

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Rian Biesty,



Reference Number: DED 738

Application Received: 10th July, 2024

Name of Applicant: Rian Biesty

Agent: James Lohan Consulting Engineer Ltd., Unit 5, Ballypheason House, Circular Road, Roscommon.

WHEREAS a question has arisen as to whether the following works; to refurbish derelict house under Croi Conaithe Grant Scheme and construct a rear 33sq.m extension, under the Planning & Development Act (Exempted Development) Regulations 2018 at Moher, Lanesborough, Co. Roscommon, is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 – 2011
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development.
- (b) The construction of a 33sqm extension to the rear of the existing dwelling house and removing the rear unstable wall is exempted development.
- (c) Placing new ceiling joists and stud work internally and plaster board and skim is exempted development.
- (d) To re-wire is exempted development.
- (e) To remove existing slates, apply roof felt and use existing slates/natural slates is exempted development.
- (f) To re-plumb is exempted development.
- (g) First and second fix, paint and decorate internally is exempted development.
- (h) 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, as outlined above **to refurbish derelict house under Croi Conaithe Grant Scheme and construct a rear 33sq.m extension, under the Planning & Development Act (Exempted Development) Regulations 2018 at Moher, Lanesborough, 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: 30 August, 2024

c.c.: Agent via email: James Lohan Consulting Engineer Ltd.,
Unit 5,
Ballypheason House,
Circular Road,
Roscommon.

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 Acts 2000 (as amended)**

Reference Number: DED 738

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to Permission to refurbish derelict house under Croi Conaithe Grant and construct a 33sqm extension under the Planning & Development Act (Exempted Development) Regulations 2018 at Moher, Lanesborough, County. Roscommon

Applicant: Rian Biesty

Date: 27th August 2024

WHEREAS a question has arisen as to whether to refurbish a derelict house under Croi Conaithe Grant and construct a 33sqm extension at Moher, Lanesborough, County. Roscommon is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 – 2011
- (e) The planning history of the site

Site Location & Development Description

The existing dwelling house is located in Moher, Lanesborough, County Roscommon and is accessed off the L-6114 Local Secondary Road. There are no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS. The subject site is approximately 700m from the Lough Ree SAC (Site Code: 000 440) and the Lough Ree SPA (Site Code: 004 064).

The proposed development consists of refurbishing the derelict house and constructing a 33sqm rear extension. The proposed works include:

- Proposed new rear extension (33sqm), removing rear unstable wall
- Placing new ceiling joists and stud work internally and plaster board and skim
- Re-wire
- Remove existing slates, apply roof felt and use existing slates/natural slates
- Re-plumb
- First and second fix, paint and decorate internally

Planning History

PD 24 60259 - Permission to upgrade treatment system and percolation area, and carryout all ancillary site development works. Status: New Application. Decision Due: 28th August 2024.

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 refurbishment of the derelict house and construction of a 33sqm extension constitutes development, as defined in Section 3 of the said Act.

The proposed 33sqm extension to the rear of the existing house has been considered within the scope of Class 1 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

PART 1 - Article 6 - Exempted Development – General

Development within the curtilage of a house

Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Column 2 - Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.
2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

The stated Schedule of Works for refurbishing the existing house includes:

- Removing the rear unstable wall
- Placing new ceiling joists and stud work internally and plaster board and skim
- Re-wire
- Remove existing slates, apply roof felt and use existing slates/natural slates
- Re-plumb
- First and second fix, paint and decorate internally

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 refurbishment of the derelict house and construction of a 33sqm extension to the existing dwelling house in this case is considered to be exempted development.

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

Given the sites close proximity to the Lough Ree SAC (Site Code: 000 440) and the Lough Ree SPA (Site Code: 004 064), the Planning Authority carried out an Appropriate Assessment screening exercise and has concluded that no impacts on any sites in the Natura network will be adversely impacted by the proposal.

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 to refurbish a derelict house under Croi Conaithe Grant and construct a 33sqm extension at Moher, Lanesborough, County. Roscommon is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 – 2011
- (e) The planning history of the site

AND WHEREAS I have concluded that

- a) The works are development.
- b) The construction of a 33sqm extension to the rear of the existing dwelling house and removing the rear unstable wall is exempted development.
- c) Placing new ceiling joists and stud work internally and plaster board and skim is exempted development.
- d) To re-wire is exempted development.
- e) To remove existing slates, apply roof felt and use existing slates/natural slates is exempted development.
- f) To re-plumb is exempted development.
- g) First and second fix, paint and decorate internally is exempted development.
- h) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

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

Signed: 
Assistant Planner

Date: 27th August 2024

Signed: 

Date: 28-08-22





**APPROPRIATE ASSESSMENT
SCREENING REPORT**

for

**DED 738 - Application for a Declaration under Section 5 of the Planning & Development Act 2000
(as amended), regarding Exempted Development**

Permission to refurbish derelict house under Croi Conaithe Grant and construct a 33sqm extension
under the Planning & Development Act (Exempted Development) Regulations 2018 at Moher,
Lanesborough, County. Roscommon



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

Screening for Appropriate Assessment: DED 738

Table 1: Project Details

Type	DED 738 - Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development
Development Location	Moher, Lanesborough, Co. Roscommon
File Reference Number	DED 738
Description of the Project	Permission to refurbish derelict house under Croi Conaithe Grant and construct a 33sqm extension under the Planning & Development Act (Exempted Development) Regulations 2018 at Moher, Lanesborough, County. Roscommon

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Special Areas of Conservation (SAC)

Impacts on habitats

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</p> <p>Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 0.63 km Designated features: Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation (#3150)</p> <p><u>Fortwilliam Turlough SAC</u> (Site Code: 000448) Distance from Site: 6.99 km Designated features: Turloughs (#3180)</p> <p><u>Lough Forbes Complex SAC</u> (Site Code: 001818) Distance from Site: 9.8 km Designated features: Natural eutrophic lakes with Magnopotamion or</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development</p> <p>No likely significant effects</p> <p>No likely significant effects</p>

	Hydrocharition - type vegetation (#3150)	
2.	Impacts on Bog Mires and Fens Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 0.63 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Alkaline fens (#7230)</p> <p>Corbo Bog SAC (Site Code: 002349) Distance from Site: 3.27 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Degraded raised bogs still capable of natural regeneration (#7120), Active raised bogs (#7110)</p> <p>Lough Forbes Complex SAC (Site Code: 001818) Distance from Site: 9.8 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p>Brown Bog SAC (Site Code: 002346) Distance from Site: 12.06 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p>Annaghmore Lough (Roscommon) SAC (Site Code: 001626) Distance from Site: 13.95 km Designated features: Alkaline fens (#7230)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development</p> <p>No likely significant effects</p> <p>No likely significant effects</p> <p>No likely significant effects</p> <p>No likely significant effects</p>

	<p><u>Clooneen Bog SAC</u> (Site Code: 002348) Distance from Site: 14.94 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p>	No likely significant effects
3.	Impacts on Forests Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p>Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 0.63 km Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Bog woodland (#91D0)</p> <p><u>Lough Forbes Complex SAC</u> (Site Code: 001818) Distance from Site: 9.8 km Designated features: Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) (#91E0)</p> <p><u>Clooneen Bog SAC</u> (Site Code: 002348) Distance from Site: 14.94 km Designated features: Bog woodland (#91D0)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development</p> <p>No likely significant effects</p> <p>No likely significant effects</p>
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p>Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 0.63 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no</p>

	(* important orchid sites) (#6210)	adverse impacts to site integrity predicted due to the nature and limited scale of development
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same? Sites to consider None	No N/A
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same? Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 0.63 km Designated features: Limestone pavements (#8240)	Yes It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same? Sites to consider None	No N/A
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same? Sites to consider None	No N/A

Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or in the catchment of same? Sites to consider None	No N/A
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same? Sites to consider None	No N/A
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same? Sites to consider None	No N/A
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same? Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 0.63 km Designated features: Lutra lutra (Otter) (#1355)	Yes It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development
5.	Impacts on Mollucs	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Mollucs, or within 1km of same?	No

	Sites to consider <u>Annaghmore Lough (Roscommon) SAC</u> (Site Code: 001626) Distance from Site: 13.95 km Designated features: Vertigo geyeri (Geyer's Whorl Snail) (#1013)	No likely significant effects
6.	Impacts on Non-vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same? Sites to consider None	No N/A
7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same? Sites to consider None	No N/A
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same? Sites to consider None	No N/A

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Protection Area, or within 1km of same? Sites to consider <u>Lough Ree SPA</u> (Site Code: 004064) Distance from Site: 0.71 km Designated features: Little Grebe (Tachybaptus ruficollis) (#A004), Whooper Swan (Cygnus	Yes It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted

	<p>cygnus) (#A038), Wigeon (Anas penelope) (#A050), Teal (Anas crecca) (#A052), Mallard (Anas platyrhynchos) (#A053), Shoveler (Anas clypeata) (#A056), Tufted Duck (Aythya fuligula) (#A061), Common Scoter (Melanitta nigra) (#A065), Goldeneye (Bucephala clangula) (#A067), Coot (Fulica atra) (#A125), Golden Plover (Pluvialis apricaria) (#A140), Lapwing (Vanellus vanellus) (#A142), Common Tern (Sterna hirundo) (#A193), Wetland and Waterbirds (#A999)</p> <p><u>Ballykenny-Fisherstown Bog SPA</u> (Site Code: 004101) Distance from Site: 9.77 km Designated features: Greenland White-fronted Goose (Anser albifrons flavirostris) (#A395)</p>	<p>due to the nature and limited scale of development</p> <p>No likely significant effects</p>
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All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement.

Screening for Appropriate Assessment - Conclusion Statement

Development Type: DED 738 - Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development
Development Location: Moher, Lanesborough, County Roscommon
Natura 2000 sites within impact zone: SPA:004064, SPA:004101, SAC:000440, SAC:001626, SAC:001818, SAC:000448, SAC:002346, SAC:002349, SAC:002348, SAC:002202
File Reference Number: DED 738
<p>Description of the Project: Permission to refurbish derelict house under Croi Conaithe Grant and construct a 33sqm extension under the Planning & Development Act (Exempted Development) Regulations 2018 at Moher, Lanesborough, County Roscommon</p> <p>Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s): It is considered there could be a potential impact on this site as a result of the proximity of the</p>

proposed development to the designated area. However, there is **no** likelihood of significant effects, and **no** adverse impacts to site integrity predicted due to the nature and limited scale of development.

It is not considered that there will be any loss of habitat within any European Sites, nor any loss of any qualifying Annex 1 habitat outside designated sites. It is not considered therefore that there is any potential for cumulative habitat loss or disturbance impacts.

If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not:

Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects; there would be no likely significant effects on any European Sites.

Conclusion of Screening Assessment:

Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects; there would be no likely significant effects on any European Sites.

Documentation reviewed for making this statement:

Roscommon County Development Plan 2022-2028, documentation submitted with the planning application and the NPWS website.

Completed by: Jennifer Foy, Assistant Planner

Date: 27th August 2024

Signed:



Assistant Planner

Date: 27th August 2024

Signed:

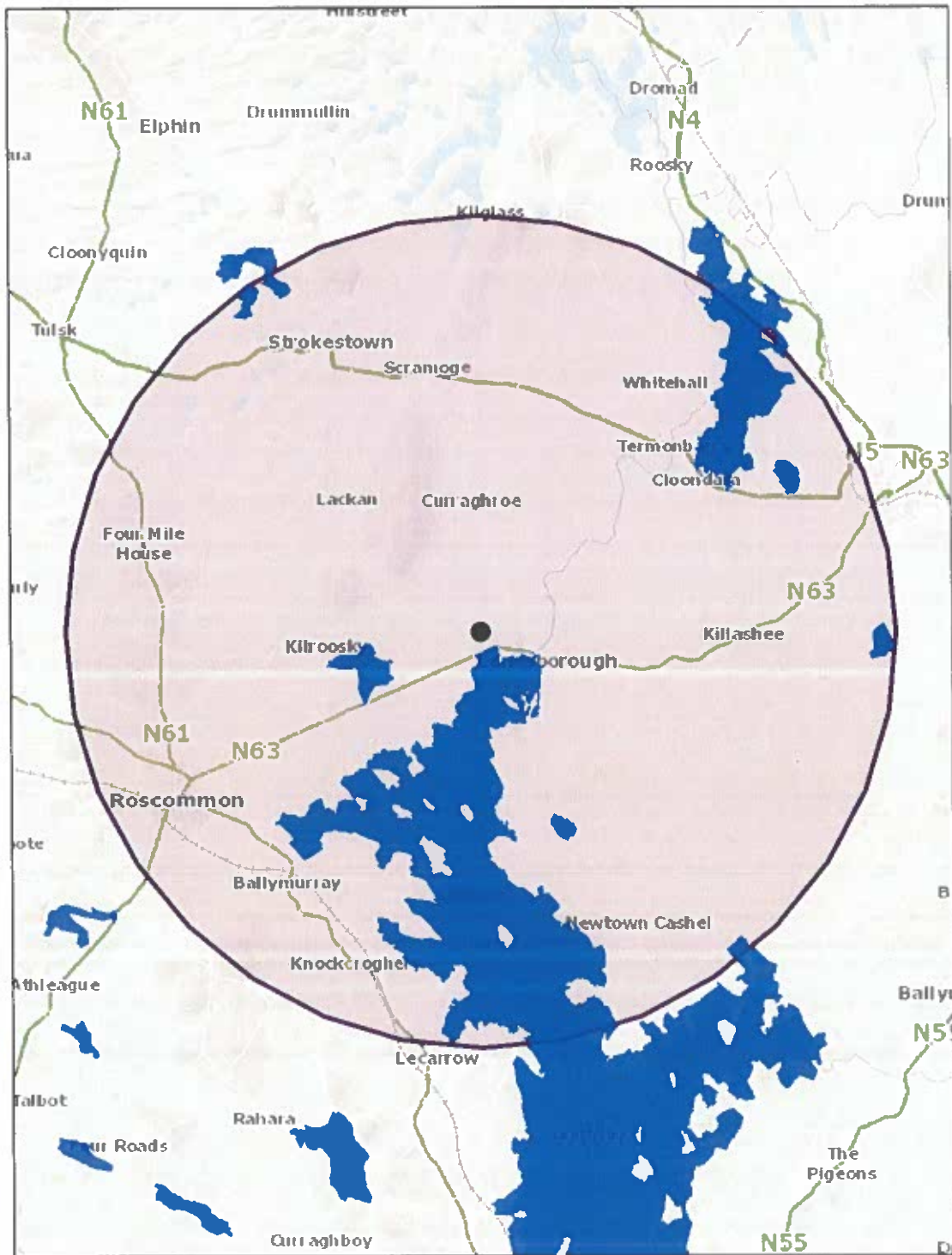


Alan O'Connell
Senior Executive Planner

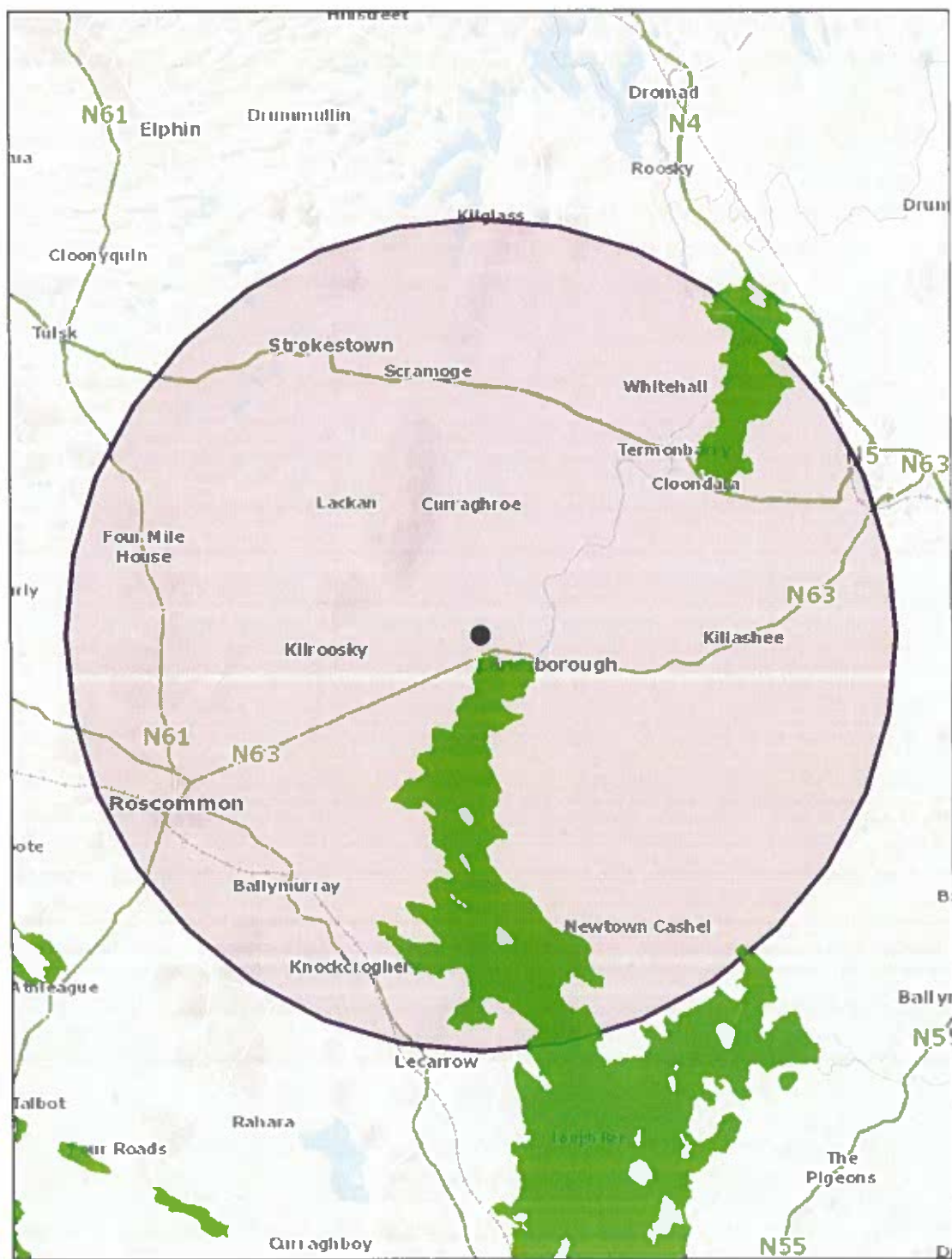
Date:

28-08-2024

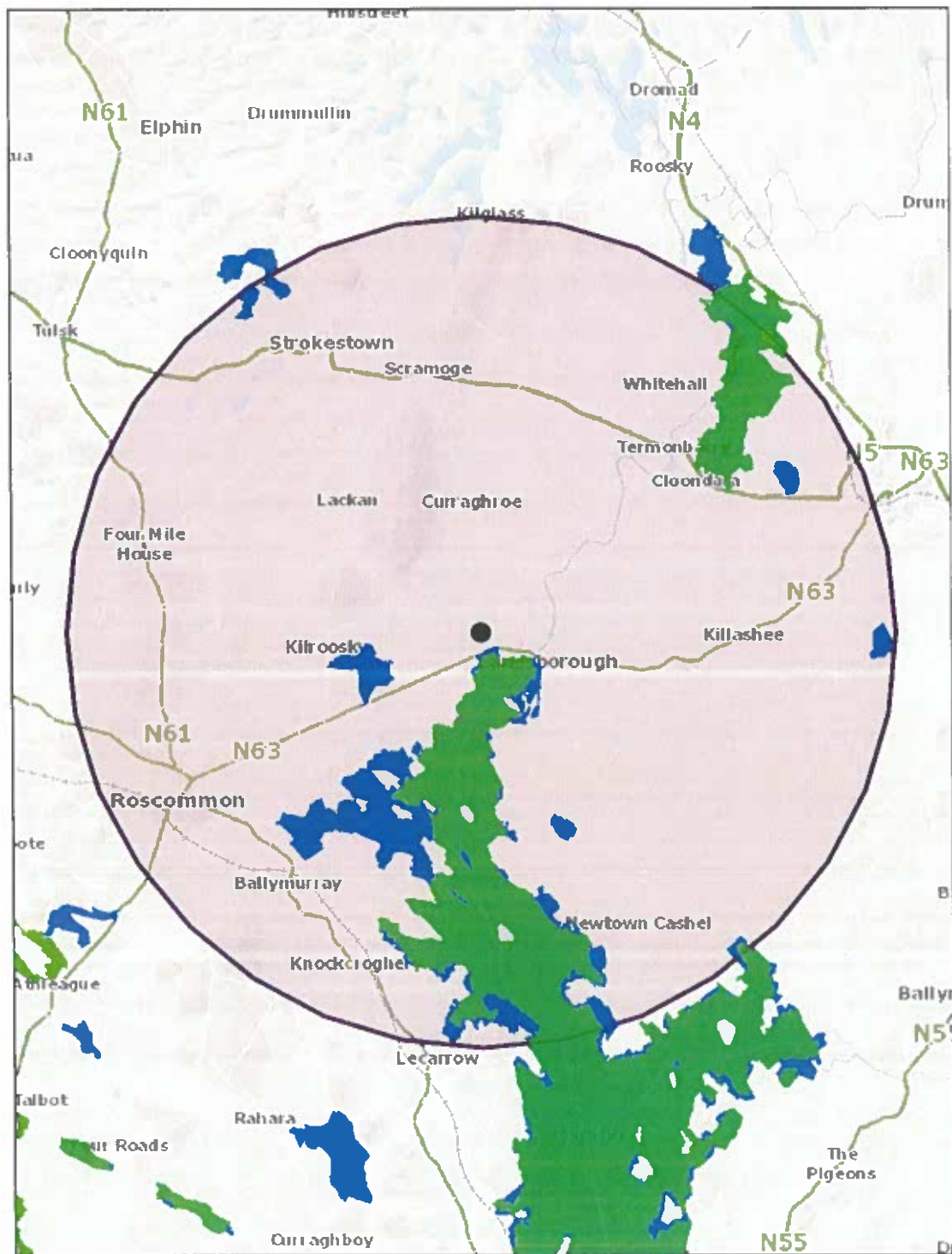




SAC (blue) within 15km of Ref. DED 738



SPA (green) within 15km of Ref. DED 738



SAC & SPA within 15km of Ref. DED 738



Comhairle Contae
Ros Comáin
Roscommon
County Council



Rian Biesty,



Date: 11th July 2024
Planning Reference: DED 738

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to refurbish derelict house under Croi Conaithe Grant and construct a read 33sq.m. extension under the Planning & Development Act (Exempt Development) Regulations 2018 at Moher, Lanesborough, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 10th July 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. **L01/0/229557** dated 10th July 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 738**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

cc agent via email: James Lohan Consulting Engineers Ltd
james@jlce.ie

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

10/07/2024 14:57:52

Receipt No : L01/0/228557

RIAN BIESTY
C/O JAMES LOHAN
UNIT 5, BALLYPHEASON HOUSE
CIRCULAR ROAD
CO. ROSCOMMON

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 738	

Total :	80.00 EUR
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Tendered :	
Cheque	80.00
500353	

Change	0.00
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Issued By : Bernadine Duignan
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

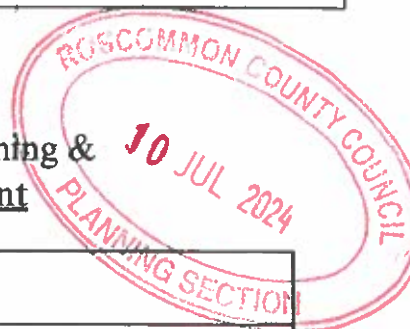
Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development




Name:	RIAN BIESTY
Address:	MOHER, LANESBOROUGH, CO ROSCOMMON XY:598519:770198
Name & Address of Agent:	James Lohan Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	1- TO CONSTRUCT REAR 33 SQ M EXTENSION 2- REFURBISH DERELICT HOUSE UNDER CROI CONAITHE GRANT SCHEME – SEE ATTACHED REPORT SHOWING CONDITION OF PROPERTY AND LIST OF WORKS TO BE COMPLETED
Location (Townland & O.S No.)	RN-2416-B XY:598519:770198
Floor Area	EXISTING HOUSE 52 SQ M PROPOSED EXTENSION 33 SQ M
Height above ground level	0.150
Total area of private open space remaining after completion of this development	1000SQ.M.
Roofing Material (Slates, Tiles, other) (Specify)	SLATES <i>natural</i>
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing plaster, To be maintained <i>nafeall</i>
Is proposed works located at front/rear/side of existing house.	PROPOSED REAR EXTENSION 33 SQ M WITH EXISTING HOUSE JUST REPAIR TO CHIMNEY, INTERNAL REPAIRS TO ROOF, SLATES TO BE MAINTAINED. ALL INTERNAL FITOUT RENOVATION WITH INTERNAL STRUCTURAL WORK WITH FULL INTERNAL RENOVATION.

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development

Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	EXISTING HOUSE
Proposed use of land or structure	REFURBISH HOUSE
Distance of proposed building line from edge of roadway	EXISTING 8.2M
Does the proposed development involve the provision of a piped water supply	EXISTING
Does the proposed development involve the provision of sanitary facilities	UPGRADING EXISTING SEPTIC TANK. PLANNING PERMISSION IS CURRENTLY IN PP REF: Planning application details ref: 2460259 Roscommon County Council



Signature:



Date:

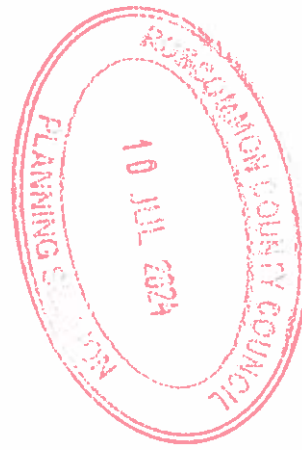
10/7/24

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

James Lohan
Consulting Engineer Ltd.
Unit 5, Ballypheason House,
Circular Road.
Roscommon F42 C982
Ph: 0906634366
Mob: 0878228529

Planning Dept,
Roscommon Co.Co.
Aras An Chontae,
Roscommon.



Schedule Of Works.

The property is being stripped out back to its original walls and from there it will be renovated and put back into dwelling house. The works involved are as follows:

- 1) Proposed new rear extension 33 sq m removing rear unstable wall
- 2) Place new ceiling joists and stud work internally and plaster board and skim
- 3) Re-wire
- 4) Remove existing slates and apply roof felt and use existing slates again/ natural slates
- 5) Re-Plumb
- 6) First & Second fix and paint and decorate internally.

See attached updated drawings showing works to rear elevation.

Kind Regards

James Lohan BEng MIEI

198868, 270405

SITE ADDRESS:
MOHER,
LANESBOROUGH,
CO. ROSCOMMON,

LEGEND

**SITE AREA OUTLINED IN RED
= 0.25 HECTARES**

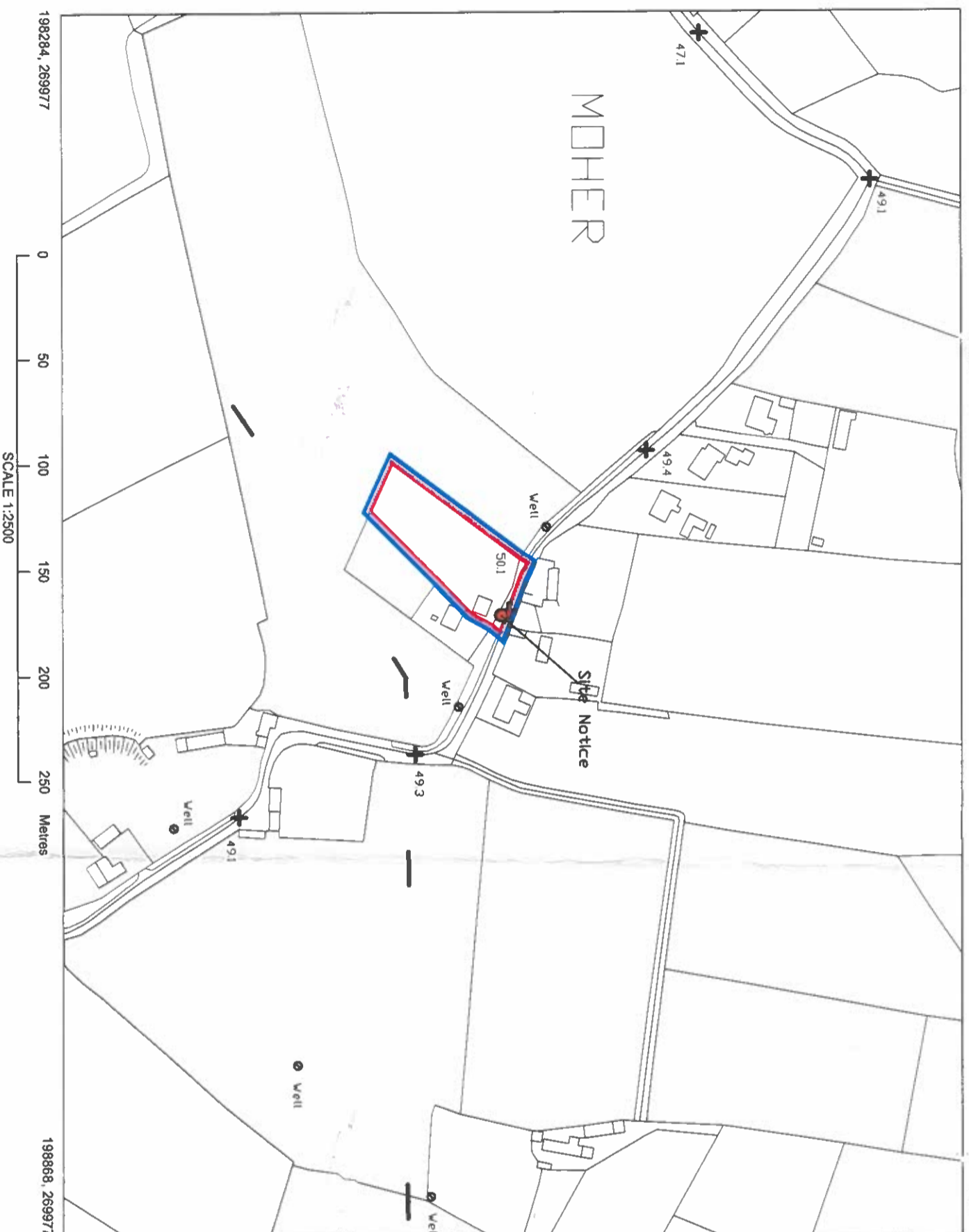
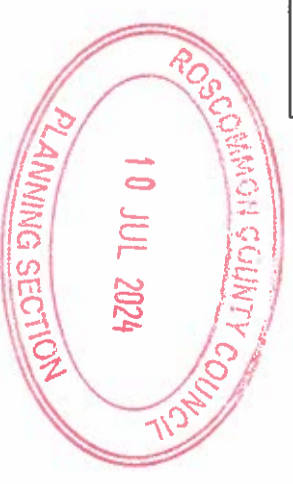
LAND HOLDING OUTLINED IN BLUE



OS NO.
RN 2416-B

$x/598519, 770198$

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LICENCE NO. CYAL50191405



DO NOT SCALE FROM THIS DIMENSION. ONLY FROM PICTURED DIMENSIONS. ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

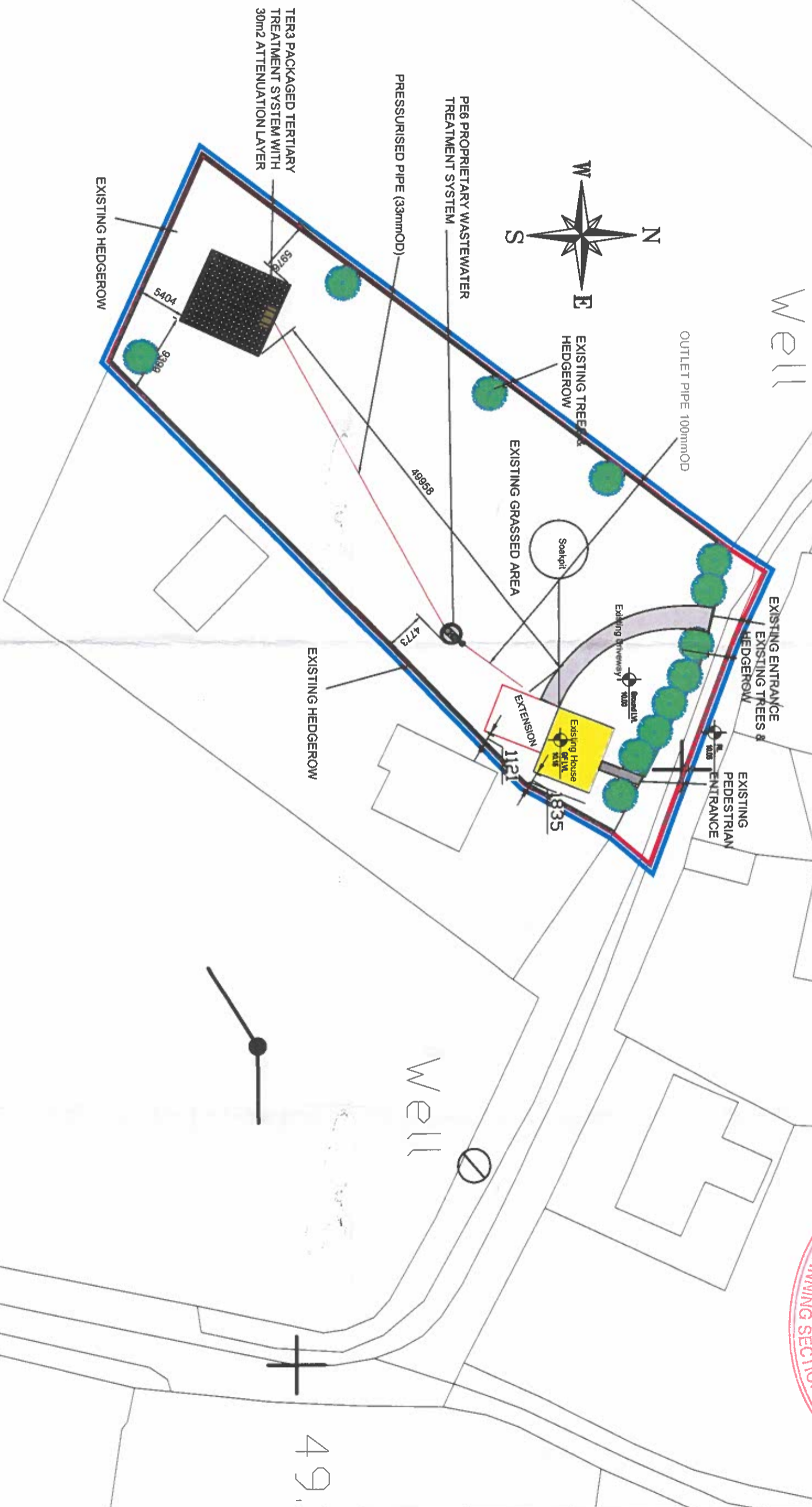
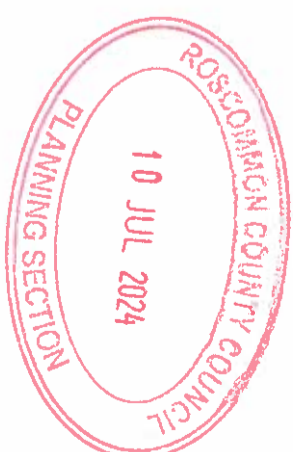
[illegible]

Unit 5 Belfrychesson House
Circular Road,
Roscannon F42 C982.

JAMES LOHAN CONSULTING ENGINEER

Ph: 090 6634365 / 0878228529
email: james@jlo.ie / aaron@jlo.ie
web: www.jlo.ie

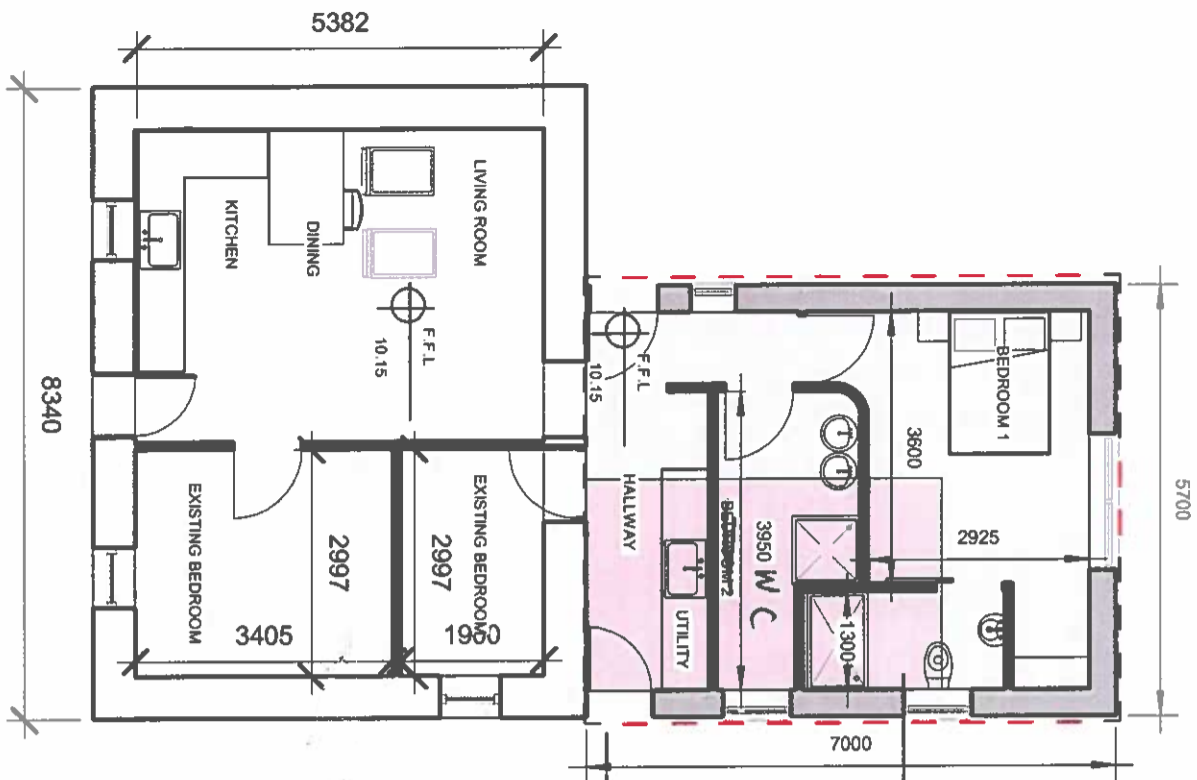
C.E. LEV 1001 WEST	PLANNING	24-185	31/03/2006
SITE	DRAWING		
OWNER	SITE LOCATION	DRG NO	REV
LINEATION			A
CO. RECORDATION		SCALE	1:2500



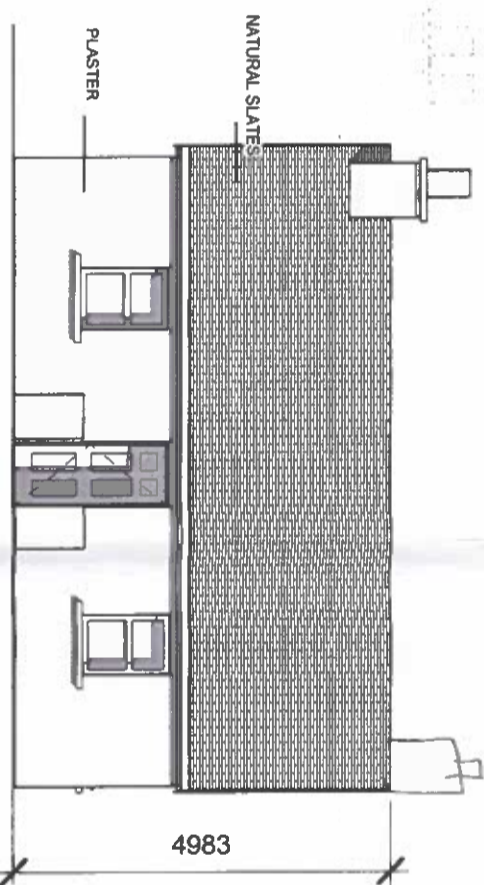
DO NOT SCALE FROM THIS DRAWING. ONLY FROM PLOTTED DIMENSIONS.			
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.			
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.			

AREASCHEDULE

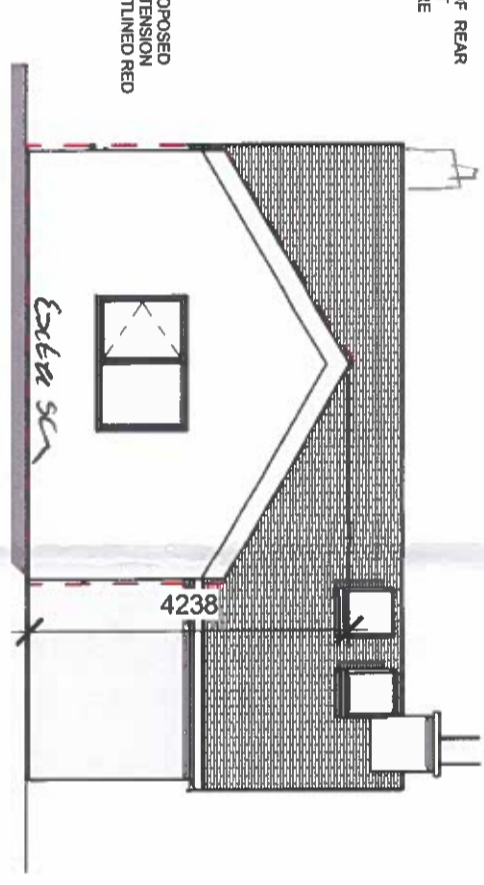
EXISTING AREA :52m²
PROPOSED EXTENSION AREA : 33m²



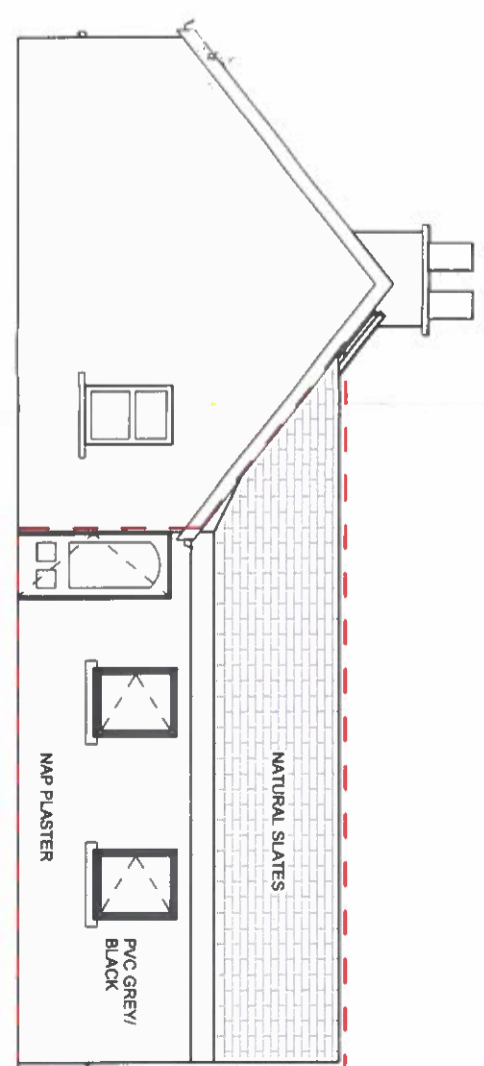
1 01-Ground Floor Plan - Proposed
1 : 100



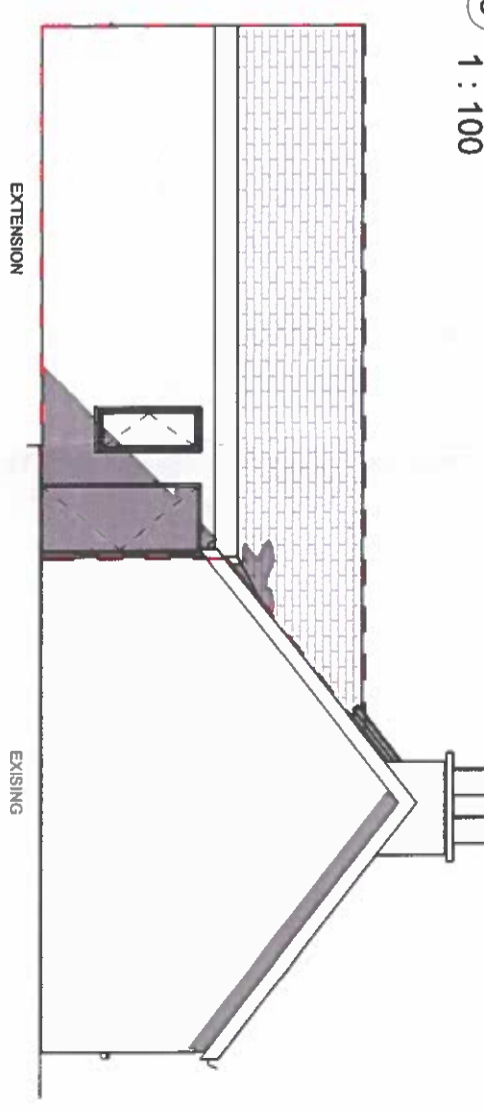
2 0 Front Elevation
1 : 100



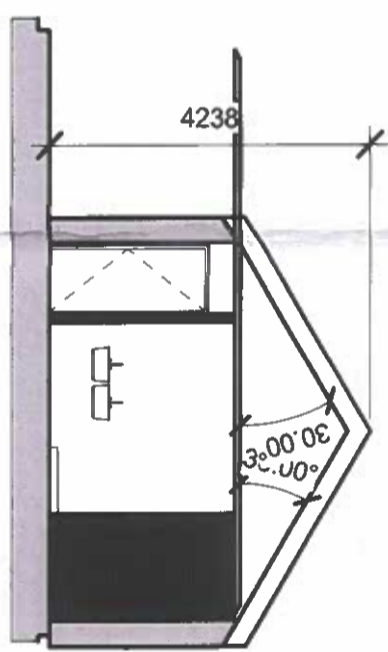
3 0 Rear Elevation
1 : 100



5 0 Side elevation 02
1 : 100



4 0 Side Elevation 01
1 : 100



7 Section 1
1 : 100



REV	DATE	BY	CHKD	APPD
1	24-08-2024	RL	RL	RL
2	24-08-2024	RL	RL	RL
3	24-08-2024	RL	RL	RL
4	24-08-2024	RL	RL	RL
5	24-08-2024	RL	RL	RL
6	24-08-2024	RL	RL	RL
7	24-08-2024	RL	RL	RL