

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Patsy McGarry,

Reference Number: DED 658

Application Received: 13th February 2024

Name of Applicants: Patsy McGarry

Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of a townhouse at Ballaghaderreen, 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) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development.
- (b) The refurbishment of a townhouse as described in this case is an exempted development.
- (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 refurbish a townhouse in Ballaghaderreen, 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: 26th April 2024

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

Reference Number:	DED 658
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of domestic extension
Name of Applicant:	Patsy Mc Garry
Location of Development:	Barrack Street, Ballaghaderreen, Co. Roscommon
Site Visit:	Access onto the site was not possible on day of site visit

WHEREAS a question has arisen as to whether the following works; the refurbishment of a townhouse at the above address is or is not development and is or is not exempted development.

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

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

Site Location & Development Description

The subject site is located on Barrack Street, Ballaghaderreen, Co. Roscommon. The subject site contains a two storey terraced dwelling house with what appears to be a single storey rear extension is located on lands zoned "Town Centre" in the Ballaghaderreen Settlement Plan, which forms part of the Roscommon County Development Plan 2022-2028. The structure is not protected but is located within the Ballaghaderreen Architectural Conservation 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.

Question arising: Whether the proposed refurbishment of the townhouse is or is not development and is or is not exempted development.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European sites to the site of the proposed development are Tullaghanrock Bog SAC (Site Code 002354) which is located circa 2.5km to the west and Callow Bog SAC (Site Code 000595) which is located circa 3.4km to the west.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, no recent planning history has been traced relating to the subject site.

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'.

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,

Class 1 of Part 1 of Schedule 2: 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>	<ol style="list-style-type: none"> 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (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. (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. 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. (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. (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. 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. 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. (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. (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. 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. 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. 388 (c) Where the house is detached and the floor area of the extension above

	<p>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>
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Assessment:

The proposed development of the refurbishment of a townhouse, it is stated as having floor space of 27.26m².

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. House has previous extension to rear, therefore N/A.
2.
 - a. The overall floor space provided by the proposed and existing extension is stated at 34.56m², 16.32m² of the existing extension is proposed to be demolished.
 - b. Proposed extension is only on ground floor level.
 - c. House is not detached, therefore N/A.
3. Proposed extension is only on ground floor level.
4.
 - a. Rear wall does not exceed this height.
 - b. Rear wall does not exceed this height.
 - c. Roof height of extension is not higher than the existing house.
5. Extension does not reduce the open space to less than 25m²
6.
 - a. Window is greater than 1m from the boundary it faces.
 - b. Proposed extension is only on ground floor level.
 - c. House is not detached, therefore N/A.
7. Not indicated that the extension roof will be used as a balcony or roof garden.

Having reviewed the proposed works in the context of the Conditions and Limitations associated with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the refurbishment of a townhouse as described in this case is considered to be exempted development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, it is considered that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for EIA or AA does not apply with respect to the current referral case.

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

Recommendation

WHEREAS a question has arisen as to whether the refurbishment of a townhouse on Barrack Street, Ballaghadereen, 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 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

AND WHEREAS I have concluded that

- a) The works are development.
- b) The refurbishment of a townhouse as described in this case is an exempted development.
- 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.

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



Signed:

Date: 25th April 2024

Civil Technician



Signed:

Date: 25th April 2024

Senior Executive Planner





**Old School House Architects Ltd****Registered Architects**

t/a Simon Beale + Associates



**The Planning Authority,
Roscommon County Council,
Áras an Chontae
Roscommon
County Roscommon
F42 VR98**

20th March 2024**Ref: DED 658**

RE: - Application for a Declaration under Section 5 under the Planning and Development Act (as amended), regarding Exempted Development at Ballaghderreen, Co. Roscommon on behalf of Patsy McGarry.

Dear Sir/Madam,

Please see below response to your request for further information dated the 11th March 2024. I also enclose the following documents to substantiate our response.

- Drawing no. 23-199-A-P-00-200

Point 1:

Please find enclosed drawings 23-199 -A-P-00-200, differentiating between existing and proposed works. The property has been previously extended towards the rear to the extent of 22.91m². 16.32m² of this area will be demolished.

A new proposed extension of 27.26m² will be constructed to the rear of the building (total rear extension area 34.56m²).

Point 2:

As stated above, part of existing rear extensions of 16.32 m² will be demolished and a new proposed extension of 27.26m² will be constructed.

This solution makes for better design and flow within the building and is more aesthetically pleasing to the rear of the building.

Trusting this is in order.

Yours sincerely,

Edel Bailey

SIMON BEALE + ASSOCIATES

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Company Number: 674906
Registered Address:
8, The Mall, Lucan, Co. Dublin.



Simon Beale + Associates
Registered Architects

www.sbassociates.ie
info@sbassociates.ie

PLANNING PROPOSAL DRAWINGS

Client: - Patsy McGarry

Date: 21 March 2024

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Tel: +44 20 8004 2001

RIA1



Simon Beale + Associates
Registered Architects



Client:
Patsy McGarry

Project:
Existing Dwelling

Site Address:
Ballaghaderreen, Co. Roscommon, F45 DT32

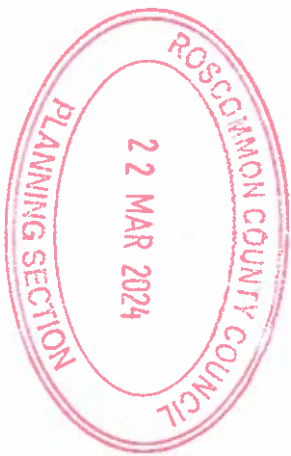
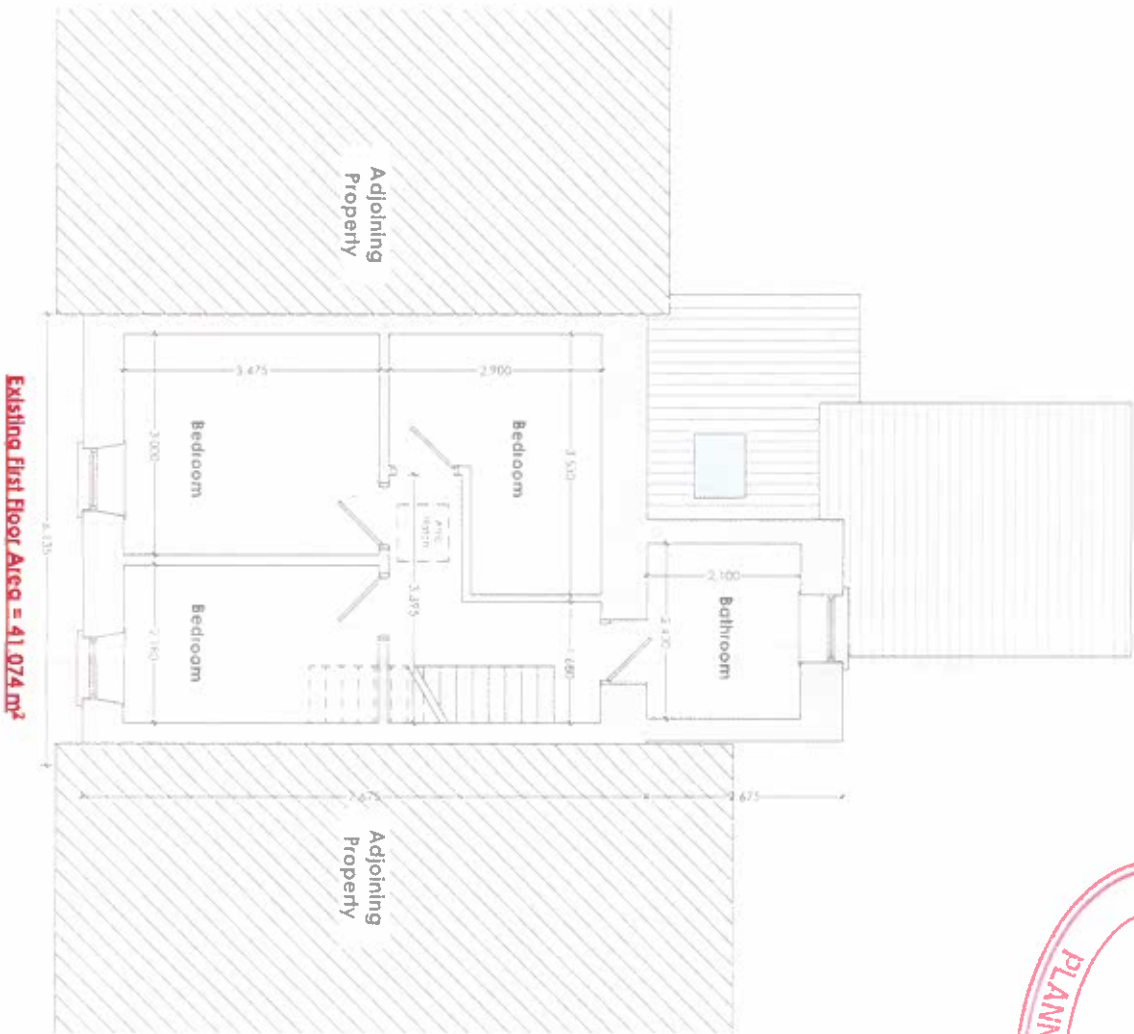
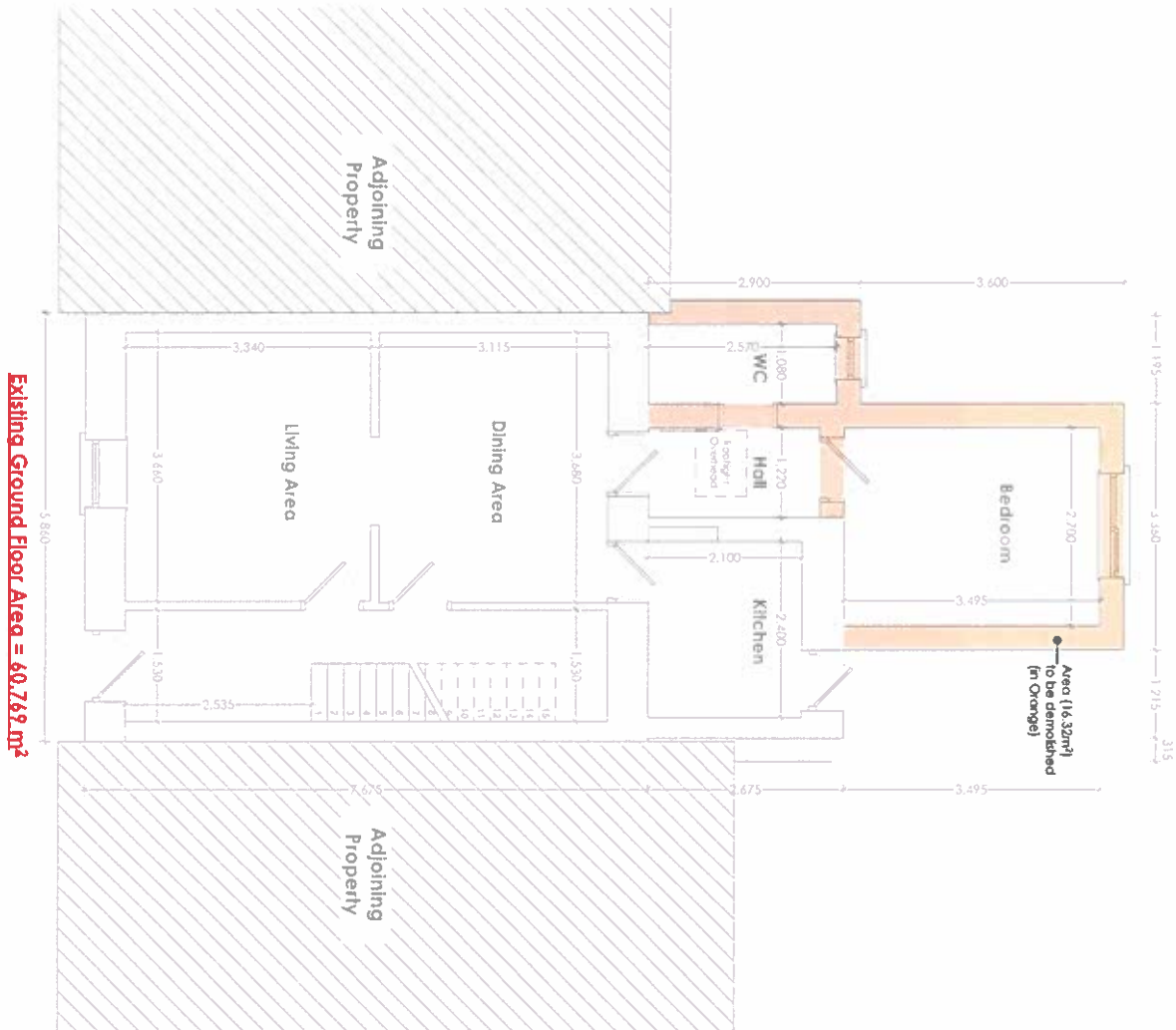
Drawing No:
23-199-A-P-20

Drawing Scale:
As Shown @ A3

Date:
21 March 2024

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Project:
Existing Dwelling

Drawing No:
23-199-A-P-30

Drawing Scale:
As Shown @ A3

Date: 21 March 2024

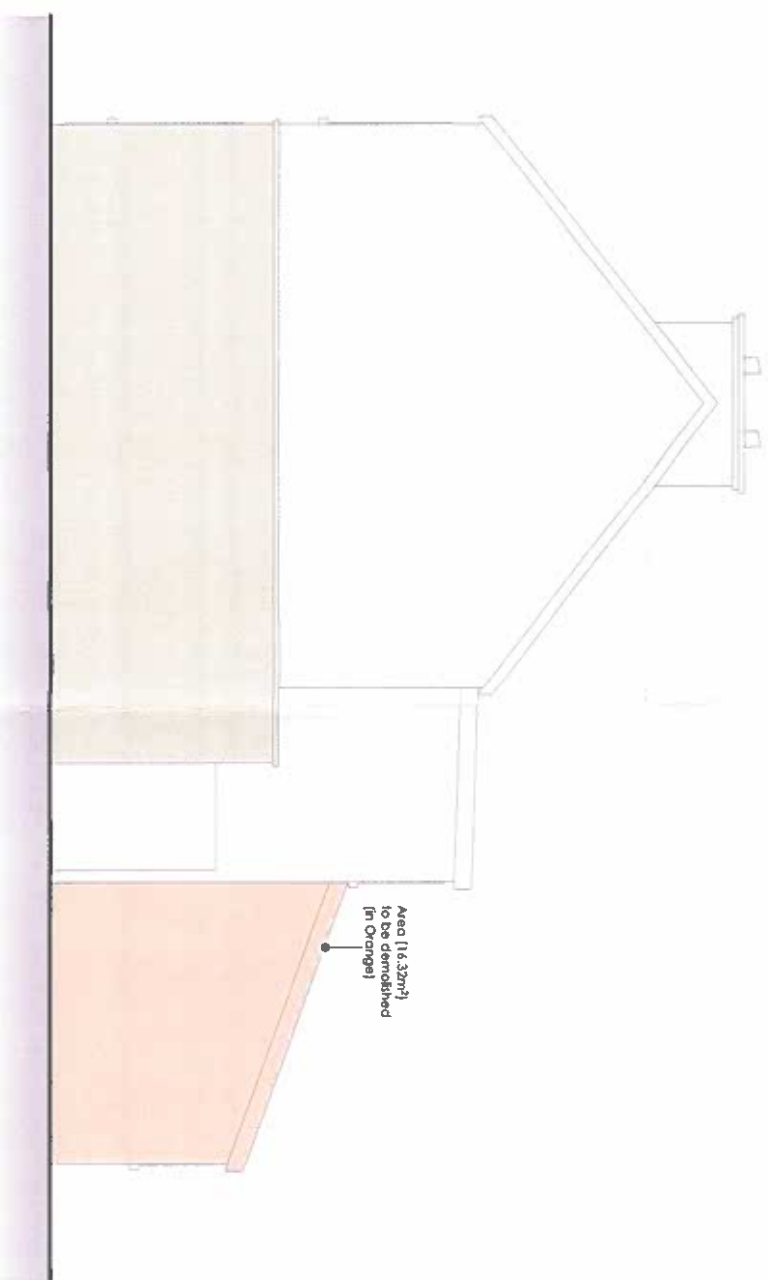
Drawing Status:
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[illegible][illegible]

Existing - Southwest Elevation 1:100

Existing - Northeast Elevation 1:100



Existing - Northwest Elevation 1:100

Existing - Southeast Elevation 1:100





Simon Beale + Associates
Registered Architects



Client:
Patsy McGarry

Project:
Existing Dwelling

Site Address:
Ballaghaderreen, Co. Roscommon, F45 DT32

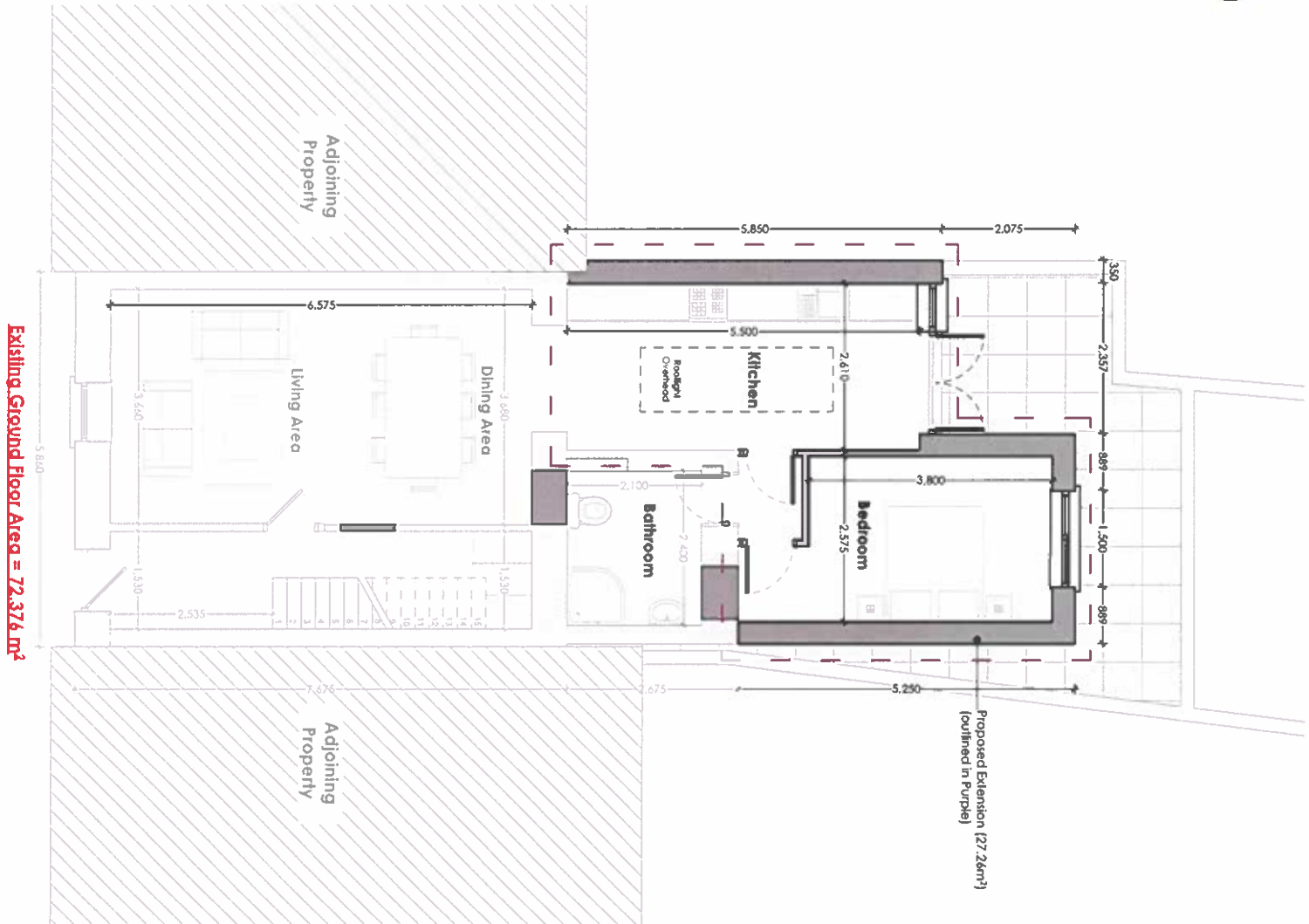
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As Shown @ A3

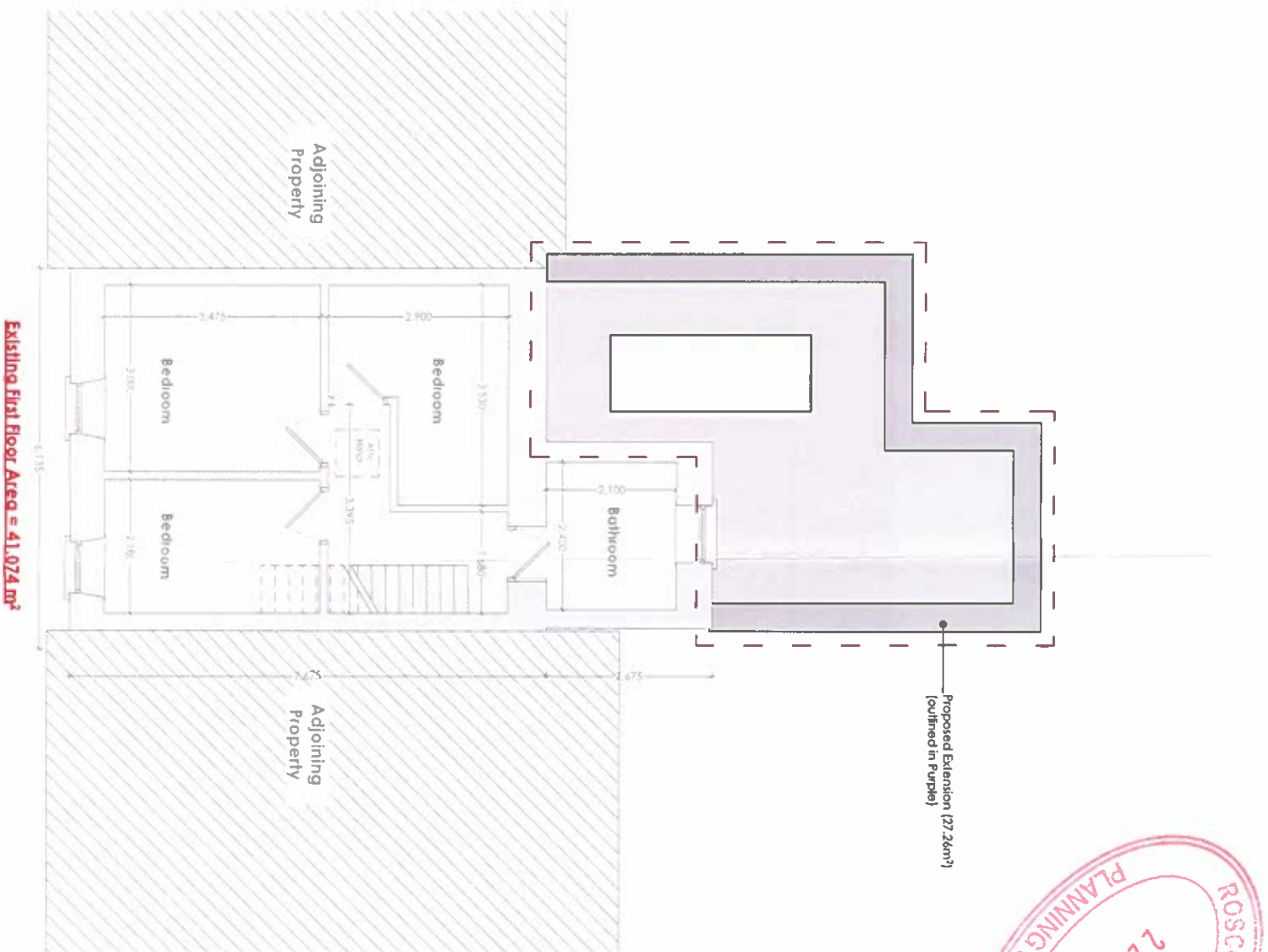
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6. It is the Contractor's responsibility to ensure that the drawing is used for the purpose for which it was prepared, and for ensuring that the drawing is not used for any other purpose.
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Proposed - Ground Floor 1:100



Proposed - First Floor 1:100





Simon Beale + Associates
Registered Architects

Client:
Patsy McGarry

Project:
Existing Dwelling

Site Address:
Ballaghaderreen, Co. Roscommon, F45 DT32

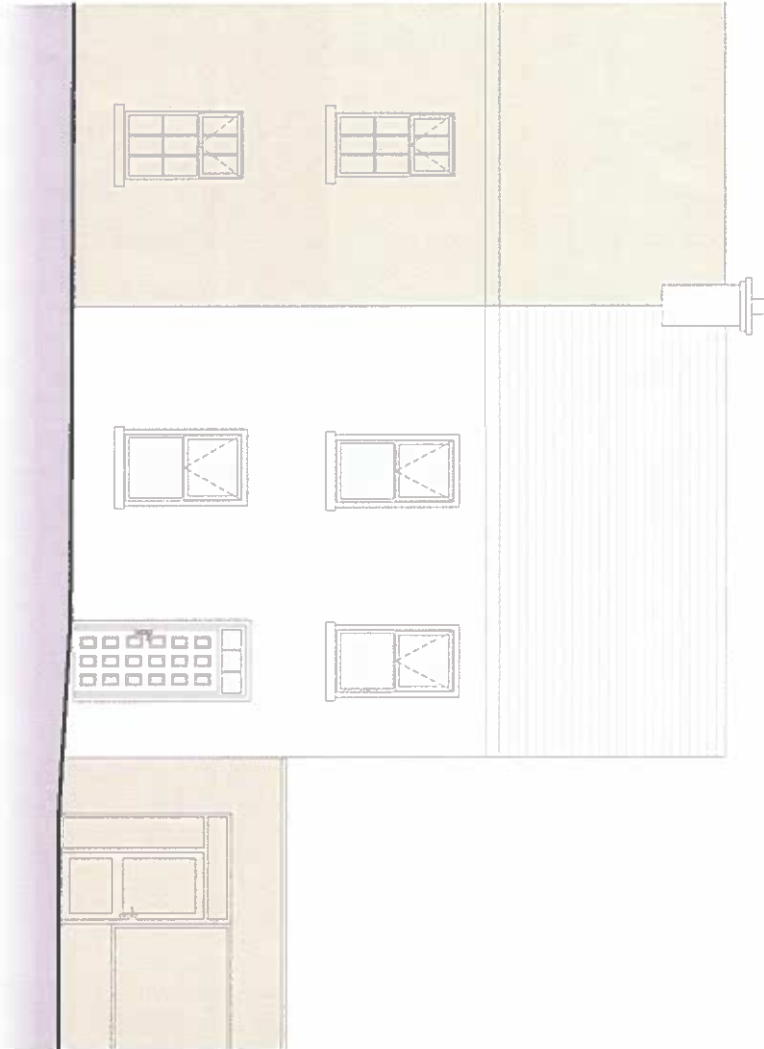
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Date:
21 March 2024

Drawing Status:
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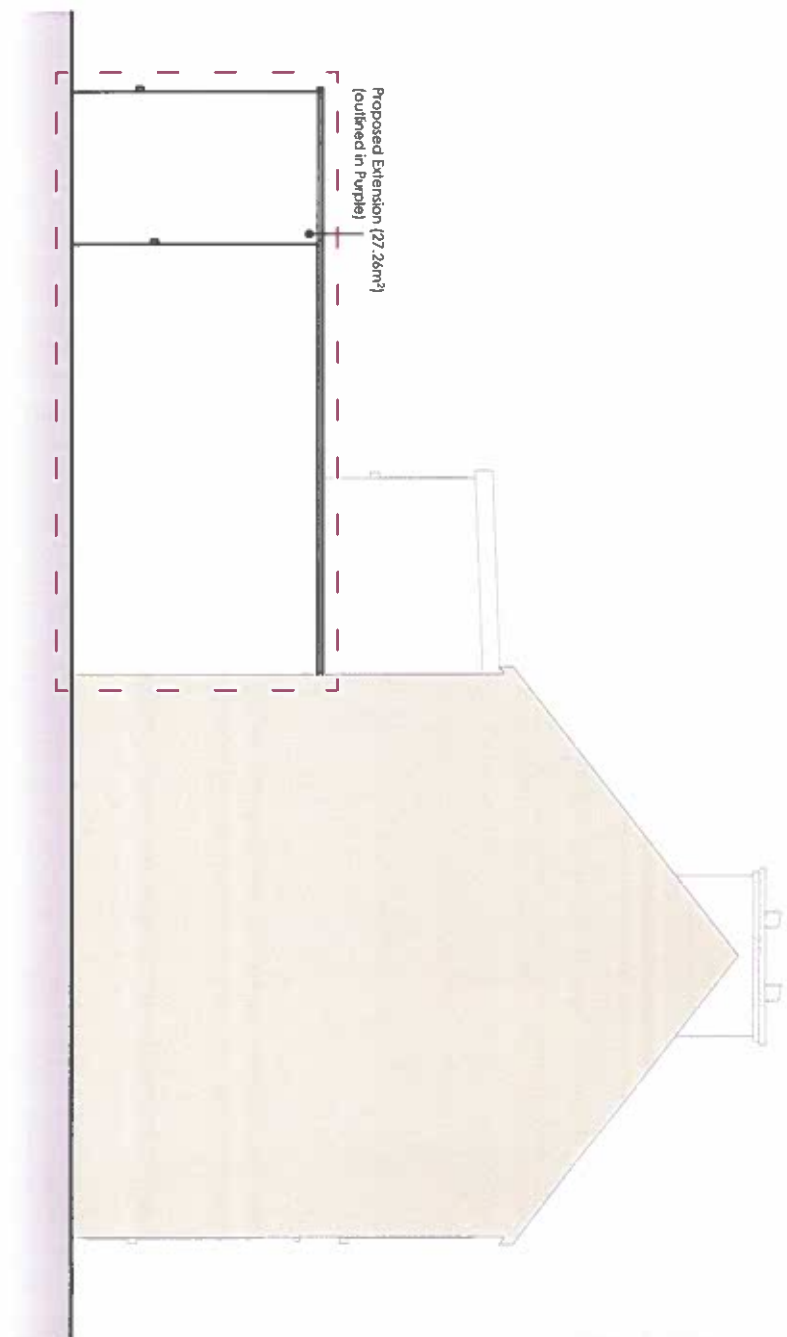
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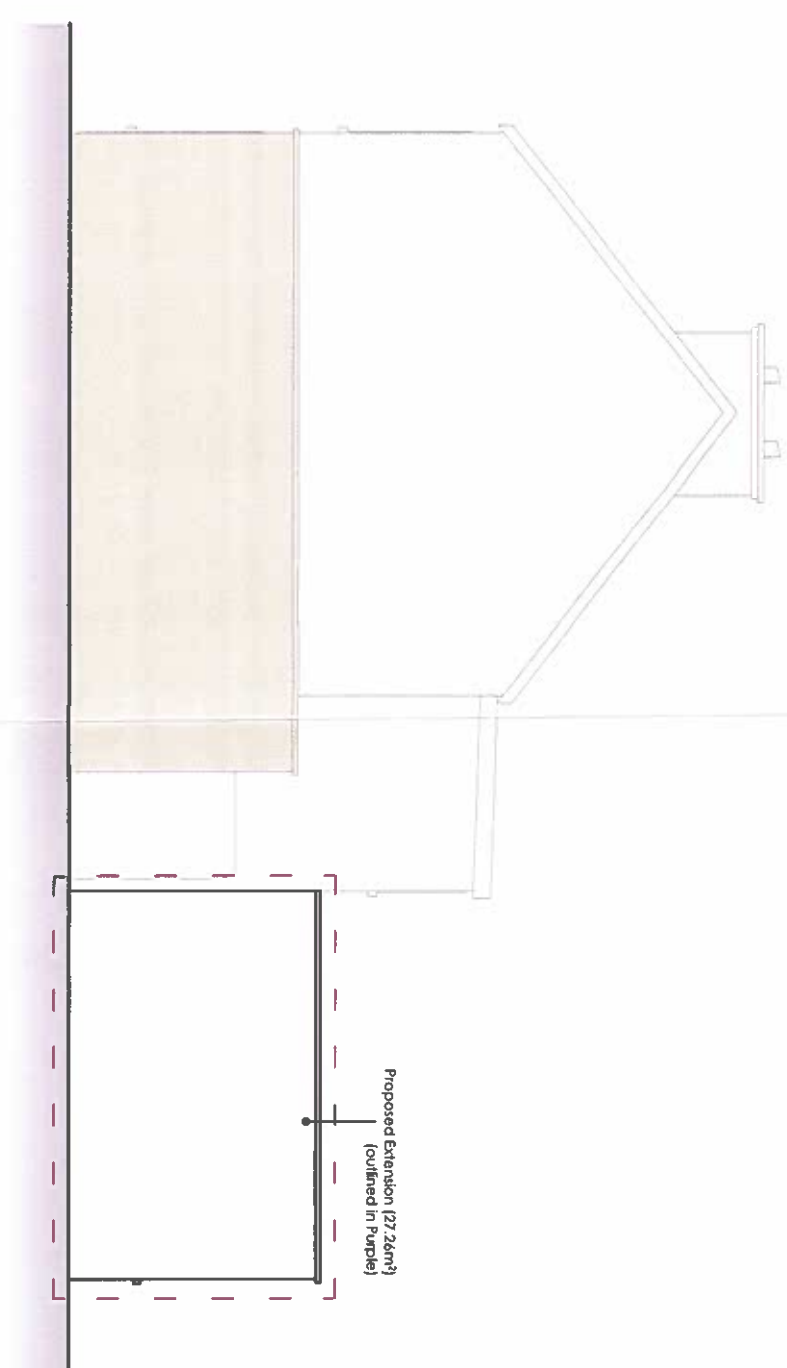
Proposed - Southwest Elevation 1:100



Proposed - Northeast Elevation 1:100



Proposed - Northwest Elevation 1:100



Proposed - Southeast Elevation 1:100





Comhairle Contae
Ros Comáin
Roscommon
County Council



Patsy McGarry,



Date: 11th March 2024
Ref: DED 658

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: WHEREAS a question has arisen as to whether the refurbishment of a town house at Ballaghaderreen, Co. Roscommon. is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 13th February 2024 and in order for the Planning Authority to determine as to whether the refurbishment of a town house at Ballaghaderreen, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. Due to the presence of similarly titled drawings on file, and in order for the Planning Authority to make a properly informed determination in this instance, please submit the following:
 - Floor plan and elevation drawings that clearly differentiate between existing and proposed works
 - When viewed from the rear, the property appears as if it has previously been extended in this direction. Please clarify if the dwelling has been extended previously and provide details of the floor area of same.
 - Please clarify what (if any) additional floorspace is proposed as part of the refurbishment works, as drawings submitted indicate that this may be a possibility.
2. Please provide an accompanying letter clearly outlining the extent of the proposed works.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 658**.

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

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning.

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

Reference Number:	DED 658
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of domestic extension
Name of Applicant:	Patsy Mc Garry
Location of Development:	Barrack Street, Ballaghaderreen, Co. Roscommon
Site Visit:	Access onto the site was not possible on day of site visit

WHEREAS a question has arisen as to whether the following works; the refurbishment of a townhouse at the above address is or is not development and is or is not exempted development.

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

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

Site Location & Development Description

The subject site is located on Barrack Street, Ballaghaderreen, Co. Roscommon. The subject site contains a two storey terraced dwelling house with what appears to be a single storey rear extension is located on lands zoned "Town Centre" in the Ballaghaderreen Settlement Plan, which forms part of the Roscommon County Development Plan 2022-2028. The structure is not protected but is located within the Ballaghaderreen Architectural Conservation 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.

Question arising: Whether the proposed refurbishment of the townhouse is or is not development and is or is not exempted development.

Planning History

None.

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'.

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,

Class 1 of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitations
<i>Development within the curtilage of a house</i> CLASS 1 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.	1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (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. (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. 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. (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>(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. (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. (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. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. 388 (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>
--	--

Initial Planning Assessment:


It is unclear from the documentation submitted what the proposed works involve, as no distinction is made between existing and proposed drawings. It appears possible that structural works and an increase in floor area are proposed to the rear at ground floor level, however clarification is required in relation to this. A further Information request will be made in this regard.

Recommendation:

Please request the following further information:

1. Due to the presence of similarly titled drawings on file, and in order for the Planning Authority to make a properly informed determination in this instance, please submit the following:
 - Floor plan and elevation drawings that clearly differentiate between existing and proposed works
 - When viewed from the rear, the property appears as if it has previously been extended in this direction. Please clarify if the dwelling has been extended previously and provide details of the floor area of same.

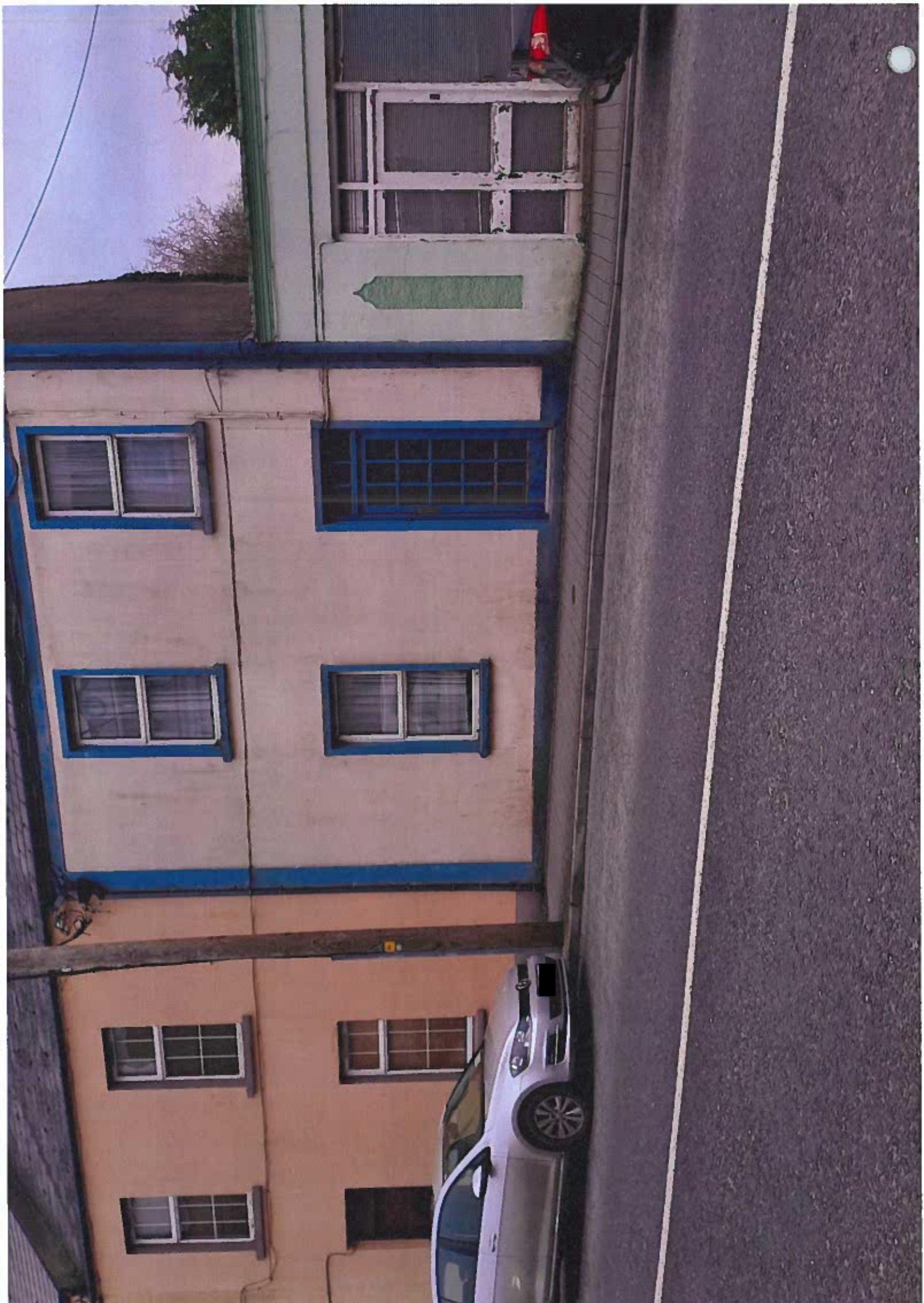
- Please clarify what (if any) additional floorspace is proposed as part of the refurbishment works, as drawings submitted indicate that this may be a possibility.
2. Please provide an accompanying letter clearly outlining the extent of the proposed works.

Signed 
Executive Planner

Date: 11th March 2024

ABC



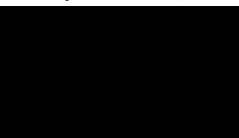




Comhairle Contae
Ros Comáin
Roscommon
County Council



Patsy McGarry,



Date: 12th February 2024

Planning Reference: DED 658

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to refurbish town house under the Planning & Development Act (Exempt Development) Regulations 2018 at Ballaghaderreen, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 13th February 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. L01/0/22701 dated 13th February 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 658**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

✓
February 12th 2024

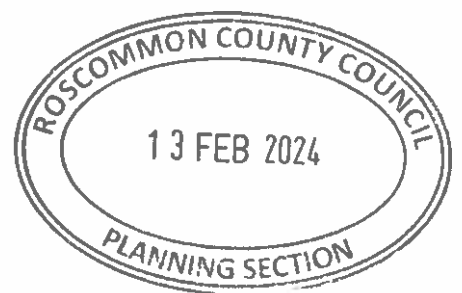
DED 658

Hello,

Your colleagues in the
Vacant Homes section advised me to
seek an 'Exempted Development' declaration
from yourselves, as they can seek
an application from me towards a
re-presentation of a house.
Delegated to you.

All the best,

Patsy McGarry





DED 658
Cheque.

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:	DATSY M'GARRY
Address:	[REDACTED]
Name & Address of Agent:	Refurbishment of town house
Nature of Proposed Works	as above! [my mistake]
Location (Townland & O.S No.)	Ballophoderrac, Co. Roscommon
Floor Area	60.8 m.
Height above ground level	
Total area of private open space remaining after completion of this development	Please see enclosed architect's drawings
Roofing Material (Slates, Tiles, other) (Specify)	roof unchanged
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	half proposed
Is proposed works located at front/rear/side of existing house.	at 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	40.
If yes give ref. number (include full details of existing extension, if any)	/
Existing use of land or structure	Recent dwelling
Proposed use of land or structure	Principal private residence
Distance of proposed building line from edge of roadway	Six feet (approx)
Does the proposed development involve the provision of a piped water supply	Town supply
Does the proposed development involve the provision of sanitary facilities	New Bathroom downstairs

Signature:

P. H. GERRY

Date:

12/02/2024

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) Detailed specification of development proposed



Roscommon County Council
Aras an Chontae
Roscommon
08066 37100

13/02/2024 14.05 55

Receipt No. : L01/0/227013

PATSY MCGARRY

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED658	

Total :	80.00 EUR
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Tendered -	
Postal Order	80.00
972777	

Change	0.00
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Issued By : Louis Carroll
From : Central Cash Office



EIRCODE



Geographic Address

Postal Address

English | Gaeilge

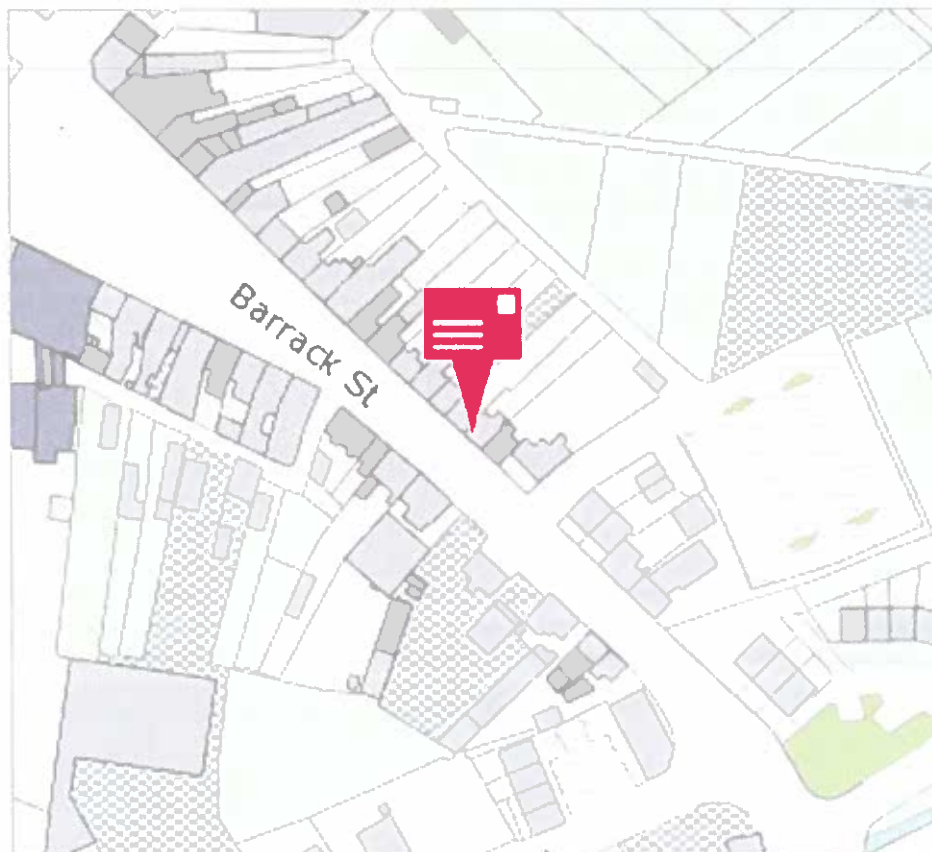
BARRACK STREET

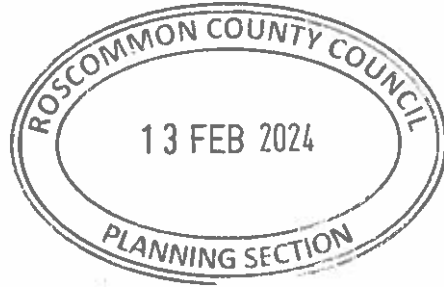
BALLAGHADERREEN

CO. ROSCOMMON

F45 DT32

Address Query ?





Simon Beale + Associates
Registered Architects

www.sbassociates.ie
info@sbassociates.ie

SKETCH PROPOSAL DRAWINGS

Client: - Patsy McGarry

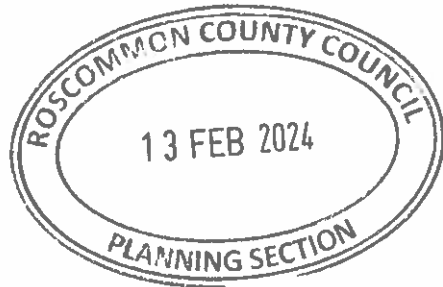
Date: 05 October 2023

LONDON
Unit 3, Abbot's Business Park,
Primrose Hill, Kings Langley, WD4 8FR
Tel: +44 20 8004 2001

DUBLIN
8 The Lark, Lower Main Street,
Lucan, Co. Dublin, K78 RB12
Tel: +353 1 682 9636

ROSCOMMON
Bullbrook House, Williamstown Rd.,
Cuckinstown, Co. Roscommon, F45 YF7N
Tel: +353 906 25952

HEAD OFFICE
The Old School House, Casement St.,
Ballina, Co. Mayo, F7H 1E9H4
Tel: +353 96 60020



Existing - Ground Floor



Existing - First Floor

1:100



Simon Beale + Associates
Registered Architects

Client:
Patsy McGarry

Project:
Existing Dwelling

Site Address:
Ballaghaderreen, Co. Roscommon, F45 DT32

Drawing No:
23-199-A-S-30

Drawing Scale:
As Shown @ A3

Date:
05 October 2023

Drawing Status:
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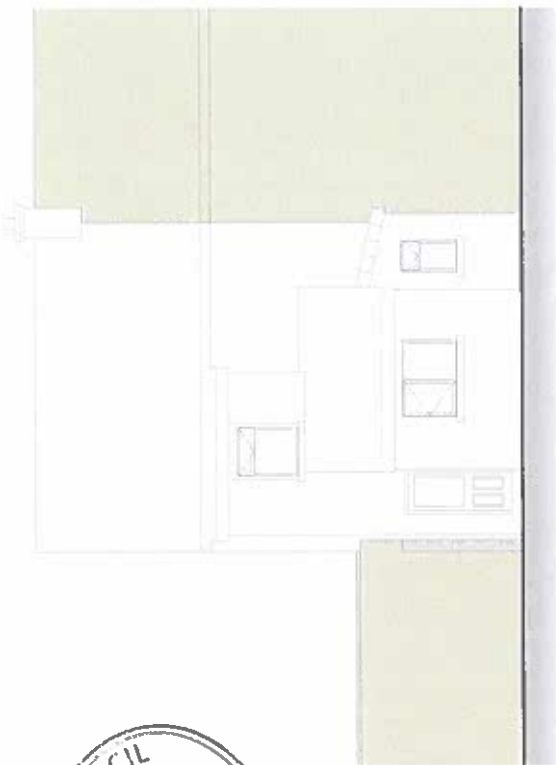
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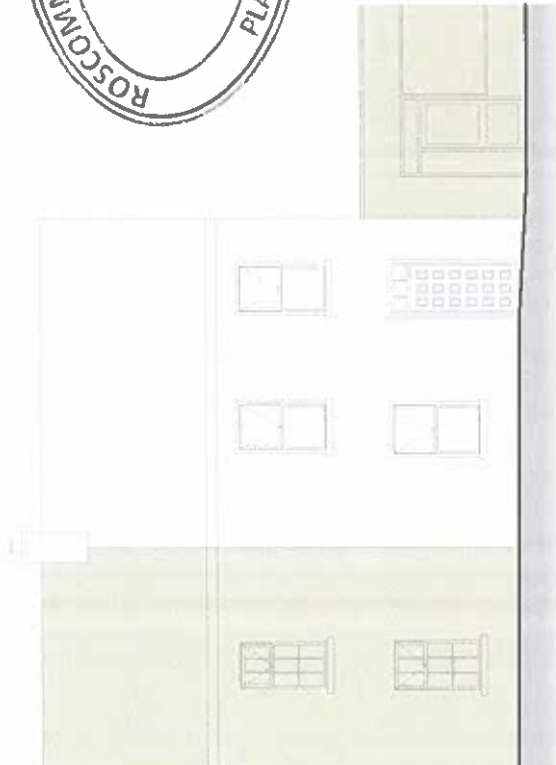
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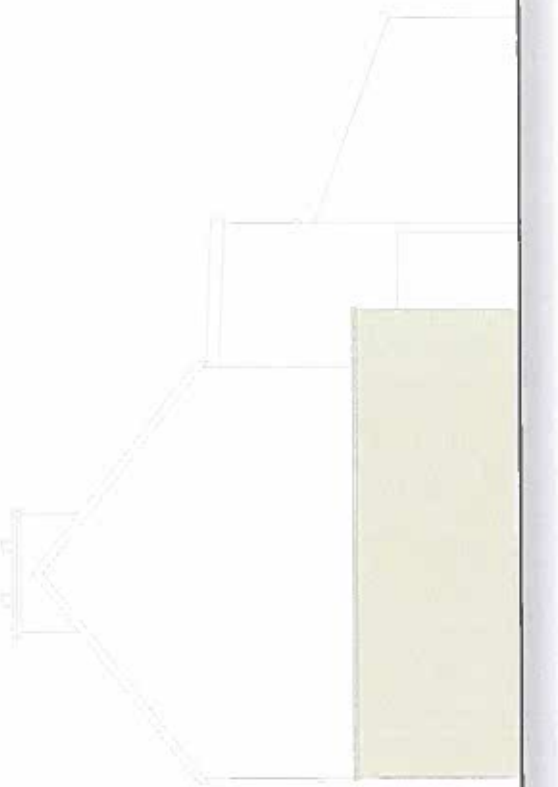
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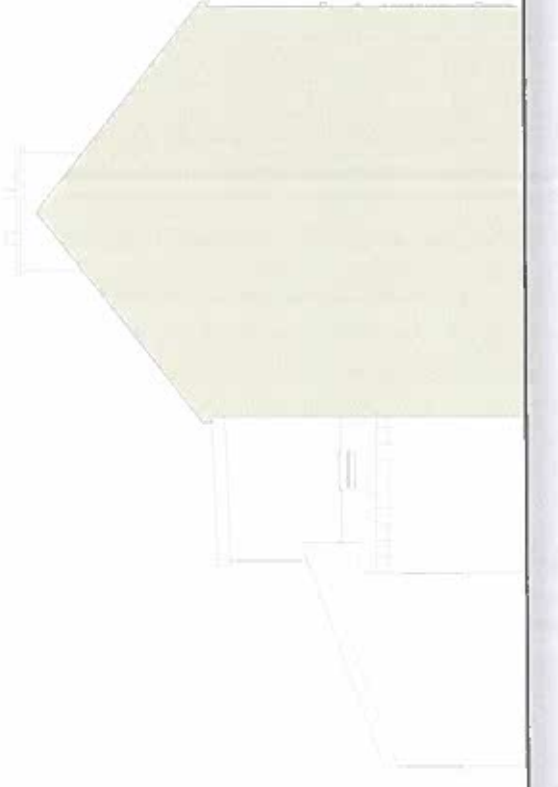
Existing - Northeast Elevation 1:100



Existing - Southwest Elevation 1:100



Existing - Southeast Elevation 1:100



Existing - Northwest Elevation 1:100



Simon Beale + Associates
Registered Architects

Client: Patsy McGarry

Project: Existing Dwelling

Site Address: Ballaghaderreen, Co. Roscommon, F45 DT32

Drawing No: 23-198-A-S-100

Drawing Scale: As Shown @ A3

Date: 05 October 2023

Drawing Status: SKETCH PURPOSES ONLY

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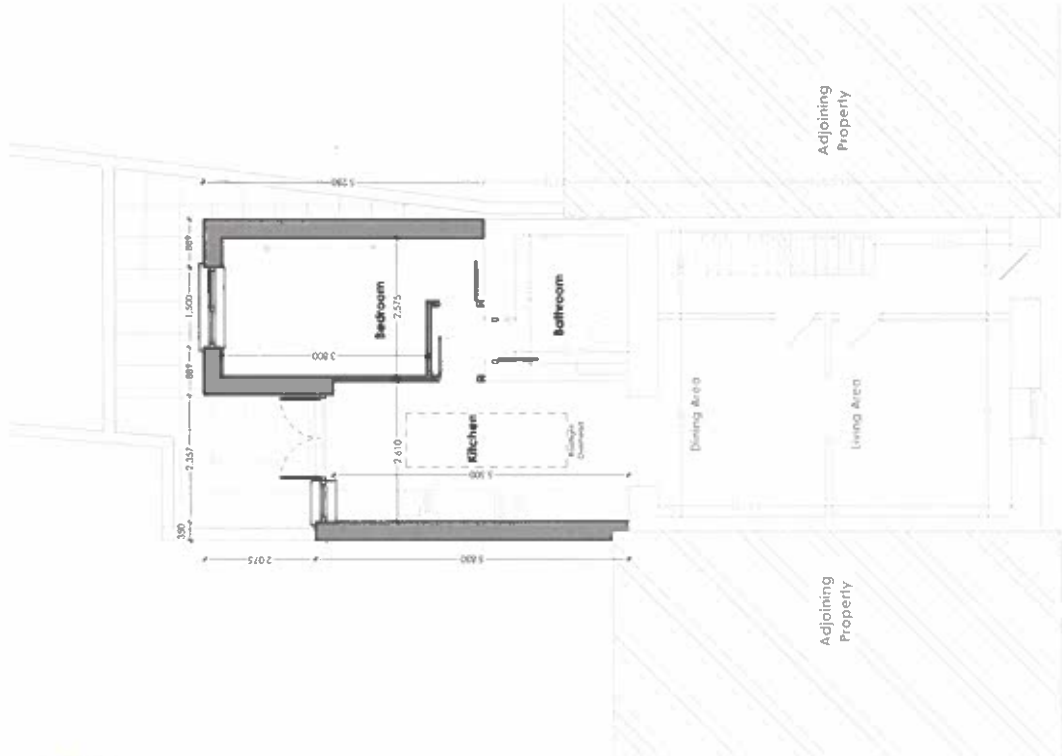
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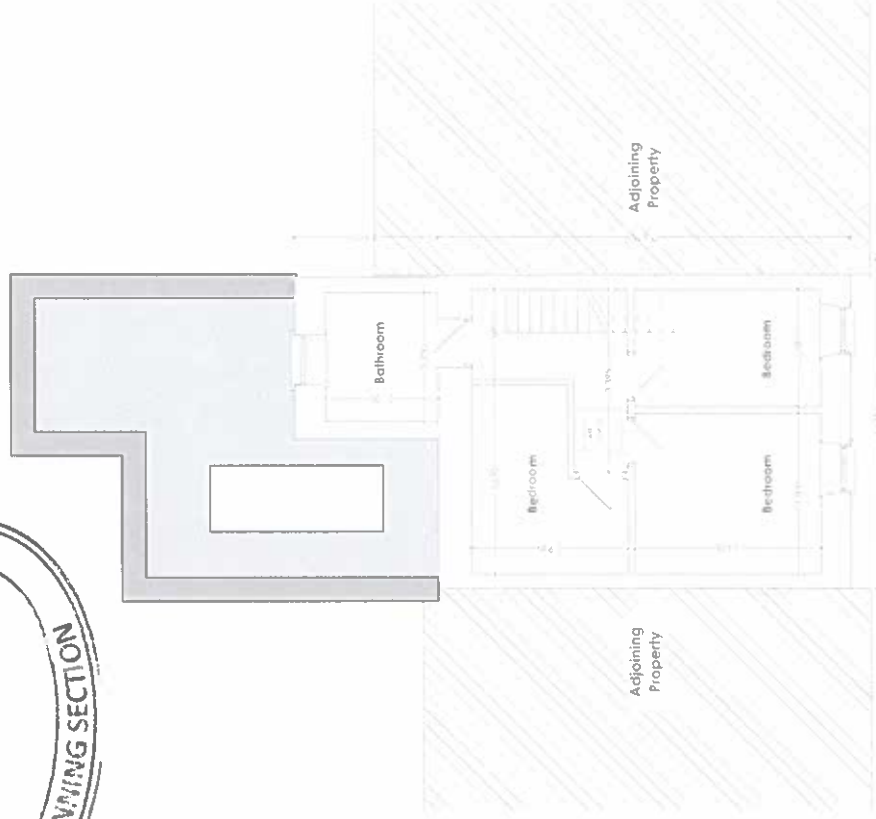
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6. The drawing is a sketch and shall not be used for construction purposes. It is intended for use as a guide only and shall not be used for construction purposes. It is intended for use as a guide only and shall not be used for construction purposes.



Proposed - Ground Floor

1:100



Proposed - First Floor

1:100



Project:
Existing Dwelling

Site Address
Ballaghader

Drawing No:
23-199-A-S-200

Drawing Scale:
As Shown @ A3

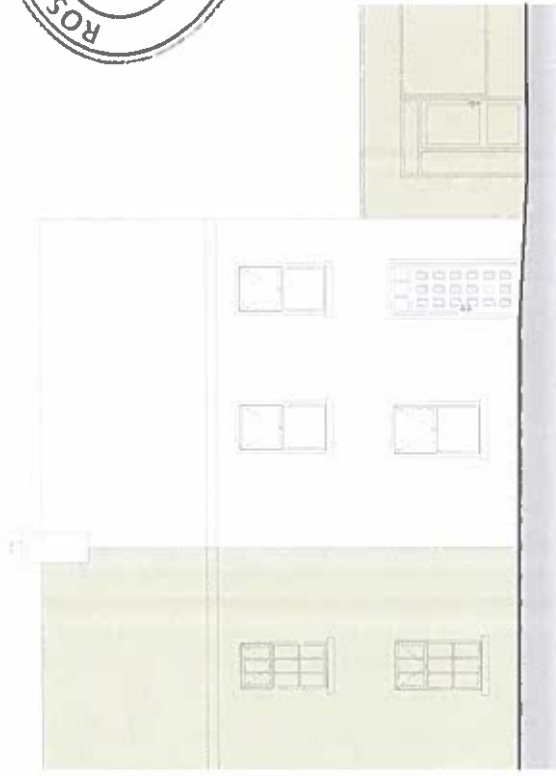
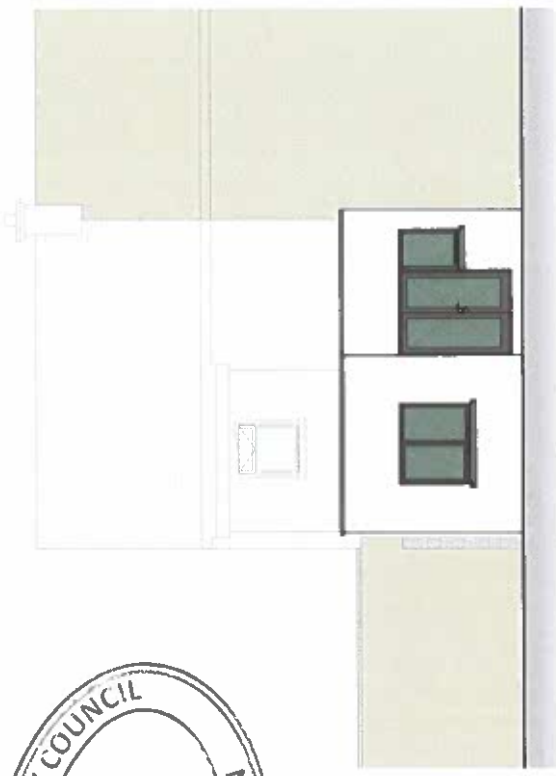
Date: 05 October 2023

Drawing Status

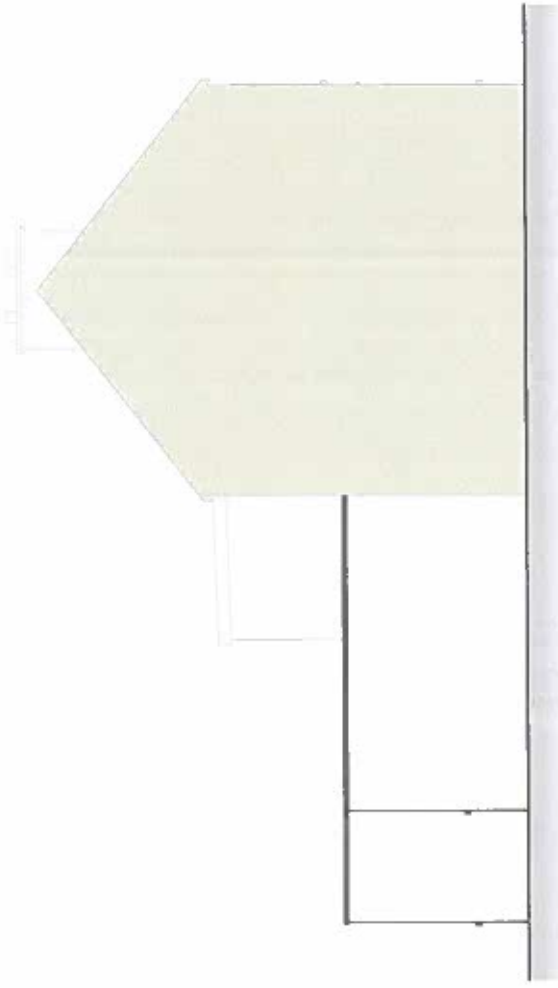
Drawing Status:
SKETCH PURPOSES ONLY

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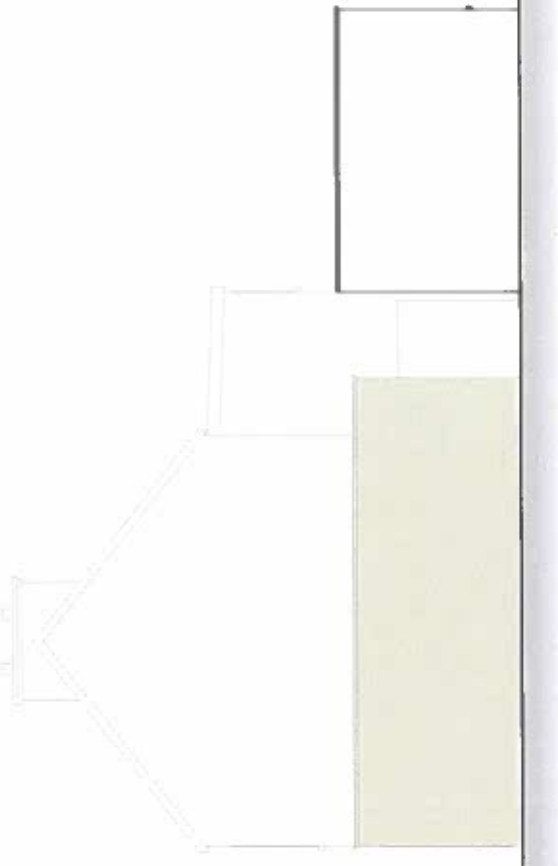
Simon Beale + Associates

Proposed - Southwest Elevation
1:100

Proposed - Northeast Elevation 1:100



Proposed - Northwest Elevation



Proposed - Southeast Elevation 1:100