



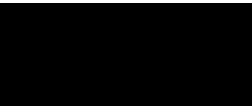
**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**NOTIFICATION OF DECISION**

Conor Hussey,



Reference Number: DED 569

Application Received: 1<sup>st</sup> June, 2023

Location: Clydagh Upper, Ballinlough, Co. Roscommon.

WHEREAS a question has arisen as to whether the refurbishment of a derelict house under the Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, 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 Acts 2000 (as amended);
- (b) Articles 6 and 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);
- (d) 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 proposed development 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 the refurbishment of a derelict house under the Croí Conaite Grant Scheme (specific works include: repairs to dwelling house, removing defunct chimneys and externally insulating and rendering with new windows) at Clydagh Upper, Ballinlough, 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**

The applicant has stated the proposed extension will be connecting into the existing septic tank. The existing wastewater treatment system has not been assessed. It may not be adequate and may be required to be upgraded in such circumstances planning permission would be required.

**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:

  
\_\_\_\_\_  
Senior Executive Planner,  
Planning.

Date: 8<sup>th</sup> August, 2023

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 Act 2000 (as amended)**

<b>Reference Number:</b>	DED 569
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development the refurbishment of a derelict house under Croí Conaithe Grant Scheme
<b>Name and Address of Applicant:</b>	Conor Hussey
<b>Location of Development:</b>	Clydagh Upper, Ballinlough, Co. Roscommon.

## **1.0 Introduction**

**NOTE:** This report has been prepared following receipt of a response to the Planning Authority's request for further information. This report should be read in conjunction with the planning officers' original report of 20<sup>th</sup> June 2023 which amongst other matters details and considers:

- Development proposal and site assessment
- Relevant statutory provisions

**Further information requested: 23<sup>rd</sup> June 2023**

**Further information response received: 21<sup>st</sup> July 2023**

## **2.0 Planning Assessment following receipt of Further Information**

**Summary of issues on which further information was sought:**

**Item 1:**

- Details of the proposed insulation on external of dwelling house.

**Item 2:**

- Clarification of proposed works to chimneys.

**Assessment of further information received:**

In relation to FI point 1, the applicant has specified details of the external insulation proposed and stated that the dwelling will be finished in napp plaster and acrylic render.

In response to FI point 2, the applicant has stated that the proposal does not include the reconstruction of the two chimneys, both of which will be removed and a new roof will be constructed without chimneys.

It is considered that the proposed works will not materially alter the character of the existing dwelling house and is considered to be exempted development under Section 4 of the Planning and Development Acts 2000, (as amended).

It is noted that the declaration query posed does not pertain to wastewater treatment arrangements. The existing wastewater treatment system may not be adequate and it may be required to be upgraded. It is reasonable to advise the applicant of this.

## Recommendation

I am of the opinion, having due regard to the provisions of the Planning & Development Act, 2000 (as amended) and having regard to the above, ~~I am satisfied~~ that the general question raised in this referral can be determined as follows:

- The works are development.
- The works to refurbish a derelict house under Croí Conaithe Grant Scheme (specific works include: repairs to dwelling house, removing defunct chimneys and externally insulating and rendering with new windows) falls under the provisions of the Planning & Development Act, 2000 (as amended).
- The proposal constitutes exempted development.

## Recommendation

WHEREAS a question has arisen as to whether the refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, Co. Roscommon is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000, (as amended).
  - (b) Article 6 <sup>and 8</sup> of the Planning and Development Regulations 2001, (as amended).
  - (c) Article 9 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).
- (d) The planning history of the site.

## AND WHEREAS I have concluded that

- The works are development.
- The works to refurbish a derelict house under Croí Conaithe Grant Scheme (specific works include: repairs to dwelling house, removing defunct chimneys and externally insulating and rendering with new windows) falls under the provisions of the Planning & Development Act, 2000 (as amended) <sup>and is exempt</sup>
- 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. <sup>development</sup>

<sup>works of</sup>  
**AND WHEREAS I have concluded that the said ~~development of~~ refurbishment of a derelict house**  
<sup>the</sup>  
**under Croí Conaithe Grant Scheme (specific works include: repairs to dwelling house, removing defunct chimneys and externally insulating and rendering with new windows) at Clydagh Upper, Ballinlough, Co. Roscommon is exempted development and I recommend that a declaration to that effect should be issued to the applicant.**

<sup>development that is</sup>

## ADVICE NOTE

The applicant has stated the proposed extension will be connecting into the existing septic tank. The existing wastewater treatment system has not been assessed. It may not be adequate and may be required to be upgraded in such circumstances planning permission would be required.

<sup>and</sup>

Signed

  
Assistant Planner

Date:

04<sup>th</sup> August 2023

Sharon Kelly

**From:** Conor H [REDACTED]  
**Sent:** Friday 21 July 2023 12:45  
**To:** Planning Department  
**Cc:** James Lohan  
**Subject:** Re: DED 569 Further Information Request  
**Attachments:** DED 569 FI Request.pdf



Hi Caroline,

Thank you. Sorry for the late response. Please see my replies, in bold, to both queries below for the planning application DED 569.

1. Please provide details of the type of insulation to be used externally on the existing dwelling house.

**Supply and installation of NSAI approved external Wall insulation system with 150mm Graphite enhanced polystyrene insulation and all relevant works to solid wall areas of the existing house. Insulation Boards to be glued and mechanically fixed to blockwork, (thermal broken fixings) plaster base coats, mesh and final acrylic render. EPS eco oversills are included. Expected wall u value (150mm external insulation) is 0.18 W/m²K**

2. Please confirm if the proposal includes the reconstruction of two chimneys on the roof of existing dwelling house.

**The proposal does not include the reconstruction of two chimney. Both chimney will be removed and a new roof will be constructed without chimneys.**

Thank you.

Kind regards,  
Conor Hussey.

On Friday 21 July 2023 at 11:47:36 IST, Planning Department <planning@roscommoncoco.ie> wrote:

Good morning Conor,

Please find attached request for further information in relation to DED 569 which issued to your agent on 28/06/2023.

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](#)**



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Conor Hussey,

Date: 23/06/2023  
Ref: DED 569

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 refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, Co. Roscommon is or is not development or is or is not exempted development.

\*\*\*\*\*

A Chara,

Further to your application received on the 1<sup>st</sup> June, 2023 and in order for the Planning Authority to determine as to whether works consisting of the refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, 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 provide details of the type of insulation to be used externally on the existing dwelling house.
2. Please confirm if the proposal includes the reconstruction of two chimneys on the roof of existing dwelling house.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 569**.

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

Mise le meas,

Administrative Officer,  
Planning.



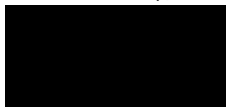
c.c. James Lohan Consulting Engineers Ltd.,  
Unit 5, Ballypheason House,  
Circular Road,  
Roscommon.



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Conor Hussey,



Date: 23/06/2023

Ref: DED 569

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 refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, Co. Roscommon is or is not development or is or is not exempted development.

\*\*\*\*\*

A Chara,

Further to your application received on the 1<sup>st</sup> June, 2023 and in order for the Planning Authority to determine as to whether works consisting of the refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, 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 provide details of the type of insulation to be used externally on the existing dwelling house.
2. Please confirm if the proposal includes the reconstruction of two chimneys on the roof of existing dwelling house.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 569.

**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.

**From:** Planning Department  
**Sent:** Wednesday 28 June 2023 16:47  
**To:** james@jlce.ie; [REDACTED]  
**Subject:** RCC Planning Ref. No. DED 569 - Request for Further Information  
**Attachments:** DED 569 FI Request.pdf

A Chara,

Please find attached, letter dated 28<sup>th</sup> June 2023 requesting the submission of Further Information in respect of Application for Declaration on Exempted Development Reference No. DED 569.

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](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)



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



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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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**Planner's Report on application under Section 5 of the  
Planning and Development Act 2000 (as amended)**

**Reference Number:** DED 569

**Name and Address of Applicant:** Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development the refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, Co. Roscommon.

**Applicant:** Conor Hussey

**Date:** 20<sup>th</sup> June 2023

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WHEREAS a question has arisen as to whether the refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh Upper, Ballinlough, Co. Roscommon (specific works include: repairs to dwelling house, removing defunct chimneys and externally insulating and rendering with new windows) 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) 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)
- (d) The planning history of the site

**Site Location & Development Description**

The old derelict single storey dwelling house is located Clydagh Upper, Ballinlough, Co. Roscommon and is located on the eastern side of the L-65831-0. The proposed development consists of the refurbishment of a derelict house with works specifically including repairs to dwelling house, removing defunct chimneys and externally insulating and rendering with new windows. It is not proposed to extend the dwelling house. It is evident that the dwelling house has been vacant for a number of years and the subject site is very overgrown.

**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, (as amended) Section 3 (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in

the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said refurbishment of the dwelling house constitutes development, as defined in Section 3 of the said Act. No details have been provided in relation to the external insulation proposed to be used on the dwelling house. It is necessary to clarify this detail in order to identify if the external insulation will materially change the appearance of the dwelling house. Furthermore, it is stated that the two chimneys are to be removed, it is necessary request further detail to identify if the proposal includes the reconstruction of the chimneys.

The applicant has stated the refurbishment of dwelling house will be connecting into the existing septic tank. The declaration query posed does not pertain to wastewater treatment arrangements. The existing wastewater treatment system may not be adequate and it may be required to be upgraded. It is reasonable to advise the applicant of this.

**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 4.3km away from Carrowbehy/Caher Bog SAC. Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to and distance from any sensitive location, there is no real likelihood of significant effects on European sites arising from the proposed development.

**Recommendation**

Further information is requested:

1. Please provide details of the type of insulation to be used externally on the existing dwelling house.
2. Please confirm if the proposal includes the reconstruction of the two chimneys on the roof of existing dwelling house.

Signed:   
Assistant Planner

Date: 20<sup>th</sup> June 2023



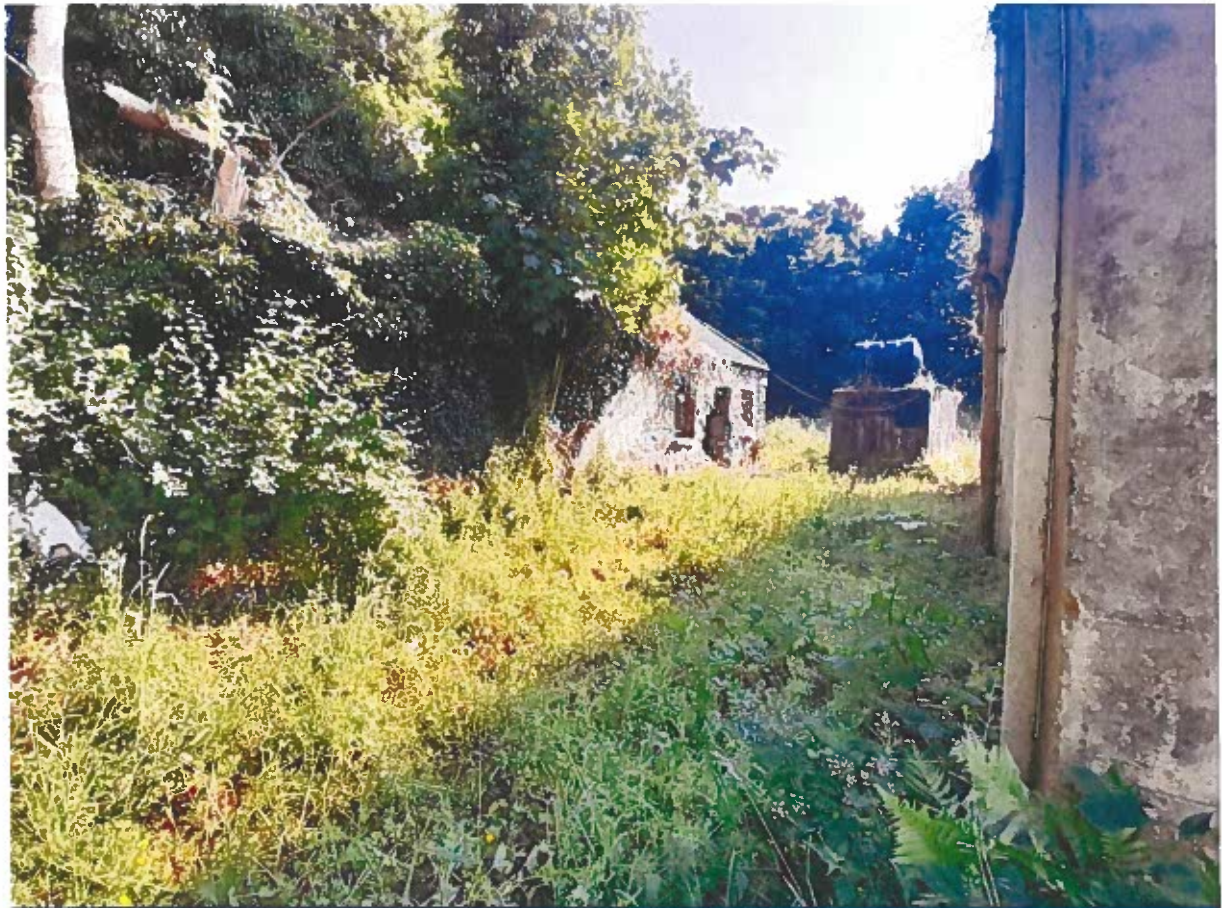


















Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Conor Hussey,



Date: 8<sup>th</sup> June, 2023.

Planning Reference: DED 569

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

**Development:** The refurbishment of a derelict house under Croí Conaithe Grant Scheme at Clydagh  
Upper, Ballinlough, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application received on the 1<sup>st</sup> June, 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. L01/0/223038 dated 2<sup>nd</sup> June, 2023 refers, receipt attached herewith.

**Note:** Please note your Planning Reference No. is **DED 569**.

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.**



**From:** Planning Department  
**Sent:** Tuesday 20 June 2023 17:48  
**To:** James Lohan  
**Subject:** RCC Planning Ref. No. DED 569 - Acknowledgement of Request for Declaration under Section 5 of the Planning & Development Act.  
**Attachments:** DED 569 Acknowledgment.pdf; DED 569 Receipt.pdf

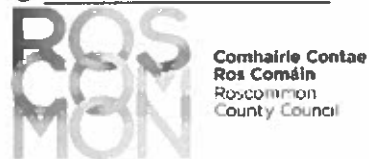
A Chara,

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 569.

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



**Please address all e-mail correspondence to [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)**

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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

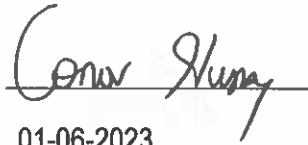
Name:	Conor Hussey
Address:	[REDACTED]
Name & Address of Agent:	James Lohan Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	REFURBISH DERELICT HOUSE UNDER CROI CONAITHE GRANT SCHEME – SEE ATTACHED REPORT SHOWING CONDITION OF PROPERTY AND LIST OF WORKS TO BE COMPLETED
Location (Townland & O.S No.)	CLYDAGH UPPER RN-2216
Floor Area	55.0 SQ.M.
Height above ground level	0.3
Total area of private open space remaining after completion of this development	1257SQ.M.
Roofing Material (Slates, Tiles, other) (Specify)	SLATES
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	HOUSE IS TO BE EXTERNALLY INSULATED AND RENDERED
Is proposed works located at front/rear/side of existing house.	NO EXTENSION PROPOSED – JUST REPAIRS TO ROOF, AND REMOVING DEFUNCT CHIMNEYS AND EXTERNALLY INSULATING AND RENDERING WITH NEW WINDOWS

## 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	EXISTING HOUSE
Proposed use of land or structure	REFURBISH HOUSE
Distance of proposed building line from edge of roadway	EXISTING 13.6M
Does the proposed development involve the provision of a piped water supply	EXISTING
Does the proposed development involve the provision of sanitary facilities	EXISTING SEPTIC TANK

Signature:



Date:

01-06-2023



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) Detailed specification of development proposed

James Lohan Consulting Engineer Ltd,  
Unit 5,  
Ballypheason House,  
Circular Road  
Roscommon F42 C982  
Ph: 0906634365 Mob: 0878228529  
E: [james@jlce.ie](mailto:james@jlce.ie) Web: [www.jlce.ie](http://www.jlce.ie)



# **BUILDING CONDITION ASSESSMENT**

## **DWELLING HOUSE AT**

Clydagh Upper,  
Ballinlough,  
Co. Roscommon.



Engineer: James Lohan BEng MIEI

Client: Conor Hussey

Date: 31<sup>st</sup> January 2023

Our Ref: 23-065

**CONTENTS PAGE:**

- (1.0) Introduction**
- (2.0) Description**
- (3.0) Construction and Condition**
- (4.0) Services**
- (5.0) Environmental and Other Issues**
- (6.0) Survey**
- (7.0) Engineers Overall Assessment**





## **1.0 INTRODUCTION**

### **1.01 Scope of Instructions**

We were commissioned by Conor Hussey, to attend a site that contains a derelict dwelling house and undertake a visual inspection. Specifically, we were asked to comment upon the following:

- Structure and state of the dwelling house
- To confirm the dwelling is currently derelict

This report is for the private and confidential use of Conor Hussey for whom the report is undertaken and should not be reproduced in whole or part or relied upon by third parties without the express written authority of James Lohan Consulting Engineer Ltd.

No tests/survey were carried out on electrical, plumbing, sanitary, or heating installations.

### **1.02 Date of Inspection**

The property was inspected by James Lohan BEng MIEI on the 31<sup>st</sup> January 2023.

### **1.03 Weather**

The weather at the time of the inspection was cold and dry.

### **1.04 Limitations of Inspection**

The contents of this report are strictly confined to comments concerning those terms outlined in the clients brief above.

The report should not be construed as a valuation or home buyers report and is not an inventory of every single defect, some of which would not significantly affect the use of the property. If the report does refer to some minor defects, this does not imply that the building is free from other such defects. We did not expose any other part of the structure that was covered, unexposed or inaccessible and we are therefore unable to

report that any such part of the property is free from defect.

We have not inspected the ground floor slab or foundations. The following is not intended to be an exhaustive list of minor defects and any purely significant structural defects apparent from a visual inspection will be addressed. Further defects may be encountered upon more extensive investigation, involving exposure of structural elements etc.



## **2.0 DESCRIPTION**

### **2.01 Orientation**

For ease of reference in the report I have assumed that the front of the property faces east.

### **2.02 Type and Age**

The property comprises detached house which was constructed circa 1800's.

### **2.03 Accommodation**

The accommodation is as follows:

Floor Plan:            Three Bedrooms, Kitchen, Living Area and Bathroom.

Outside:                Garden to rear.

### **2.04 Location**

On a large site off a local road.

### **2.05 Site and Surrounding Area**

The site is on a slight slope. The geological survey map for the area indicates that the subsoil is of a gleys. However, because of the scale of the map and localized variations I was unable to confirm that the subsoil under the property is of this type.







### **3.0 CONSTRUCTION AND CONDITION**

#### **3.01 Main Roof**

The main roof is a cut timber roof which is structurally unsound. The roof has been compromised over the years with slates missing and water ingress has rotted timbers and ceiling joist. These are now structurally unsound and will need to be replaced.

#### **3.02 Other Roofs**

N/A

#### **3.03 Chimney Stacks**

There are two chimneys in the house which are seeping and causing damp ingress and these chimneys will need to be replaced.

#### **3.04 Foundations and External Walls**

I was unable to inspect the foundations but due to age of house would doubt that they are present. External walls are stone with an external render and are in need of upgrade works with lentils upgraded to make the walls structurally safe.

#### **3.05 Damp Proof Courses**

There is no damp proof course fitted in this property and there will need to be a DPM radon barrier fitted whilst renovation works are undertaken.

#### **3.06 Internal Walls and Partitions**

Internal walls are a mix of solid and partitions and are in need of replacing.

#### **3.07 Fireplaces and Chimney Breasts**

A detailed inspection of the flues was not possible. It is generally impossible to establish, from a visual inspection, whether fireplaces or

flues function satisfactorily or are subject to problems. Factors such as wind strength and direction can create problems. Specialist tests and investigations would be necessary to confirm that problems do not exist under any circumstances.

### **3.08 Floors**

There is a solid floor which will need to be replaced. The floors need to be replaced with a radon barrier, insulation and screed fitted.

### **3.09 Ceilings**

All ceilings are in need of replacing. The ceiling joists are rotted and are unsafe. The existing timbers can be removed and new timbers fitted. The ceilings will need to be redone with plaster board and skim. A felt layer will need to be fitted.

### **3.10 Windows, Doors**

The windows and doors are single-glazed timber and will need to be replaced.



## **4.0 SERVICES**

### **4.01 General**

The inspection of the service installations was of a superficial nature and no tests have been arranged. These should be carried out by appropriate specialists if assurance as to the condition or capability is required.

### **4.02 Electrics**

The house needs to be completely re-wired.

### **4.03 Heating**

There house needs to be completely re-plumbed.



## **5.00 ENVIRONMENTAL AND OTHER ISSUES**

### **5.01 Thermal Insulation**

There is no insulation in the property. Walls and attic spaces will need to be insulated.

### **5.02 Ventilation**

There is no provision for ventilation and I would recommend fitting wall vents and mechanical vents.

### **5.03 Services**

The house is connected to mains water and has its own septic tank.



# PHOTO SURVEY

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**Wednesday, 1 February 2023**

**Prepared For**

**12 Photos Identified**





### 6.01

Location Front Elevation

Roof in poor condition - slates are end of life and need to be replaced. Flat roof valley is leaking and will need upgrading.

Render in poor condition.

Chimneys cracked and will need to be taken down.



### 6.02

Location Rear Elevation

Roof in poor condition - slates are end of life and need to be replaced. Render in poor condition.

Chimneys cracked and will need to be taken down.





### 6.03

Location Side Elevation

Roof in poor condition - slates are end of life and need to be replaced.  
Render in poor condition.  
Chimneys cracked and will need to be taken down.



### 6.04

Location Side Elevation

Roof in poor condition - slates are end of life and need to be replaced.  
Render in poor condition.  
Chimneys cracked and will need to be taken down.







## 6.05

Location Side Elevation

**Window cill cracked and render in poor condition.**







## **6.06**

Location Internal

**The property is derelict.**

**The roof will need to be upgraded and some timbers will need to be replaced- a felt layer will need to be fitted and new slates, fascia and gutters.**

**Floors will need to be replaced - radon barrier, insulation and new screed required.**

**Flat roofs need to be replaced.**

**New windows and doors.**

**Rewire of Electrics to be completed.**

**New Plumbing to be completed**

**Ceilings to be replaced**

**Walls to be insulated and plastered.**

**Second fix timer work to be completed.**

**Walls and painting to be completed.**





## **6.07**

Location Internal

**The property is derelict.**

**The roof will need to be upgraded and some timbers will need to be replaced- a felt layer will need to be fitted and new slates, fascia and gutters.**

**Floors will need to be replaced - radon barrier, insulation and new screed required.**

**Flat roofs need to be replaced.**

**New windows and doors.**

**Rewire of Electrics to be completed.**

**New Plumbing to be completed**

**Ceilings to be replaced**

**Walls to be insulated and plastered.**

**Second fix timer work to be completed.**

**Walls and painting to be completed.**





## **6.08**

Location Internal

**The property is derelict.**

**The roof will need to be upgraded and some timbers will need to be replaced- a felt layer will need to be fitted and new slates, fascia and gutters.**

**Floors will need to be replaced - radon barrier, insulation and new screed required.**

**Flat roofs need to be replaced.**

**New windows and doors.**

**Rewire of Electrics to be completed.**

**New Plumbing to be completed**

**Ceilings to be replaced**

**Walls to be insulated and plastered.**

**Second fix timer work to be completed.**

**Walls and painting to be completed.**





#### **6.09**

Location Internal Attic

**Chimneys are structurally unsafe and need to be demolished.**



#### **6.10**

Location Internal Attic

**Roof has no felt layer. Battens are rotted and some timbers adjacent leaking chimneys will also need to be repaired.**

**Roof will need to be stripped and re-slatted with a new felt layer fitted.**





### **6.11**

Location Internal Attic

Roof has no felt layer. Battens are rotted and some timbers adjacent leaking chimneys will also need to be repaired.

Roof will need to be stripped and re-slatted with a new felt layer fitted.



### **6.12**

Location Internal Attic

Roof has no felt layer. Battens are rotted and some timbers adjacent leaking chimneys will also need to be repaired.

Roof will need to be stripped and re-slatted with a new felt layer fitted.





## **7.00 ENGINEERS'S OVERALLASSESSMENT**

### **7.01 Summary of Defects**

For ease of reference I set out below a list of the main points mentioned in the report.

- 1) Roof needs to be taken off and replaced as it is structurally unsound.
- 2) Ceiling joist need to be taken out and replaced as they are rotted and structurally unsound. New ceilings to be installed.
- 3) Walls to be insulated and re rendered.
- 4) New windows and doors to be fitted.
- 5) Floors to be replaced. New floor with radon barrier, insulation and screed fitted.
- 6) New plumbing system in the property.
- 7) New wiring of the property.
- 8) Walls and attic space to be fully insulated.

### **7.02 Engineers' Overall Opinion & Recommendations**

Based on visual inspection the building is currently derelict. The roof structure and some walls are structurally unsound. The items listed above should be completed in order to make the house habitable.

Signed : James Lohan BEng MIEI



## **APPENDIX A: Limitations Applying to Our Professional service**

### **LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS**

#### **1. Concealed Parts**

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric. Thus, as the inspection was visual and superficial only, no account could be taken of any work covered up or in inaccessible areas. It should be further noted that the author of this report did not supervise the construction of the above premises and no account could be taken of any structural detail or elements concealed within the premises/construction.

#### **2. Deleterious and Hazardous Materials**

We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials, as per Appendix B, exist at the property. Unless otherwise instructed, we will not undertake, or commission, inspections or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

#### **3. Services Installations**

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. The complete electrical and mechanical system within the structure should be checked by a suitable qualified contractor to make sure they meet current standards.

A specialist inspection of the drainage system comprising hydrostatic testing and CCTV survey should be undertaken. This is recommended on all property purchases due to the risks to founding soils associated with defective drainage systems. Environmental investigation and appraisal is excluded.

#### **4. Building Occupancy**

Access to some areas could be restricted or denied. If we find that our inspection has been excessively limited, we will advise you accordingly and seek your further instructions. Our report will list any significant internal and external areas that we are unable to inspect.

#### **5. Land Contamination**

We will not make any formal enquiries or carry out investigations into the potential contamination of the site or neighbouring land. If, after our inspection, we consider that further detailed investigation is appropriate, we will inform you accordingly.



## **6. Compliance with Legislation**

Our inspection will involve a general review of the state of compliance with statutory requirements such as the Building Regulations, Workplace Regulations, Fire Regulations and the Equal Status Act. However, compliance with these regulations often requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of the type of inspection and report proposed.

## **7. Liability and Confidentiality**

Our building inspection report may be relied upon by the client only and is to whom we owe a duty of care. Our report must not be passed for information, or for any other purpose, to any third party without our prior written consent, which consent will not be unreasonably withheld or delayed. Such consent shall not entitle the third party to place any reliance on the report and shall not confer on any third party any benefit or right.

As set out in the Conditions of Engagement Agreement RA 9101 to which this contract relates, the liability of the consulting engineer under or in connection with this Agreement whether in contract or in tort, in negligence, for breach of statutory duty or otherwise (other than in respect of personal injury or death) shall be limited. In the absence of such an agreement, such sum shall be deemed to be €635,000 or ten times the total fee under this Agreement, whichever is lesser. The said limit shall be in respect of a single act, omission or statement, other than with regards to claims in respect to pollution or contamination where the said limit shall be an annual aggregate limit. In regard to pollution or contamination liability as determined by the aggregate or balance thereof shall be further limited to the lesser of (i) the direct costs reasonable incurred by the Client in cleaning up the site of the project or the Works as the case may be or any part thereof or (ii) the amount, if any, recoverable by the Consulting Engineer under any professional indemnity insurance policy taken out by the Consulting Engineer.

The liability of the Consulting Engineer to the Client expires after the expiration of such period of time as is stated in the Agreement from the issue of the certificate of Practical Completion to the Contractor or, where there is no such certificate, from the issue of such other record stating or indicating that the Works are substantially complete unless in the mean time the Client has made claim in writing upon the Consulting Engineer, specifying the negligent act, omission or statement said to have caused the alleged loss or damage sustained or sustainable. If no such period of time is stated elsewhere in the agreement it shall be deemed to be 6 years.

## **8. Cracks, Settlement and Subsidence**

This report is the result of a survey carried out in one visit. Monitoring of crack movement was not part of the initial brief; hence it was not possible to determine if cracks, where they exist, are live. The structure was not monitored for settlement.

## **9. Wet & Dry Rot**

The exterior of the premises, including roof coverings was inspected from ground level only. No responsibility is accepted for conclusions drawn in respect of the presence or absence of dry rot, wet rot, woodworm and or beetle infestation in timbers or any other materials in the structure. A specialist firm should be engaged to address these issues, which may well involve opening works, permission for which would have to be provided by the vendors/building owners.



## APPENDIX B: Deleterious Materials

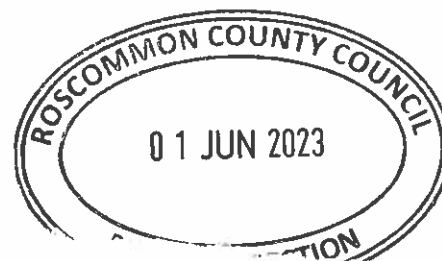
Since the early 1980s the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves. Materials that have been branded “deleterious” have usually been so classed because they either:

- (a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g. asbestos) or
- (b) can be detrimental to the structural performance of a building (e.g. High Alumina Cement in concrete) or
- (c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (e.g. calcium silicate bricks) or, in the case of composite panels, its insurability.

Some deleterious materials might fall into more than one of the forgoing three categories above. Few of the deleterious materials given below can be detected with the naked eye alone. Sampling and testing of a component or element is required to confirm the presence, or absence of a material. As the inspection was visual and superficial only, no account could be taken of the existence of deleterious material within the structure.

At present, the list of deleterious and problematic materials comprises the following:

- Pyrite.
- Composite Cladding Panels to roofs and walls.
- Nickel Sulphide inclusions in toughened glazing.
- High Alumina Cement (HAC) when used in load-bearing concrete components and elements.
- Chloride additives when used in pre-cast or in situ cast concrete.
- Calcium Silicate Bricks or Tiles (also known as sand/lime or flint/lime bricks).
- Mundic Blocks and Mundic Concrete.
- Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.
- Lead based in paint when the paint concerned could be used in locations that could result in the ingestion, inhalation or absorption of the material.
- Lead used for drinking water pipe work except when used as solder to pipe fittings.
- Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985.
- Asbestos in any raw form or asbestos based products.
- Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns.
- Urea Formaldehyde Foam



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