

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**



**Reference Number:** DED 595

**Name of Applicants:** Douglas & Patricia Christy

**Agent:** Douglas Christy, 50 The Baily, Circular Road, Galway.

**Location of Development:** Cloghnashade, Four Roads, Co. Roscommon.

WHEREAS a question has arisen as to whether the conservatory to the rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, 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, 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) Class 1 and 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001 (as amended);
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended);
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- 1. The proposed works constitute development as defined in the Planning and Development Act 2000 (as amended) and associated Regulations.
- 2. The proposed conservatory to the rear of cottage is exempted development, as defined in the Planning and Development Act 2000 (as amended) and associated Regulations.
- 3. The septic tank which is a direct replacement for original unit, is NOT 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 in respect of the said works at **Cloghnashade, Four Roads, Co. Roscommon**, having regard to the definitions and exempted development provisions contained within the Planning and Development Act 2000 (as amended) and associated Regulations that the said works as detailed in 2 above **constitutes development that is exempted development** and that the said works as detailed in 3 above **constitutes development that is not exempted development**.

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

**ADVICE NOTE**

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

Signed on behalf of the Council:

*Tracy Davis*

---

Senior Executive Planner,  
Planning.

Date: 11<sup>th</sup> October, 2023.

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

**Reference Number:**

DED 595

**Development Description:**

Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme

**Name and Address of Applicant:**

Douglas & Patricia Christy, [REDACTED]  
[REDACTED]

**Date:**

09<sup>th</sup> October 2023

---

**Planning Report 1**

WHEREAS a question has arisen as to whether the conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, Co. Roscommon.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 and 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, (as amended)
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended)
- (e) The planning history of the site

**Site Location & Development Description**

The subject site is located in the rural townland of Cloghnashade and is located c1.3km north east of Four Roads and is served by the L-20124-0. A single storey cottage is situated on the subject site. There are no environmental or archaeological designations located on the subject site.

The question raised in this Declaration of Exempted Development is whether the conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, Co. Roscommon, is or is not development and is or is not exempted development.

**Planning History**

No planning history attached to 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". It is considered that the conservatory at rear of cottage, septic tank direct replacement

for original unit constitutes development, as defined in Section 3 of the Planning and Development Act 2000 (as amended).

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...." The proposed development is considered to be the carrying out of works.

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

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p><b>CLASS 1</b></p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</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 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>
<p><b>Class 50</b></p> <p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p> <p>(ii) an industrial building,</p> <p>(iii) a business premises, or</p> <p>(iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p> <p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>

It is proposed to demolish an old extension and construct a conservatory to the rear of the existing dwelling house. It is stated that the floor area will be 29.2m<sup>2</sup>. No plans or particulars have been submitted. It was necessary to request further information in this regard.

The applicants have not asked the question in relation to the WWTP, however it has been stated in cover letter and illustrated on the site layout plan that it is proposed directly replace the septic tank on the subject site. There are no exemptions relating to WWTP in the Planning and Development Regulations 2001 (as amended) and planning permission is required in this regard and it is considered sufficient to advise the applicant of this when a decision issues.

**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 need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination for EIAR is not required.

The site is located 1.8km away from Four Roads Turlough SAC and SPA. 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. A screening determination is not required.

**Recommendation**

*It was recommended the following further information be requested:*

1. No scaled plans and elevations for the proposed conservatory have been submitted with this application to assess its suitability in the context of the existing dwelling and to confirm the floor area which appears to differ in the application and sketch submitted. Please therefore submit the following details:
  - a. Existing and proposed elevational drawings and floor plans at a scale of not less than 1:100
  - b. Confirm the gross floor area proposed to be demolished, as the drawing is not legible.

<b>Planning Report 2- Planning Assessment following receipt of Further Information</b>
--

**Further information requested: 04<sup>th</sup> September 2023**

**Further information response received: 25<sup>th</sup> September 2023**

**Assessment of further information received:**

Revised plans and particulars have been submitted for the proposed conservatory to the rear of the dwelling house at a scale of 1:50. The gross floor area proposed to be demolished totals 76.5m<sup>2</sup> and includes the utility area, toilet area and entrance area. The total floor area of proposed conservatory is 3.85 x 9.1 = 35m<sup>2</sup>. From reviewing the provisions of Planning & Development Act, 2000 (as amended), and associated Regulations, the development works fall within Class 1 for the proposed extension under 40m<sup>2</sup> and 50 of Part 1 Article 6, Schedule 2 of the Planning and Development Regulations, 2001 (as amended). *for the demolition*

**Recommendation**

WHEREAS a question has arisen as to whether the conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, 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 –

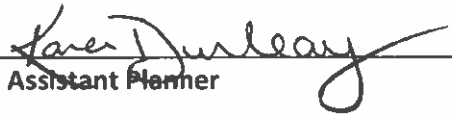
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, (as amended)
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, (as amended)
- (c) Class 1 and 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001 (as amended).
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000, (as amended)
- (e) The planning history of the site

**AND WHEREAS I have concluded that**

- a) The works are development.
- b) The proposed conservatory at rear of cottage is exempted development.
- c) The septic tank which is a direct replacement for original unit, is not exempted development.

I recommend that a declaration to that effect should be issued to the applicant.

Signed

  
Assistant Planner

Date: 09<sup>th</sup> October 2023



50 The Baily  
Circular Road  
Galway  
H91 XH5W

24<sup>th</sup> September 2023

Planning Department  
Roscommon County Council  
Áras an Chontae  
Roscommon  
F42 VR98

Re: **DED 595** Application for a Declaration regarding Exempted Development at No.1 Cloghnashade, F42 XY02.

Planning Department,

Thank you for letter on this subject dated 04Sep2023, I am sorry for the tardy response as we were away when the letter was delivered.

We have reviewed our application with a view to provide you with more accurate details so in response to your request for this information I enclose elevation drawings for your review:

Drawing No. 1; Shows side of outbuilding for demolition viewed from South East.

Drawing No. 2; Shows back of outbuilding for demolition viewed from South West.

Drawing No. 3; Shows side view of proposed conservatory viewed from South East.

Drawing No. 4; Shows view of proposed conservatory from South West. Side walls and the 0.6M high front supporting wall are 0.35M thick (consisting of render, block, insulation and internal plaster board).

Drawing No. 5; Shows floor plan of proposed conservatory. This now shows an increased value in floor area to 35M<sup>2</sup> above that shown in our application. If need I can come to your office to revise the floor area section of the application.

I can confirm the gross floor area proposed to be demolished as follows:

Utility area; 2.43M x 1.95M = 4.73

Toilet area; 1.30M x 1.10M = 1.43

Entrance area; 1.36M x 1.10M = 1.49 giving total floor area as 7.65M<sup>2</sup>

Should you require any further clarification I am happy to come to your office or meet at the property.

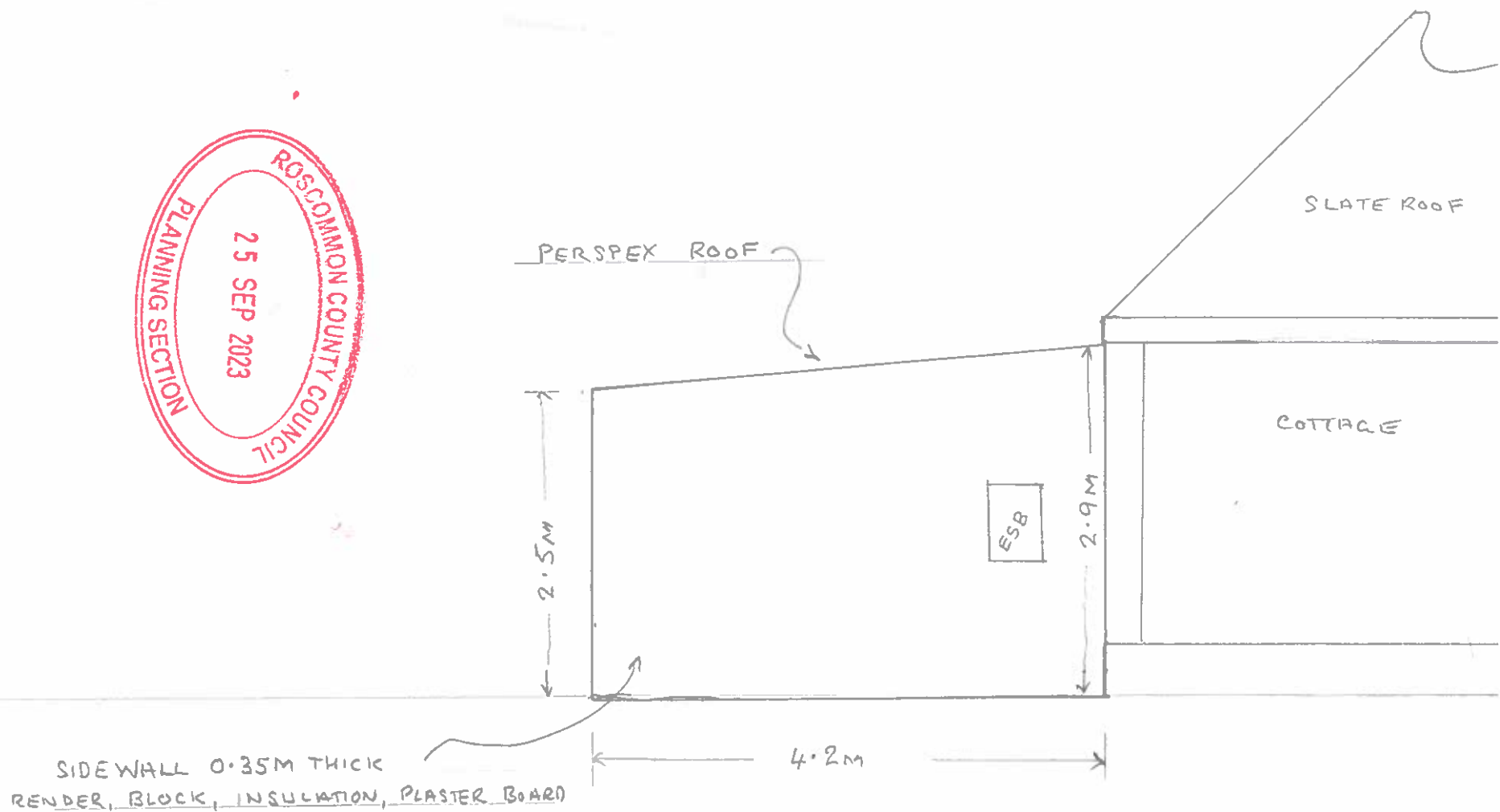
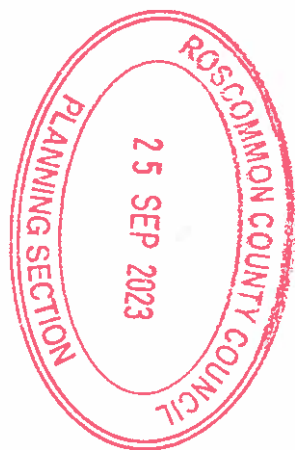
Yours faithfully,

  
Douglas Christy

Additional contact details are: 0876913756  
askdoug1947@gmail.com



DRAWING No. 3. PROPOSED CONSERVATORY VIEWED FROM S.E

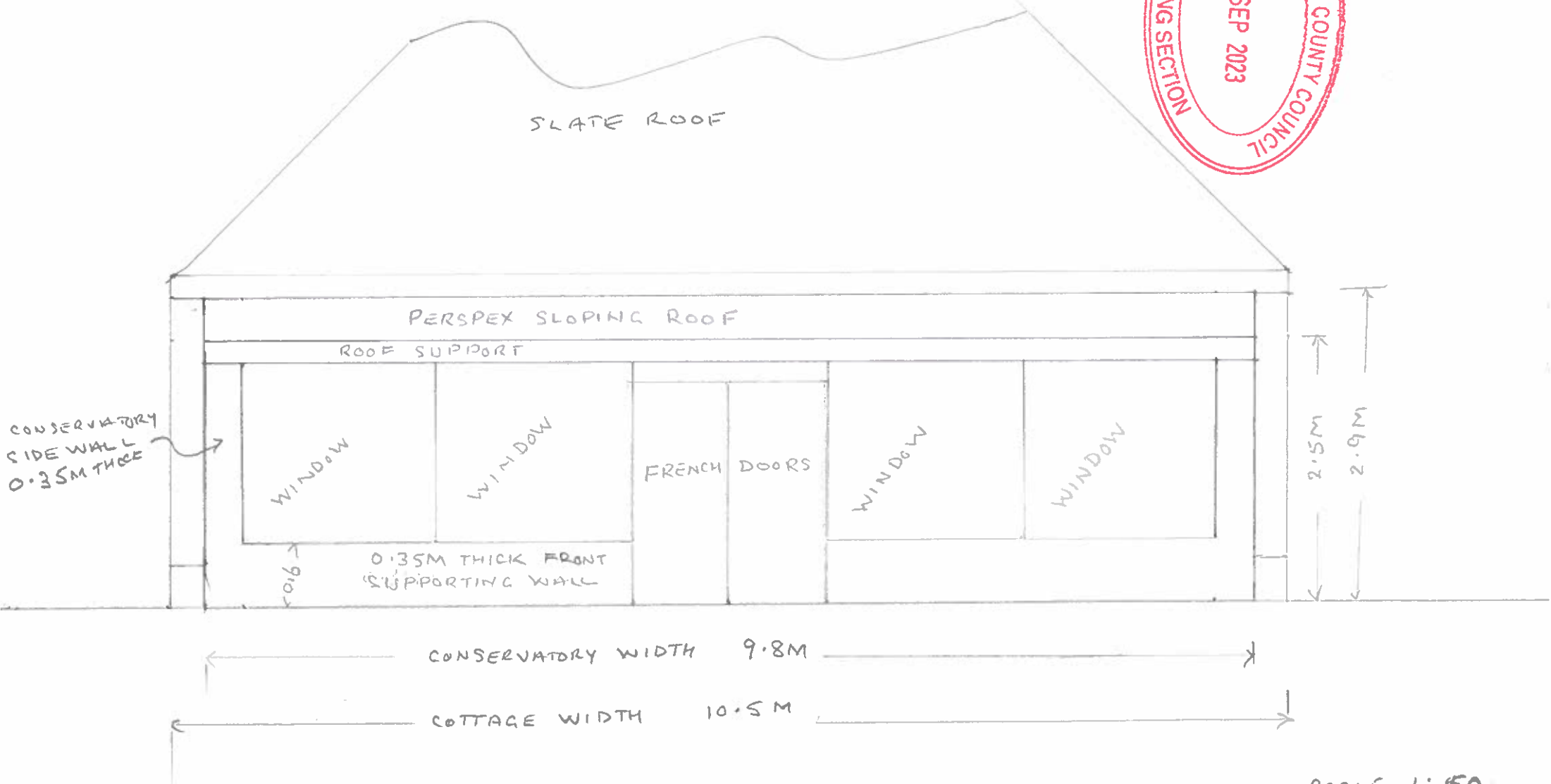
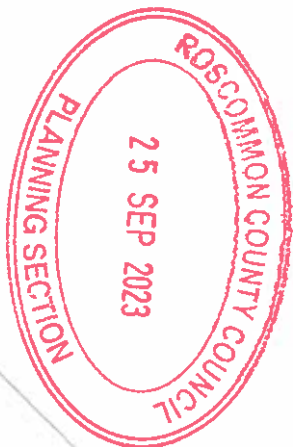


SCALE 1:50

ALL DIMENSIONS IN METRES.

PLANNING REF: DED 595

DRAWING No. 4 PROPOSED CONSERVATORY VIEWED FROM S.W

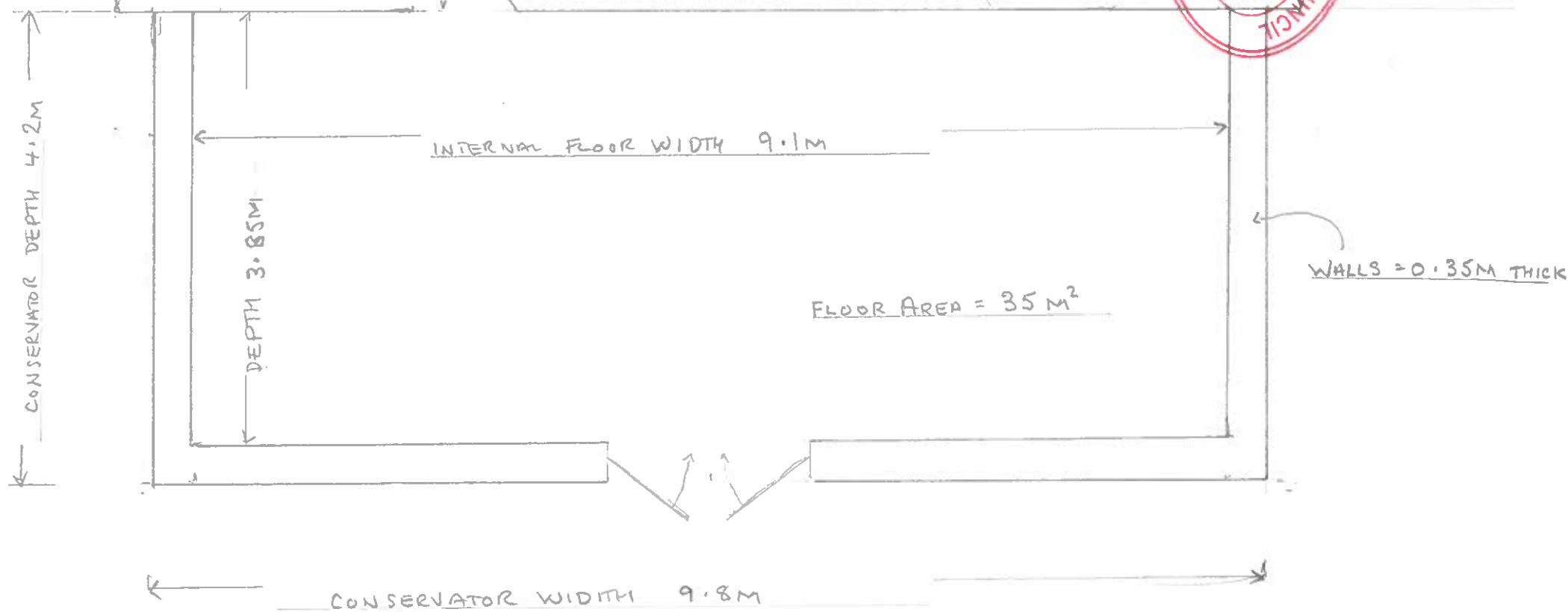


SCALE 1:50

ALL DIMENSIONS IN METRES  
PLANNING REF: DED 595

DRAWING No.5 PROPOSED CONSERVATORY FLOOR PLAN

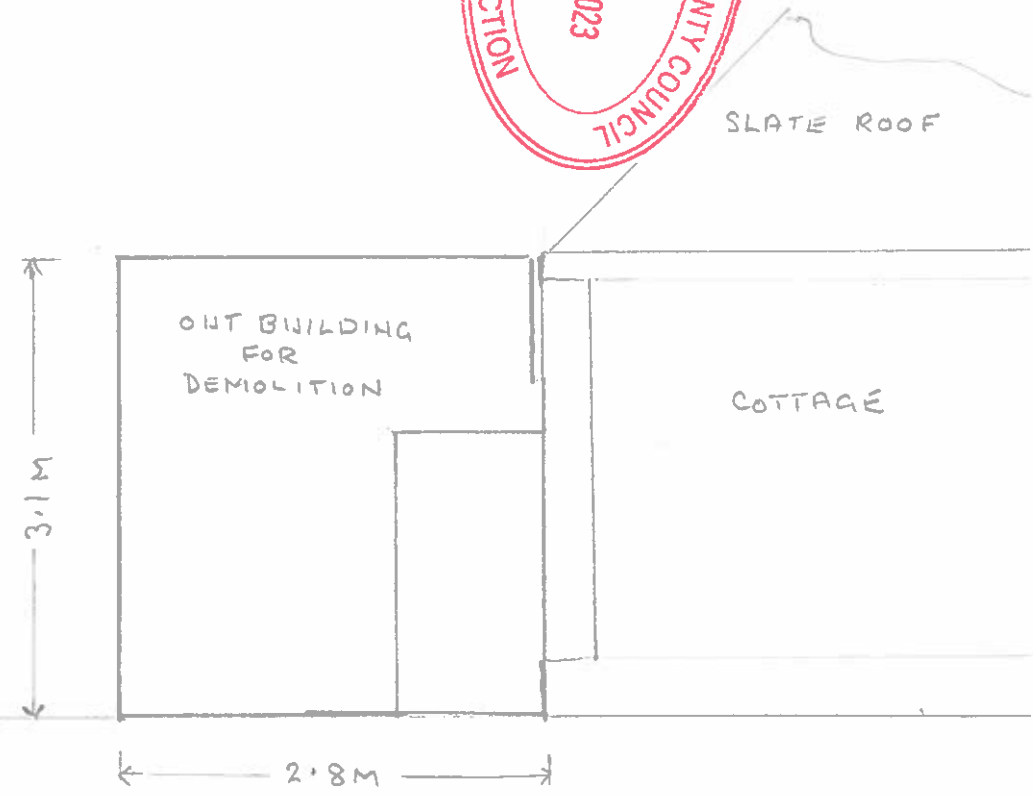
COTTAGE



SCALE 1:50.

ALL DIMENSIONS IN METRE!  
PLANNING REF: DED 593

DRAWING No.1. OUTBUILDING FOR DEMOLITION VIEWED FROM S.E.

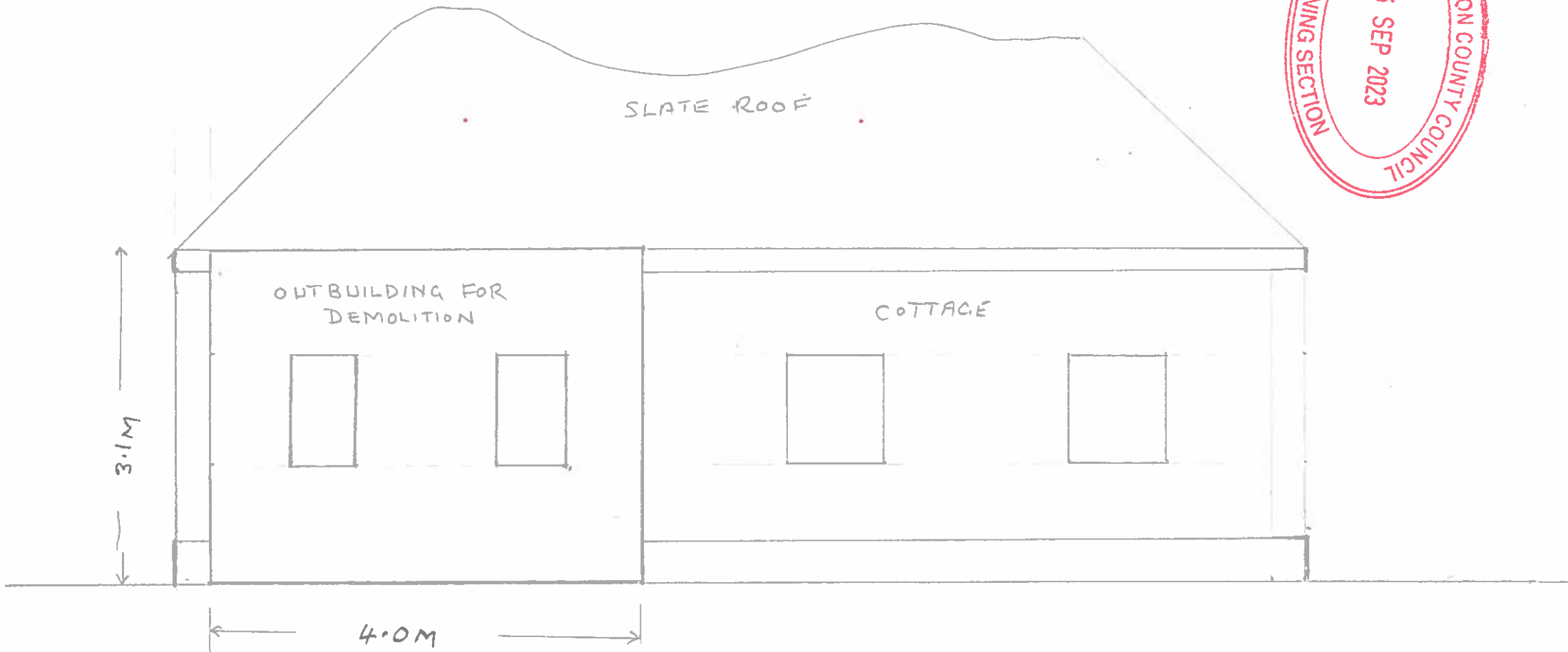


SCALE 1:50

ALL DIMENSIONS - METRES

PLANNING REF: DED 595

DRAWING No. 2. OUTBUILDING FOR DEMOLITION VIEWED FROM S.W.



SCALE 1:50

ALL DIMENSION IN METRES  
PLANNING REF: DED 595



**REGISTERED POST**

**Douglas & Patricia Christy,**



**Date: 04/09/2023**

**Planning Reference: DED 595**

**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 conservatory at rear of cottage and septic tank at Cloghnashade, Four Roads, Co. Roscommon is or is not development and is or is not exempted development.**

\*\*\*\*\*

A Chara,

Further to your application received on the 9<sup>th</sup> August, 2023 and in order for the Planning Authority to determine as to whether the conservatory at rear of cottage and septic tank at Cloghnashade, Four Roads, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. No scaled plans and elevations for the proposed conservatory have been submitted with this application to access its suitability in the context of the existing dwelling and to confirm the floor area which appears to differ in the application and sketch submitted. Please therefore submit the following details:
  - a. Existing and proposed elevational drawings and floor plans at a scale of not less than 1:100
  - b. Confirm the gross floor area proposed to be demolished, as the drawing is not legible.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 595**.

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

Mise le meas,

**Senior Executive Planner,  
Planning.**



**Mr. Douglas Christy,  
50 The Baily,  
Circular Road,  
GALWAY H91 XH5W.**

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

**Reference Number:** DED 595

**Development Description:** Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme

**Name and Address of Applicant:** Douglas & Patricia Christy, [REDACTED]  
[REDACTED]

**Date:** 30<sup>th</sup> August 2023

---

WHEREAS a question has arisen as to whether the conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, Co. Roscommon.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 and 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, (as amended)
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended)
- (e) The planning history of the site

**Site Location & Development Description**

The subject site is located in the rural townland of Cloghnashade and is located c1.3km north east of Four Roads and is served by the L-20124-0. A single storey cottage is situated on the subject site. There are no environmental or archaeological designations located on the subject site.

The question raised in this Declaration of Exempted Development is whether the conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, Co. Roscommon, is or is not development and is or is not exempted development.

**Planning History**

No planning history attached to 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". It is considered that the conservatory at rear of cottage, septic tank direct replacement for original unit constitutes development, as defined in Section 3 of the Planning and Development Act 2000 (as amended).

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...." The proposed development is considered to be the carrying out of works.

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

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p><b>CLASS 1</b></p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</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 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</p>

	<p>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>
Class 50	<p>1. No such building or buildings shall abut on another building in separate ownership.</p>

<p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p> <p>(ii) an industrial building,</p> <p>(iii) a business premises, or</p> <p>(iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p> <p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>
--	---

It is proposed to ~~construct~~ <sup>demolish</sup> an old extension and construct a conservatory to the rear of the existing dwelling house. It is stated that the floor area will be 29.2m<sup>2</sup>. No plans or particulars have been submitted. It is necessary to request further information in this regard. <sup>scaled elevations</sup>

The applicants have not asked the question in relation to the WWTP, however it has been stated in cover letter and illustrated on the site layout plan that it is proposed directly replace the septic tank on the subject site. There are no exemptions relating to WWTP in the Planning and Development Regulations 2001 (as amended) and planning permission is required in this regard and it is considered sufficient to advise the applicant of this when a decision issues.

#### 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 need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination for EIAR is not required.

The site is located 1.8km away from Four Roads Turlough SAC and SPA. 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. A screening determination is not required.

#### Recommendation

It is recommended the following further information is requested:

- <sup>scaled plans and elevations</sup>
1. No ~~plans and particulars~~ for the proposed conservatory have been submitted with this application. Please submit the following details:
    - a. Existing and proposed elevational drawings and floor plans. <sup>at a scale of not less than 1:100.</sup>
    - b. Confirm the gross floor area proposed to be demolished. <sup>as the drawing is not legible</sup>

<sup>to assess its suitability in the context of</sup>

Signed: *Karen Dunleavy*

<sup>The existing dwelling and to confirm the floor area which appears to differ in the application and sketch submitted.</sup>

Date: 30<sup>th</sup> August 2023

**Assistant Planner**

















**Valerie Mangan**

---

**From:** Customer Service  
**Sent:** Tuesday 22 August 2023 16:39  
**To:** Planning Department  
**Subject:** FW: Planning Reference No. DED 595

**From:** Douglas Christy <askdoug1947@gmail.com>  
**Sent:** Tuesday 22 August 2023 16:36  
**To:** Customer Service <customerservice@roscommoncoco.ie>  
**Subject:** Planning Reference No. DED 595



Roscommon County Council  
Áras an Chontae  
Roscommon

**Planning Department,**

Application for a Declaration regarding Exempted Development at No.1 Cloghnashade, F42 XY02.

Thank you for your letter dated 16th August 2023 that arrived today.

Should you wish to contact us again expediently you are invited to use either form of mobile phone or email as given below:

Mobile: **0876913756**

e-mail: **askdoug1947@gmail.com**

Thanks and regards,

Douglas Christy

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



Douglas & Patricia Christy,

**Date:** 16<sup>th</sup> August, 2023.  
**Planning Reference:** DED 595

**Re:** Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.  
**Development:** Conservatory at rear of cottage, septic tank direct replacement for original unit, part of vacant property refurbishment scheme at Cloghnashade, Four Roads, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application received on the 9<sup>th</sup> August, 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. **L01/0/224062** dated 9<sup>th</sup> August, 2023 refers, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 595**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

*Tracy Davis*

Tracy Davis,  
Senior Executive Planner,  
Planning Department.

Douglas Christy,  
50 The Baily,  
Circular Road,  
GALWAY H91 XH5W.

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

09/08/2023 11:14:13

Receipt No. : L01/0/224062

DOUGLAS & PATRICIA CHRISTY

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED595	

Total	80.00 EUR
-------	-----------

Tendered	
Cash	80.00

Change	0.00
--------	------

Issued By : Louis Carroll  
From : Central Cash Office

50 The Baily  
Circular Road  
Galway

7<sup>th</sup> August 2023

Planning Department  
Roscommon County Council  
Áras an Chontae  
Roscommon  
F42 VR98

Re: Application for a Declaration regarding Exempted Development at No.1 Cloghnashade, F42 XY02.

Planning Department,

It is of our intention to construct an extension of a conservatory to the rear of the cottage, as part of the Vacant Property Refurbishment Scheme, a grant application (CCF 154) is currently under consideration. We have enclosed a completed Application for a Declaration regarding Exempted Development.

A Septic Tank has been installed as a direct replacement of the original circa 1949, dilapidated Septic Tank. This new Septic Tank will not be connected to (the single toilet for use of elderly couple) or commissioned until all works carried out under the Vacant Property Refurbishment Grant remit are completed. At that time the Septic Tank will be registered.

Yours faithfully,

  
Douglas Christy




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:	DOUGLAS & PATRICIA CHRISTY
Address:	
Name & Address of Agent:	DOUGLAS CHRISTY 50 THE BAILY CIRCULAR ROAD GALWAY H91 XHSW
Nature of Proposed Works	CONSERVATORY AT REAR OF COTTAGE. SEPTIC TANK DIRECT REPLACEMENT FOR ORIGINAL UNIT. PART OF VACANT PROPERTY REDEVELOPMENT SCHEME.
Location (Townland & O.S No.)	CLOCHNA SHADE
Floor Area	29.2 m <sup>2</sup>
Height above ground level	MAXIMUM 3M MINIMUM 2.5M
Total area of private open space remaining after completion of this development	≈ 1/2 ACRE
Roofing Material (Slates, Tiles, other) (Specify)	PERSPEX
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	BLOCK WALL, PLASTERED AND PAINTED WHITE
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)	
Existing use of land or structure	PRIVATE RESIDENCE
Proposed use of land or structure	RECREATION & RELAXATION FOR ELDERLY COUPLE
Distance of proposed building line from edge of roadway	24 M
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: Douglas Christy

Date: 07 AUG 2023

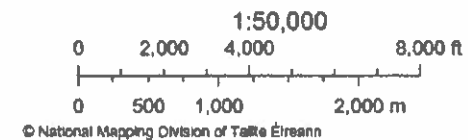
Note: This application must be accompanied by:-

- (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

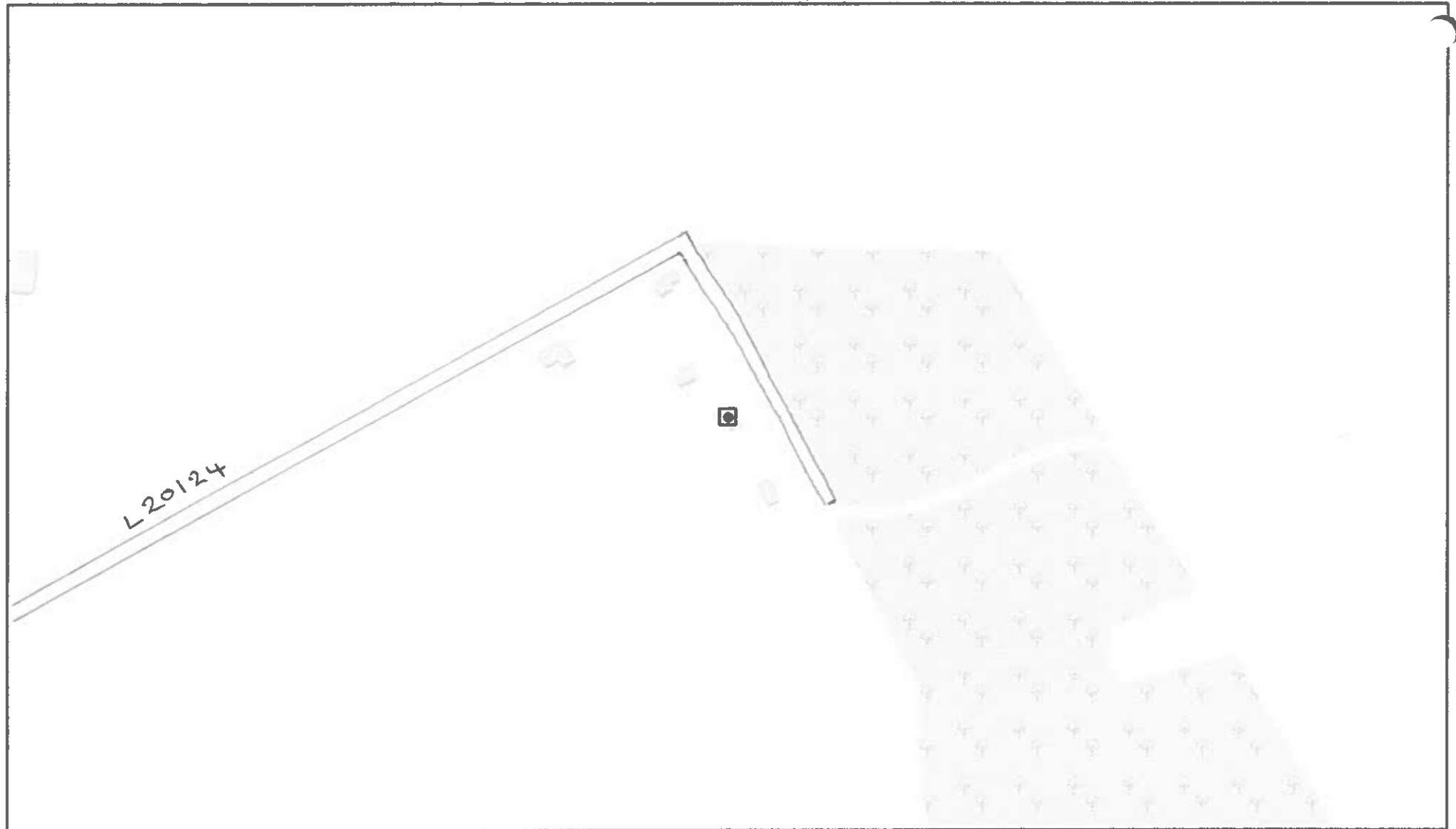
# GeoHive Map



07/08/2023, 15:14:33

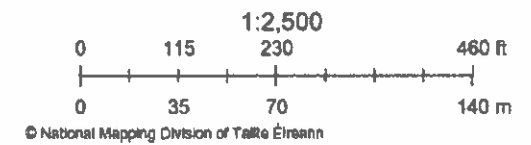


# GeoHive Map



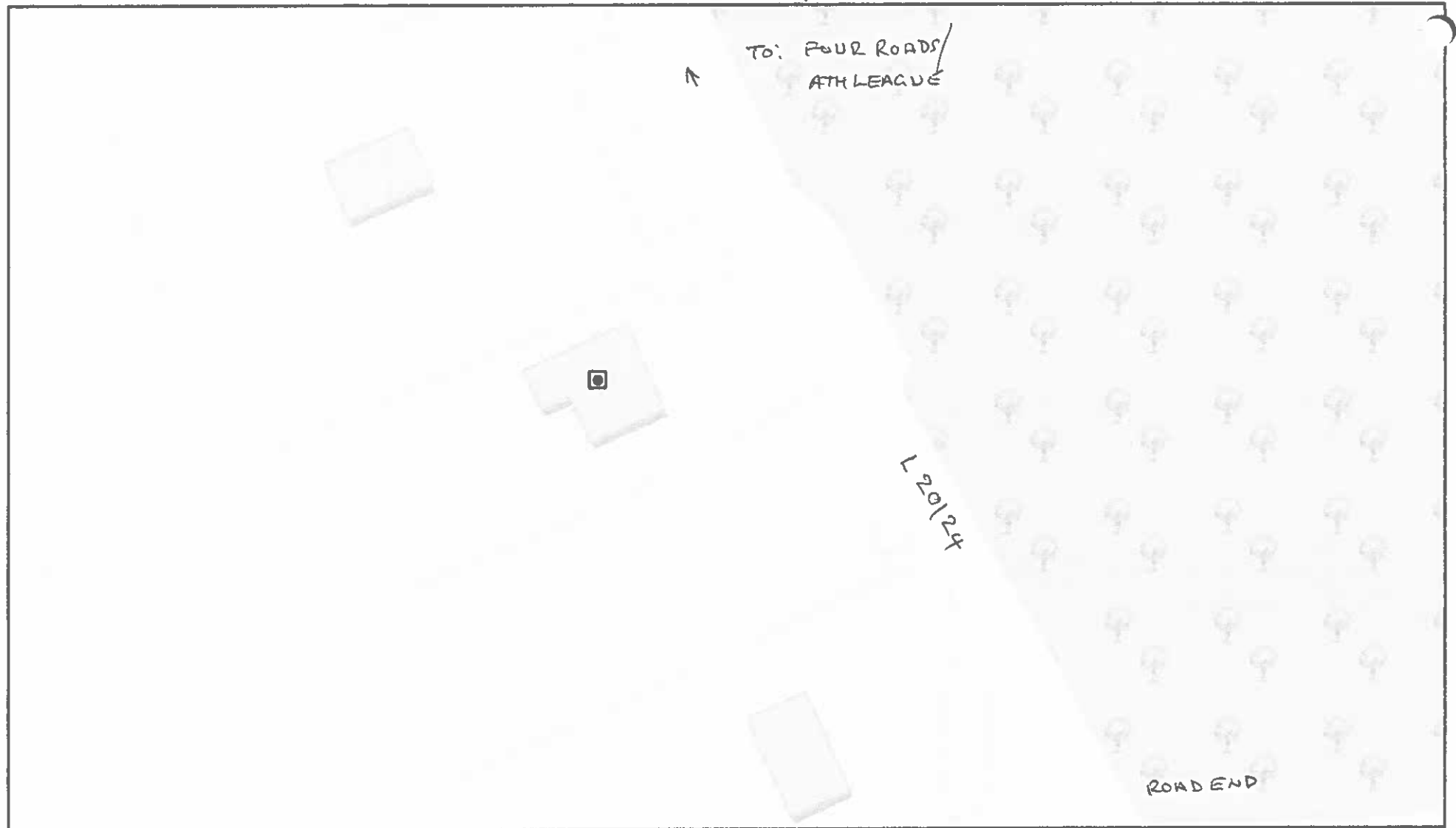
07/08/2023, 15:10:47

No.1 CLOCHNASHADE  
FOUR ROADS  
F42 XY02



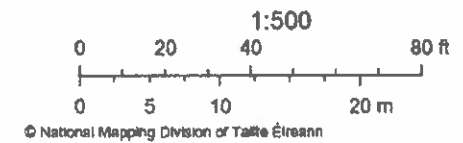


# GeoHive Map

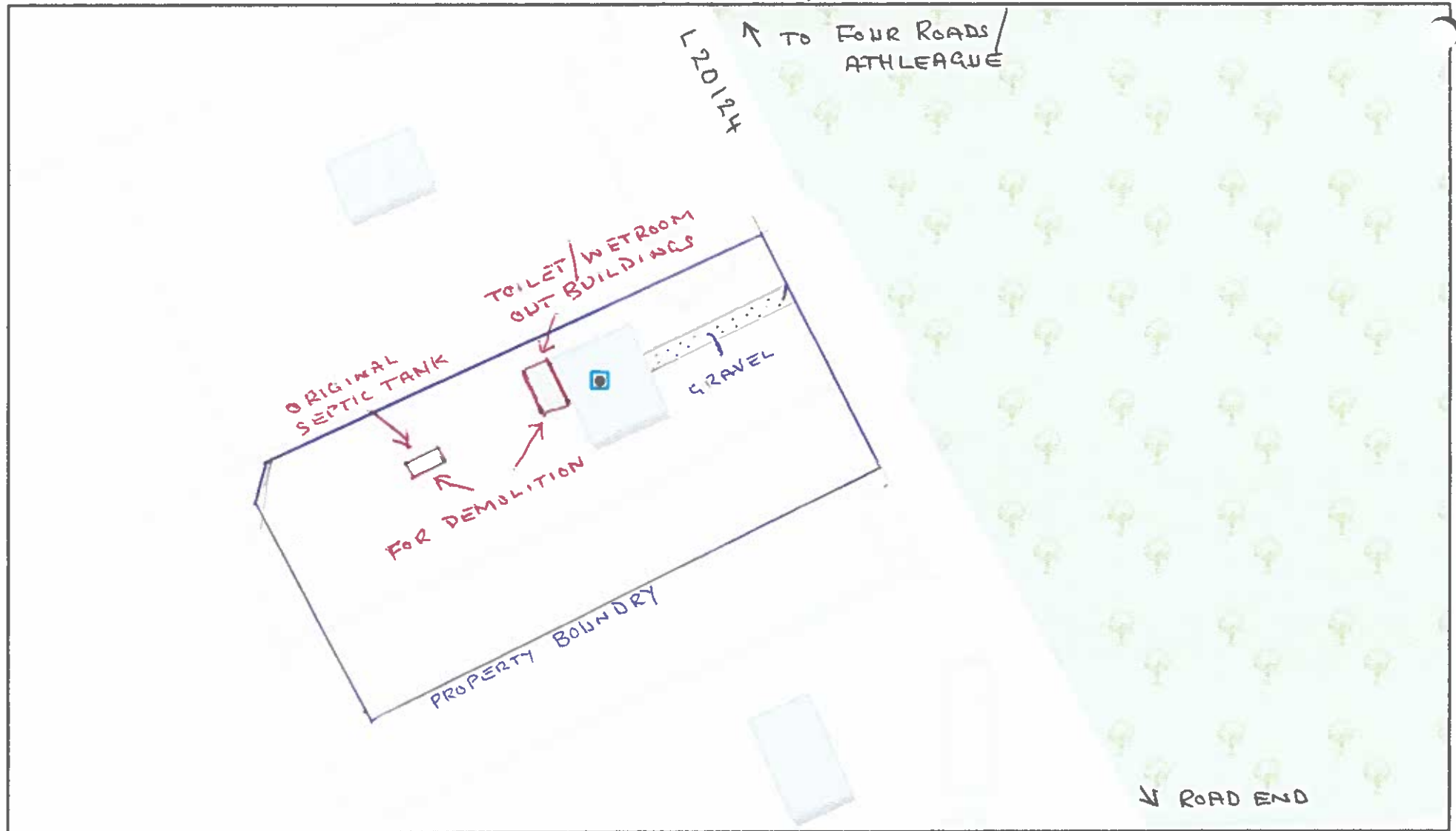


07/08/2023, 15:33:13

No.1 CLOCHNASHADE  
FOUR ROADS  
F42 XY02

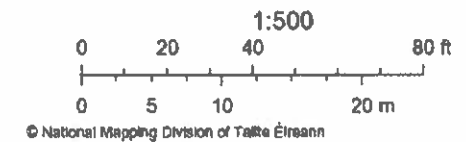


# GeoHive Map

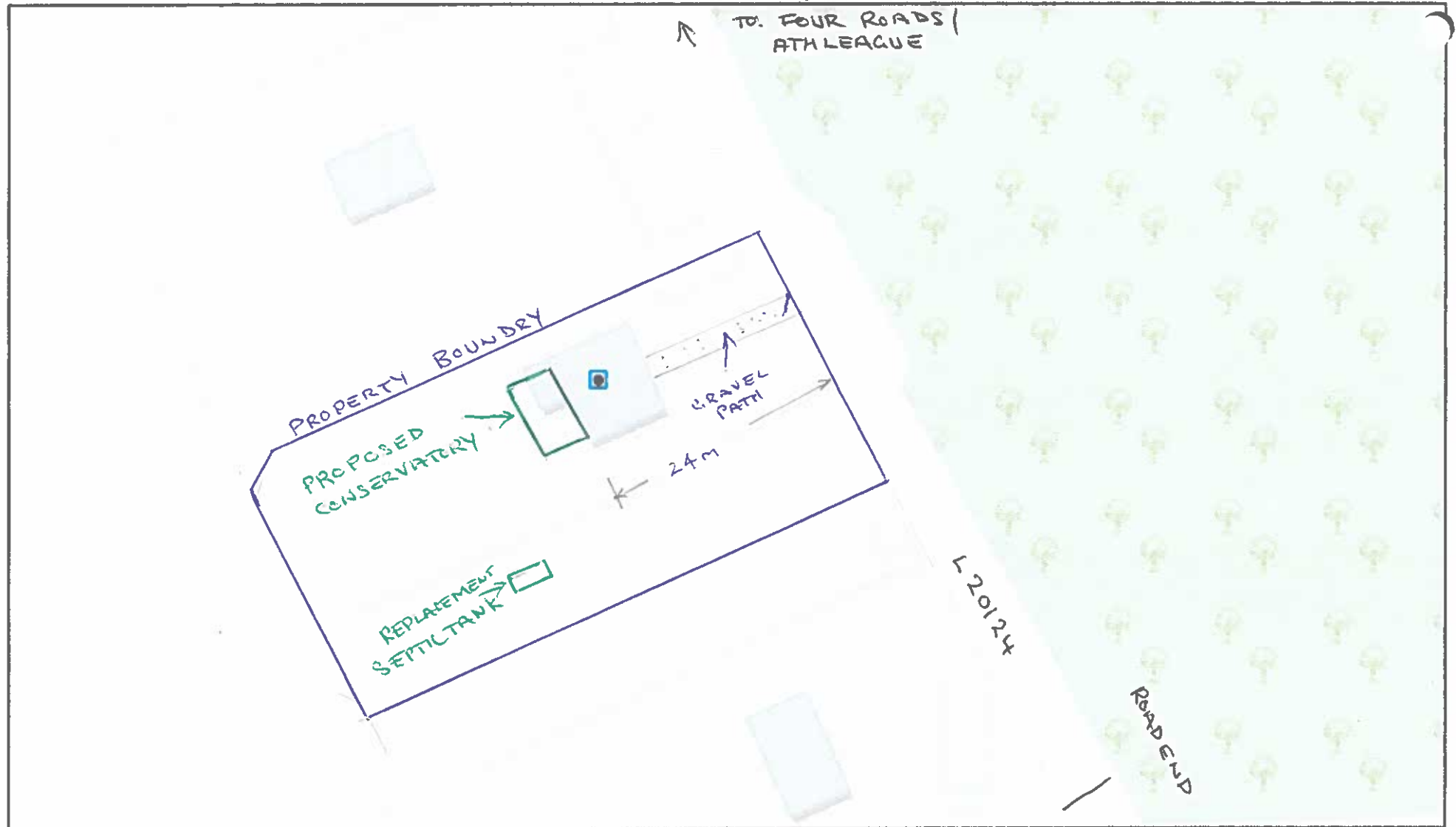


07/08/2023, 15:33:13

No. 1 CLOGHNASHADE  
FOUR ROADS  
F42 XY02

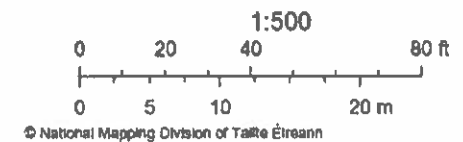


# GeoHive Map

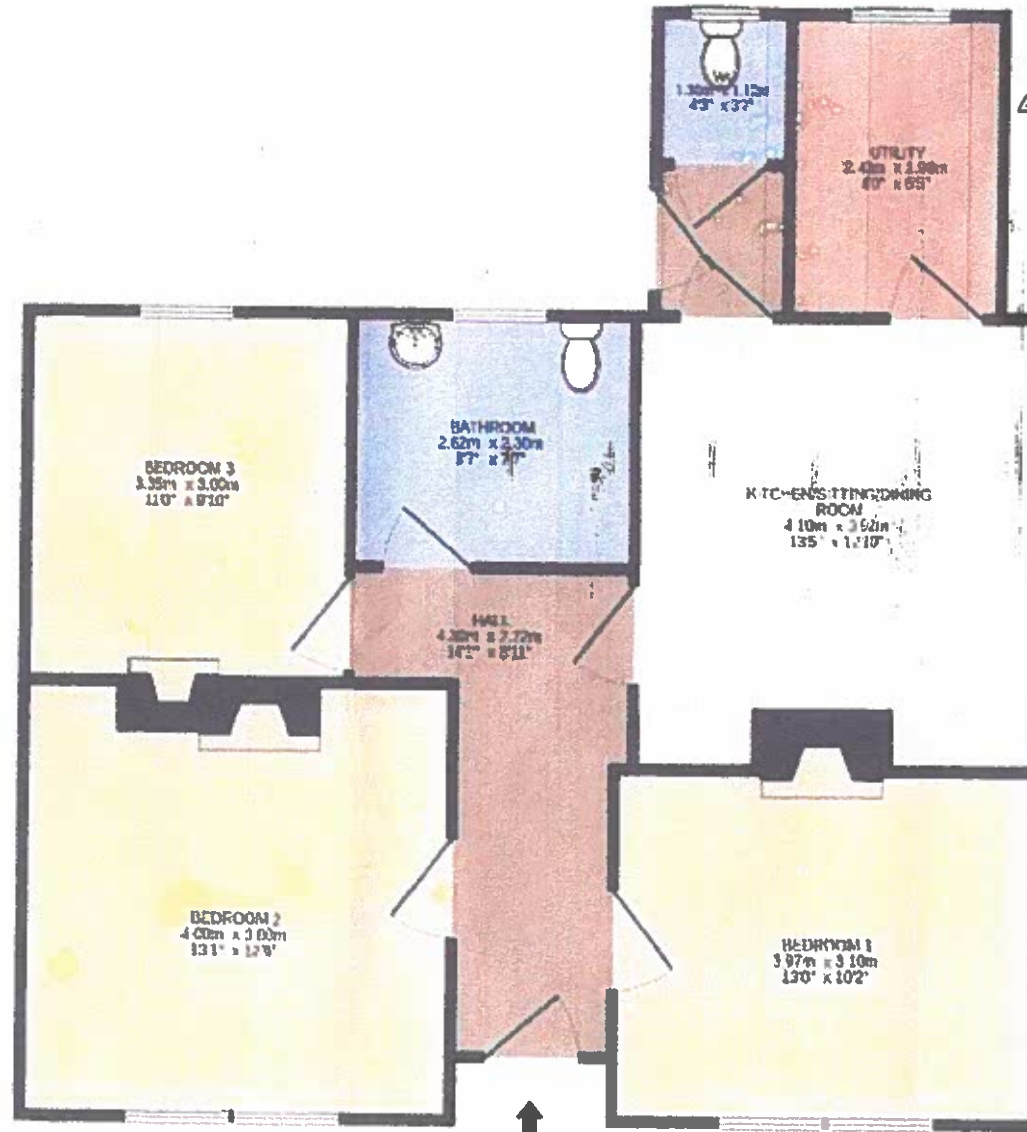


07/08/2023, 15:33:13

Nal CLOCHNASHADE  
FOUR ROADS  
F42 XY02



# EXISTING LAYOUT



Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700



Cloghnashade, Four Roads, Co. Roscommon F42 XY02

Approx. Built area  
80m<sup>2</sup> / 861ft<sup>2</sup>

3 2

151m<sup>2</sup> / 1632ft<sup>2</sup>

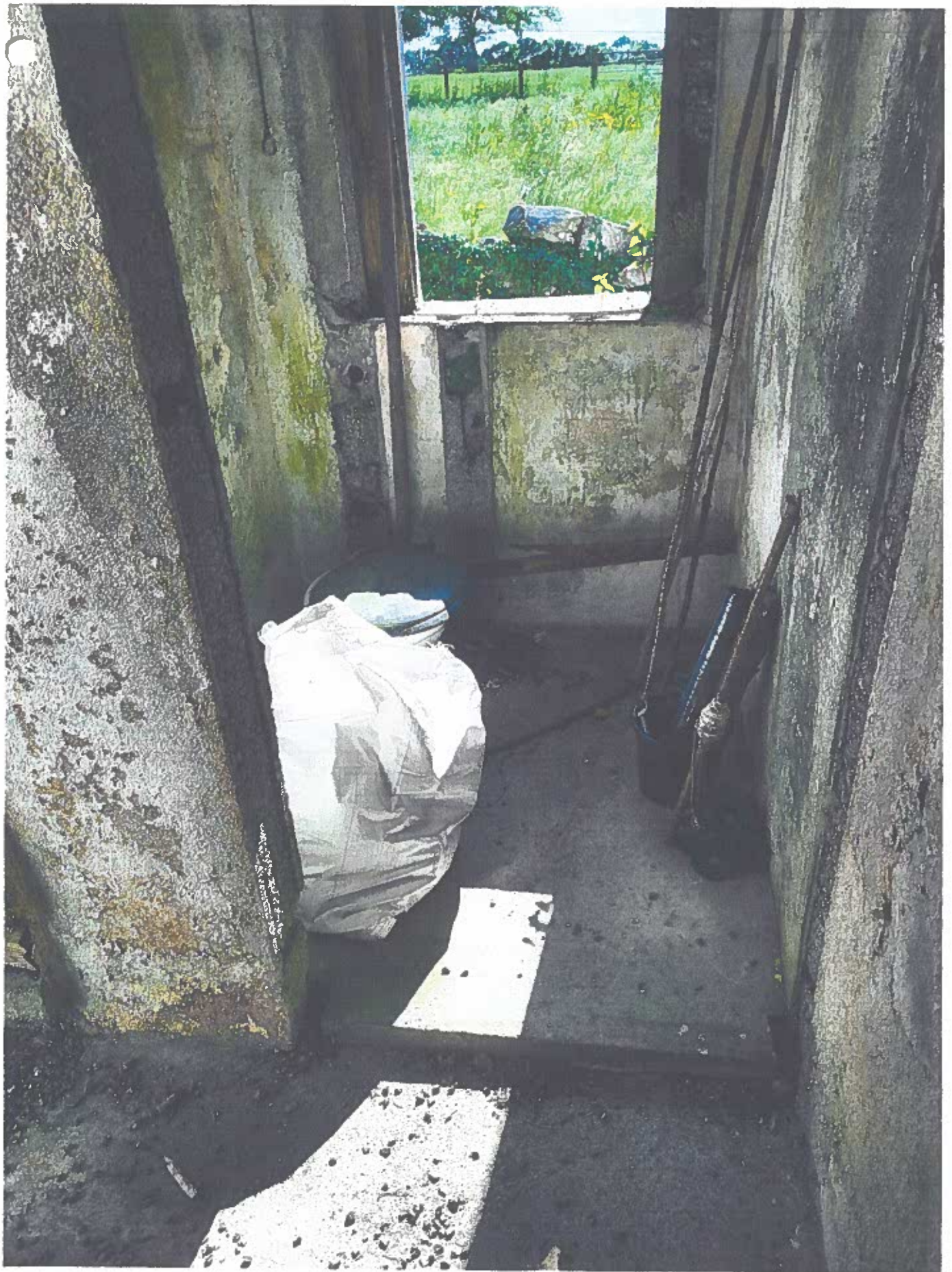






BACK KITCHEN TO BE DEMOLISHED.





TOILET TO BE DEMOLISHED.

# PROPOSED CONSERVATORY

0.5M BLOCK WALL  
SUPPORTING 2M PEDESTAL  
+ WINDOW FRONTAGE

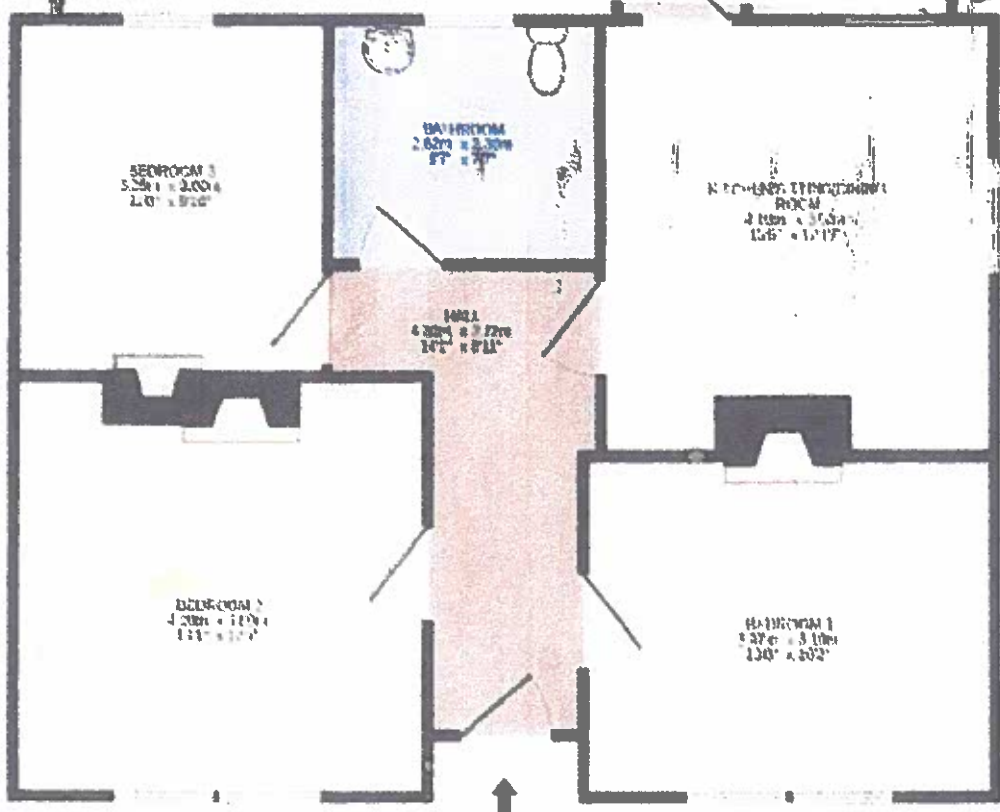
BLOCK WALL  
PLASTERED + PAINTED

4M

8.7M

2.5M HERE  
HEIGHT

3.0M HERE  
HEIGHT



W

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70  
Tel: 090-6663700  
Email: info@connaughtnauctioneers.ie



Cloghnashade, Four Roads, Co. Roscommon F42 XY02

090 666 3700  
090 666 3700  
090 666 3700  
090 666 3700  
090 666 3700  
090 666 3700  
090 666 3700  
090 666 3700  
090 666 3700  
090 666 3700

