Lisa Burke DED1060 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



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Aiden & Lisa Burke,
13 Riverbank,
Cloonfad,
Co. Roscommon,
F35 FW13.

Date: 29th July 2026
Planning Reference: DED1060

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 to construct 32m² extension to the rear
of existing semi-detached dwelling and associated site works at 13 Riverbank, Cloonfad,
Co. Roscommon, F35 FW13, 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 20th July 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. L01/0/241814 dated 28th July 2026**, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED1060**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

c.c. agent via email: Deane Associates, Old Church Road, Williamstown, Co. Galway.
Info@deaneassociates.ie

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

28/07/2026 12:37:42

Receipt No. : L01/0/241814

AIDEN & LISA BURKE
13 RIVERBANK
CLONFAD
CO ROSCOMMON
F35FW13

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED1060	

Total : 80.00 EUR

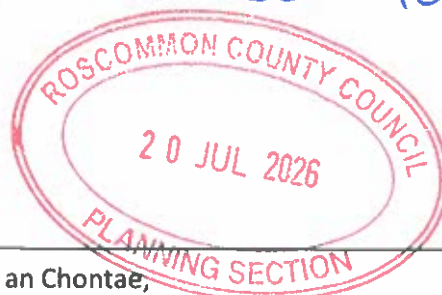
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Cheque 80.00
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Change : 0.00

Issued By : Aine McDermott
om : Central Cash Office



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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)	Aiden and Lisa Burke 13 Riverbank, Cloonfad, Co. Roscommon. F35 FW13
Name of Agent	Deane Associates, Old Church Road, Williamstown, Co. Galway.
Nature of Proposed Works	Construct 32sq mt extension to the rear of existing semi detached dwelling and associates siteworks
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	13 Riverbank, Cloonfad, F35FW13
Floor Area: a) Existing Structure b) Proposed Structure	a) 106 b) 32
Height above ground level:	3.15m
Total area of private open space remaining after completion of this development	85sq mt
Roofing Material (Slates, Tiles, other) (Specify)	Flat roof with welded PVC roof membrane and staning seam cladding to eaves

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Napped plaster finish similar to existing dwelling
Is proposed works located at front/rear/side of existing house.	Rear of dwelling house
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Rear garden area
Proposed use of land or structure	Ground floor bedroom for child with disabilities
Distance of proposed building line from edge of roadway	Existing building line - 6.3m
Does the proposed development involve the provision of a piped water supply	No - Existing connection in place
Does the proposed development involve the provision of sanitary facilities	No - Existing facilities in place

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

Signature:



Date:

16-07-2026



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



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CENTRE COORDINATES:
ITM 550178,771053

PUBLISHED: 12/06/2026
ORDER NO.: 50541589_1

MAP SERIES: 1:5,000
MAP SHEETS: 2342
1:5,000 2404

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

www.tailte.ie

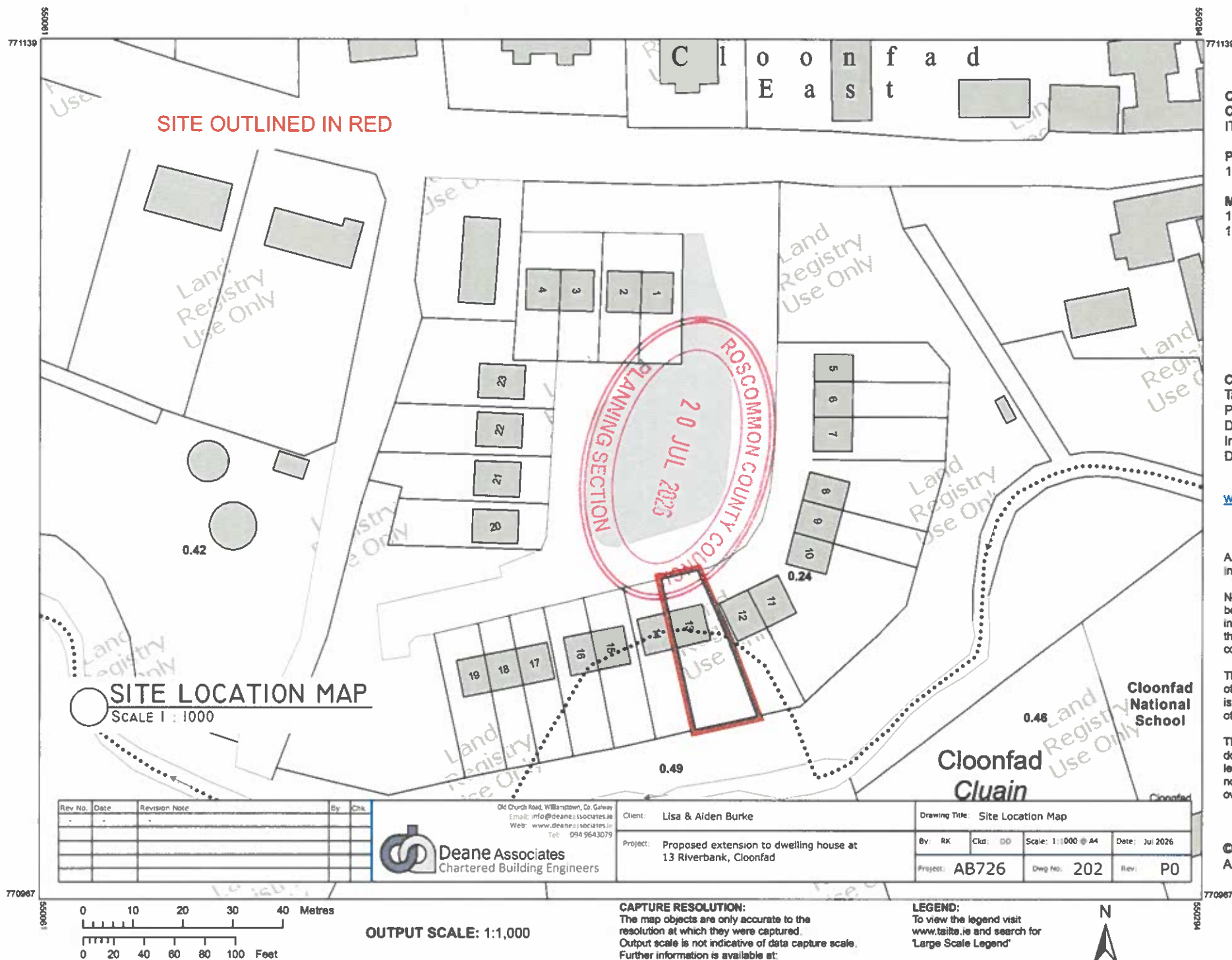
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**CENTRE
COORDINATES:**
ITM 550178,771053

PUBLISHED: 12/06/2026
ORDER NO.: 50541589_1

MAP SERIES: 1:5,000
MAP SHEETS: 2342
2404

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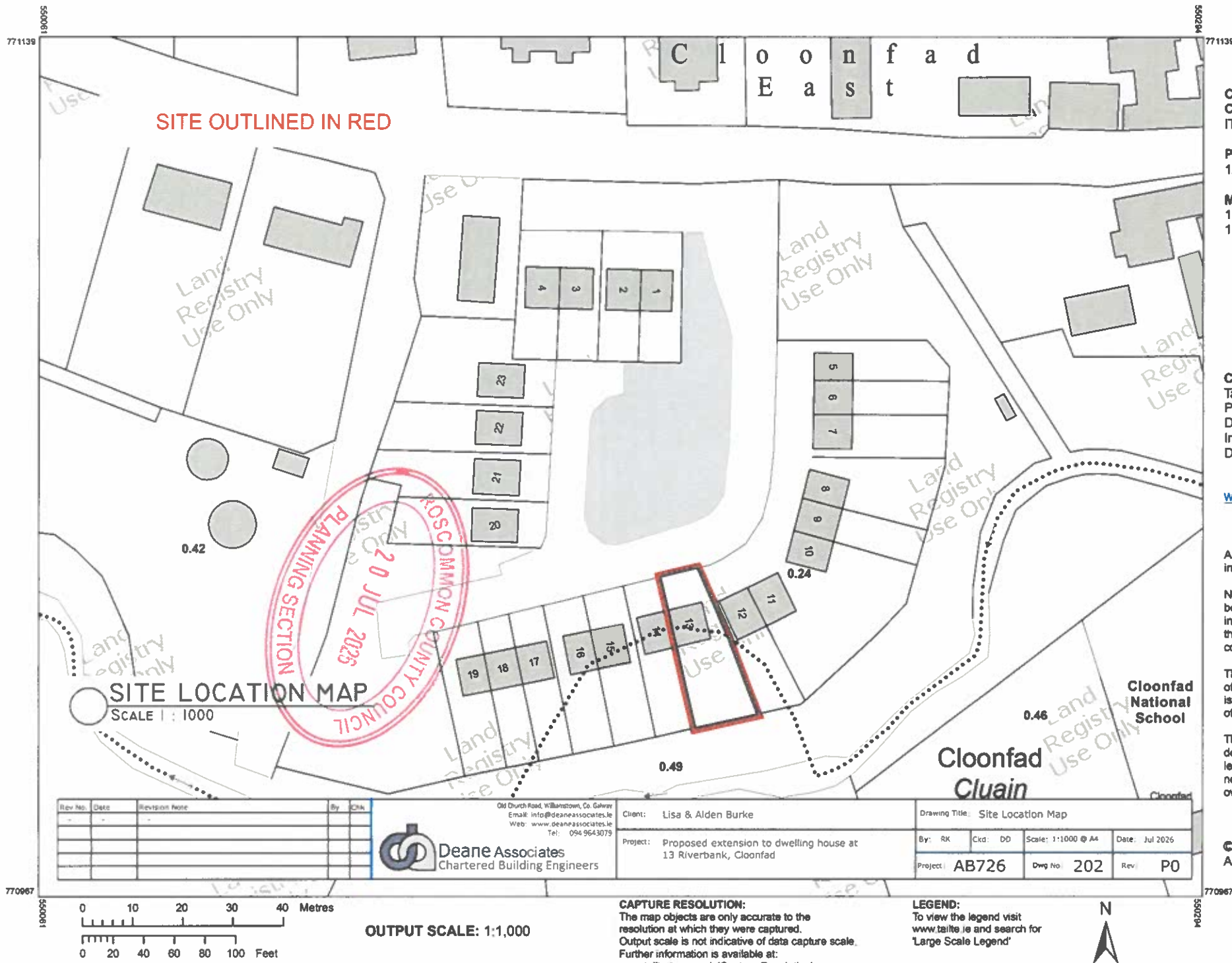
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AREA OF SITE: 0.031 Hectares

SITE OUTLINED IN RED

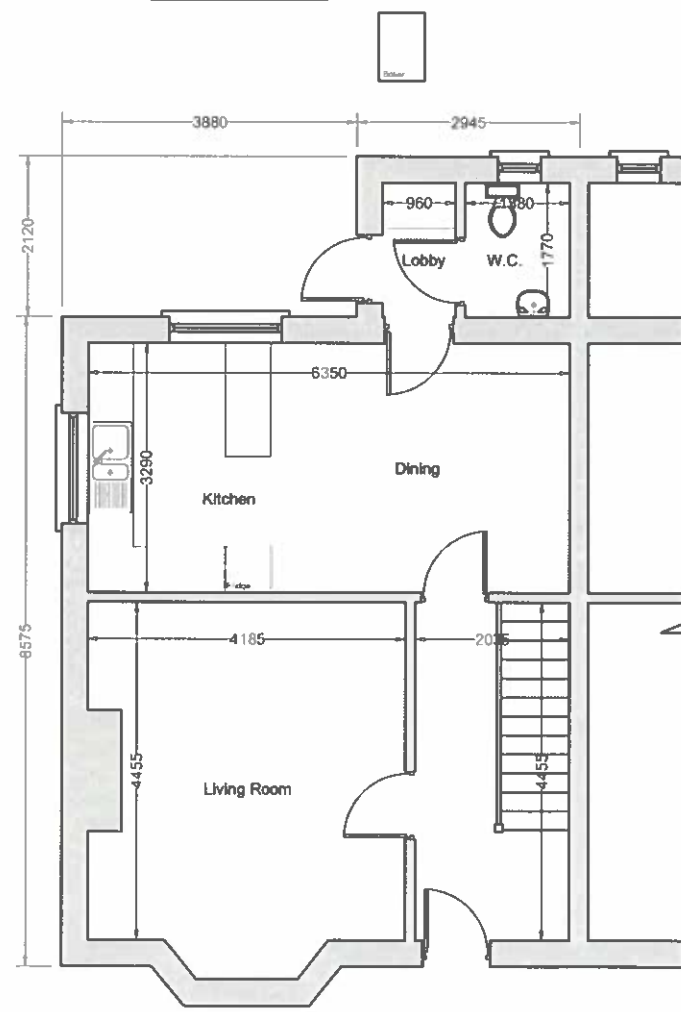




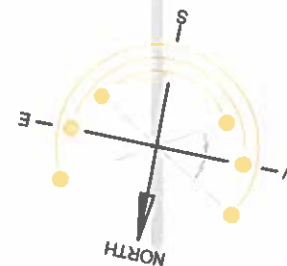
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION 02



EXISTING GROUND FLOOR PLAN EXISTING FLOOR AREA 56.00sq. MT.



EXISTING FRONT ELEVATION



GENERAL NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
- ANY QUERIES OR DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
- FIGURED DIMENSIONS ONLY TO BE USED.
- ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.

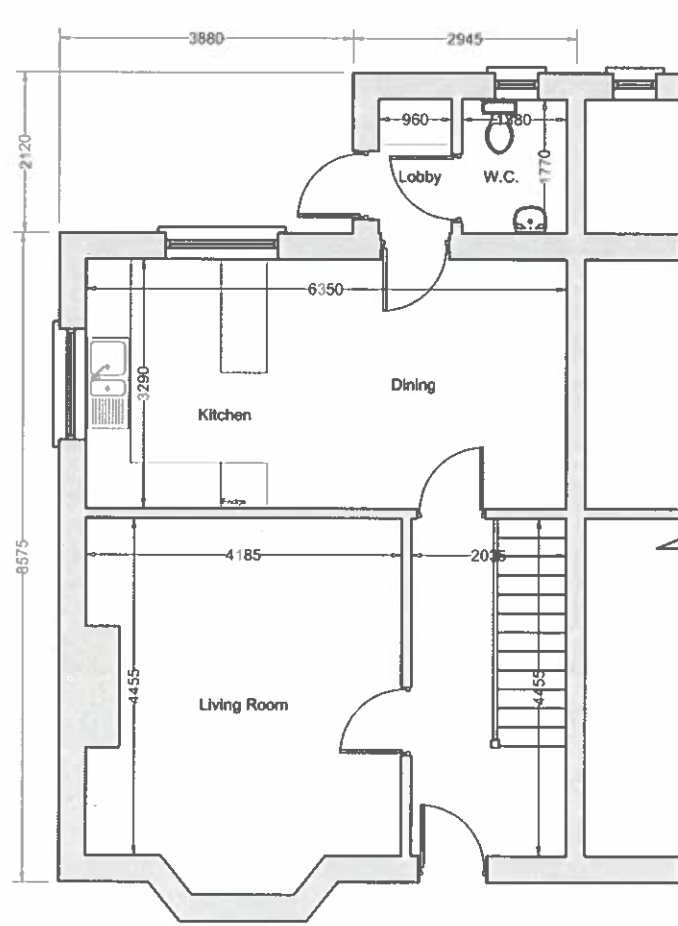
Rev No.	Date	Revision Note	By	Chk
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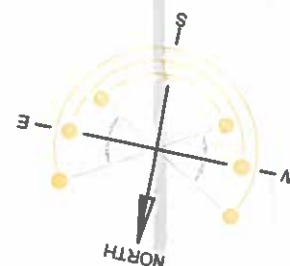
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION 02



EXISTING GROUND FLOOR PLAN | EXISTING FLOOR AREA 56.00sq MT



EXISTING FRONT ELEVATION



GENERAL NOTES:

- G1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
- G2. ANY QUERIES OR DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
- G3. FIGURED DIMENSIONS ONLY TO BE USED.
- G4. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.

Rev No.	Date	Revision Note	By	Chk



Deane Associates
Chartered Building Engineers

Old Church Road, Warrington, Ch. Gahway
E-mail: info@deaneassociates.ie
Web: www.deaneassociates.ie
Tel: 094 954 3079

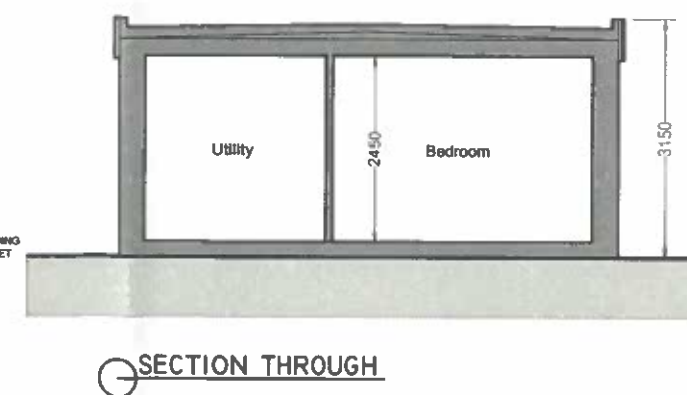
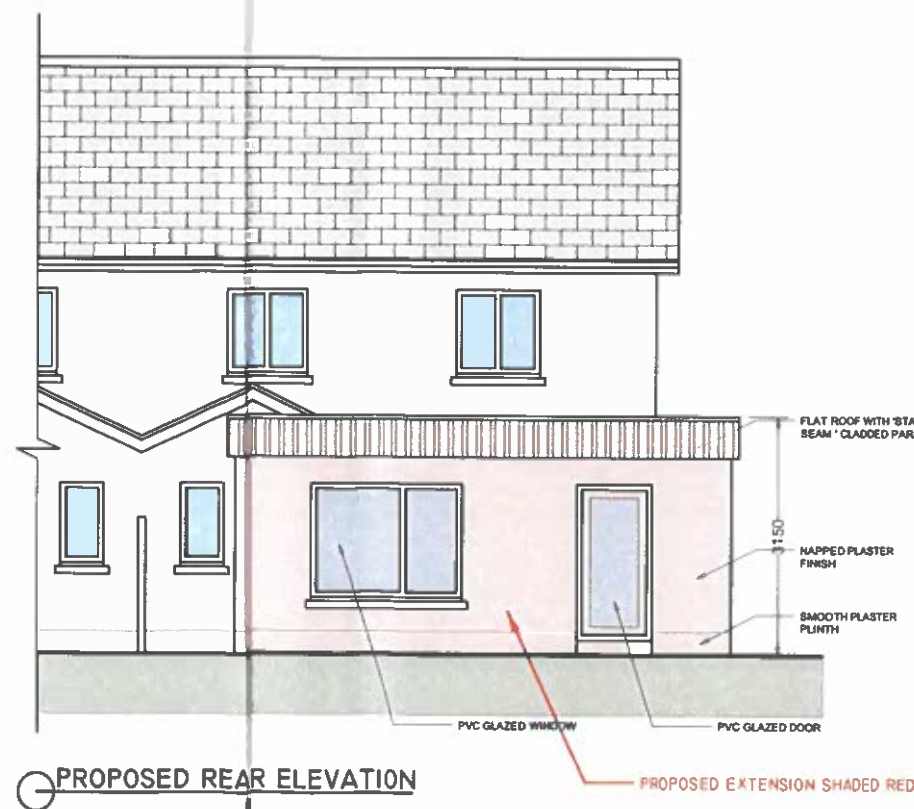
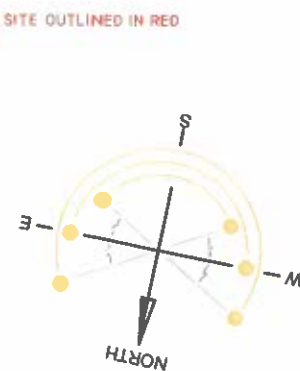
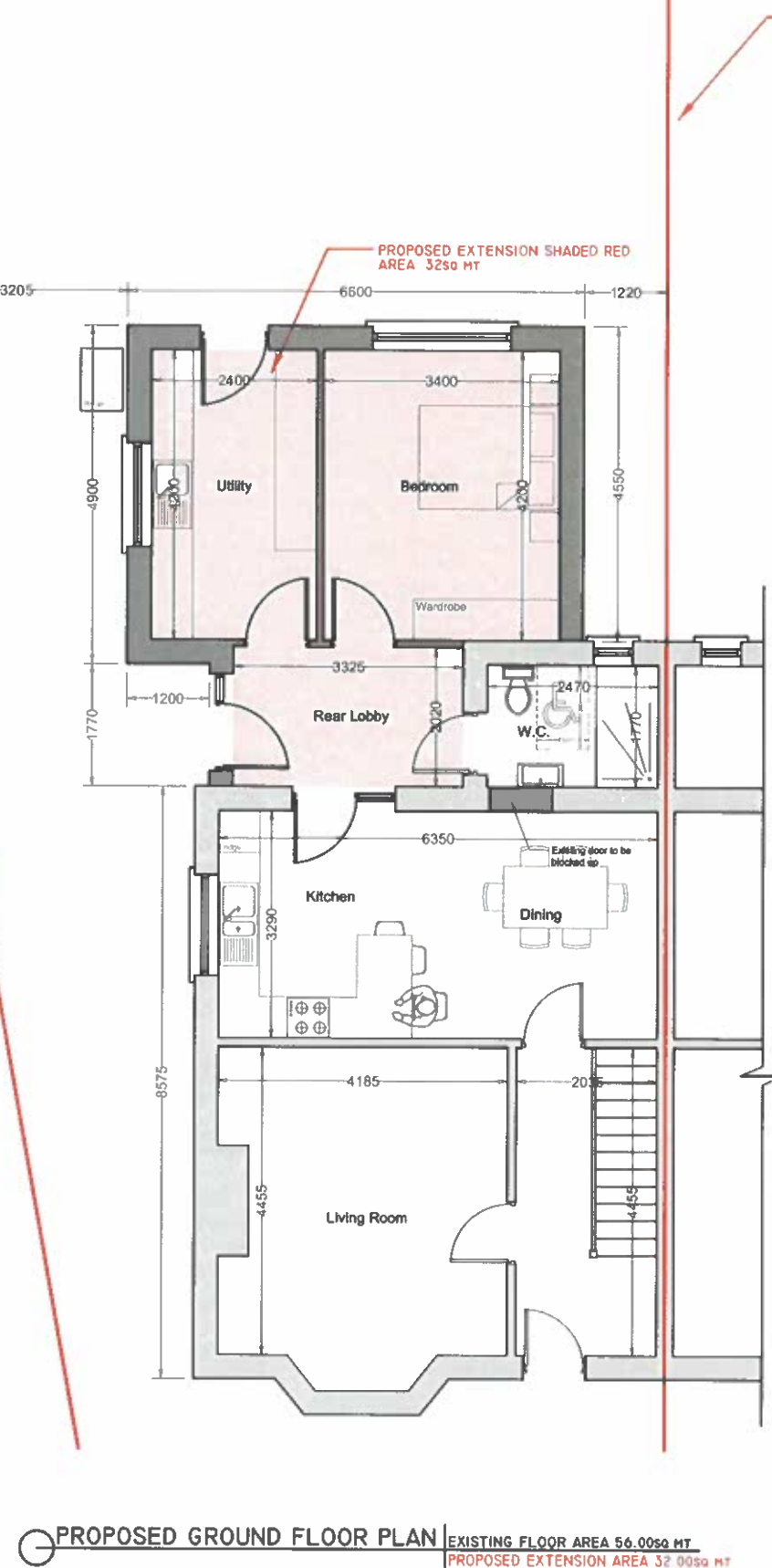
Client: Lisa & Aiden Burke

Project: Proposed extension to dwelling house at 13
Riverbank, Cloonfad.

Drawing Title: Existing dwelling plans and elevations

By: DD Ckd: RK Scale: 1:100 @ A3 Date: Jul 2026

Project: AB726 Dwg No: 101 Rev: P0



DRAWINGS ARE FOR PLANNING PURPOSES ONLY

GENERAL NOTES:

- G1 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
- G2 ANY QUERIES OR DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
- G3 FIGURED DIMENSIONS ONLY TO BE USED.
- G4 ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.

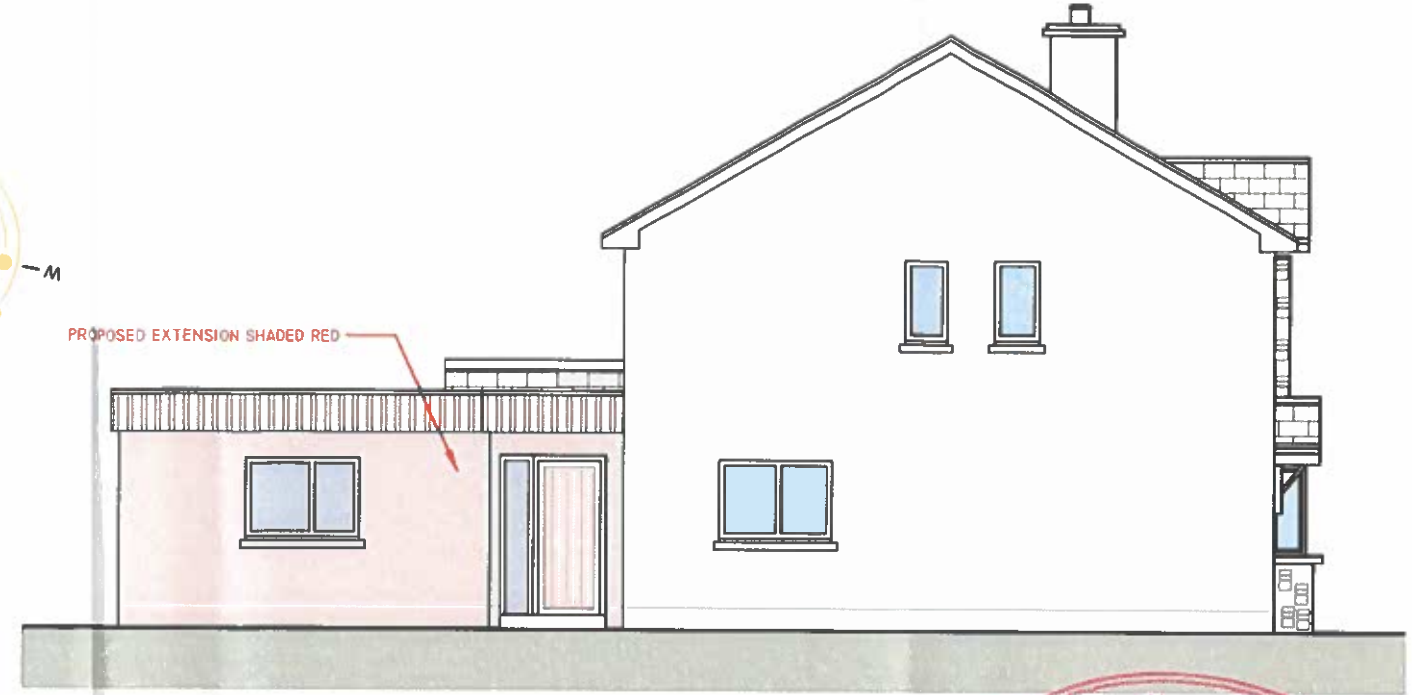
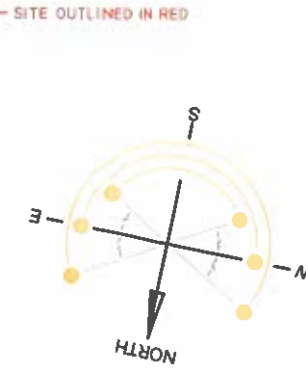
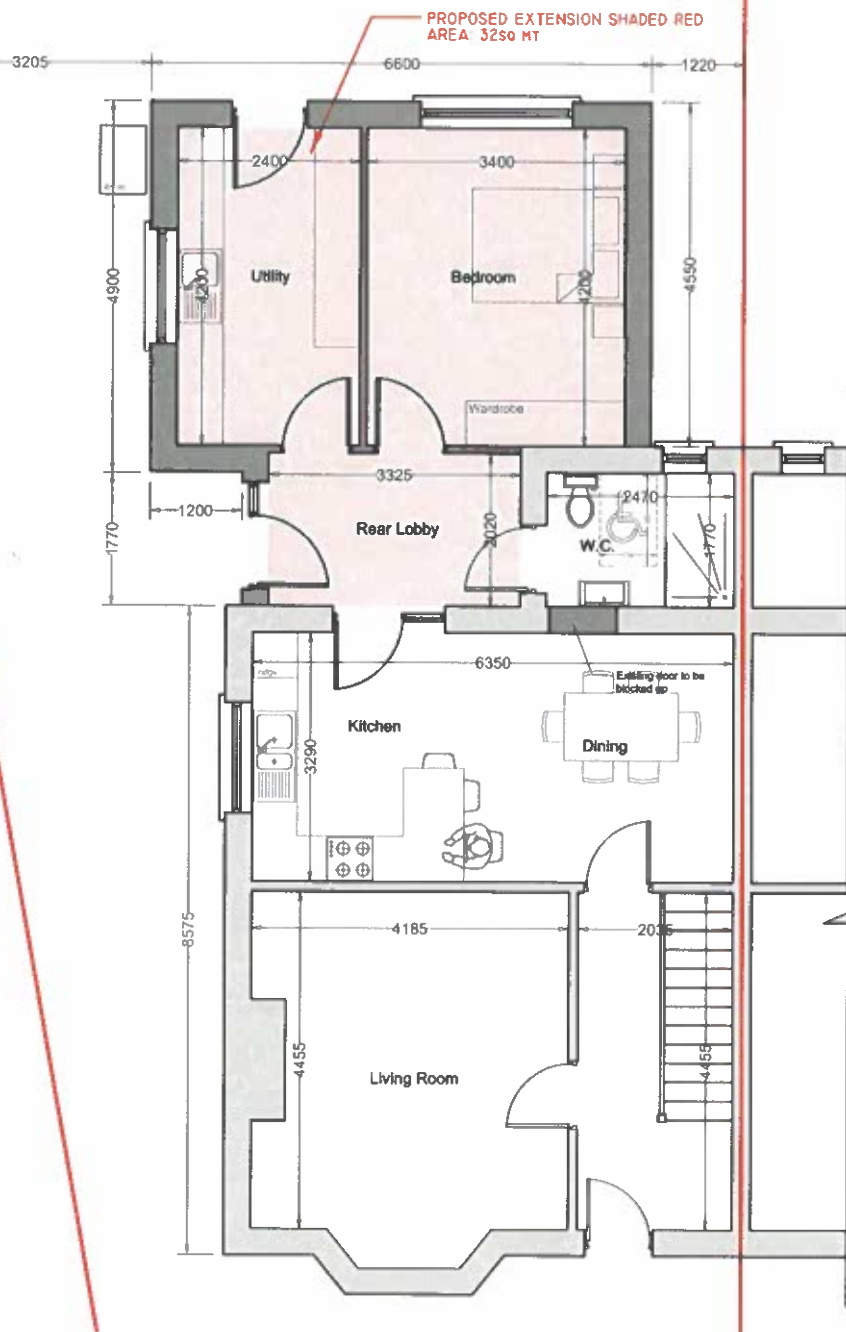
Rev No.	Date	Revision Note	By	Chk



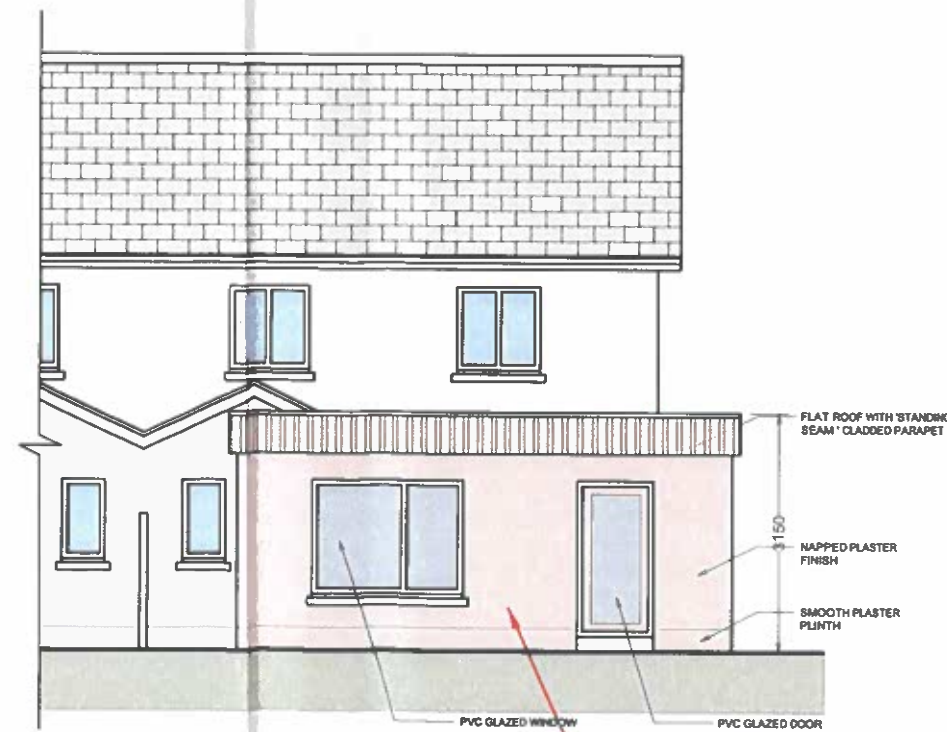
Old Church Road, Williamstown, Co. Galway
Email: info@deaneassociates.ie
Web: www.deaneassociates.ie
Tel: 094 964 3079

Client: Lisa & Aiden Burke
Project: Proposed extension to dwelling house at 13 Riverbank, Cloonfad.

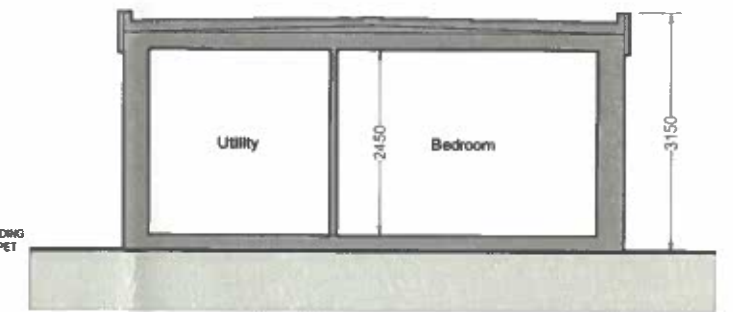
Drawing Title: Existing dwelling plans and elevations
By: D.D. Cld: R.K. Scale: 1:100 @ A3 Date: Jul 2026
Project: AB726 Dwg No: 101 Rev: P0



PROPOSED SIDE ELEVATION 02



PROPOSED REAR ELEVATION



SECTION THROUGH

GENERAL NOTES:

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Rev No.	Date	Revision Note	By	Chk



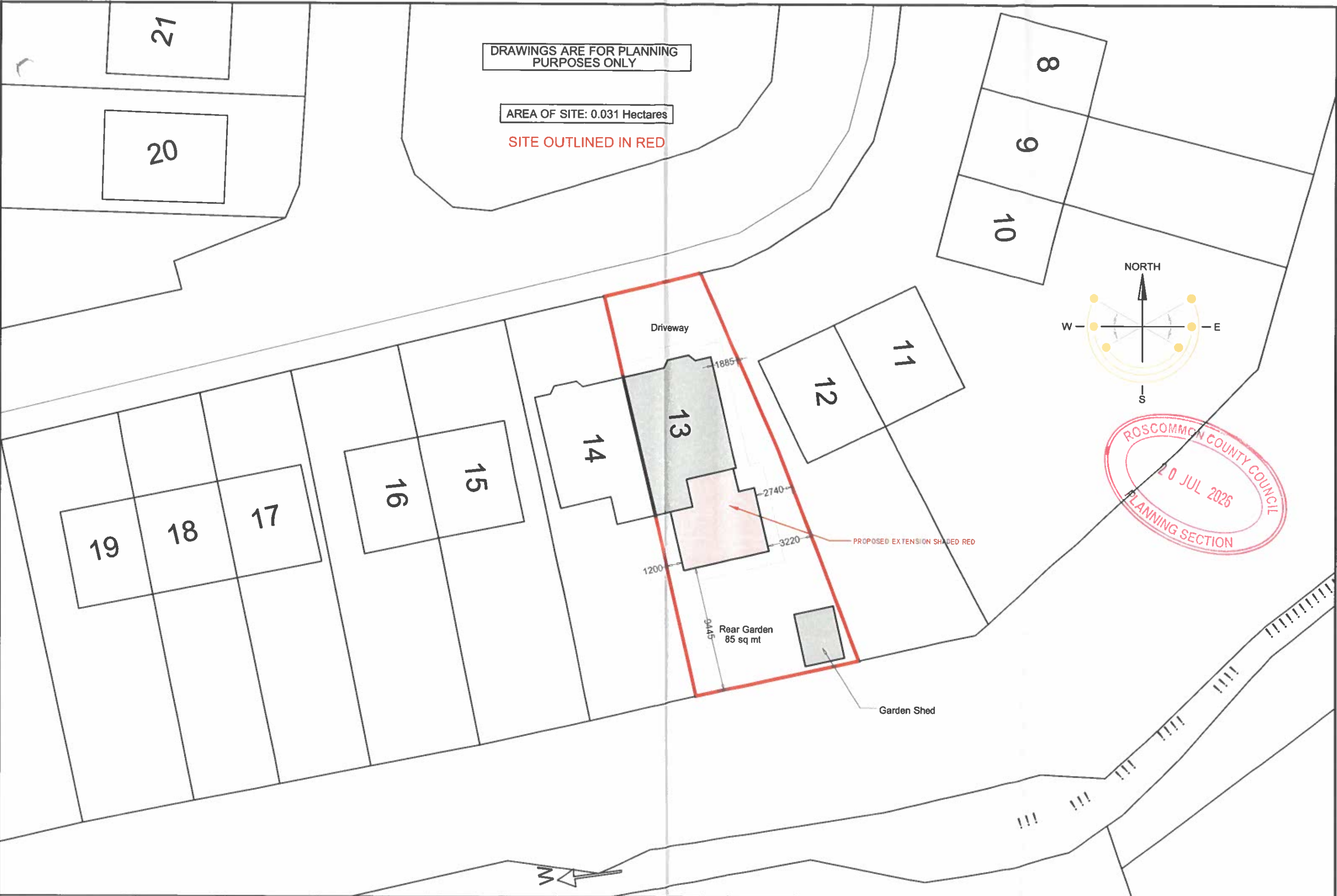
Client: Lisa & Aiden Burke

Project: Proposed extension to dwelling house at 13 Riverbank, Cloonfad.

Drawing Title: Existing dwelling plans and elevations

By: DD Cld: RK Scale: 1:100 @ A3 Date: Jul 2026

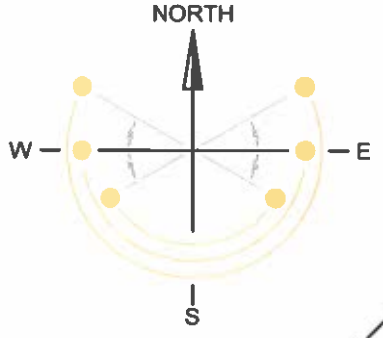
Project: AB726 Dwg No: 101 Rev: P0



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AREA OF SITE: 0.031 Hectares

SITE OUTLINED IN RED



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Rev No.	Date	Revision Note	By	Chk

 **Deane Associates**
Chartered Building Engineers

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Web: www.deaneassociates.ie
Tel: 094 964 3079

Client: Lisa & Aiden Burke

Project: Proposed extension to dwelling house at 13 Riverbank, Cloonfad.

Drawing Title: Site Layout				
By: DD	Ckd: RK	Scale: 1:250 @ A3	Date: Jul 2025	Rev: P0
Project: AB726	Dwg No: 201			