

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

John McDonnell,

Reference Number: DED 621

Application Received: 20th September, 2023.

Applicant: John McDonnell

Location: Carrowntlieve, Four Roads, Co. Roscommon.

Agent: James Lohan Consulting Engineers, Unit 5, Ballypheason House, Circular Road, Co. Roscommon.

WHEREAS a question has arisen as to whether to demolish a derelict flat roof annex 20sqm and build 40sqm new extension at Carrowntlieve, Four Roads, Co. Roscommon, is or is not development and is or is not exempted development.

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

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

AND WHEREAS 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 to demolish a derelict flat roof annex 20sqm and build 40sqm new extension, 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 to demolish a derelict flat roof annex 20sqm and build 40sqm new extension Carrowntlieve, Four Roads, Co. Roscommon, constitutes development that is exempted development as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

ADVICE NOTE


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

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: 16th October, 2023.

CC: James Lohan Consulting Engineers,
Unit 5,
Ballypheason House,
Co. Roscommon.

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

Reference Number: DED 621

Development Description: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to demolish derelict flat roof annex 20sqm and build 40 sqm new extension at Carrowntlieve, Four Roads, Co. Roscommon

Name and Address of Applicant: John Mc Donnell, [REDACTED]
[REDACTED]

Date: 12th October 2023

WHEREAS a question has arisen as to whether to demolish derelict flat roof annex 20sqm and build 40 sqm new extension at Carrowntlieve, Four Roads, Co. Roscommon is or is not development and is or is not exempted development.

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

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

Site Location & Development Description

The subject site is located in the rural townland of Carrowntlieve, Four Roads on the southern side of the L2013 and is located c2.2km south east of the village of Four Roads. A single storey cottage is situated on the subject site. There are no environmental or archaeological designations attached to the subject site.

The question raised in this Declaration of Exempted Development is whether to demolish derelict flat roof annex 20sqm and build 40 sqm new extension to the rear of existing dwelling house, at Carrowntlieve, Four Roads, Co. Roscommon, is or is not development and is or is not exempted development.

Planning History

No planning history attached to the subject site.

Assessment

In accordance with the Planning and Development Act 2000, (as amended) Section 3 (1) development is defined as the following:

"In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". It is considered to demolish derelict flat roof annex 20sqm and build 40 sqm new

extension to the rear of existing dwelling house constitutes development, as defined in Section 3 of the Planning and Development Act 2000 (as amended).

Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure...." The proposed development is considered to be the carrying out of works.

PART 1 - Article 6 - Exempted Development – General

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p>

	<p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
<p>Class 50</p> <p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p> <p>(ii) an industrial building,</p> <p>(iii) a business premises, or</p> <p>(iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p> <p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>

It is proposed to demolish a derelict flat roof annex to the rear of the existing dwelling house, which is stated to have a floor area of 20m². The proposed demolition of the extension to the rear of the existing dwelling house is in compliance with Class 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, (as amended) and the conditions and limitations attached to this class.

It is further proposed to construct an extension to the rear of the existing dwelling house. The dimensions stated on the proposed floor plan submitted are 3.92 x10=39.2m². The maximum height of the proposed extension is stated to be 5.7m and the existing dwelling house is stated to be 5.8m. The proposed extension is in accordance with Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, (as amended) and conditions and limitations set out.

The applicant has not asked the question in relation to the WWTP. It is stated on the application form that the proposed extension will be connecting into the existing septic tank. The existing wastewater treatment system has not been assessed and it may not be adequate and may be required to be upgraded in such circumstances planning permission would be required as there are no exemptions relating to WWTP in the Planning and Development Regulations 2001 (as amended) and planning permission is required in this regard and it is considered sufficient to advise the applicant in the form of an advice note being attached to the declaration.

Environmental Considerations:

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 (as amended). The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination for EIAR is not required.

The site is located c.956m away from Lough Croan Turlough SAC and SPA. Due to the proximity of the proposed development to Natura 2000 sites, it is considered that there is a requirement to screen for an Appropriate Assessment. A screening has been carried out and is attached to the file. Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on any European Sites.

Recommendation

WHEREAS a question has arisen as to whether to demolish derelict flat roof annex 20sqm and build 40 sqm new extension at Carrowntlieve, Four Roads, Co. Roscommon is or is not development and is or is not exempted development.

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

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

AND WHEREAS I have concluded that

- a) The works are development.
- b) The proposed demolition of a derelict flat roof annex 20sqm to the rear of the existing dwelling house and construction of 40 sqm new extension to the rear of existing dwelling house is exempted development.

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

Signed 
Assistant Planner

Date: 13th October 2023

ADVICE NOTE

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





**APPROPRIATE ASSESSMENT
SCREENING REPORT**

For

Section 5 Declaration of Exempted Development DED621

Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended,
regarding Exempted Development to demolish derelict flat roof annex 20sqm and build 40 sqm new
extension at Carrowntlieve, Four Roads, Co. Roscommon



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

Screening for Appropriate Assessment: DED 621**Table 1: Project Details**

Development Consent Type	Section 5 Declaration of Exempted Development
Development Location	Carrowntlieve, Four Roads, Co. Roscommon
File Reference Number	DED 621
Description of the Project	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to demolish derelict flat roof annex 20sqm and build 40 sqm new extension

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Special Areas of Conservation (SAC)**Impacts on habitats**

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</p> <p>Sites to consider <u>Lough Croan Turlough SAC</u> (Site Code: 000610) Distance from Site: 0.95 km Designated features: Turloughs (#3180)</p> <p><u>Four Roads Turlough SAC</u> (Site Code: 001637) Distance from Site: 2.11 km Designated features: Turloughs (#3180)</p> <p><u>Lough Funshinagh SAC</u> (Site Code: 000611) Distance from Site: 4.02 km Designated features: Turloughs (#3180)</p> <p><u>Lisduff Turlough SAC</u> (Site Code: 000609) Distance from Site: 4.49 km Designated features: Turloughs (#3180)</p>	<p>Not within SAC.</p> <p>No significant impact on these Natura 2000 sites are likely.</p>

	<p><u>Ballinturly Turlough SAC</u> (Site Code: 000588) Distance from Site: 8.21 km Designated features: Turloughs (#3180)</p> <p><u>Ballynamona Bog And Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 8.93 km Designated features: Turloughs (#3180)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 10.7 km Designated features: Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation (#3150)</p> <p><u>Castlesampson Esker SAC</u> (Site Code: 001625) Distance from Site: 11.3 km Designated features: Turloughs (#3180)</p>	
2.	Impacts on Bog Mires and Fens Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider <u>Ballynamona Bog And Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 8.93 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 10.7 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Alkaline fens (#7230)</p>	<p>No.</p> <p>No significant impact on these Natura 2000 sites are likely</p>
3.	Impacts on Forests Habitats	Likely Effects (direct, indirect or cumulative)

	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p>Sites to consider <u>Ballynamona Bog And Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 8.93 km Designated features: Bog woodland (#91D0)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 10.7 km Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Bog woodland (#91D0)</p>	<p>No.</p> <p>No significant impact on these Natura 2000 sites are likely</p>
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p>Sites to consider <u>Killeglan Grassland SAC</u> (Site Code: 002214) Distance from Site: 8.3 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 10.7 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p><u>Castlesampson Esker SAC</u> (Site Code: 001625) Distance from Site: 11.3 km Designated features: Semi-natural dry grasslands and scrubland facies on</p>	<p>No.</p> <p>No significant impact on these Natura 2000 sites are likely</p>

	calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)	
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same? Sites to consider None	Not Applicable.
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same? Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 10.7 km Designated features: Limestone pavements (#8240)	No. No significant impact on this Natura 2000 site are likely
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same? Sites to consider None	Not applicable.
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same? Sites to consider None	Not applicable.

Impacts on Species

1.	Impacts on Amphibians	Likely Effects
----	------------------------------	-----------------------

		(direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or in the catchment of same? Sites to consider None	Not applicable.
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same? Sites to consider None	Not applicable.
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same? Sites to consider None	Not applicable.
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same? Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 10.7 km Designated features: Lutra lutra (Otter) (#1355)	No. No significant impact on this Natura 2000 site are likely
5.	Impacts on Mollucs	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Mollucs, or within 1km of same? Sites to consider None	Not applicable.
6.	Impacts on Non-vascular Plants	Likely Effects (direct, indirect or cumulative)

	<p>Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same?</p> <p>Sites to consider None</p>	Not applicable.
7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same?</p> <p>Sites to consider None</p>	Not applicable.
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same?</p> <p>Sites to consider None</p>	Not applicable.

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Protection Area, or within 1km of same?</p> <p>Sites to consider</p> <p><u>Lough Croan Turlough SPA</u> (Site Code: 004139) Distance from Site: 0.95 km Designated features: Shoveler (<i>Anas clypeata</i>) (#A056), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p>	<p>Yes.</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development and qualifying interests.</p>

	<p><u>Four Roads Turlough SPA</u> (Site Code: 004140) Distance from Site: 2.13 km Designated features: Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><u>River Suck Callows SPA</u> (Site Code: 004097) Distance from Site: 5.34 km Designated features: Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><u>Lough Ree SPA</u> (Site Code: 004064) Distance from Site: 11.04 km Designated features: Little Grebe (<i>Tachybaptus ruficollis</i>) (#A004), Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Teal (<i>Anas crecca</i>) (#A052), Mallard (<i>Anas platyrhynchos</i>) (#A053), Shoveler (<i>Anas clypeata</i>) (#A056), Tufted Duck (<i>Aythya fuligula</i>) (#A061), Common Scoter (<i>Melanitta nigra</i>) (#A065), Goldeneye (<i>Bucephala clangula</i>) (#A067), Coot (<i>Fulica atra</i>) (#A125), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Common Tern (<i>Sterna hirundo</i>) (#A193), Wetland and Waterbirds (#A999)</p>	<p>No significant impact on this Natura 2000 site are likely.</p> <p>No significant impact on this Natura 2000 site are likely</p> <p>No significant impact on this Natura 2000 site are likely</p>
--	--	---

All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement.

Screening for Appropriate Assessment - Conclusion Statement

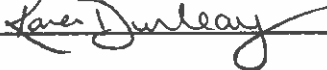
Development Type: Section 5 Declaration of Exempted Development
Development Location: Carrowntlieve, Four Roads, Co. Roscommon
Natura 2000 sites within impact zone: SPA:004064, SPA:004097, SPA:004139, SPA:004140, SAC:000440, SAC:000588, SAC:000609, SAC:000610, SAC:000611, SAC:001625, SAC:001637, SAC:002214, SAC:002339
Planning File Reference Number: DED 621
<p>Description of the Project: An application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to demolish derelict flat roof annex 20sqm and build 40 sqm new extension</p> <p>Describe how the project or plan (alone or in combination) could affect Natura 2000 site (s): There is no likelihood of significant effects and no adverse impacts to site integrity are predicted, due to the nature of the works proposed and the separation distances between the site and Natura 2000 Sites.</p>
<p>If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not: There is no likelihood of significant effects and no adverse impacts to site integrity are predicted, due to the nature of the works proposed and proximity to the Natura 2000 site.</p> <p>It is not considered that there will be any loss of habitat within any European Sites, nor any loss of any qualifying Annex 1 habitat Outside designated sites.</p>
<p>Conclusion of Screening Assessment: Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on any European Sites.</p>
<p>Documentation reviewed for making this statement: Roscommon County Development Plan 2022 – 2028,</p>

Documentation submitted with the application for Section 5 Declaration of Exempted Development.

National parks and wildlife website.

Completed by: Karen Dunleavy, Assistant Planner

Date: 13th October 2023

Signed: 

Date: 13th October 2023

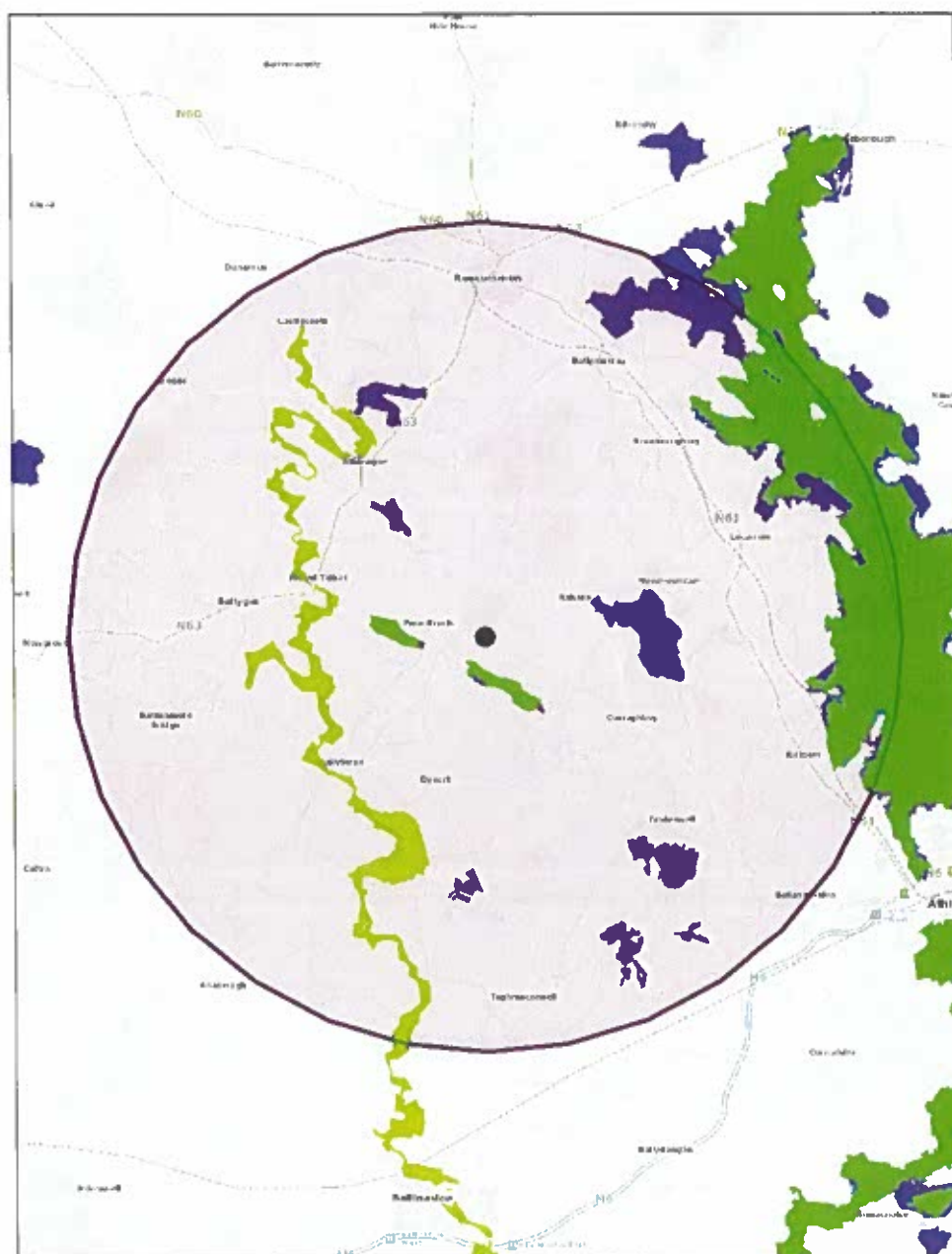
Signed: 

Date: 13/10/2023

Tracy Davis

Senior Executive Planner





SAC & SPA within 15km of DED 621

Mr. John McDonnell,



Date: 21st September, 2023.

Planning Reference: DED 621

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

Development: Permission to demolish derelict flat roof annex 20sqm and build 40 sqm new extension at Carrowntlieve, Four Roads, Co. Roscommon

A Chara,

I wish to acknowledge receipt of your application received on the 20th 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. **L01/0/224678** dated 20th September, 2023 refers, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 621**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Tracy Davis,
Senior Executive Planner,
Planning Department.

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

20/09/2023 11:35:20

Receipt No. LG110/224678

JAMES LOHAN ENG
BALLYPHEASON HOUSE
ROSCOMMON
REF DED 621

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED621	

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

Tendered	
Credit/Debit Card	80.00
1057	

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

Issued By Aine McDermott
From : Central Cash Office



Áras an Chontae,
Roscommon,
Co. Roscommon.

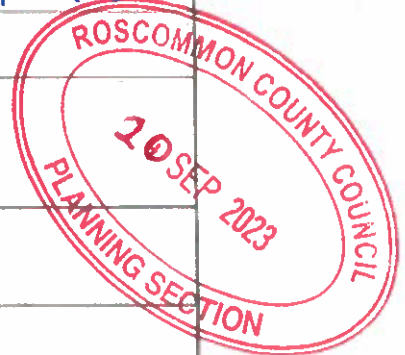
Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development

Name:	JOHN Mc DONNELL
Address:	Proherly. CARROWNTLIEVE FOUR ROADS Co ROSCOMMON
Name & Address of Agent:	JAMES LOHAN UNITS, BALLYPHEASON HOUSE CIRCUIN ROAD, ROSCOMMON
Nature of Proposed Works	DEMOLISH DERELICT FLAT ROOF ANNEX 20SQ.M & BUILD 40SQ.M NEW EXTENSION
Location (Townland & O.S No.)	CARROWNTLIEVE Td O.S. 282A
Floor Area	EXISTING 75SQ.M / EXTENSION 40SQ.M
Height above ground level	0.3
Total area of private open space remaining after completion of this development	663 SQ.M
Roofing Material (Slates, Tiles, other) (Specify)	SLATES
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	BLOCKS WITH RENDER
Is proposed works located at front/rear/side of existing house.	REAR



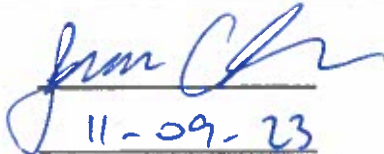


Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development

Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	/
Existing use of land or structure	VACANT HOUSE
Proposed use of land or structure	HOUSE
Distance of proposed building line from edge of roadway	25m
Does the proposed development involve the provision of a piped water supply	No. ALREADY PROVIDED
Does the proposed development involve the provision of sanitary facilities	NO EXISTING SEPTIC TANK

Signature:


11-09-23

Date:

Note: This application must be accompanied by:-

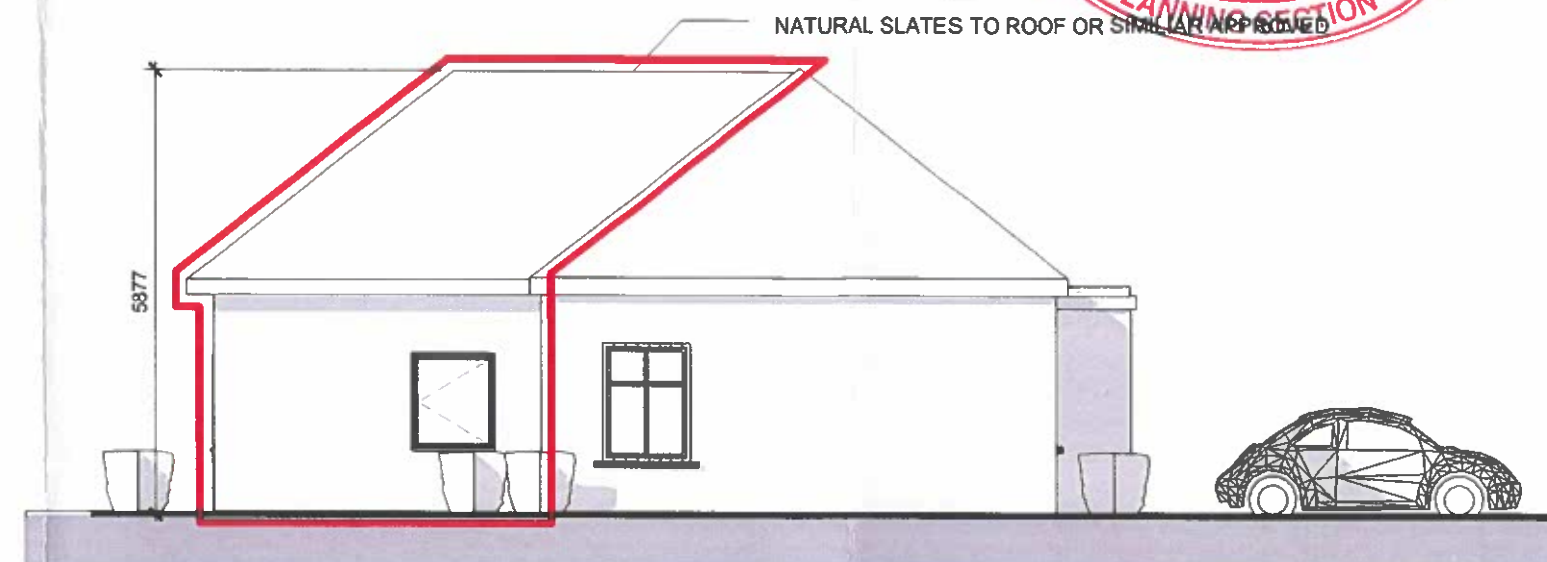
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



ROSCOMMON COUNTY COUNCIL
10 SEP 2023
PLANNING SECTION

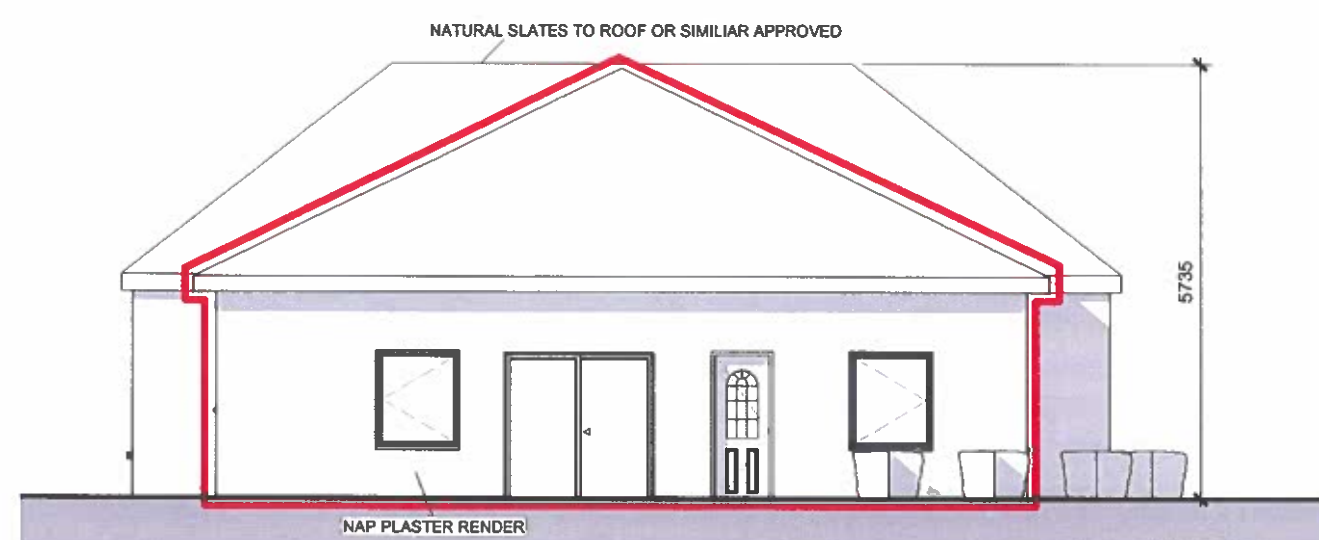


1 Front Elevation (SOUTH)
1 : 100

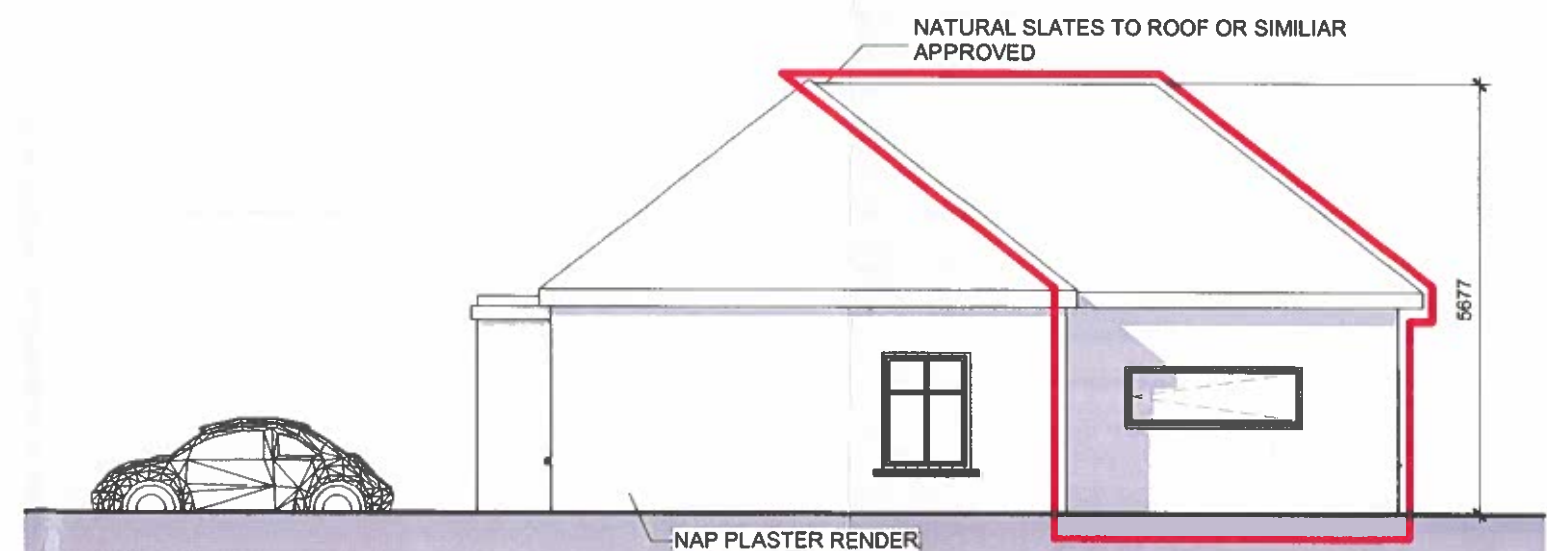


3 Side Elevation (EAST)
1 : 100

ROSCOMMON COUNTY COUNCIL
20 SEP 2023
PLANNING SECTION



2 Rear Elevation (NORTH)
1 : 100



4 Side Elevation (WEST)
1 : 100

— PROPOSED EXTENSION



ROSCOMMON COUNTY COUNCIL
20 SEP 2023
PLANNING SECTION

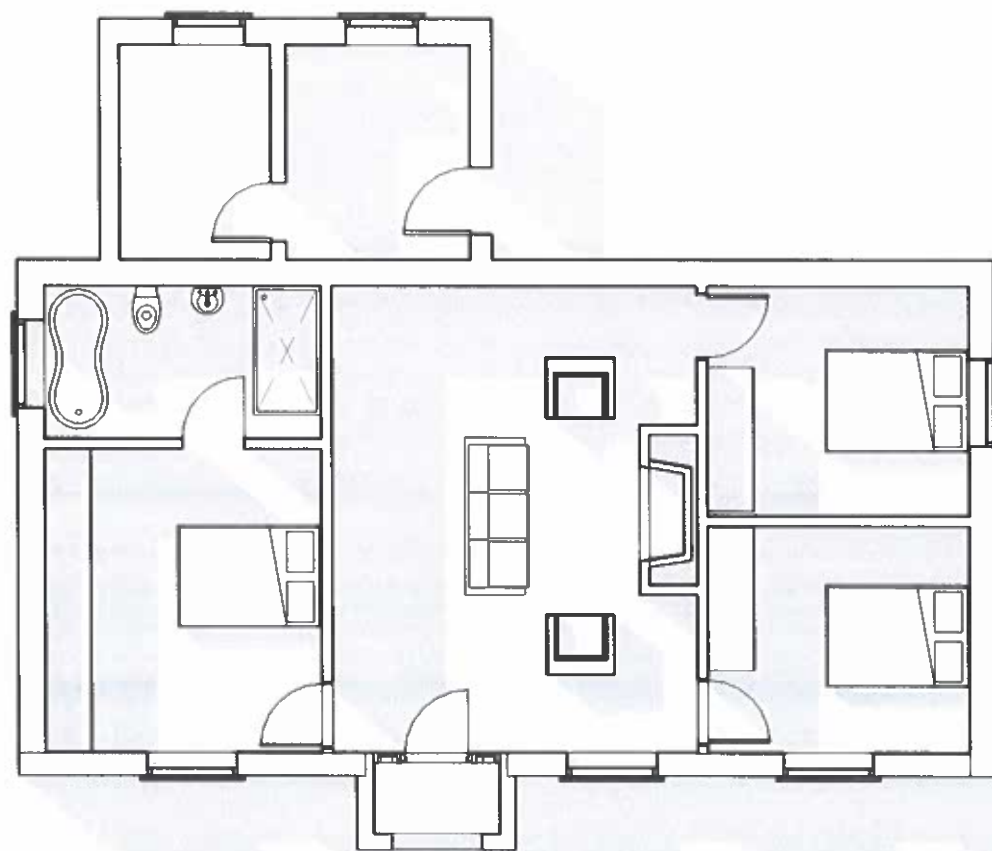
ROSCOMMON COUNTY COUNCIL
20 SEP 2023
PLANNING SECTION

© Ordnance Survey Ireland/Government of Ireland
LICENCE NO. CYAL50191405

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 CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

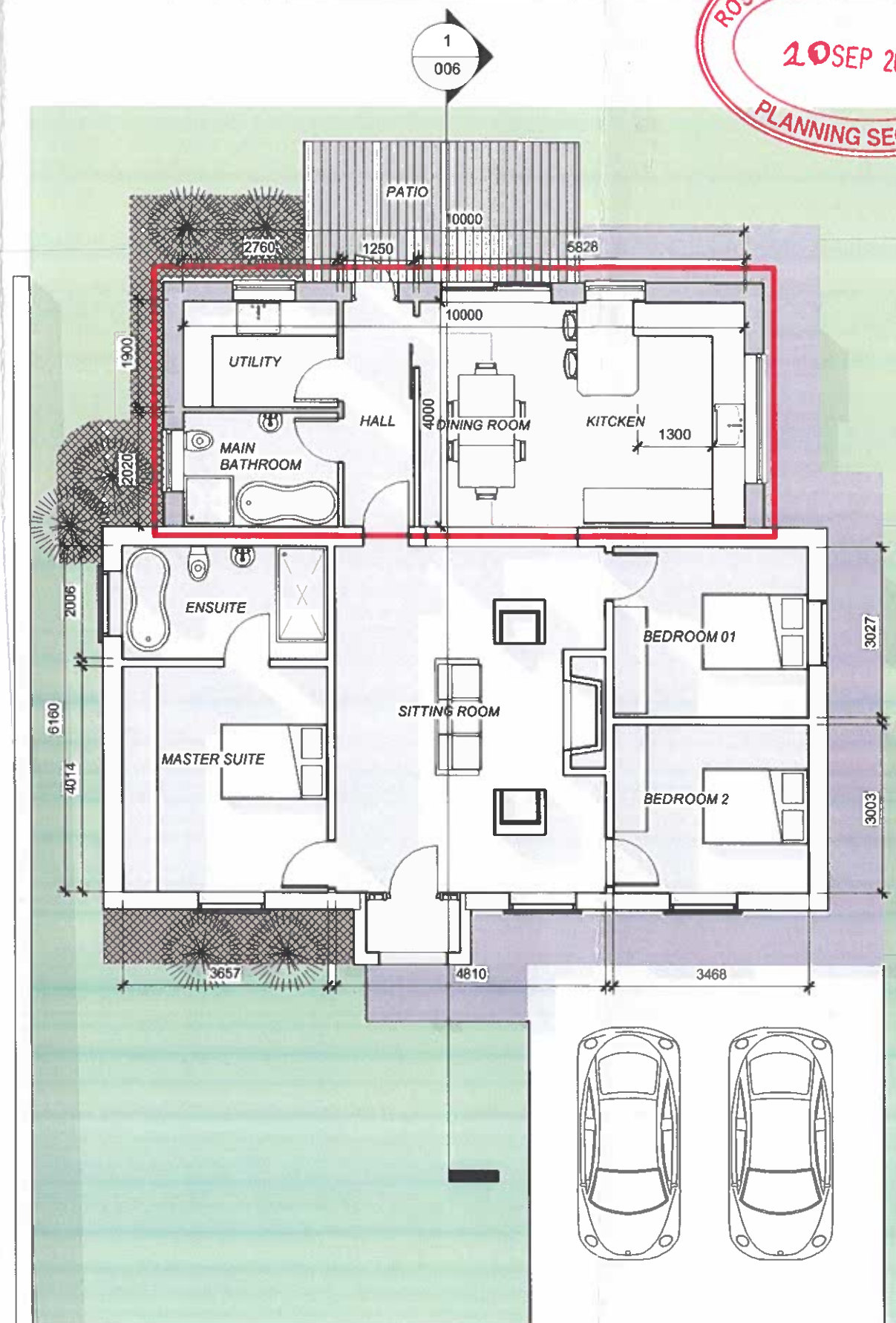
STA	DATE	REV

Unit 5 Ballypheason 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 JOHN McDONNELL	JOB NEW BUILD	JOB No 21-402	DATE 11-09-2023		
SITE Corrivedale, Four Roads, Co. Roscommon, F42 DX48	DRAWING SITE LAYOUT	DRG No 23-420-01	REV A		
			SCALE 1:500		



1 EXISTING FLOOR PLAN

1:100



2 00- GROUND FLOOR PLAN

1:100

EXISTING FLOOR AREA=75SQ.M.
EXEMPT EXTENSION = 40SQ.M.