

**From:** Planning Department  
**Sent:** Tuesday 3 October 2023 16:35  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** DED 614 - Notification of Decision  
**Attachments:** DED 614 Notification of Decision.pdf; DED 614 Planners report - split decision.pdf

A Chara

Please find attached decision documentation in respect of RCC Planning Ref. No. DED 614 Section 5 Declaration i.e. Notification of Decision as well as the Planners Report.

Mise le meas

The Planning Team

Planning Department

Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98

☎ (090) 6637100 ✉ [planningenforcement@roscommoncoco.ie](mailto:planningenforcement@roscommoncoco.ie)

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



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



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

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

Combin Properties,



Reference Number: DED 614

Name of Applicant: Combin Properties

Agent: William Donoghue & Associates, Main Street, Mountcharles, Co. Donegal.

WHEREAS a question has arisen as to whether the following works; the renovation of an existing derelict building into 7 no. residential units and all associated site development works at Main Street, Elphin, 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 and 10(6) of the Planning and Development Regulations, 2001 (as amended);
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended).

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 development of Studios 1, 2, & 3 and Apartments 1 & 2 is exempted development, as defined in the Planning and Development Act 2000 (as amended) and associated Regulations.
3. The proposed development of Apartments 3 & 4 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 **Main Street, Elphin, 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:



Senior Executive Planner,  
Planning.

Date: 3<sup>rd</sup> October, 2023.

CC: William Donoghue & Associates,  
Main Street,  
Mountcharles,  
Co. Donegal.

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

<b>Reference Number:</b>	DED 614
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the renovation of an existing derelict building into 7 no. residential units and all associated site development works at Main Street, Elphin, Co. Roscommon
<b>Name of Applicant:</b>	Combin Properties
<b>Location of Development:</b>	Main Street, Elphin, Co. Roscommon

**WHEREAS a question has arisen as to whether the following works; the renovation of an existing derelict building into 7 no. residential units 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, 9 and 10(6) 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.

**Site Location & Development Description**

The subject site comprises a two storey building on the junction of Main Street and Newline road in the town centre. The main part of the building that addresses the main street has a pitched roof and there is a rear extension that has a flat roof. The ground floor of the property appears to have last been in commercial/retail use with overhead living accommodation.

**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;

Of particular relevance:

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

Article 10 (6) of above regulations IS of particular relevance in this case.

(a) *In this sub-article—*

*“habitable room” means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;*

*‘relevant period’ means the period from 8 February 2018 until 31 December 2025.*

(b) *This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3 or 6 of Part 4 to Schedule 1.*

(c) *Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—*

(i) *the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,*

(ii) *the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, and*

(iii) *the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).*

(d) (i) *The development is commenced and completed during the relevant period.*

(ii) *Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.*

(iii) *Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.*

(iv) *No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.*

(v) *No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.*

(vi) *Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities” issued under section 28 of the Act or any subsequent updated or replacement guidelines.*

(vii) *Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.*

(viii) *No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of*

the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

(e) (i) Where a person proposes to undertake development to which sub-paragraph (b) relates, then he or she shall accordingly notify the planning authority in whose functional area that the change of use concerned will occur in writing at least 2 weeks prior to the commencement of the proposed change of use and any related works.

(ii) Details of each notification under subparagraph (i), which shall include information on—

(I) the location of the structure, and

(II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit, shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.

(iii) During the years 2019, 2020, 2021 and 2022, each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

### **Planning Assessment:**

The site is located inside the designated Architectural Conservation Area (A.C.A.) for Elphin as per the provisions of the Roscommon County Development Plan 2022-2028. The proposed development consists of the refurbishment of the building and its conversion into 7 no. residential units. The unit sizes proposed comply with the document "*Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities*". Proposed works are mainly internal to apartments 1&3 and Studios 1,2, and 3. No changes are proposed to the front elevation and an additional window is proposed on the side elevation. I am satisfied that the works proposed would not adversely impact the architectural character of the building itself and the wider area.

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.

However, it appears that an element of the structure to the rear at ground floor level appears as an add-on and seems to be temporary in nature. This cannot be considered part of the original building's footprint. On the proposed floor layout submitted, this area comprises Apartment No. 4 and a section of Apartment No. 3. As per the floor plans submitted, apartment 3 and 4 would only be achievable by way of the development of the permanent extensions, which do not currently exist on site. Therefore, these two apartments cannot be considered exempted development in this case.

Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows:

- The works are development
- The works to renovate an existing derelict building into Apartments 1 & 2 and Studios 1,2 & 3 at Main Street, Elphin, Co. Roscommon falls within the provisions of Article 10(6) of the Planning and

Development Regulations 2001 as amended, and this element of the proposal constitutes exempted development.

- The works to renovate an existing derelict building into Apartments 3 & 4 at Main Street, Elphin, Co. Roscommon does not fall within the provisions of Article 10(6) of the Planning and Development Regulations 2001 as amended, and this element of the proposal does not constitute exempted development.

### **Recommendation**

WHEREAS a question has arisen as to whether a proposed development to renovate an existing derelict building into 7 no. residential units at Main Street, Elphin, 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 –

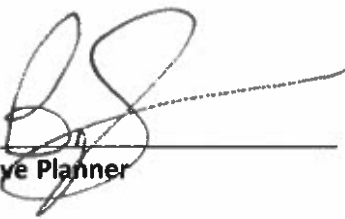
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.

### **AND WHEREAS I have concluded that**

1. The following works to renovate an existing derelict building into 7 no. residential units at Main Street, Elphin, Co. Roscommon, and as detailed below;
  - Studios 1, 2, & 3 and Apartments 1 & 2 is development and is exempted development, as they fall under the provisions of Article 10(6) of the Planning and Development Regulations 2001 as amended.
  - Apartments 3 & 4 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: 3<sup>rd</sup> October 2023

**Sharon Kelly**

---

**From:** Paddy O'Connor [REDACTED]  
**Sent:** Tuesday 3 October 2023 11:05  
**To:** Planning Department  
**Subject:** Attn [REDACTED] - Proposed Development - Elphin - Co. Roscommon  
**Attachments:** WD - 125 - Elphin - Co. Roscommon - Proposed 02.pdf

Hi Barry,

Please see drawing attached as requested. As discussed, there are no changes proposed to the existing front elevation.

If you have any further queries, please do not hesitate to contact me.

Regards,  
Paddy O'Connor  
Architectural Technician

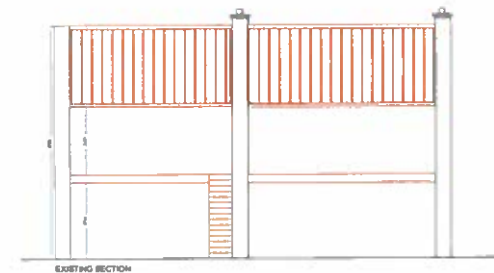
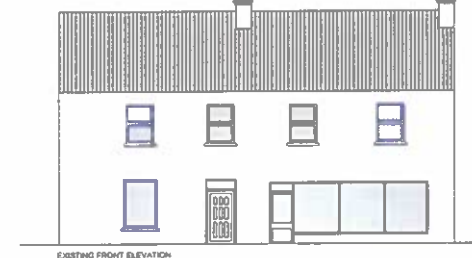
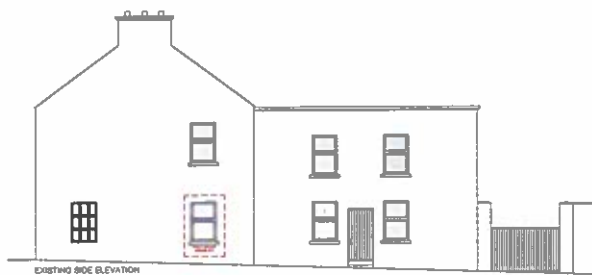


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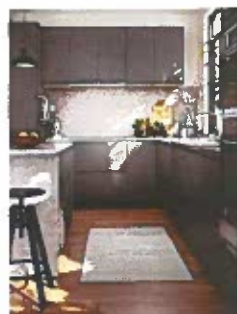
# Notes

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO WORKS COMMENCING THESE DRAWINGS ARE FOR ILLUSTRATION PURPOSES



## ADVICE NOTES

- BUILDING CONTRACTOR TO ENSURE ROOF STRUCTURE IS IN GOOD CONDITION IF ROOF STRUCTURE IS OF POOR QUALITY THIS SHOULD BE BROUGHT TO OUR ATTENTION PRIOR TO COMMENCEMENT OF WORKS. 40mm x 175mm C16 RAFTERS AT 400mm o/c's WITH ADEQUATE SUPPORTING PURLIN ARE APPROVED BY SUPERVISING ENGINEER. IF NEW ROOF COVERINGS ARE REQUIRED THIS SHOULD BE ALLOWED IN BUILDING CONTRACTORS QUOTATION FOR TEGAL SLATES ON 50mm TREATED BATTENS AND BREATHABLE FELT WITH NEW TREATED WALL PLATE ADEQUATELY FIXED TO EXISTING WALLS.
- BUILDING CONTRACTOR TO ENSURE THAT THE FLOORS ARE IN GOOD CONDITION AND CAPABLE OF CARRYING THE ADDITIONAL LOADINGS. SHOULD THE FLOORS REQUIRE REPLACEMENT THIS SHOULD BE ALLOWED FOR IN THE BUILDING CONTRACTORS QUOTATION. 4425mm C16 FLOOR JOISTS AT 400mm o/c's 200mm ACOUSTIC INSULATION BETWEEN THE FLOOR JOISTS. CONNECTING DETAILS TO WALL TO BE DISCUSSED WITH SUPERVISING ENGINEER.
- GROUND FLOOR SLAB TO BE REMOVED AND REPLACED WITH 100mm CONCRETE FLOOR SLABS WITH 100mm EXTRATHERM FLOOR INSULATION ON NEW RADON BARRIER WITH DUMP BOX AS REQUIRED.
- ANY STRUCTURAL DEFECT TO BE BROUGHT TO THE SUPERVISING ENGINEERS ATTENTION IMMEDIATELY.
- BUILDING CONTRACTOR TO REPLACE ALL EXTERNAL WINDOWS WITH TRIPLE GLAZED WINDOWS.
- BUILDING CONTRACTOR TO REPLACE ALL EXTERNAL DOORS WITH MUNSTER JOINERY ULTRA TECH DOOR OR SIMILAR APPROVED.
- ALL SUPPORTING TIMBER HEADS AND BEAMS TO BE REPLACED THROUGHOUT BUILDING WITH EITHER CONCRETE OR STEEL HEADS, AS APPROPRIATE.
- INDIVIDUAL WATER METER TO EACH APARTMENT.
- INDIVIDUAL ESS METER TO EACH APARTMENT & LANDLORD METER TO COMMON HALLWAYS.
- ANY PENETRATION TO THE COMPARTMENT WALLS OR FLOORS MUST BE FIRE STOPPED OR INCLUDED FIRE COLLARS AS APPROPRIATE.
- IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO ENSURE THAT THEY HAVE ALLOWED IN THEIR QUOTATION FOR MAKING GOOD ALL WORKS AND TO ENSURE THAT THEIR QUOTATION HAS INCLUDED FOR ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS INCLUDING PART L COMPLIANCE. PART L COMPLIANCE REPORT WILL BE PROVIDED.



PROPOSED LAYOUT	
TARGET UNITS	05
UNITS PROPOSED	07 - 4 APARTMENTS / 3 STUDIOS
William Donoghue & Associates 087 - 9252448 william.wda@outlook.com	
Client: Remoill Developments Ltd	Scale: 1:100 @ A1
Address: Main Street, Elphin, Co. Roscommon F45 D9P2	Date: 02/04/2021
Title: PROPOSED LAYOUT	Cad Ref: WD 125_02
	Site Area: 0.00 Acres

**From:** Paddy O'Connor [REDACTED]  
**Sent:** Friday 8 September 2023 13:28  
**To:** Planning Department  
**Cc:** [REDACTED]  
**Subject:** Fw: Elphin Roscommon  
**Attachments:** WD - 125 - Elphin - Co. Roscommon - Proposed 02.pdf; WD - 125 - Site Location Map.pdf

Hi,

Please see drawings attached as requested. Please let me know if you require any further information.

Regards,

Paddy O'Connor

Architectural Technician



**WILLIAM DONOGHUE & ASSOCIATES**  
Consulting Engineers/Architecture/Design

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Woodlands, Rathangan, Co. Kildare

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**From:** [REDACTED]  
**Sent:** 08 September 2023 12:11  
**To:** [REDACTED]  
[REDACTED]

**Subject:** Re: Elphin Roscommon

Hi Paddy,

I sent the Declaration as requested; however, they would not take payment until receipt of same.

I also spoke to them this morning, and they were to call me back re payment.

Apologise for any confusion.

I can confirm that I have now made the payment of €80 (reference 22510).

DD614 is the planning reference.

They have also said that to proceed further they will require additional information re mapping from your department which they have made you aware I believe.

If you need any other information please let me know.

Thanks,

Kind regards,

Isabell

Isabell O'Brien

**Simplify Finance**

**Trading as Outsourced Financial Solutions**

**Office: 15 Market Street, Kinsale, Co Cork**

**Email: [finance@ofsolutions.ie](mailto:finance@ofsolutions.ie)**

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**From:** Paddy O'Connor [REDACTED]

**Sent:** 08 September 2023 11:49

**To:** [REDACTED]

**Subject:** Fwd: Elphin Roscommon

Roscommon County Council chasing me for the fee to be paid for the below application. €80 needs to be paid to them before lunch time and they should issue out a council reference number for the application

Any questions, please call me

Regards,

Paddy

Sent from [Outlook for iOS](#)

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**From:** Paddy O'Connor [REDACTED]

**Sent:** Thursday, August 31, 2023 3:20 p.m.

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Elphin Roscommon

Hi Cathy,

Please see email response from Roscommon Council attached. I have attached the completed form which they have requested. Could you please ring the cash desk in Roscommon Council and pay the €80 fee and reference Main Street, Elphin. Send in the attached form to the council with the payment receipt from the cash desk.

If you need anything else, please let me know.

Regards,  
Paddy O'Connor  
Architectural Technician



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Consulting Engineers/Architects/Design

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---

**From:** [REDACTED]  
**Sent:** Tuesday, August 29, 2023 2:53 PM  
**To:** Paddy O'Connor [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Elphin Roscommon

Hi Paddy  
Thanks for the update here. If you could send us on a copy of the email we can support following up.

Isabell ccd herein [REDACTED] will be supporting me on this project, so please can you copy her also on any correspondence.

Hopefully we ll get some feedback here soon so we can progress as soon as possible.

Kind Regards  
Cathy

---

**From:** Paddy O'Connor [REDACTED]  
**Sent:** Tuesday, August 29, 2023 9:56 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Elphin Roscommon

Hi Cathy,

I spoke with a planner in Roscommon this morning and she could find no record of what was posted in May 2021.

I have emailed on a copy of what was posted to them in May 2021, and they will get back to me as soon as possible.

We will be in touch once we get a response from the council.

Any questions in the meantime, please let me know.

Regards,  
Paddy O'Connor  
Architectural Technician



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Consulting Engineers/Architects/Design

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**From:** [REDACTED]  
**Sent:** 29 August 2023 08:11  
**To:** [REDACTED]  
**Subject:** Re: Elphin Roscommon

Hi Cathy,

Sorry I thought i came back to you on this. Paddy submitted the application in May 2021. He followed up with a phone call last week but had no success in getting to speak to anyone about it. He will follow up with another phone call today.

Regards,  
[REDACTED]

**William Donoghue**  
**& Associates**   
**Consulting Engineers & Architectural Services**

Main St Mountcharles Co.Donegal  
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**From:** [REDACTED]  
**Sent:** 28 August 2023 14:11  
**To:** [REDACTED]  
**Subject:** RE: Elphin Roscommon

Hi William

Can Paddy come back to us on this, conscious the weeks are passing here and we don't seem to be getting to progress it.

Thanks a mill  
Cathy

---

**From:** [REDACTED]  
**Sent:** Monday, August 21, 2023 4:46 PM  
**To:** [REDACTED]

Cc: [REDACTED]  
Subject: Re: Elphin Roscommon

Hi Mary,

Elphin is in County Roscommon. The building that the drawings were based on has the Eircode F45 D9P2. Can you confirm that this is the correct building. Drawings attached.

I can confirm that the information was sent into Roscommon Co Co on the 21st of May 2021 (Cover Letter attached).

Regards,

[REDACTED]

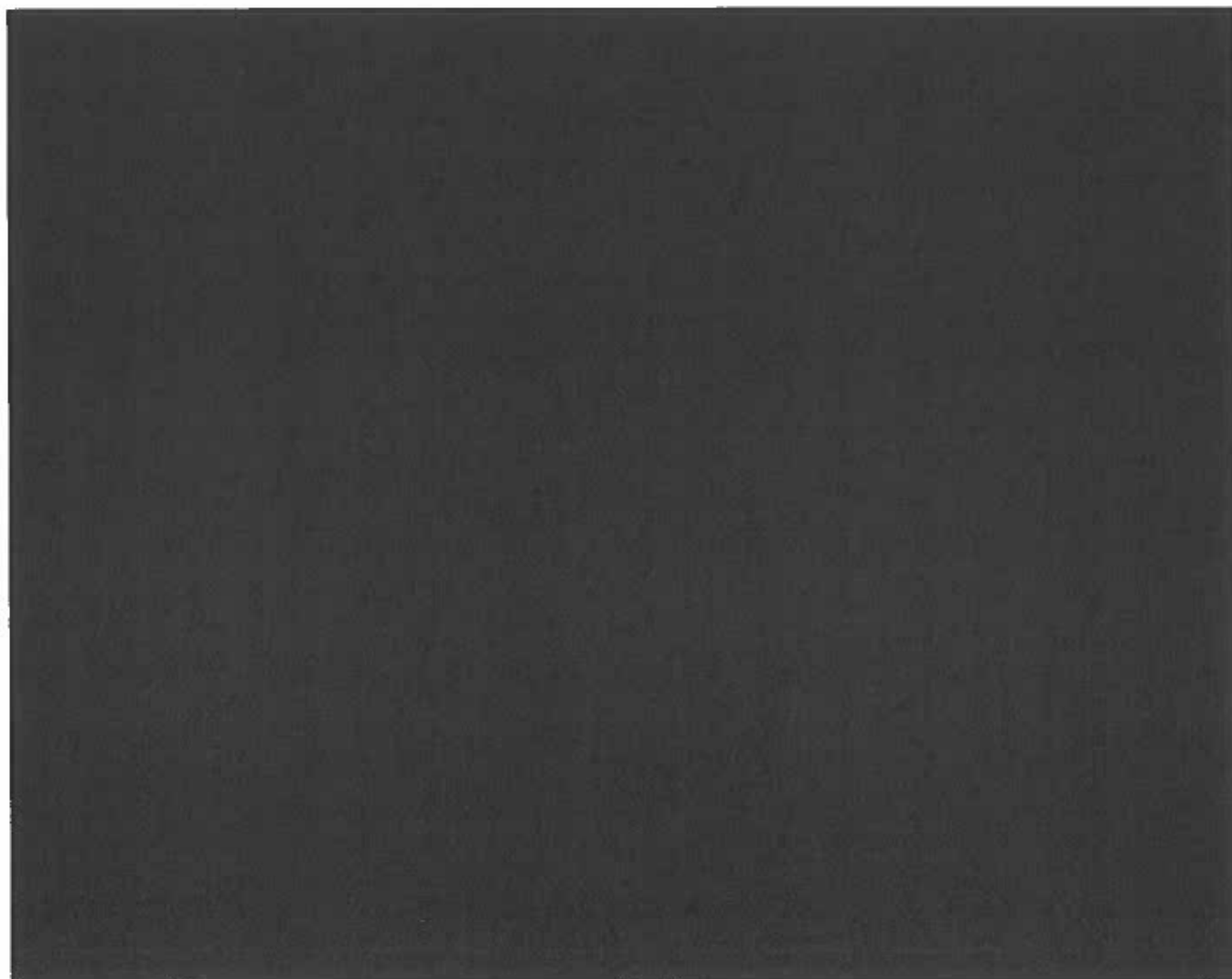
**William Donoghue**  
**& Associates**  
  
**Consulting Engineers & Architectural Services**

**Main St Mountcharles Co.Donegal**

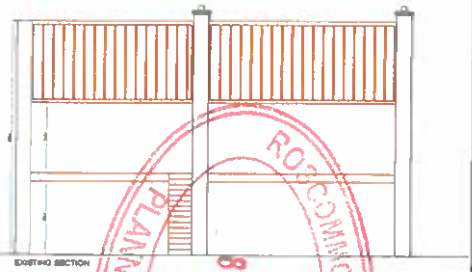
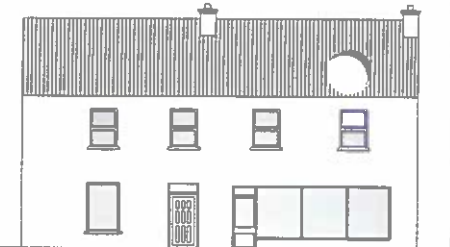
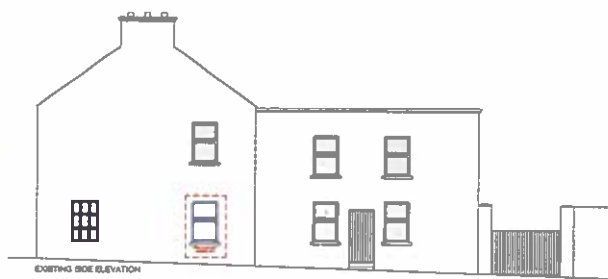
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**ADVICE NOTES**

1. BUILDING CONTRACTOR TO ENSURE ROOF STRUCTURE IS IN GOOD CONDITION. IF ROOF STRUCTURE IS OF POOR QUALITY THIS SHOULD BE BROUGHT TO OUR ATTENTION PRIOR TO COMMENCEMENT OF WORKS. 44mm x 175mm C16 RAFTERS AT 400mm o/c's WITH ADEQUATE SUPPORTING PURLIN PRE APPROVED BY SUPERVISING ENGINEER. IF NEW ROOF COVERINGS ARE REQUIRED THIS SHOULD BE ALLOWED IN BUILDING CONTRACTORS QUOTATION FOR TEGOL SLATES ON 50mm TREATED BATTENS AND BREATHABLE FELT WITH NEW TREATED WALL PLATE ADEQUATELY FIXED TO EXISTING WALLS.
2. BUILDING CONTRACTOR TO ENSURE THAT THE FLOORS ARE IN GOOD CONDITION AND CAPABLE OF CARRYING THE ADDITIONAL LOADINGS. SHOULD THE FLOORS REQUIRE REPLACEMENT THIS SHOULD BE ALLOWED FOR IN THE BUILDING CONTRACTORS QUOTATION. 40/25mm C18 FLOOR JOISTS AT 400mm o/c. 200mm ACOUSTIC INSULATION BETWEEN THE FLOOR JOISTS. CONNECTING DETAILS TO WALL TO BE DISCUSSED WITH SUPERVISING ENGINEER.
3. GROUND FLOOR SLAB TO BE REMOVED AND REPLACED WITH 100mm CONCRETE FLOOR SLABS WITH 100mm XTERRATHERM FLOOR INSULATION ON NEW RADON BARRIER WITH SUMP BOX AS REQUIRED.
4. ANY STRUCTURAL DEFECT TO BE BROUGHT TO THE SUPERVISING ENGINEERS ATTENTION IMMEDIATELY.
5. BUILDING CONTRACTOR TO REPLACE ALL EXTERNAL WINDOWS WITH TRIPLE GLAZED WINDOWS.
6. BUILDING CONTRACTOR TO REPLACE ALL EXTERNAL DOORS WITH MINSTER JOINERY ULTRA TECH DOOR OR SIMILAR APPROVED.
7. ALL SUPPORTING TIMBER HEADS AND BEAMS TO BE REPLACED THROUGHOUT BUILDING WITH EITHER CONCRETE OR STEEL HEADS AS APPROPRIATE.
8. INDIVIDUAL WATER METER TO EACH APARTMENT.
9. INDIVIDUAL ESB METER TO EACH APARTMENT & LANDLORD METER TO COMMON HALLWAYS.
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Notes:  
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO WORKS COMMENCING THESE DRAWINGS ARE FOR ILLUSTRATION PURPOSES



**PROPOSED LAYOUT**

TARGET UNITS	05
UNITS PROPOSED	07 - 4 APARTMENTS / 3 STUDIOS
William Donoghue & Associates	MAIN STREET, KILMURCHUGES, CO. DUBLIN 15, D01 152448, william.wda@outlook.com
Client: Remcoll Developments Ltd	Scale: 1:100 @ A1
Address: Main Street, Elphin, Co. Roscommon F45 D9P2	Date: 02/04/2021
Title: PROPOSED LAYOUT	Cell Ref: WD 125 02
	Site Area: 0.00 Acres



# SITE LOCATION MAP 1:2500

Centre Point Coordinates: X,Y= 587376, 788469

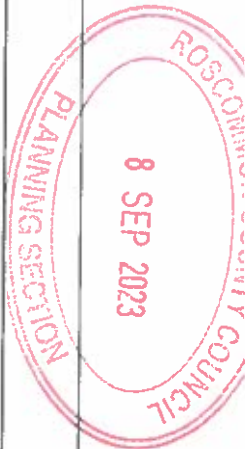
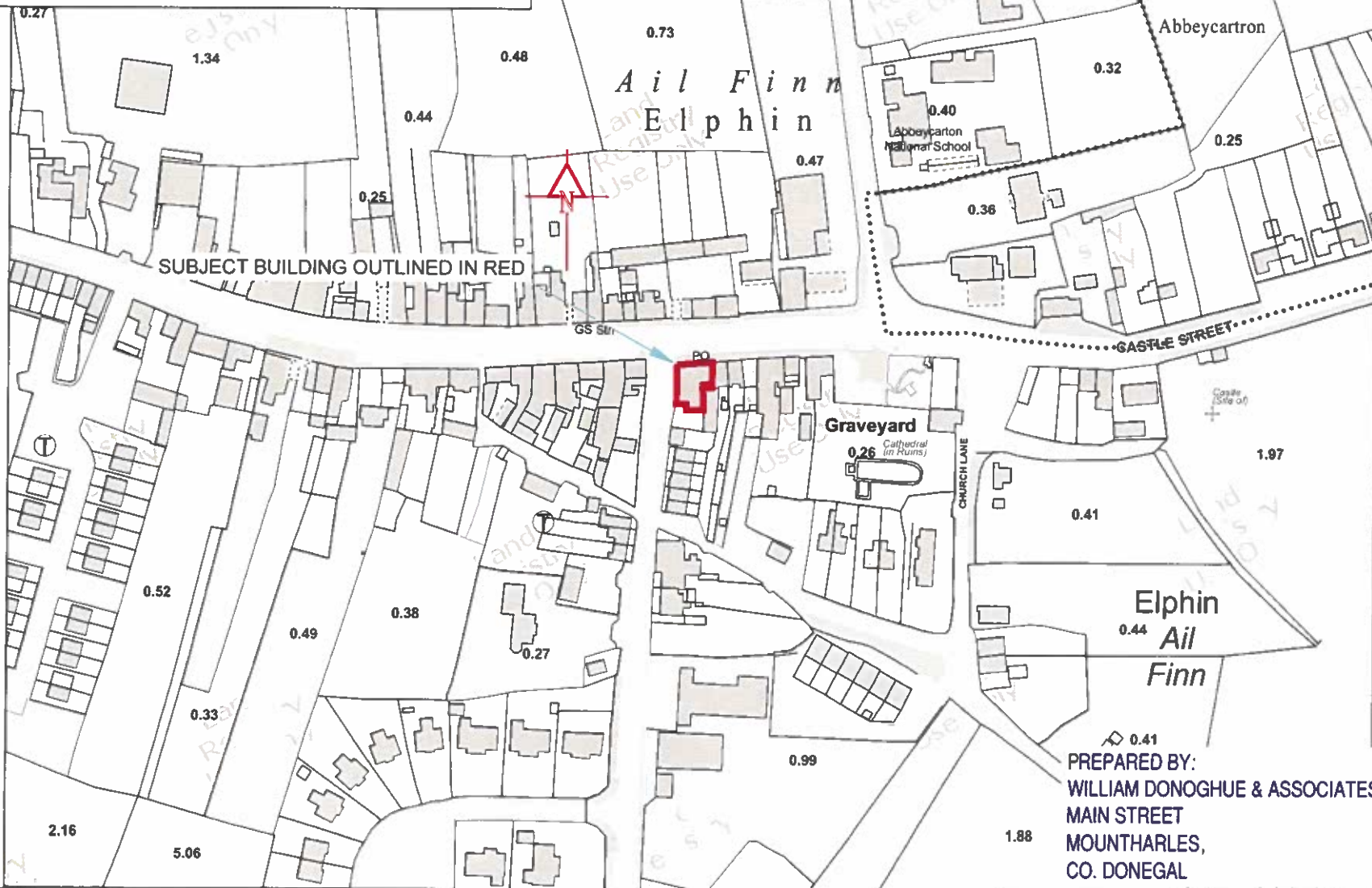
Map Series | Map Sheets 1:2,500 | 2041-B

MAPS COPIED BY PERMISSION OF ORDINANCE

SURVEY IRELAND LICENCE NO. EN 0070120

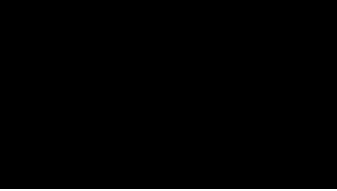
OC ORDINANCE SURVEY IRELAND

GOVERNMENT OF IRELAND



PREPARED BY:  
WILLIAM DONOGHUE & ASSOCIATES LTD  
MAIN STREET  
MOUNTHARLES,  
CO. DONEGAL

Combin Properties,



**Date:** 8<sup>th</sup> September, 2023.

**Planning Reference:** DED 614

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

**Development:** The renovation of existing derelict building into 7 No. residential units and all associated site development works at Main Street, Elphin, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application received on the 6<sup>th</sup> September, 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. **L01/0/224510** dated 8<sup>th</sup> September, 2023 refers, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 614**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

A handwritten signature in dark ink, appearing to read 'Tracy Davis', written over a horizontal line.

**Tracy Davis,**  
**Senior Executive Planner,**  
**Planning Department.**

**CC:** William Donoghue & Associates,  
Main Street,  
Mountcharles,  
Co. Donegal.

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100  
\*\*\*\*\*

08/09/2023 12:04:16

Receipt No.: L01/0/224510

COMBIN PROPERTIES



PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED614	

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

Tendered :	
Credit/Debit Card	80.00
7304	

Change :	0.00
----------	------

Issued By : Bernadine Duignan  
From : Central Cash Office



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



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:	COMBIN PROPERTIES
Address:	[REDACTED]
Name & Address of Agent:	WILLIAM DONOGHUE + ASSOCIATES MAIN STREET, MOUNTCHARLES, Co. DONEGAL
Nature of Proposed Works	RENOVATION OF EXISTING DEFECT BUILDING INTO 7 NO. RESIDENTIAL UNITS + ALL ASSOCIATED SITE DEVELOPMENT WORKS.
Location (Townland & O.S No.)	MAIN ST, ELPHIN / 1:2500 / 2041-B
Floor Area	316.6 SQ.MT / 3407 SQ.FT
Height above ground level	8.988 to RIDGE LEVEL
Total area of private open space remaining after completion of this development	118 SQ.MT PUBLIC OPEN SPACE, 0 SQ.MT PRIVATE OPEN SPACE.
Roofing Material (Slates, Tiles, other) (Specify)	BLUE / BLACK SLATE ROOF
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	SMOOTH RENDER FINISH,
Is proposed works located at front/rear/side of existing house.	FRONT, SIDE + REAR ELEVATION



## 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	RETAIL ON GROUND FLOOR / RESIDENTIAL ON FIRST FLOOR.
Proposed use of land or structure	RESIDENTIAL ON ALL FLOORS.
Distance of proposed building line from edge of roadway	4.0m @ FRONT OF PROPERTY 2.0m @ SIDE OF PROPERTY.
Does the proposed development involve the provision of a piped water supply	EXISTING PUBLIC MAINS CONNECTION.
Does the proposed development involve the provision of sanitary facilities	EXISTING PUBLIC TOWN SEWER CONNECTION.

Signature: 

Date: 31/08/2023

**Note:** This application must be accompanied by:-

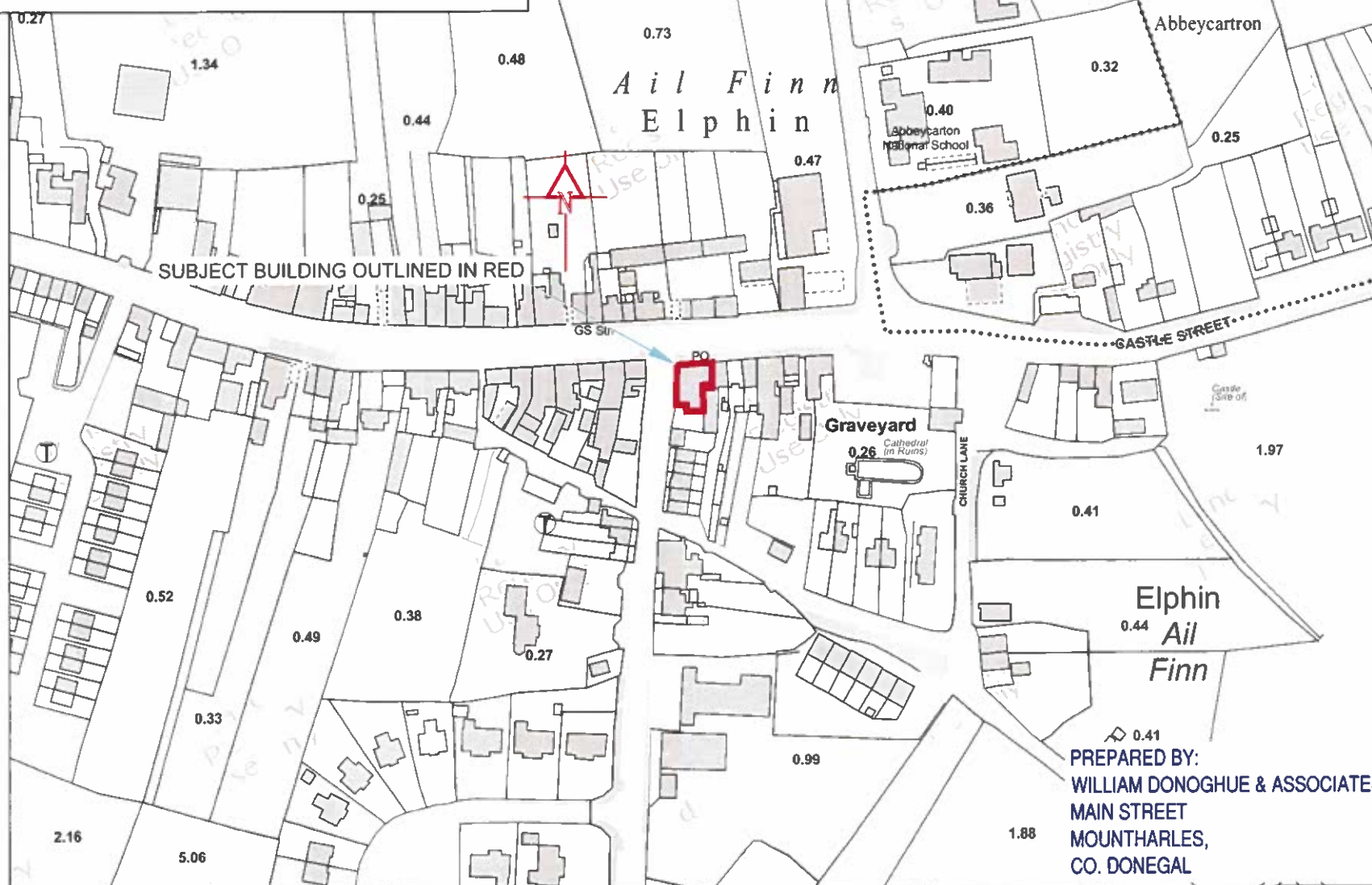
- (a) €80 fee ✓
- (b) Site Location map to a scale of 1:2500 clearly identifying the location ✓
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development ✓
- (d) Detailed specification of development proposed ✓

# SITE LOCATION MAP 1:2500

Centre Point Coordinates: X,Y= 587376, 788469

Map Series | Map Sheets 1:2,500 | 2041-B

MAPS COPIED BY PERMISSION OF ORDINANCE  
SURVEY IRELAND LICENCE NO. EN 0070120  
OC ORDINANCE SURVEY IRELAND  
GOVERNMENT OF IRELAND



PREPARED BY:  
WILLIAM DONOGHUE & ASSOCIATES LTD  
MAIN STREET  
MOUNTHARLES,  
CO. DONEGAL

Notes:

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO WORKS BEGINNING. THESE DRAWINGS ARE FOR ILLUSTRATION PURPOSES.



PROPOSED GROUND FLOOR

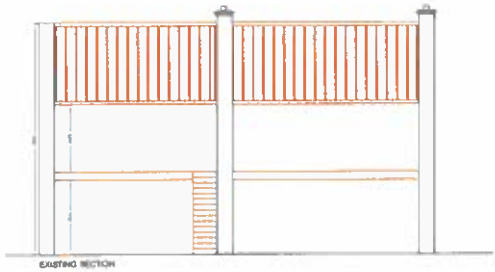
PROPOSED FIRST FLOOR



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SECTION

**ADVICE NOTES**

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EXISTING FRONT ELEVATION



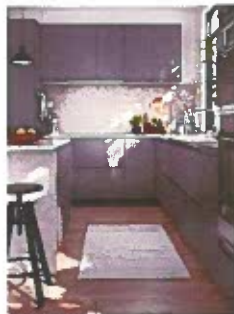
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING ACCESS TO REAR OF BLDG



SAMPLE KITCHEN FINISH



SAMPLE STUDIO APARTMENT



SAMPLE FAMILY ROOM



Sample - 6" MDF Slating Board



SAMPLE SHOWER ROOM



SAMPLE INTERNAL DOOR

**PROPOSED LAYOUT**

<b>TARGET UNITS</b>	<b>05</b>
<b>UNITS PROPOSED</b>	<b>07 - 4 APARTMENTS / 3 STUDIOS</b>
<b>William Donoghue &amp; Associates</b> <small>Consulting Engineers &amp; Architects, Surveyors, Valuers</small> 087 - 9252448 william.wd@outlook.com	<b>MAIN STREET, MOUNT CHARLES, COUNTY DUBLIN</b> 087 - 9252448 william.wd@outlook.com
Client: <b>Rennell Developments Ltd</b>	Scale: <b>1:100 to A1</b>
Address: <b>Main Street, Elphin, Co. Roscommon F45 1P9P2</b>	Date: <b>02.04.2021</b>
Title: <b>PROPOSED LAYOUT</b>	Cad Ref: <b>WD 125 02</b>
	Site Area: <b>0.00 Acres</b>

- Civil Engineering
- Architectural Services
- Fire Safety Engineering
- Planning Consultants
- Property Surveys
- Assigned Certifiers
- Mapping & Land Surveys



**RE: Proposed refurbishment of existing derelict building at Main Sreet, Elphin, Co. Roscommon, F45 D9P2**

A Chara,

Please find enclosed the proposed general arrangement drawings and site location map for the refurbishment of the above-mentioned property. It is our professional opinion that the proposed refurbishment of this existing property into **07** Residential Units complies with the requirements of Statutory Instrument S.I. 30 of 2018, Planning and Development (Amendment) (No. 2) Regulations 2018. The apartments as proposed fully comply with the Design Standards for New Apartments 2018 and current Fire Safety Regulations.

As part of the overarching policy document Rebuilding Ireland: Action Plan for Housing and Homelessness, the Government is committed to bringing vacant and partially vacant properties back into use. The reasons why so many properties have remained underused are complex. Identifying, reactivating, and renovating the properties can, in some instances, be challenging. It can be difficult, for example, to identify a building's owner(s) and to secure an agreement to revitalise the building. Other potential challenges include higher refurbishment costs, due to construction on tight urban sites; the need to ensure accessibility for deliveries; and difficulties with adjoining owners, licenses/permits, restricted working hours, etc. Moreover, initial uncertainty about the scale of the work that will be needed to develop an existing building may discourage lenders from providing necessary funding. Our client has successfully overcome the aforementioned challenges and is ready to commence work on this project.

Due care and consideration have been given to ensure the proposed works do not materially alter the existing form or appearance of the property. At present this property has fallen into a state of disrepair and we feel that this proposal will ensure the longevity of this building for many years. This proposal

**Donegal Office:** Main St. Mountcharles, Co. Donegal  
Kildare

**Kildare Office:** Woodlands, Rathangan, Co.

**Ph:** 074-9735982

**Mob:** 087-9252448

**Email:** [William.wda@outlook.com](mailto:William.wda@outlook.com)

**VAT No:** 9658785P

is fully supported by the Government and Government Legislation with guidance for this project provided from the "Bring Back Homes" document.

Our client is committed to providing essential accommodation by restoring this existing derelict property and ensuring that the lights are turned back on, on our village and town streets in a careful and considerate manner. The following photographic inventory provides an insight into the existing condition of this property and we ask that you view this property in its refurbished condition.

In concluding, we have provided a formal notification form as required which details the particulars of this proposed development for your records and as required under S.I. 30 of 2018.

We would also note, the end user for this proposed refurbishment will be the P [REDACTED] who have had previous correspondence with Roscommon County Council regarding the Rebuild Ireland initiative. We trust the exemption fee does not apply to this application given end user (PMVT), however, if a fee is to be paid, please do not hesitate to contact me.

Thank you for taking the time in considering this proposal and we look forward to your response. If you have any queries please do not hesitate to contact me on the details below.

Kind Regards,



20<sup>th</sup> May 2021



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Kildare

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**VAT No:** 9658785P

**PHOTOGRAPHIC INVENTORY**



**1.Front / Side Elevation**

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Kildare

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**Mob:** 087-9252448

**Kildare Office:** Woodlands, Rathangan, Co.

**Email:** [William.wda@outlook.com](mailto:William.wda@outlook.com)

**VAT No:** 9658785P



**2. Side Elevation**



**Donegal Office:** Main St. Mountcharles, Co. Donegal  
Kildare

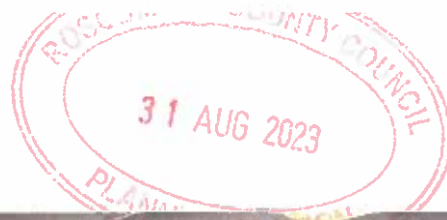
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### 3. Internal

**Donegal Office:** Main St. Mountcharles, Co. Donegal  
Kildare

**Kildare Office:** Woodlands, Rathangan, Co.

**Ph:** 074-9735982

**Mob:** 087-9252448

**Email:** [William.wda@outlook.com](mailto:William.wda@outlook.com)

**VAT No:** 9658785P



#### 4. Internal



**Donegal Office:** Main St. Mountcharles, Co. Donegal  
Kildare

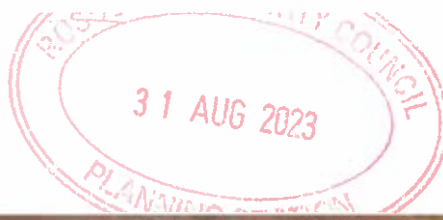
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**VAT No:** 9658785P



**6.Internal**

**Donegal Office:** Main St. Mountcharles, Co. Donegal  
Kildare

**Kildare Office:** Woodlands, Rathangan, Co.

**Ph:** 074-9735982

**Mob:** 087-9252448

**Email:** [William.wda@outlook.com](mailto:William.wda@outlook.com)

**VAT No:** 9658785P



**7. Rear Elevation**



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**Donegal Office:** Main St. Mountcharles, Co. Donegal  
Kildare

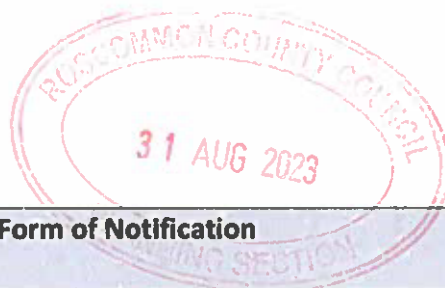
**Kildare Office:** Woodlands, Rathangan, Co.


**Ph:** 074-9735982

**Mob:** 087-9252448

**Email:** [William.wda@outlook.com](mailto:William.wda@outlook.com)

**VAT No:** 9658785P



Form of Notification		
<b>Name of Planning Authority</b>	Roscommon County Council	
<b>Property Owner</b>	Remcoll Capitol Ltd	
<b>Agent Acting on Behalf of Owner</b>	William Donoghue & Associates	
Notification of intention to avail of exempted development provisions under Article 10(6) of the Planning and Development Regulations 2001, as inserted by Article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018, at least two weeks prior to the commencement of the proposed change of use and any related works.		
Notification Details as Required		
<b>Location of Structure</b>	Main Street, Elphin, Co. Roscommon	
<b>Eircode</b>	F45 D9P2	
<b>Total Number of Residential Units</b>	4 No. Apartments / 3 No. Studios	
<b>Total Residential Floor Area</b>	316.6 Sq.m	
	<b>No. of Bedrooms</b>	<b>Total Floor Area (Sq.m)</b>
Apartment Number 1	1	48.7
Apartment Number 2	1	49.6
Apartment Number 3	1	45.9
Apartment Number 4	1	54.4
Studio 1	1	37.4
Studio 2	1	39.3
Studio 3	1	41.3
<b>Date Works Will Commence</b>	07 <sup>th</sup> June 2021	
<b>Signed (Agent)</b>		
Contact Details		
<b>Property Owner</b>	Chamber Building, [Redacted]	
<b>Agent Acting on Behalf of Owner</b>	William Donoghue & Associates Main Street, Mountcharles, Co. Donegal	

**Donegal Office:** Main St. Mountcharles, Co. Donegal  
Kildare

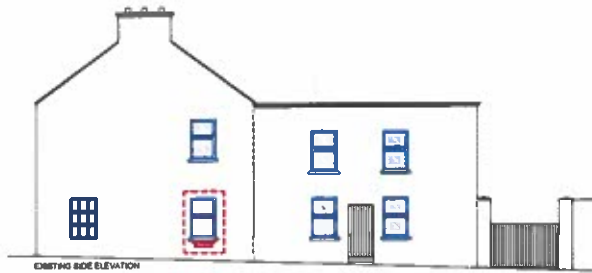
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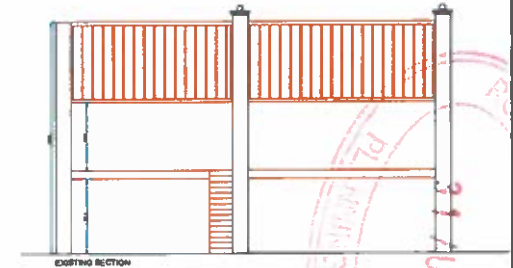
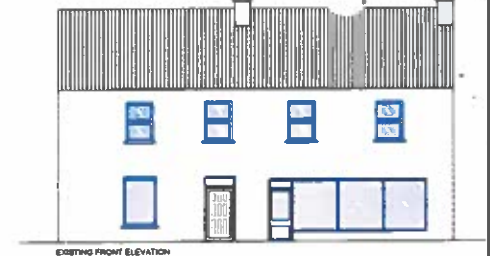


#### ADVICE NOTES

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#### Notes:

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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING ACCESS TO REAR OF BUILDING



SAMPLE KITCHEN FINISH



SAMPLE STUDIO APARTMENT



SAMPLE FAMILY ROOM



Sample - 6" MDF Sliding Board



SAMPLE SHOWER ROOM



SAMPLE INTERNAL DOOR

## PROPOSED LAYOUT

<b>TARGET UNITS</b>	<b>05</b>
<b>UNITS PROPOSED</b>	<b>07 - 4 APARTMENTS / 3 STUDIOS</b>
<b>William Donoghue &amp; Associates</b> <small>Can supply images to the client and build on</small>	<b>MAIN STREET, MOUNTCHARLES, COUNTY DONEGAL.</b> <b>087 - 9252448</b> <b>william.williams@redbook.com</b>
Client: Remold Developments Ltd	Scale: 1:100 @ A1
Address: Main Street, Elphin, Co. Roscommon. F45 D9P2	Date: 02/04/2021
	Cad Ref: WD 125 02
Title: <b>PROPOSED LAYOUT</b>	Site Area: 0.00 Acres

**Sharon Kelly**

---

**From:** Sharon Kelly  
**Sent:** Thursday 31 August 2023 13:52  
**To:** Paddy O'Connor  
**Subject:** RE: Notification of Exempt Development - Elphin Co. Roscommon

A Chara,

I refer to your email of the 29<sup>th</sup> inst. and to our telephone call today.

Please complete the attached DED application form and return same with your attached documents together with the fee.

Please forward a cheque in the amount of €80.00 or contact the Cash Desk at 0906637108

Mise le meas,  
PLANNING

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**Sharon Kelly | Assistant Staff Officer / Planning Department | Roscommon County Council**  
☎: Direct: (090) 6632535 | ✉: [skelly@roscommoncoco.ie](mailto:skelly@roscommoncoco.ie) | [www.roscommoncoco.ie](http://www.roscommoncoco.ie)  
**Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98** [MAP LOCATION](#)

**From:** [REDACTED]  
**Sent:** Tuesday 29 August 2023 09:53  
**To:** Planning Department <[Planning@roscommoncoco.ie](mailto:Planning@roscommoncoco.ie)>  
**Subject:** Notification of Exempt Development - Elphin Co. Roscommon

To whom it may concern,

I am attaching documents which were posted to Roscommon Council in May 2021. Our office received no acknowledgement from council that these documents were received.

Our client is looking to proceed with these works to provide social housing in Elphin.  
We would appreciate the councils feedback on our proposal.

If you have any questions, please do not hesitate to contact me.

Regards,

Paddy O'Connor

Architectural Technician



**WILLIAM DONOGHUE & ASSOCIATES**  
Consulting Engineers/Architecture/Design

Main Street, Mountcharles, Co. Donegal.

Woodlands, Rathangan, Co. Kildare

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+353 (0)74 97 35892

**Sharon Kelly**

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**From:** Mervyn Walsh  
**Sent:** Thursday 31 August 2023 13:25  
**To:** Sharon Kelly  
**Subject:** FW: Notification of Exempt Development - Elphin Co. Roscommon  
**Attachments:** WD - 125 - Site Location Map.pdf; Cover Letter.pdf; WD - 125 - Elphin - Co. Roscommon - Proposed 02.pdf

Sharon,

They are seeking a DED and need to apply with the relevant information, so as it can be reviewed and considered. Draft a response on same and we can send them the form too?

Thanks,

Merv.

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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

