

From: Planning Department
Sent: Friday 15 September 2023 14:28
To: [REDACTED]
Subject: RCC Planning Ref. No. DED 603 - Notification of Decision
Attachments: DED 603 Notification.pdf

A Chara

Please find attached decision documentation in respect of RCC Planning Ref. No. DED 603 Section 5 Declaration.

Mise le meas

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



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ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

Louise Shine

Reference Number: DED 603

Name of Applicant: Louise Shine

Agent: Thomas Shine, Curramore, Kiltoom, Athlone, Co. Roscommon, F45 WV81.

WHEREAS a question has arisen as to whether to refurbish dwellinghouse which has been unoccupied for over 40 years and is now derelict at Curramore, Kiltoom, Athlone, Co. Roscommon is or is not development, or is or is not exempted development:

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act 2000 (as amended)
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended)
- (c) Class 2,5,6,9 of Part 1 of 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)

AND WHEREAS Roscommon County Council has concluded that:

1. The following works to refurbish a detached dwelling house, as set out in the Schedule of Works submitted, and as detailed below;
 - General Works
 - Works to Floors
 - Works to Walls
 - Works to Windows and Doors
 - Works to Roofs
 - Works to Ceilings
 - Works to Services
 - External Works as listed except works to Septic Tank and Percolation Areais development and is exempted development.
2. New pipework to/from the existing septic tank, and installation of a percolation area is development, and is NOT exempted development.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared in respect of the said works at **Curramore, Kiltoom, Athlone, 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 (1) above constitutes development that is exempted development and that the said works as detailed in (2) 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: 15th September, 2023

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

Reference Number:	DED 603
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the refurbishment of a dwelling house
Name of Applicant:	Louise Shine
Location of Development:	Curramore, Kiltoom, Athlone, Co. Roscommon

WHEREAS a question has arisen as to whether the following works; the refurbishment of a dwelling house at the above address 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 2,5,6,9 of Part 1 of 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.

Site Location & Development Description

The subject site comprises a detached dwelling house in a state of disrepair and is located in Curramore, Kiltoom, Athlone, Co. Roscommon. The site is located on the L2022 local road. The dwelling house is not a Protected Structure nor is it of any particular architectural merit. The proposed development consists of the refurbishment of the dwelling house. Proposed works are mainly internal however a new roof and new windows/doors are proposed.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Planning History

No planning history on site as per the RCC GIS system.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies;

Development to which article 6 relates shall not be exempted development for the purposes of the Act

(viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Recommendation

WHEREAS a question has arisen as to whether a proposed development to refurbish a dwelling house at Curramore, Kiltoom, Athlone, 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 2,5,6,9 of Part 1 of 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.

AND WHEREAS I have concluded that

1. The following works to refurbish a detached dwelling house, as set out in the Schedule of Works submitted, and as detailed below;
 - General Works
 - Works to Floors
 - Works to Walls
 - Works to Windows and Doors
 - Works to Roofs
 - Works to Ceilings
 - Works to Services
 - External Works as listed except works to Septic Tank and Percolation Area

Is development and is exempted development, as they fall under Section 4(1)(h) of the Planning and Development Act as amended.

2. New pipework to/from the existing septic tank, and installation of a percolation area is development, and is NOT exempted development.

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



Signed
Executive Planner

Date: 12th September 2023





From: Planning Department
Sent: Wednesday 23 August 2023 15:15
To: [REDACTED]
Subject: RCC Planning Ref. No. DED 603 - Acknowledgement of Request for Declaration under Section 5 of the Planning and Development Act
Attachments: DED 603 Acknowledgement Letter.pdf; DED 603 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 603.

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



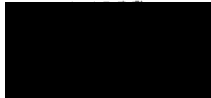
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Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

21/08/2023 11:24:08

Receipt No: L01/0/224197
REPRINT

LOUISE SHINE



PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED803	

Total	80.00 EUR
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Tendered:	
Cash	80.00

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



Cornhairle Contae
Ros Comáin
Roscommon
County Council



Áras an Chontae,
Roscommon,
Co. Roscommon.

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:	Louise Shine
Address:	[REDACTED]
Name & Address of Agent:	Thomas Shine Cummork, Kilbarr Athlone Co Roscommon Phone 0872721146 Email thomassjshine@gmail.com
Nature of Proposed Works	Refurbish dwellinghouse which has been unoccupied for over 40 years and is now derelict.
Location (Townland & O.S No.)	Cummork ITM 516366, 744640
Floor Area	74.1 sqm existing - not being extended
Height above ground level	4758 mm.
Total area of private open space remaining after completion of this development	0.17 hectares.
Roofing Material (Slates, Tiles, other) (Specify)	Refurb existing roof. slates, batten, felt.
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing block cavity walls with dashed finish. new cavity insulation, internal thermal break Repaint white, light grey externally.
Is proposed works located at front/rear/side of existing house.	Existing house.

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	<i>No</i>
If yes give ref. number (include full details of existing extension, if any)	<i>N/A</i>
Existing use of land or structure	<i>Derelict</i>
Proposed use of land or structure	<i>Dwelling house.</i>
Distance of proposed building line from edge of roadway	<i>N/A</i>
Does the proposed development involve the provision of a piped water supply	<i>Yes</i>
Does the proposed development involve the provision of sanitary facilities	<i>attentions.</i>



Signature: *Laure Dine*

Date: *21/08/23*

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

Schedule of Works

**or
Derelict Dwelling House
at
Curramore, Kiltoom,
Athlone, Co Roscommon,
for
Ms Louise Shine**



1 GENERAL

- (a) Remove ivy from walls & roof, clean down and leave ready for painting.**
- (b) Cut down over growth & remove from site.**
- (c) Clean out existing dwelling house.**

2. FLOORS.

- (a) Remove all existing floor coverings and remove from site.**
- (b) Remove existing wooden floors with joists, dwarf walls and sub-floors in the two existing bedrooms and parlour.**
- (b1) Break up existing concrete floor in remainder of house and remove from site.**
- (b2) Excavate and remove hardcore to give formation level 510mm below existing finished floor level.**
- (b3) Import and lay 150mm clean hardcore bed over entire house, compact and roll.**
- (b4) Lay 50mm blinding on hardcore, compact and roll.**
- (b5) Lay heavy duty Radon barrier, dress up walls and seal at floor level. Provide 1 no Radon sump.**
- (b6) Lay new sub-floor 100mm concrete (30n20 mix)**
- (b7) Supply and fit 150mm underfloor polyiso insulation.**
- (b8) Lay new 60mm liquid screed over insulation to take floor finished.**
- (c) New floor coverings to be supplied and fitted by client.**

3. WALLS.

- (a) Demolish internal walls forming old bathroom and dispose off site.**
- (b) Make good floor and walls.**
- (c) Support roof & demolish wall between kitchen and living room remove rubble from site.**

- (d) Insert U.B. 203mmx133mm x 25.1 kg/m on and including concrete bearing pads at each end.
- (e) Make good floor and ends of walls.
- (f) Clad beam in 2 layers of fireline board to provide fire proofing & finish in skim plaster.
- (g) Demolish internal wall forming corridor (corridor too narrow) and cart away.
- (h) Construct new stud partition to form wider corridor (100mm x 50mm timber studs @ 400 crs. with 2 rows of solid bridging and 100mm glass wool insulation between studs) and finish both sides with skim coat plaster.
- (i) All external walls to be insulated internally with 62mm thermal board with skim finish.
- (j) All existing internal walls to be clad with 12mm plasterboard with skim finish.
- (k) Build up existing window & door in existing kitchen and make good.
- (l) Break out new ope for corner window/door unit 2.700+1.500 fit new Steelite lintol with corner post and make good.



4. WINDOWS & DOORS.

- (a) Remove all existing windows and doors and cart away.
- (b) Supply and fit new PVC triple glazed windows and external doors, Colour Grey externally and Ivory White internally as follows:-
5 no. 0.500x1.2000, 4 no. 1.000x1.2000, 2no. 1.500 x 1.200,
1 no corner window/door unit 2.700+1.500 x 2.100
Doors 1 no single 0.900 x 2.100.
- (c) Provide new window boards to all windows.
- (d) Supply and fit 5 no. New internal doors complete with frames. Architraves saddles locks and hinges.

5. ROOFS.

- (a) Remove decayed flat roof over existing kitchen & bathroom and cart away.
- (b) Strip tiles, battens, felt, gutters, fascias & soffits on existing pitched roof and remove from site.
- (c) Provide new pitched roof to kitchen/living area consisting of 100x75 wallplates, 175x50 hips & ridge board, 150x50 ceiling joists

& rafters, 100x50 collars, runners & binders.

- d) All roofs to have 175x 37 sub facias.**
- (e) Cover all roofs with breathable membrane and 50x37 slating battens.**
- (f) Supply and fit new slates to all roofs (Super Cem, Tru Tone) or similar.**
- (g) Fit new pvc fascia & soffits with aluminium seamless gutters with pvc rainwater pipes to discharge into existing rainwater harvesting tank.**
- (h) Point all verges in coloured mortar.**
- (i) Flashings to new vallies and 2 existing chimneys to be ex Code 5 lead.**

(6) CEILINGS.

- (a) Ceilings throughout to be sheeted with 62mm thermal board with skim finish.**
- (b) Provide 400mm depth of glass wool insulation over all ceilings.**

7. FINISHES.

- (a) Fit new 125 high skirtings throughout.**
- (b) All built in units to be provided and fitted by client.**
- (c) House to be painted internally and externally.**



8. SERVICES

- (a) Dwelling house to be completely rewired and reconnected to ESB.**
- (b) Allow for new sanitary ware and complete plumbing system.**
- (c) Allow for stove and full heating system underfloor from air to water heat pump installation.**

9. EXTERNAL WORKS.

- (a) Upgrade drainage and provide new percolation area to existing septic tank and septic tank.**
- (b) New concrete paths.**
- (c) New gravel drive.**
- (d) New Gates.**

- (e) Cultivate and seed lawn.
- (f) Provide new stock proof fence with screen planting on Southern and Western boundaries.



		GENERAL			
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Land Registry Compliant Map

CENTRE COORDINATES:
ITM 598366,744640

PUBLISHED: 05/04/2022
ORDER NO.: 50260574_2

MAP SERIES: 1:5,000
MAP SHEETS: 2964

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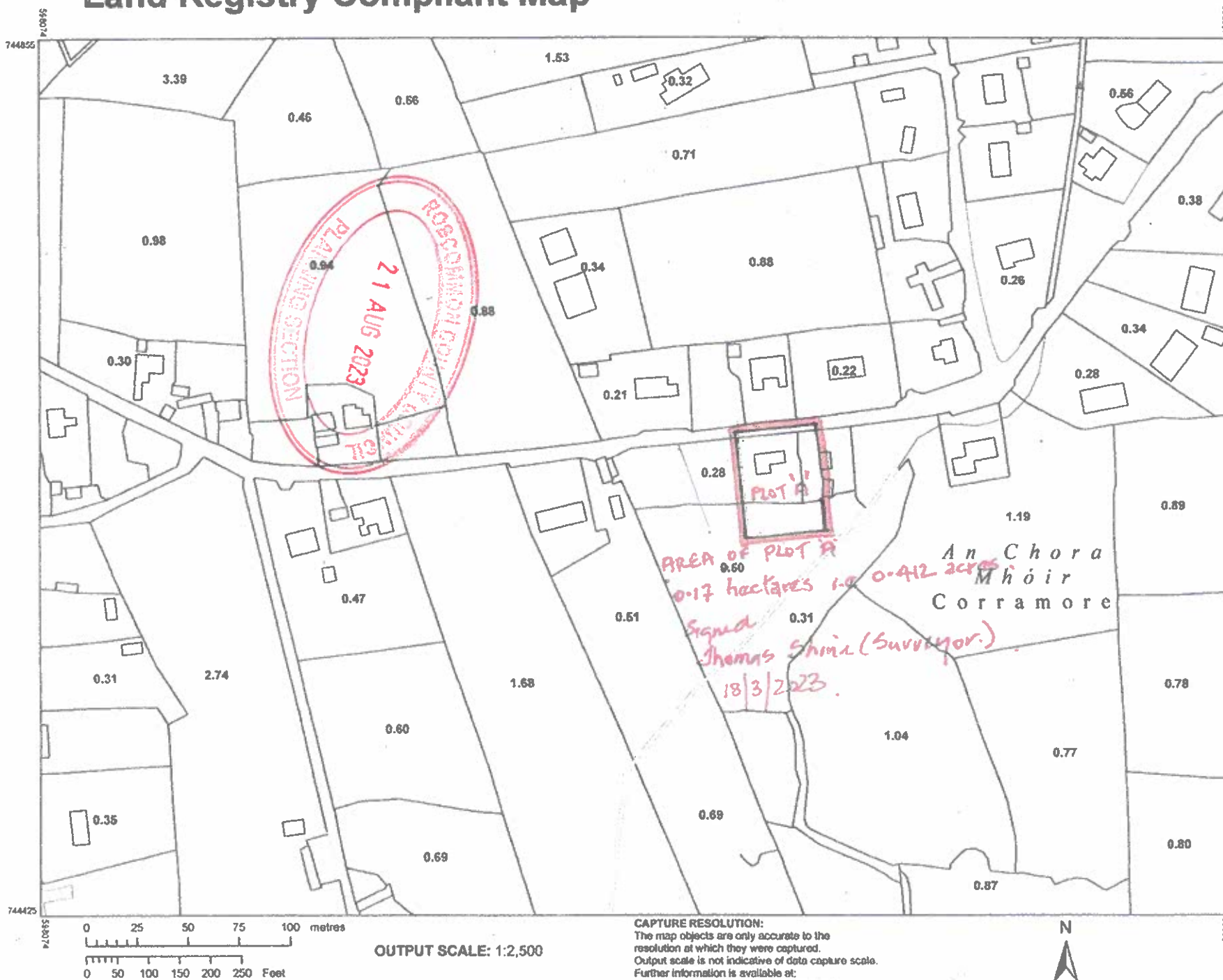
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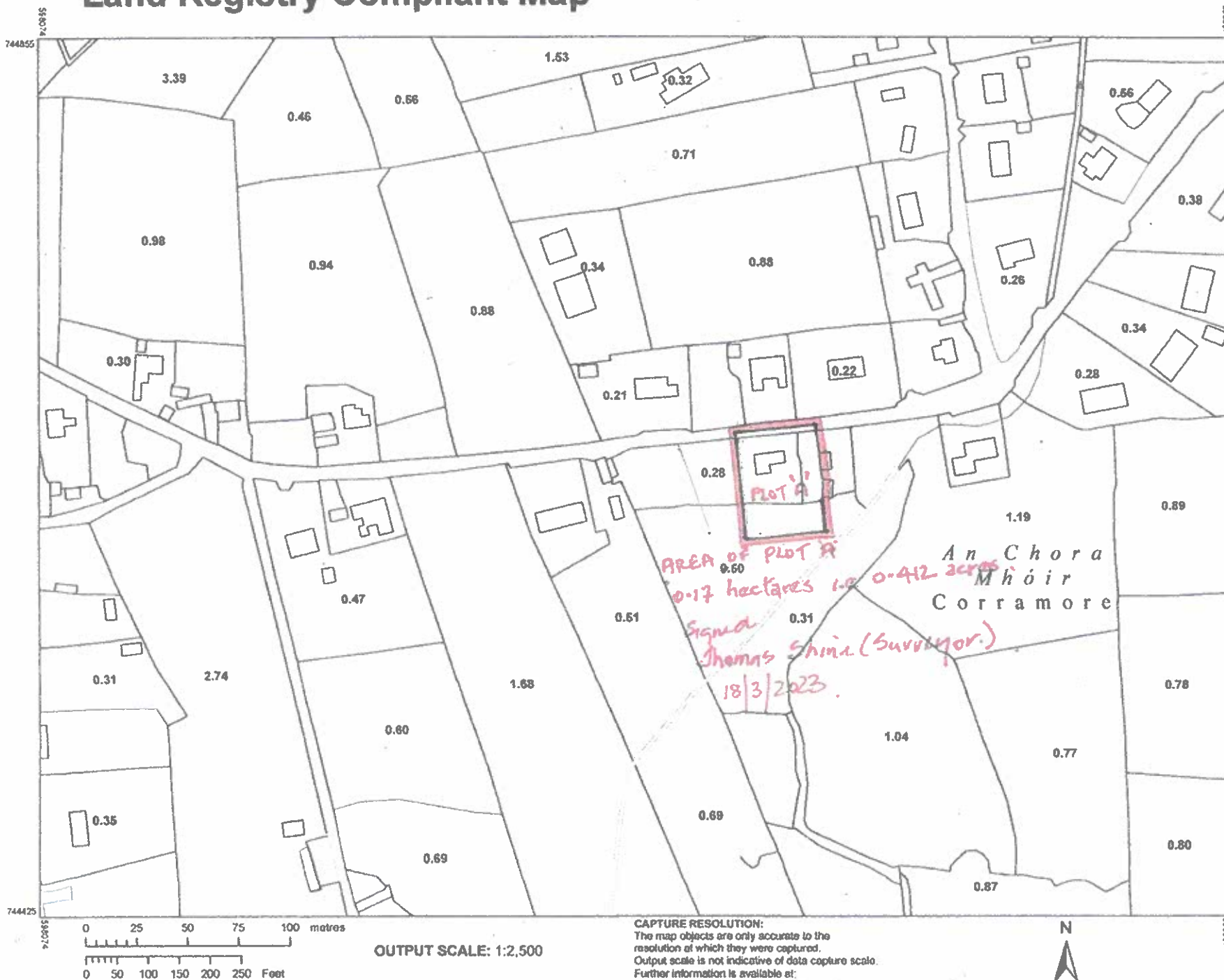
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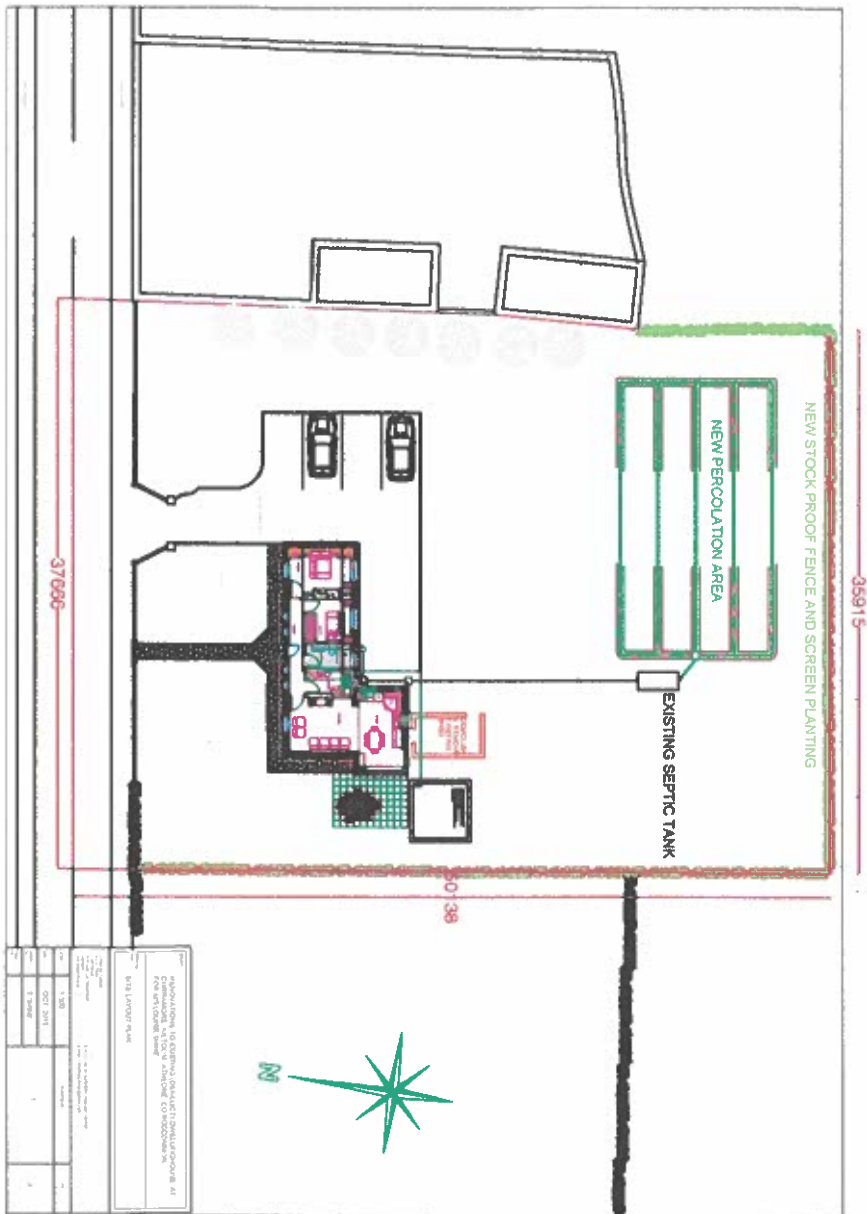
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INFORMATION TO BE PROVIDED TO THE LOCAL AUTHORITY FOR THE PROVISION OF A DEVELOPMENT PLAN FOR THE PROPOSED DEVELOPMENT (SEE PART 1 OF THE DEVELOPMENT PLAN)			
1. Name of the Developer	2. Name of the Local Authority	3. Name of the Planning Officer	4. Name of the Planning Committee
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ROSCOMMON COUNTY COUNCIL
 21 AUG 2023
 PLANNING SECTION





Louise Shine Application

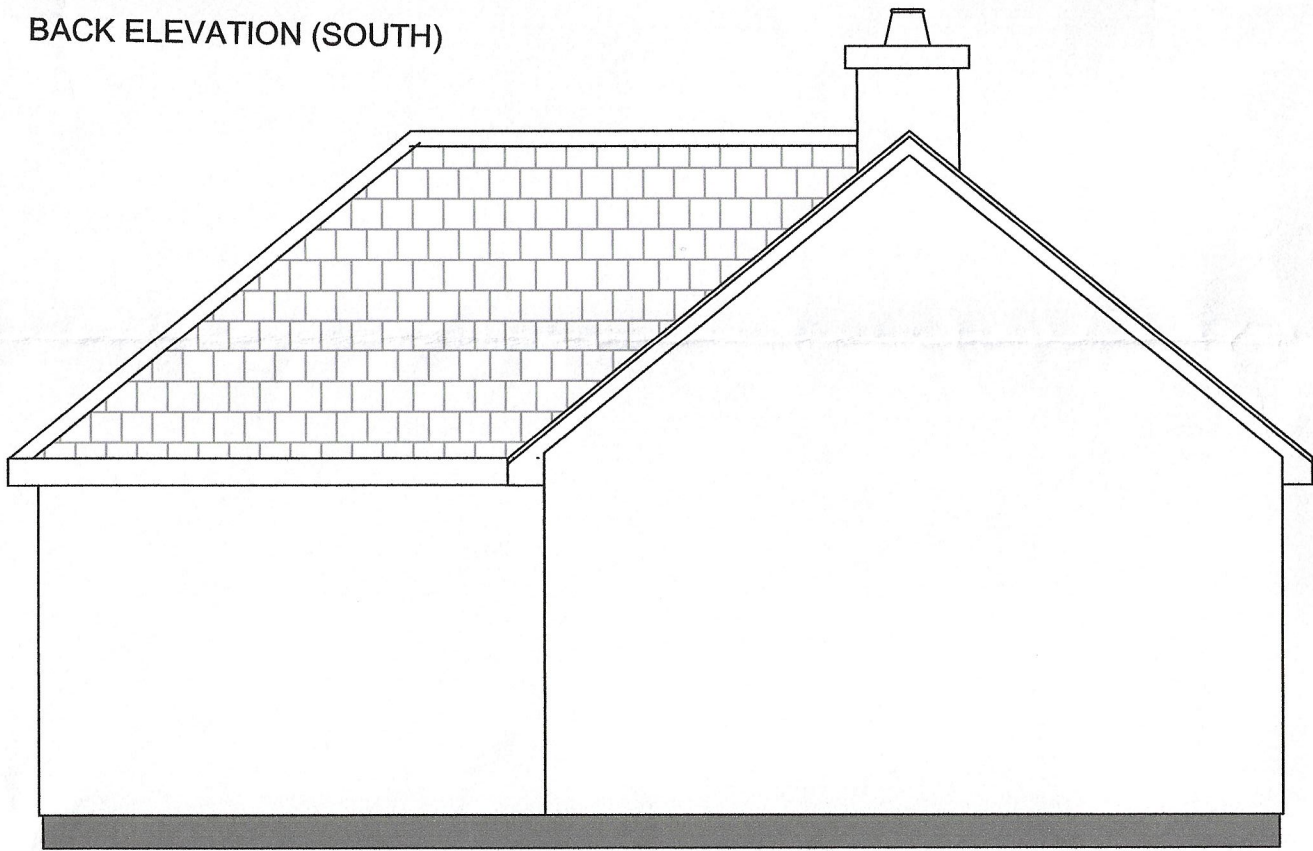




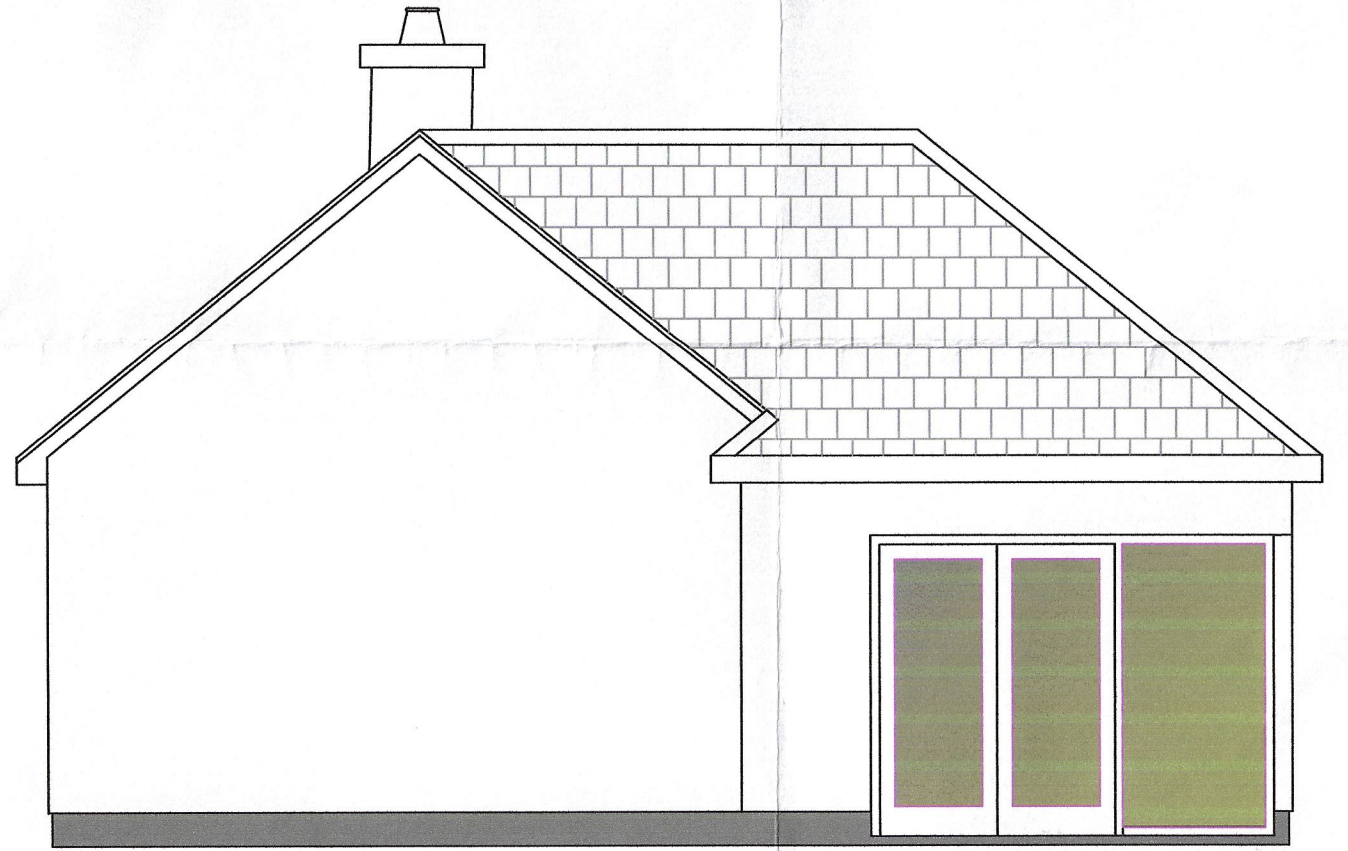
FRONT ELEVATION (NORTH)



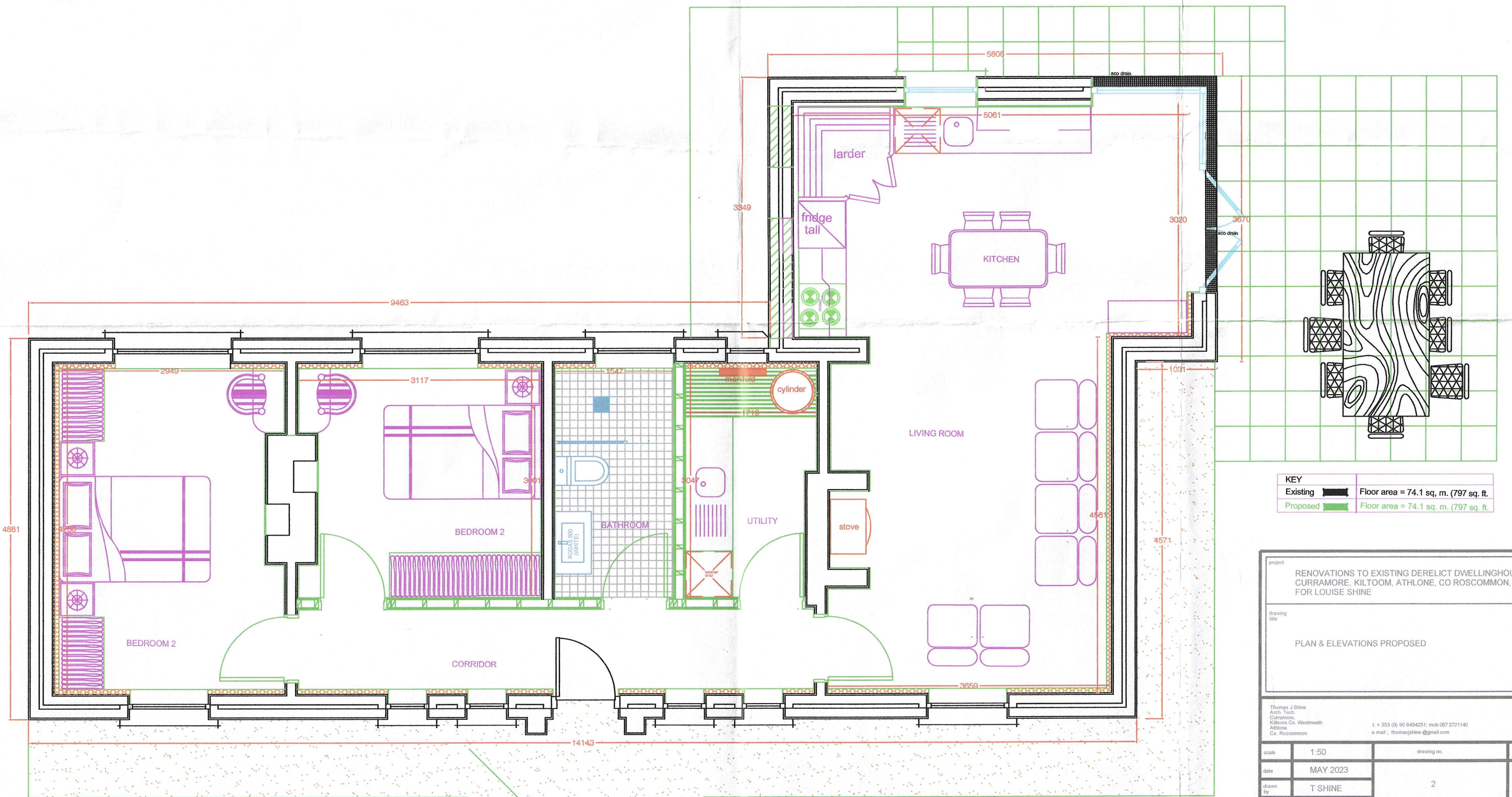
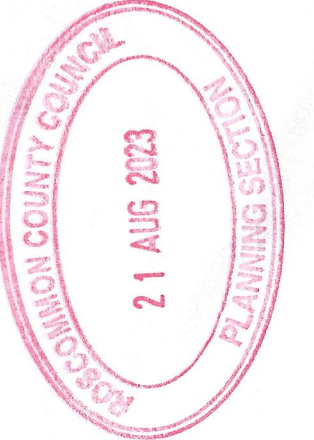
BACK ELEVATION (SOUTH)



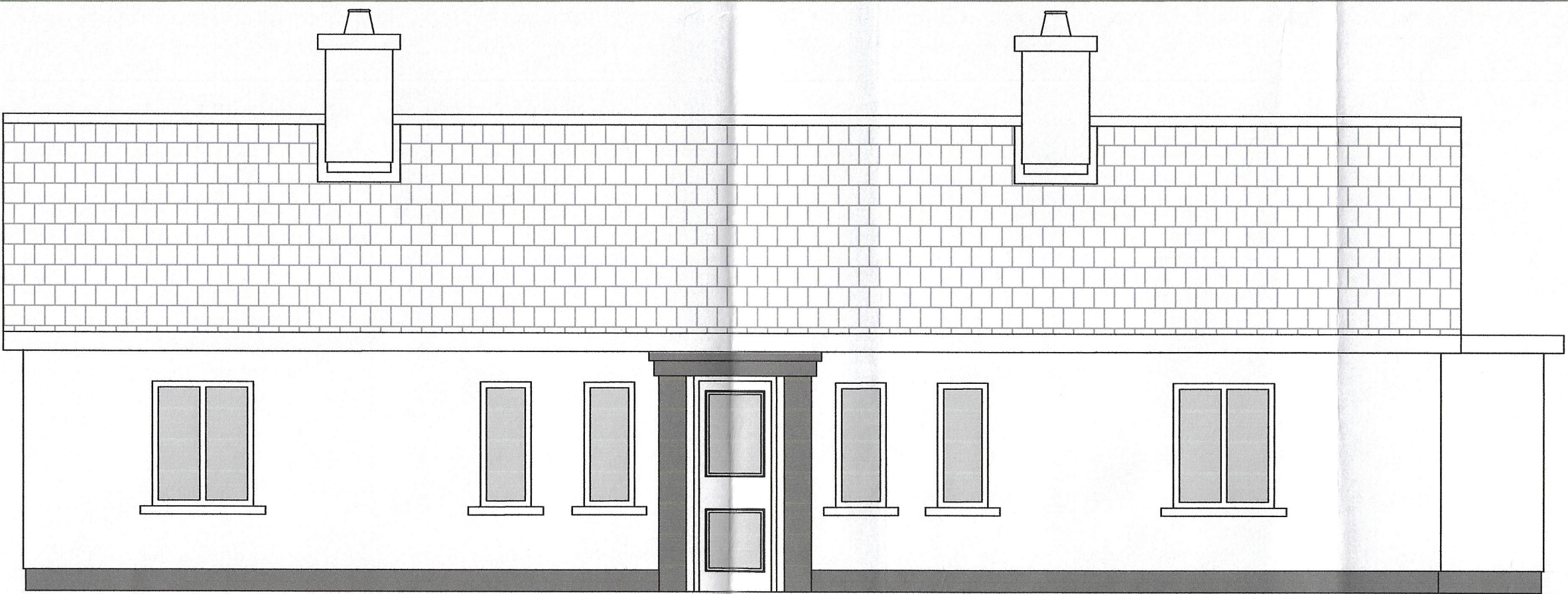
SIDE ELEVATION (EAST)



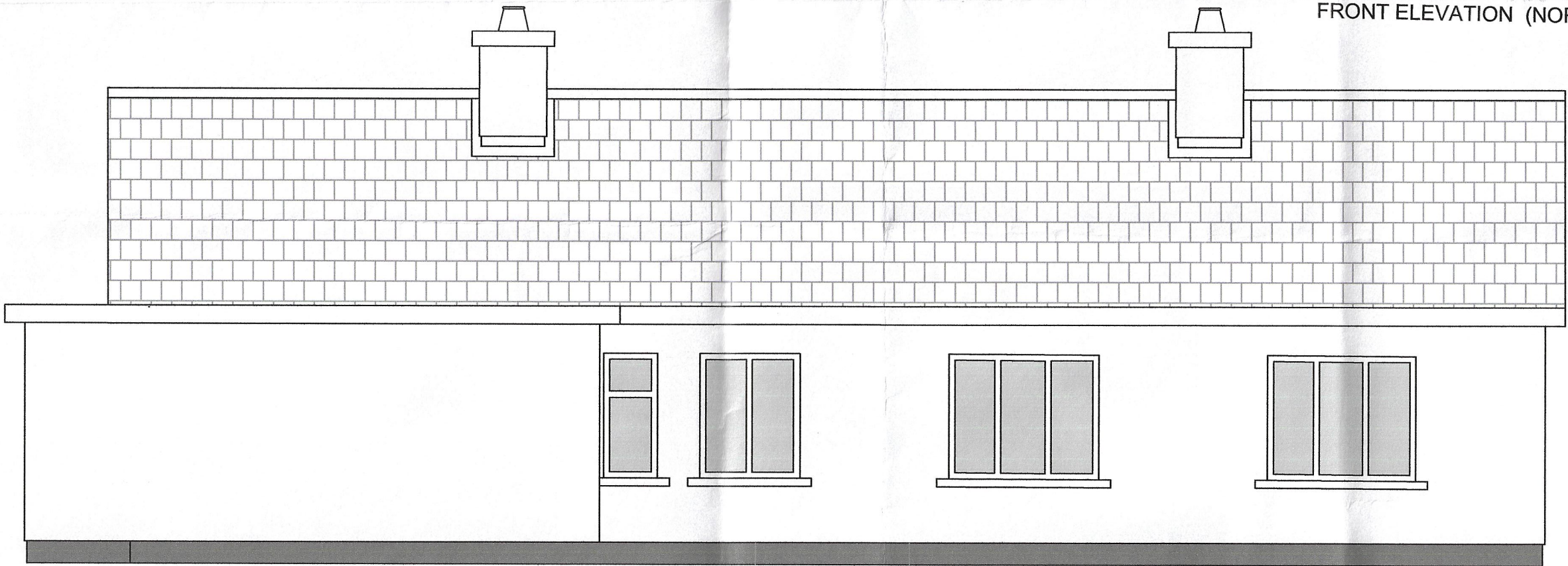
SIDE ELEVATION (WEST)



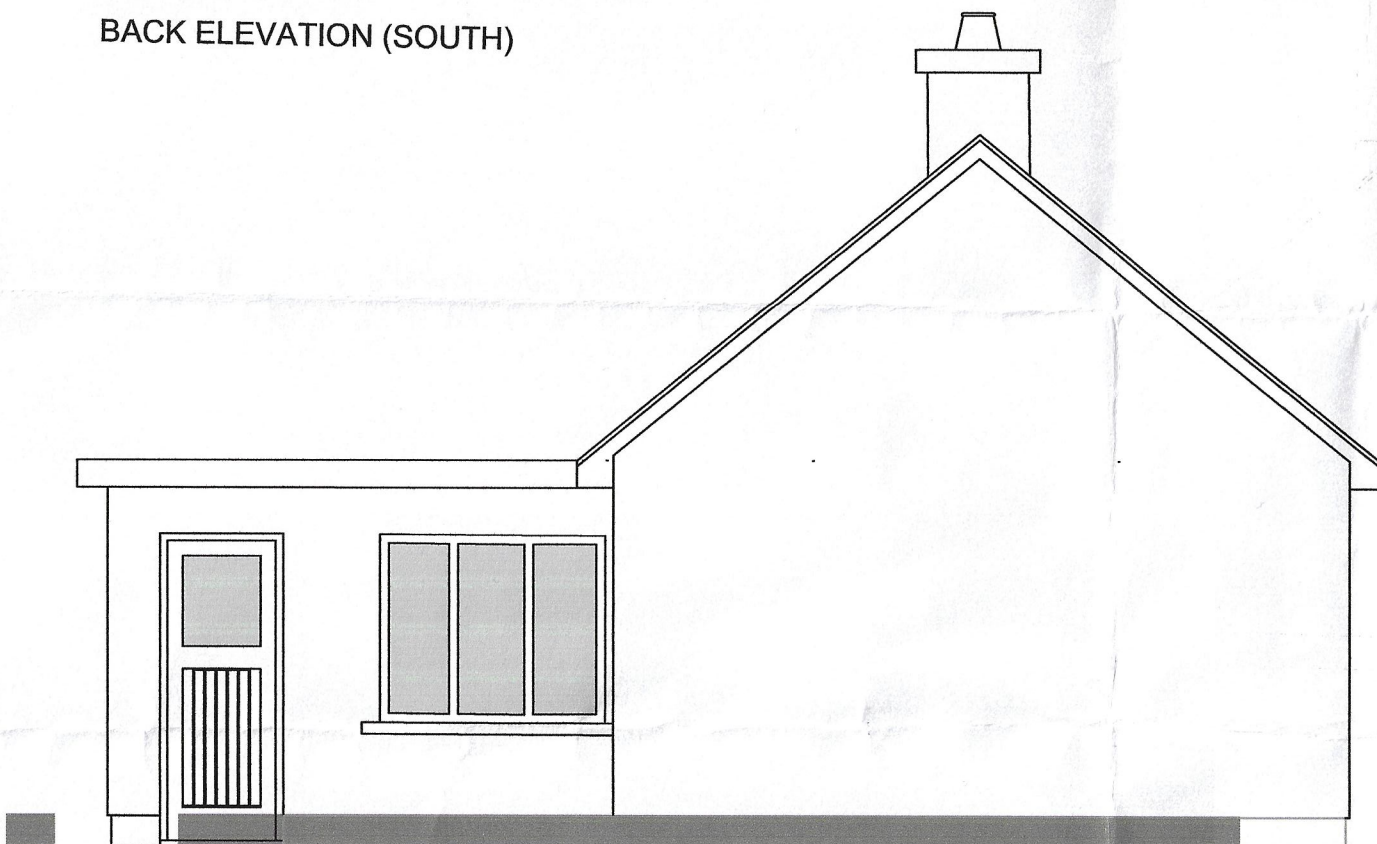
project		
RENOVATIONS TO EXISTING DERELICT DWELLINGHOUSE AT CURRAMORE, KILTROOM, ATHLONE, CO ROSCOMMON, FOR LOUISE SHINE		
drawing no.		
PLAN & ELEVATIONS PROPOSED		
Thomaz J Shine Curramore, Athlone Co. Roscommon		
1 + 353 (S) 90 846251, mob 087 27271142 e mail : thomazshine@gmail.com		
scale	1:50	drawing no.
date	MAY 2023	rev
drawn by	T SHINE	2
checked by		C



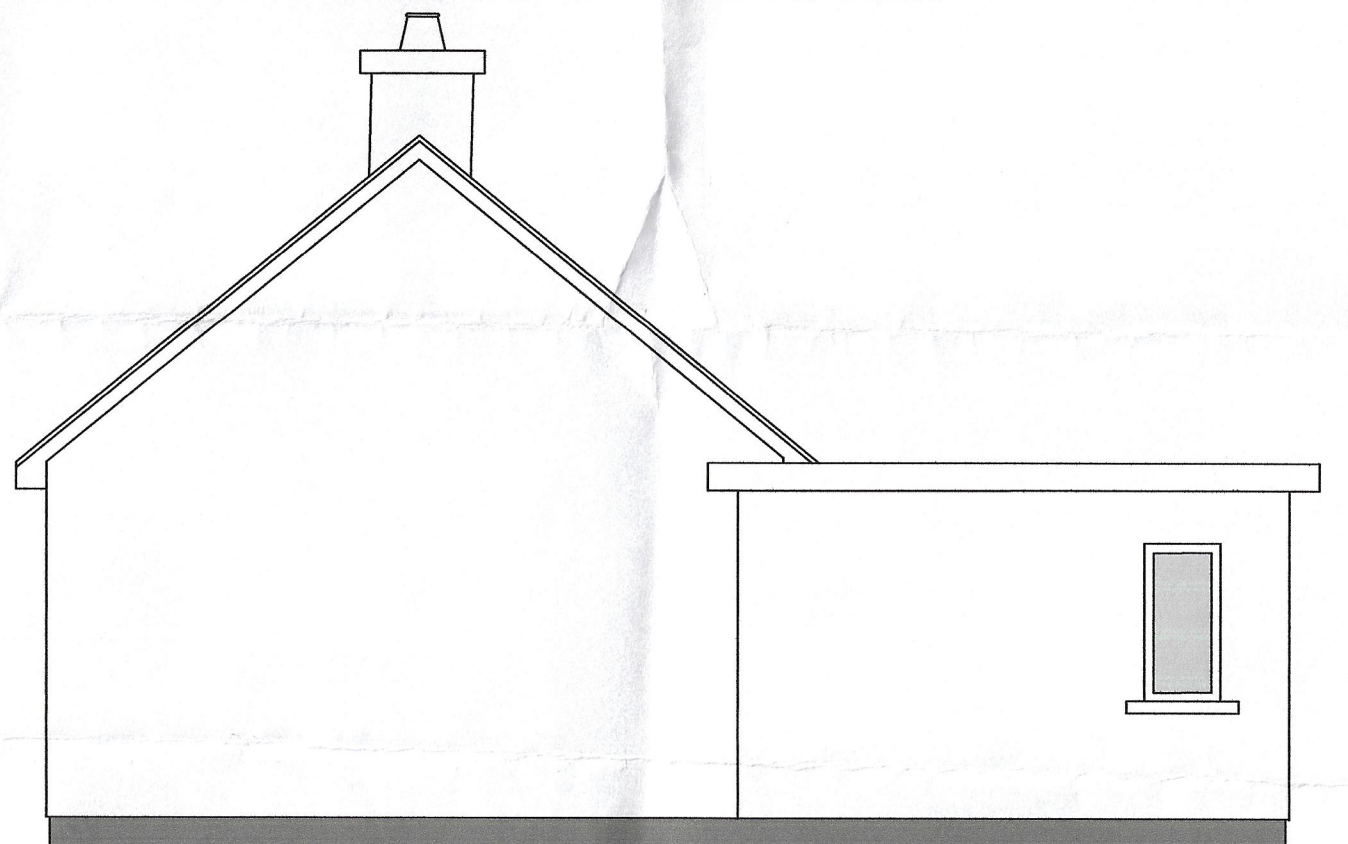
FRONT ELEVATION (NORTH)



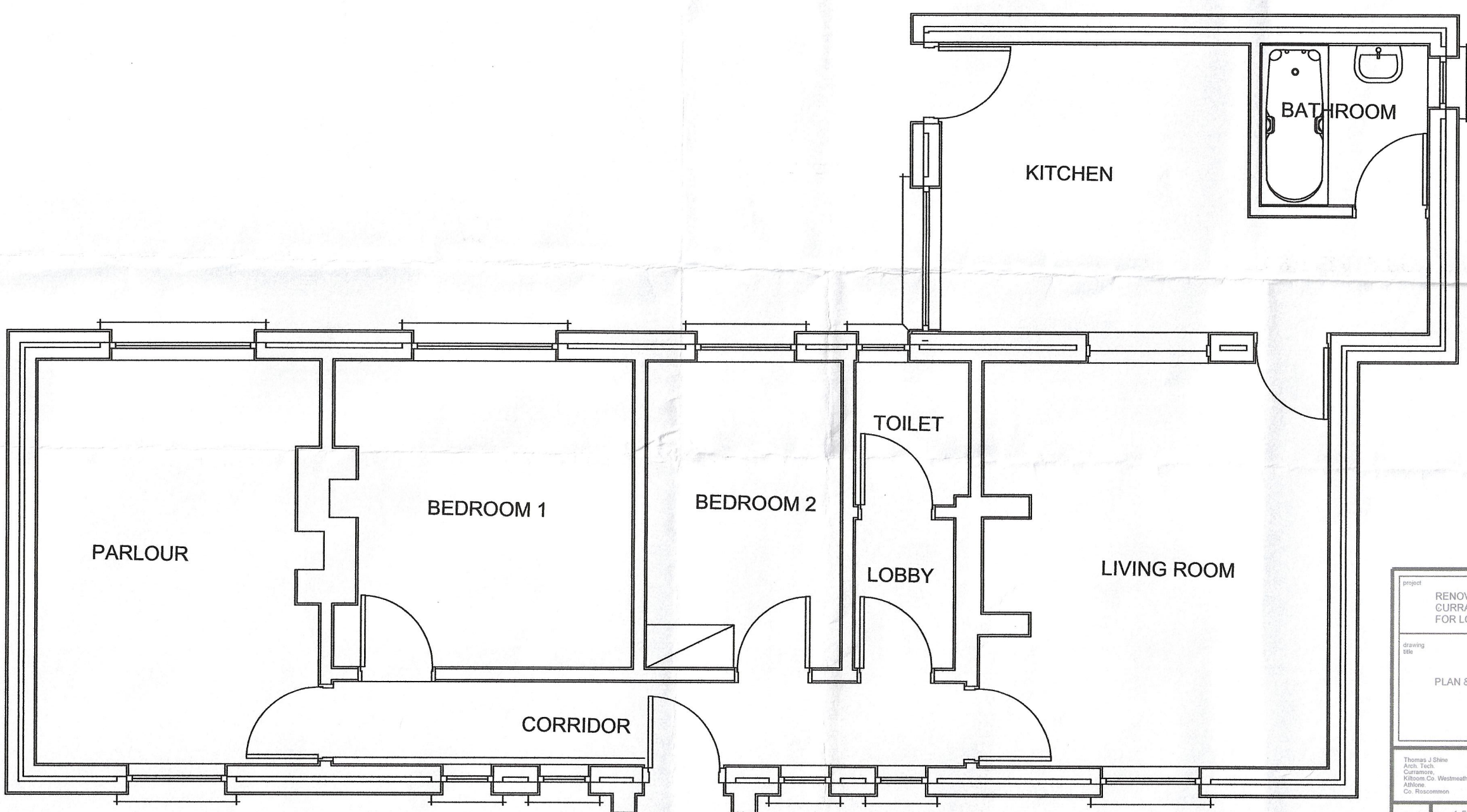
BACK ELEVATION (SOUTH)



SIDE ELEVATION (EAST)

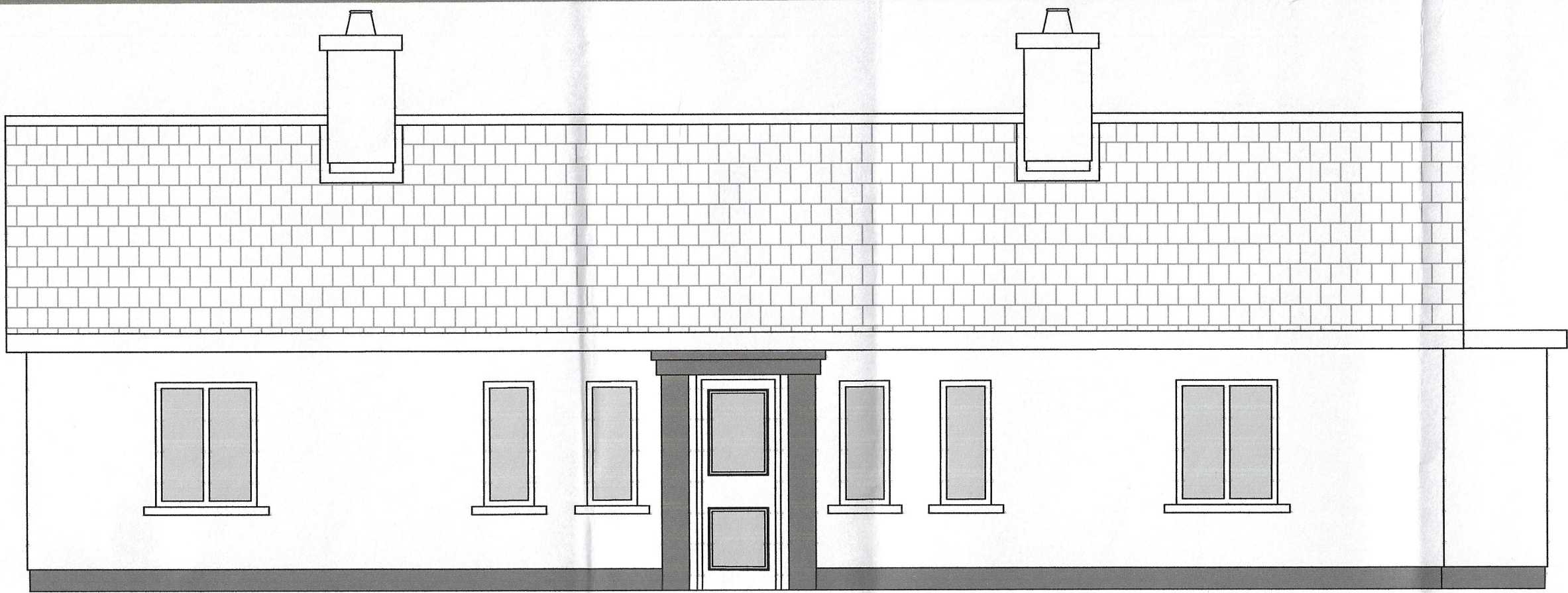


SIDE ELEVATION (WEST)

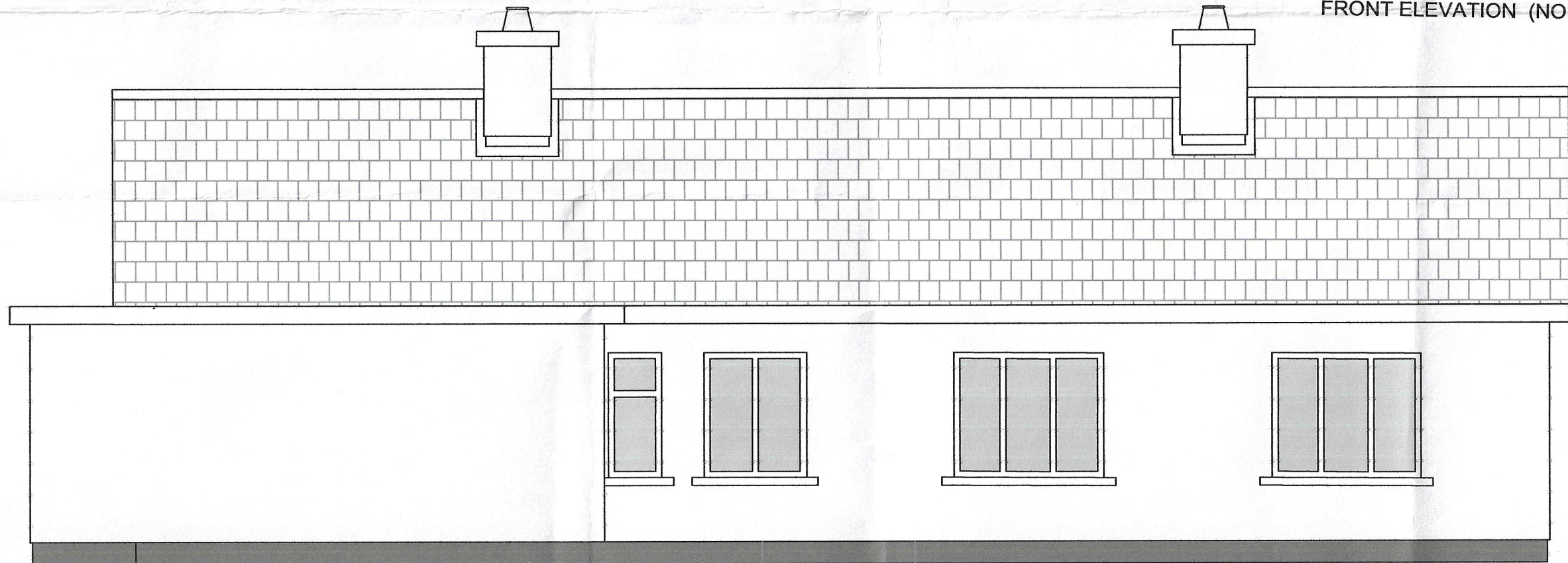


EXISTING FLOOR PLAN 1:50

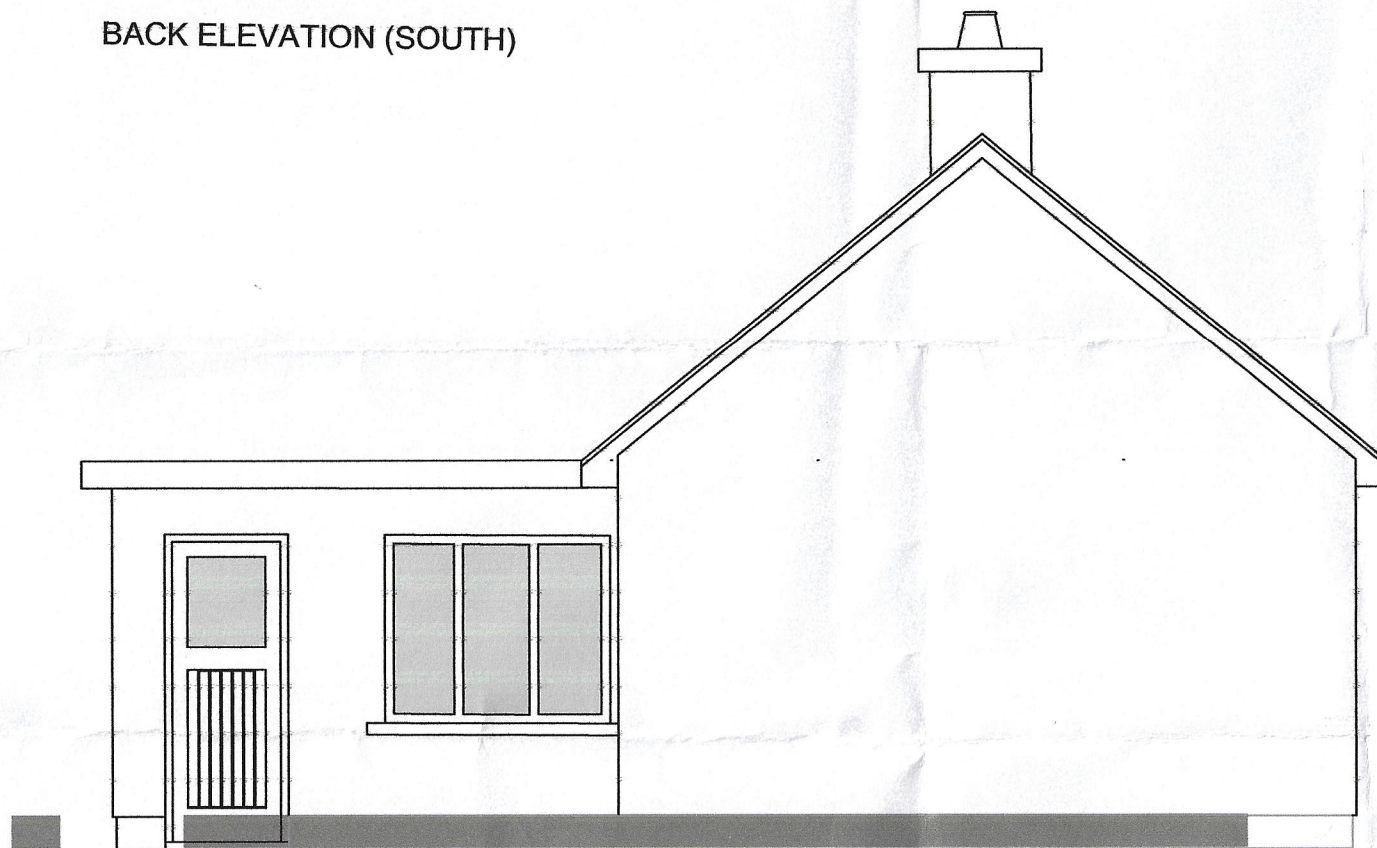
project RENOVATIONS TO EXISTING DERELICT DWELLINGHOUSE AT CURRAMORE, KILTOM, ATHLONE, CO ROSCOMMON, FOR LOUISE SHINE			
drawing no PLAN & ELEVATIONS EXISTING.			
Thomas J Shine Arch. Tech. Curramore, Athlone Co. Wicklow Athlone, Co. Roscommon		t + 353 (0) 90 6484351, mob 087 2721140 e mail : thomaspjshine@gmail.com	
scale	1:50	drawing no.	rev
date	MAY 2023	1	A
drawn by	T SHINE		
check by			



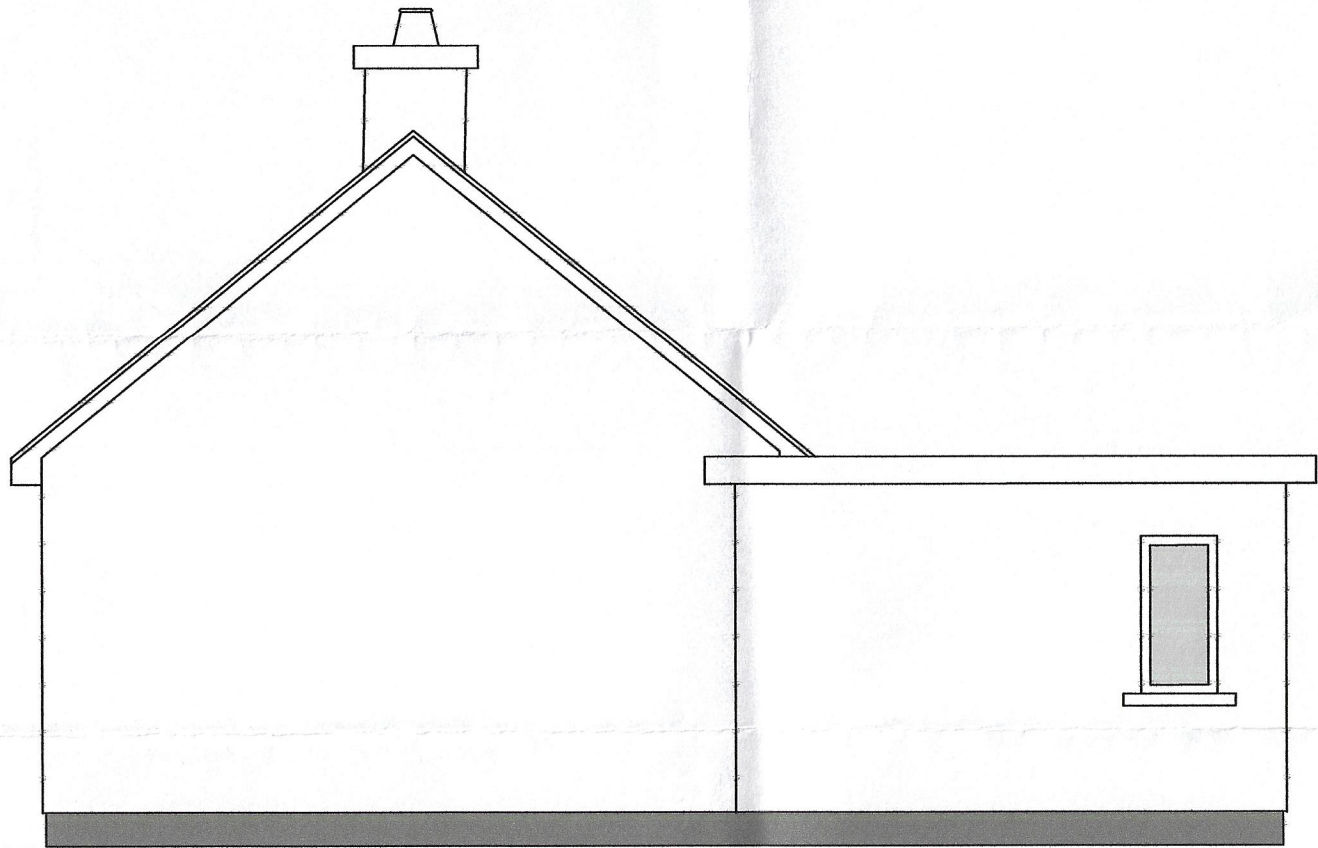
FRONT ELEVATION (NORTH)



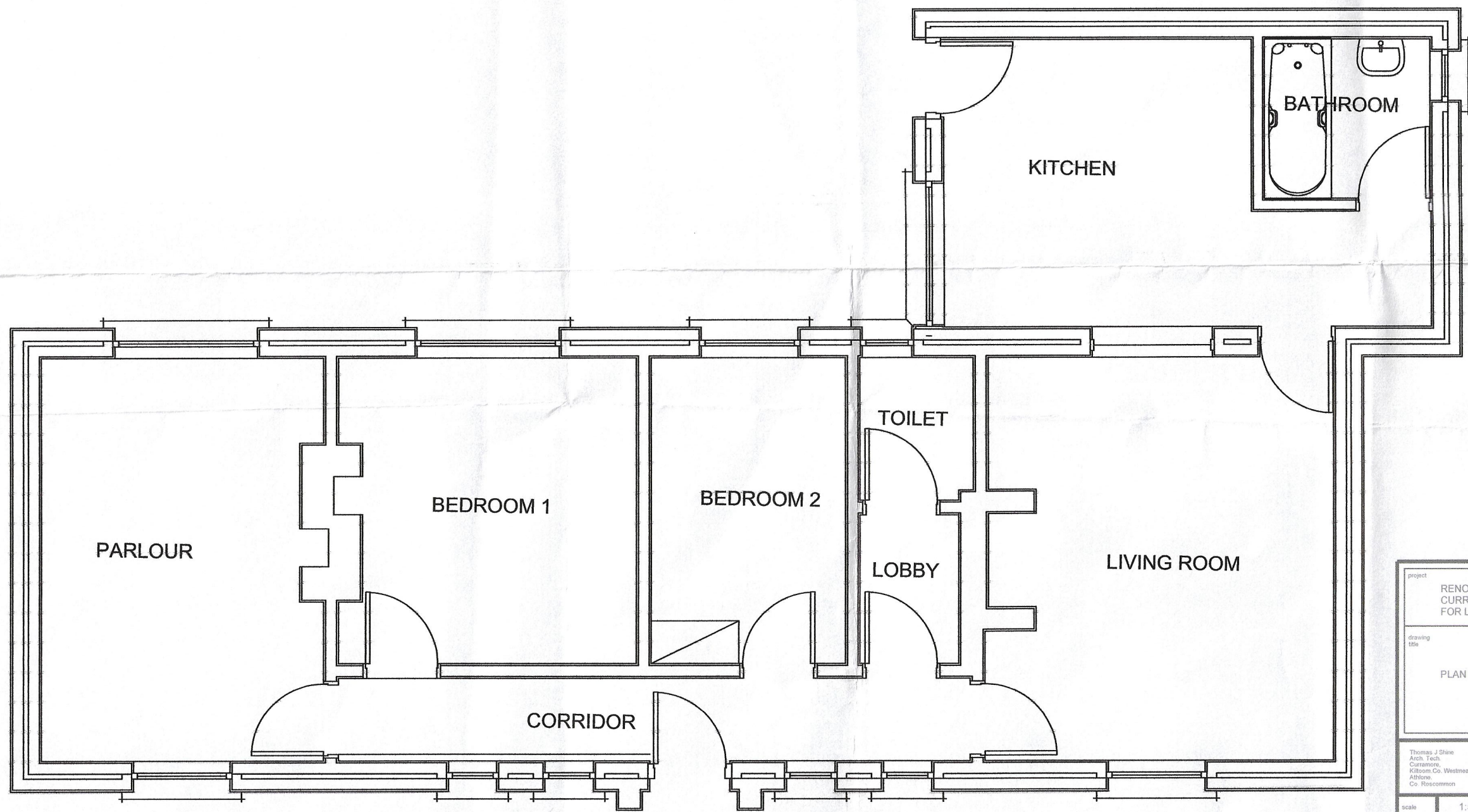
BACK ELEVATION (SOUTH)



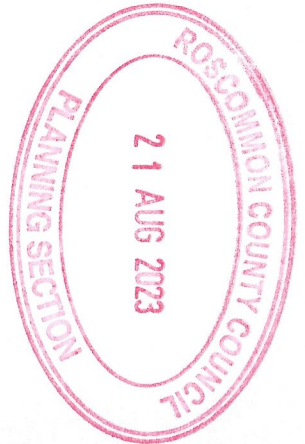
SIDE ELEVATION (EAST)



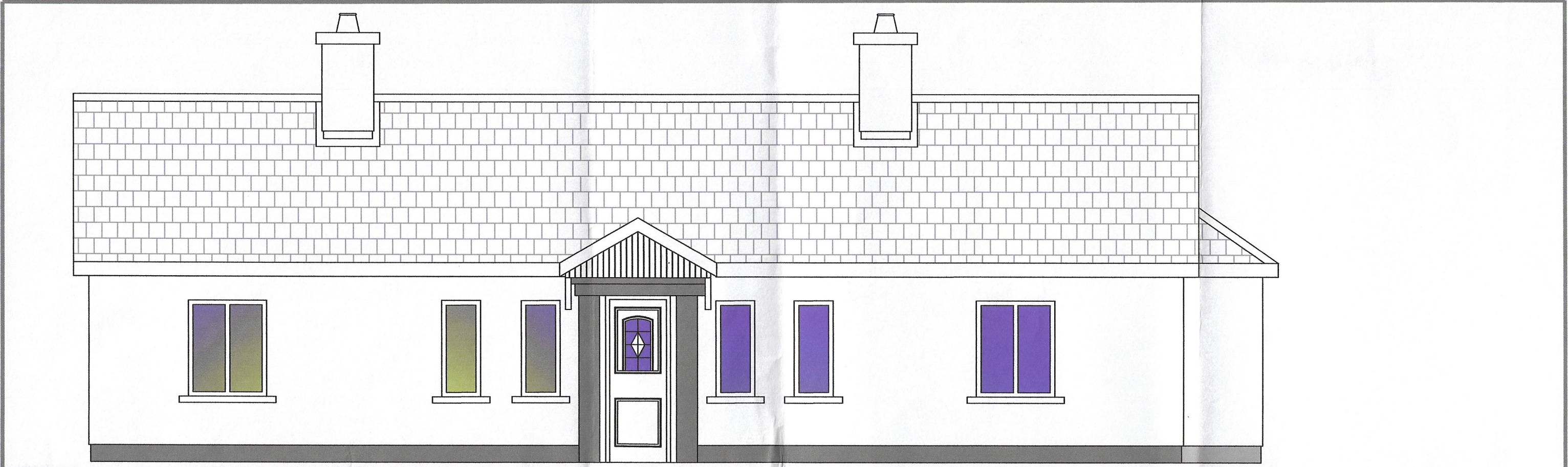
SIDE ELEVATION (WEST)



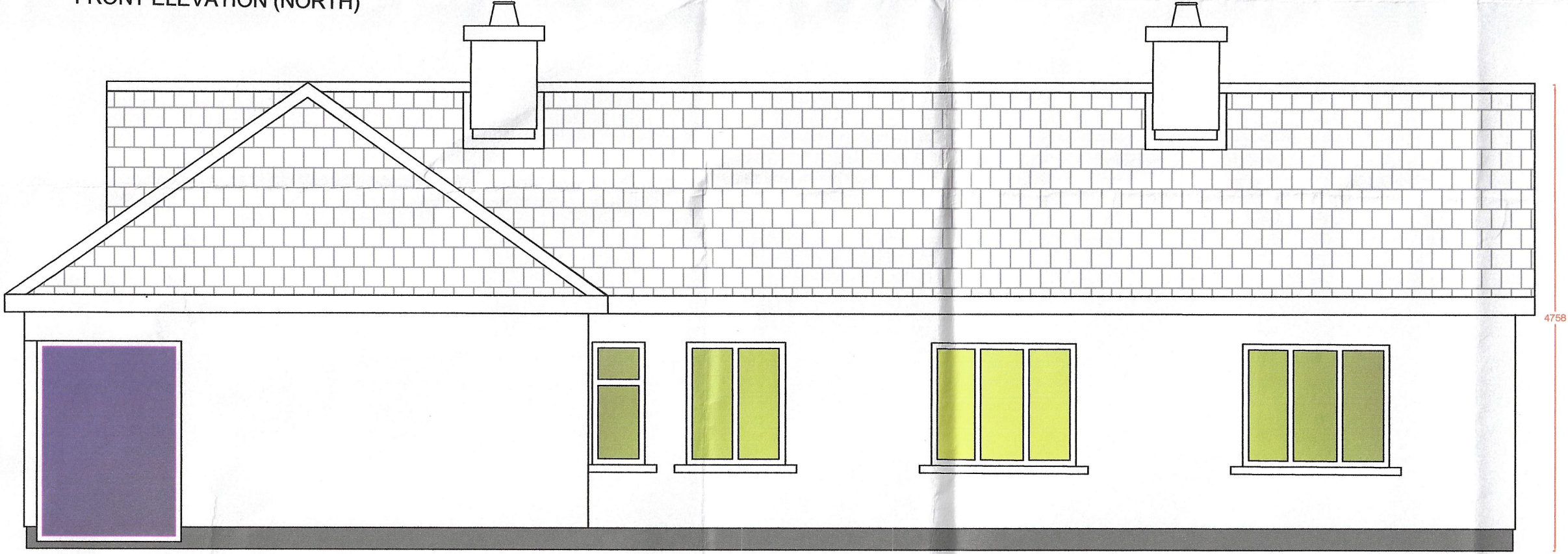
EXISTING FLOOR PLAN 1:50



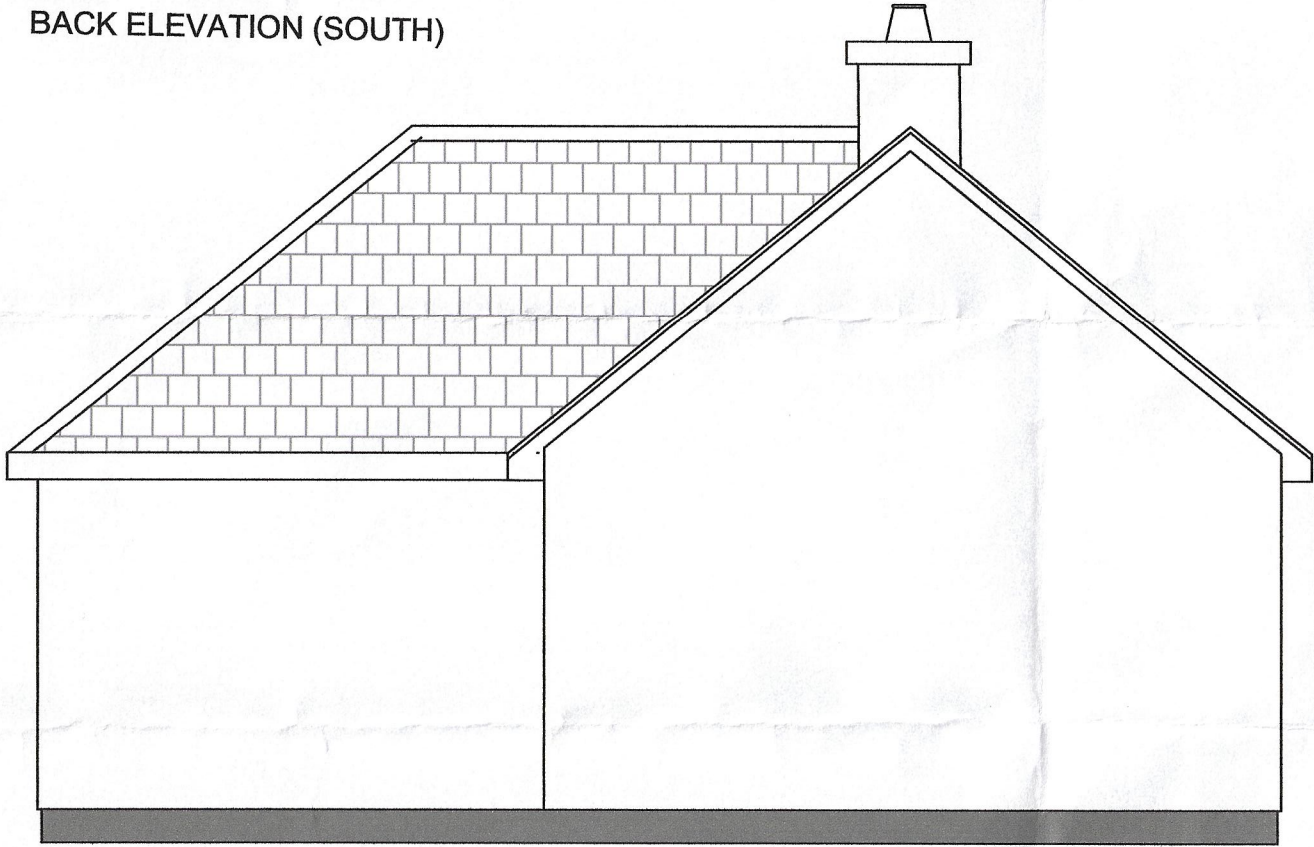
project			
RENOVATIONS TO EXISTING DERELICT DWELLINGHOUSE AT CURRAMORE, KILTOM, ATHLONE, CO ROSCOMMON, FOR LOUISE SHINE			
drawing title			
PLAN & ELEVATIONS EXISTING			
Thomas J. Shine Architect Curramore, Kiltom, Athlone, Co. Roscommon t.shine@roscommon.ie t.shine@roscommon.ie			
scale	1:50	drawing no.	rev.
date	MAY 2023	1	A
drawn by	T SHINE		
checked by			



FRONT ELEVATION (NORTH)



BACK ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)

