

ROSCOMMON COUNTY COUNCIL

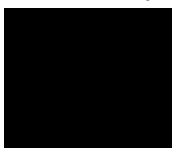
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Elaine Campbell,



Reference Number: DED 712
Application Received: 24th May 2024
Name of Applicants: Elaine Campbell
Agent: Conlon Consulting Engineering Ltd

WHEREAS a question has arisen as to whether the refurbishment of a vacant dwelling house at Scardaun, Athleague, Co. Roscommon, F42 H008, 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 internal 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 refurbish a vacant dwelling house at Scardaun, Athleague, Co. Roscommon, F42 H008, 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: 25th June 2024

cc agent via email: Conlon Consulting Engineering Ltd
info@conlonconsulting.ie

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

Reference Number:	DED 712
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to refurbish vacant dwelling house.
Name of Applicant:	Elaine Campbell
Location of Development:	Scardaun, Athleague, Co. Roscommon (F42 H008)
Site Visit:	18/06/2024

WHEREAS a question has arisen as to whether the following works; to refurbish vacant dwelling house 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 & Development Description

The property is detached two-story house in Scardaun, Athleague, Co. Roscommon. The property is access via the L-1813 road. The proposed development consists of the refurbish vacant dwelling house, which includes new windows/doors, redecorating externally, landscaping, new heating system and varies 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.

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 Ballinturly Turlough PNHA/SAC (Site Code 000588) which is located circa 1.4km to the west and Suck River Callows NHA (Site Code 000222) which is located circa 3.2km to the west of the subject site.

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 found.

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

viiiB) 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,

Assessment

In accordance with the Planning and Development Act, 2000 Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

The proposal includes to refurbish vacant dwelling house. These works have 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. The proposed works are deemed an exempt development.

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.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment 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 an AA is required.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to refurbish vacant dwelling house as outlined above in Scardaun, Athleague, 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 internal 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 vacant dwelling house as outlined above in Scardaun, Athleague, Co. Roscommon, is an exempt development and I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 19th June 2024

Civil Technician



Signed:

Date: 19th June 2024

Senior Executive Planner











Comhairle Contae
Ros Comáin
Roscommon
County Council



Elaine Campbell,



Date: 11th June 2024
Planning Reference: DED 712

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to refurbish vacant dwelling house under the Planning & Development Act (Exempt Development) Regulations 2018 at Scardaun, Athleague, Co. Roscommon, F42 H008.

A Chara,

I wish to acknowledge receipt of your application which was received on the 24th May 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. **L01/0/228754** dated 24th May 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.

Note: Please note your Planning Reference No. is **DED 712**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

Roscommon County Council
Ara an Chontae
Roscommon
09066 37100

24/05/2024 12:51.42

Receipt No. : L01/0/228754

ELAINE CAMPBELL

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 712	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
4260

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office

DEA 712.



Comhairle Contae
Ros Comáin
Roscommon
County Council



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 (as amended), regarding Exempted Development

Name of Applicant(s)	ELAINE CAMPBELL
Name of Agent	Conlon Consulting Eng. Ltd.
Nature of Proposed Works	Vacant home Refurbishment No change to the outside
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Scardau, F42 H008 Athleague Co. Roscommon.
Floor Area: a) Existing Structure b) Proposed Structure	a) 1600sq feet. b) N/A
Height above ground level:	No change.
Total area of private open space remaining after completion of this development	No change.
Roofing Material (Slates, Tiles, other) (Specify)	Slates No change.

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	No change .
Is proposed works located at front/rear/side of existing house.	No change .
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	Vacant home .
Proposed use of land or structure	Home rental
Distance of proposed building line from edge of roadway	No change .
Does the proposed development involve the provision of a piped water supply	No. Already connected.
Does the proposed development involve the provision of sanitary facilities	Already connected .

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

Signature:

Glaire Campbell

Date:

24/5/24

Note: This application must be accompanied by: -

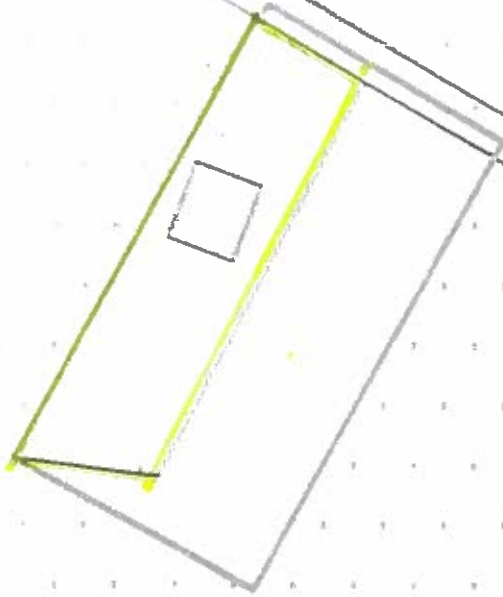
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



1:500 Scale
Site Layout Plan



SCARDAUN





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CO. ROSCOMMON
F42 ET67

Planning Department
Roscommon Co Co



YOUR REF:

DATE: 06/06/24

**RE: DED APPLICATION – ELAINE CAMPBELL -
Declaration under section 5 of the planning and Development Act 2000**

A Chara, ,

Further to our client's application for a Declaration under Section 5 of the Planning and Development Act 2000, we wish to confirm the following works are proposed for the dwelling. These works are based on our detailed inspection, and we further include our report for clarity on the matter:


Description of Works:

- Full re-wiring
- Installation of a new heating system
- New kitchen
- New windows and doors
- Maintenance works to landscaping
- Redecorating work to internal and external
- New floor coverings throughout

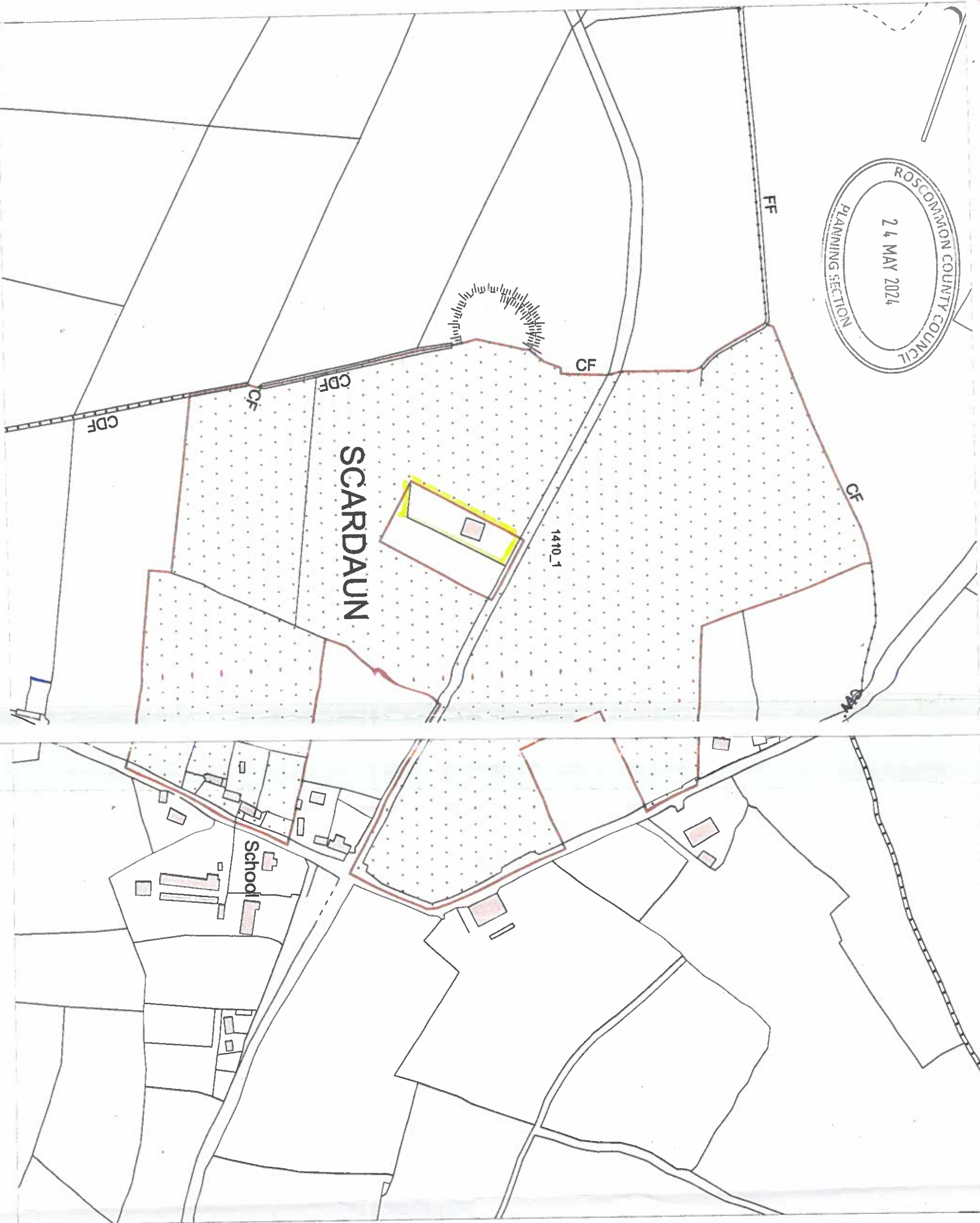
All works relate to the maintenance and upkeep of the property and do not constitute a material change to the dwelling.

Should you require any further information, please don't hesitate to contact me directly.

Your sincerely,


Edward Conlon BE (Hons) CEng MIEI
Chartered Engineer
CONLON CONSULTING ENGINEERING LTD.





The Property
Registration Authority
An tÚdarás
Cíárúcháin Maoinne
Folio: RN39920F



This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- Subleasehold
- Burdens (may not all be represented on map)
 - Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Soak Pit

A full list of burdens and their symbology can be found at:
www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:2500 Scale





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Client's Name(s)

Elena Campbell

Property Address

*Scordun
Hillgate
Co. Roscommon*

F42 H008



Property Size

Square metres / Square feet

Property to be built/renovated by:

Direct labour



Fixed price contract

(Please attach copy of signed contract)

Is planning permission in place:

Yes ☒ No

(If no please comment)

Planning permission reference no.

	Item Description	Total Cost € (Materials AND Labour incl. VAT)
1.	Demolition of existing dwelling (if applicable)	
	Preliminaries	
	Site clearance and preparation	
	Substructure	
	Foundation	
	Blocklaying	
	Timber frame (if applicable)*	
2.	Structure	
	External walls	
	Internal walls	
	Brickwork	
	External doors	
	Internal doors	
	Windows	
3.	Roof structure	
	Stairs	
	Plasterwork and finishes	
	Internal joinery	
	Flooring and finishes	
	Electric, 1st fix	
	Electric, 2nd fix	
	Plumbing, 1st fix	
	Plumbing, 2nd fix	
	Heating	
	Insulation	

4.	Kitchen & utility units		
	Bathroom, sanitary ware & fittings		
	Fitted wardrobes		
	Fireplace		
	Fixtures & fittings		
	Waste & drainage		
	Landscaping & driveway		
	Tarmac & kerbing		
	Garage		
	Conservatory		
5.	Architect & professional fees (incl. VAT)		
	Connection fees (water and ESB)		
	Other fees/planning contributions		
6.	10% contingency amount		
	OVERALL PROJECT OUTLAY		

* Standard timber frame structure with traditional block exterior.

- In my professional opinion, I confirm that the property can be completed to this standard for €
- Professional indemnity insurance for [REDACTED] for each and every claim is held (attach copy)

Signature 

Date 26/2/24

Engineer on behalf of Conlon Consulting Engineering LTD.

Company
Stamp

Conlon Consulting Engineering
Racecourse Road
Roscommon
F42 ET67
TEL: 0908 665341





CONLON CONSULTING ENGINEERING LTD

STRUCTURAL SURVEY REPORT
CONSULTANT ENGINEERS REPORT

REF:3529

VALUED MEMBERS OF





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CL BUILDING
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CO. ROSCOMMON
F42 ET67

1 SURVEY LIMITATIONS	
1.1 SURVEY SCOPE	<ol style="list-style-type: none">1. The survey inspection was non-invasive and visual only. CCE did not assess works which had been wholly or in part concealed - i.e. were structural elements have been obscured by the installation of fixtures and/or of fittings. Accordingly, CCE cannot report that any such parts of the property are without defect.2. CCE did not assess the property for substructural geotechnical issues during our survey; we cannot provide comment on such matters. This is a specialised service beyond the remit of this report.3. CCE did not prepare a flood risk assessment of the property. This is a specialised service beyond the remit of this report.4. CCE did not specifically inspect for the presence of woodworm within the property.
1.2 SURVEY LIMITATIONS	<ol style="list-style-type: none">1. This report does not appraise the mechanical and/or electrical [M&E] installations within the property. CCE advise the Client to enlist the appropriate contractor/s to appraise these elements. Where such elements require remediation, recommissioning and/or re/certification for compliance matters, this is the responsibility of said contractors and at the instruction of the client.2. We have not and will not be carrying out or commissioning any specialist tests to ascertain whether any deleterious materials have been used in the construction.3. We have not and will not be carrying out any specialist tests in relation to heating, hot and cold water, electrical and mechanical systems, drainage, and sanitation installations. Our visual inspection has been in sufficient detail to comment generally on the conditions of such installations.4. We have not and will not be inspecting flues, ducts or any other enclosed areas, the access to which necessitates the use of specialist tools or equipment – we are therefore unable to report whether such areas are without defect or not.5. We have not and will not be carrying out or commissioning any specialist tests or inspections to ascertain whether asbestos in any form exists in the building. We will however seek to advise on the likelihood of the presence of asbestos considering the age, type, and nature of construction; if any asbestos is readily apparent, it will be included within our survey.6. We have not and will not carry out a detailed inspection of below ground drainage and we will not be commissioning the use of CCTV cameras. We will, where safe and practical to enable a cursory inspection of the chamber and expose below ground drainage, provide comment on the condition of same.
1.3 COMPLIANCE MATTERS	<ol style="list-style-type: none">1. Specific compliance with Planning Regulations, Building Regulations, or Fire Regulation Certification requirements were not investigated; nor is this report a Certificate of Compliance with any of the aforementioned. This remains the responsibility of the original certifier.

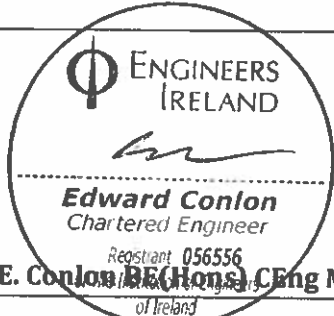



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24 MAY 2024

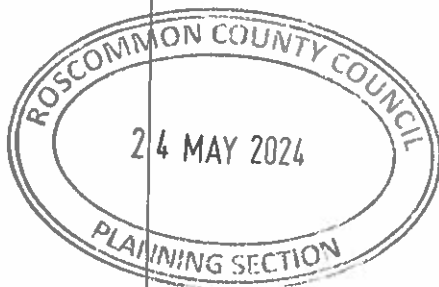
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2 PROJECT DETAILS	
2.1 SURVEY TYPE	Structural Survey
2.2 SURVEY DATE:	29/02/2024
2.3 SURVEY BY:	<div>Conlon Consulting Engineering Racecourse Road Roscommon F42 ET67 TEL: 0906 666341</div> <div>ENGINEERS IRELAND <i>Edward Conlon</i> Chartered Engineer Registrant 056556 E. Conlon BE(Hons) CEng MIEI of Ireland</div>
2.4 ADDRESS:	Scardaun Co. Roscommon F42 H008
2.5 CLIENT:	Elaine Campbell

3 PROPERTY DETAILS	
3.1 PROPERTY DETAILS	The property presents as a detached, gable-fronted, masonry built, dormer bungalow. Mature grounds have enveloped and concealed historic landscaping details – including the provision of a driveway and vehicular parking.
3.2 DWELLING IMAGE	
3.3 BOUNDARY CHECK	The Client is advised that a boundary check was not conducted as part of this inspection
3.4 PLANNING SEARCH	CCE advise that a Planning Search was not conducted as part of our works.



4 EXTERIOR SURVEY NOTES	
4.1 SUBSTRUCTURE	CCE did not supervise the construction of this property, nor did we act as the Assigned Certifier for any part of the works. We cannot therefore comment on any elements of the substructure, except insofar as they might otherwise give rise to issues presenting in the superstructure.
4.2 SUPERSTRUCTURE	<div>4.2.1 ROOF</div> <p>Engineer's comments on the roof:</p> <ol style="list-style-type: none"> The roof is a pitched, gable-fronted structure with typical tile fittings, the age and composition of which may contain asbestos. The gutters, fascia, soffits, and downpipes necessitate proportionate remediation to repair the relevant extents and to mitigate further disrepair to the localised areas. The chimneys are not fitted with cowls; given the age of the property and its vacancy period, chimneys have not been commissioned in some time, a CCTV survey is strongly advised before commissioning same once more. <div>4.2.2 ELEVATIONS</div> <p>Engineer's comments on the roof:</p> <ol style="list-style-type: none"> The property is a dormer bungalow with mixed medium finishes including sandstone cladding, nap-plaster render, and timber shiplap. <ol style="list-style-type: none"> The stand-stone cladding presents in reasonable repair, there is a minor gap to the front elevation where the sandstone meets the timber, this should be sealed to mitigate further deterioration of the timber and to protect the integrity of the building envelope. The timber material has fatigued over time and will require refurbishment. The nap-plaster render has non-structural hairline cracks, such cracks to be proportionately addressed prior to redecoration works. The property has been vacant for a period and requires proportionate remediation works to improve its presentation, works will necessitate: <ol style="list-style-type: none"> Power-washing debris from the roof, elevations, and pathways. CCE advise the installation of new gutters, fascia, soffit, and downpipes to the dwelling exterior to ensure optimal functionality and to uphold the integrity of the exterior building envelope. Paint/Decoration works to entire building envelope.



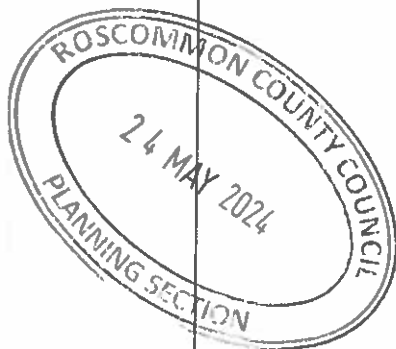


	4.2.3 DOORS & WINDOWS
	Engineer's comments on the openings: <ul style="list-style-type: none">I. The windows are single-pane, timber-framed installations, very typical of the age and style of the building.II. The external doors are solid timber with inset single-pane glass, very typical of the age and style of the building.III. CCE advise the wholesale upgrade of the windows and doors to improve the thermal retention of the building envelope. This should not only improve the property's Building Energy Rating, but occupant/ end-user experience.IV. All proposed fittings to comply with Part B and Part F of building regulations.
	4.2.4 LANDSCAPING
	Engineer's comments on landscaping: <ul style="list-style-type: none">I. The property is bounded by masonry block walls to the front of the property – this comprises two vehicular gates for access/egress; timber post and wire to the property's extents, with boundaries reinforced by mature hedgerow.II. The garden requires substantial landscaping to recover the original site layout plan.





5 INTERIOR SURVEY NOTES	
5.1 STRUCTURE	5.1.1 ATTIC
Engineer's comments on the attic:	
<ul style="list-style-type: none">I. The attic eaves and attic floor are cluttered with miscellaneous house-hold items; the client will require a skip for the disposal of same.II. There is minimal insulation to these areas; the addition of insulation, i.e. foam, PIR, EPS or rockwool [etc.] will greatly improve the thermal retention capacity of the property and contribute toward the energy efficiency of the home.<ul style="list-style-type: none">i. The client is advised that grants are available from the SEAI for such works; all work to comply with the NSAI standards and carried out to achieve compliance with <i>Part L of Building Regulations 2020</i>.III. The water tank is in the attic – this should be covered to protect the reservoir from debris and/or vermin infiltrating the system. Further, all pipes should be lagged to protect the system integrity during inclement [freezing] weather spells.	
	5.1.2 CEILINGS
Engineer's comments on the ceilings:	
<ul style="list-style-type: none">I. The ceilings to the ground floor and first-floor necessitate substantive refurbishment with hairline cracks presenting throughout.<ul style="list-style-type: none">i. The integrity of the ceiling plasterboard will have been compromised owing to a sustained period without heat and damp within the property. The client should accommodate for the removal, disposal, and redressing of ceiling plasterboards throughout the property in their works budget.II. CCE recorded saturated moisture readings to the first-floor ceiling [in proximity to the chimney]. CCE are of the opinion that there is an issue with the lead around the chimney. Corrective works to same should be prioritised and completed prior to any decorative works.	
	5.1.3 WALLS
Engineer's comments on the walls:	
<ul style="list-style-type: none">I. The walls to the first floor and ground floor are painted in an array of colours and fitted with a variety of fixtures. Historic miscellaneous house-hold furniture items and redundant electrical goods remain. Client to accommodate for the removal and/or disposal of same in their budget.II. As with the first-floor ceiling, the wall to the first-floor bedroom [adjacent to the chimney] gave saturated moisture	



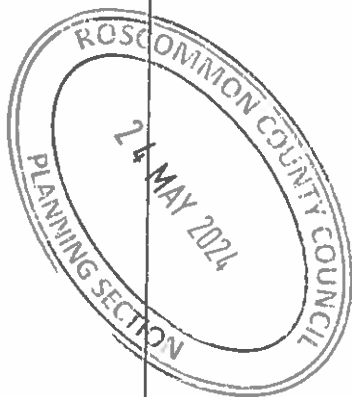


	<p>gauge readings. Corrective works to same should be prioritised and completed prior to any decorative works. This will necessitate opening-up works.</p> <p>III. Both the first floor and ground floor walls require proportionate intervention by way of decorative remediation; damp and mold to the walls demonstrate an issue with sufficient ventilation and prolonged exposure to cold bridging in localised areas.</p>
	<p>5.1.4 FLOORS</p> <p>Engineer's comments on the floors:</p> <p>I. The client is advised that the property does not include provision for level access entry to the front [or side] of the property, this runs contrary to current building regulation standards [Part M].</p> <p>i. CCE would advise that were practicable, every effort is made to accommodate compliance with current building regulations requirements.</p> <p>II. A variety of floor fittings present in various states of repair; the removal and disposal of same should be accommodated in a works budget.</p>
	<p>5.1.5 CHIMNEY</p> <p>Engineer's comments on chimneys:</p> <p>I. CCE advise that the client enlist the services of a specialist CCTV chimney surveyor to conduct and provide a diagnostics report on the condition of the chimney flues, and to outline any necessary remediation works required prior to recommissioning same.</p> <p>II. As stated in sections <u>5.1.2</u> and <u>5.2.3</u>, there is evidence of water ingress in and around the chimney toward the front of the property. CCE believe this may be due to damage to the lead lining. Corrective works required.</p>





5.2 FURTHER COMMENTS	5.2.1 MOISTURE METER READINGS
	Engineer's comments on moisture gauge readings: <ul style="list-style-type: none">I. Moisture gauge recordings displayed saturated readings to the first-floor bedroom adjacent to the chimney. This would suggest a localised defect to the chimney. Corrective works required.II. Moisture gauge readings displayed elevated recordings demonstrating cold bridging in proximity to openings. Refurbishment works including the retrofit of windows and doors should improve this occurrence.
	5.2.2 VENTILATION
	Engineer's comments on ventilation requirements: <ul style="list-style-type: none">I. This property was built prior to current regulations outlined in TGD F; Ventilation, 2019. CCE would strongly advise that every effort is made to bring this property in line with compliance.II. The existing external openings [doors & windows] are points of air infiltration within the property, however this is insufficient for ventilation purposes.
	5.2.3 CARBON MONOXIDE ALARM
	Engineer's comments on carbon monoxide alarm: <ul style="list-style-type: none">I. The client should be satisfied that on occupation, they have an audible carbon monoxide alarm, that carries a 'CE' mark and complies with the European Standard EN 50291.II. The alarm should have an 'end-of-life' indicator to demonstrate when it needs to be replaced; further it should carry a mark of independent certification from the NSAI or similar and be installed as per manufacturer's specifications/guidance.
	5.2.4 FIRE SAFETY
	Engineer's comments on Fire Safety: <ul style="list-style-type: none">I. Building regulations require that <u>all new dwelling houses</u> are provided with mains powered fire detection and alarm systems with battery back-up. This is not a new build, but CCE would strongly advise that every effort is made to bring this property in line with compliance.II. A fire detection and alarm system can significantly increase the level of fire safety in a dwelling house and should be provided in accordance with <i>I.S. 3218:2013: Fire Detection and Alarm Systems for Building: System Design, Installation Commissioning, Servicing and Maintenance</i>.



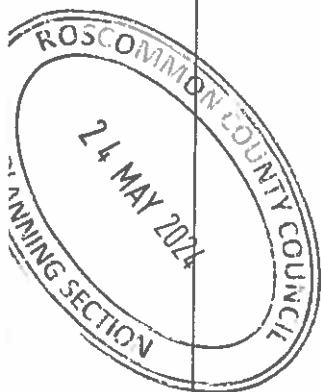


	5.2.5 SERVICES & POWER
	<p>Engineer's comments on services and power:</p> <ul style="list-style-type: none">I. The condition of underground pipes, including the connections to the mains / soak pit / septic tanks were not inspected as part of this survey. CCE would advise that a CCTV inspection of storm and waste drainage pipes be undertaken to ensure that there are no adverse issues with same.II. There is a factory insulated water tank plumbed into the 'hot-press' within the property, this system will have improved the energy performance within the property.III. The client is advised that 'gun-barrel' piping was used in the plumbing outfit of the property [evidenced in the free-standing radiators]. This material has a 'shelf-life' after which the exacerbated deterioration of the material is very likely, necessitating a wholesale re-plumb.IV. The electrics are typical of the period, any retrofit works will have to be undertaken by a registered electrical contractor and all works to be carried out in compliance with NSAI standards. A budgetary sum should be set aside for same.





6 CONCLUSION	
6.1 ENGINEERS COMMENT	<p>I. OVERVIEW</p> <p>i. This dwelling is structurally sound. The vast majority of the issues presenting are superficial, though do necessitate proportionate intervention by way of corrective remediation via retrofit and refurbishment works.</p> <p>ii. A substantial budget is required for corrective, retrofit and refurbishment works.</p> <p>II. SUSTAINABILITY MATTERS</p> <p>i. The Building Energy Rating of the property will be poor; addressing the pitfalls of the existings building components [floors, walls, roof, windows and doors, open fireplaces etc.]] leads to a fabric first approach to any proposed retrofit works.</p> <p>➤ Optimising the performance of the respective components by enhancing the u-Values via retrofit, including for the provision of new windows and doors, allowing for the installation of stoves [as opposed to open fireplaces] to make the building envelope as air tight as possible, should be a key consideration in creating an energy efficient home.</p> <p>ii. CCE advise that in the matter of thermal retention, that a new heating system be installed; further consultation with a BER Assessor is advised in this matter.</p> <p>iii. CCE advise that in making a building airtight via retrofit works, other issues may present, such as a lack of ventilation; in this instance, a Mechanical Ventilation, Heat Recovery unit is suggested; further consultation with a BER Assessor is advised.</p> <p>III. DWELLING MATTERS</p> <p>i. Given the age of the property and the composition of materials used. The client is advised that whilst issues may not be presenting as yet, some materials will have reached the end of their 'shelf-life' [i.e. the concrete roof tiles] and will necessitate ongoing maintenance or wholesale repair.</p>





7 GLOSSARY OF TERMS	
BUILDING REGULATIONS	<ul style="list-style-type: none">Building Regulations outline the technical requirements in the design and construction of building works. <u>Article 3(2) of the Building Control Act 1990</u> identifies the provisions for which building regulations may be made.
SEAI	<ul style="list-style-type: none">The <u>Sustainable Energy Authority of Ireland</u> (SEAI) is Ireland's national energy authority; it was established by the Government pursuant to the Sustainable Energy Act 2002.
NSAI	<ul style="list-style-type: none">The <u>National Standards Authority of Ireland</u> is Ireland's official standards body; it sets the relevant standards for the ensuant issuing of certification in the quality and safety of goods and services.
BER	<ul style="list-style-type: none">Building Energy Rating
TGD	<ul style="list-style-type: none">Refers to the <u>Technical Guidance Documents</u> published to accompany each part of the Building Regulations indicating how the requirements of that part can be achieved in practice.
TGD - PART A	<ul style="list-style-type: none">Technical Guidance Document 'A'; Structure; 2012
TGD - PART B	<ul style="list-style-type: none">Technical Guidance Document 'B'; Fire Safety; 2020
TGD - PART C	<ul style="list-style-type: none">Technical Guidance Document 'C'; Site Prep & Resistance to Moisture; 2023
TGD - PART D	<ul style="list-style-type: none">Technical Guidance Document 'D'; Materials & Workmanship; 2013
TGD - PART F	<ul style="list-style-type: none">Technical Guidance Document 'F'; Ventilation; 2019
TGD - PART G	<ul style="list-style-type: none">Technical Guidance Document 'G'; Hygiene; 2011
TGD - PART H	<ul style="list-style-type: none">Technical Guidance Document 'H'; Drainage [and] Waste Disposal; 2016
TGD - PART J	<ul style="list-style-type: none">Technical Guidance Document 'J'; Heat Producing Appliances; 2014
TGD - PART L	<ul style="list-style-type: none">Technical Guidance Document 'L'; Conservation of Fuel & Energy; 2022
TGD - PART M	<ul style="list-style-type: none">Technical Guidance Document 'M'; Access & Use; 2022





8 IMAGES ARCHIVE



A: Overgrown site



**B: No level access.
C: Organic Debris
D: Original Windows &
Doors**



**E: Poorly dressed
hairline cracks**



**F: Hairline cracks on
ceiling plasterboard.**



**G: Water ingress and
consequential material
damage.**



**H: Junction crack
between stud wall and
blockwork.**

ends.

