

Mary Dolan

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**From:** Planning Department  
**Sent:** Tuesday 2 May 2023 18:33  
**To:** Sarah Jacobsen  
**Subject:** DED 551 Notification of Decision on Section 5 Declaration.  
**Attachments:** DED 551 Declaration on Development & Exempted Development - Notification of Decision.pdf

A Chara,

Please find attached decision documentation in respect of RCC Planning Ref. No. DED 551 Section 5 Declaration

Mise le meas,

**Mary Dolan, Administrative Officer, Planning,**  
Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98.  
☎ (090) 6637176 ✉ [marydolan@roscommoncoco.ie](mailto:marydolan@roscommoncoco.ie)  
**Please address all e-mail correspondence to [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)**

🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)



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Correspondence issuing from the Planning Section in Roscommon County Council will generally be in electronic form only, except in instances where an e-mail address has not been provided.

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

Sarah-Jane Jacobsen,



Reference Number: DED 551

Application Received: 31<sup>st</sup> March, 2023

Location: Ballyforan, Ballinasloe, Co. Roscommon.

WHEREAS a question has arisen as to whether the demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house, at Ballyforan, Ballinasloe, 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 & 9 of the Planning and Development Regulations 2001 (as amended)
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended);

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:**

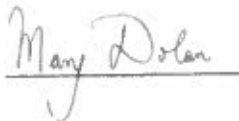
By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and, having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said works consisting of the demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house, at Ballyforan, Ballinasloe, 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 said Council

A handwritten signature in cursive script, appearing to read 'Mary Dolan', written over a horizontal line.

**Administrative Officer,  
Planning.**

**Date: 27<sup>th</sup> April, 2023**

**Planner's Report on application under  
Section 5 of the Planning and Development Act 2000-2015**

<b>Reference Number:</b>	DED 551
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning and Development Act 2000 as amended, regarding Exempted Development 'for the demolition of existing left fireplace and chimney stack and for the installation of two slim line windows to side of existing house'
<b>Name and Address of Applicant:</b>	Sarah-Jane Jacobsen
<b>Location of Development:</b>	Ballyforan, Ballinasloe, Co Roscommon.

WHEREAS a question has arisen as to whether the '*demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house*', Ballyforan, Ballinasloe, 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 Acts 2000 (as amended);
- (b) Article 9 of the Planning and Development Regulations 2001 (as amended);
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);

**Site Location & Development Description**

The proposed development is located on a local road c 1km of the village of Ballyforan. The site consists of a single storey dwelling.

**Planning History:** 21/472: permission granted to construct an extension to dwelling house and all associated site works

**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.

Sub section 4 (1) (h) provides that development shall be exempt development if it consists 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

## **Planning and Development Regulations 2001 (as amended)**

### **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,

### **Assessment**

The question to be determined in this Section 5 referral is whether the *'demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house'*

is or is not development and is or is not exempted development. Having considered the definition of both "works" and "development" outlined above, I would deem that the *'demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house'*.

constitute works and is therefore development.

Section 4 (1) h of the Planning and Development Act 2000 as amended provides *that development shall be exempt development if it consists 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.*

Having regard to the fact the minor nature of the works proposed it is considered that they will 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.

### **Environmental Considerations :**

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located adjacent to River Suck Callows SPA. Due to the proximity of the proposed development to a Natura 2000 site, it is considered that there is a requirement to screen for an Appropriate Assessment. A screening has been carried out and is attached to the file and significant effects on any European Sites have been ruled out at.

### **Final assessment:**

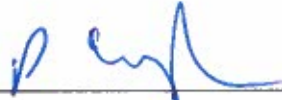
Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows:

*The 'demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house'* is development and is exempt development.

## Recommendation

I have concluded that the said *'The' demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house* at Ballyforan, Ballinasloe Roscommon' is development and is exempted development and I recommend that a declaration to that effect should be issued to the applicant.

Signed



**Paula Connaughton**  
Executive planner

Date:

27/4/23

Signed

\_\_\_\_\_

Date:

\_\_\_\_\_

**Senior/ Senior Executive Planner**



**APPROPRIATE ASSESSMENT  
SCREENING REPORT**

**For  
Planning Application Ded / 551**

**Development:**

**Section 5 application for: *The' demolition of existing left fireplace and chimney stack and  
the installation of two slim line windows to side of existing house'***



**Comhairle Contae  
Ros Comáin**  
Roscommon  
County Council

*Handwritten signature*



**Screening for Appropriate Assessment: DED/ 551****Table 1: Project Details**

<b>Development Consent Type</b>	Section 5
<b>Development Location</b>	Ballyforan, Co. Roscommon
<b>File Reference Number</b>	Ded 551
<b>Description of the Project</b>	The' demolition of existing left fireplace and chimney stack and the installation of two slim line windows to side of existing house'

**Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development**

Please answer the following questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

**Special Areas of Conservation (SAC)****Impacts on habitats**

<b>1.</b>	<b>Impacts on Freshwater Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</p> <p><b>Sites to consider</b>  <b><u>Four Roads Turlough SAC</u></b> (Site Code: 001637)  Distance from Site: 5.05 km  Designated features: Turloughs (#3180)</p> <p><b><u>Lough Croan Turlough SAC</u></b> (Site Code: 000610)  Distance from Site: 5.9 km  Designated features: Turloughs (#3180)</p> <p><b><u>Lisduff Turlough SAC</u></b> (Site Code: 000609)  Distance from Site: 8.73 km  Designated features: Turloughs (#3180)</p> <p><b><u>Ballynamona Bog And Corkip Lough SAC</u></b> (Site Code: 002339)  Distance from Site: 11.06 km  Designated features: Turloughs (#3180)</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>

	<p><b><u>Lough Funshinagh SAC</u></b> (Site Code: 000611) Distance from Site: 11.08 km Designated features: Turloughs (#3180)</p> <p><b><u>Castlesampson Esker SAC</u></b> (Site Code: 001625) Distance from Site: 11.49 km Designated features: Turloughs (#3180)</p> <p><b><u>Ballinturly Turlough SAC</u></b> (Site Code: 000588) Distance from Site: 12.42 km Designated features: Turloughs (#3180)</p>	<p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>
<b>2.</b>	<b>Impacts on Bog Mires and Fens Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p><b>Sites to consider</b> <b><u>Ballynamona Bog And Corkip Lough SAC</u></b> (Site Code: 002339) Distance from Site: 11.06 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120)</p> <p><b><u>Carrownagappul Bog SAC</u></b> (Site Code: 001242) Distance from Site: 13.37 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><b><u>Camderry Bog SAC</u></b> (Site Code: 002347) Distance from Site: 14.55 km Designated features: Active raised bogs</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>

	<p>(#7110), Degraded raised bogs still capable of natural regeneration          (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><b>Curraghlahanagh Bog SAC</b> (Site Code: 002350)          Distance from Site: 14.67 km          Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Degraded raised bogs still capable of natural regeneration (#7120), Active raised bogs (#7110)</p>	<p>No significant impacts on this Natura site are likely.</p>
<b>3.</b>	<b>Impacts on Forests Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p><b>Sites to consider</b>  <u><b>Ballynamona Bog And Corkip Lough SAC</b></u>          (Site Code: 002339)          Distance from Site: 11.06 km          Designated features: Bog woodland (#91D0)</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p>
<b>4.</b>	<b>Impacts on Grasslands Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p><b>Sites to consider</b>  <u><b>Killeglan Grassland SAC</b></u> (Site Code: 002214)          Distance from Site: 6.06 km          Designated features: Semi-natural dry grasslands and scrubland facies on</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p>

	<p>calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p><b>Castlesampson Esker SAC</b> (Site Code: 001625) Distance from Site: 11.49 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p>	No significant impacts on this Natura site are likely.
<b>5.</b>	<b>Impacts on Heath and Scrub Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
<b>6.</b>	<b>Impacts on Rocky Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
<b>7.</b>	<b>Impacts on Dunes Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
<b>8.</b>	<b>Impacts on Coastal Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>

	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same?	No
	<b>Sites to consider</b> None	N/A

#### Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or in the catchment of same?	No
	<b>Sites to consider</b> None	N/A
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same?	No
	<b>Sites to consider</b> None	N/A
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same?	No
	<b>Sites to consider</b> None	N/A
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)

	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
<b>5.</b>	<b>Impacts on Mollucs</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mollucs, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
<b>6.</b>	<b>Impacts on Non-vascular Plants</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
<b>7.</b>	<b>Impacts on Reptiles</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
<b>8.</b>	<b>Impacts on Vascular Plants</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same?</p>	<p>No</p>

	<b>Sites to consider</b> None	N/A
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**Special Protection Areas (SPA):**

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Protection Area, or within 1km of same?</p> <p><b>Sites to consider</b></p> <p><b><u>River Suck Callows SPA</u></b> (Site Code: 004097)  Distance from Site: 0.0 km  Designated features: Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><b><u>Four Roads Turlough SPA</u></b> (Site Code: 004140)  Distance from Site: 5.01 km  Designated features: Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><b><u>Lough Croan Turlough SPA</u></b> (Site Code: 004139)  Distance from Site: 5.86 km  Designated features: Shoveler (<i>Anas clypeata</i>) (#A056), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted due to the limited scale of development.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>

All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

**Conclusion Table 2:** If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement.

**Screening for Appropriate Assessment - Conclusion Statement**

<b>Development Type:</b> Section 5
<b>Development Location:</b> Ballyforan, Co. Roscommon
<b>Natura 2000 sites within impact zone:</b> SAC:002350, SAC:002347, SAC:002339, SAC:002214, SAC:001637, SAC:001625, SAC:001242, SAC:000611, SAC:000610, SAC:000609, SAC:000588, SPA:004140, SPA:004139, SPA:004097
<b>Planning File Reference Number:</b> DED /551
<b>Description of the Project:</b> Permission to construct an extension to dwelling house and all associated site works  <b>Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s):.</b> A potential indirect limited impact has been identified on the River Suck Callows SPA – potential indirect pollution impacts due to the proximity of the application site to Natura 2000 sites.
<b>If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not:</b>  There is a potential indirect negative impact identified on the River Suck Callows SPA. However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted due to the limited scale of development.  It is not considered that there will be any loss of habitat within any European Sites, nor any loss of any qualifying Annex 1 habitat outside designated sites. It is not considered therefore that there is any potential for cumulative habitat loss or disturbance impacts. It is not considered therefore that there is any potential for cumulative habitat loss or disturbance impacts.
<b>Conclusion of Screening Assessment:</b>  Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on any European Sites.



**Documentation reviewed for making this statement:**

Roscommon County Development Plan 2022 – 2028,  
Documentation submitted with the planning application  
National parks and wildlife website.

**Completed by:**

Paula Connaughton

**Date:**

27/04/2023

Signed:



Date: 27/04/2023

Signed:

MARY GRIER

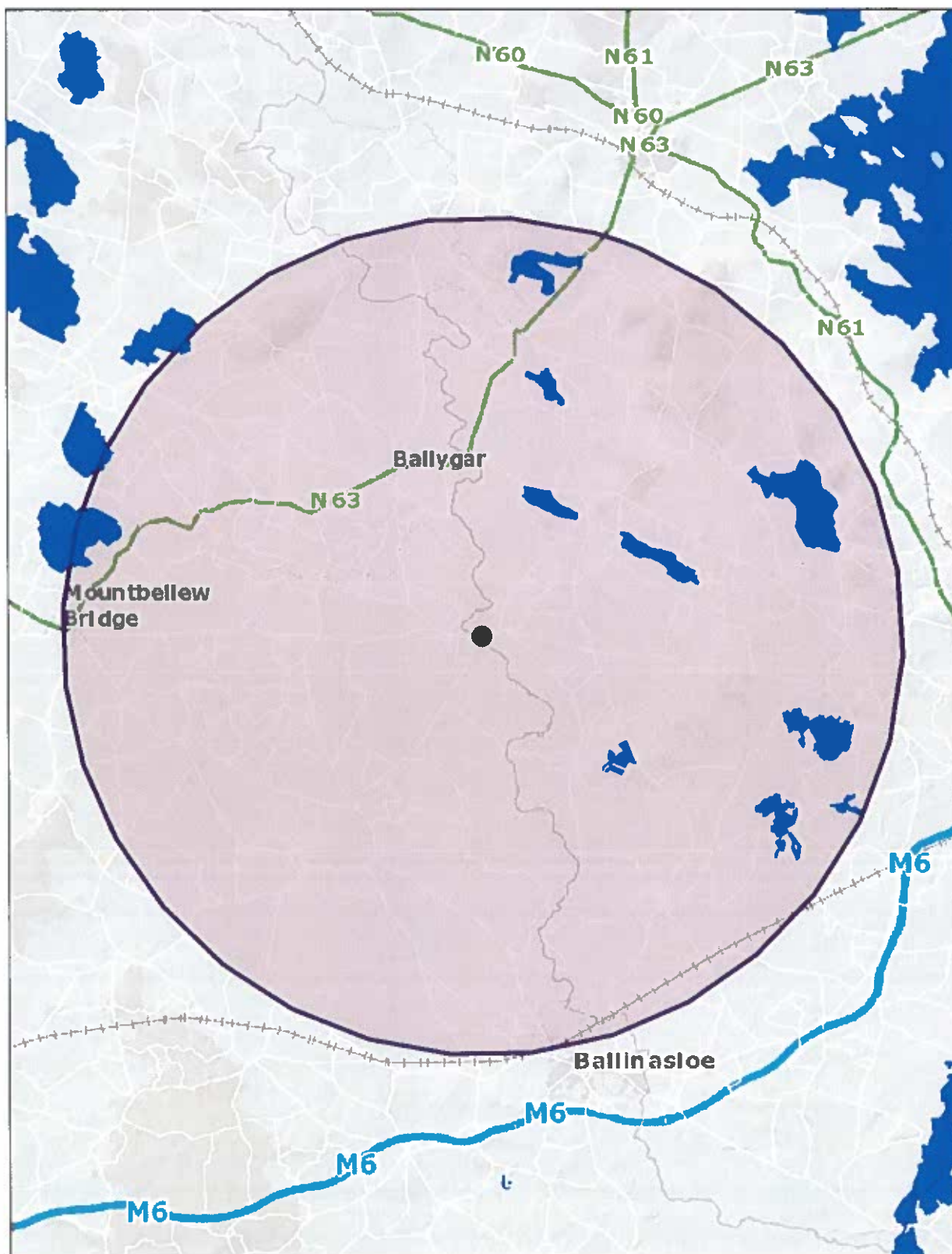
Mary Grier

Senior Planner

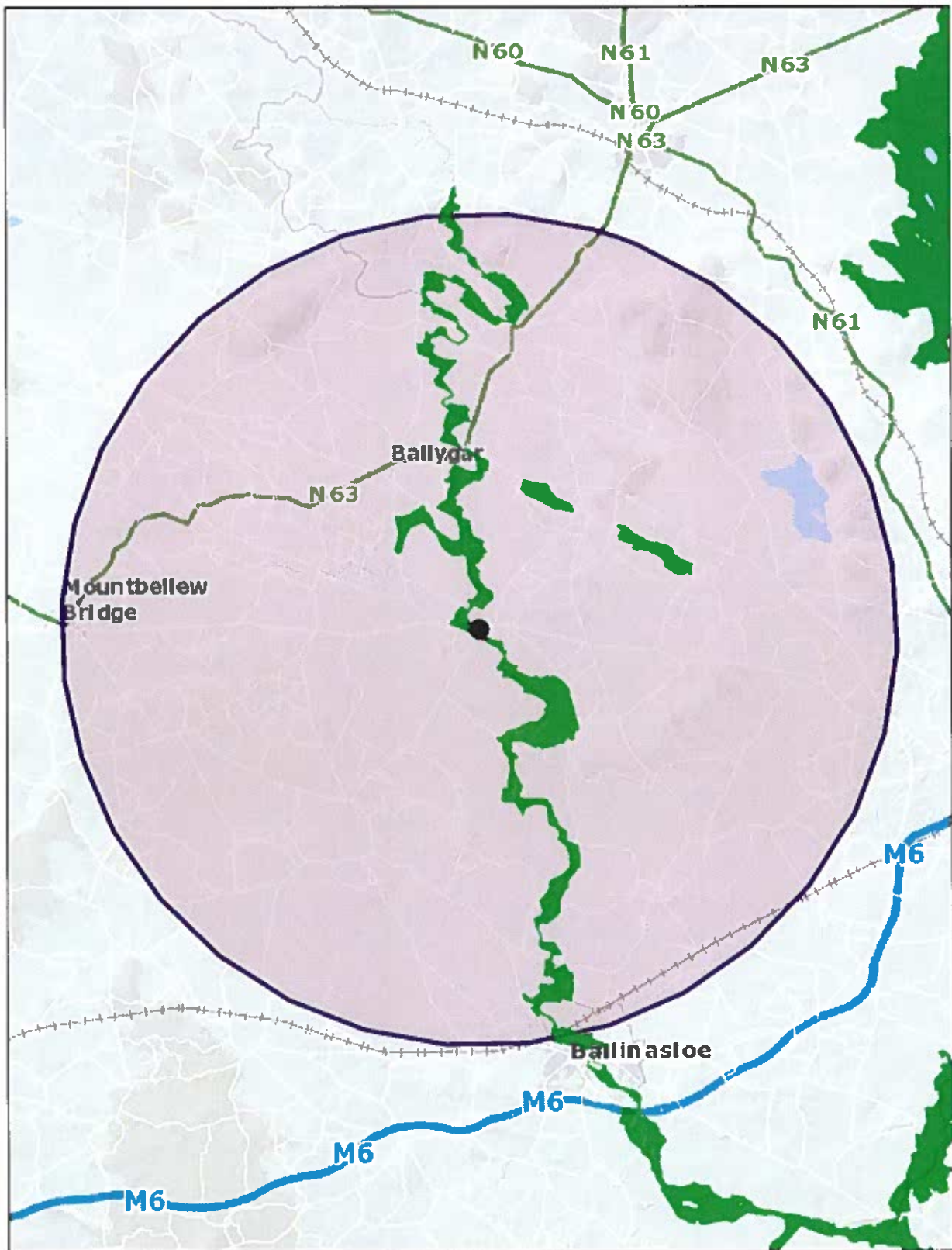
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27/4/23

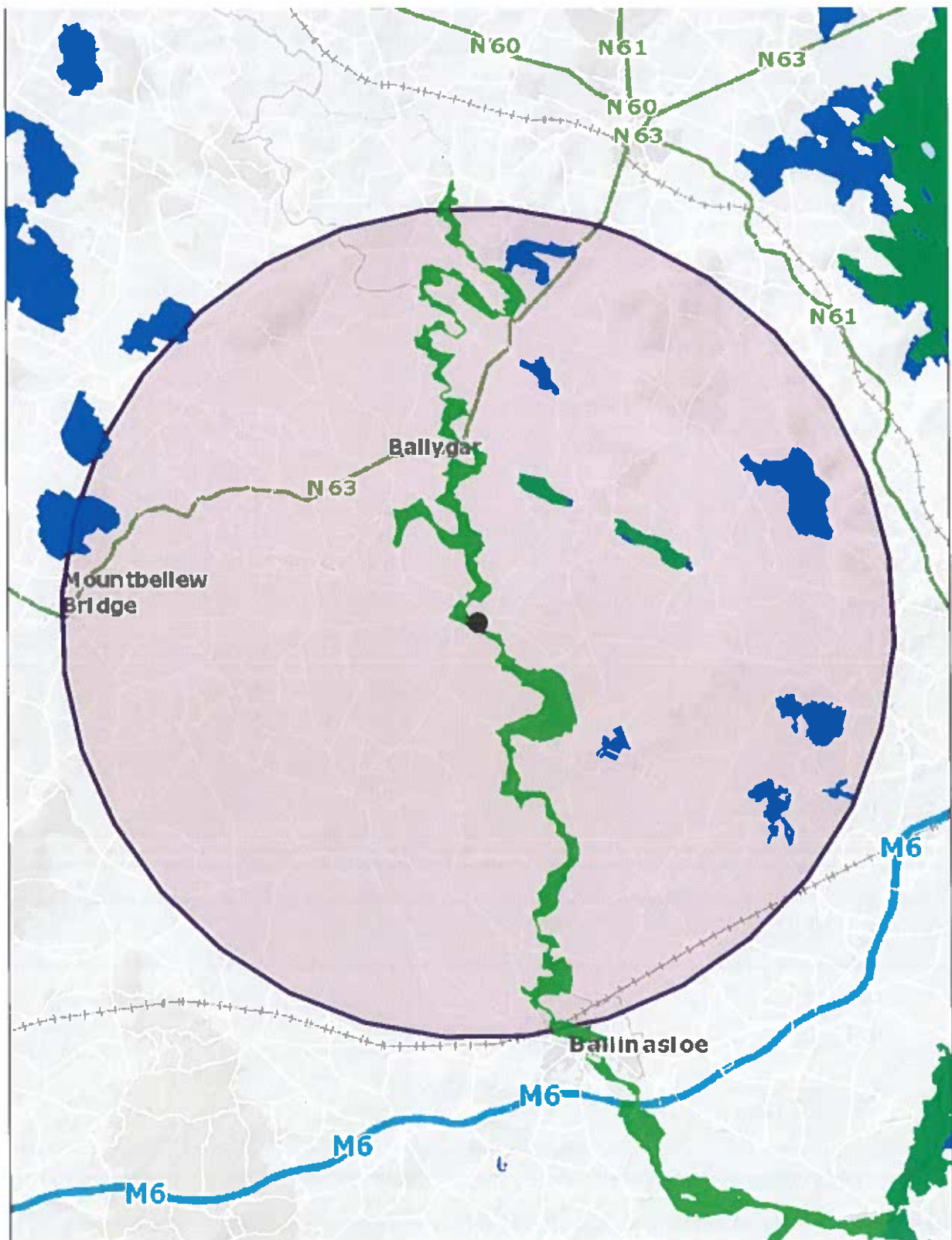




**SAC (blue) within 15km of Plan Ref. DED/551**



SPA (green) within 15km of Plan Ref. DED/551



**SAC & SPA within 15km of Plan Ref. DED/551**





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Sarah-Jane Jacobsen,



**Date:** 13<sup>th</sup> April, 2023.  
**Planning Reference:** DED 551

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

**Development:** Demolition of existing left fireplace and chimney stack. Installation of two slim line windows to side of existing house at Ballyforan, Ballinasloe, Co. Roscommon.

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A Chara,

I wish to acknowledge receipt of your application received on the 31<sup>st</sup> March, 2023, 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. L01/0/222005 dated 31<sup>st</sup> March, 2023 refers, scanned copy of receipt attached herewith.

**Note:** Please note your Planning Reference No. is **DED 551**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

**Administrative Officer,  
Planning.**

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

31/03/2023 10.25.42

Receipt No : L01/0/222005

SARAH JACOBSEN

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED551	

Total	80.00 EUR
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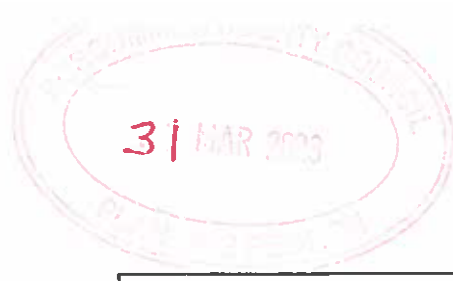
Tendered :	
Credit/Debit Card	80.00
4130	

Change :	0.00
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Issued By : Louis Carroll  
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:	Sarah-Jane Jacobsen
Address:	
Name & Address of Agent:	N/A
Nature of Proposed Works	Demolition of existing left fireplace and chimney stack. Installation of two slim line windows to side of existing house. See attached plans document.
Location (Townland & O.S No.)	OS Map Ref. Number: 47:5 South Roscommon
Floor Area	80.4sqm
Height above ground level	No change
Total area of private open space remaining after completion of this development	No change
Roofing Material (Slates, Tiles, other) (Specify)	Tiles
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Plaster
Is proposed works located at front/rear/side of existing house.	Side & front roof of existing house. See attached elevation document.

## 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	Yes
If yes give ref. number (include full details of existing extension, if any)	21472 Extension was never built
Existing use of land or structure	No change
Proposed use of land or structure	No change
Distance of proposed building line from edge of roadway	No change
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

Signature:



Date:

10/03/2023

**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) Details specification of development proposed.



Sharon Kelly

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**From:** Sarah Jacobsen [REDACTED]  
**Sent:** Monday 27 March 2023 09:26  
**To:** Planning Department  
**Subject:** Re: Folio RN11945F Ballyforan H53 HK73  
**Attachments:** Land transfer map 125.pdf; Land Registry compliant site map.pdf; Declaration under Section 5 Application form.doc; Site Layout.jpg; Elevation and internal plans.pdf

Good Morning Caroline

Please find attached documentation as requested.

Kind regards

Sarah Jacosen



On Fri, Mar 10, 2023 at 10:11 AM Planning Department <[Planning@roscommoncoco.ie](mailto:Planning@roscommoncoco.ie)> wrote:

Dear Sarah,

I refer to your email received on 07/03/2023.

If you wish for the Planning authority to provide a determination as to whether or not your proposed development requires planning permission you may apply for a Section 5 declaration of Exempted Development.

In order to apply for a Section 5 Declaration, it is necessary for the applicant to submit the following:

- Site Location map to a scale of 1:2500 clearly identifying the location
- Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- Detailed specification of development proposed
- €80.00 fee which may be paid over the telephone at 090 6637108 once your application is submitted and a reference number assigned by the Planning Department

The planning authority shall issue the declaration, within 4 weeks of receipt of the request. The planning authority may require further information to be submitted to enable the authority to issue the declaration. In this regard, a declaration shall issue within three weeks of the receipt of this further information.

I attach hereto an application form for a Section 5 Declaration for your convenience.

Regards,

Caroline Mockler

**Caroline Mockler | Senior Staff Officer | Roscommon County Council**

**☎: (090) 6637100 | ✉: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie) | [www.roscommoncoco.ie](http://www.roscommoncoco.ie)**

**Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98 [MAP LOCATION](#)**



**From:** Sarah Jacobsen [REDACTED]  
**Sent:** Tuesday 7 March 2023 15:42  
**To:** Planning Department <[Planning@roscommoncoco.ie](mailto:Planning@roscommoncoco.ie)>  
**Subject:** Folio RN11945F Ballyforan H53 HK73

Good Afternoon

I have recently purchased the above property and have applied for the vacant housing grant which I am expecting to be approved for this week.

With this in mind I would like to confirm if I require planning permission to remove a fireplace and chimney and to add two windows to the left gable wall.

I would appreciate your assistance with this query.

Kind regards

Sarah-Jane Jacobsen

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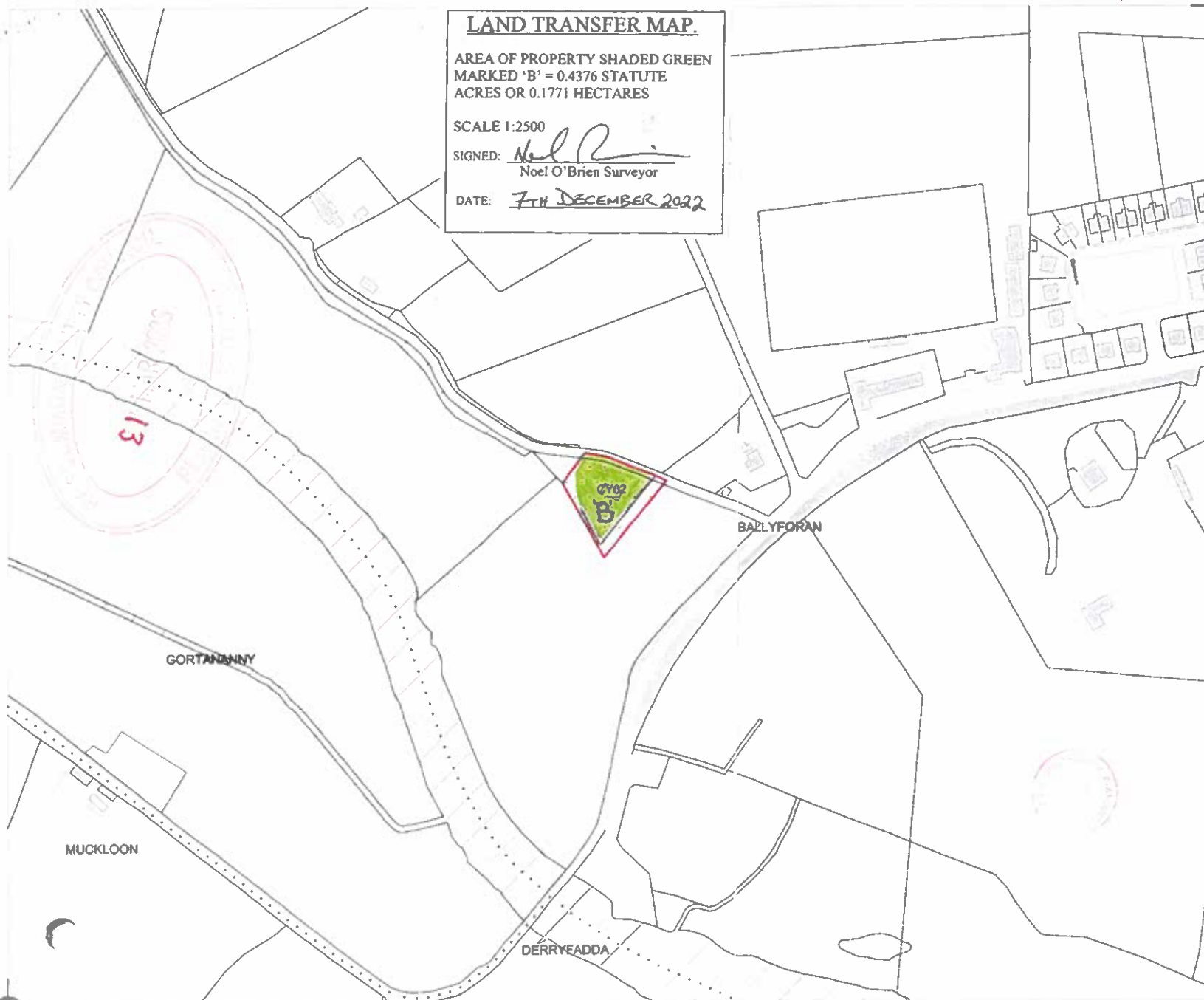
**LAND TRANSFER MAP.**

AREA OF PROPERTY SHADED GREEN  
MARKED 'B' = 0.4376 STATUTE  
ACRES OR 0.1771 HECTARES

SCALE 1:2500

SIGNED:   
Noel O'Brien Surveyor

DATE: 7TH DECEMBER 2022



The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



Folio: RN11945F




This map should be read in conjunction with  
the folio.

Registry maps are based on OSI topographic  
mapping. Where registry maps are printed at  
a scale that is larger than the OSI published  
scale, accuracy is limited to that of the  
original OSI map scale.








For details of the terms of use and  
limitations as to scale, accuracy and other  
conditions relating to Land Registry maps,  
see [www.pra.ie](http://www.pra.ie).

This map incorporates Ordnance Survey  
Ireland (OSI) mapping data under a licence  
from OSI. Copyright © OSI and Government  
of Ireland.

(centre-line of parcel(s) edged)

-  Freehold
-  Leasehold
-  SubLeasehold

**Burdens** (may not all be represented on map)

-  Right of Way / Wayleave
-  Turbary
-  Pipeline
-  Well
-  Pump
-  Septic Tank
-  Soak Pit

A full list of burdens and their  
symbolism can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a  
non-conclusive boundary system.  
The Registry Map identifies properties  
not boundaries meaning neither the  
description of land in a register nor its  
identification by reference to a  
registry map is conclusive as to the  
boundaries or extent.** (see Section 85 of  
the Registration of Title Act, 1964). As  
inserted by Section 62 of the Registration of  
Deed and Title Act 2006.

582040 mE, 746930 mN

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



Folio: RN11945F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.pral.ie](http://www.pral.ie).

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(centre-line of parcel(s) edged)

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### LAND TRANSFER MAP.

AREA OF PROPERTY SHADED GREEN  
MARKED 'B' = 0.4376 STATUTE  
ACRES OR 0.1771 HECTARES

SCALE 1:2500

SIGNED:   
Noel O'Brien Surveyor

DATE: 7TH DECEMBER 2022

BALLYFORAN

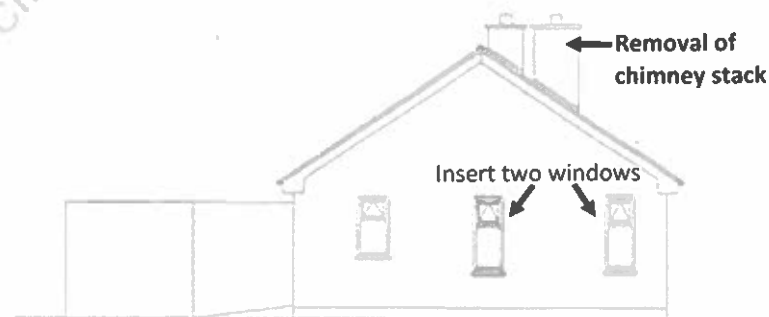
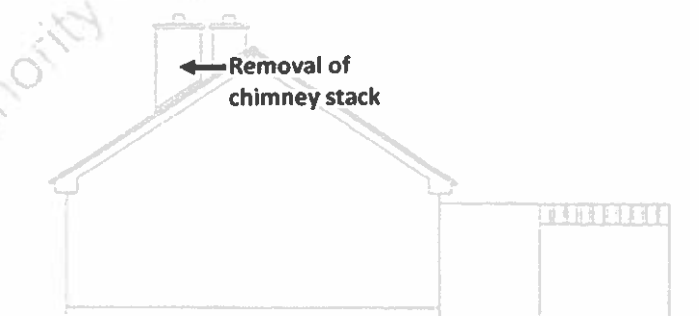
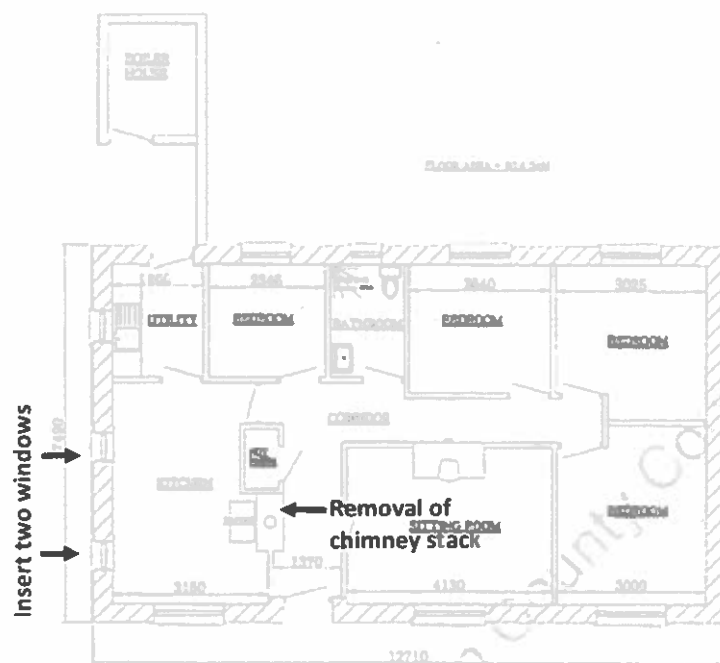
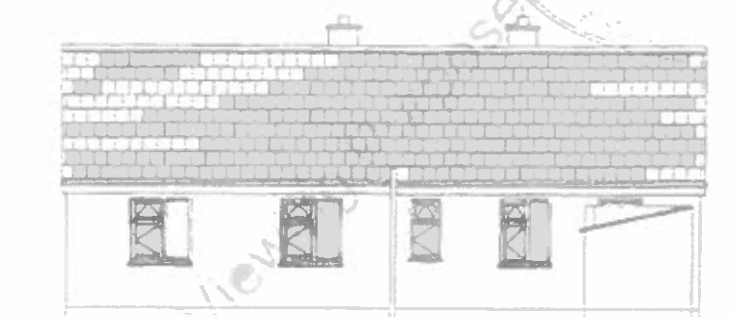
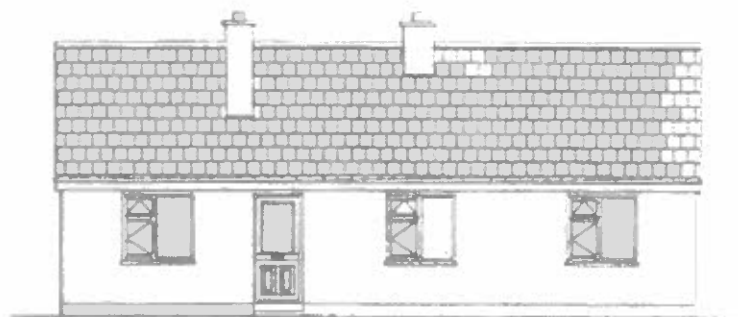
GORTANANNY

MUCKLOON

DERRYFADDA







**Martin Goble Services**

**Information:** Tel: 0202219022/0202219023  
**On Call:** 0202219022/0202219023

→ THE  
PROP GARAGE

**FLOOR PLANS & ELEVATIONS**

US PHILIDINA O'LOUGHIN

Address  
841 LYBURN CO. ROAD

31

Existing internal layout





Proposed internal layout



31 MAR 2023

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