

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Patrick Anthony Carroll,



Reference Number: DED 701  
Application Received: 25<sup>th</sup> April 2024  
Name of Applicants: Patrick Anthony Carroll  
Agent: N/A

**WHEREAS** a question has arisen as to whether the internal refurbishment of an existing dwelling at Dundonnell, Taughmacconnell, Ballinasloe, Co. Roscommon., is or is not development and is or is not exempted development:

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

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


**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The 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).
- (c) The proposed works, comprising of the *"Permission to internally refurbish an existing house under the Planning & Development Act (Exempted Development) Regulations 2018*, fall under Schedule 2 of Part 1, Class 1 development and are considered therefore to constitute 'exempted development'.
- (d) 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 internally refurbish an existing dwelling at Dundonnell, Taughmacconnell, Ballinasloe, 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: 22<sup>nd</sup> July 2024**

**ADVICE NOTE**

**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.**

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

<b>Reference Number:</b>	DED 701
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development.
<b>Name of Applicant:</b>	Patrick Anthony Carroll
<b>Location of Development:</b>	Glananea, Dundonnell, Taughmaconnell, Ballinasloe, Co. Roscommon
<b>Site Visit:</b>	09/07/2024

**WHEREAS a question has arisen as to whether the following works; "Permission to internally refurbish an existing house" under the Planning & Development Act (Exempted Development) Regulations 2018 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

**Site Location & Description of Development & Nature of Proposed Development**

**Site Location:**

The subject site is situated in a rural area to the south extent of the county, in Glananea, townland of Dundonnell. The site is flanked by local road 'L-5698', from which the site is accessed.

**Development Description:**

A site visit was conducted on the 9<sup>th</sup> of July, 2024; as per the Site Layout Plan, the dwelling can be accessed via a gated vehicular entry gate off the 'L-5698'. The site boundary to the front (north extent) of the property is of stone construction, this extends to the west extent of the site, and the east extent is delineated by mature hedgerow; post & wire fencing delineate the driveway. As regard to the site topography, the northern extent of the site is notably lower than the plateau upon which the existing derelict dwelling sits; the site also includes a garage with roller door and an agricultural shed.

The dwelling to which this section 5 referral relates is of late 70's, early 80's design character; it is a single-storey bungalow, with a pitched, gable-ended slate roof, two separate chimneys penetrate same. The front elevation presents with manufactured grey brick cladding to the accent wall, and painted nap-plaster to the remainder of the elevation. Three large landscape windows and front door access are situated here, with access also provided to the rear of the property. It is evident that works on site and to the interior have commenced and are on-going.

**Nature of Proposed Works:**

The application states the nature of the proposed development/works comprises of the "Internal Refurbishment of existing house". The applicant further outlines a detailed proposal for the works under a separate document entitled "*Specification of Refurbishment Works to be used for Dwelling-house at Glanea, Taughmaconnell, Ballinasloe, Co. Roscommon*". This details the nature and scope of refurbishment works proposed for the the dwelling, and of moderate works to the site grounds.

#### European Sites:

As per a review of Roscommon County Council's Geographic Information Systems, the subject site is located in proximity to a European Site.

- Appropriate Assessment

The closest designated site include; "Castlesampson Esker" *Special Area of Conservation* (SAC) (Site Code: 001625) which is located circa 2.1km east of the subject site.

Having regard to the separation distances between the site and the closest Natura 2000 site, given 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, can be excluded.

#### Architectural / Archaeological Heritage

As per a review of Roscommon County Council's Geographic Information Systems, there are no architectural and/or archaeological heritage sites/structures in proximity to the subject site or property thereon.

- Assessment of Architectural & Archaeological Heritage

The property is not a protected structure; further, the closest structure listed by the National Monuments Service includes a 'Ringfort' (SMR Number RO051-048---) located 0.5km south-east of the site.

#### Planning History

A recent planning history assessment of the subject site and property thereon was undertaken. As per Roscommon County Council's GIS Planning Registry, the site yielded no relevant planning history; the historical maps were reviewed thereafter and yielded the following results:

1. **150/3/82** - "Permission for erection of dwelling-house and construction of septic tank".
2. **150/3A/83** - "Permission for the erection of dwelling-house and construction of septic tank".

#### Relevant statutory provisions

##### Planning and Development Acts 2000 (as amended)

##### Section 2 (1)

In this Act, "works" include 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)

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)**

Outlines that the Minister may, by regulations, provide for any class of development to be exempted development for the purpose of this Act. 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)**

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

- (a) If the carrying out of such work would-
  - (i) Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under 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.

<b>Planning Assessment</b>
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Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows;

In accordance with the Planning and Development Act, 2000, section 2(1) “works” include “any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure (...)”. It is considered that said proposed works constitute “works”, as defined in section 2 of the said Act.

In accordance with the Planning and Development Act, 2000, section 3(1) “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 that said works constitute development, as defined in section 3 of the said Act.

These works have been considered in the context of Section 4(1)(h) of the Act, consisting of the carrying out of works for the “*maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures*”. To this end, the following matter have been taken into consideration:

- The applicant has advised as part of their submission that “*the proposed works/development at the dwelling located at Glananea, Taughmaconnell, Ballinasloe, do not involve any alterations to the existing facade or footprint of the building and therefore there is no requirement to produce detailed architectural or structural drawings. The proposed works include internal upgrade works such as, re-wiring, re-plumbing, decoration, new insulation, (internal), new flooring and internal joinery, new windows and doors, along with improved soft and hard landscaping externally*”
- The applicant includes as part of their submission a document entitled “*Specification of Refurbishment Works and Materials to be used for Dwelling at Glananea, Taughmaconnell, Ballinasloe, Co.*

Roscommon, H53 K7W9" this addendum to their application provides a detailed breakdown of the proposed internal and external refurbishment works.

On review of the submission particulars, under the provision of Section 4(1)(h), it is considered that the proposed works fall satisfy the provision of section 4(1)(h) for exempted development.

The proposed works, falling under Class 1, of Part 1 of Schedule 2, of Article 6, subject to Article 9, comprise the "*internal refurbishment of existing house*" and accordingly, are considered in principle to constitute 'exempted development', subject to compliance with the relevant conditions and limitations specified for this Class of development. Further, on review of the plans and particulars submitted as part of this section 5 referral and having regard to the provisions of Article 9(1)(a)(viii), the existing structures on site and the proposed development works, are not considered to consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

With Regard to Article 9(1)(a) of the Planning and Development Regulations, it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case. 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 Article 9(1)(a)(viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

#### **Recommendation**

**WHEREAS** a question has arisen as to whether a proposed development; comprising the "*Permission to internally refurbish an existing house under the Planning & Development Act (Exempted Development) Regulations 2018*" at the site located in "*Dundonnell, Taughmaconnell, Ballinasloe, Co. Roscommon*", is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

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

#### **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).
- The proposed works, comprising of the "*Permission to internally refurbish an existing house under the Planning & Development Act (Exempted Development) Regulations 2018*", fall under Schedule 2 of Part 1, Class 1 development and are considered therefore to constitute 'exempted development'.
- 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 comprising "*Permission to internally refurbish in existing house under the Planning & Development Act (Exempted Development) Regulations 2018*" at the site located in "*Dundonnell, Taughmaconnell, Ballinasloe, Co. Roscommon*", under the Planning & Development Act (Exempted Development) Regulations 2018, constitutes exempted development and that a declaration to that effect should be issued to the applicant.

Signed:



Blaithín Kinsella

**Assistant Planner**

**Date:** 15<sup>th</sup> June 2024

Signed:



Alan O'Connell

**Senior Executive Planner**

**Date:** ~~15<sup>th</sup> June~~ 2024

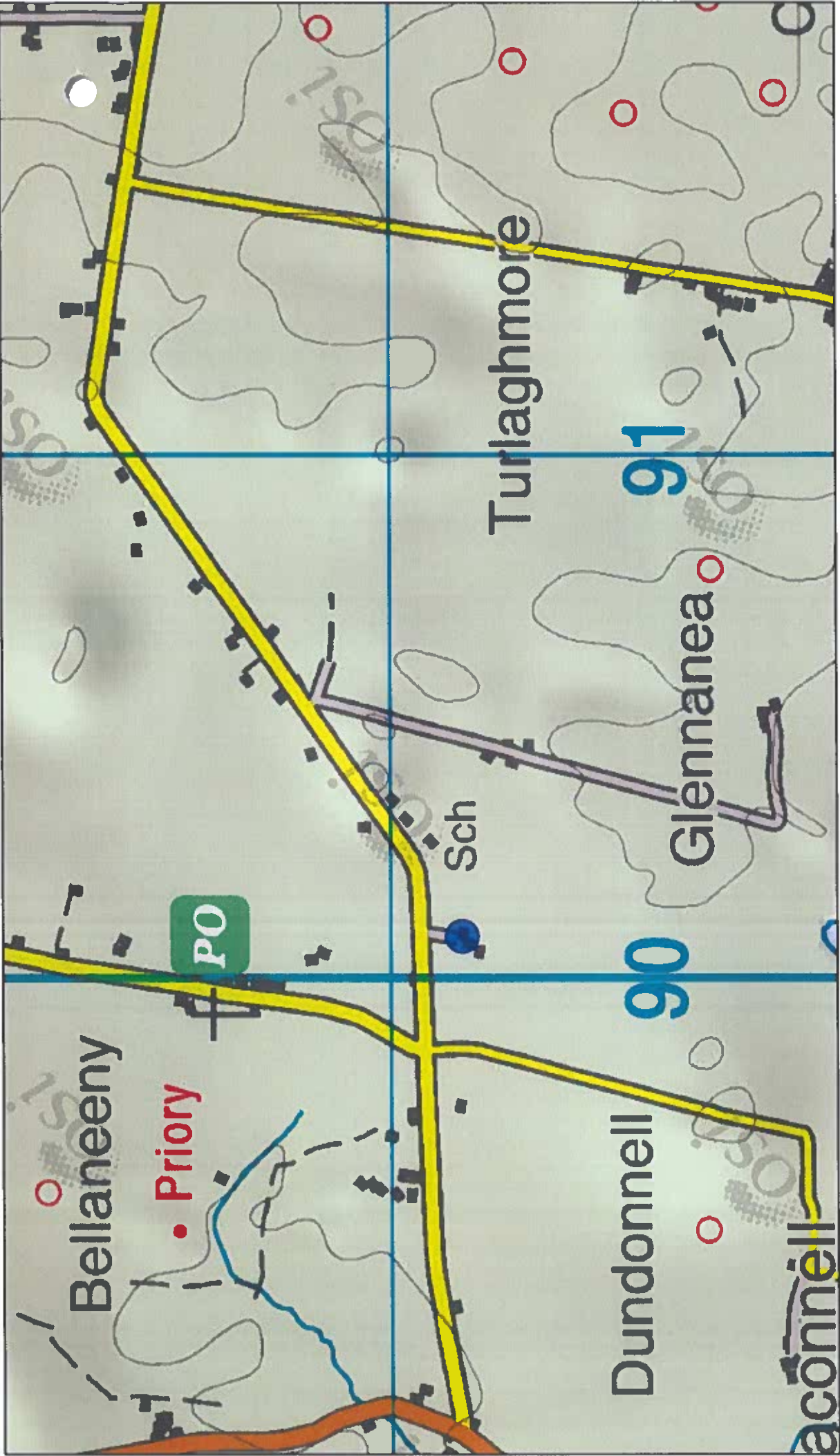
19<sup>th</sup> July



On approach to dwelling: Vehicular drive with post & rail fencing.

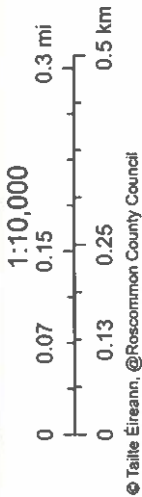
ENDS.





6/20/2024, 1:12:29 PM

County Boundary

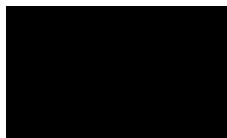




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Patrick Anthony Carroll,



Date: 2<sup>nd</sup> May 2024  
Planning Reference: DED 701

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

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application which was received on the 25<sup>th</sup> April 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. L01/0/228362 dated 30<sup>th</sup> April 2024, receipt enclosed herewith.

Please note that due to current resourcing issues, the processing of the Declaration of Exempted Developments has been curtailed at present and applicants will experience delays in the processing of same. We are currently reviewing internal work programmes with a view to resuming normal services as soon as possible, however we cannot provide a timeframe at present.

We sincerely apologise for any inconvenience caused. Once resumed all applications will be processed in chronological order.

**Note:** Please note your Planning Reference No. is **DED 701**.  
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  
09068 37100

30/04/2024 15:30:35

Receipt No : L01/0/228362

PATRICK ANTHONY CARROLL

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED701	

Total : 80.00 EUR

Tendered :  
Cheque 80.00  
2378

Change : 0.00

Issued By : Louis Carroll  
From : Central Cash Office



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



DED 701

Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)

## Roscommon County Council

### Application for a Declaration under Section 5 of the

### Planning & Development Act 2000 (as amended), regarding Exempted Development

Name of Applicant(s)	Patrick Anthony (Tony) Carroll
Name of Agent —	—
Nature of Proposed Works	Internal Refurbishment of existing House.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Dundonnell Toughmacdonnell Ballinasloe Co. Roscommon. H53 K7W9.
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>115 m<sup>2</sup></u> b) <u>N/A.</u>
Height above ground level:	4.0m
Total area of private open space remaining after completion of this development	N/A.
Roofing Material (Slates, Tiles, other) (Specify)	Slates.



## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	N/A
Is proposed works located at front/rear/side of existing house.	N/A
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	Existing structure not in use.
Proposed use of land or structure	Intention to Rent structure once Renovations completed.
Distance of proposed building line from edge of roadway	Existing Building 70m from edge of roadway
Does the proposed development involve the provision of a piped water supply	Water supply already in existence.
Does the proposed development involve the provision of sanitary facilities	Sanitary facilities already in existence.

#### Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: Patrick A Corbett (157)

Date: 15<sup>th</sup> March, 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



Map Preview A4 1:2,500 Landscape

Street Map





# Planning Pack Map



**Tailte  
Éireann**

**CENTRE  
COORDINATES:**  
ITM 590035, 739889

**PUBLISHED:** 04/04/2024  
**ORDER NO.:** 50392554\_1

**MAP SERIES:** 1:5,000  
**MAP SHEETS:** 3100

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

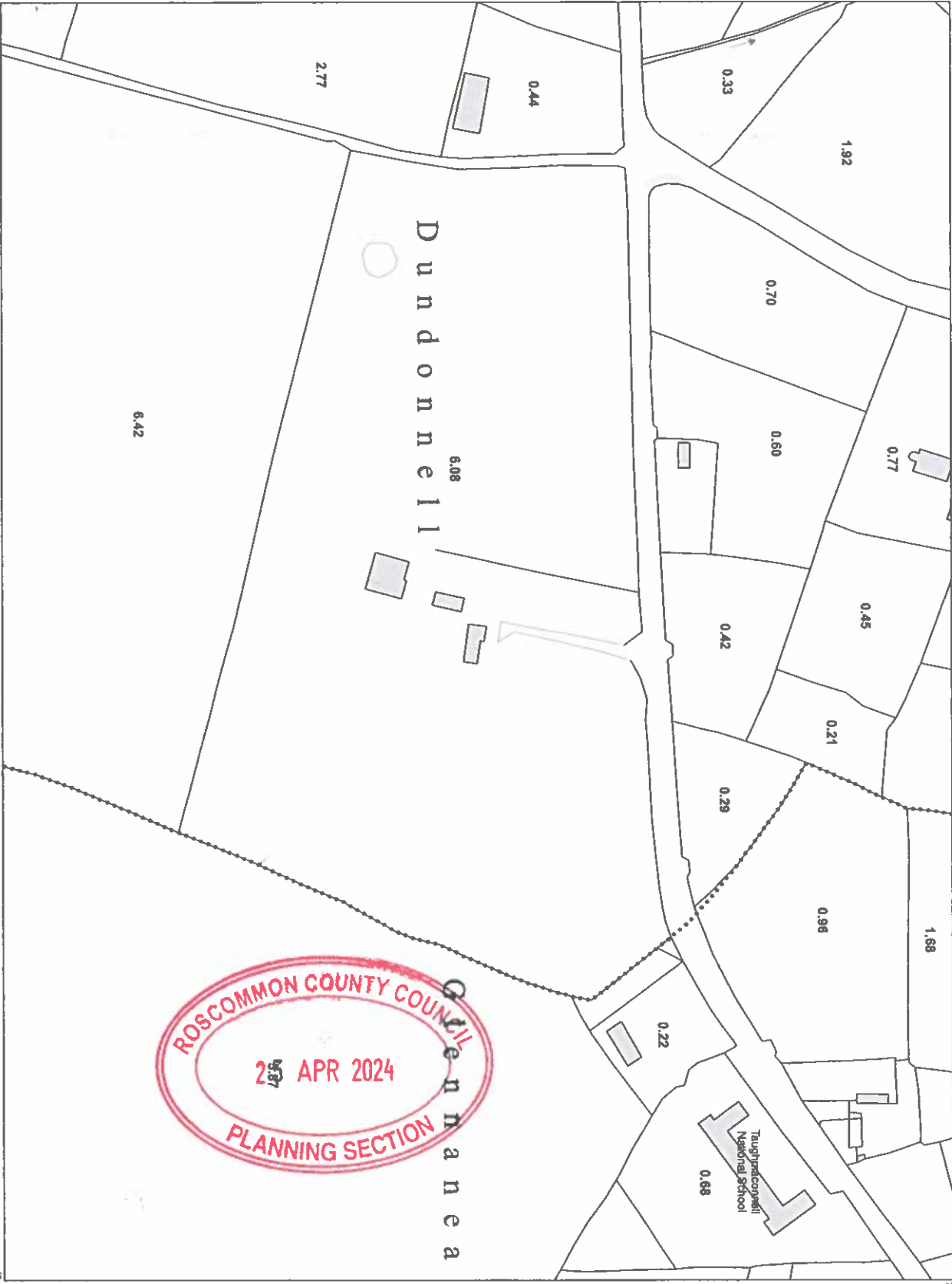
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590035 739889 739874 590036



**OUTPUT SCALE:** 1:2,500

**CAPTURE RESOLUTION:**  
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**LEGEND:**  
To view the legend visit  
[www.tailte.ie](http://www.tailte.ie) and search for  
'Large Scale Legend'



# Site Location Map



**Tailte  
Éireann**

**CENTRE  
COORDINATES:**  
ITM 590035,738689

**PUBLISHED:**  
04/04/2024

**MAP SERIES:**  
6 inch Raster  
6 inch Raster  
**MAP SHEETS:**  
RND50  
RND51

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

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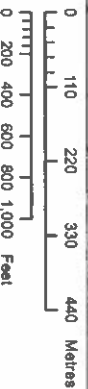
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738780

5988904



**OUTPUT SCALE: 1:10,560**

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## LEGEND:

To view the legend visit  
[www.tailte.ie](http://www.tailte.ie) and search for  
'Large Scale Legend'

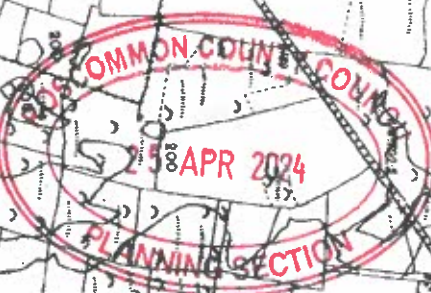


Ordnance Survey, Ireland

591265

73860

738787





**FAO: Roscommon County Council Planning Department.**

Re: Supporting Information for the Declaration of Exempted Development as part of the Vacant Property Refurbishment Grant application reference nr. [REDACTED]

Applicants Name: Patrick Anthony Carroll. (Tony)

Applicants Address: [REDACTED]

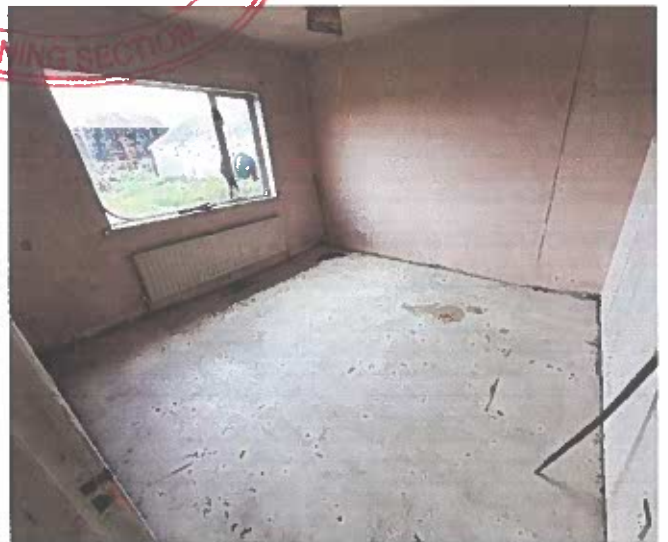
Dwelling Address: Glananea, Taughmaconnell, Ballinasloe, Co. Roscommon. H53K7W9

The Vacant Property Refurbishment Grant requires a completed Declaration of Exempted Development Form to be completed as part of the application process. Please refer to the attached completed form. Please note that while a site layout map has been submitted with the completed Declaration of Exempted Development Form to determine the location of the dwelling, detailed drawings of the development have not been issued. The proposed works/development at the dwelling located at Glananea, Taughmaconnell, Ballinasloe do not involve any alterations to the existing façade or footprint of the building and therefore there is no requirement to produce detailed architectural or structural drawings. The proposed works include internal upgrade works such as, re-wiring, re-plumbing, decoration, new insulation (internal), new flooring and internal joinery, new windows and doors, along with improved soft and hard landscaping externally. The proposed works in question, do not alter the existing structure or external architectural dimensions or aesthetics of the dwelling. Please refer to the attached images showing the current condition of the dwelling.

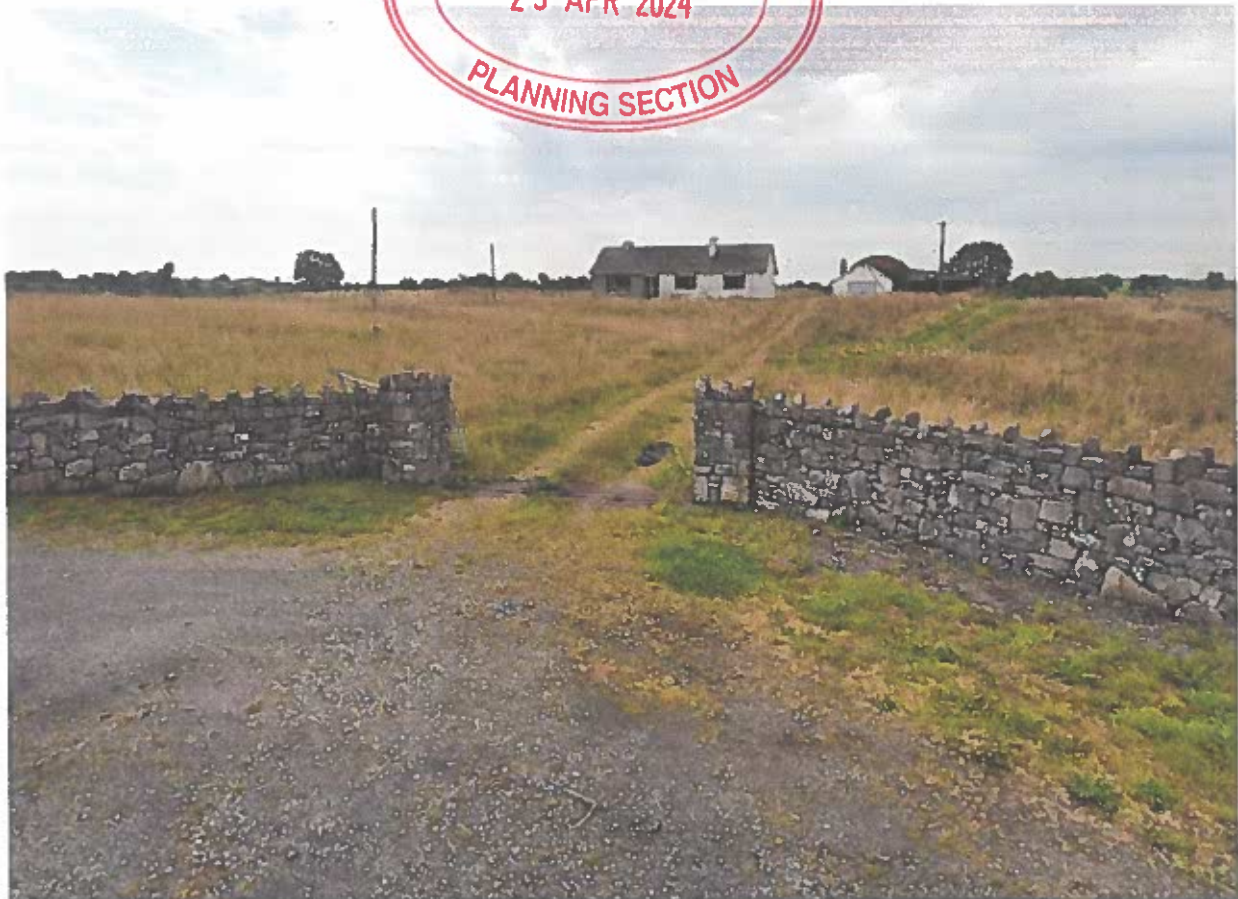




COMMUNITY  
25 APR 2024  
PLANNING SECTION







## **SPECIFICATION**

**OF REFURBISHMENT WORKS AND MATERIALS TO BE USED  
FOR DWELLING AT GLANANEA, TAUGHMACONNELL,  
BALLINALSOE CO. ROSCOMMON H53 K7W9**



## Contents

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4. Internal Walls
5. Roof / Suspended Ceilings
6. Carpentry & Joinery
7. Windows
8. Ironmongery
9. Drainage
10. Plumbing & Heating
11. Ventilation
12. Electrical Work
13. Plasterwork
14. Tiling Finishes
15. Painting & Decorating
16. Fitted Furniture
17. External Works



### **1. Site Preparation:**

- Clear grass overgrowth from the existing driveway and to perimeter of the house for access for the proposed works.
- Removal of all existing floor finished and disposal of same off site.
- Clear all existing fitted furniture, fittings, internal joinery, skirtings, and the like. Removal existing sanitary fittings and all existing radiators. Strip all existing tiles off the walls.
- Prepare walls and floor for new tiles according to new layouts.
- Removal of all existing heating system, including all pipework, kitchen stove, oil boiler and associated items.
- There are 2 Nr. Existing fireplaces in the living and sitting room to be retained and protected during the works.
- Rooms with damaged ceilings are to have their plasterboard ceilings removed. This includes the kitchen, hall, utility, and hot press.
- All demolition/site waste to be disposed of by a registered waste management operator.

### **2. Groundworks:**

- Excavate trench to take pipework from separate external existing boiler house to the dwelling.
- Expose existing drainage manhole and prepare for forming new connections from the existing bathroom and proposed en-suite bathroom.
- Assess all existing drainage pipework and replace any damaged or unsuitable drainage pipes and or fittings.
- Reduced level dig to existing driveway and prepare for new stone sub-base.

### **3. External Walls:**

- Brick facade to front to be maintained. All external side and rear walls to be painted.
- Cavity walls to existing utility and boiler house to be insulated with bead insulation.

### **4. Internal Walls:**

- Allow for making good/ plastering of internal walls in all new areas. Allow for external plastering around new window openings.



- Prepare all existing walls for new painted finished. Isolated repairs to be carried out with skim finish as required.
- Allow for making good of all existing internal walls & ceilings after electrical, mechanical or other works.

#### **5. Roof / Suspended Ceilings:**

- Existing roof - Retain existing structure and roof finish on the house.
- Assess existing roof and check for leaks or damaged. Assess existing chimney and lead works and carry out any repairs as necessary.
- Install rain guard chimney hats to each chimney pot.
- Attic floor - Retain existing joists. Install 200mm Isover space saver insulation and 100mm Isover Heatshield insulation, fit new 18mm OSB/2 floor to provide access to the services within the attic space.
- Strengthen attic floor at the proposed location of the new water tank.
- Fascia & Soffit - New white pvc fascia and soffit on existing roof. Eaves vent with fly mesh to be included.
- New white pvc gutters and downpipes on new roof section. Minimum gutter size 112mm dia. with 82mm dia. downpipes. Gutters laid to fall of 1:600
- Damage ceilings to be replaced with Gyproc 12.5mm plasterboard and minimum 3mm Gyproc skim finish with all joints taped.
- Form new opening in hallway for new Stira attic access.

#### **6. Carpentry & Joinery:**

- Internal Doors & Frames - New paint grade doors and frames shall be primed for painting. Doors between kitchen, hallway, sitting room, and utility to be glazed.
- New red deal skirting shall be primed for painting. Height and profile to be confirmed. Architraves shall be primed for painting.
- Studwork to internal walls to new en-suite should be PAO 75 x 44 mm or 100 x 44mm. Studs shall be at 400 c.c.'s. Mineral fibre insulation in all internal partitions to be included.
- Laminate floor, 10mm thick, to a selected colour from an agreed supplier laid on underlay to manufacturer's instructions.
- New window boards shall be 35mm MDF, boards not less than 200mm to extend 18mm past internal wall. Window boards shall joint into the window frame.
- New studworks walls to the en-suite and hot-press.





## **7. External Windows and Doors:**

- All windows to be replaced. Existing entrance door to be replaced by a new PVC/composite door with 1 glazed side panel. New windows (pvc) to be installed. Allowance for removal and disposal of existing windows. Include for installing all new dpc's around windows, seal with foam. Allow for installing new window boards and making good of internal finishes on all windows.

## **8. Ironmongery:**

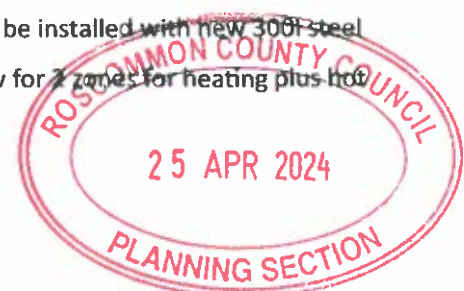
- Ironmongery to timber doors in timber frames; door hardware system as supplied by KCC Group or equivalent; fixing by screwing; Brushed satin finish to all ironmongery. Final spec as picked by client.

## **9. Drainage:**

- Install new drainage for existing bathroom and new proposed en-suite on ground floor and connect to sewer. New pipework throughout. Allow for diverting external drainage where necessary and make any adjustments to existing services as required. Drainage to be connected via new AJ's into existing sewerage system.
- Traps generally shall be in polypropylene mounted immediately below the fitting and complying with BS 5572. All traps shall be accessible and provided with adequate facilities for cleaning, and where necessary shall be capable of being easily dismantled or removed. All soil and waste pipes to be run in PVC pipe complying with BS 4514. All pipe work to be installed as per standard guidelines and regulations. Blank caps and cleaning doors shall be provided at all branches and other location where rodding access is necessary for cleaning or removal of blockages.
- Testing: Carry out testing for water testing, airtightness and performance on pipes after completion and before they are finally enclosed.

## **10. Plumbing & Heating:**

- Include for all plumbing of new bathrooms, utility, kitchen, all new hot and cold pipework feeds, and installation of sanitary fittings.
- New high efficiency oil boiler located in boiler house. To be installed with new 300l steel cylinder, new radiators to be installed to all rooms. Allow for 2 zones for heating plus hot water.







23<sup>rd</sup>. April, 2024

Planning Department,  
Roscommon Co. Co.,  
Aras an Chontae,  
Roscommon.  
F42 VR98

Re :- Request for Declaration under Section 5 of the Planning & Development Act 2000  
REF:- [REDACTED]

Dear Sir/Madam,

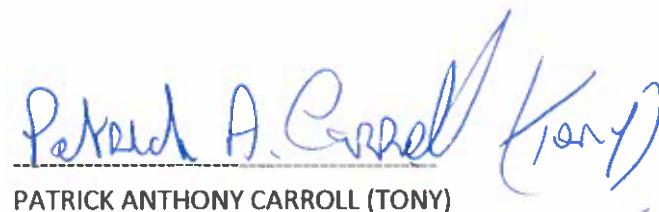
Further to your letter dated 18<sup>th</sup>. April, 2024 attached, please note that on Site preparation notes there was incorrect wording regarding driveway, as there was no intention to form a temporary road as there is an existing driveway and perimeter access to the house for proposed works. Please see photos attached to show this.

I also enclose completed application form together with remittance for Declaration.

I trust this is to your satisfaction.

Thanking you,

Yours faithfully,

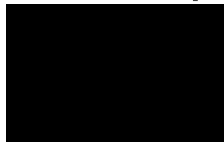
  
PATRICK ANTHONY CARROLL (TONY)



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Patrick Anthony Carroll,



Date: 18<sup>th</sup> April 2024

Re: Request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)

A Chara,

I refer to your application form for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) received on 18<sup>th</sup> April 2024.

In order to apply for a Section 5 Declaration, it is necessary for you to submit the following:

- Application Form
- Site Location map to a scale of 1:2500 clearly identifying the location
- Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- Detailed specification of development proposed
- €80.00 fee

# I wish to advise that the site layout plan was not sufficiently detailed, given that a temporary road is proposed, therefore your application cannot be considered as a valid application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) at present. I note from your detailed specification in relation to the site preparation that your intention is to "clear entrance road and perimeter of the house to form temporary road to house and full access around the house" – please indicate exactly on the map what you are intending to do.

I am returning herewith your correspondence and cheque which was received on 18<sup>th</sup> April 2024. On receipt of the above mentioned the request will be considered further.

Míse le meas,

Alan O'Connell,  
Senior Executive Planner,  
Planning.



### 1. Site Preparation:

#

- Clear grass overgrowth from the existing driveway and to perimeter of the house for access for the proposed works.
- Removal of all existing floor finished and disposal of same off site.
- Clear all existing fitted furniture, fittings, internal joinery, skirtings, and the like. Removal existing sanitary fittings and all existing radiators. Strip all existing tiles off the walls.
- Prepare walls and floor for new tiles according to new layouts.
- Removal of all existing heating system, including all pipework, kitchen stove, oil boiler and associated items.
- There are 2 Nr. Existing fireplaces in the living and sitting room to be retained and protected during the works.
- Rooms with damaged ceilings are to have their plasterboard ceilings removed. This includes the kitchen, hall, utility, and hot press.
- All demolition/site waste to be disposed of by a registered waste management operator.

### 2. Groundworks:

- Excavate trench to take pipework from separate external existing boiler house to the dwelling.
- Expose existing drainage manhole and prepare for forming new connections from the existing bathroom and proposed en-suite bathroom.
- Assess all existing drainage pipework and replace any damaged or unsuitable drainage pipes and or fittings.
- Reduced level dig to existing driveway and prepare for new stone sub-base.

### 3. External Walls:

- Brick facade to front to be maintained. All external side and rear walls to be painted.
- Cavity walls to existing utility and boiler house to be insulated with bead insulation.

### 4. Internal Walls:

- Allow for making good/ plastering of internal walls in all new areas. Allow for external plastering around new window openings.



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- Removal of all existing floor finished and disposal of same off site.
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