

ROSCOMMON COUNTY COUNCIL

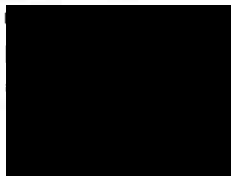
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Johnny Mee,



Reference Number: DED 655

Application Received: 30th January 2024

Name of Applicants: Johnny Mee

Agent: N/A

WHEREAS a question has arisen as to whether the 1) replacement of corrugated asbestos roof with a corrugated steel roof; 2) replacement of wooden windows & doors with composite windows & door; 3) replacement of failing external sand/cement render with new sand/cement render; and 4) internal upgrades, insulation, screed flows at Runnaboll, 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 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.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, 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;
- (c) 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.

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 development to 1) replace corrugated asbestos roof with a corrugated steel roof; 2) replace wooden windows & doors with composite windows & door; 3) replace failing external sand/cement render with new sand/cement render; and 4) internal upgrades, insulation, screed flows at Runnaboll, Co. Roscommon., is development that is exempted development as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



**Alan O'Connell,
Senior Executive Planner,
Planning.**

Date: 27th February 2024

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

Reference Number:	DED 655
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for (1) Replace corrugated asbestos roof with corrugated steel roof. (2) Replace wooden windows and doors with composite windows and doors. (3) Replace failing external sand/cement render with new sand/cement render. (4) Internal upgrades, insulation, screed floors.
Name of Applicant:	Johnny Mee
Location of Development:	Runnaboll, Co. Roscommon

WHEREAS a question has arisen as to whether the following works; (1) Replace corrugated asbestos roof with corrugated steel roof. (2) Replace wooden windows and doors with composite windows and doors. (3) Replace failing external sand/cement render with new sand/cement render. (4) Internal upgrades, insulation, screed floors at the above address is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) 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 site containing a residential cottage in a state of disrepair and other structures is located in Runnaboll, Boyle, County Roscommon and is accessed off the N61 national road. The proposed development consists of the refurbishment of the dwelling house, comprising the replacement of the roof, windows and doors, the external render and internal works.

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

Planning History

No planning history on site as per the RCC GIS system, however a Declaration of Exempt Development (Ref DED 558) was sought in relation to the construction of an extension to the dwelling and other more minor works. This was declared exempt development.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

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

Section 3. -(1)

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

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

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

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

Planning and Development Regulations, 2001 as amended

Article 6 (1)

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

Article 9 (1) applies;

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

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

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 refurbish a dwelling house as outlined above at Runnaboll Co. Roscommon falls within Section 4(1)(h) of the Planning and Development Act as amended.
- The proposal constitutes exempted development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development to refurbish a (1) Replace corrugated asbestos roof with corrugated steel roof. (2) Replace wooden windows and doors with composite windows and doors. (3) Replace failing external sand/cement render with new sand/cement render. (4) Internal upgrades, insulation, screed floors at Runnaboll, 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.

AND WHEREAS I have concluded that

- The works outlined above are development.

- The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, 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;

- 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 WHEREAS I have concluded that the said development to refurbish the existing dwelling house as per aforementioned schedule of works at Runnaboll, Co. Roscommon is exempted development and I recommend that a declaration to that effect should be issued to the applicant.

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. It may not be adequate and may be required to be upgraded in such circumstances planning permission would be required.
- It was noted in the course of a site inspection that works have taken place to the entrance and a mobile home and shipping container are located on the subject site, none of which have the benefit of planning permission.

The subject site is located in the N61 Boyle to Fourmile house study area, which may in the future have potential impacts on the subject site.

Signed 
Executive Planner

Date: 26th February 2024

Ab'C
27-02-24

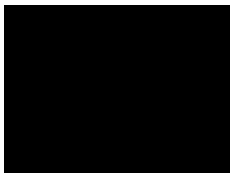




Comhairle Contae
Ros Comáin
Roscommon
County Council



Johnny Mee,



Date: 1st February 2024

Planning Reference: DED 655

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to 1). Replace corrugated asbestos roof with corrugated steel roof 2). Replace wooden windows & doors with composite windows & doors 3). Replace failing external sand/cement render with new sand/cement render 4). Internal upgrades, insulation, screed floors under the Planning & Development Act (Exempt Development) Regulations 2018 at Runnaboll, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 30th January 2024, 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. L01/0/226824 dated 1st February 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 655**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

01/02/2024 14:58:30

Receipt No : L01/0/226824
***** REPRINT *****

JONATHAN MEE

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED655	

Total : 80.00 EUR

Tendered	
Credit/Debit Card	80.00
8787	

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

Sharon Kelly

From: J. [REDACTED]
Sent: Monday 29 January 2024 08:00
To: Planning Department
Subject: Section 5, declaration regarding exempted developments application
Attachments: EX2-P1.jpg; EX2-P2.jpg; B-JM SLM 1.pdf; A-JM SLP 2.pdf; C-JM EFP.pdf; D-JM EV.pdf; D1-Sun Tunnel.jpg; E-JM FP.pdf; F-JM Details.pdf; F1-9 Floor Detail.jpg; G-JM RD.pdf; G1-Floor Finish.jpg

Hello

Please find attached,

- 1) Application for declaration of exempted development - EX2-P1, EX2-P2
- 2) Site location map to scale 1:2500 - B-JM SLM 1
- 3) Site layout plan to scale 1:500 - A-JM SLP 2
- 4) Drawings detailing specification of development proposed - C,D,D1,E,F,F1,G,G1

I will phone your office later this morning and pay the €80 application fee by credit card.

Regards,
Johnny Mee.





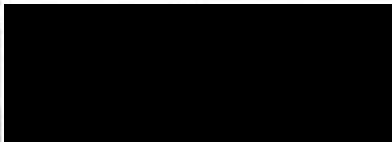
Comhairle Contae
Ros Comáin



Áras an Chontae,
Roscommon,
Co. Roscommon
Phone: (090) 66 37100
Email: planning@roscommoncoco.ie

Roscommon County Council

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

Name:	Johnny Mee
Address:	
Name & Address of Agent:	
Nature of Proposed Works	Replace corrugated asbestos roof with corrugated steel roof. Replace wooden windows & doors with composite windows & doors. Replace failing external sand/cement render with new sand/cement render. Internal upgrades, insulation, screed floor.
Location (Townland & O.S No.)	RUNNABOLI, F 583535 N 793909
Floor Area	44.85 sq.m
Height above ground level	2.9 meters
Total area of private open space remaining after completion of this development	5385 sq.m
Roofing Material (Slates, Tiles, other) (Specify)	Corrugate galvanized steel roof sheets. Product: "GreenCoat Pural BT" 0.7mm gauge colour: "Cottage Red RAL3009"
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Sand cement render, off-white
Is proposed works located at front/rear/side of existing house.	Proposed works are to the existing house



Roscommon County Council

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

Has an application been made previously for this site	Yes
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	Residential
Proposed use of land or structure	Residential
Distance of proposed building line from edge of roadway	22.5 meters
Does the proposed development involve the provision of a piped water supply	Property has existing water supply
Does the proposed development involve the provision of sanitary facilities	Property has existing sanitary facilities

Signature:



Date:

26/01/2024

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) Details specification of development proposed

70477 MELE
SITE LOCATION MAP



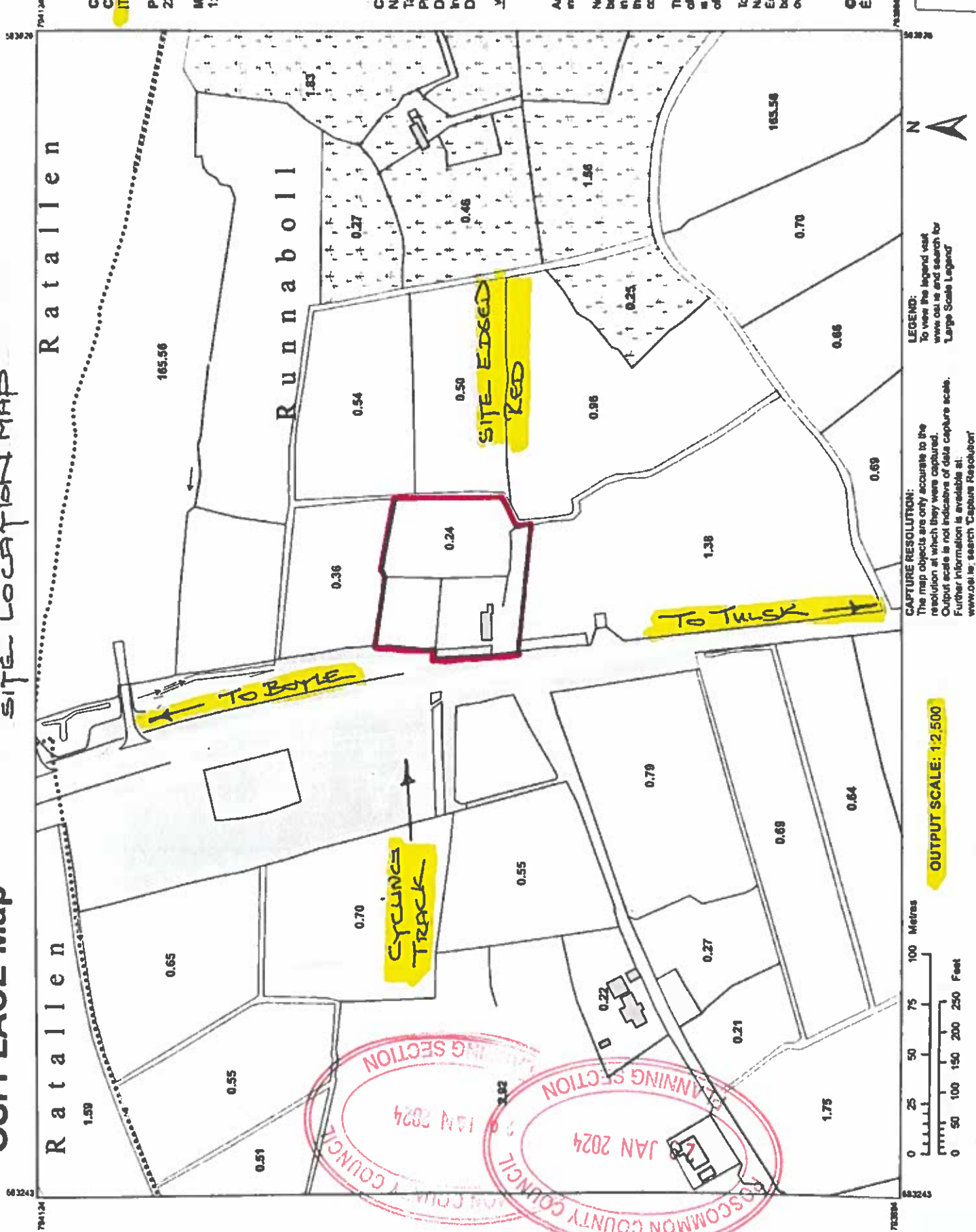
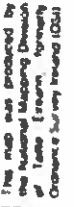
ITM 583535.793909

MAP SERIES:
1:5,000

COMPILED AND PUBLISHED BY:
National Mapping Division of
Tasite Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08IF6E4

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SITE LAYOUT PLAN
scale 1:500
site edged red-area: 1.342 ac (0.543 ha)

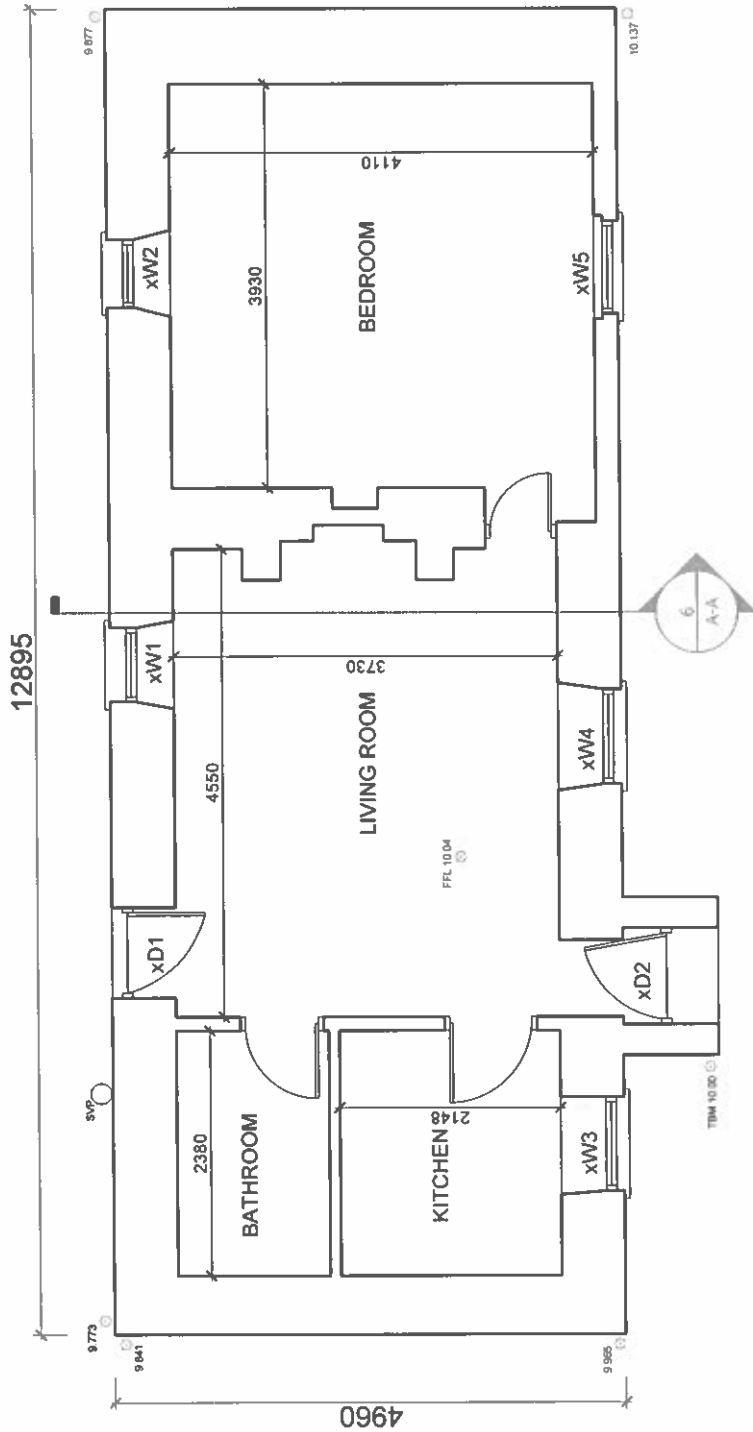
notes:		1. Figured dimensions only to be taken from this drawing.		2. Do not scale ruler dimensions off this drawing.		3. Any dimension discrepancies to be reported immediately to PMAN.		4. This drawing to be read in conjunction with any other project drawings, schedules & documentation.	
project:	Johnny Mee-Cottage Renovation	project no.:	2023/JM01	drg title:	Site Layout Plan	suffix:		revision:	
site:	Runnaboll Td, Co. Roscommon	drg no.:	2023/10/13	scale:	1:500	date:	19/07/2023	checked by:	P.F.
site ITM co-ordinates:	E 583535 N 793808	stage:	Design	date:		checked by:		checked by:	
		date:	00/00/00	initials:		date:	00/00/00	initials:	



Civil Eng. Technology
CAD Drafting
Land Surveying & Mapping

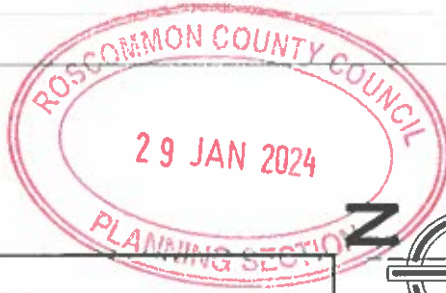
Existing External Window & Door Schedule		
Name	Width (mm)	Height (mm)
xD1	880	1815
xD2	935	1954
xW1	720	1000
xW2	660	1000
xW3	915	1296
xW4	920	1296
xW5	905	1296

note: the above schedule is solely for the purpose of pricing new windows & external doors for the existing cottage all ops to be re-measured by manufacturer prior to fabrication of new windows & doors



Floor Area: 44.85 sq.m/483 sq. ft
All Dimensions shown in Millimetres


1 EXISTING FLOOR PLAN

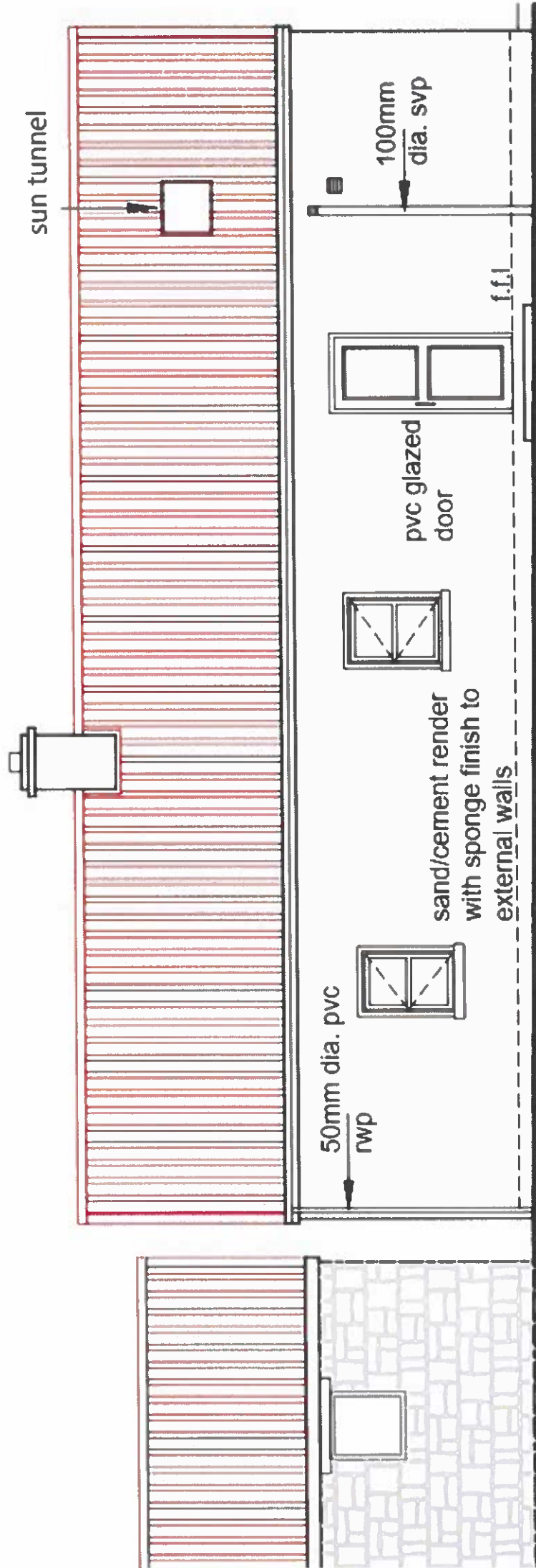


notes:	1. Figured dimensions only to be taken from this drawing.	2. Do not scale ruler dimensions off this drawing.	3. Any dimension discrepancies to be reported immediately to PMAN	4. This drawing to be read in conjunction with any other project drawings, schedules & documentation.
project:	Johnny Mee-Cottage Renovation	project no.: 2023/JM/01	drg title: Existing Floor Plan	suffix:
site:	Runnaboll Td., Co. Roscommon	drg no.: 2023/101/01	scale: 1:50	revision:
site ITM co-ordinates:	E 583535 N 793909	stage: Survey	date: 05/05/2023	date: 00/00/00
			checked by: P.F.	initials:





notes:	1. Figured dimensions only to be taken from this drawing.	2. Do not scale ruler dimensions off this drawing.	3. Any dimension discrepancies to be reported immediately to PMAN.	4. This drawing to be read in conjunction with any other project drawings, schedules & documentation.			
project:	Johnny Mee-Cottage Renovation	project no.: 2023/JM/01		drg title: Proposed Elevations	suffix:	initials:	
site:	Runnaboll Td., Co. Roscommon	drg no.: 2023/101/11		scale: 1:100	date:	revision:	date: 00/00/00
		stage: Design		date: 19/07/2023	checked by:		
site ITM co-ordinates:	E 583535 N 793909						



NORTH ELEVATION

scale: 1:100

3



notes:	1. Figured dimensions only to be taken from this drawing.	2. Do not scale ruler dimensions off this drawing	3. Any dimension discrepancies to be reported immediately to PMAN.	4. This drawing to be read in conjunction with any other project drawings, schedules & documentation.
project:	Johnny Mee-Cottage Renovation	project no.: 2023/JM/01	drg title: Details	suffix:
site:	Runnaboll Td., Co. Roscommon	drg no.: 2023/101/06	scale: As Shown	date: 00/00/00
site ITM co-ordinates:	E 563535 N 793909	stage: Design	date: 11/05/2023	revision:
			drg by: P.F.	initials:
			checked by: P.F.	



125x44mm C16 timber rafters at 1200mm c/c's
150x44mm C16 timber collar ties at 1200mm c/c's
100x 44mm C16 timber hangers at 1200mm c/c's
75x44 mm C16 timber runners as shown
175x44 ridge board

red colour powder coated
metal ridge & bargees fixed to
manufacturer's instructions

red colour powder coated corrugated
non-dep metal sheeting roof finish fixed
to new 75x44mm C16 timber battens in
accordance with manufacturer's
instructions

breathable roofing membrane
to I.S. 36

150mm unilin(xtratherm) PIR insulation thermal
conductivity 0.022 w/mk to be laid tightly between
timber joists

12.5mm gypsum plasterboard
with skim finish

unilin(xtratherm) xtril mtl
62.5mm drylining to exist.
cottage envelope
thermal conductivity 0.022
w/mk
gypsum plaster skim finish

13 ROOF SECTION-bedroom/kitchen/bathroom

Scale: 1:25

fill proprietary eaves vents
at 1800mm c/c's

maintain 50mm air gap between
insulation & roofing membrane

150mm unilin(xtratherm) PIR insulation thermal
conductivity 0.022 w/mk to be laid tightly between
timber collars/ceiling joists

unilin(xtratherm) xtril mtl
62.5mm drylining to sloped plane
thermal conductivity 0.022 w/mk
torqued & grooved timber finish
to sloped & flat ceiling

unilin(xtratherm) xtril mtl
62.5mm drylining to exist.
cottage envelope
thermal conductivity 0.022
w/mk
gypsum plaster skim finish

75mm unilin(xtratherm) PIR insulation thermal
conductivity 0.022 w/mk to be laid tightly between
rafters & hangers as shown

maintain 50mm air gap between
insulation & roofing membrane

15 BAND BEAM DETAIL

Scale: 1:10

150x75mm treated wallplate
bolted & strapped at 2m c/c's

30N20 conc. band beam

3 T16 steel reinforcement
bars with 50mm min. cover

unilin(xtratherm) xtril mtl
62.5mm drylining to exist.
cottage envelope
thermal conductivity 0.022
w/mk
gypsum plaster skim finish

14 ROOF SECTION-living room

Scale: 1:25

notes:	1. Figured dimensions only to be taken from this drawing.	2. Do not scale ruler dimensions off this drawing.	3. Any dimension discrepancies to be reported immediately to PMAN	4. This drawing to be read in conjunction with any other project drawings, schedules & documentation.
project:	Johnny Mee-Cottage Renovation	project no.: 2023/JM/01	drg title: Roof Details	suffix:
site:	Runnaboll Td., Co. Roscommon	drg no.: 2023/101/12	scale: As Shown	revision:
site ITM co-ordinates:	E 583535 N 793909	stage: Design	date: 19/07/2023	initials:
			checked by: P.F.	date: 00/00/00

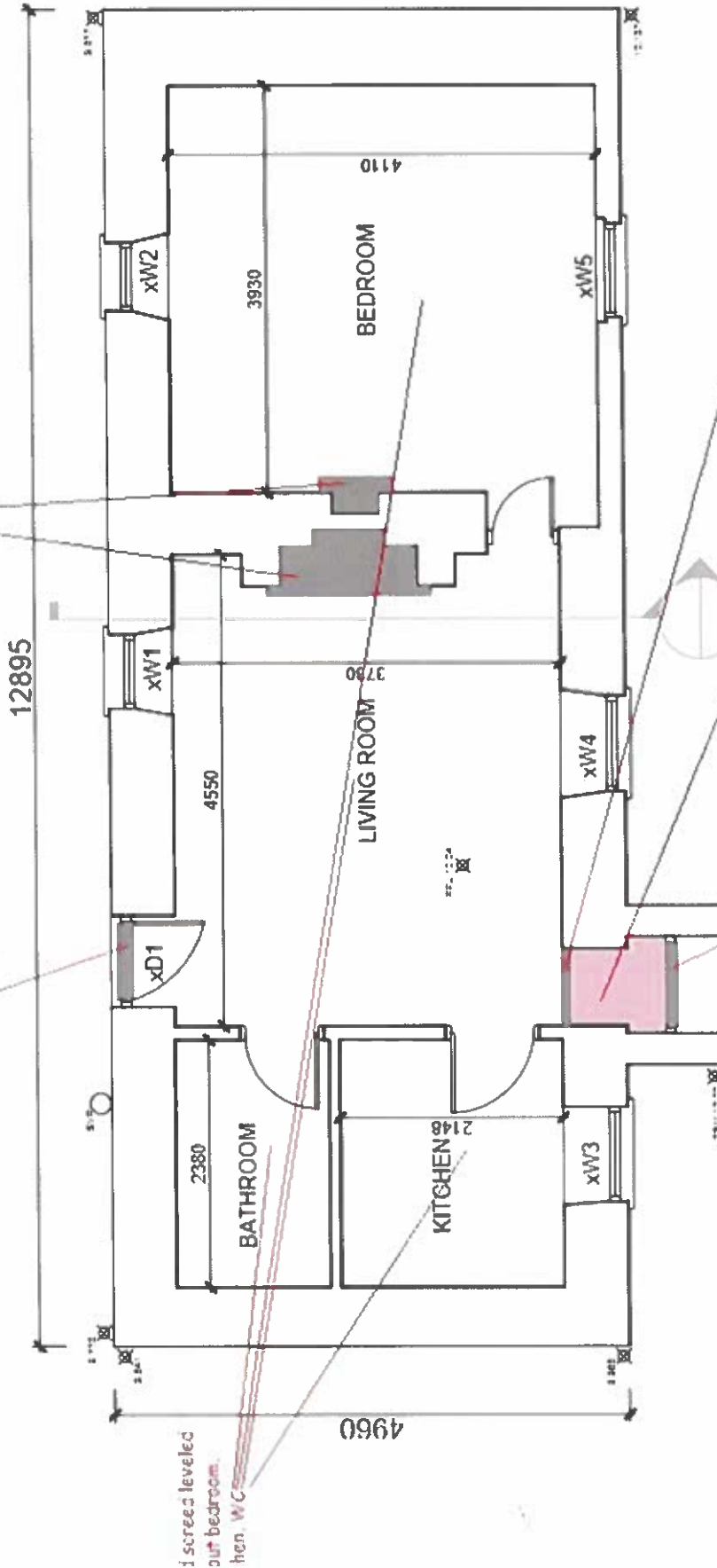
Civil Eng. Technology
C.A.D. Drawing
Land Surveying
& Mapping





Concrete hearthstone bases x2: living room, bedroom, size to be confirmed

Concrete back door threshold/upstand poured in-situ to ffl

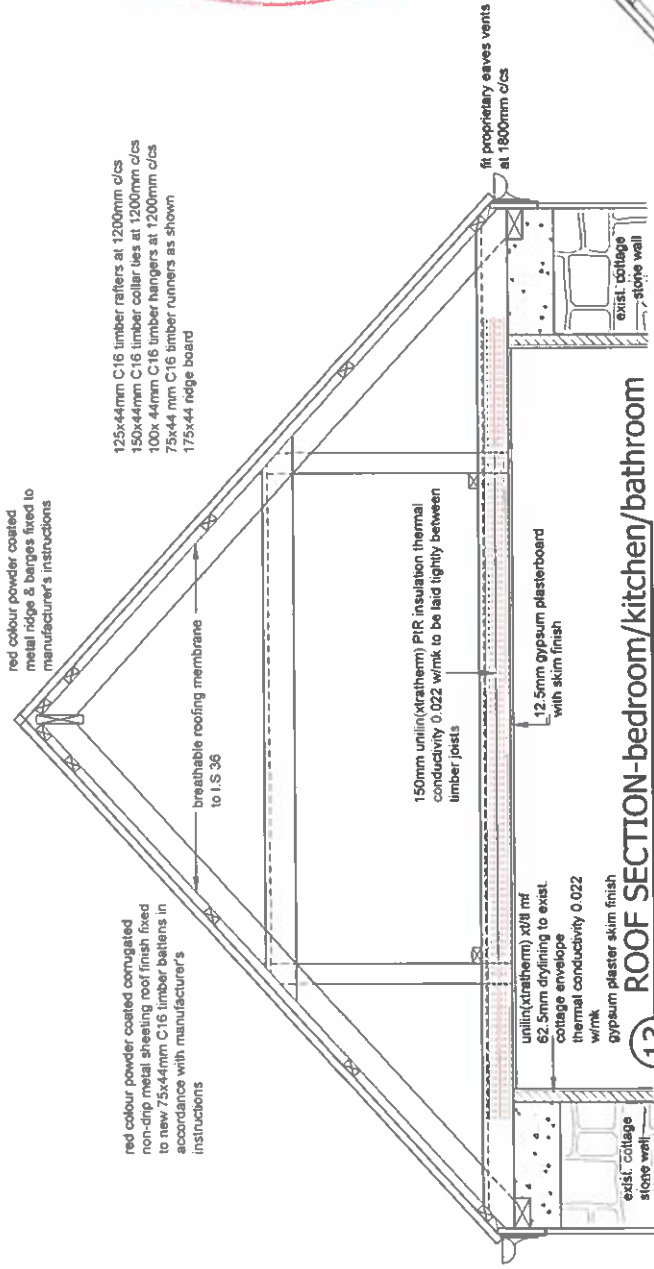


1 screed leveled out bedroom, bath, WC

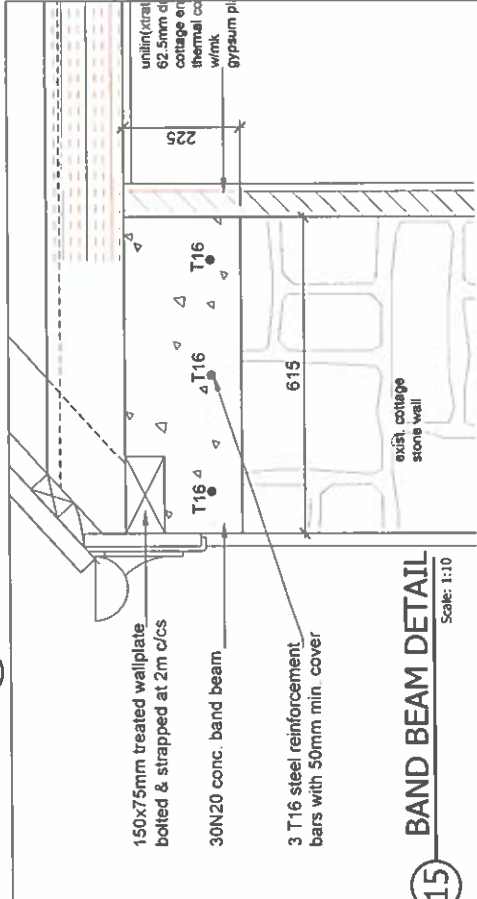
Concrete 'pans' on step

Level of porch screed to be 10mm lower than

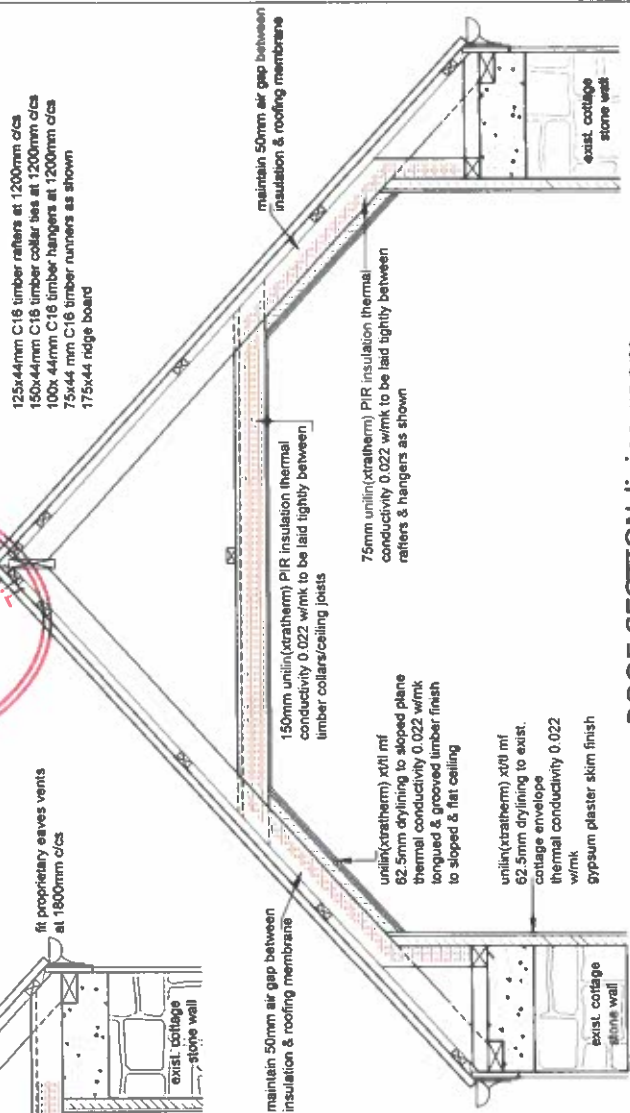
Concrete front door threshold/upstand poured in-situ to ffl



13 ROOF SECTION-bedroom/kitchen/bathroom Scale: 1:25



15 BAND BEAM DETAIL Scale: 1:10

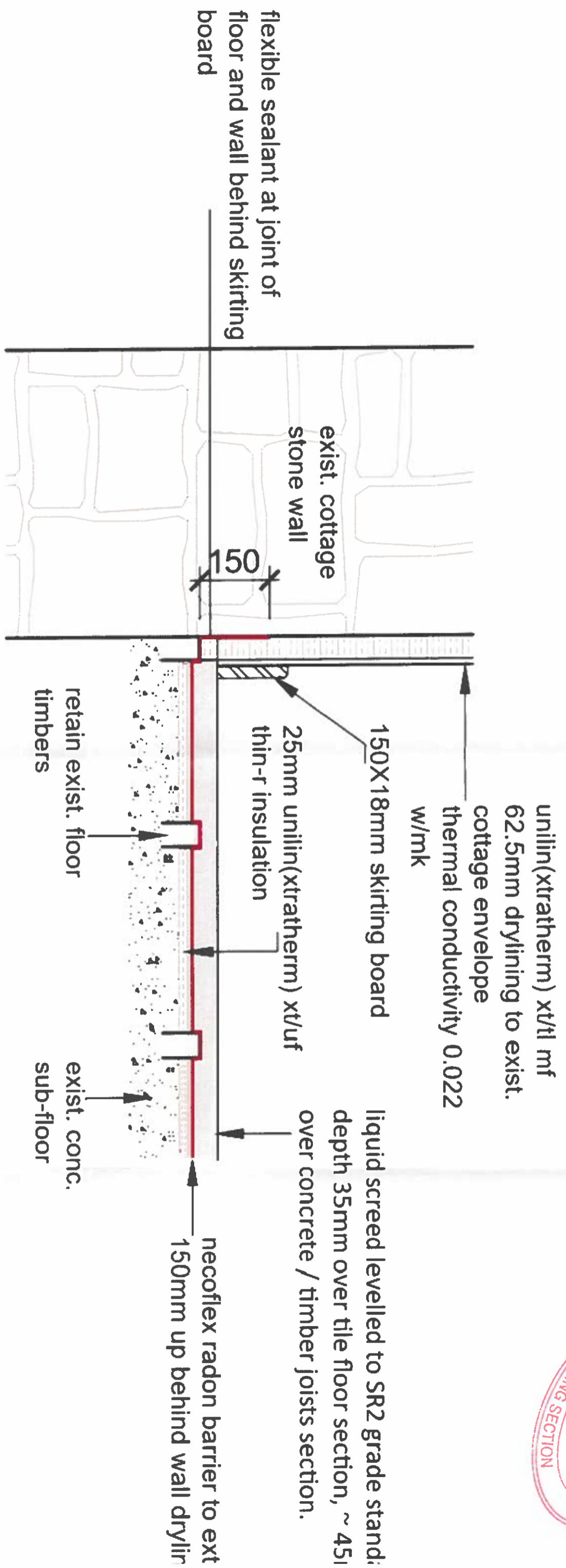


14 ROOF SECTION-living room Scale: 1:25

notes:	1. Figured dimensions only to be taken from this drawing.	2. Do not scale ruler dimensions off this drawing.	3. Any dimension discrepancies to be reported immediately to PMAN.	4. This drawing to be read in conjunction with any other project drawings, schedules & documentation.
project:	Johnny Mee-Cottage Renovation	project no.: 2023/JM/01	drg title: Roof Details	suffix:
site:	Runnaboll Td., Co. Roscommon	drg no.: 2023/10/12	scale: As Shown	revision:
site ITM co-ordinates:	E 583535 N 793909	stage: Design	scale: As Shown	date: 00/00/00
			date: 19/07/2023	checked by: P.F.
			drg by: P.F.	initials:



CIVIL Eng. Technology
CAD Drawing
Land Surveying
& Mapping



9 FLOOR DETAIL

Scale: 1:20