

From: Planning Department
Sent: Wednesday 13 December 2023 16:10
To: james@jlce.ie; aaron@jlce.ie
Subject: Planning Ref. DED 604 - Notification of decision on Section 5 Declaration
Attachments: DED604 Notification Exempted-signed.pdf

A Chara

Please find attached decision documentation in respect of RCC Planning Ref. No. DED 604 Section 5 Declaration.

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

Mise le meas

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



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

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Michael Noone

Reference Number: DED 604

Application Received: 22nd August, 2023.

Applicant: Michael Noone

Location: Main Street, Castlerea, County Roscommon.

Agent: James Lohan Consulting Engineer, Unit 5, Ballypheason House, Circular Road, Roscommon, F42 C982

WHEREAS a question has arisen as to whether the refurbishment of a derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, County 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 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 for the refurbishment of a derelict house under the Croi Conaithe Grant Scheme, to include internal alterations and renovations as follows: strip out walls, floors and ceiling; place new ceiling joists and stud work internally and plaster board and skim; new ground floor with radon barrier, insulation and screed; re-wire; re-plumb; re-slate roof; second fix, paint and decorate internally, 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 for **the refurbishment of a derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, Co. Roscommon, constitutes development that is exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

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

ADVICE NOTE

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

Signed on behalf of the Council:

Tracy Davis

Senior Executive Planner,
Planning.

Date: 13th December, 2023.

CC: EMAIL:
James Lohan Consulting Engineer,
Unit 5,
Ballypheason House,
Circular Road,
Roscommon, F42 C982

**Planner's Report on application under Section 5 of the
Planning and Development Acts as amended**

Reference Number: DED 604

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to refurbish derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, County Roscommon

Applicant: Michael Noone

Date: 13th December 2023

WHEREAS a question has arisen as to whether the refurbishment of a derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, County Roscommon is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 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 Acts 2000, as amended
- (d) The planning history of the site

Site Location & Development Description

The subject dwelling house is located on Main Street, Castlerea on lands zoned Town Core in the Castlerea Settlement Plan, which forms part of the Roscommon County Development Plan 2022-2028. The structure is not protected and does not form part of the Castlerea Architectural Conservation Area. The subject site is not in, adjoining or in close proximity to any European designated sites. The closest European designated site is Cloonchambers Bog SAC (Site Code: 000600), which is approximately 2.8km west of the subject site.

In the Nature of Proposed Works section of the presented Section 5 Declaration Application Form submitted it states "refurbish derelict house under Croi Conaithe Grant Scheme – see attached report showing condition of property and list of works to be completed along with plans for same". However, while the submitted Photo Survey/Structural Report is noted, it indicates works that "will need" to be done, "would be required", "could be fitted", "should be added" etc. it is not therefore considered that the submitted documentation provides a clear list of the proposed works in this Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended. External insulation, rendering, repairs to the roof, new windows and an internal fit-out form part of the proposal. No extension is proposed.

Planning History

No recent planning history.

Relevant Legislation

Planning and Development Act, 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 (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 4(1)(h): The following shall be exempted developments for the purposes of this Act—*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*

Article 6:

Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development, provided that such development complies with the conditions and limitations specified in column 2 of Part 1.

Article 9 (1) applies:

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

(a) if the carrying out of such development would—

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

Assessment

In accordance with the Planning and Development Act, 2000 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.

Further information was received as requested with sufficient details to identify the proposed works. The proposed internal alterations and renovations include the following:

1. Strip out walls, floors and ceiling
2. Place new ceiling joists and stud work internally and plaster board and skim
3. New ground floor with radon barrier, insulation and screed
4. Re-wire
5. Re-plumb
6. Re-slate roof
7. Second fix and paint and decorate internally

These works are considered exempted development in the context of Section 4 (1)(h) of the Act, 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.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations it is reasonable to conclude, on the basis of the information available, that 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 need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether the refurbishment of a derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, County Roscommon is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 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 Acts 2000, as amended
- (d) The planning history of the site

AND WHEREAS I have concluded that

- (a) Strip out walls, floors and ceiling is exempted development.
- (b) Place new ceiling joists and stud work internally and plaster board and skim is exempted development.
- (c) New ground floor with radon barrier, insulation and screed is exempted development.
- (d) Re-wire is exempted development.
- (e) Re-plumb is exempted development.
- (f) Re-slate roof is exempted development.
- (g) Second fix and paint and decorate internally is exempted development.
- (h) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

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

Signed: 
Assistant Planner

Date: 13th December 2023

Tracy Davis

From: James Lohan <james@jlce.ie>
Sent: Friday 24 November 2023 09:44
To: Planning Department
Subject: Re: DED 604
Attachments: 001 PROPOSED FLOOR PLAN.pdf; 002 EXISTING FLOOR PLAN.pdf

Hi Tracey,

See attached the proposed and existing plans of this house - all works consist of internal alterations and renovations as per attached letter.

Regards

James

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

E: james@jlce.ie

Web: www.jlce.ie



On Tue, 21 Nov 2023 at 13:37, Planning Department <Planning@roscommoncoco.ie> wrote:

James

There does not appear to be an updated drawing attached as per your letter.

Kind regards

Tracy

Tracy Davis | Planning Department

Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98
☎ (090) 6637100 ✉ planningenforcement@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



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

From: James Lohan <james@jlce.ie>
Sent: Tuesday 21 November 2023 12:41
To: Planning Department <Planning@roscommoncoco.ie>
Cc: Tracy Davis <TDavis@roscommoncoco.ie>
Subject: DED 604

A Chara,

Please find attached reply in relation to this DED.

Kind Regards

James

James Lohan BEng MIEI C.Build E MCABE

James Lohan Consulting Engineer Ltd,

Unit 5,

Barrapheason House,

Circular Road

Roscommon F42 C982

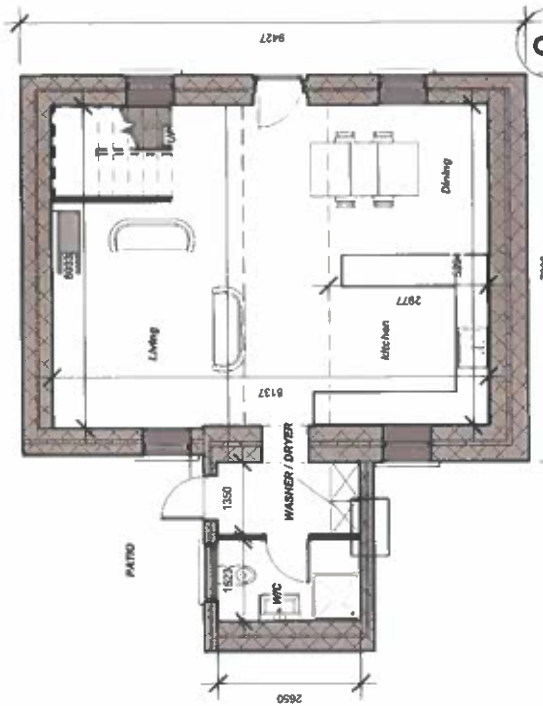
Ph: 0906634365 Mob: 0878228529

E: james@jlce.ie

Web: www.jlce.ie



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Ground Floor Plan

2

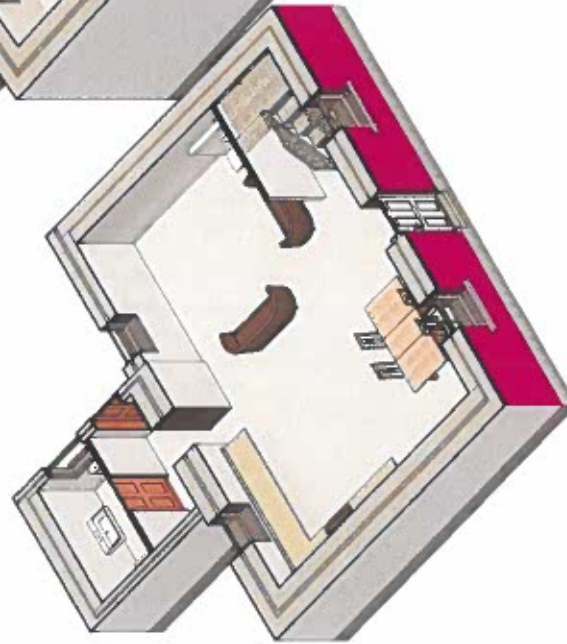
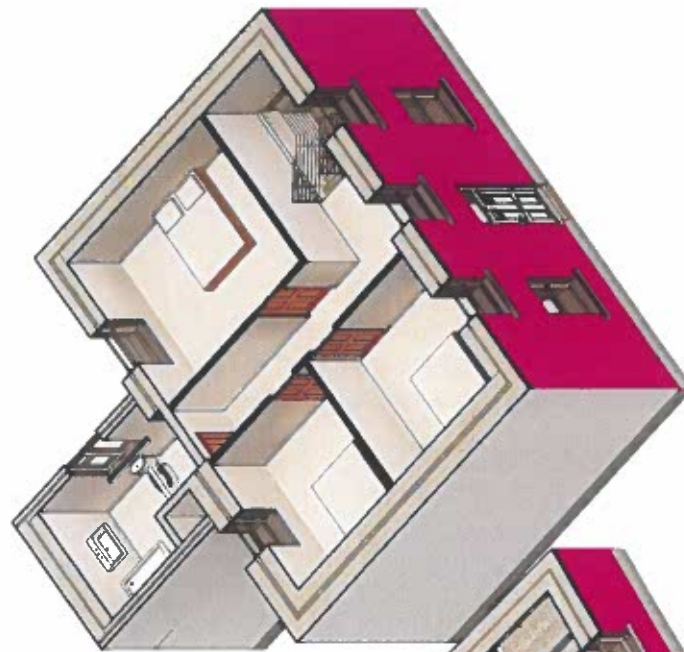
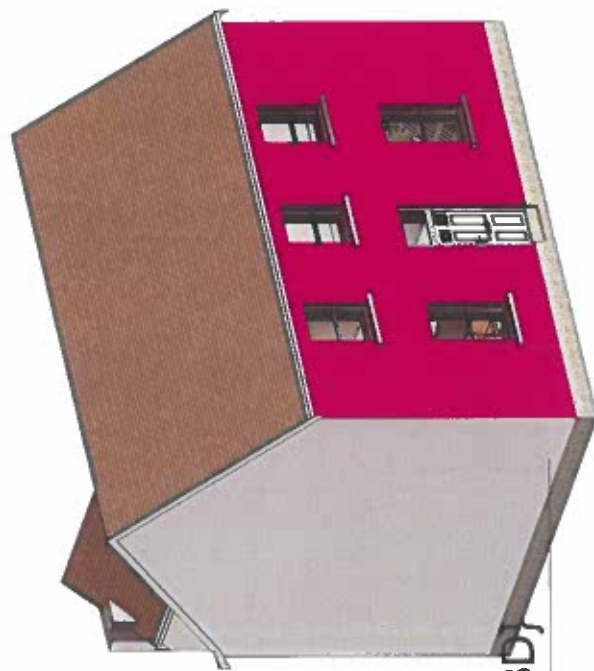
1 : 100

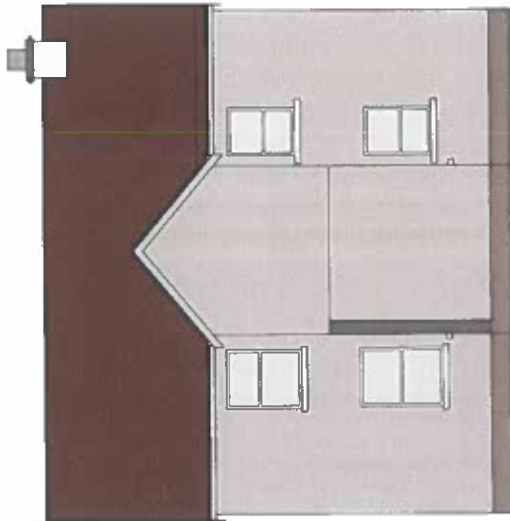


First Floor Plan

1

1 : 100

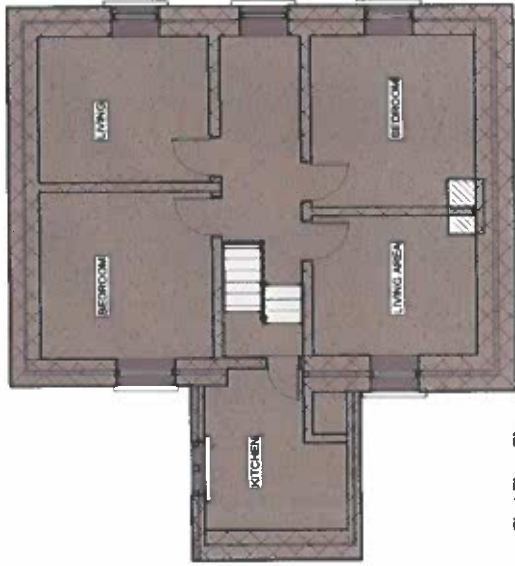




NORTH REAR ELEVATIONS

1 : 100

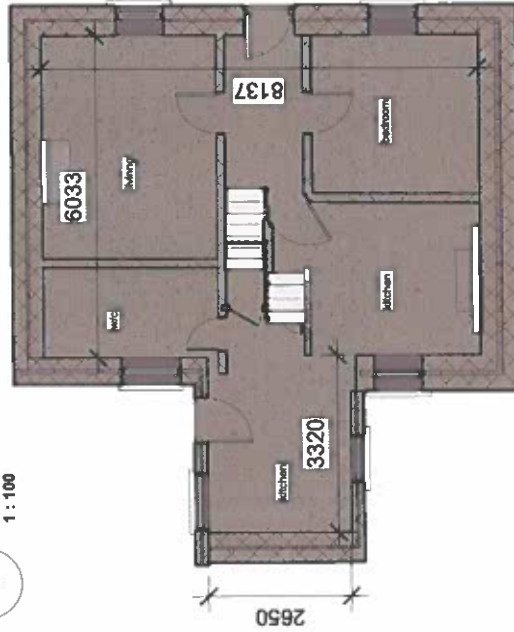
4



First Floor Plans

1 : 100

2



Ground Floor

1 : 100

1

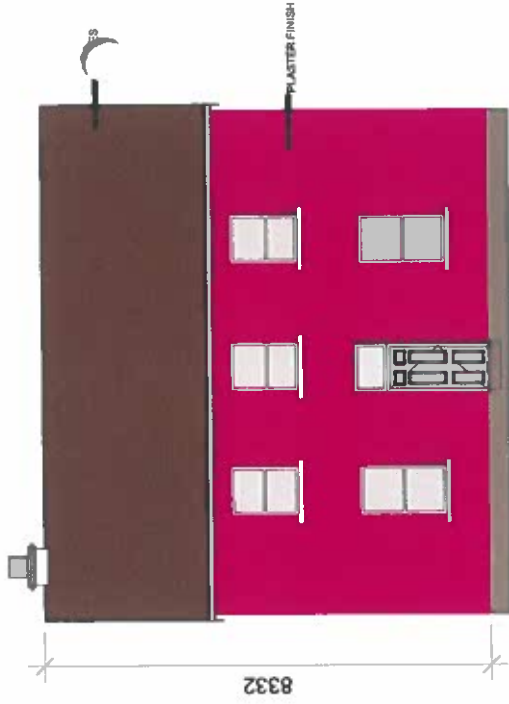
TOTAL FLOOR AREA:
115.2 M² / 1240 SQ FT



EAST SIDE ELEVATION

1 : 100

6



NORTH FRONT ELEVATION

1 : 100

5

From: Planning Department
Sent: Tuesday 21 November 2023 13:37
To: James Lohan
Cc: Planning Department
Subject: RE: DED 604

James

There does not appear to be an updated drawing attached as per your letter.

Kind regards
Tracy

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



Comhairle Contae
Ros Comáin
Roscommon
County Council



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

From: James Lohan <james@jlce.ie>
Sent: Tuesday 21 November 2023 12:41
To: Planning Department <Planning@roscommoncoco.ie>
Cc: Tracy Davis <TDavis@roscommoncoco.ie>
Subject: DED 604

A Chara,
Please find attached reply in relation to this DED.
Kind Regards
James

James Lohan BEng MIEI C.Build E MCABE
James Lohan Consulting Engineer Ltd,
Unit 5,
Ballypheason House,
Circular Road

Roscommon F42 C982

Ph: 0906634365 Mob: 0878228529

E: james@jlce.ie

Web: www.jlce.ie



From: James Lohan <james@jlce.ie>
Sent: Tuesday 21 November 2023 12:41
To: Planning Department
Cc: Tracy Davis
Subject: DED 604
Attachments: DED Reply.pdf

A Chara,
Please find attached reply in relation to this DED.
Kind Regards
James

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

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



Planning Dept,

Roscommon Co.Co.

Aras An Chontae,

Roscommon.

Ref: DED 604 for Property at Main Street, Castlerea, Roscommon.

Schedule Of Works.

The property is being stripped out back to its original four walls and from there it will be renovated and put back into use as a 3 Bedroom Dwelling House. The works involved are as follows:

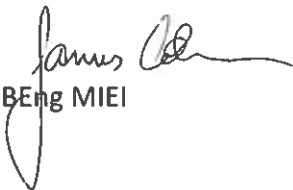
- 1) Strip out walls, floors and ceilings.
- 2) Place new ceiling joists and stud work internally and plaster board and skim
- 3) New ground floor with radon barrier, insulation and screed.
- 4) Re-wire
- 5) Re-Plumb
- 6) Re-Slate roof.
- 7) Second fix and paint and decorate internally.

See attached updated drawings showing works to rear elevation.

Kind Regards

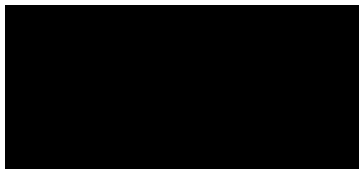
James Lohan BEng MIEI

21-11-2023



REGISTERED POST

Michael Noone,



COPY

Date: 13/09/2023

Planning Reference: DED 604

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 the Croi Conaithe Grant Scheme at Main Street, Castlerea, County Roscommon is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 22nd August, 2023 and in order for the Planning Authority to determine as to whether the the refurbishment of a derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, County Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. In order for the Planning Authority to advance the assessment of this application under Section 5 of the Planning and Development Act 2000 (as amended), please submit a clear list of the works to be undertaken inclusive of any proposed demolition, and provide suitably scaled annotated drawings in plan and elevation to indicate where these works are proposed.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 604**.

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

Mise le meas,

Tracy Davis

Senior Executive Planner, Planning.

James Lohan Consulting Engineer Ltd.,
Unit 5 Ballypheason House,
Circular Road,
ROSCOMMON F42 C982.

**Planner's Report on application under Section 5 of the
Planning and Development Acts as amended**

Reference Number:	DED 604
Name and Address of Applicant:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to refurbish derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, County Roscommon
Applicant:	Michael Noone
Date:	12 th September 2023

WHEREAS a question has arisen as to whether the refurbishment of a derelict house under the Croi Conaithe Grant Scheme at Main Street, Castlerea, County Roscommon is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 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 Acts 2000, as amended
- (d) The planning history of the site

Site Location & Development Description

The subject dwelling house is located on Main Street, Castlerea on lands zoned Town Core in the Castlerea Settlement Plan, which forms part of the Roscommon County Development Plan 2022-2028. The structure is not protected and does not form part of the Castlerea Architectural Conservation Area. The subject site is not in, adjoining or in close proximity to any European designated sites. The closest European designated site is Cloonchambers Bog SAC (Site Code: 000600), which is approximately 2.8km west of the subject site.

In the Nature of Proposed Works section of the presented Section 5 Declaration Application Form submitted it states “refurbish derelict house under Croi Conaithe Grant Scheme – see attached report showing condition of property and list of works to be completed along with plans for same”. However, while the submitted Photo Survey/Structural Report is noted, it indicates works that “will need” to be done, “would be required”, “could be fitted”, “should be added” etc. it is not therefore considered that the submitted documentation provides a clear list of the proposed works in this Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended. External insulation, rendering, repairs to the roof, new windows and an internal fit-out form part of the proposal. No extension is proposed.

Planning History

No recent planning history.

Relevant Legislation

Planning and Development Act, 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 (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 4(1)(h): The following shall be exempted developments for the purposes of this Act—*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*

Article 6:

Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development, provided that such development complies with the conditions and limitations specified in column 2 of Part 1.

Article 9 (1) applies:

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

(a) if the carrying out of such development would—

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

Assessment

In accordance with the Planning and Development Act, 2000 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.

While the submitted Section 5 Declaration Application Form and Photo Survey/Structural Report have been noted, insufficient details have been submitted to clearly identify the proposed internal and external works in this case. In order to advance the assessment of this application under Section 5 of the Planning and Development Acts (as amended), it is recommended that further information is requested.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations it is reasonable to conclude, on the basis of the information available, that 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 need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

Request the following further information

1. In order for the Planning Authority to advance the assessment of this application under Section 5 of the Planning and Development Act 2000 (as amended), please submit ~~a detailed scope of works, undertaken~~ inclusive of any proposed demolition, and provide suitably scaled annotated drawings in plan and elevation to indicate these ~~proposed~~ works.

where

are
proposed

a clear list of
the works to
be undertaken

Signed:

Assistant Planner

Jennifer Foy

Date: 12th September 2023



From: Aaron Gill <aaron@jlce.ie>
Sent: Thursday 31 August 2023 15:18
To: Planning Department
Subject: DED 604
Attachments: DED 604 Receipt (1).pdf; DED 604 Acknowledgement Letter-signed (2).pdf; declaration-under-section-5-application-form.pdf

Just noticed when Tracy sent me the below, that the address should-
MAIN ST
CASTLEREA
ROSCOMMON F45 WV70

for both postal & property for Exemption
Thanks.

Regards

Aaron Gill BIM Eng. B.Sc Arch.Tech (Hons)

James Lohan Consulting Engineer Ltd,

Unit 5, Ballypheason House, Circular Road

Roscommon F42 C982

Ph:0906634365 Mob:085 146 4599

E: aaron@jlce.ie

Web: www.jlce.ie

Media: [Facebook](#)



Tracy Davis

From: Aaron Gill <aaron@jlce.ie>
Sent: Wednesday 30 August 2023 20:33
To: PlanningEnforcement
Subject: . DED 604. M-Noone
Attachments: declaration-under-section-5-application-form.pdf; DED 604 Acknowledgement Letter-signed.pdf; DED 604 Receipt.pdf

Hi Tracy, just noticed the address is incorrect can all address be MAIN ST CASTLEREA ROSCOMMON F45 WV70

Thanks

Regards

Aaron Gill BIM Eng. B.Sc Arch.Tech (Hons)

James Lohan Consulting Engineer Ltd,

Unit 5, Ballypheason House, Circular Road

Roscommon F42 C982

Ph:0906634365 Mob:085 146 4599

E: aaron@jlce.ie

Web: www.jlce.ie

Media: [Facebook](#)



James Lohan
Planning & Design Consulting Engineers



Tracy Davis

From: Planning Department
Sent: Wednesday 30 August 2023 15:42
To: aaron@jlce.ie
Subject: DED 604 - Acknowledgement of DED
Attachments: DED 604 Acknowledgement Letter-signed.pdf; DED 604 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 604.

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,

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



Comhairle Contae
Ros Comáin
Roscommon
County Council



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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

28/08/2023 15:49.11

Receipt No : L01/0/224295

MICHAEL NOONE

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED804

Total : 80.00 EUR

Tendered :
Cheque 80.00
000180

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

Sharon Kelly

From: Aaron Gill <aaron@jlce.ie>
Sent: Monday 28 August 2023 11:49
To: Sharon Kelly
Subject: Report
Attachments: conditional - structural Reprot.pdf

Hi Sharon see attached below.

Regards

Aaron Gill BIM Eng. B.Sc Arch.Tech (Hons)

James Lohan Consulting Engineer Ltd,

Unit 5, Ballypheason House, Circular Road

Roscommon F42 C982

Ph:0906634365 Mob:085 146 4599

E: aaron@jlce.ie

Web: www.jlce.ie

Media: [Facebook](#)



James Lohan

Planning & Design Consulting Engineers

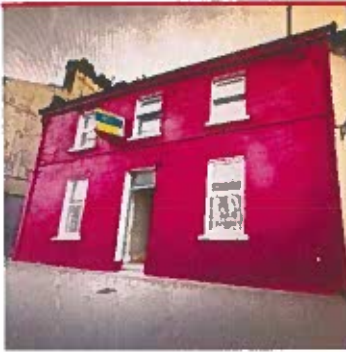




PHOTO SURVEY/ STRUCTURAL REPORT

Tuesday 22 August 2023

14 photos Identified
Main St.
Castelrea
Co Roscommon



6.0 1

Location Front Elevation

Roof is compromised. Will need to be re-felted, re-slatted and replace any rotten timbers. Ceilings are compromised with holes and will need to be repaired.



6.0 2

Location Internal

Property is derelict -

The following items would be required to make it habitable:

New ceiling timbers slabs and skim.

New wiring.

Plumbing repairs.

New windows.

Floors should be taken out and new floors should be added with radon membrane, insulation and screed.

Attic insulation.

External wall insulation could be fitted to the walls and rendered.

All the internal walls will need to be adequately rendered and insulated.



6.0 3

Location Internal

Property is derelict -

The following items would be required to make it habitable:

New ceiling timbers slabs and skim.

New wiring.

Plumbing repairs.

New windows.

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6.0 4

Location Internal

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Plumbing repairs.

New windows.

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6.0 5

Location Internal

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Plumbing repairs.

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6.0 6

Location Internal

Property is derelict -

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6.0 7

Location Internal

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6.0 8

Location Internal

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6.0 9

Location Internal

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New windows.

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6.0 10

Location Internal

Property is derelict -

The following items would be required to make it habitable:

New ceiling timbers slabs and skim.

New wiring.

Plumbing repairs.

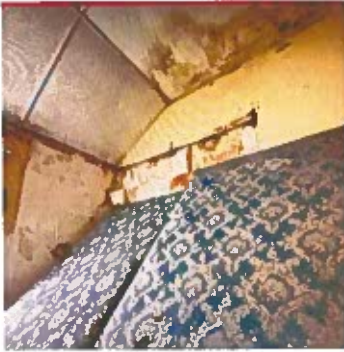
New windows.

Floors should be taken out and new floors should be added with radon membrane, insulation and screed.

Attic insulation.

External wall insulation could be fitted to the walls and rendered.

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6.0 11

Location Internal

Property is derelict -

The following items would be required to make it habitable:

New ceiling timbers slabs and skim.

New wiring.

Plumbing repairs.

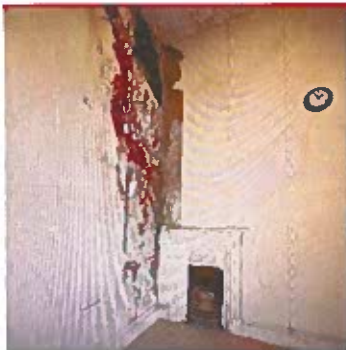
New windows.

Floors should be taken out and new floors should be added with radon membrane, insulation and screed.

Attic insulation.

External wall insulation could be fitted to the walls and rendered.

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6.0 12

Location Internal

Property is derelict -

The following items would be required to make it habitable:

New ceiling timbers slabs and skim.

New wiring.

Plumbing repairs.

New windows.

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6.0 13

Location Internal

Property is derelict -

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Plumbing repairs.

New windows.

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6.0 14

Location Internal

Property is derelict -

The following items would be required to make it habitable:

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New wiring.

Plumbing repairs.

New windows.

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All the internal walls will need to be adequately rendered and insulated.



Comhairle 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:	MICHAEL NOONE
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 ALONG WITH PLANS FOR SAME
Location (Townland & O.S No.)	Saint Patrick's Street, Castlerea, Co. Roscommon, F45 Y004 RN2219-05
Floor Area	115.2 SQ.M.
Height above ground level	0.16
Total area of private open space remaining after completion of this development	100SQ.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, SNAP
Is proposed works located at front/rear/side of existing house.	NO EXTENSION PROPOSED – JUST REPAIRS TO ROOF, EXTERNALLY INSULATING AND RENDERING WITH NEW WINDOWS AND INTERNAL FITOUT.

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 2.1M
Does the proposed development involve the provision of a piped water supply	EXISTING
Does the proposed development involve the provision of sanitary facilities	EXISTING SEWER



Signature:

James Lohan

Date:

21-8-2023

James Lohan

Consulting Engineer Ltd.

Unit 5, Ballypheason House,
Circular Road.

Roscommon F42 C982

Ph: 0906634365

Mob: 0878228529

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




 G1
 88.40

61
88.40

Unit 5 Ballypheasant House Circular Road, Roscommon F42 C982.		JAMES LOHAN CONSULTING ENGINEER		Ph: 090 6634365 / 0878228529 email: james@jce.ie / aaron@jce.ie web: www.jce.ie	
CLIENT	MICHAEL NOONIE	JOB DESCRIPTION	JOB No	DATE	
SITE		DRAWING	DPG No	REV	
MAHIST CASTLEPERA CO. ROSCOMMON F45 6A 70		SITE LAYOUT MAP			
		SCALE		1:500	

31243800, 109389

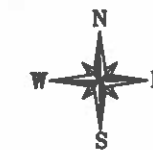


LEGEND

SITE AREA OUTLINED IN RED
= 0.16 HECTARES

LAND HOLDING OUTLINED IN BLUE

XY 567418, 780088

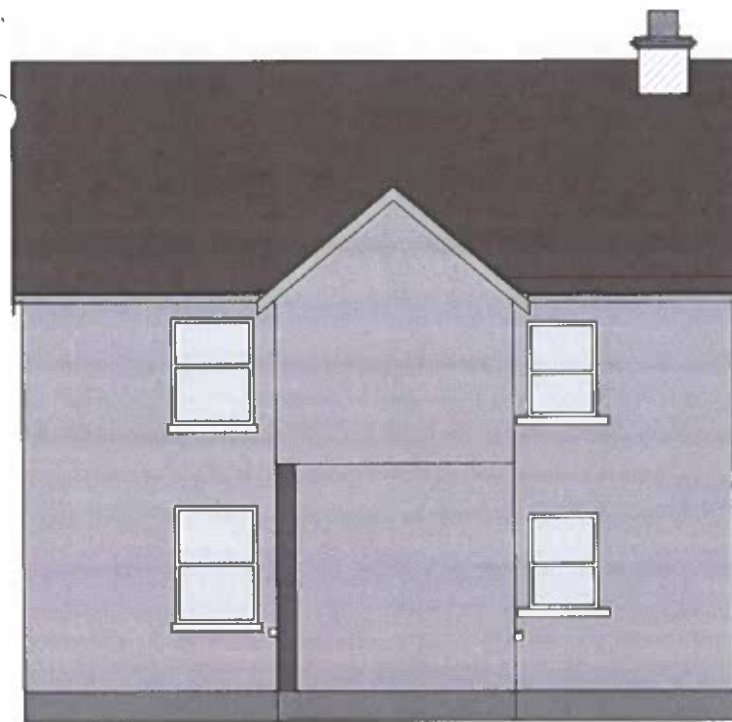


 SITE LOCATION MAP
1:2500

DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONNECTION WITH RELEVANT CONSULTANT'S DRAWINGS.

		/	/	/
		/	/	/
		/	/	/
FBI ST LOUIS				
STA	DATE			

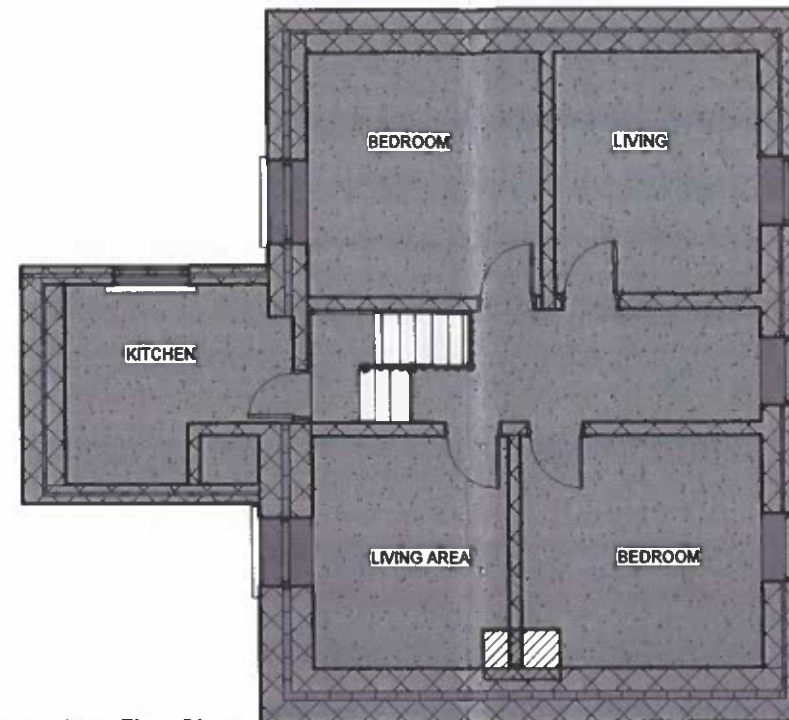
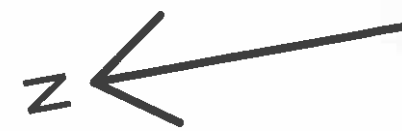
Unit 5 Ballypheasant House Circular Road, Roscommon F42 C982.		JAMES LOHAN CONSULTING ENGINEER		Ph: 090 6634365 / 0878228529 email: james@jce.ie / aaron@jce.ie web: www.jce.ie	
CLIENT	MICHAEL NOONE	JCB EXEMPT	JCB No	DATE 21-06-2003	
SITE	MAHESI CASTLEREA CO. ROSCOMMON F45/W.70	DRAWING SITE LOCATION MAP	DFG No	PEW	
			SCALE	1:2500	



NORTH REAR ELEVATIONS

4

1 : 100



First Floor Plans

2

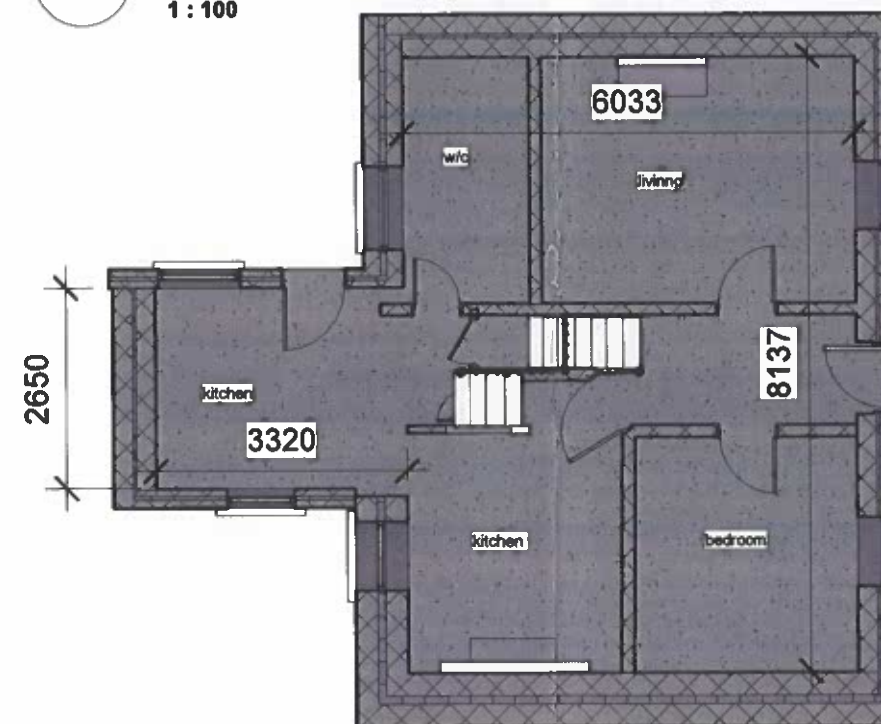
1 : 100



SIDE EAST ELEVATION

3

1 : 100

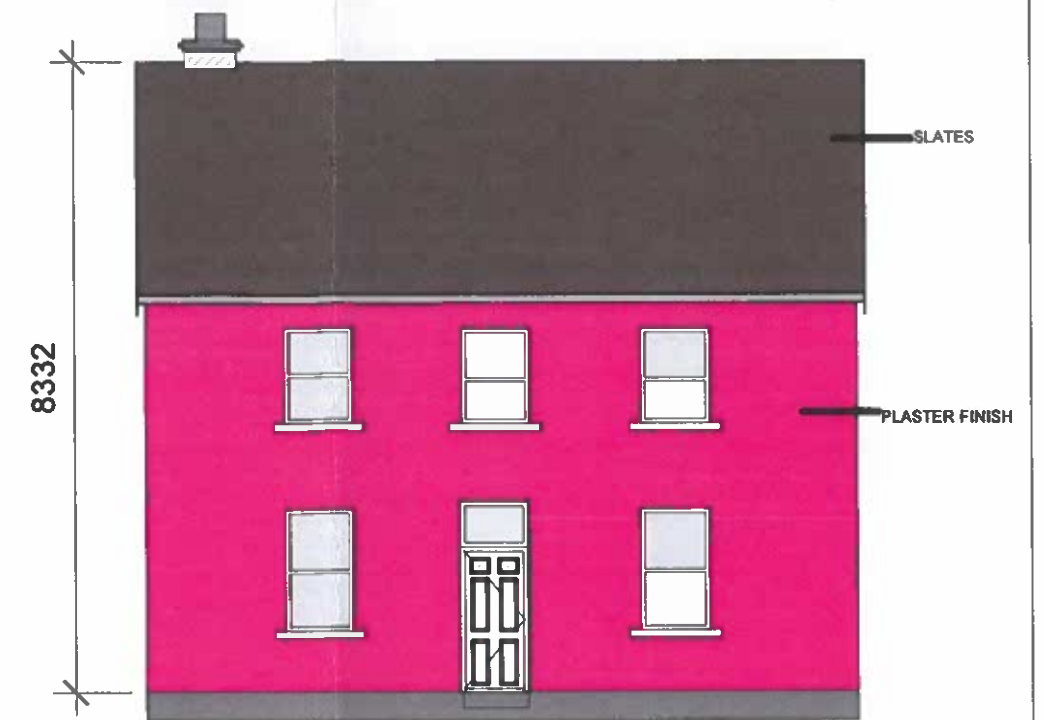


Ground Floor

1

1 : 100

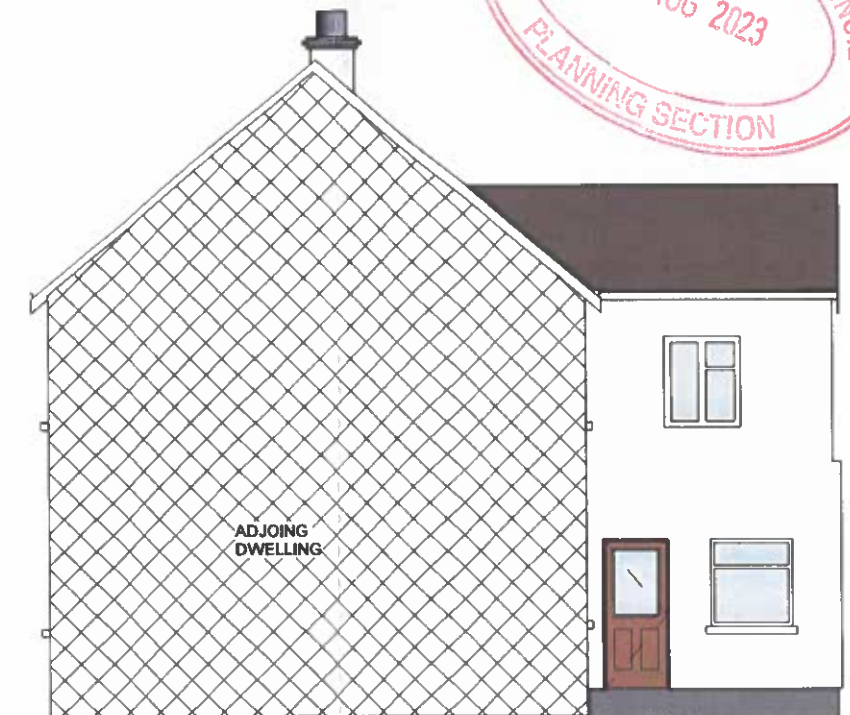
TOTAL FLOOR AREA:
115.2 M2 / 1240 SQ FT



NORTH FRONT ELEVATION

5

1 : 100



EAST SIDE ELEVATION

6

1 : 100



James Lohan
Planning & Design Consulting Engineers

<small> Civil Engineering & Architectural Design 3D Modelling </small>		<small> Draft & Building Plans Graphic Design Surveying 2011-2012 </small>	<small> Email: info@jlohan.ie Tel: 017 6226520 14000 662-0165 </small>
CLIENT	michael Noone	JOB	JOB No 001
SITE	main st castleree Roscommon F45 WV70	DRAWING	23-194
		SCALE	1:100 @a3
		DATE	21-07-2023
		DESIGNER	A-481
		CHECKED BY	JLohan