

From: Planning Department
Sent: Thursday 7 September 2023 15:16
To: 'james@jlce.ie'
Subject: Planning Ref. DED 566 - Notification of decision on Section 5 Declaration
Attachments: DED566 Notification of Decision - Exempted Dev-signed.pdf

A Chara

Please find attached **decision documentation** in respect of **RCC Planning Ref. No. DED566 Section 5 Declaration**.

Given that an e-mail address has not been provided by the applicant, we would be obliged if you could ensure that a copy of this decision is provided to the applicant.

Mise le meas

Tracy Davis | Planning Department
Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98
☎ (090) 6637100 ✉ planningenforcement@roscommoncoco.ie
🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



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

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Damien Conroy,



Reference Number: DED 566

Application Received: 25th May, 2023

Location: Drumnalassan, Ballaghaderreen, Co. Roscommon.

WHEREAS a question has arisen as to whether a proposed rear 40m² extension at Drumnalassan, Ballaghaderreen, Co. Roscommon is or is not development and is or is not exempted development.

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3 and 4 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 of Schedule 2, Part 1 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:

- a) The proposed works constitute development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations;
- b) The construction of a proposed rear 40m² extension is exempted development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations.

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 a proposed rear 40m² extension at Drumnalassan, Ballaghaderreen, Co. Roscommon is 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 relates only to the proposed rear 40m² extension which is the subject of this DED.

Signed on behalf of the Council:

Tracy Davis

**Senior Executive Planner,
Planning.**

Date: 7th September 2023.

**CC: EMAIL:
James Lohan Consulting Engineers Ltd.,
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 566

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000 (as amended), regarding Exempted Development for "a proposed rear 40sqm extension" at Drumnalassan, Ballaghaderreen, County Roscommon

Applicant: Damien Conroy

WHEREAS a question has arisen as to whether a proposed rear 40sqm extension" at Drumnalassan, Ballaghaderreen, 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 and 4 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 of Schedule 2, Part 1 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 subject residential property is located in Drumnalassan, Ballaghaderreen, County Roscommon and is accessed off the L5513 Local Secondary Road. It is proposed to construct a rear extension to the existing dwelling house. As per the submitted details, the proposed extension is 39.6sqm. The extension will be finished externally in nap plaster and slates.

It is evident on Google Streetview that the dwelling house had a rear extension. On inspection of the subject property it was noted that a previously extended area (identified as 'plant room' in the submitted Floor Plan) has effectively been subsumed in the new extension. The previously extended area is now part of the new pitched roof extension, however has been excluded from this Section 5 query.

Planning History

Planning Reference Number PD 02 1090 - Permission *granted* to erect a dwelling house, garage and to connect to public services. This permission was not implemented.

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 to construct a rear 40sqm extension constitutes development, as defined in Section 3 of the said Act.

Examination of the various aspects of proposed development in the context of exempted development provisions

“Proposed rear 40sqm extension”

In examining the proposed rear 40sqm extension (northern elevation) of the dwelling in the context of Article 6 of the Planning and Development Regulations 2001 (as amended), it was not considered possible to determine the extension constitutes exempted development within the scope of Class 1 of Part 1 of Article 6 - *Exempted Development General* of the Regulations because it appeared that a previously extended area now formed part of the new pitched roof extension. Further information was requested in order to advance the assessment of this Section 5 application. The submitted further information response was received on the 16th August 2023 and states the dwelling has not been extended previously and the area in question was part of the original pre 1963 floor area of the dwelling. The proposed rear 40sqm extension of the existing dwelling in this case is considered to be exempted development.

Schedule 2, Part 1 Exempted Development – General

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>Class 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) <u>to the rear of the house</u> 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.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>(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</p>

	<p>permission has been obtained, shall not exceed 12 square metres.</p> <p>(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.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>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.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(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.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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The closest designated site is the Tullaghanrock Bog SAC (Site Code: 002354), which is approximately 3.8km 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. With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that the need for Appropriate Assessment 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 a proposed rear 40sqm extension" at Drumnalassan, Ballaghaderreen, 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 –

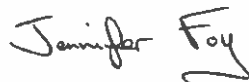
- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000 (as amended)
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001 (as amended)
- (c) Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations, 2001 (as amended)
- (d) The record forwarded to Roscommon 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

- a) The works are development.
- b) The construction of a proposed rear 40sqm extension 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:

Advice Note

This declaration relates only to the proposed rear 40sqm extension which is the subject of this DED.

Sharon Kelly

From: James Lohan <james@jlce.ie>
Sent: Wednesday 16 August 2023 09:45
To: Planning Department
Subject: Re: RCC Planning Ref. No. DED 566 - Request for Further Information
Attachments: DED 566 Reply.pdf



A Chara,
Please find the attached response to the query.
Kind Regards
James

James Lohan BEng MIEI C.Build E MCABE
James Lohan Consulting Engineer Ltd,
Unit 5,
Ballypheason House,
Circular Road
Roscommon F42 C982
Ph: 0906634365 Mob: 0878228529



E: james@jlce.ie
Web: www.jlce.ie



On Wed, 21 Jun 2023 at 17:15, Planning Department <Planning@roscommoncoco.ie> wrote:

A Chara,

Please find attached, letter dated 21st June 2023 requesting the submission of Further Information in respect of Planning Application Reference No. DED 566.

Given that an e-mail address has not been provided by the applicant we would be obliged if you could ensure that a copy of this Request for Further Information is provided to the applicant.

Mise le meas,

Mary Dolan, Administrative Officer, Planning,



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

WHEREAS a question has arisen as to whether works consisting of a proposed rear 40sqm extension at Drumnalassan, Ballaghaderreen, Co. Roscommon is or is not development or is or is not exempted development.

Ref: DED 566

The Planning Authority note that the dwelling house has been extended in the past and that a previously extended area has effectively been subsumed in the new extension. The previously extended area is now part of the new pitched roof extension, however has been excluded from this Section 5 query. You are requested to confirm when the existing dwelling house was initially extended and clarify why the previously extended area has been excluded from the total floor area of the subject extension (the extension to which this Section 5 query relates).

Response: The dwelling has not been extended previously the area you're referring to was part of the original pre:1963 floor area of the dwelling and the 40sq.m has been added onto that and a new roof formed over the entire area.

**Kind Regards
James Lohan BEng MIEI**



Mary Dolan

From: Planning Department
Sent: Wednesday 21 June 2023 17:15
To: 'James Lohan'
Subject: RCC Planning Ref. No. DED 566 - Request for Further Information
Attachments: DED 566 Request for Further Information .pdf

A Chara,

Please find attached, letter dated 21st June 2023 requesting the submission of Further Information in respect of Planning Application Reference No. DED 566.

Given that an e-mail address has not been provided by the applicant we would be obliged if you could ensure that a copy of this Request for Further Information is provided to the applicant.

Mise le meas,

Mary Dolan, Administrative Officer, Planning,
Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98.

☎ (090) 6637176 ✉ marydolan@roscommoncoco.ie

Please address all e-mail correspondence to planning@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



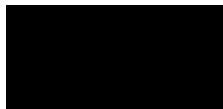
Correspondence issuing from the Planning Section in Roscommon County Council will generally be in electronic form only except in instances where an e-mail address has not been provided.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Damien Conroy,



Date: 21/06/2023

Ref: DED 566

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
WHEREAS a question has arisen as to whether works consisting of a proposed rear 40sqm extension at Drumnalassan, Ballaghaderreen, Co. Roscommon is or is not development or is or is not exempted development.

A Chara,

Further to your application received on the 25th May, 2023 and in order for the Planning Authority to determine as to whether works consisting of a proposed rear 40sqm extension at Drumnalassan, Ballaghaderreen, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

The Planning Authority note that the dwelling house has been extended in the past and that a previously extended area has effectively been subsumed in the new extension. The previously extended area is now part of the new pitched roof extension, however has been excluded from this Section 5 query. You are requested to confirm when the existing dwelling house was initially extended and clarify why the previously extended area has been excluded from the total floor area of the subject extension (the extension to which this Section 5 query relates).

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 566.

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

Mise le meas,

Administrative Officer,
Planning.

c.c. James Lohan Consulting Engineers Ltd.,
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 566

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000 (as amended), regarding Exempted Development for "a proposed rear 40sqm extension" at Drumnalassan, Ballaghaderreen, County Roscommon

Applicant: Damien Conroy

Date: 15th June 2023

WHEREAS a question has arisen as to whether a proposed rear 40sqm extension" at Drumnalassan, Ballaghaderreen, 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 and 4 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 of Schedule 2, Part 1 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 subject residential property is located in Drumnalassan, Ballaghaderreen, County Roscommon and is accessed off the L5513 Local Secondary Road. It is proposed to construct a rear extension to the existing dwelling house. As per the submitted details, the proposed extension is 39.6sqm. The extension will be finished externally in nap plaster and slates.

It is evident on Google Streetview that the dwelling house had a rear extension. On inspection of the subject property it was noted that a previously extended area (identified as 'plant room' in the submitted Floor Plan) has effectively been subsumed in the new extension. The previously extended area is now part of the new pitched roof extension, however has been excluded from this Section 5 query.

Planning History

Planning Reference Number PD 02 1090 - Permission *granted* to erect a dwelling house, garage and to connect to public services. This permission was not implemented.

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 to construct a rear 40sqm extension constitutes development, as defined in Section 3 of the said Act.

Examination of the various aspects of proposed development in the context of exempted development provisions

"Proposed rear 40sqm extension"

In examining the proposed rear 40sqm extension (northern elevation) of the dwelling in the context of Article 6 of the Planning and Development Regulations 2001 (as amended), it is not considered possible at this juncture to determine whether the extension constitutes exempted development within the scope of Class 1 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

As per the Conditions and Limitations of associated with 1. (a) of Class 1 of Part 1 of Article 6 - *Exempted Development General* of the Regulations, where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. The subject extension is indicated as 39.6sqm, however a previously extended area is now part of the new pitched roof extension. The area has effectively been excluded from this Section 5 query. It is recommended that further information is requested in order to advance the assessment of this Section 5 application.

Schedule 2, Part 1 *Exempted Development – General*

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p><i>Class 1</i></p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) <u>to the rear of the house</u> 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.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>(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</p>

	<p>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.</p> <p>(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.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>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.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(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.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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The closest designated site is the Tullaghanrock Bog SAC (Site Code: 002354), which is approximately 3.8km 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. With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that the need for Appropriate Assessment 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

Request the following further information

The Planning Authority note that the dwelling house has been extended in the past and that a previously extended area has effectively been subsumed in the new extension. The previously extended area is now part of the new pitched roof extension, however has been excluded from this Section 5 query. You are requested to confirm when the existing dwelling house was initially extended and clarify why the previously extended area has been excluded from the total floor area of the subject extension (the extension to which this Section 5 query relates).

Signed:



Assistant Planner

Date: 15th June 2023





Mary Dolan

From: Planning Department
Sent: Friday 16 June 2023 10:46
To: 'James Lohan'
Subject: RCC Planning Ref. No. DED 566 - Acknowledgement of Request for Declaration under Section 5 of the Planning & Development Act.
Attachments: DED 566 Ack. Applic..pdf; DED 566 Receipt.pdf

A Chara,

Please find attached, letter of acknowledgement in respect of your request for a declaration under Section 5 of the Planning & Development Act 2000 (as amended), reference no. DED 566.

Given that an e-mail address has not been provided by the applicant we would be obliged if you could ensure that a copy of this acknowledgement is provided to the applicant.

Mise le meas,

Mary Dolan, Administrative Officer, Planning,
Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98.

☎ (090) 6637176 ✉ marydolan@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



Please address all e-mail correspondence to planning@roscommoncoco.ie

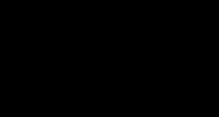
Correspondence issuing from the Planning Section in Roscommon County Council will generally be in electronic form only except in instances where an e-mail address has not been provided.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Damien Conroy,



Date: 8th June, 2023.

Planning Reference: DED 566

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

Development: A proposed rear 40m² extension at Drumnalassan, Ballaghaderreen, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 25th May, 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. L01/0/222930 dated 26th May, 2023 refers, receipt attached herewith.

Note: Please note your Planning Reference No. is DED 566.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Administrative Officer,
Planning.

cc. EMAIL
James Lohan Consulting Engineers Ltd,
Unit 5
Ballypheason House,
Circular Road,
Roscommon.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

26/05/2023 14.23.56

Receipt No : L01/0/222930

DAMIEN CONROY
[REDACTED]

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED566	

Total : 80 00 EUR

Tendered :
Credit/Debit Card 80 00
0304

Change : 0 00

Issued By : Claire Conlon
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

25 MAY 2023


PLANNING SECTION

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

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

Name:	DAMIAN CONROY
Address:	
Name & Address of Agent:	JAMES LOHAS UNIT 5, BALLYPHASAN HOUSE CIRCULAR ROAD, ROSCOMMON
Nature of Proposed Works	REAR 40m ² EXTENSION
Location (Townland & O.S No.)	DRUMNALASSAN
Floor Area	EXISTING 80m ² EXTENSION 39.6m ²
Height above ground level	0.3m
Total area of private open space remaining after completion of this development	2000m ²
Roofing Material (Slates, Tiles, other) (Specify)	SLATES
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	PLASTER NAP
Is proposed works located at front/rear/side of existing house.	REAR

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	House
Proposed use of land or structure	House
Distance of proposed building line from edge of roadway	16m
Does the proposed development involve the provision of a piped water supply	YES EXISTING
Does the proposed development involve the provision of sanitary facilities	YES EXISTING SEWER

Signature:

Dominic Conway

Date:

25-05-23

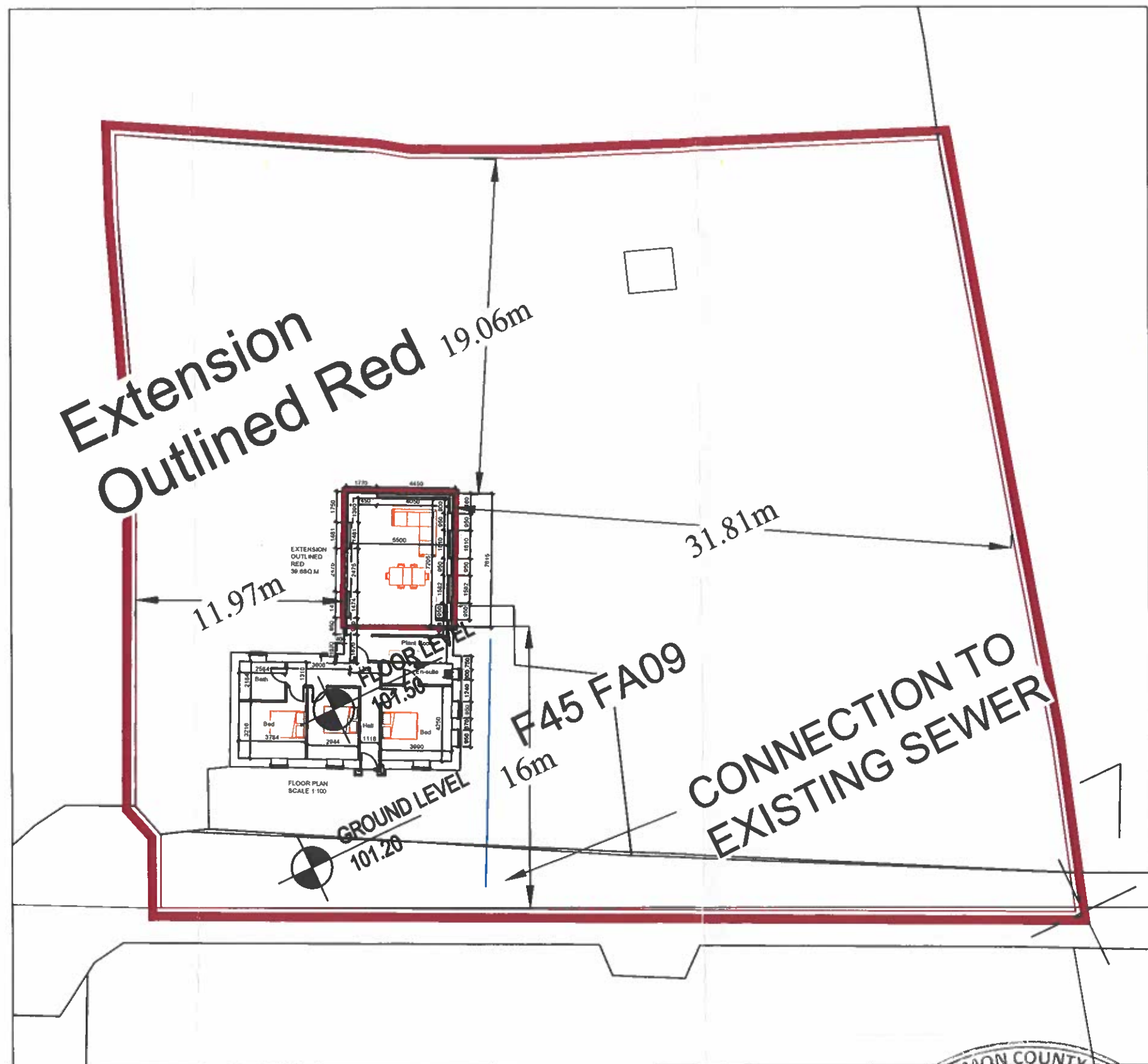
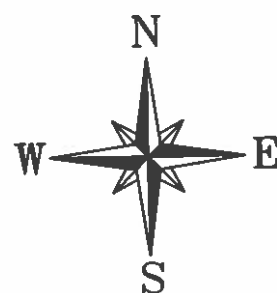
Note: This application must be accompanied by:-

- (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 1917-A
1:2500

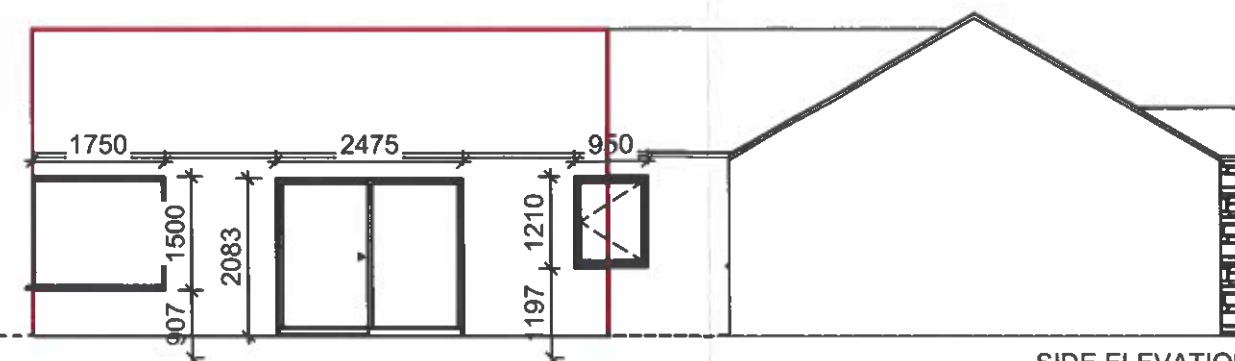
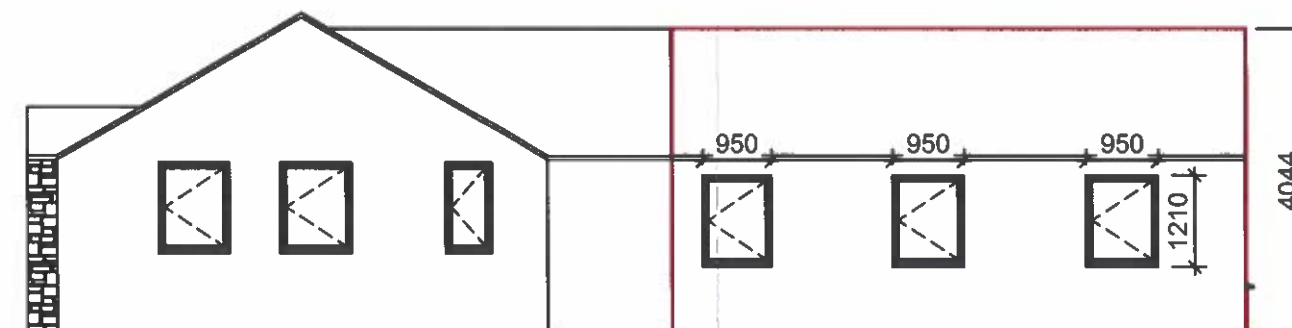
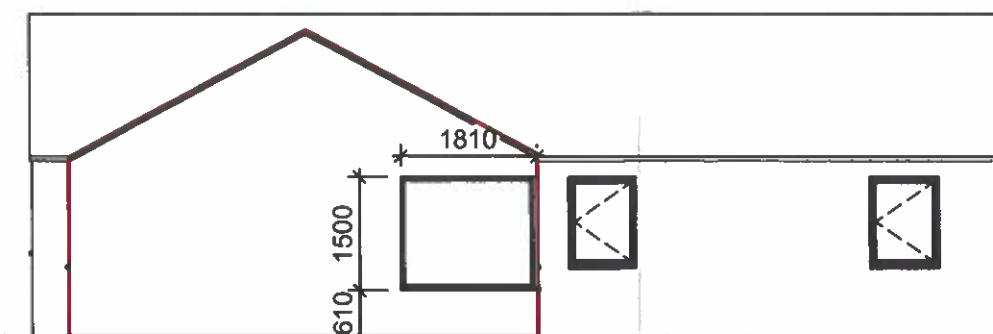
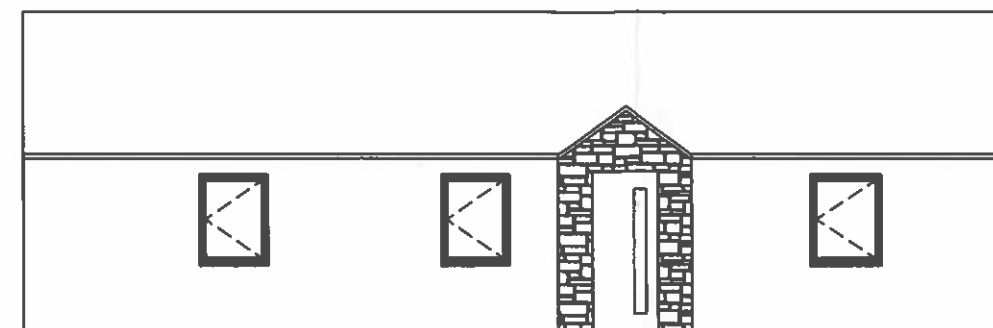
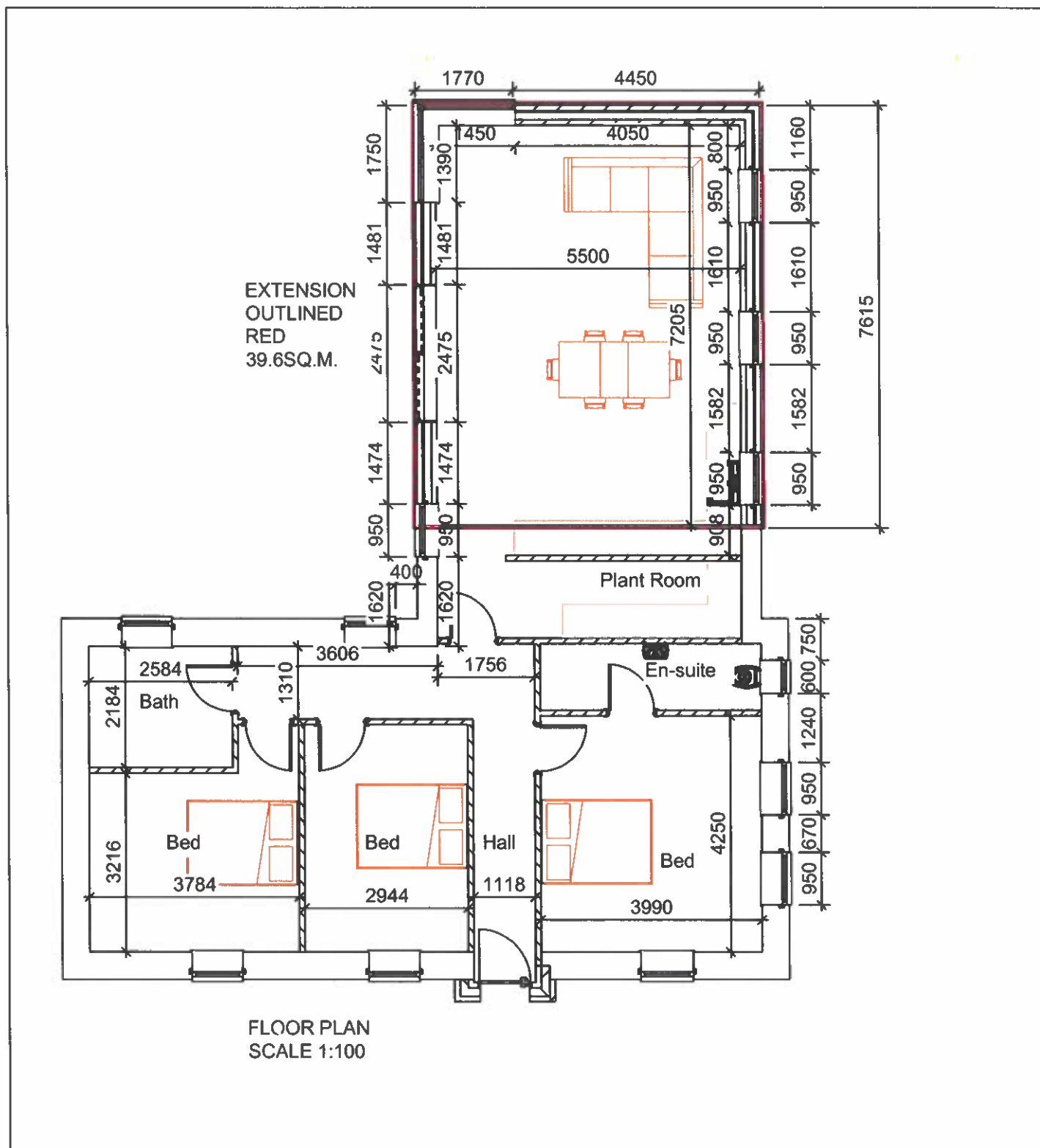


SITE LAYOUT
REF 1917-A
1:500



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	BY

Unit 5 Ballypheasant 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 DMMH CONROY	JOB EXTENSION	JOB No	21-317	DATE 10-10-2022
SITE DRUMHALLAN BALLYMAGUIRE CO. ROSCOMMON, F45 FA09	DRAWING SITE LAYOUT & SITE LOCATION EXEMPTION CERT	DRG No	21-317-01	REV A
SCALE 1:500 & 1:2500				



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	STA	DATE	REV	DESCRIPTION
10-01-23				CHANGE SHOWING PLAN

Unit 5 Ballypheasant 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 DARIN CONROY	JOB EXTENSION	JOB No 21-317	DATE 10-10-2022
SITE DRUMMALISSAN BALLAGHADERREEN, CO. ROSCOMMON, F45 F408	DRAWING EXEMPTION PLANS EXEMPTION CERT	DRG No 21-317-02	REV A
		SCALE 1:100	