

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Joseph & Marie O'Dowd,

Reference Number: DED 730
Application Received: 28th June 2024
Name of Applicants: Joseph & Marie O'Dowd
Agent: N/A

WHEREAS a question has arisen as to whether the renovation of an existing dwelling, demolishing and re-constructing of kitchen, utility and en-suite at Toormore, Carrick-on-Shannon, 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.

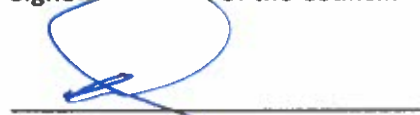
AND WHEREAS Roscommon County Council has concluded that:

- (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) Under the provision of *Article 6, Schedule 2, Part 1 (Exempted Development - General) of Class 1*, the proposed extension/annex is considered 'exempted development', provided that the following 'Conditions and Limitations' of Column 2, are adhered to:
 - a. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.
 - b. 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
 - i. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
 - c. 7. The roof of any extension shall not be used as a balcony or roof garden.
- (d) Under 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.
- (e) 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 renovate an existing dwelling, demolish and re-construct kitchen, utility and en-suite at Toormore, Carrick-on-Shannon, 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: 9th July 2024

ADVICE NOTE

1. The works are considered exempted development, provided that the proposed demolition works and development/reconstruction do not materially alter or affect the raised rendered-concrete barges to each gable-end of the slated pitched roof; further, it is advised that the 'quoin' detailing to the front and rear elevations be retained, and not be materially altered or affected by the carrying out/completion of the proposed works. This is to ensure that the external appearance of the cottage, which is of vernacular rural architectural style and quality, remains unchanged.
2. Due regard shall be had to the '*Conditions & Limitations*' (Column2) associated with *Article 6, Schedule 2, Part 1* (Exempted Development - General) of *Class 1*.

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)**

Reference Number:	DED 730
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development.
Name of Applicant:	Joseph & Marie O'Dowd
Location of Development:	Toormore Td. Carrick-on-Shannon, Co. Roscommon, N41 N638
Site Visit:	25/06/2024

WHEREAS a question has arisen as to whether the following works; "Renovation of existing vacant dwelling house, including extension" 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, Development Description & Proposed Development Description
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1. Site Location:

The subject site is situated to the north extent of the 'R370' regional road, which travels eastward towards the townland of Carroward and westward towards the townland of Macnadille; the subject site is located in the townland of Toormore, North Roscommon and is located circa 4km from the town of Carrick-on-Shannon.

2. Development Description:

The dwelling is a vernacular-style, single-storey, detached-dwelling, with a pitched slated roof, penetrated by two separate chimneys with rendered-concrete barges to both gable-ends and pronounced plaster quoins to the front and rear gable-ends. A mono-pitch extension was added in later years, which sits to the mid-rear of the property; this structure accommodated the kitchen and bathroom, and as per the application, is circa 12sqm in size.

As per the 'Site Layout Plan', the southern extent of the site includes separate vehicular access that leads to a large parking bay to the rear of the property. Capped, painted masonry walls bound the private amenity space/garden lawns and mature hedgerow delineates the eastward extent of the driveway. A separate, detached, pitched-roof shed provides ancillary storage to the main dwelling.

The applicant advises that the dwelling has been vacant for a period of 20 years, and a site visit conducted on the 25th of June, 2024, confirmed on assessment that the dwelling appears to have been vacant for a substantial period of time.

3. Proposed Development Description:

The 'Nature of the Proposed Works' comprises the following: *"renovation of existing vacant dwelling house, demolition and reconstruction of kitchen/ utility/ensuite"*. The applicant further includes a *"Specification and schedule of work for the renovation"* of the cottage, comprising a detailed outline of the proposed works, including the following (overleaf).

Scope of Works

Demolitions

- Remove entirely all existing ground floors
- Remove entirely all existing internal linings from external walls
- Remove entirely all existing internal joinery and ceilings
- Remove entirely all existing windows and external doors
- Remove entirely all existing electrical, plumbing/heating, and sanitary ware.

2. Renovations

- Ground floor: Fit 150mm concrete floor slab laid upon 100mm king span insulation, on radon barrier, on 50mm sand blinding, on minimum 225mm compacted hard-core.

External walls:

- All walls to be dry lined with 100mm x 50mm studs at 400mm centres. Fit 80mm king span insulation between studs maintaining a 20mm ventilation gap. The surface of all studs to be lined with 38mm king span thermal board and finished with a gypsum plaster skim finish.

Ceilings:

- All ceiling joists are to be replaced with 125mm x 50mm joists fitted at 400mm centers. Place 300mm fiberglass insulation between and over joists. Finish all ceilings with gypsum plaster slab and skim finish.

Joinery

- Fit softwood skirting, architrave, door frames, and internal doors throughout the house.
- Fit up and down traditional hardwood sash windows
- Fit hardwood glazed front and rear door
- Replace existing fascia, soffit and rainwater goods externally.

Finishes

- All internal wall finishes and ceiling finishes to be gypsum plaster skim
- All such finishes including joinery to be painted
- Bathroom and toilet walls to be tiled

Services

- Install a completely new plumbing and heating system
- Install a completely new electrical system
- Provide mechanical ventilation to cooking area and bathroom.
- Fittings
- Provide new kitchen units
- Provide new sanitary ware to backroom and toilet.

External Works

- Provide new surface water drainage within curtilage of the site
- Redecorate the house externally
- Clean down all existing slated roof surfaces and treat with a fungicidal
- Replace existing flat roof to rear extension with new felted insulated roof

GIS Review

1. European Sites

As per a review of Roscommon County Council's Geographic Information Systems (GIS), there are no European designated sites in, or adjoining the site, the closest European site is located circa 14km from the subject site (see 'Appropriate Assessment' overleaf).

2. Heritage Related Sites/Structures

As per a review of Roscommon County Council's GIS, there are no known heritage related sites/structures in proximity to the subject site.

Appropriate Assessment

The closest designated sites is situated more than 10km (circa 14km) north-west of the site, being "Lough Arrow" which is a Special Protection Area (SPA) (Site Code: 004050) and a Special Area of Conservation (SAC) (Site Code: 001673).

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.

Archaeological and Cultural Heritage

There are no protected structures or structures listed in the '*National Inventory of Architectural Heritage*' in the likely zone of influence of the proposed development. The subject site is outside the '*Archaeological Zone of Notification*' to a ringfort (SMR: RO010-134---) situated 0.2km to the north-west extent of the site and a 'standing stone' (SMR: RO010-049---) located 0.2km south-west of the site.

Planning History

As per Roscommon County Council's Planning Registry, there is no planning history affiliated with the subject site; a review of the historical maps (25-inch Historic 1897-1913, & 6-inch Historic 1830-1930) indicate that the structure has been on site since the early/mid 1900's, or thereabouts, and as such, was built prior to the Planning & Development Act 1963, accordingly it holds the benefit of exempted development owing to its established status.

Relevant Statutory Provisions

1. 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)

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.

2. 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.
- (viii) 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.

Planner's Assessment

Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows;

The proposal includes for the *"Renovation of existing vacant dwelling house, including extension"* under the Planning & Development Act (Exempted Development) Regulations 2018, at the site located in *"Toormore Td. Carrick-on-Shannon, Co. Roscommon, N41 N638"*. The specifications and schedule of works for the renovation of the cottage is outlined under the heading *"Scope of Works"*.

Under section 2(1) of the Act, *"works"* include *"any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal (...)"*. The proposed development is considered to comprise the carrying out of works, as defined in section 2 of the Planning & Development Act, 2000 (as amended).

Under section 3(1) of the 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"*. It is considered that said works constitute development, as defined in section 3 of the Planning & Development Act, 2000 (as amended).

The proposal has been considered in relation to the application of section 4(1)(h) of the Act, which concerns 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 applicability of this section took into account two separate matters: 1: *The Proposed Works to the Main Cottage*, and, 2: *The Proposed Works to the Rear Annex*; assessment of same is outlined overleaf.

1. Proposed Works to the Main Cottage:

After reviewing the details of the proposed works specification (as outlined under “*Proposed Development Description*”) and the ‘*Specification & Schedule of Work*’ addendum, as regard to the main dwelling (sans the rear annex) the proposed works are considered exempted development under the provisions of Section 4(1)(h) of the Planning & Development Act 2000.

2. Proposed Works to the Annex:

A site visit confirmed that the rear annex, as it currently stands, is in a state of disrepair and requires substantial refurbishments works necessitating the complete demolition and reconstruction of this structure, so as to facilitate a comprehensive refit of the necessary services and facilities required to make this a ‘habitable’ dwelling, as per the relevant *Technical Guidance Documents* (‘A; Building Regulations).

Whilst the demolition and reconstruction [from 12sqm to 28sqm] will ostensibly affect the external appearance of the annex and attached dwelling, given the proposed location of the annex (*over the footprint of the existing annex, to the mid-rear elevation of the main property*) it is not believed that the completion of the proposed works would render the appearance of the property inconsistent with the character of the existing structure or neighbouring structures. Further, the proposed plans, elevations and external finishes are sympathetic to that of the existing structure, as such, the proposed works to the annex, are considered to constitute exempted development under the provisions of Section 4(1)(h) of the Planning & Development Act 2000.

Furthermore, the proposed development/works comply with the provision of Article 6, Schedule 2, Part 1 (Exempted Development - General) of Class 1, (of the Planning & Development Regulations 2001) in that the proposed extension is under 40sqm and is located to the rear of the property. However, the development should have due regard to the ‘*Conditions and Limitations*’ associated with this class of development. It is a point of note that the proposed reconfiguration and increase in footprint, will permit universal access to the dwellings services and facilities for all prospective persons visiting/inhabiting the property.

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.

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 Article 9(1)(a)(viB) 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 “renovation of existing vacant dwelling house, demolition and reconstruction of kitchen/utility/ensuite)” under the Planning & Development Act (Exempted Development) Regulations 2018, at the site located in “Toormore Td. Carrick-on-Shannon, Co. Roscommon, N41 N638” 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

1. The works outlined above are development.
2. The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
3. Under the provision of *Article 6, Schedule 2, Part 1 (Exempted Development - General) of Class 1*, the proposed extension/annex is considered ‘exempted development’, provided that the following ‘Conditions and Limitations’ of Column 2, are adhered to:
 - 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.
 - 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
 - (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
 - 7. The roof of any extension shall not be used as a balcony or roof garden.
4. Under 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.
5. 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 “Renovation of existing vacant dwelling house, including extension” at the site located in “Toormore Td. Carrick-on-Shannon, Co. Roscommon, N41 N638” 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.

ADVICE NOTE:

1. The works are considered exempted development, provided that the proposed demolition works and development/reconstruction do not materially alter or affect the raised rendered-concrete barges to each gable-end of the slated pitched roof; further, it is advised that the 'quoins' detailing to the front and rear elevations be retained, and not be materially altered or affected by the carrying out/completion of the proposed works. This is to ensure that the external appearance of the cottage, which is of vernacular rural architectural style and quality, remains unchanged.
2. Due regard shall be had to the '*Conditions & Limitations*' (Column2) associated with *Article 6, Schedule 2, Part 1* (Exempted Development - General) of *Class 1*.

Signed:



Date: 1st July 2024

Bláithín Kinsella

Assistant Planner

Signed:



Date: 1st July 2024

Alan O'Connell

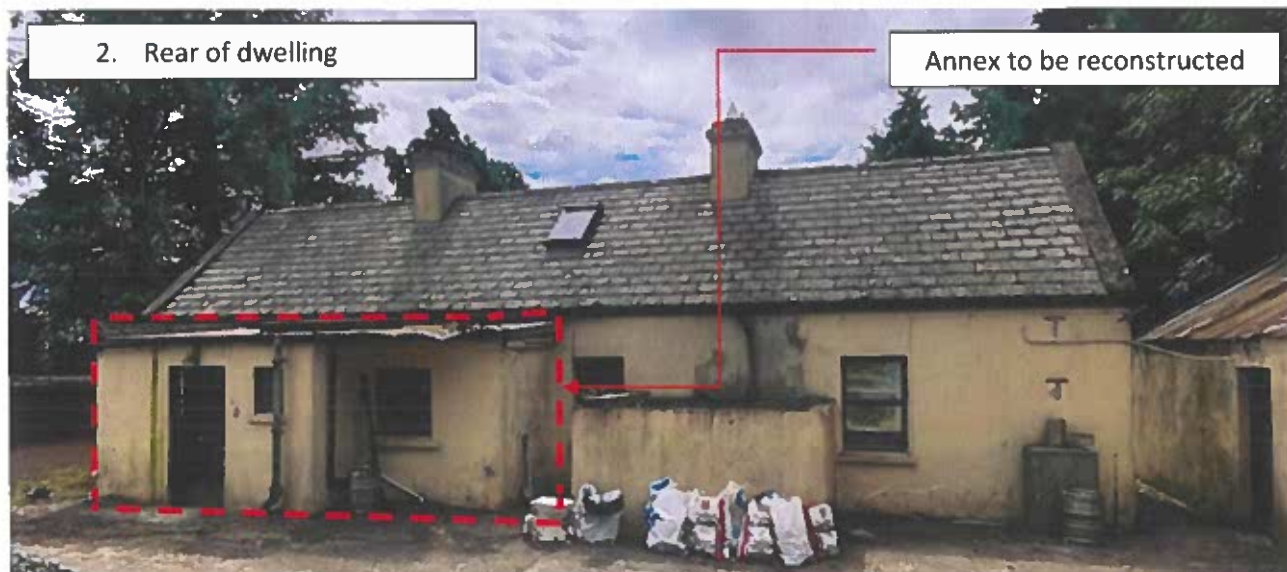
Senior Executive Planner

1. Front of dwelling

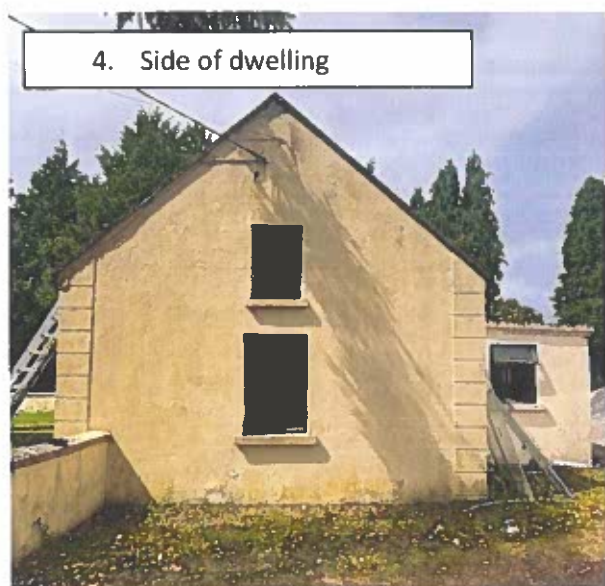


2. Rear of dwelling

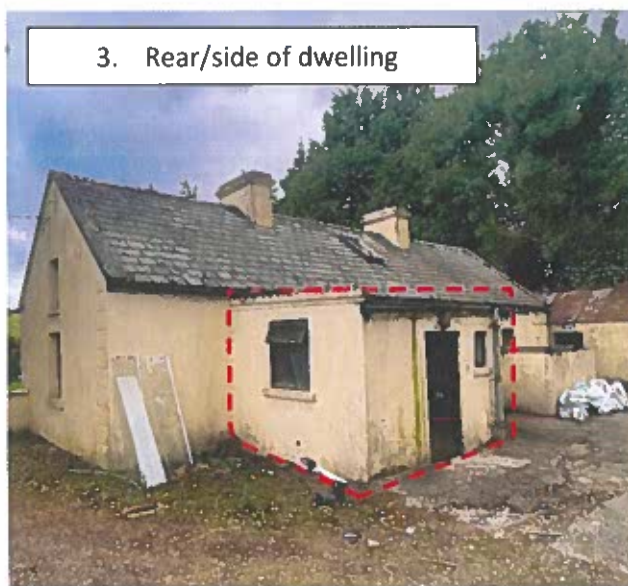
Annex to be reconstructed



4. Side of dwelling



3. Rear/side of dwelling



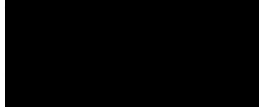
ENDS.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Joseph & Marie O'Dowd,



Date: 2nd July 2024
Planning Reference: DED 730

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to renovate an existing vacant dwelling, demolish and re-construct kitchen, utility and en-suite under the Planning & Development Act (Exempt Development) Regulations 2018 at Toormore, Carrick-on-Shannon, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 28th June 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. **L01/0/229348** dated 28th June 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 730**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

28/06/2024 09:53:15

Receipt No: L01/0/229348

JOSEPH & ANN MARIE O'DOWD

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES
GOODS 80.00
VAT Exempt/Non-vatable
DED730

60.00

Total: 80.00 EUR

Tendered
Credit/Debit Card 80.00
9914

Change: 0.00

Issued By: Louis Carroll
From: Central Cash Office



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)	Joseph & Marie O'Dowd
Name of Agent	/
Nature of Proposed Works	Renovation of existing vacant dwelling house, demolition and re construction of kitchen / utility / 1st floor
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Toormore ITM 589092 Ck-on-Shannon 798495 Co Roscommon
Floor Area: a) Existing Structure b) Proposed Structure	a) 73.8 b) 28
Height above ground level:	Ridge 5.5m High
Total area of private open space remaining after completion of this development	/ 1 Acre
Roofing Material (Slates, Tiles, other) (Specify)	Timber slates, tragal flat roof



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	110d Masonry walls, sand cement finish Extension - standard cavity, All PVC windows Tiroc flat.
Is proposed works located at front/rear/side of existing house.	All + Extension (Internal Rear)
Has an application been made previously for this site	YES this is Amended version
If yes give ref. number (Include full details of existing extension, if any)	All P1E 1960
Existing use of land or structure	Site of dwelling
Proposed use of land or structure	Site of dwelling
Distance of proposed building line from edge of roadway	18M (c/f6)
Does the proposed development involve the provision of a piped water supply	Existing
Does the proposed development involve the provision of sanitary facilities	Existing Tank

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

Signature: Joseph O'Dowd

Date: 26/6/2024

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





**Specification and schedule of work
for the renovation of an existing
dwelling house at Toomore,
Carrick- on- Shannon, County
Roscommon**



Owner's : Joseph & Marie O' Dowd



O' Dowd Architectural Services Ltd
Boyle,
Co Roscommon

Introduction.

This is a traditional rural single story cottage type dwellinghouse. It comprises a floor area of sixty square meters in area. The external walls are solid masonry 600 mm wide. The roof is pitched and slated.

The accommodation comprises of a living room and 2 bedrooms.

There is also an attached rear extension of fourteen square meters in floor area.

Its accommodation comprises of a kitchen with a bathroom & toilet.

The rear extension has a flat roof at a height of 2.5 m.

The dwellinghouse and extension along with the septic tank were constructed prior to the commencement of the planning act 1964.

The dwellinghouse has not been occupied over at least the last 20 years.

1. Scope of the work.

It is proposed to renovate and improve the internal fabric of this dwelling house.

All the proposed works relating to the improvement or renewal of internal surfaces are described as follows:

(A) Demolitions.

Remove entirely all existing ground floors.

Remove entirely all existing internal linings from external walls.

Remove entirely all existing internal joinery and ceilings.

Remove entirely all existing windows and external doors.

Remove entirely all existing electrical, plumbing / heating, and sanitary ware.

(B) Renovations.

Ground Floor: Fit 150 mm concrete floor slab laid upon 100mm king span insulation, on radon barrier, on 50 mm sand blinding, on minimum 225 mm compacted hard-core.

External walls: all walls to be dry lined with 100 x 50 mm studs at 400mm centres. Fit 80 mm king span insulation between studs maintaining a 20mm ventilation gap. The surface of all studs to be lined with 38 mm king span thermal board and finished with a gypsum plaster skim finish.

Ceilings. All existing ceiling joists are to be replaced with 125 x 50 mm Joists fitted at 400 mm centers. Place 300 mm fibreglass insulation between and over joists. Finish all ceilings with gypsum plaster slab and skim finish.

Joinery.

Fit softwood skirting, architrave, door frames, and internal doors throughout the house.

Fit up and down traditional hardwood sash windows.

Fit hardwood glazed front and rear door.

Replace existing fascia, soffit, and rainwater goods externally.

Finishes.

All internal wall finishes and ceiling finishes to be gypsum plaster skim.

All such finishes including joinery to be painted.

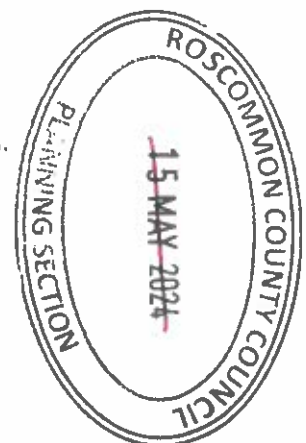
Bathroom and toilet walls to be tiled.

Services

install a completely new plumbing and heating system.

Install a completely new electrical system.

Provide mechanical ventilation to cooking area and bathroom.



Fittings

provide new kitchen units.

provide new sanitary ware to backroom and toilet.

External Works

provide new surface water drainage within the curtilage of the site.

Redecorate the house externally.

Clean down all existing slated roof surfaces and treat with a fungicidal.

Replace existing flat roof to rear extension with new felted insulated roof.

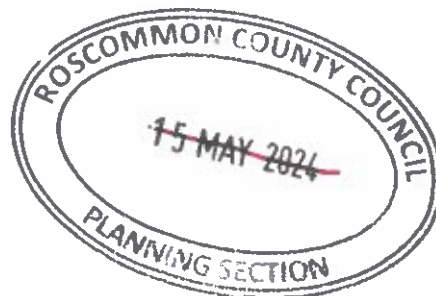


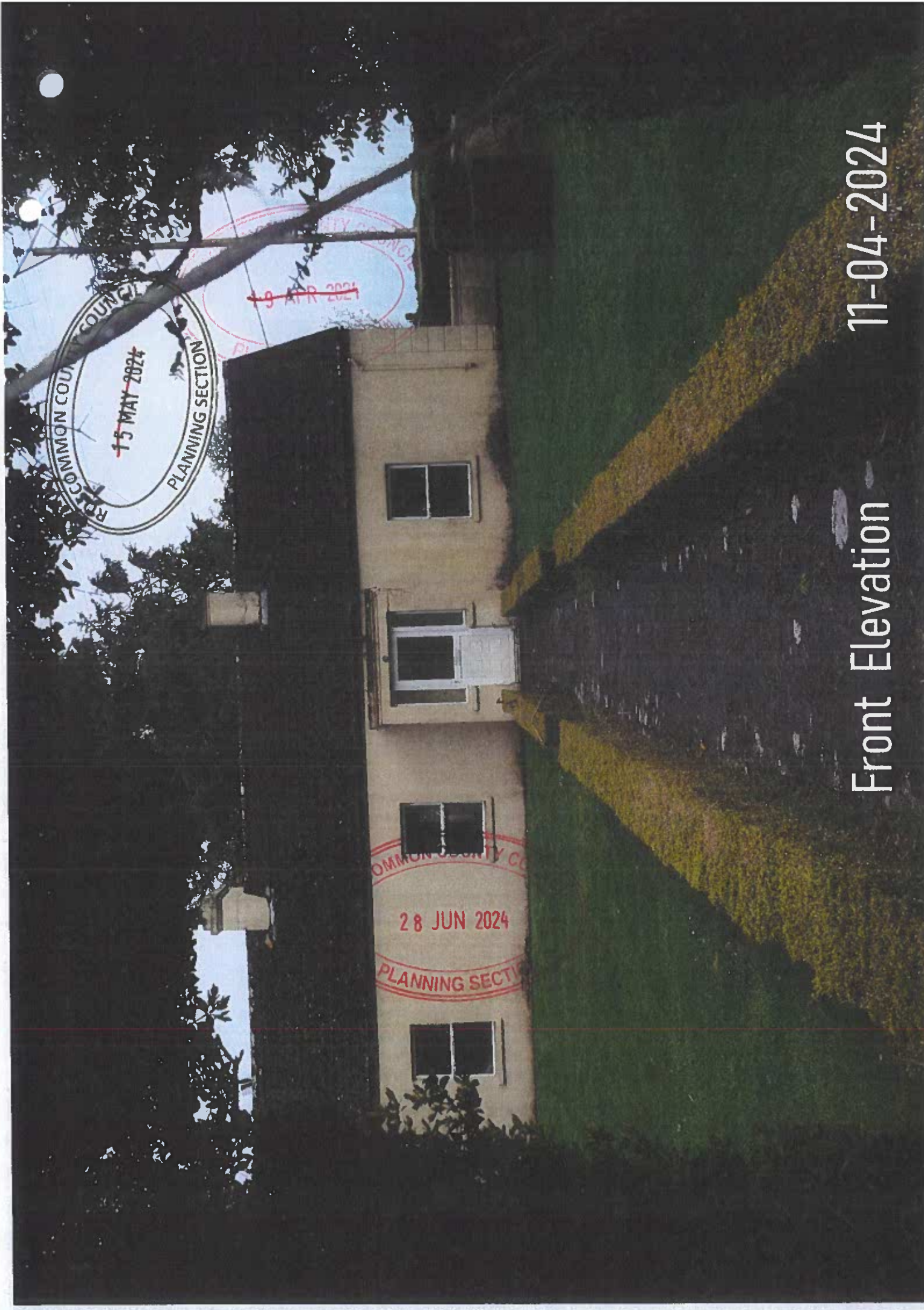
Signed:

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Date:

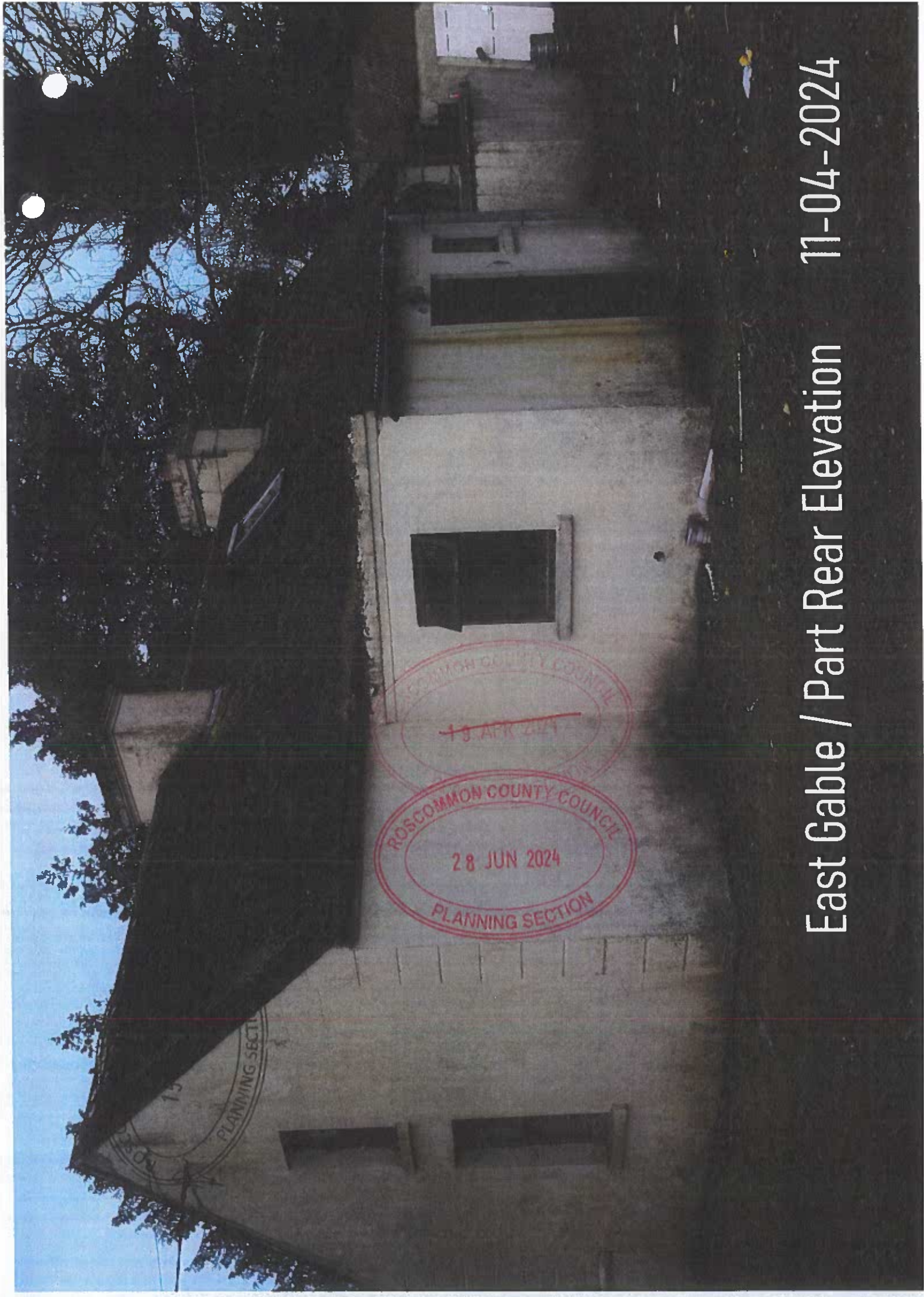
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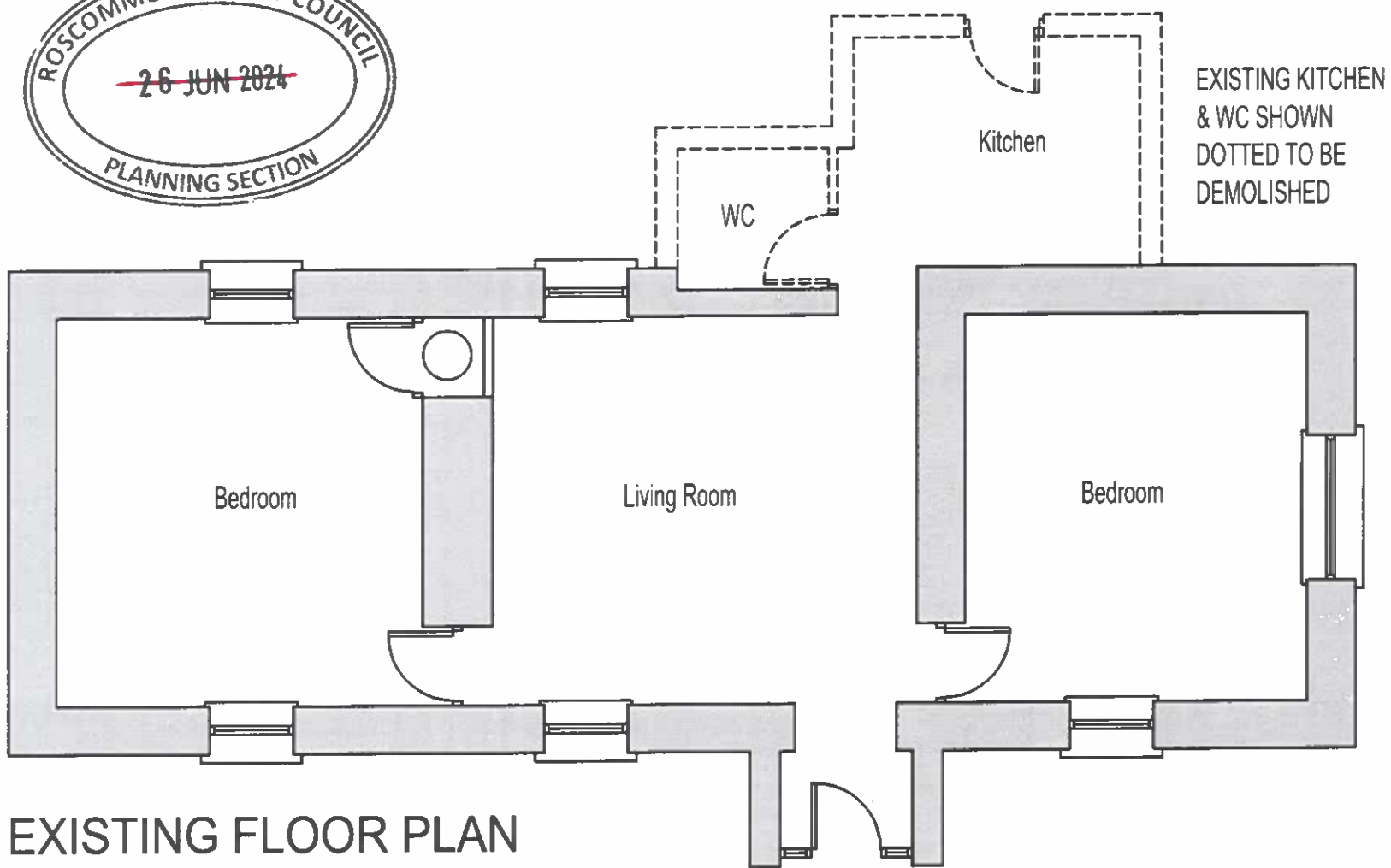


Front Elevation

11-04-2024



East Gable / Part Rear Elevation 11-04-2024



EXISTING FLOOR PLAN

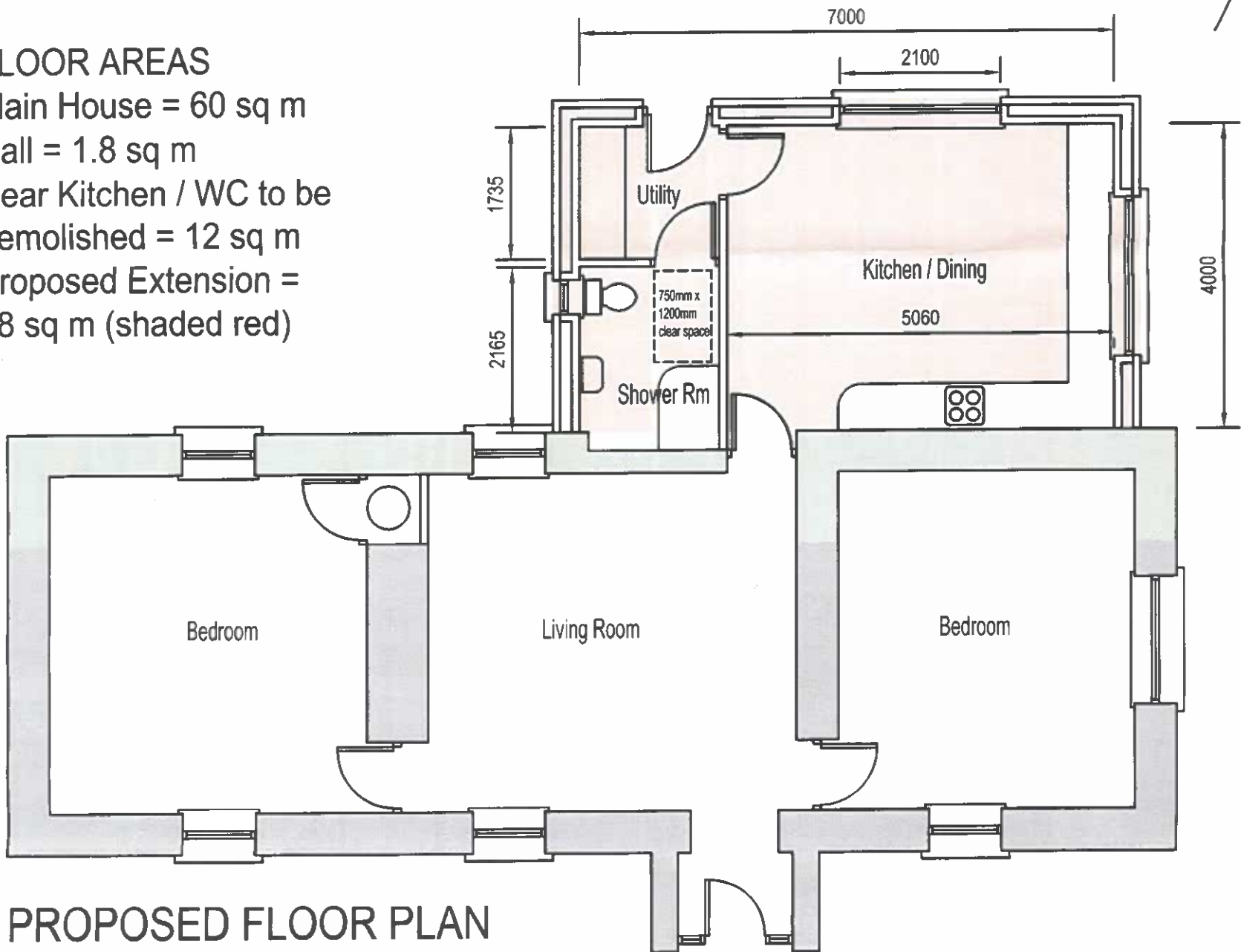
FLOOR AREAS

Main House = 60 sq m

Hall = 1.8 sq m

Rear Kitchen / WC to be demolished = 12 sq m

Proposed Extension = 28 sq m (shaded red)



PROPOSED FLOOR PLAN

A
revision

ISSUED FOR SECTION 5 APPLICATION
description

24-06-24
date

PROPOSED RENOVATION OF
EXISTING DWELLING HOUSE
AT TOOMORE, CARRICK ON
SHANNON, CO. ROSCOMMON.

drawing title: FLOOR PLANS

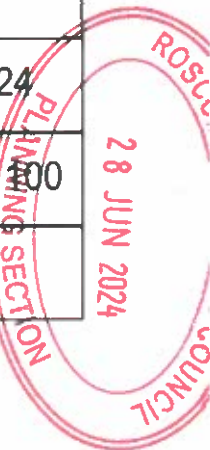
date: JUNE 2024

drawing no.: 3

revision: A

scale: A4 @ 1/100

drawn by: M. Cunningham, Ballinameen, Boyle, Co. Roscommon.



PROPOSED RENOVATION OF
EXISTING DWELLING HOUSE
AT TOOMORE, CARRICK ON
SHANNON, CO. ROSCOMMON.

drawing title: SITE LOCATION MAP

date: JUNE 2024

drawing no.: 1

revision: A

scale: A4 @ 1/2500

drawn by: M. Cunningham, Ballinameen, Boyle, Co. Roscommon.

revision

description

date

A

ISSUED FOR SECTION 5 APPLICATION

24-06-24

7 985

1 693

EXTRACTS OF OS SHEET
NUMBERS X1.1 and X.4
ITM 589088,798496.

NORTH

4 059

3 030

3 178

TOOMORE

7 495

5 666

2 127

1 588

275

488

452

1 722

2 479

69

5 434

5 760

1 164

2 593

7 741

R370 TO CROGHAN

TO CARRICK ON
SHANNON >>>

055

041

744

329

503

603

2 774

1 144

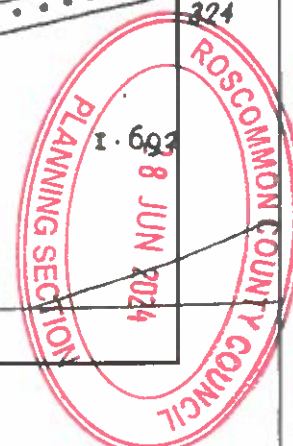
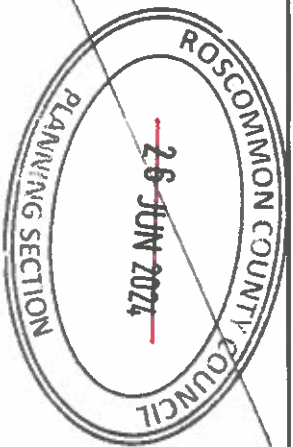
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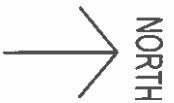
From Frenchpark

KNOCKACORE

Tp

Surveyed in 1912.





Vacant cottage to be renovated and extended

Septic Tank

Proposed extension shaded red

Parking

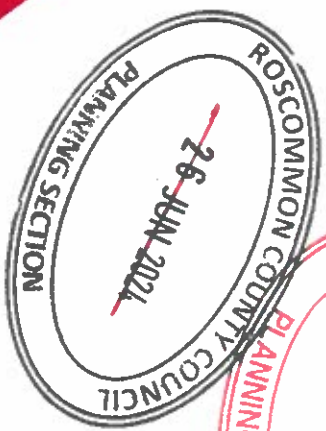
Sheds

Garden

Percolation Area

Adjoining House

Site boundary outlined in red



A
revision
ISSUED FOR SECTION 5 APPLICATION
description

24-06-24
date

PROPOSED RENOVATION OF
EXISTING DWELLING HOUSE
AT TOOMORE, CARRICK ON
SHANNON, CO. ROSCOMMON.

drawing title: SITE LAYOUT PLAN

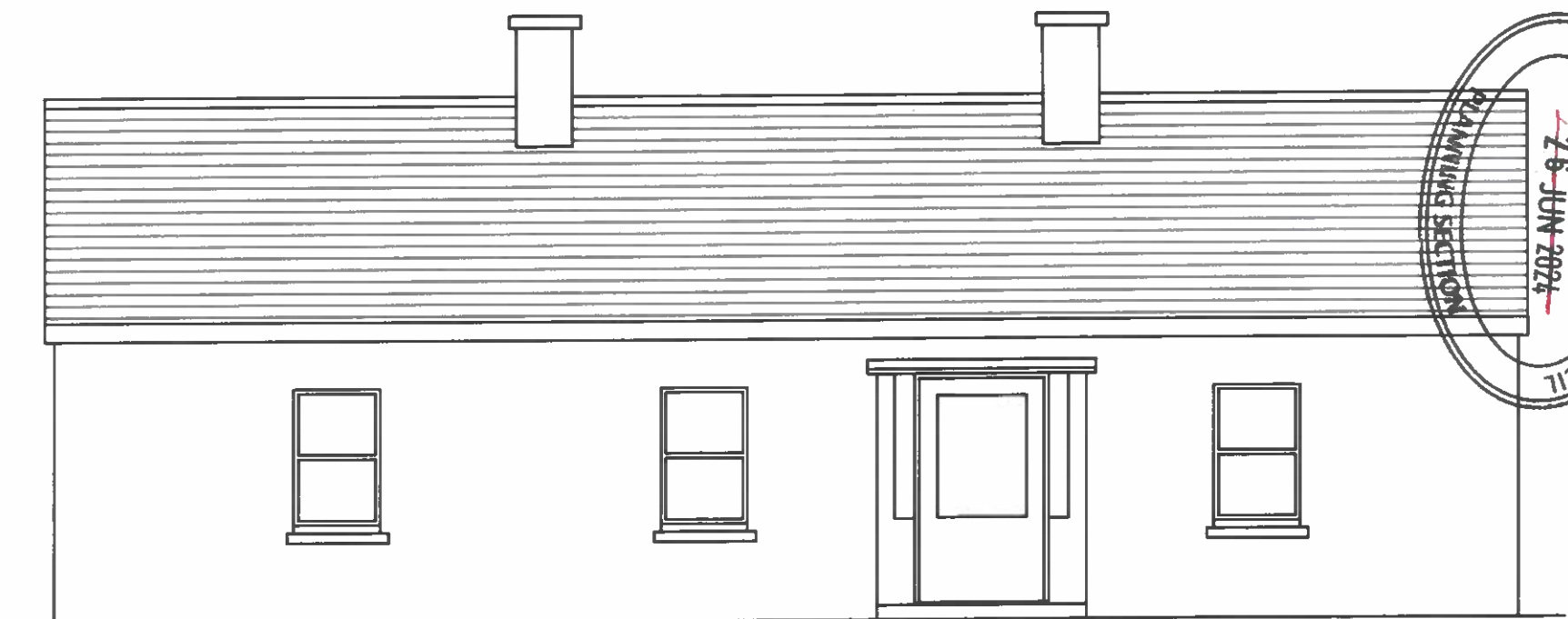
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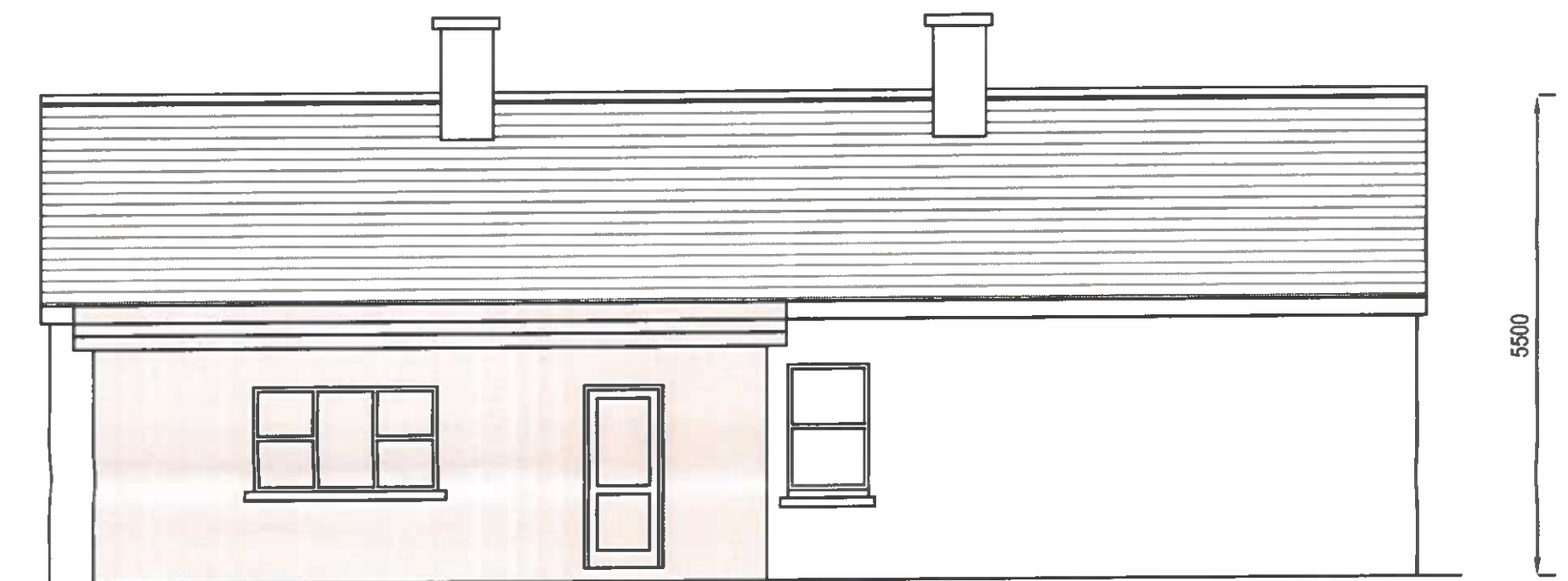
revision: A

scale: A4 @ 1 / 500

drawn by: M. Cunningham, Ballinamreen, Boyle, Co. Roscommon.

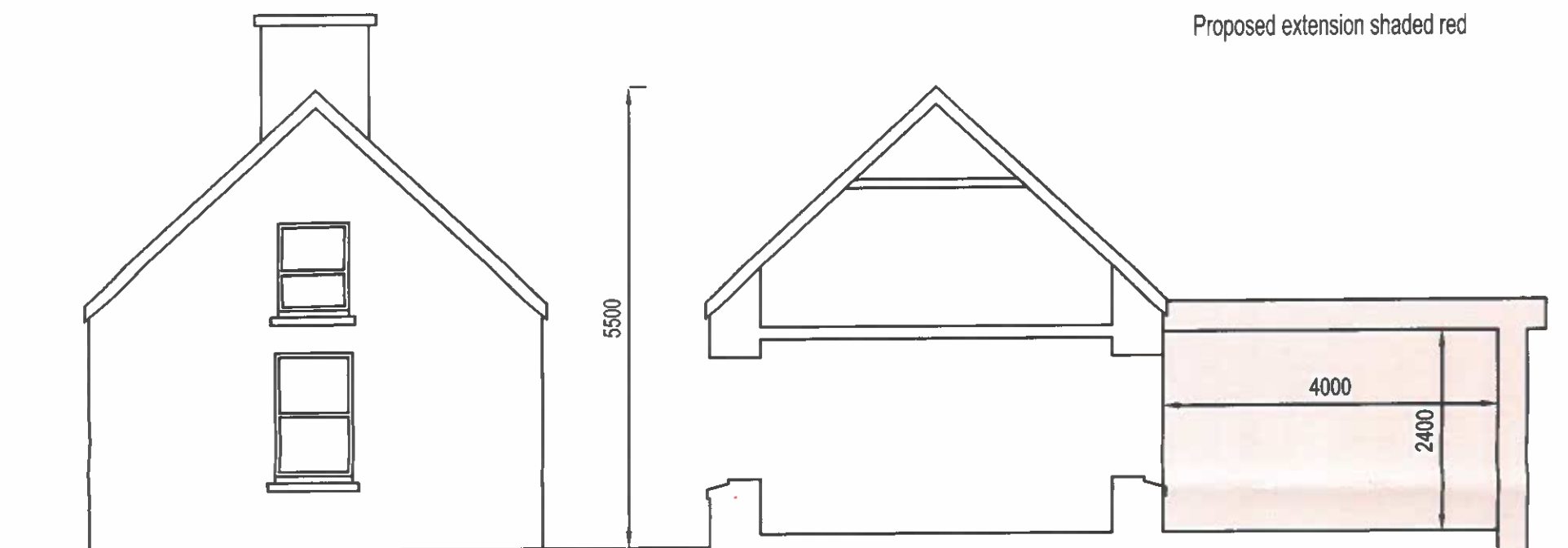


FRONT ELEVATION (EXISTING)



PROPOSED REAR ELEVATION

Proposed extension shaded red



SIDE ELEVATION

CROSS SECTION

A
revision

ISSUED FOR SECTION 5 APPLICATION
description

24-06-24
date

PROPOSED RENOVATION OF
EXISTING DWELLING HOUSE
AT TOOMORE, CARRICK ON
SHANNON, CO. ROSCOMMON.

drawing title: ELEVATIONS / SECTION

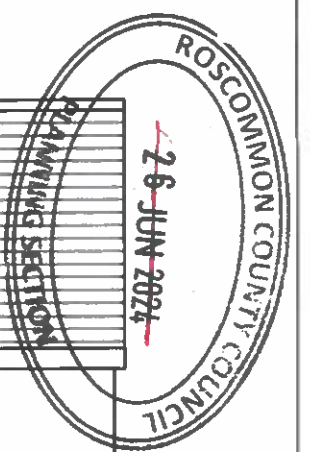
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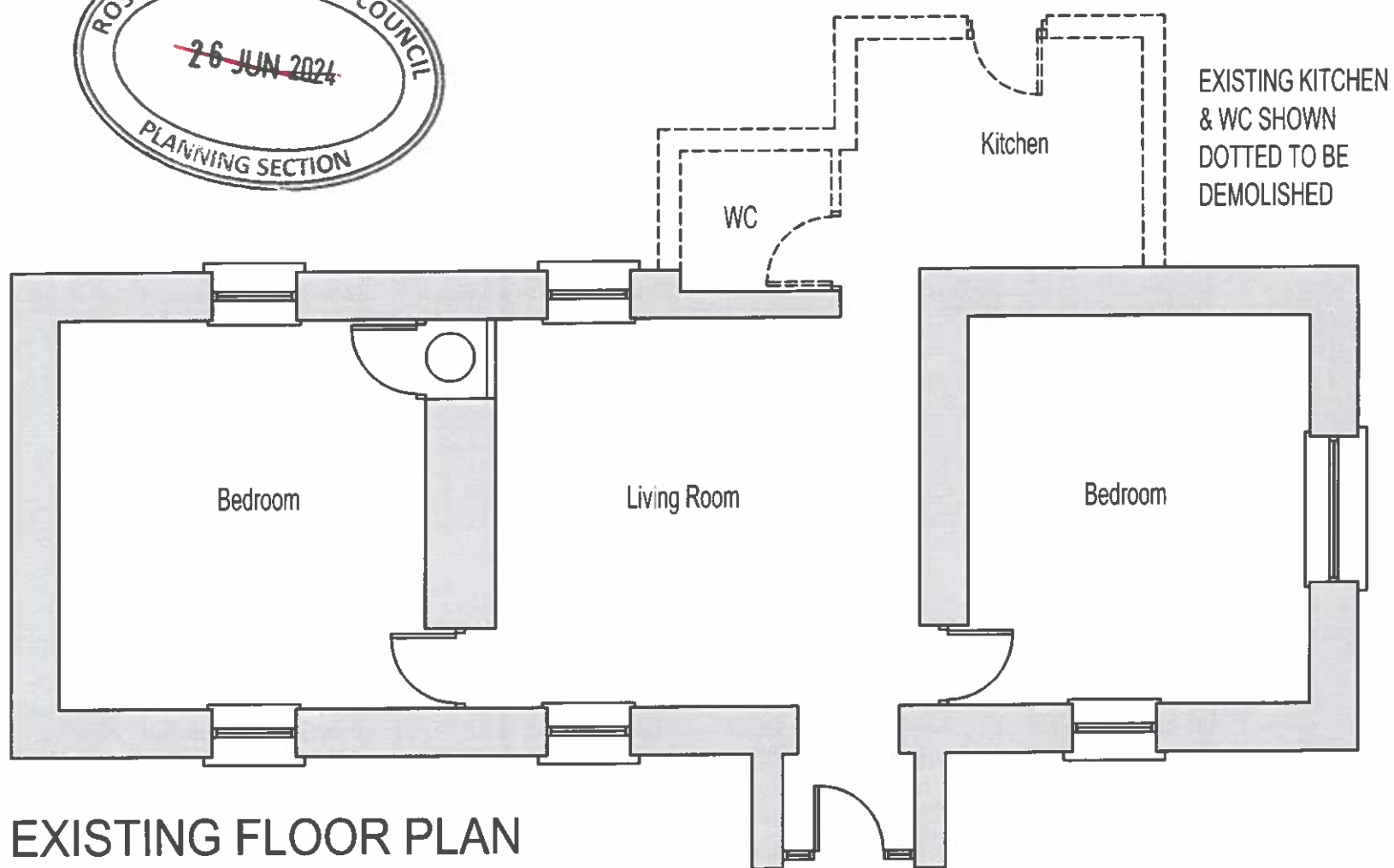
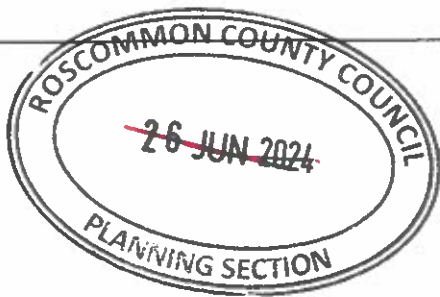
drawing no.: 4

revision: A

scale: A4 @ 1/100

drawn by: M. Cunningham, Ballinameen, Boyle, Co. Roscommon.





EXISTING FLOOR PLAN

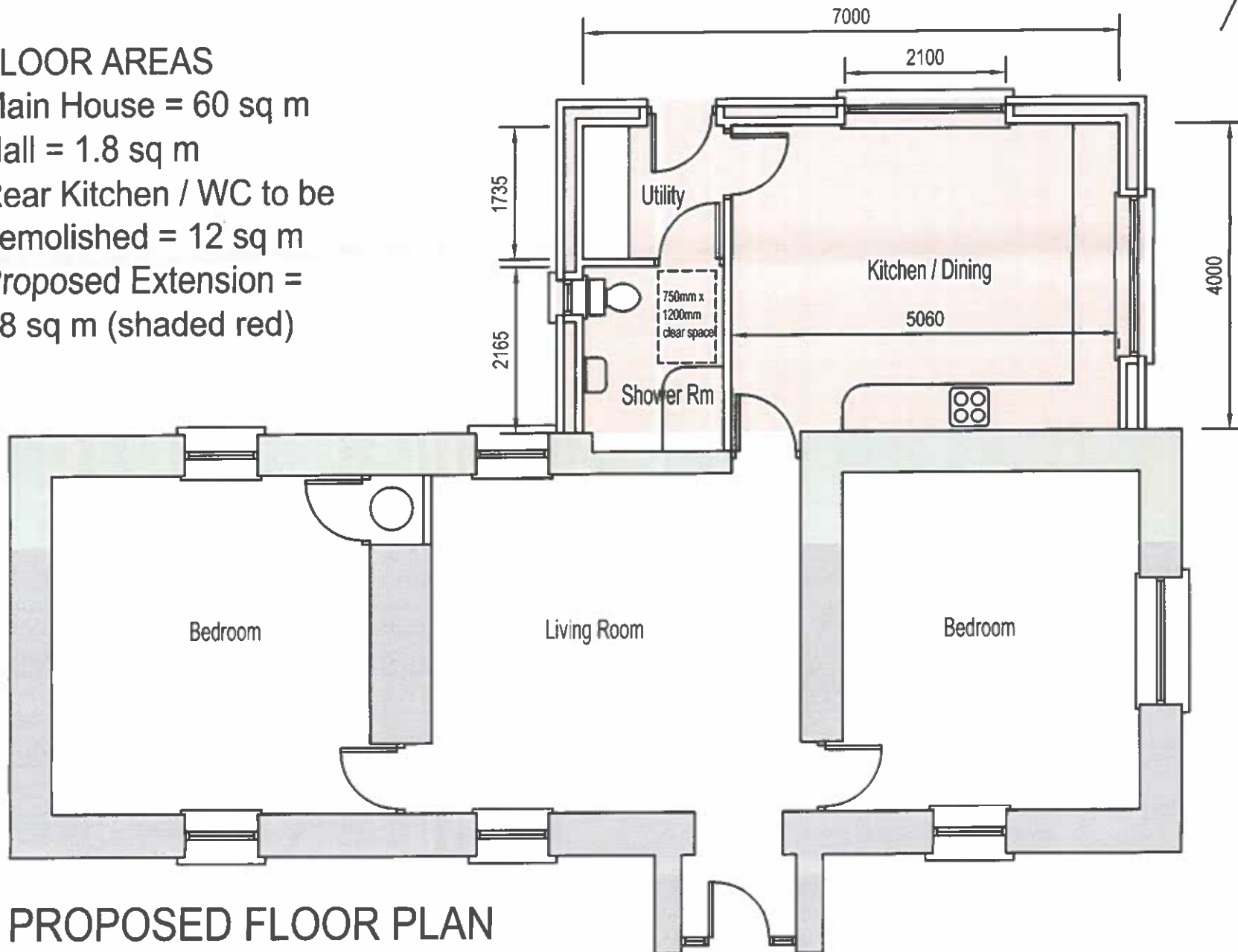
FLOOR AREAS

Main House = 60 sq m

Hall = 1.8 sq m

Rear Kitchen / WC to be demolished = 12 sq m

Proposed Extension = 28 sq m (shaded red)



PROPOSED FLOOR PLAN

A
revision

ISSUED FOR SECTION 5 APPLICATION
description

24-06-24
date

PROPOSED RENOVATION OF
EXISTING DWELLING HOUSE
AT TOOMORE, CARRICK ON
SHANNON, CO. ROSCOMMON.

drawing title: FLOOR PLANS

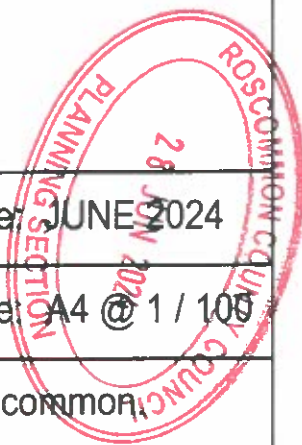
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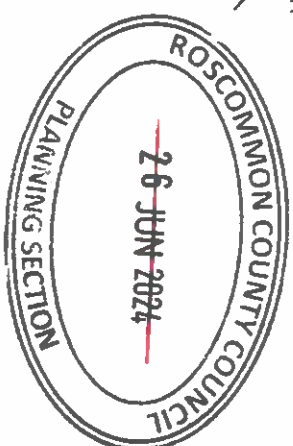
drawing no.: 3

revision: A

scale: A4 @ 1 / 100

drawn by: M. Cunningham, Ballinameen, Boyle, Co. Roscommon





Proposed extension shaded red

Vacant cottage to be renovated and extended

Septic Tank

Parking

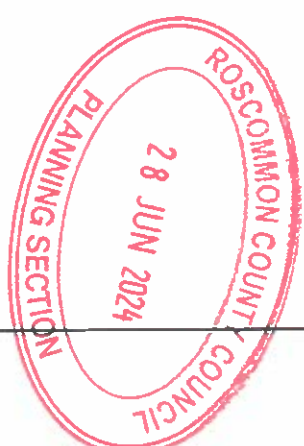
Sheds

Garden

Percolation Area

Adjoining House

Site boundary outlined in red



PROPOSED RENOVATION OF EXISTING DWELLING HOUSE AT TOOMORE, CARRICK ON SHANNON, CO. ROSCOMMON.		
drawing title: SITE LAYOUT PLAN		date: JUNE 2024
drawing no.: 2	revision: A	scale: A4 @ 1 / 500
drawn by: M. Cunningham, Ballinameen, Boyle, Co. Roscommon.		

PROPOSED RENOVATION OF
EXISTING DWELLING HOUSE
AT TOOMORE, CARRICK ON
SHANNON, CO. ROSCOMMON.

drawing title: SITE LOCATION MAP

date: JUNE 2024

drawing no.: 1

revision: A

scale: A4 @ 1/2500

drawn by: M. Cunningham, Ballinameen, Boyle, Co. Roscommon.

revision

description

date

A

ISSUED FOR SECTION 5 APPLICATION

24-06-24

NORTH

EXTRACTS OF OS SHEET
NUMBERS X1.1 and X.4
ITM 589088,798496.

TOORMORE

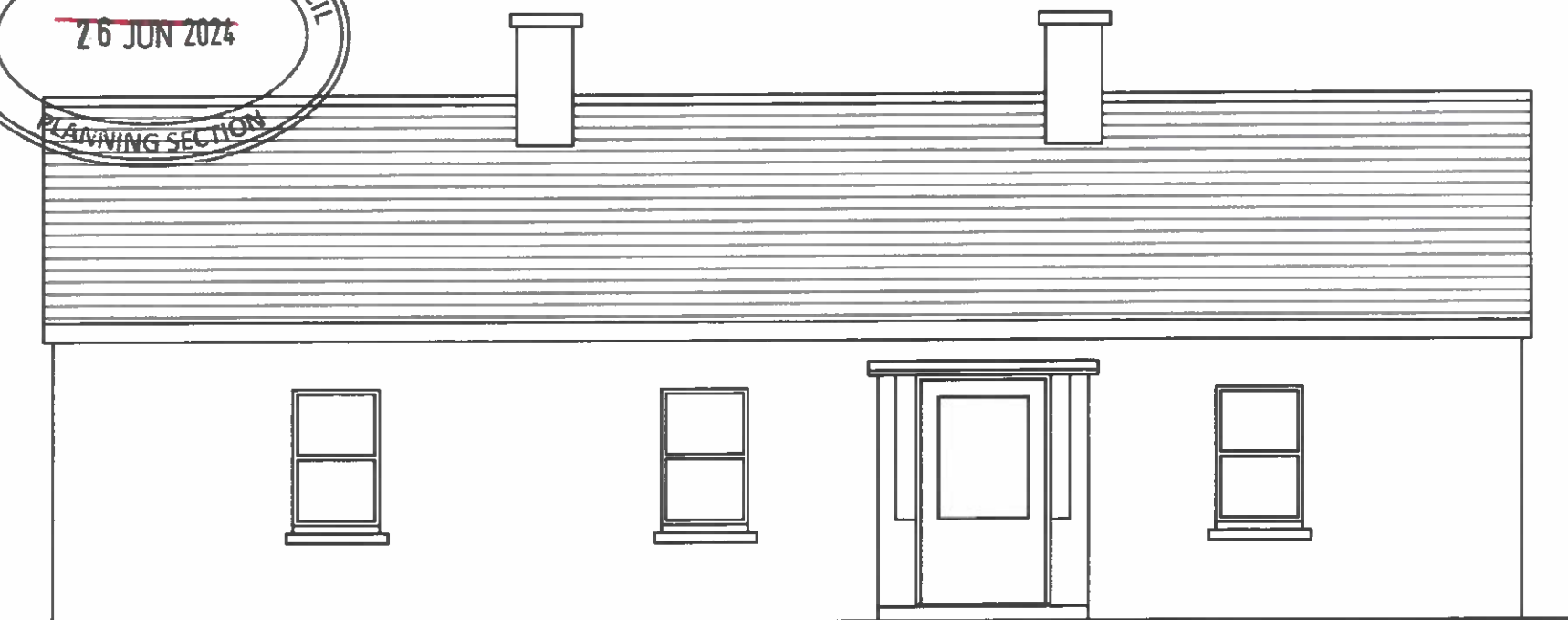
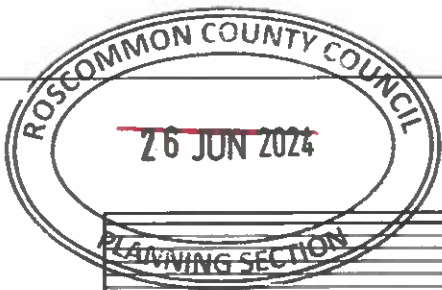


TO CARRICK ON
SHANNON >>>

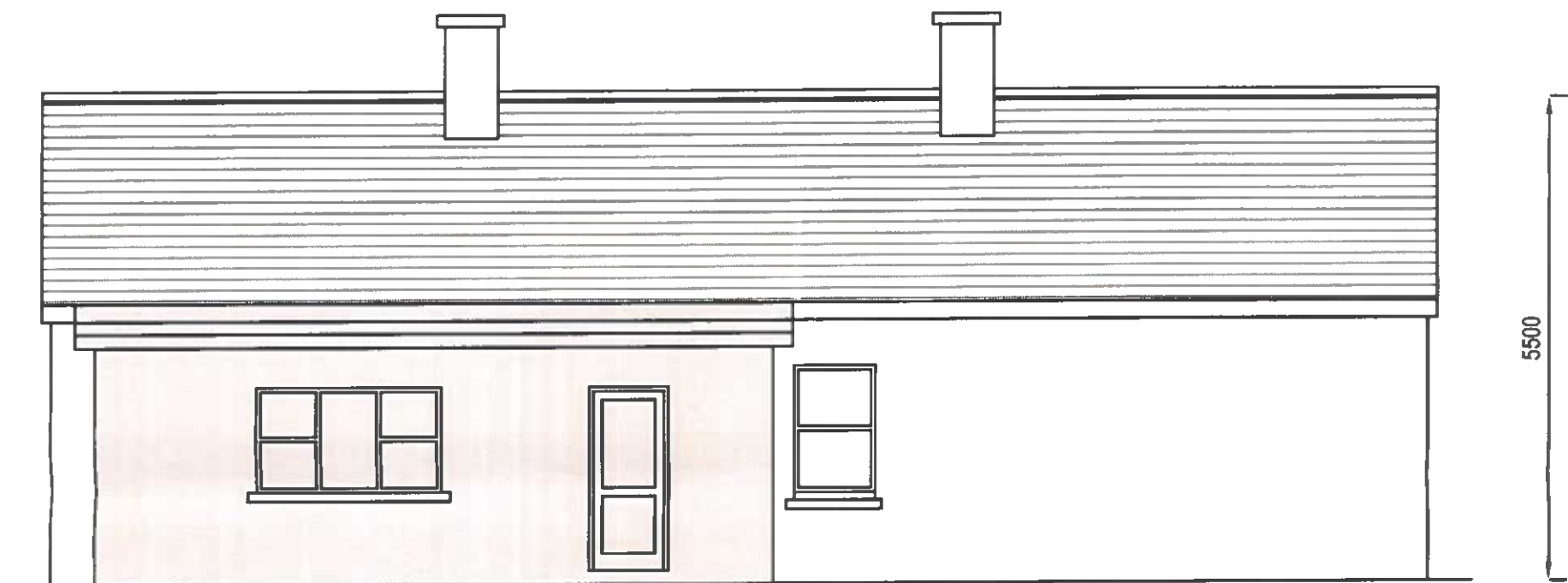
R370 TO CROGHAN

Quarry

Surveyed in 1912.

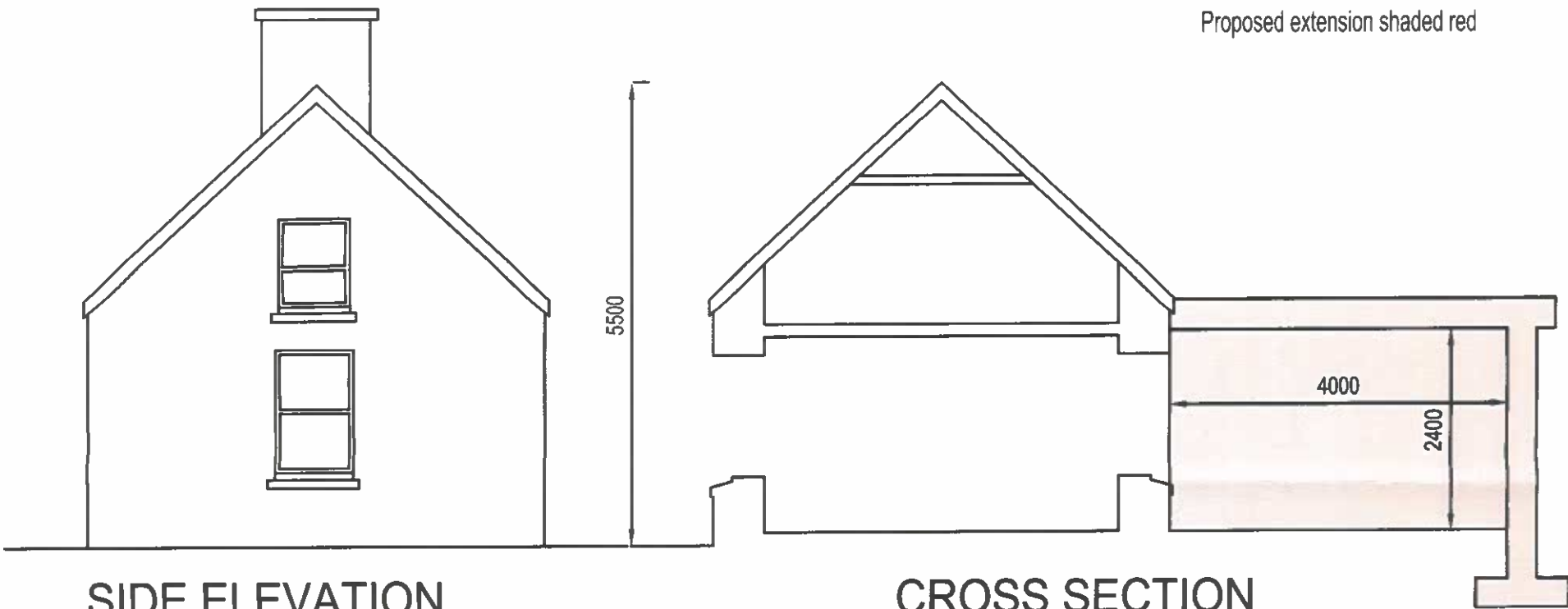


FRONT ELEVATION (EXISTING)



PROPOSED REAR ELEVATION

Proposed extension shaded red



SIDE ELEVATION

CROSS SECTION

A
revision

ISSUED FOR SECTION 5 APPLICATION
description

24-06-24
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PROPOSED RENOVATION OF
EXISTING DWELLING HOUSE
AT TOOMORE, CARRICK ON
SHANNON, CO. ROSCOMMON.

drawing title: ELEVATIONS / SECTION

date: JUNE 2024

drawing no.: 4

revision: A

scale: A4 @ 1 / 100

drawn by: M. Cunningham, Ballinameen, Boyle, Co. Roscommon.

