

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

Ian Conboy,



Reference Number: DED 533

Application Received: 9<sup>th</sup> December, 2022

Location: Cloonanart Beg, Tulsk, Castlerea, Co. Roscommon.

WHEREAS a question has arisen as to whether the construction of a rear house extension (25m<sup>2</sup>) and domestic garage (25m<sup>2</sup>) at Cloonanart Beg, Tulsk, Castlerea, Co. Roscommon, is or is not development or 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 3 of Part 1 Article 6 Schedule 2 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 Act 2000 (as amended)
- e) The planning history of the site

AND WHEREAS Roscommon County Council has concluded that:

- (a) The proposed development constitutes development as defined in the Planning & Development Act 2000, (as amended) and associated Regulations;
- (b) The proposed development is exempted development as defined in the Planning & Development Act 2000, (as amended) and associated Regulations;
- (c) 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 proposed development.

**NOW THEREFORE:**

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 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 works **consisting of the construction of a rear house extension (25m<sup>2</sup>) and domestic garage (25m<sup>2</sup>) at Cloonanart Beg, Tulsk, Castlerea, Co. Roscommon, constitutes development that is exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord 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.

Signed on behalf of the Council:



Administrative Officer,  
Planning.

Date: 23<sup>rd</sup> January, 2023

CC: EMAIL:  
James Lohan,  
Consulting Engineers,  
Unit 5, Ballypheason House,  
Circular Road,  
Roscommon.

**Planner's Report on application under Section 5 of the  
Planning and Development Acts 2000 - 2011**

**Reference Number:** DED 533

**Name and Address of Applicant:** Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, County Roscommon

**Applicant:** Ian Conboy

**Agent:** James Lohan

**Date:** 23<sup>rd</sup> January 2023

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WHEREAS a question has arisen as to whether the construction of a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, County 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 and Class 3 of Part 1 Article 6 Schedule 2 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 – 2011
- (e) The planning history of the site

**Site Location & Development Description**

The subject residential property is located in Cloonanart Beg, Tulsk, Castlerea, County Roscommon. The closest designated site is the Annaghmore Lough (Roscommon) SAC (Site Code: 001 626), which is approximately 4.2 north east of the subject site. Having regard to the scale of the proposed development and the separation distances between the site and the Natura 2000 network, it is considered that the conservation objectives of the network will not be impacted.

The proposed development consists of the construction of an extension to the rear of the existing dwelling house and a domestic garage to the side of the existing dwelling house. As per the submitted details, the proposed extension is 25sqm and the proposed domestic garage is 25sqm. The structures will be finished externally in natural roof slates and a nap plaster finish to all walls.

**Planning History**

As per the Roscommon County Council GIS, there is no recent planning history on the subject site.

## Assessment

In accordance with the Planning and Development Act, 2000 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 construction of an extension to the rear of house and domestic garage to the side of the dwelling house constitutes development, as defined in Section 3 of the said Act.

The proposed extension to the rear of the existing dwelling house has been considered within the scope of Class 1 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

### PART 1 - Article 6 - Exempted Development – General

#### *Development within the curtilage of a house*

##### 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.

##### Column 2 - Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.  
(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.  
(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 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 11 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 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

The proposed domestic garage to the side of the existing dwelling house has been considered within the scope of Class 3 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

### CLASS 3

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.

2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.

3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

In the interests of clarity and in order to conclude the assessment of this application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, it was recommended that further information was requested in relation to a revised site layout plan illustrating the proposed domestic extension and domestic garage. The submitted revised site layout plan is adequate and the construction of a rear house extension and domestic garage is considered in this case to be exempted development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, which I consider adequate in order to issue a screening determination, 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 Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

#### **Recommendation**

WHEREAS a question has arisen as to whether the following works; the construction of a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, County 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 and Class 3 of Part 1 Article 6 Schedule 2 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 – 2011
- (e) The planning history of the site

#### **AND WHEREAS I have concluded that**

- a) The works are development.
- b) The construction of a rear house extension and domestic garage is exempted development.
- c) 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 I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Assistant Planner

Date: 23<sup>rd</sup> January 2023

Planning Dept  
Roscommon County Council,  
Aras An Chontae,  
Roscommon



DED 533

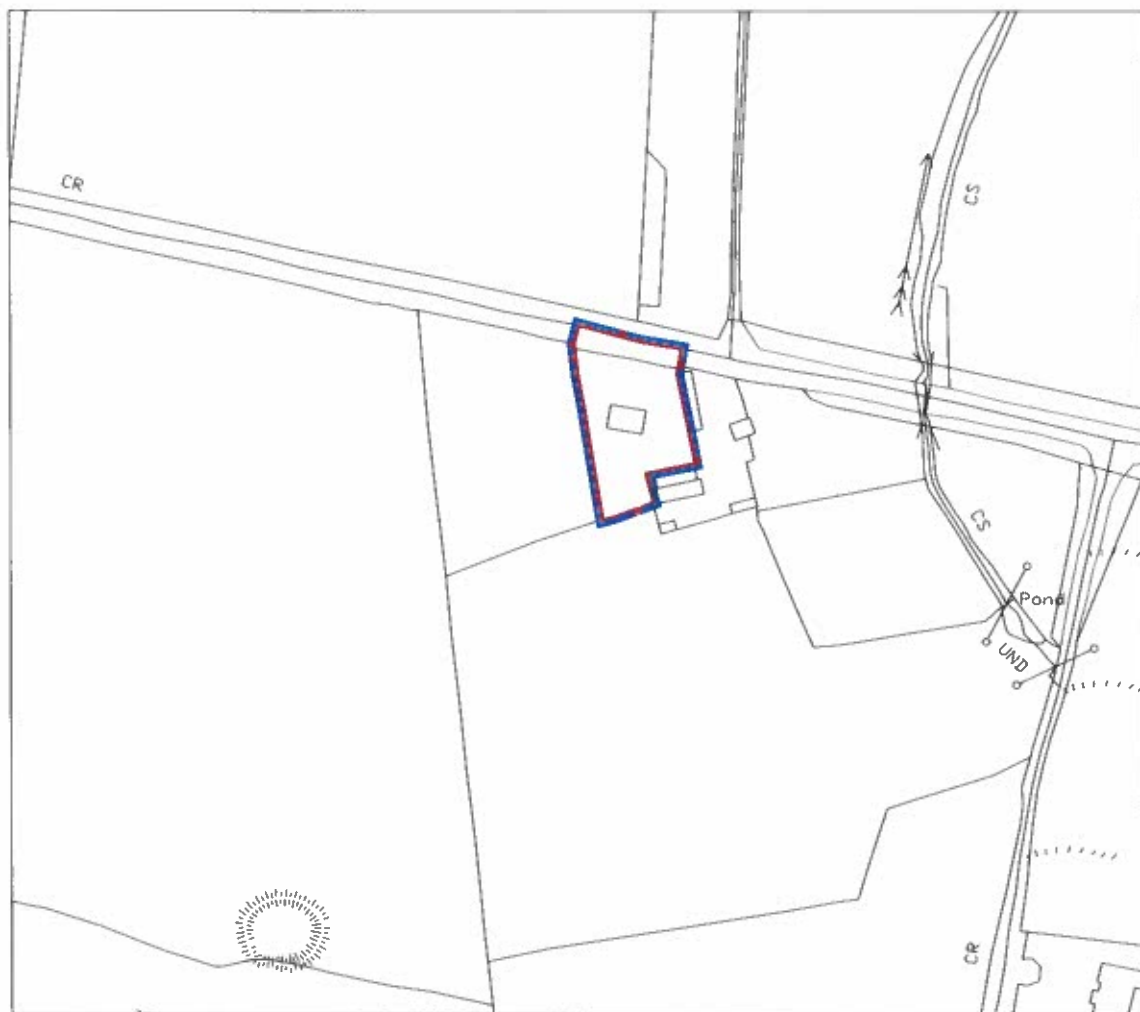
Dear Chara

Please find enclosed the missing information in relation to the proposed exempt development garage for DED 533.

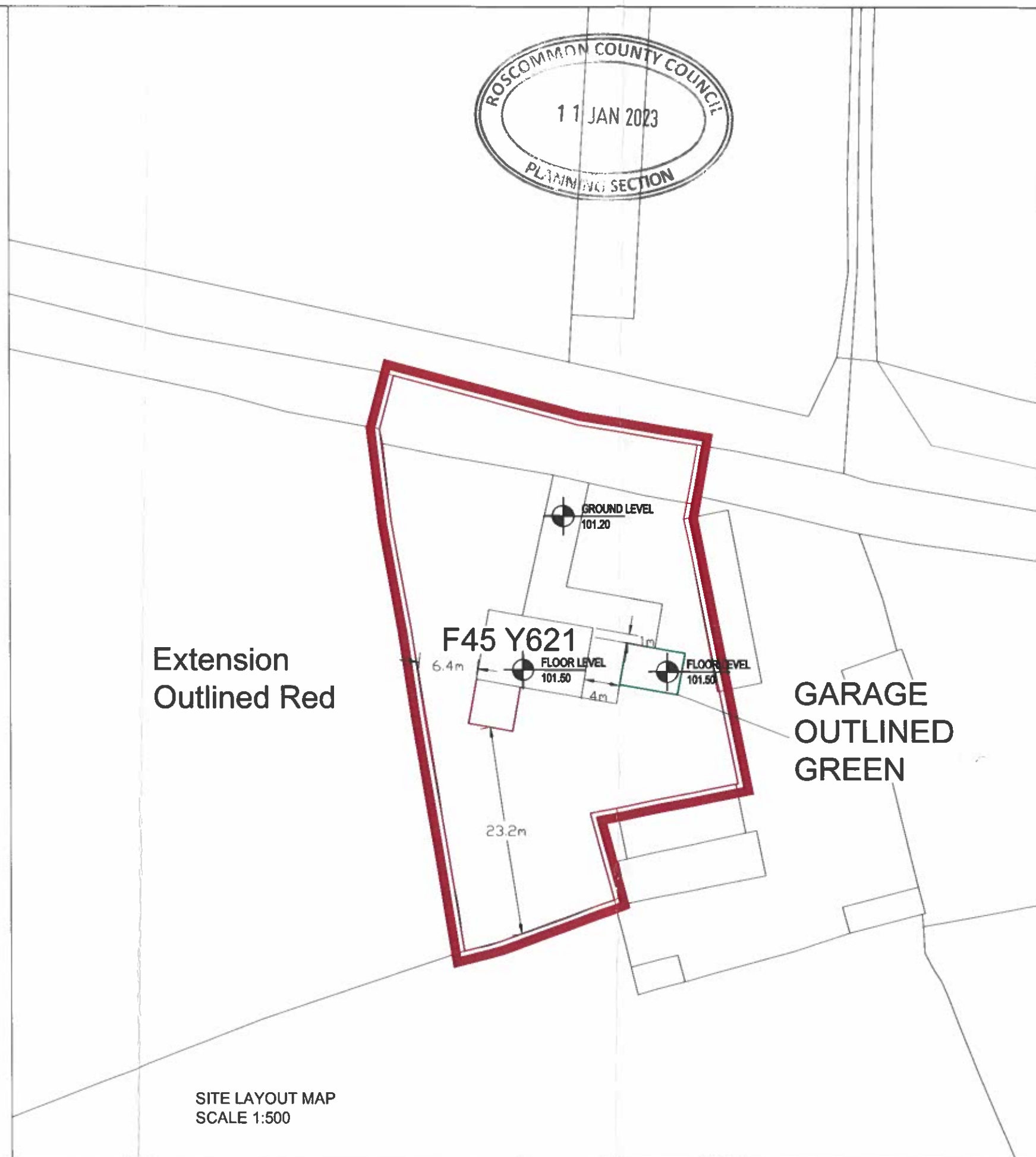
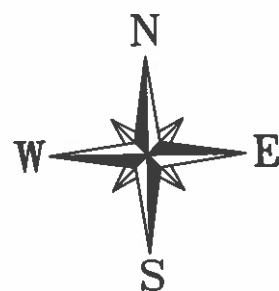
Kind Regards

James





SITE LOCATION MAP  
REF 2224-A  
1:2500



SITE LAYOUT MAP  
SCALE 1:500

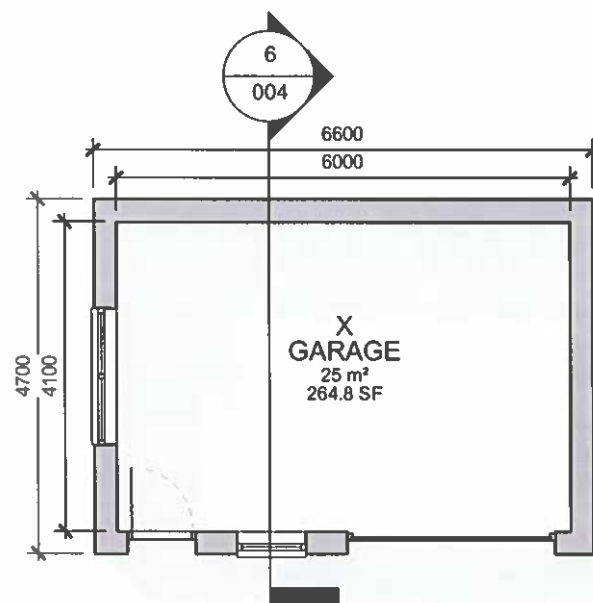


DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.  
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.  
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

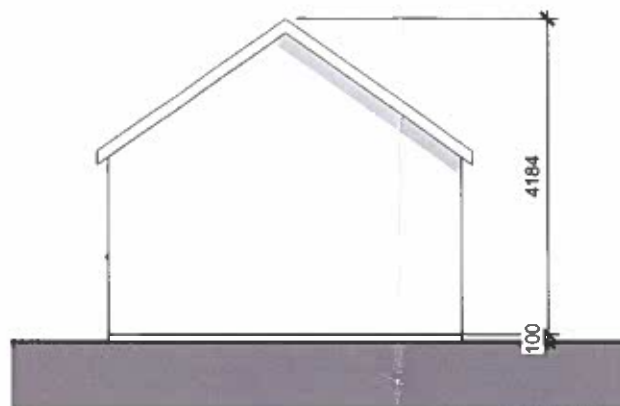
DATE	BY	CHK	APP	REV
10-01-23				

Unit 5 Ballypheason House Circular Road, Roscommon F42 C982.		JAMES LOHAN CONSULTING ENGINEER Ph: 090 6634365 / 0878228529 email: james@jce.ie / aaron@jce.ie web: www.jce.ie	
CLIENT MAYE BERNIE & IAN CONBOY	JOB EXTENSION	JOB N° 22-052	DATE 10-10-2022
SITE CLOONAMART BEEG TULSK, CASTLEREA CO. ROSCOMMON	DRAWING SITE LOCATION AND SITE LAYOUT EXEMPTION CERT	DRG N° 22-052-01	REV B
		SCALE 1:500 & 1:2500	

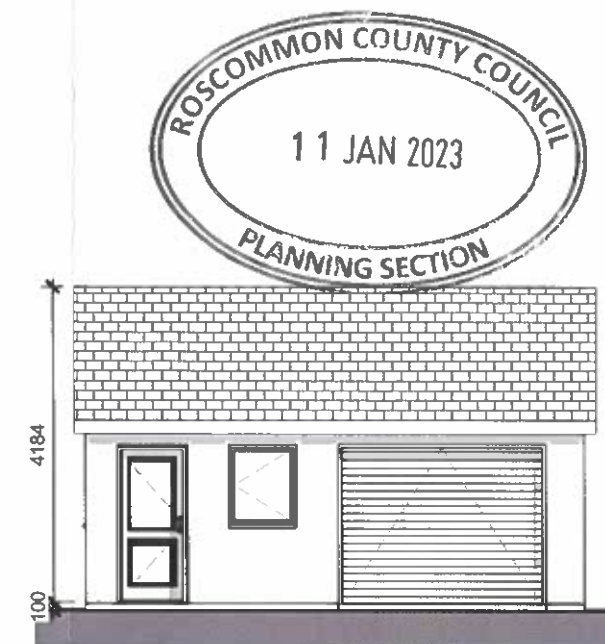




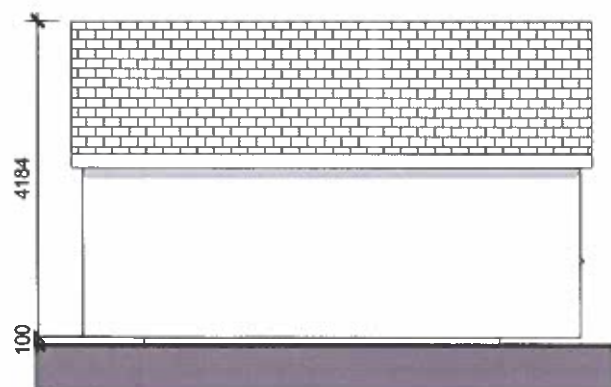
**1 01- GARAGE**  
1 : 100



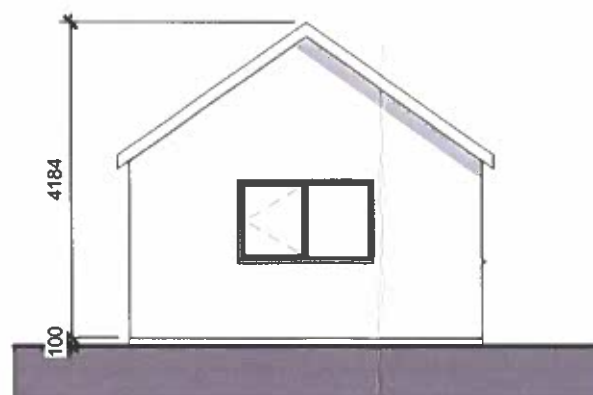
**2 GARAGE- WEST ELEV**  
1 : 100



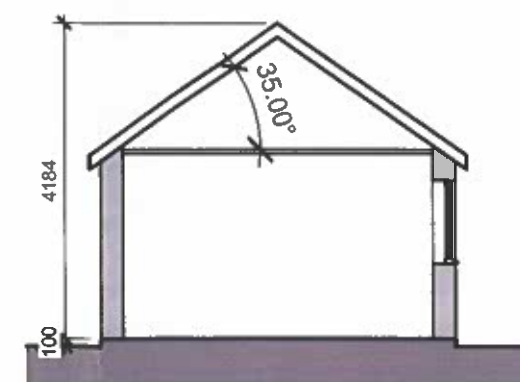
**3 GARAGE- N ELEV**  
1 : 100



**4 GARAGE- S ELEV**  
1 : 100



**5 GARAGE- EAST ELEV**  
1 : 100



**6 GARAGE SECTION**  
1 : 100

**BY EMAIL**

Ian Conboy,



Date: 9<sup>th</sup> January, 2023

Reference No.: DED 533

**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 a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, Co. Roscommon is or is not development or is or is not exempted development:**

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A Chara,

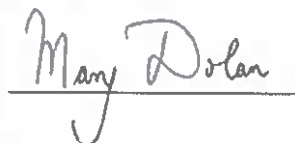
Further to your application received on the 9<sup>th</sup> December, 2022 and in order for the Planning Authority to determine whether the construction of a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. Please submit a suitably scaled revised site layout plan to illustrate both the proposed dwelling house extension and the proposed domestic garage.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 533.

**Note: Replies to this communication must be by way of original documents.**

Mise le meas,



**Administrative Officer,  
Planning.**

**c.c. James Lohan Consulting Engineers,  
Unit 5, Ballypheason House,  
Circular Road,  
Roscommon,  
Co. Roscommon.**

**Planner's Report on application under Section 5 of the  
Planning and Development Acts 2000 - 2011**

**Reference Number:** DED 533

**Name and Address of Applicant:** Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, County Roscommon

**Applicant:** Ian Conboy

**Agent:** James Lohan

**Date:** 9<sup>th</sup> January 2023

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WHEREAS a question has arisen as to whether the construction of a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, County 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 and Class 3 of Part 1 Article 6 Schedule 2 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 – 2011
- (e) The planning history of the site

**Site Location & Development Description**

The subject residential property is located in Cloonanart Beg, Tulsk, Castlerea, County Roscommon. The closest designated site is the Annaghmore Lough (Roscommon) SAC (Site Code: 001 626), which is approximately 4.2 north east of the subject site. Having regard to the scale of the proposed development and the separation distances between the site and the Natura 2000 network, it is considered that the conservation objectives of the network will not be impacted.

The proposed development consists of the construction of an extension to the rear of the existing dwelling house and a domestic garage to the side of the existing dwelling house. As per the submitted details, the proposed extension is 25sqm and the proposed domestic garage is 25sqm. The structures will be finished externally in natural roof slates and a nap plaster finish to all walls.

**Planning History**

As per the Roscommon County Council GIS, there is no recent planning history on the subject site.

## Assessment

In accordance with the Planning and Development Act, 2000 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 construction of an extension to the rear of house and domestic garage to the side of the dwelling house constitutes development, as defined in Section 3 of the said Act.

The proposed extension to the rear of the existing dwelling house has been considered within the scope of Class 1 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

### PART 1 - Article 6 - Exempted Development – General

#### *Development within the curtilage of a house*

##### 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.

##### Column 2 - Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
- (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
- (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 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 11 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 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

The proposed domestic garage to the side of the existing dwelling house has been considered within the scope of Class 3 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

### CLASS 3

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.

2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.

3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

In the interests of clarity and in order to conclude the assessment of this application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, it is recommended that further information is requested in relation to a revised site layout plan illustrating the proposed domestic extension and domestic garage.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, which I consider adequate in order to issue a screening determination, 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 Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

#### **Recommendation**

WHEREAS a question has arisen as to whether the following works; the construction of a rear house extension and domestic garage at Cloonanart Beg, Tulsk, Castlerea, County 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 and Class 3 of Part 1 Article 6 Schedule 2 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 – 2011
- (e) The planning history of the site

It is recommended that the following further information is requested:

1. Please submit a suitably scaled revised site layout plan to illustrate the proposed dwelling house extension and proposed domestic garage. <sup>both</sup>

Signed:



Assistant Planner

Date: 9<sup>th</sup> January 2023

Ian Conboy,

**Date:** 12<sup>th</sup> December, 2022

**Planning Reference:** DED 533

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

**Development:** Rear House Extension and Domestic Garage at Cloonanart Beg, Tulsk, Castlerea, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application received on the 9<sup>th</sup> December, 2022, 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. L01/0/220283 dated 9<sup>th</sup> December, 2022 refers, receipt attached herewith for your attention.

**Note:** Please note your Planning Reference No. is DED 533.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,



Senior Staff Officer,  
Planning.

c.c. James Lohan Consulting Engineers,  
Unit 5, Ballypheason House,  
Circular Road,  
Roscommon.

Roscommon County Council  
Aras an Chontae  
Roscommon  
09068 37100

09/12/2022 12:55:35

Receipt No : L01/0/220283

IAN CONBOY & MAEVE BEIRNE



AGENT JAMES LOHAN

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
CE282	

Total .	80.00 EUR
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Tendered :	
Credit/Debit Card	80.00
4706	

Change :	0.00
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Issued By : Bernadine Duignan  
From : Central Cash Office





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)

### Roscommon County Council

#### **Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development**

Name:	IAN CONBOY
Address:	[REDACTED]
Name & Address of Agent:	JAMES LOHAN CONSULTING ENGINEERS, UNIT 5, BALLYPHEASON HOUSE, CIRCULAR RD, ROSCOMMON F42C982
Nature of Proposed Works	REAR HOUSE EXTENSION 25m <sup>2</sup> DOMESTIC GARAGE 25m <sup>2</sup>
Location (Townland & O.S No.)	2224 - A
Floor Area	EXTENSION 25m <sup>2</sup> DOMESTIC GARAGE 25m <sup>2</sup>
Height above ground level	5.012m
Total area of private open space remaining after completion of this development	1295m <sup>2</sup> (0.129 hectares open space)
Roofing Material (Slates, Tiles, other) (Specify)	Natural Slates
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NAP PLASTER FINISH TO ALL WALLS, RA
Is proposed works located at front/rear/side of existing house.	EXTENSION TO REAR (GARAGE TO SIDE)

## Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,  
regarding Exempted Development

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	DOMESTIC HOUSING
Proposed use of land or structure	DOMESTIC HOUSING
Distance of proposed building line from edge of roadway	EXTENSION 28.5m   GARAGE 20.8m
Does the proposed development involve the provision of a piped water supply	
Does the proposed development involve the provision of sanitary facilities	

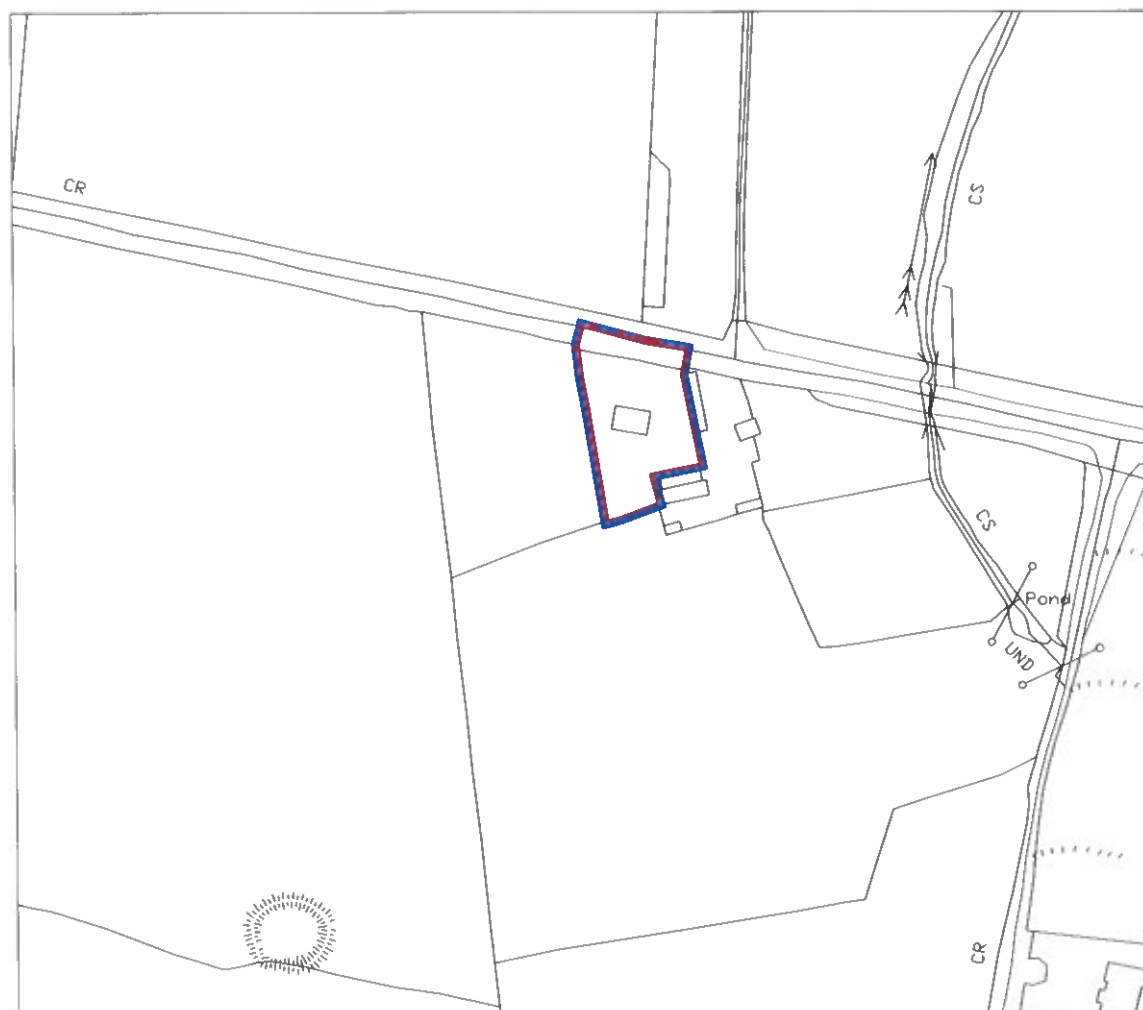
Signature: Marie Kelly (agent)

Date: 08-12-2022

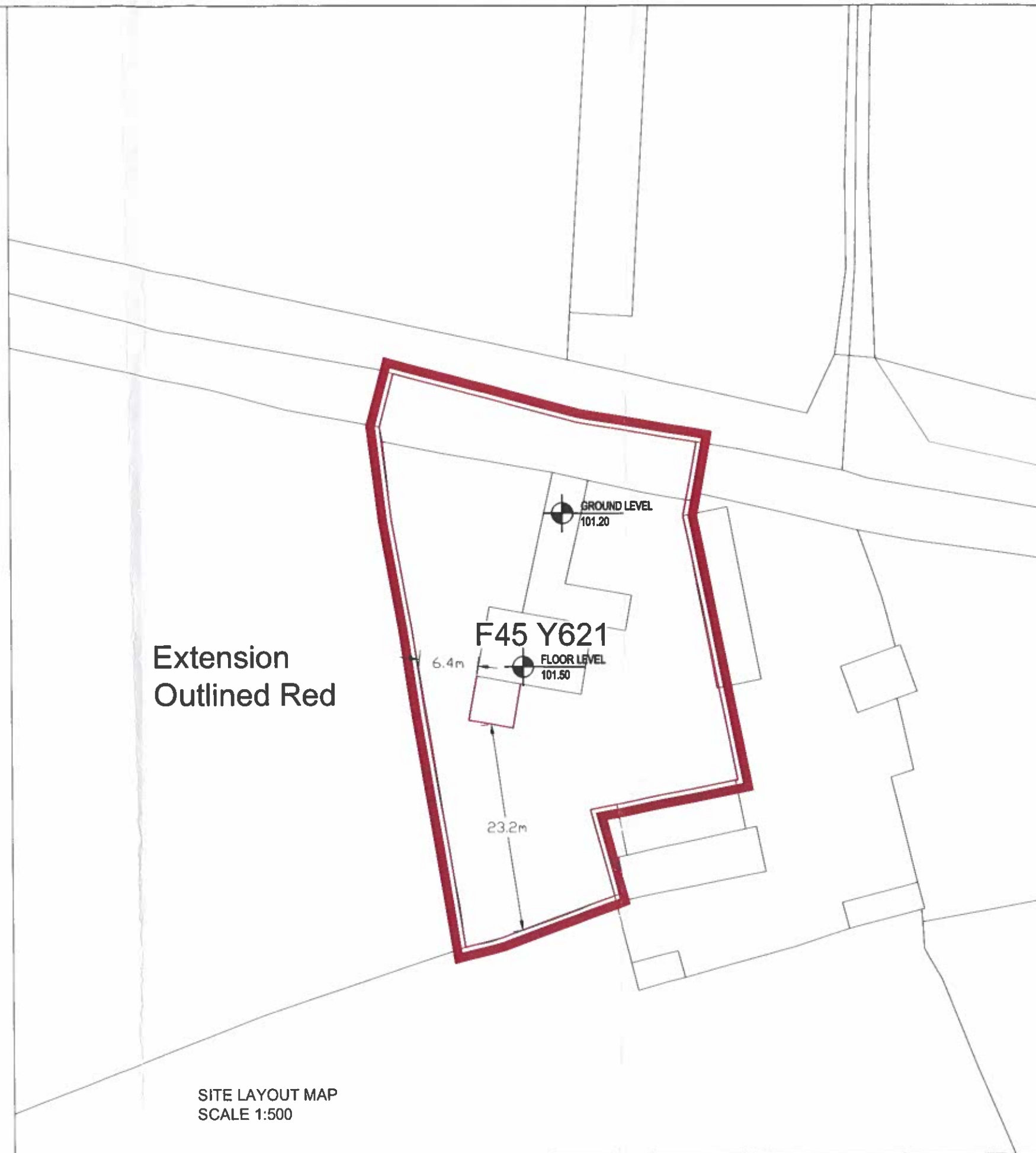
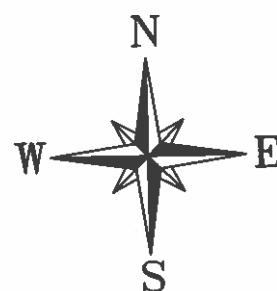
Note: This application must be accompanied by:-

- (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





SITE LOCATION MAP  
REF 2224-A  
1:2500



SITE LAYOUT MAP  
SCALE 1:500

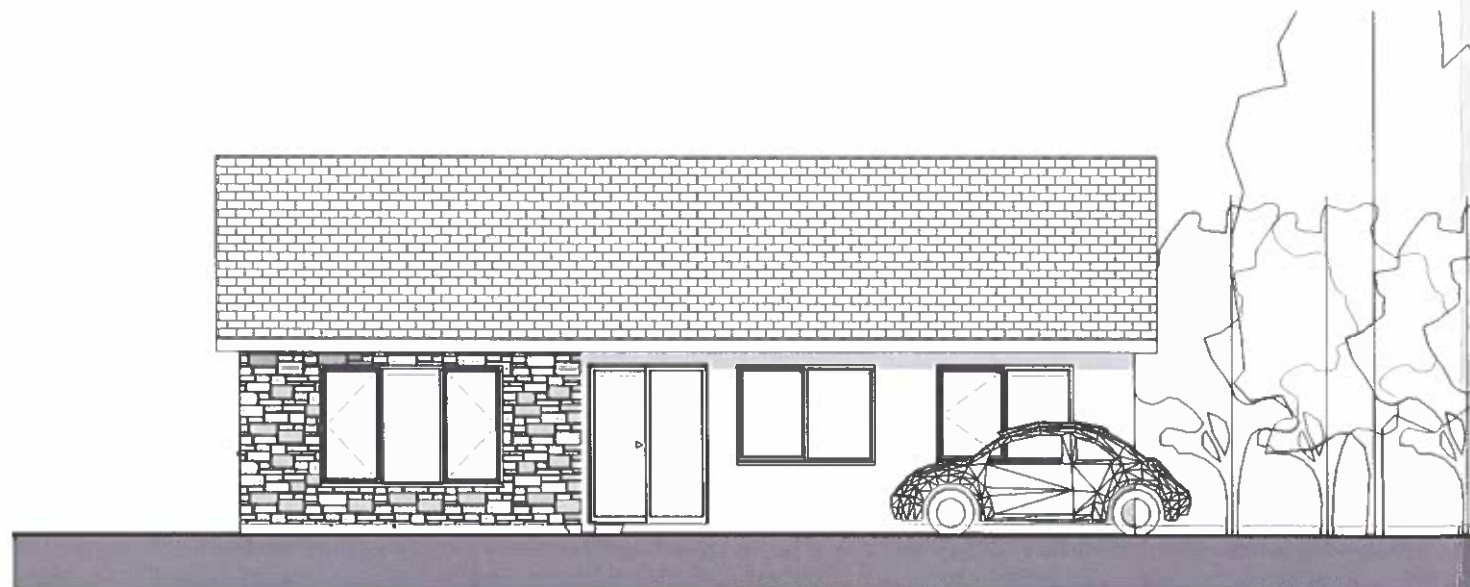
DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.  
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.  
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

NO	DATE	REV
1	09-12-2022	A

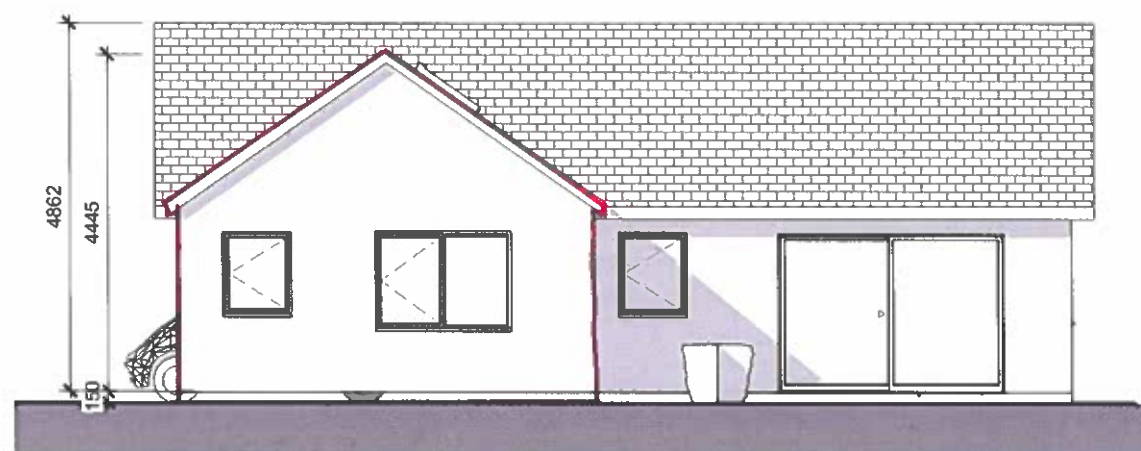
Unit 5 Ballypheason House Circular Road, Roscommon F42 C982.			JAMES LOHAN CONSULTING ENGINEER Ph: 090 6634365 / 0678228529 email: james@jlce.ie / aaron@jlce.ie web: www.jlce.ie	
CLIENT WAVE BERNE & VAN CONBOY	JOB EXTENSION	JOB NO	22-052	DATE 10-10-2022
SITE CLOONAHART BEG TULSK, CASTLEREA CO. ROSCOMMON	DRAWING SITE LOCATION AND SITE LAYOUT EXEMPTION CERT	DRG NO	22-052-01	REV A
SCALE 1:500 & 1:2500				







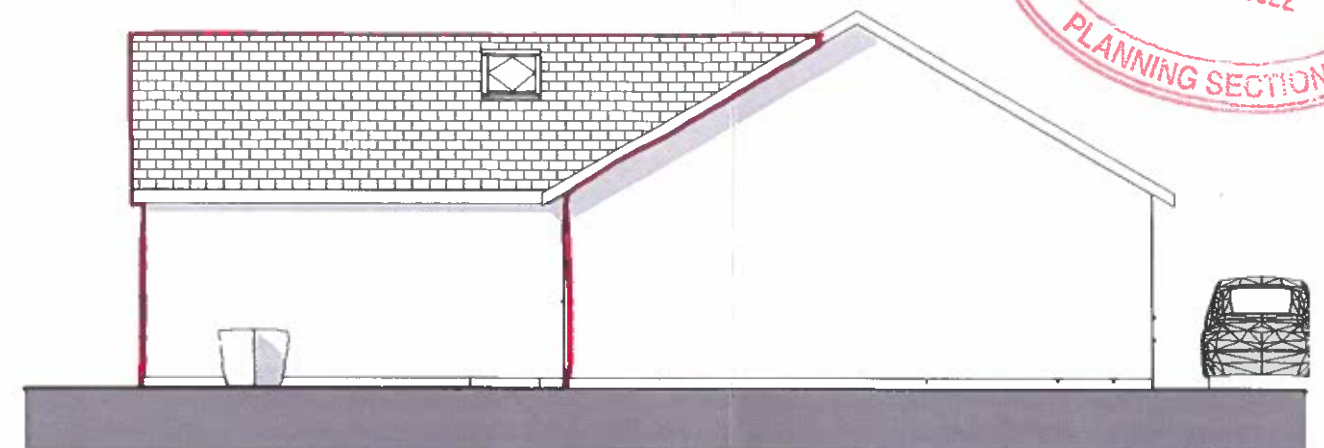
**1 Front Elevation (NORTH)**  
1 : 100



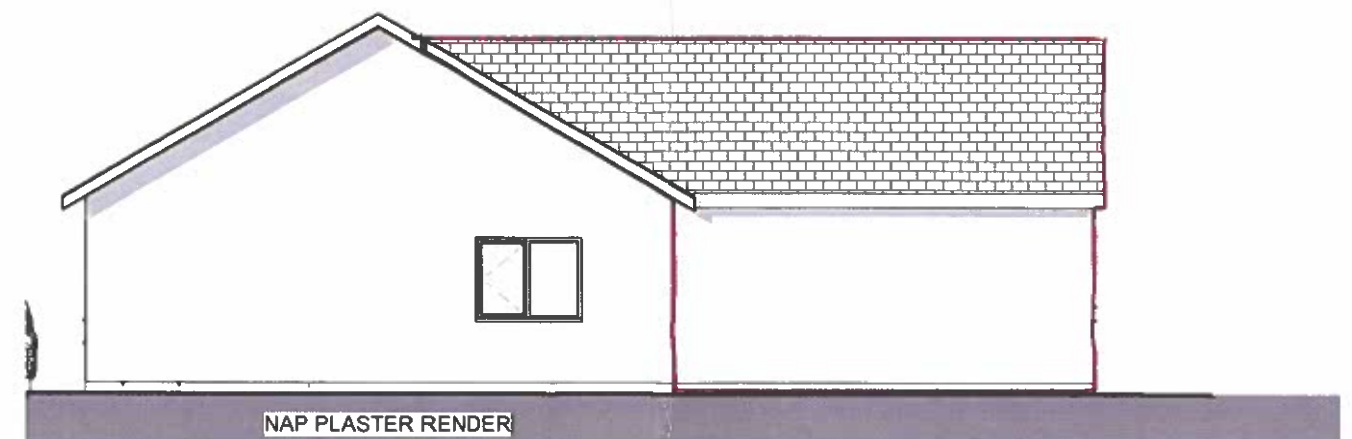
**2 Rear Elevation (SOUTH)**  
1 : 100

**LEGEND**

PROPOSED NEW REAR EXTENSION/ ALTERATIONS TO EXISTING HOUSE



**3 Side Elevation (WEST)**  
1 : 100



**4 Side Elevation (EAST)**  
1 : 100

