

ROSCOMMON COUNTY COUNCIL

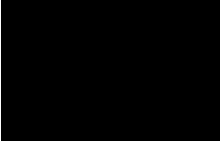
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Thelma Keenan,



Reference Number: DED 715
Application Received: 27th May 2024
Name of Applicants: Thelma Keenan
Agent: Kevin Keenan

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling at Rose Hill House, Ardsallagh Beg, Golf Links Road, Roscommon Town, Co. Roscommon, F42 V567, 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) Class 1 and 50 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.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed demolishing of both the front and back extension/porch with the back extension to be rebuilt as described in this case is an exempted development.
- (c) All other 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;
- (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 refurbish an existing dwelling at Rose Hill House, Ardsallagh Beg, Golf Links Road, Roscommon Town, Co. Roscommon, F42 V567, 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: 11th July 2024

ADVICE NOTE

The works must include that the chimney is rebuilt to match the existing dimensions, design and detailing, which is proposed to be replaced.

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.

Carmel Curley

From: Carmel Curley
Sent: Thursday 11 July 2024 15:35
To: [REDACTED]
Cc: kevinkeen86@gmail.com
Subject: DED715 - Notification of Decision
Attachments: DED715 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for your Declaration of Exempted Development Application. Please note that a hard copy will issue today.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

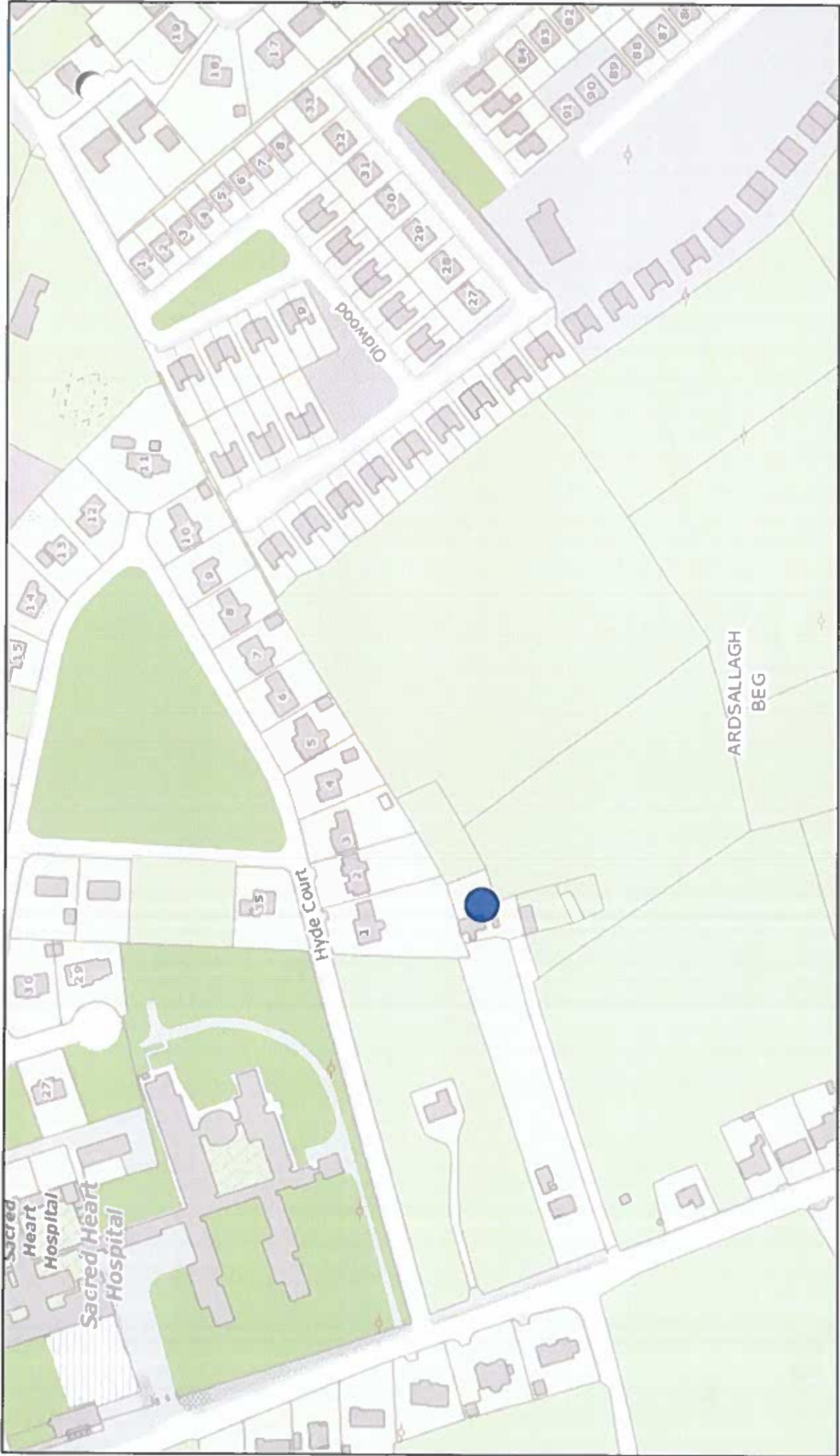
MAP LOCATION









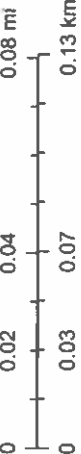


6/20/2024, 1:16:50 PM



County Boundary

1:2,500



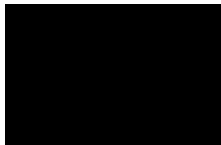
© Tailte Éireann, @Roscommon County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council



Thelma Keenan,



Date: 4th June 2024
Planning Reference: DED 715

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to refurbish existing dwelling under the Planning & Development Act (Exempt Development) Regulations 2018 at Rose Hill House, Ardsallagh Beg, Golf Links Road, Roscommon Town, Co. Roscommon., F42 V567.

A Chara,

I wish to acknowledge receipt of your application which was received on the 27th 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. **L01/0/228786** dated 27th 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 715**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Brian Farragher,
Senior Executive Planner,
Planning Department.

cc agent via email : Kevin Keenan
kevinkeen86@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

27/05/2024 15:12:28

Receipt No. L01/0/228786
***** REPRINT *****

THELMA KEENAN


PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED 715

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
1185

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

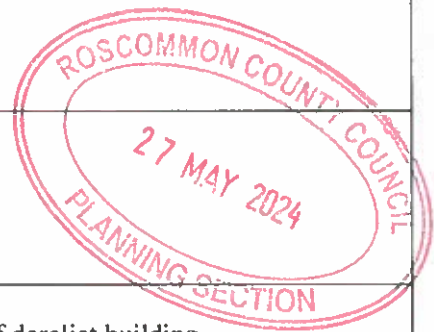
Phone: (090) 6637100

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)	Thelma Keenan
Name of Agent	Kevin Keenan
Nature of Proposed Works	Renovations of derelict building.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Rose Hill House Ardsallagh Beg Golf Link Road Roscommon Town F42 V567
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>162.2m2</u> b) <u>162.2m2</u>
Height above ground level:	6.5m
Total area of private open space remaining after completion of this development	0.4942 Acres
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)	Plaster
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	Dwelling – unoccupied
Proposed use of land or structure	Private dwelling
Distance of proposed building line from edge of roadway	171m
Does the proposed development involve the provision of a piped water supply	Yes, utilising existing supply
Does the proposed development involve the provision of sanitary facilities	No

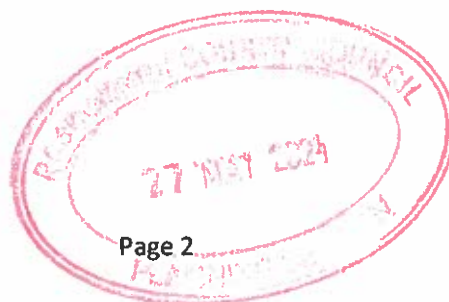
Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: Kevin Keenan

Date: 19th May 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



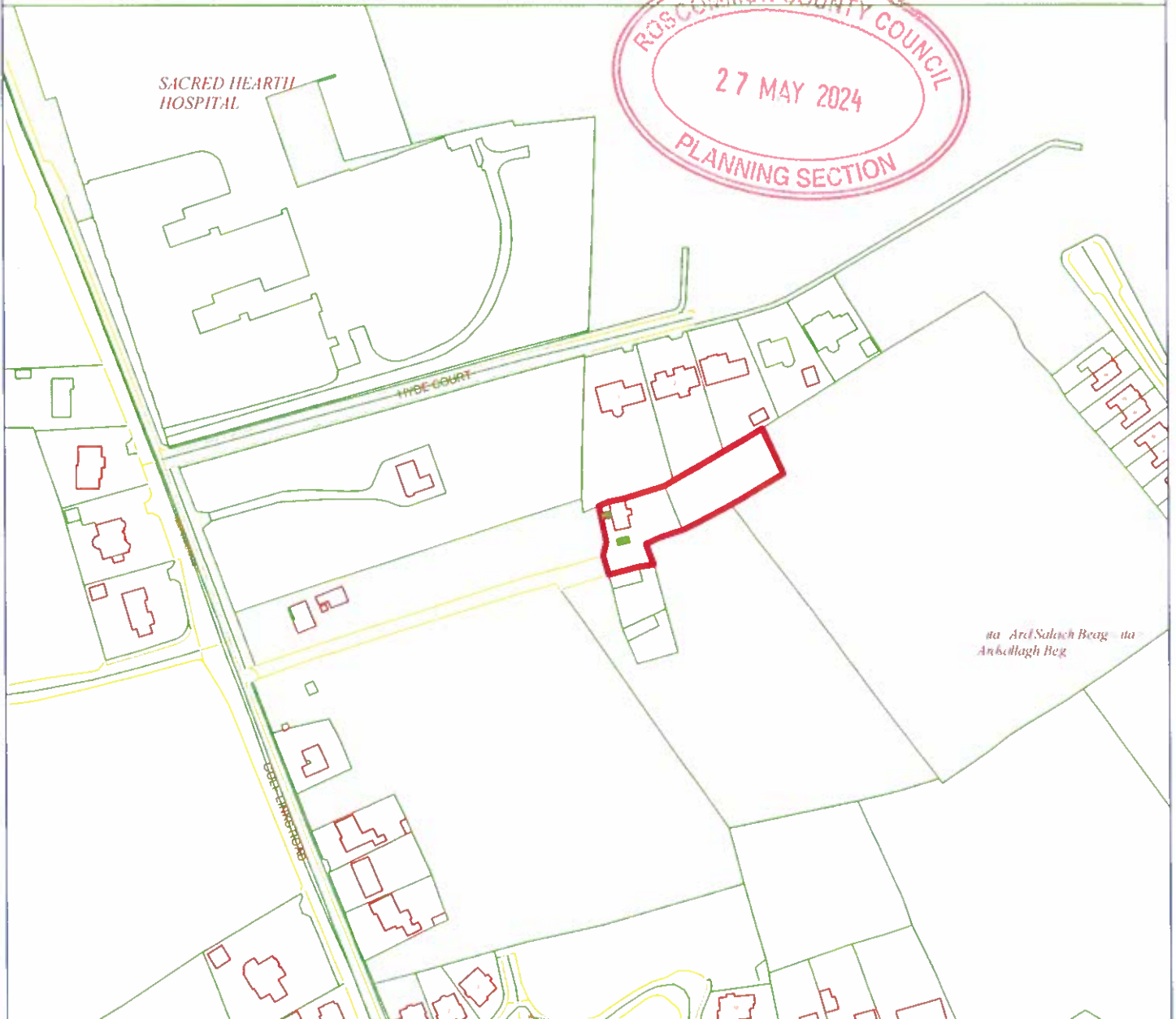


Property Registration Authority

Folio No. RN24723

Appl No: #50402730

Land ownership is Freehold



— Site Boundary

0m 20m 50m 100m



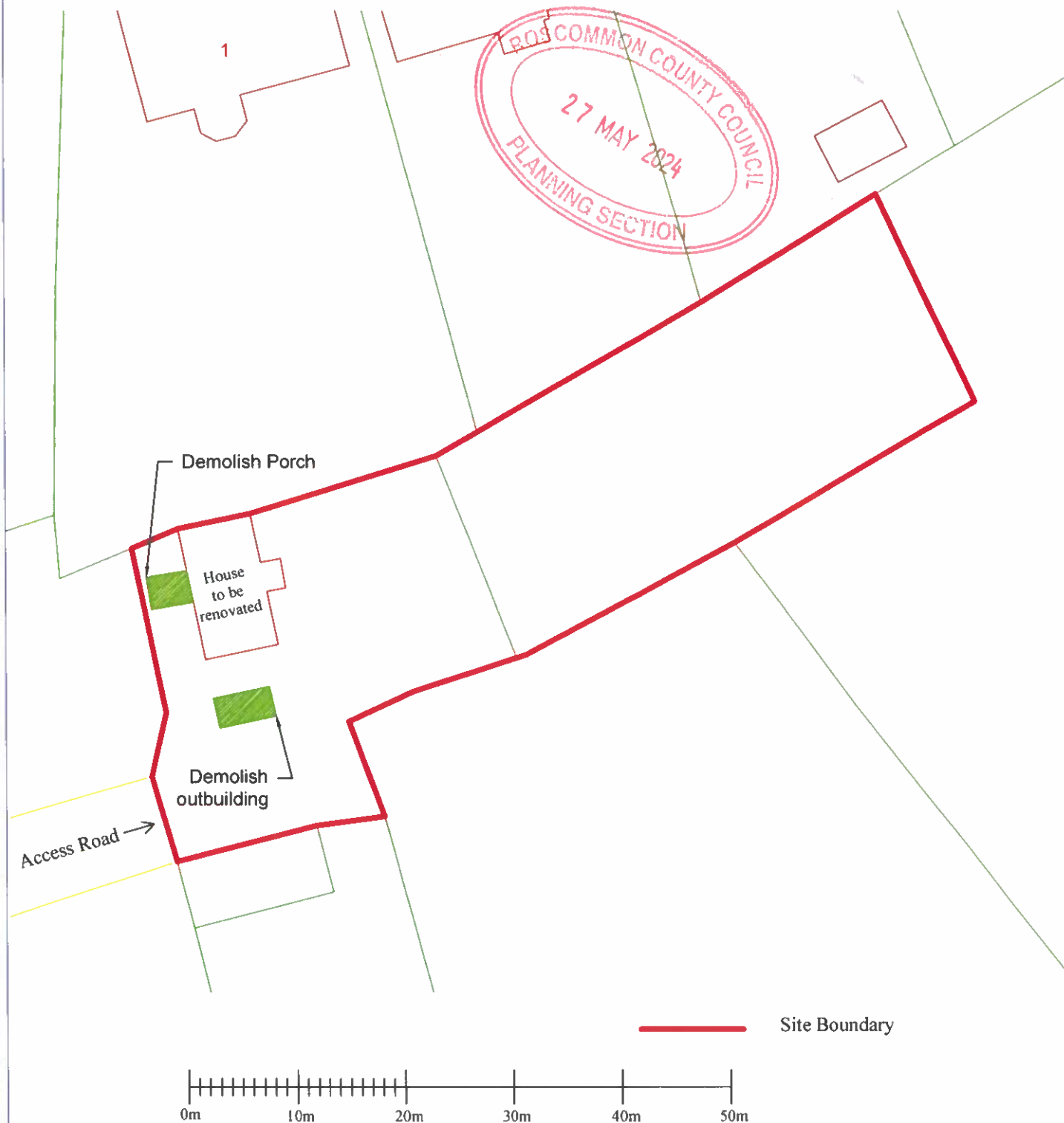
Drawing by:
Kevin Keenan, B.Eng, MIEI
kevinkeen86@gmail.com
+44 (0) 7860454236

Client: Thelma Keenan
Address: Rose Hill House, Ardsallagh Beg,
Golf Links Road,
Roscommon, F42 V567
Project: Renovation of derelict building

DRAWN BY
KK
CHECKED
PK

Drawing: Site Location
Scale: 1:2500 @ A4
Date: 19th May 24
Page: 2 of 3

Property Registration Authority
Folio No. RN24723_
Appl No: #50402730
Land ownership is Freehold



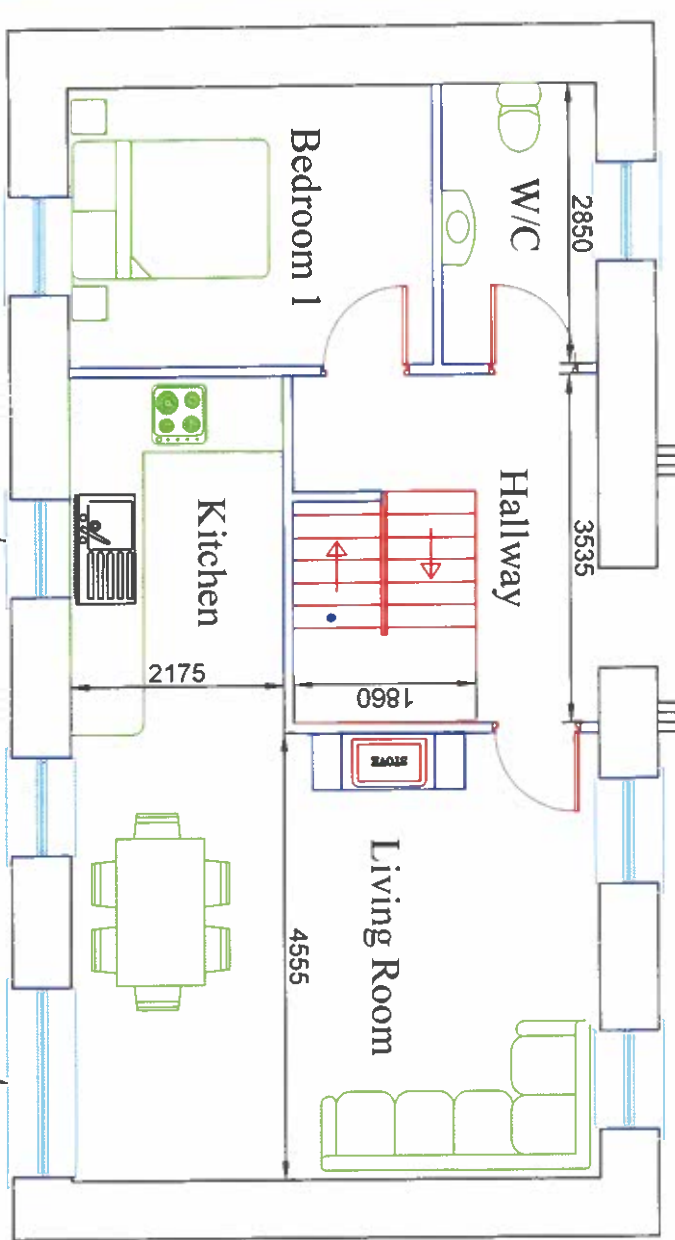
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kevinkeen86@gmail.com
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Client: Thelma Keenan
Address: Rose Hill House, Ardsallagh Beg,
Golf Links Road,
Roscommon, F42 V567
Project: Renovation of derelict building

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PK

Drawing: Site Layout
Scale: 1:500 @ A4
Date: 19th May 24
Page: 1 of 3

Existing Porch
to be retained



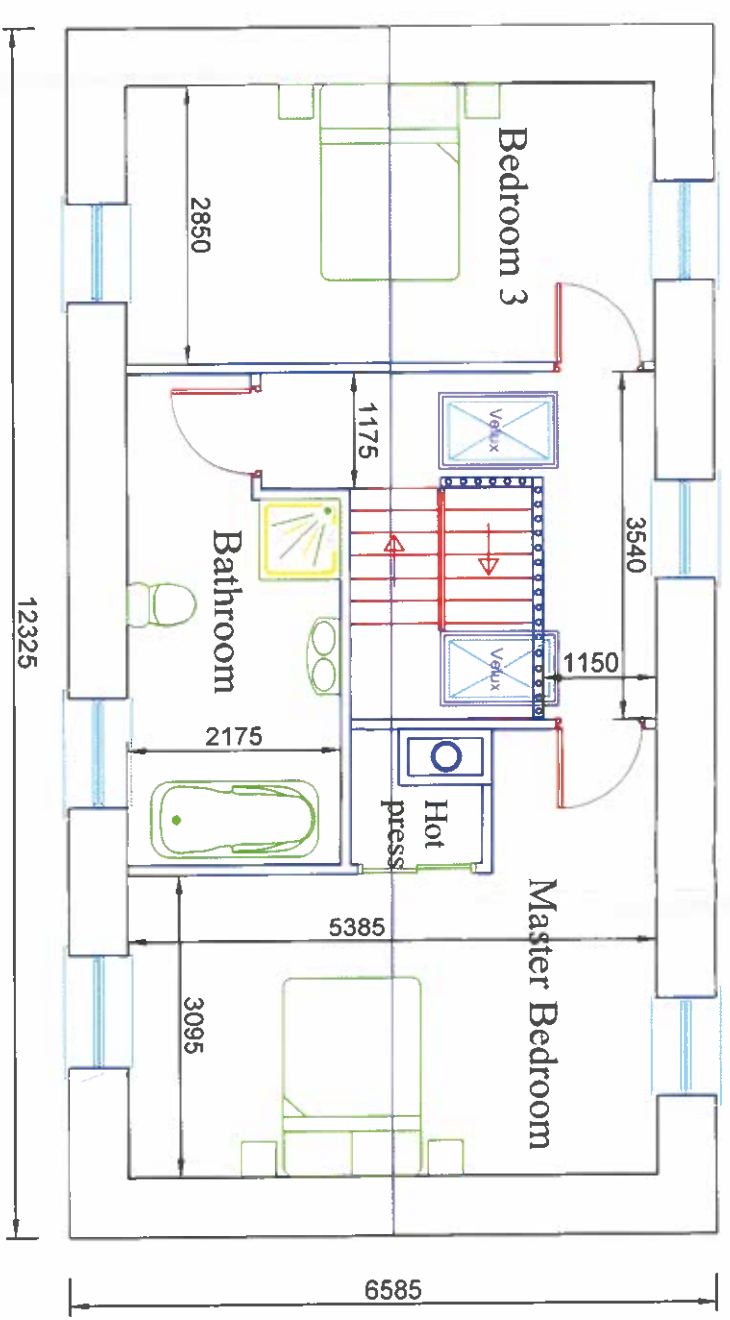
GROUND FLOOR PLAN



- 1. All existing external walls to be retained.
- 2. 2No chimneys to be demolished.
- 3. The roof is to be repaired and strengthened.
- 4. Internal walls and floors to be removed and replaced..
- 5. New walls to be blockwork to support new floors
- 6. New concrete floor to be installed at ground level. 100mm Insulation added
- 7. All windows and doors to be replaced with double glazing PVC.
- 8. Existing water/electricity supply and septic tank to be maintained.

SCOPE OF WORKS

Ground floor area = 81.1m2
First floor area = 81.1m2
Total = 162.2m2 or 1752ft2



FIRST FLOOR PLAN

SPECIFICATION

PROVIDE PERMANENT VENTILATION IN WINDOW HEAD FRAMES TO SATISFY REGULATIONS. ALTERNATIVELY, PROVIDE PERMANENT ROOM VENTS AT LINTOL LEVEL IN ALL ROOMS WITH PATENT CAVITY SLEEVES OVER DPC. BEDROOM WINDOWS AND FIRE ESCAPE WINDOWS SHOULD HAVE AN OPENABLE SECTION WHICH CAN PROVIDE AN UNOBSTRUCTED CLEAR OPEN AREA OF AT LEAST 0.33sq m WITH A MINIMUM WIDTH AND HEIGHT OF 450mm (the route through the window may be at an angle rather than straight through). THE OPENING SECTION SHOULD BE APABLE OF REMAINING IN THE POSITION WHICH PROVIDES THIS MIN CLEAR OPEN AREA. THE BOTTOM OF THE WINDOW OPENING SHALL BE BETWEEN 800 AND 1100mm FROM FLOOR LEVEL. UNGUARDED GLAZING WITHIN 800mm OF THE FLOOR TO BE SAFETY TYPE TO BS 4262 PART 4.

PROVIDE COMPLETE ELECTRICAL INSTALLATION TO ESB AND ECTI REGULATIONS. PROVIDE CABLES/DUCTING FOR INTRUDER ALARM, TELEVISION AND TELEPHONE AS REQUIRED.

INSULATE ROOF SPACE TO COMPLY WITH PART L, BUILDING REGULATIONS 2002, CONTINUED TO EAVES LEVEL OVER PATENT EAVES TRAY, MINIMUM 50mm CLEAR VENTILATION OVER EAVES TRAY AND BETWEEN INSULATION AND FELT.

FLOORS WITH 50mm SCREED ON 100mm COMPACTED HIGH DENSITY INSULATION ON AND SAND BLINDING. COMPACTED STONE AS REQUIRED. 50mm INSULATION AT ALL FLOOR EDGES TO DPC LEVEL.

ROOF, FLOOR AND WALL INSULATION SHALL COMPLY WITH PART L OF THE BUILDING REGULATIONS 2002.

DPC AT HIGHEST POINT OF PENETRATION THROUGH ROOF CODE 3 LEAD FLASHING, COUNTER FLASHING & APRON 200mm UPSTAND BEHIND CHIMNEY.

PROVIDE 150mm BEARING TO ALL LINTELS. CONCRETE BLOCKS, 50mm MINIMUM STRENGTH. ALL WORKMANSHIP AND MATERIALS STRICTLY IN ACCORDANCE WITH THE BUILDING REGULATIONS.

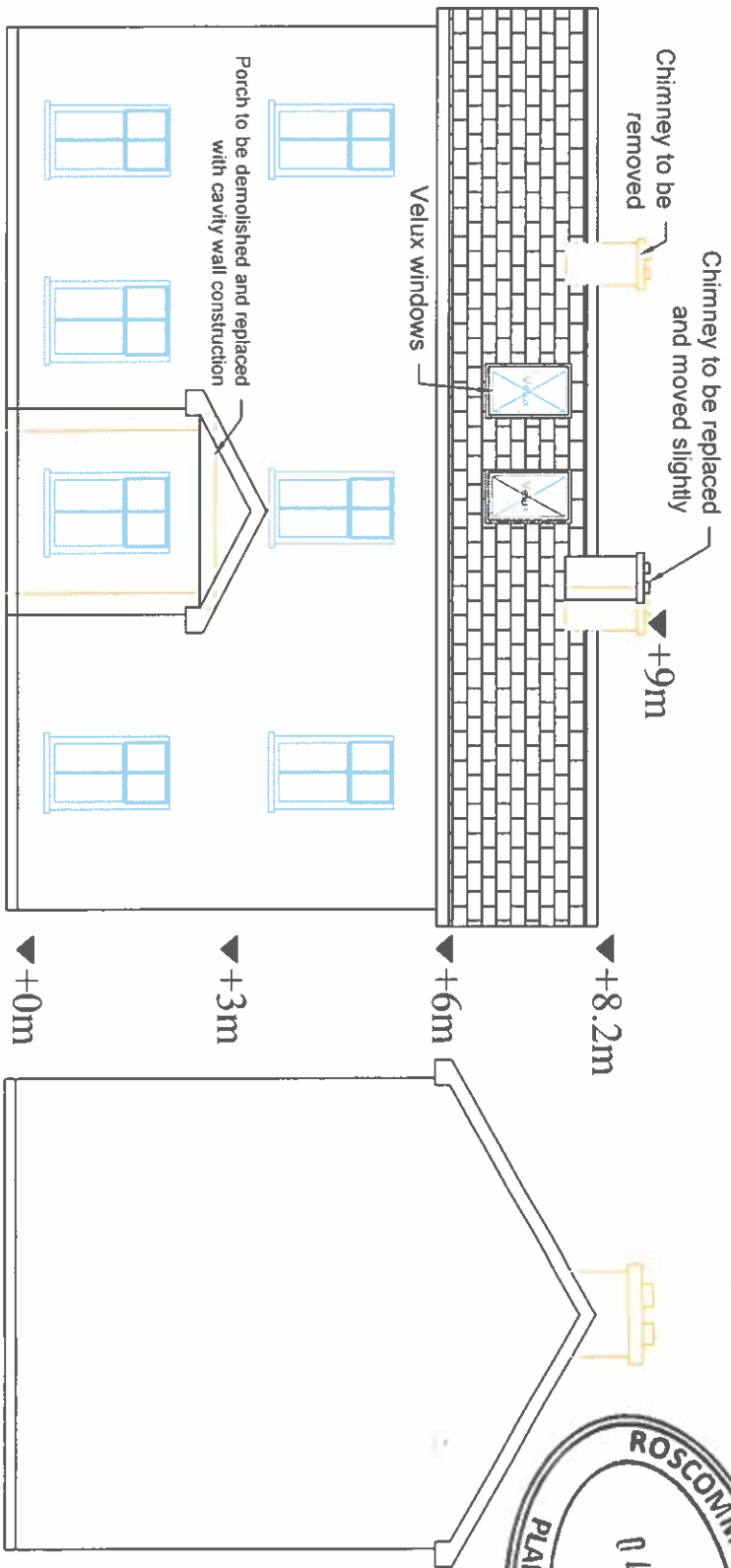
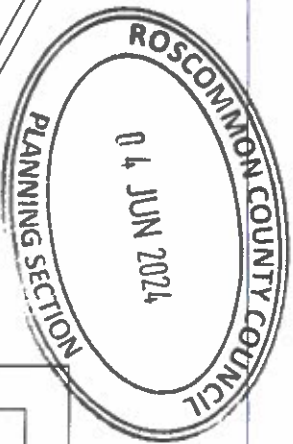
CONSTRUCT ALL WORKS IN COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITY.

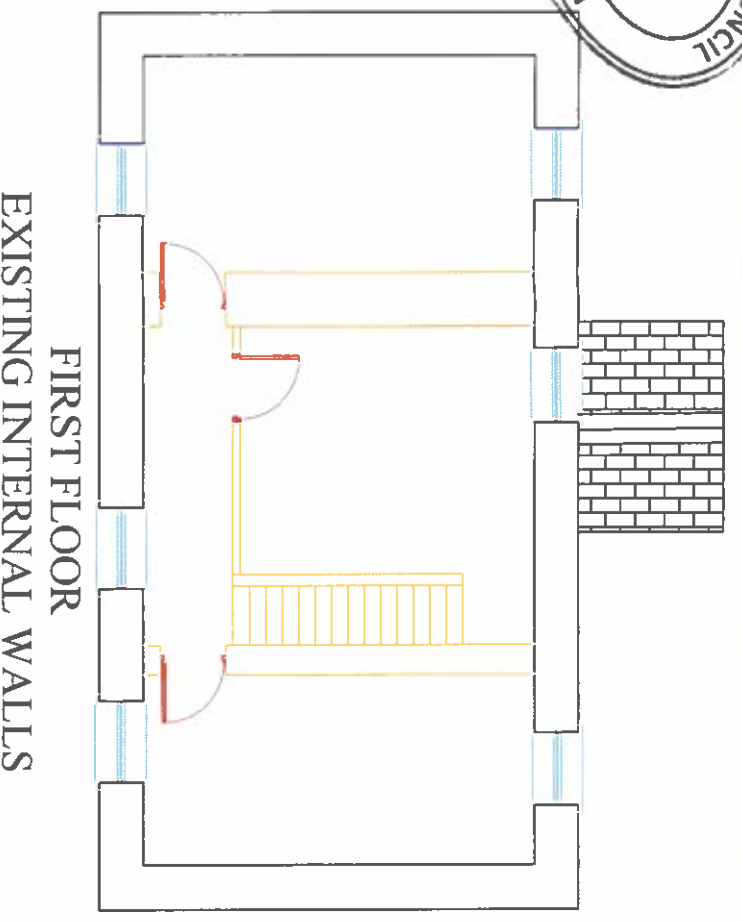
PROVIDE 3% LEAD FLASHING TO VALLEYS WHERE REQUIRED. PREFERABLY THE MAIN ENTRANCE SHOULD BE ACCESSIBLE TO WHEELCHAIR USERS. THE MINIMUM CLEAR OPENING WIDTH OF THE ENTRANCE DOOR SHOULD BE 775mm.

SADDLEBOLTS, WHERE PROVIDED, SHOULD BE BEVELLED WITH MAXIMUM UPSTAND OF 10mm. DOOR HANDLES SHOULD BE LOCATED AT A HEIGHT OF 900mm-1200mm ABOVE FLOOR LEVEL. A CLEAR SPACE OF 750mm X 1200mm, ACCESSIBLE BY WHEELCHAIR USERS, SHOULD BE AVAILABLE ADJACENT TO THE W.C. SO AS TO ALLOW A SIDEWAYS TRANSFER FROM THE CHAIR TO THE W.C.

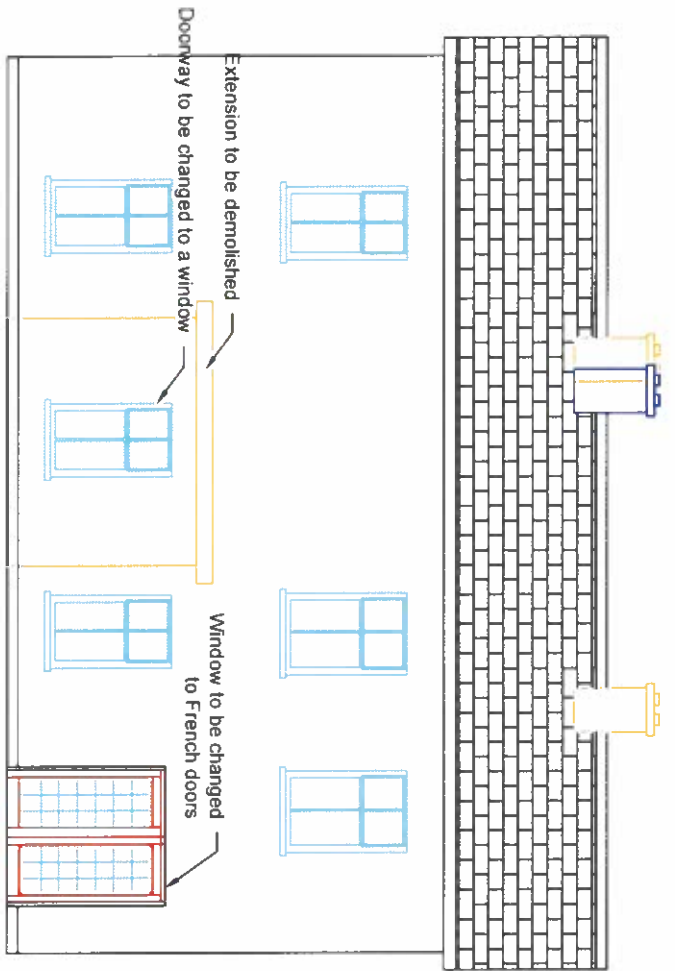
DOUBLE FLOOR JOISTS AND DOUBLE RAFTERS TO BE CONSTRUCTED ON EITHER SIDE OF OPENINGS FOR DORMER WINDOWS AND ROOFLIGHTS.



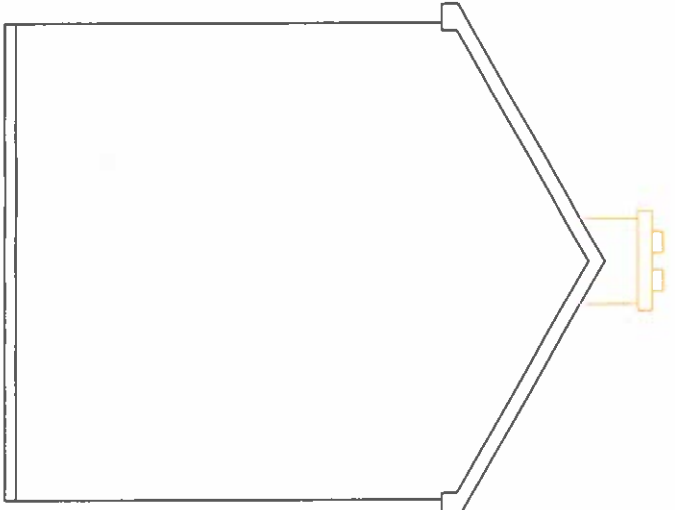
EAST ELEVATION



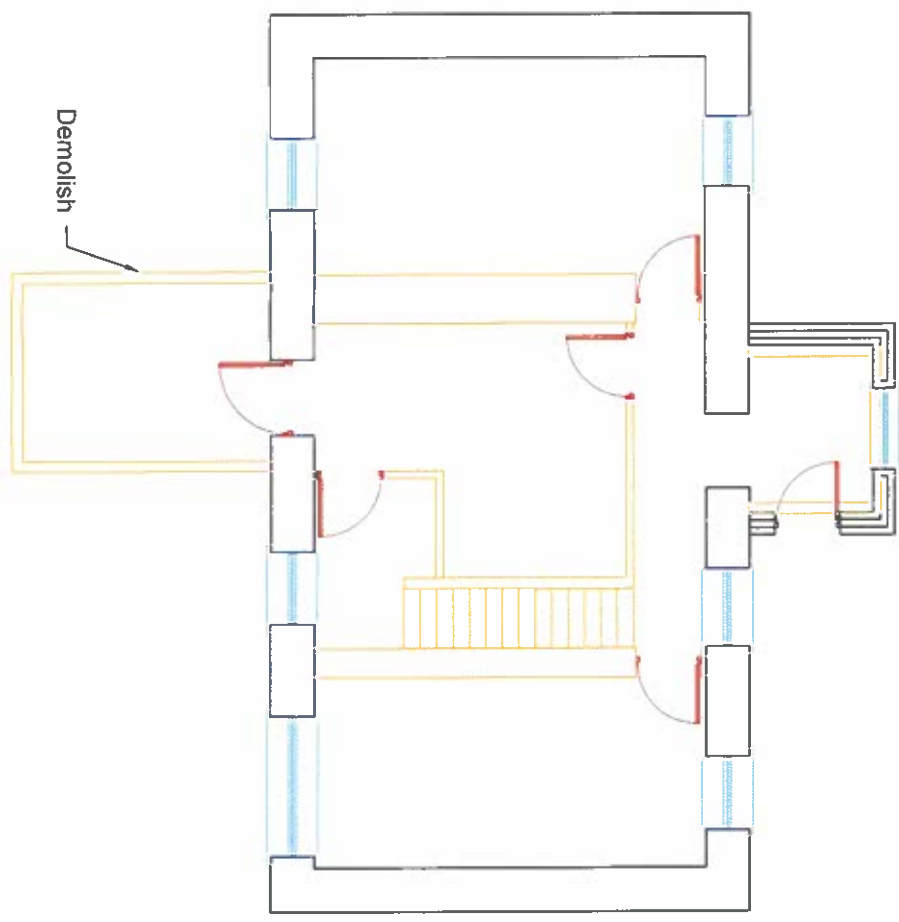
FIRST FLOOR
EXISTING INTERNAL WALLS



WEST ELEVATION



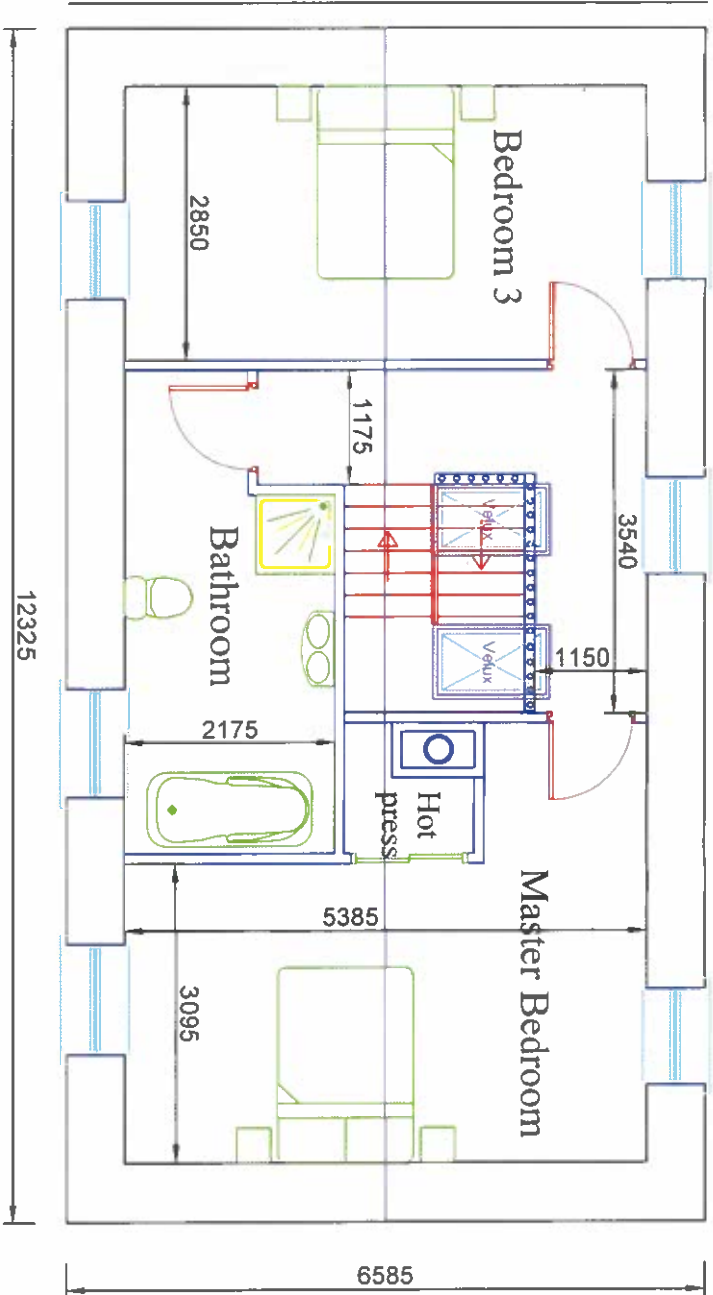
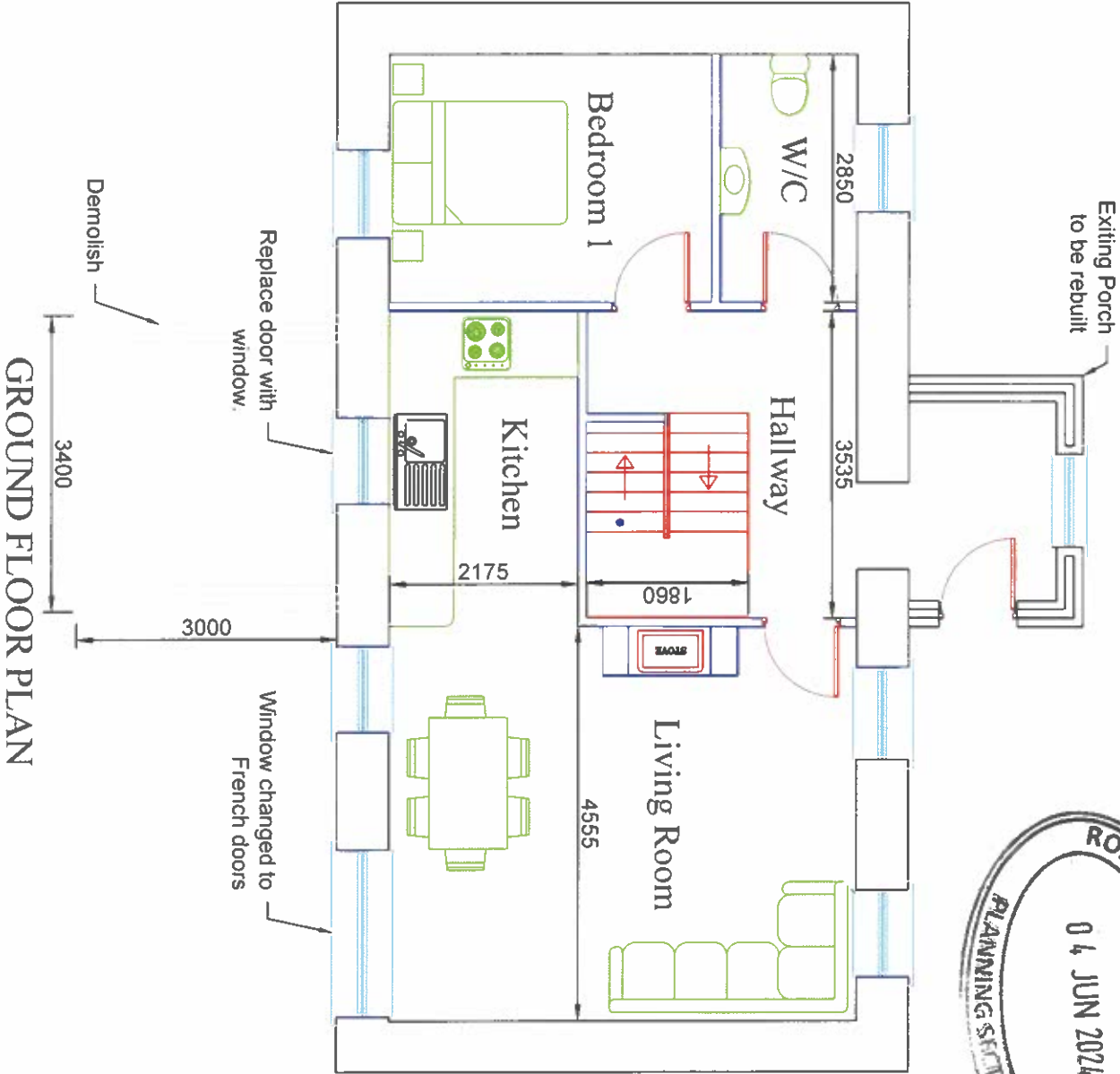
SOUTH ELEVATION



GROUND FLOOR
EXISTING INTERNAL WALLS



Ground floor area = 81.1m2
First floor area = 81.1m2
Total = 162.2m2 or 1752ft2



FIRST FLOOR PLAN

SPECIFICATION

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PROVIDE COMPLETE ELECTRICAL INSTALLATION TO ESB AND ECHI REGULATIONS. PROVIDE CABLES/DUCTING FOR INTRUDER ALARM, TELEVISION AND TELEPHONE AS REQUIRED

INSULATE ROOF SPACE TO COMPLY WITH PART L, BUILDING REGULATIONS 2002. CONTINUED TO EAVES LEVEL OVER PATENT EAVES TRAY. MINIMUM 50mm CLEAR VENTILATION OVER EAVES TRAY AND BETWEEN INSULATION AND FELT

FLOORS WITH 50mm SCREEN ON 100mm CONCRETE HIGH DENSITY INSULATION ON AND SAND BLINDING COMPACTED STONE AS REQUIRED. 50mm INSULATION AT ALL FLOOR EDGES TO DPC LEVEL

ROOF FLOOR AND WALL INSULATION SHALL COMPLY WITH PART L OF THE BUILDING REGULATIONS 2002

DPC AT HIGHEST POINT OF PENETRATION THROUGH ROOF CODE 5 LEAD FLASHING, COUNTER FLASHING & APRON 200mm UNSTAND BEHIND CHIMNEY

PROVIDE 150mm BEARING TO ALL LINTELS. CONCRETE BLOCKS 50mm MINIMUM STRENGTH. ALL WORKMANSHIP AND MATERIALS STRICTLY IN ACCORDANCE WITH THE BUILDING REGULATIONS

CONSTRUCT ALL WORKS IN COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITY

PROVIDE 50 LEAD FLASHING TO VALLEYS WHERE REQUIRED. PREFERABLY THE MAIN ENTRANCE SHOULD BE ACCESSIBLE TO WHEELCHAIR USERS. THE MINIMUM CLEAR OPENING WIDTH OF THE ENTRANCE DOOR SHOULD BE 775mm

SADDLEBOARDS, WHERE PROVIDED, SHOULD BE BEVELLED WITH MAXIMUM UPSTAND OF 10mm. DOOR HANDLES SHOULD BE LOCATED AT A HEIGHT OF 900mm-1200mm ABOVE FLOOR LEVEL. A CLEAR SPACE OF 750mm X 1200mm, ACCESSIBLE BY WHEELCHAIR USERS, SHOULD BE AVAILABLE ADJACENT TO THE W.C. SO AS TO ALLOW A SIDEWAYS TRANSFER FROM THE CHAIR TO THE W.C.

DOUBLE FLOOR JOISTS AND DOUBLE BATERS TO BE CONSTRUCTED ON EITHER SIDE OF OPENINGS FOR DOWNER WINDOWS AND ROOFLIGHTS

SCOPE OF WORKS

1. All existing external walls to be retained.
2. 2No chimneys to be demolished. Replaced with 1 new.
3. The roof is to be repaired and strengthened.
4. Internal walls and floors to be removed and replaced.
5. New walls to be blockwork to support new floors
6. New concrete floor to be installed at ground level. 100mm Insulation added.
7. All windows and doors to be replaced with double glazing PVC.
8. Existing water/electricity supply and septic tank to be maintained.

Client: Thelma Keenan
Address: Rose Hill House, Ardsallagh Beg,
Golf Links Road, Roscommon, F42 V567
Project: Renovation of Detached Building

Drawing: Plans
Scale: 1:100 @ A3
Date: 10/05/24
Page: 3 of 4

Drawing by:
Kevin Keenan, B.Eng, MIEI, MICE
Kevin Keenan
kevinkeenan86@gmail.com
+44 (0) 7860454236

NO	REVISIONS/ISSUES	DATE
0	FIRST ISSUE	10/05/24

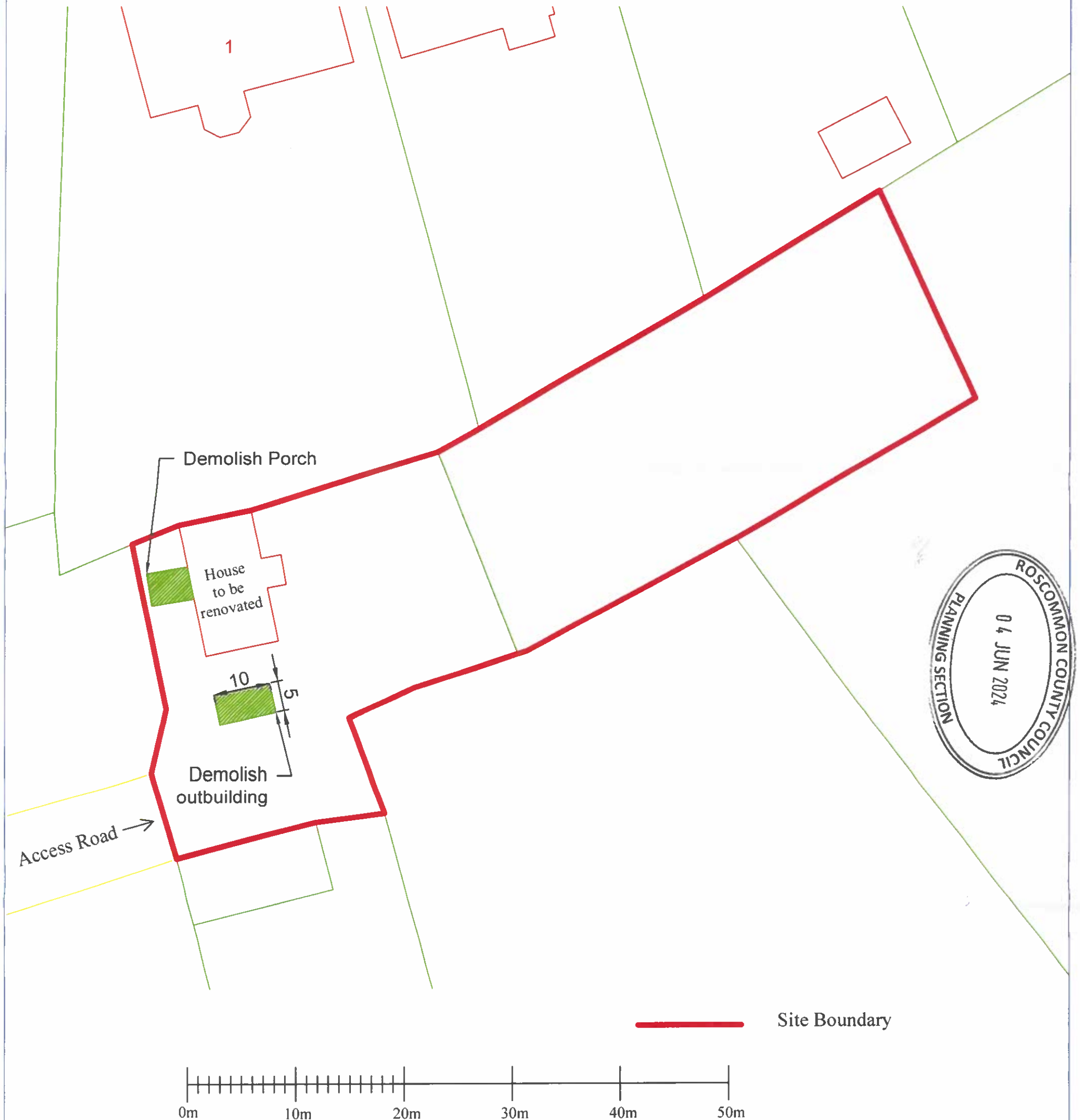


Property Registration Authority

Folio No. RN24723_

Appl No: #50402730

Land ownership is Freehold



Site Boundary



Drawing by:
Kevin Keenan, B.Eng, MIEI
kevinkeen86@gmail.com
+44 (0) 7860454236

Client: Thelma Keenan
Address: Rose Hill House, Ardsallagh Beg,
Golf Links Road,
Roscommon, F42 V567
Project: Renovation of derelict building

DRAWN BY

KK

CHECKED

PK

Drawing: Site Layout
Scale: 1:500 @ A4
Date: 19th May 24
Page: 1 of 4

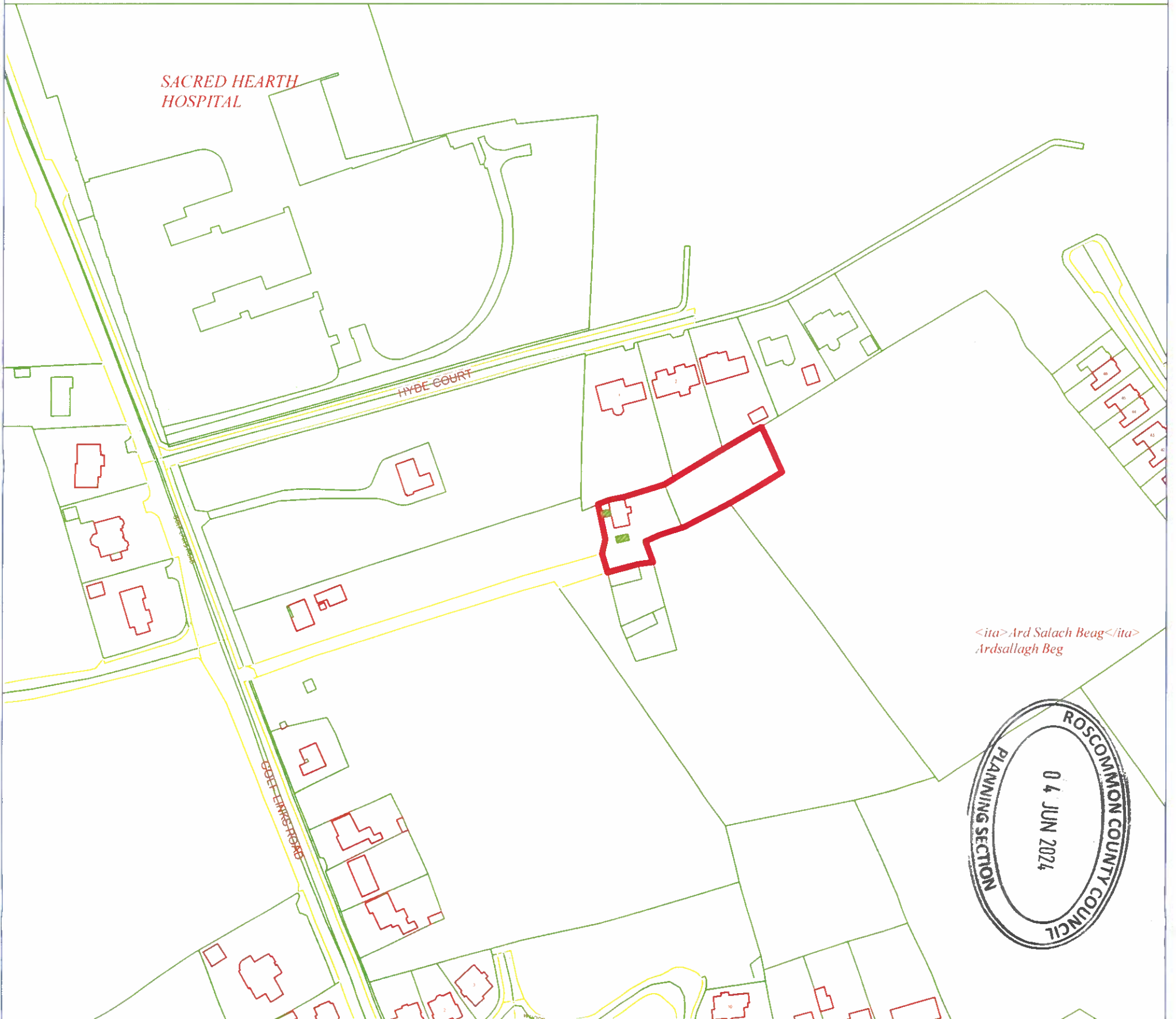


Property Registration Authority

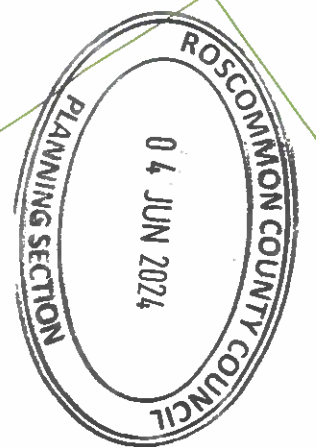
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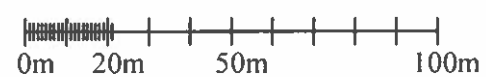
Land ownership is Freehold



<ita>Ard Salach Beag</ita>
Ardsallagh Beg



Site Boundary



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Kevin Keenan, B.Eng, MIEI
kevinkeenan86@gmail.com
+44 (0) 7860454236

Client: Thelma Keenan
Address: Rose Hill House, Ardsallagh Beg,
Golf Links Road,
Roscommon, F42 V567
Project: Renovation of derelict building

DRAWN BY

KK

CHECKED

PK

Drawing: Site Location
Scale: 1:2500 @ A4
Date: 19th May 24
Page: 2 of 4

**CONFIDENTIAL
INFORMATION
REMOVED**