

ROSCOMMON COUNTY COUNCIL

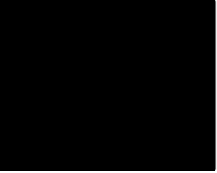
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Ann Marie Hynes,



Reference Number: DED 750
Application Received: 2nd August 2024
Name of Applicant: Ann Marie Hynes
Agent: Eric Nugent

WHEREAS a question has arisen as to whether the renovation of an existing dwelling at Barrymore, Kiltoom, Co. Roscommon, N37 A4Y9 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 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 connection of an existing dwelling to the public sewer 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, improvements or other alterations 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 the neighbouring structure”
- (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 – 2024 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 at Barrymore, Kiltoom, Co. Roscommon, N37 A4Y9, 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 December 2024

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

Carmel Curley

From: Carmel Curley
Sent: Monday 9 December 2024 12:40
To: [REDACTED]
Cc: ericnugent@hotmail.com
Subject: DED750 - Notification of Decision
Attachments: DED 750 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for your Section 5 DED Application 750.

Please note that a hard copy will also be issued.

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



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

Reference Number:	DED 750
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to renovate an existing dwelling.
Name of Applicant:	Ann Marie Hynes
Location of Development:	Barrymore, Kiltoom, Co. Roscommon
Site Visit:	09/12/2024

WHEREAS a question has arisen as to whether the following works to renovate an existing dwelling 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) Class 48, Part 1 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 as amended.
- (e) The planning history of the site

Site Location & Development Description

The site consists of a detached traditional single story cottage which is in a habitable condition in Barrymore, Kiltoom, Co. Roscommon. The property is accessed off the L-2021 road, there is garden to the front, side and rear of the dwelling with a standalone shed to the front of the dwelling which forms part of the boundary. The proposed development consists of the renovation of the existing dwelling, which based on information provided in the application and after a FI request consists of the provision of a stairs internally to provide attic storage space, new PVC windows and a new rear double door, removal of one chimney, decommissioning of a septic tank and connecting to the public sewer along with varies internal works. All of which appear to have been completed.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the site of the development is Lough Ree SPA/PNHA/SAC (Site Code 004064/000440) which is located circa .4km to the east of the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, recent planning history traced to the site.

- 22/250 - Permission refused for a single storey extension to the rear and side of the existing dwelling and all associated site works

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies;

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

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,

Class 48 of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitation
<i>The connection of any premises to a wired broadcast relay service, sewer, watermain, gas main or electricity supply line or cable, including the breaking open of any street or other land for that purpose</i>	

Assessment

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

Having reviewed the connection to a public sewer in the context of Class 48 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the connection to a public sewer as described in this case is considered an exempted development.

The proposal to renovate an existing dwelling works including; the provision of a stairs internally to provide attic storage space, new PVC windows and a new rear double door, removal of one chimney, decommissioning of a septic tank and connecting to the public sewer along with varies internal works. 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. Following a review of the application, site inspection and the FI returned the works are deemed an exempt development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with

other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to renovate an existing dwelling as outlined above in Barrymore, Kiltoom, Co. Roscommon is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) Class 48, Part 1 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 as amended.
- (e) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- The connection of an existing dwelling to the public sewer as described in this case is an exempted development.
- 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;

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

AND WHEREAS I have concluded that the said development to renovate an existing dwelling as outlined above in Barrymore, Kiltoom, Co. Roscommon, is an exempt development and I recommend that a declaration to that effect should be issued to the applicant.

Signed: 

Date: 09th December 2024

Civil Technician

Signed: 

Date: 09th December 2024

Senior Executive Planner







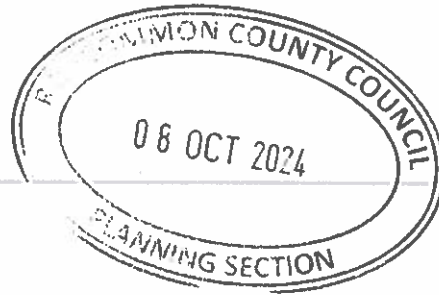
Carmel Curley

From: eric nugent <ericnugent@hotmail.com>
Sent: Tuesday 8 October 2024 16:08
To: Carmel Curley
Subject: Re: DED750 - Ann Marie Hynes
Attachments: DED 750 letter to Roscommon Co. Council for Annie Hynes.pdf

Hi Carmel,

Letter enclosed to DED Application 750 as requested.

Regards,
Eric Nugent



From: Carmel Curley <CCurley@roscommoncoco.ie>
Sent: Monday 16 September 2024 09:25
To: ericnugent@hotmail.com <ericnugent@hotmail.com>
Subject: DED750 - Ann Marie Hynes

Dear Eric,

Please find attached request for Further Information for DED Application 750 for Ann Marie Hynes.

Please note that a hard copy will issue to the application.

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

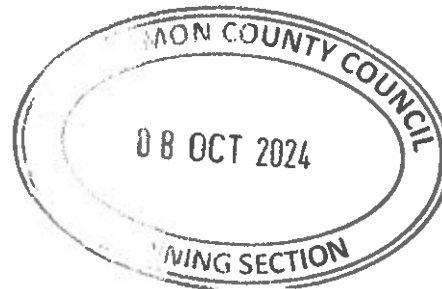
MAP LOCATION



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Planning Dept
Roscommon County Council
Aras an Chontae
Roscommon
Co. Roscommon
8th October 2024



Ref: DED Application 750

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

Applicant:
Ann Marie Hynes
Barrymore
Kiltoom
Co. Roscommon
N37 A4Y9

A chara,

In relation to the above application and in response to your letter dated 16th September 2024 we wish to inform the Council of the following.

1. The works which were done to the exterior of the structure comprised the removing of old chimney and a new double door leading from the dwelling to the rear garden.
2. The septic tank is not in use and a new connection has been made to the public main by Irish Water for the removal of waste from the dwelling. Decommissioning of the septic tank was undertaken by registered building contractor and done in accordance with current regulation with Department of the Environment. The tanks liquid & sludge was removed and backfilled with sand & gravel as per best code of practice.

We hope this clarifies any queries relating to same.

Regards,
Eric Nugent
BEng MIEI

Eric Nugent & Associates, Planning & Design Consultants
20 St. Francis Terrace, Athlone, Co. Westmeath
Mobile: 0863379733 email: ericnugent@hotmail.com



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ann Marie Hynes,



Date: 16th September 2024

Ref: DED 750

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: WHEREAS a question has arisen as to whether the renovation of an existing dwelling at Barrymore, Kiltoom, Co. Roscommon, N37 A4Y9, is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 2nd August 2024 and in order for the Planning Authority to determine as to whether the renovation of an existing dwelling at Barrymore, Kiltoom, Co. Roscommon., is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. Please provide details in relation to any works which were carried out to the exterior of the structure in order to facilitate the refurbishment of the structure.
2. Please provide information detailing the nature of the works which were undertaken in order to decommission the septic tank on site.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 750**.

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

cc agent via email: Eric Nugent & Associates
ericnugent@hotmail.com

Carmel Curley

From: Carmel Curley
Sent: Monday 16 September 2024 10:25
To: ericnugent@hotmail.com
Subject: DED750 - Ann Marie Hynes
Attachments: DED 750 FI Request Letter.pdf

Dear Eric,

Please find attached request for Further Information for DED Application 750 for Ann Marie Hynes.

Please note that a hard copy will issue to the application.

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



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

Reference Number: DED 750

Name of Applicant: Ann Marie Hynes

AGENT: Eric Nugent & Associates.

WHEREAS a question has arisen as to whether 'to refurbish existing dwelling' at Barrymore, Kiltoom, Co Roscommon is or is not development and is or is not exempted development:

1.0 Site Location and Description

The site is located within the settlement of Barrymore and consists of a detached traditional single storey cottage which is in a habitable condition.

2.0 Planning History

22/250: Permission refused for a single storey extension to the rear and side of the existing dwelling and all associated site works

3.0 Relevant Legislation

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

- (a) Sections 2, 3, and 4 of the Planning and Development Acts 2000 (as amended);
- (b) Class 48, Part 1 schedule 2 of the Planning and Development Regulations 2001 as amended.
- (c) Article 9 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 (as amended);

Planning and Development Act, 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.

Sub section 4 (1) (h) provides that development shall be exempt development if it consists 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

Planning and Development Regulations 2001 as amended.

Class 48, Part 1 schedule 2 of the Planning and Development Regulations 2001 as amended.

CLASS 48

<i>Description of Development</i>	<i>Conditions and Limitation</i>
<i>The connection of any premises to a wired broadcast relay service, sewer, watermain, gas main or electricity supply line or cable, including the breaking open of any street or other land for that purpose</i>	

4.0 Planning Assessment

The question to be determined in this Section 5 declaration is whether **‘to refurbish existing dwelling’ at Barrymore, Kiltoom , Co Roscommon** is or is not development and is or is not exempted development.

The applicant has indicated the refurbishment works include:

- The provision of a stairs to allow for attic storage space, new plaster board to walls and ceilings, wiring and plumbing with new PVC windows replacing the existing and new double doors.
- The decommissioning of the septic tank and connection to the public sewer.

Having considered the definition of both “works” and “development” outlined above, I would deem that **“to refurbish existing dwelling’ at Barrymore, Kiltoom, Co Roscommon** constitute works and is therefore development.

It would appear from a site inspection and reference to street view mapping that other works were carried out the exterior of the structure which have not been listed in this section 5 declaration. In the absence of same the development cannot be assessed under 4(1)h of the Planning and Development Act 2000 as amended. Further information is required in relation to the exact nature of the refurbishment works proposed.

With respect to question raised in relation to the decommissioning of the septic tank and connection to the public sewer, having regard to class 48 in the Regulations the connection to the public sewer is exempt. However in order to determine if the decommissioning of the septic tank is exempt additional information in relation to the process involved to decommission it will be requested.

Environmental Considerations :

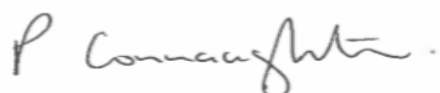
The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located 600 m away from Lough Ree SAC and SPA. On receipt of the further information required in relation to the decommissioning of the septic tank a stage 1 screening will be carried out to determine the likelihood of significant effects on European sites arising from the proposed development.

5.0 Recommendation

Request for further information

1. Please provide details in relation to any works which were carried out to the exterior of the structure in order to facilitate the refurbishment of the structure.
2. Please provide information detailing the nature of the works which were undertaken in order to decommission the septic tank on site.



Signed: _____ **Date:** 13th Sept 2024
Paula Connaughton
South Roscommon Area Planner.



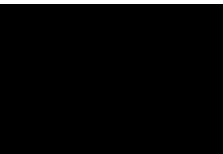
Signed: _____ **Date:** 13th Sept 2024
Alan O'Connell
Senior Executive Planner



Comhairle Contae
Ros Comáin
Roscommon
County Council



Ann Marie Hynes,



Date: 6th August 2024
Planning Reference: DED 750

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to renovate existing dwelling under the Planning & Development Act (Exempt Development) Regulations 2018 at Barrymore, Kiltoom, Co. Roscommon, N37 A4Y9.

A Chara,

I wish to acknowledge receipt of your application which was received on the 2nd August 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. L01/0/229939 dated 6th August 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 750**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

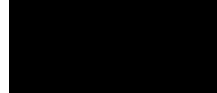
cc agent via email: Eric Nugent & Associates
Planning & design Consultants
ericnugent@hotmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

06/08/2024 12:25:28

Receipt No L01/0/226939

ANN MARIE HYNES



AGENT ERIC NUGENT & ASSOCIATES

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED 750

Total 80.00 EUR

Tendered :
Cash 80.00

Change 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

Carmel Curley

From: Carmel Curley
Sent: Tuesday 6 August 2024 14:15
To: ericnugent@hotmail.com
Subject: DED750 - Ann Maire Hynes
Attachments: DED750 - Ack letter & receipt.pdf

Dear Eric,

Please see attached Acknowledgement Letter & Receipt for DED Application 750 for Ann Marie Hynes. A hard copy will issue to the applicant 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](#)





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)	Ann Marie Hynes
Name of Agent	Eric Nugent & Assoc.
Nature of Proposed Works	Renovation of existing dwelling house
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Barrymore, Kiltoran Co. Roscommon N37A4Y9 MWP sheet 2965-C
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>99.49m²</u> b) <u>99.49m²</u>
Height above ground level:	5m Existing Ridge
Total area of private open space remaining after completion of this development	358m ² (0.03 HA)
Roofing Material (Slates, Tiles, other) (Specify)	Slates Slates on Sarking felt & Rafters




Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing Rough plaster Render
Is proposed works located at front/rear/side of existing house.	Internal
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	NA
Existing use of land or structure	dwelling house
Proposed use of land or structure	dwelling house
Distance of proposed building line from edge of roadway	3.5m Existing dwelling to Edge of Road
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

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

Signature: 

Date: 31 July 2024

Note: This application must be accompanied by: -

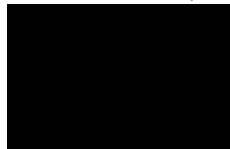
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



Planning Dept
Roscommon County Council
Aras an Chontae
Roscommon
Co. Roscommon
31st July 2024

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

Applicant: Ann Marie Hynes



A chara,

In relation to the above we wish to inform the Council that we have been engaged by Ann Marie Hynes of Barrymore, Kiltoom, Co. Roscommon to act as agent for an application regarding Exempted Development at Barrymore, Kiltoom, Co. Roscommon, N37 A4Y9. We note that the fee has been paid in relation to this application and that the information & drawings enclosed have been requested to proceed with the application to same.

1. Find enclosed 1:100 scale floor plans and elevations & section detail of the dwelling house. The ground floor comprises stairs from ground floor to first floor level to allow for attic storage space. It is noted that the overall layout of the original structure has not been compromised only upgraded from its original state to allow for a more up to date habitable space and is therefore classed as exempt development. New internal works to the dwelling comprise of new plaster board to walls & ceilings, wiring & plumbing with radiators together with new PVC windows replacing the existing and new rear double doors as indicated on drawing 2024/AH/01.
2. Site location (1:2500) & site layout (1:500) maps showing the location of the existing dwelling & septic tank which has now been decommissioned and connection has been made to the local sewer network. It is noted that this tank had been in place with the original house and therefore was exempt from development given it pre dates the planning permission & building regulations of 1963.

We believe this clarifies any queries relating to same.

Regards,
Eric Nugent
BEng MIEI

OSi PLACE Map



Tailte
Éireann

**CENTRE
COORDINATES:**
ITM 601107.744820

PUBLISHED:
16/02/2024

MAP SERIES:
1:2,500

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

www.tailte.ie

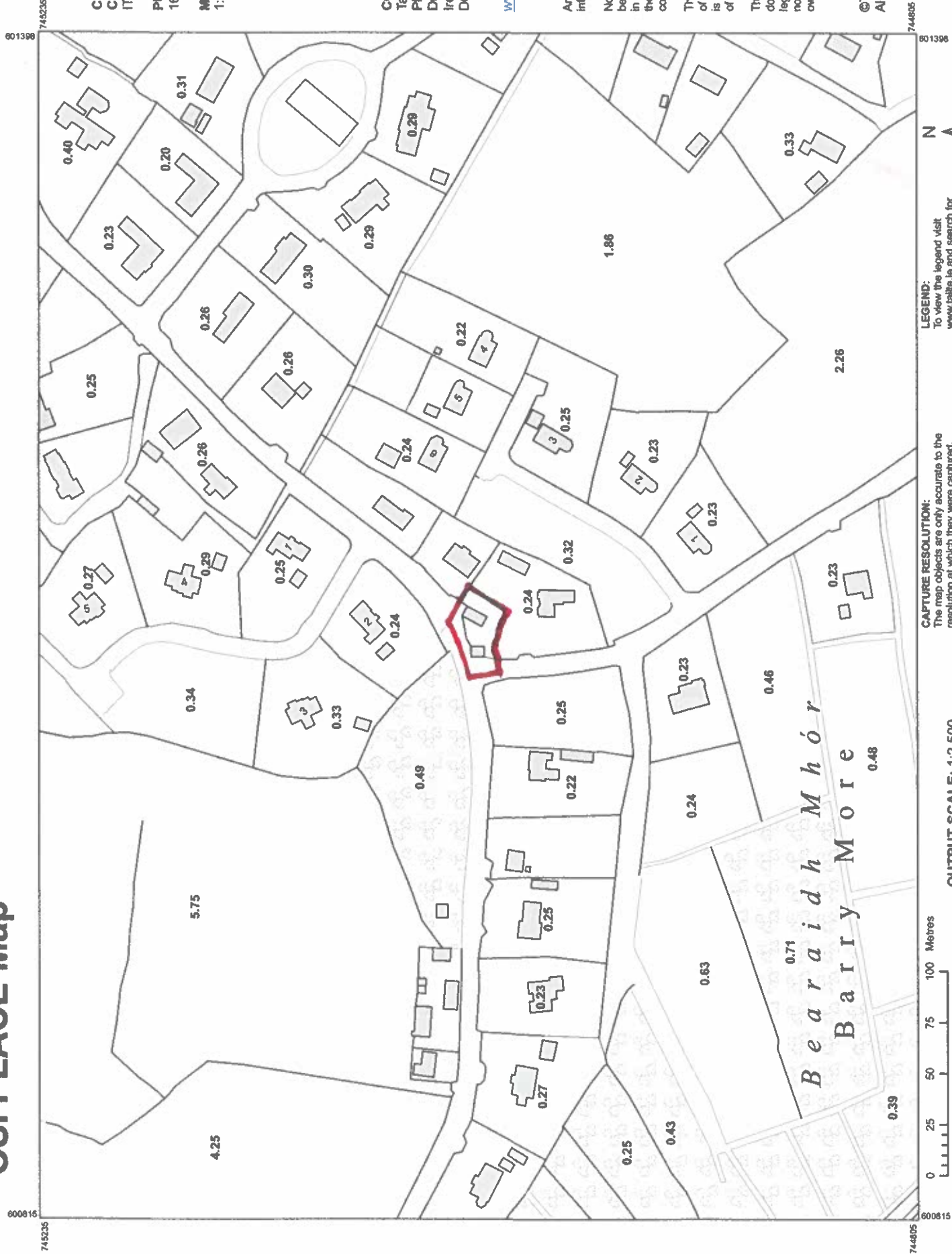
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'Large Scale Legend'

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resolution at which they were captured.
Output scale is not indicative of data capture scale.
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OUTPUT SCALE: 1:2,500

2 AUG 2024

ROSCOMMON COUNTY COUNCIL

NOTES

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2. All dimensions are in millimetres unless otherwise stated.
3. DO NOT SCALE, use figured dimensions only, if in any doubt please ask.

EXTRACT TAKEN FROM
MAP SHEET 2965-C

NORTH



SCALE 1:500

No.	Date	By	Amendments

ERIC NUGENT AND ASSOCIATES
Planning & Design Consultants
20, St. Francis Tce, Athlone, Co. Westmeath
Mobile: (086) 3379733
e-mail: ericnugent@hotmail.com

Project

DWELLING HOUSE
AT BARRYMORE, KILTOM
Co. ROSCOMMON
FOR
ANNIE HYNES

Title of map.

SITE LAYOUT MAP.

Scale 1:500 (A3) Job no.

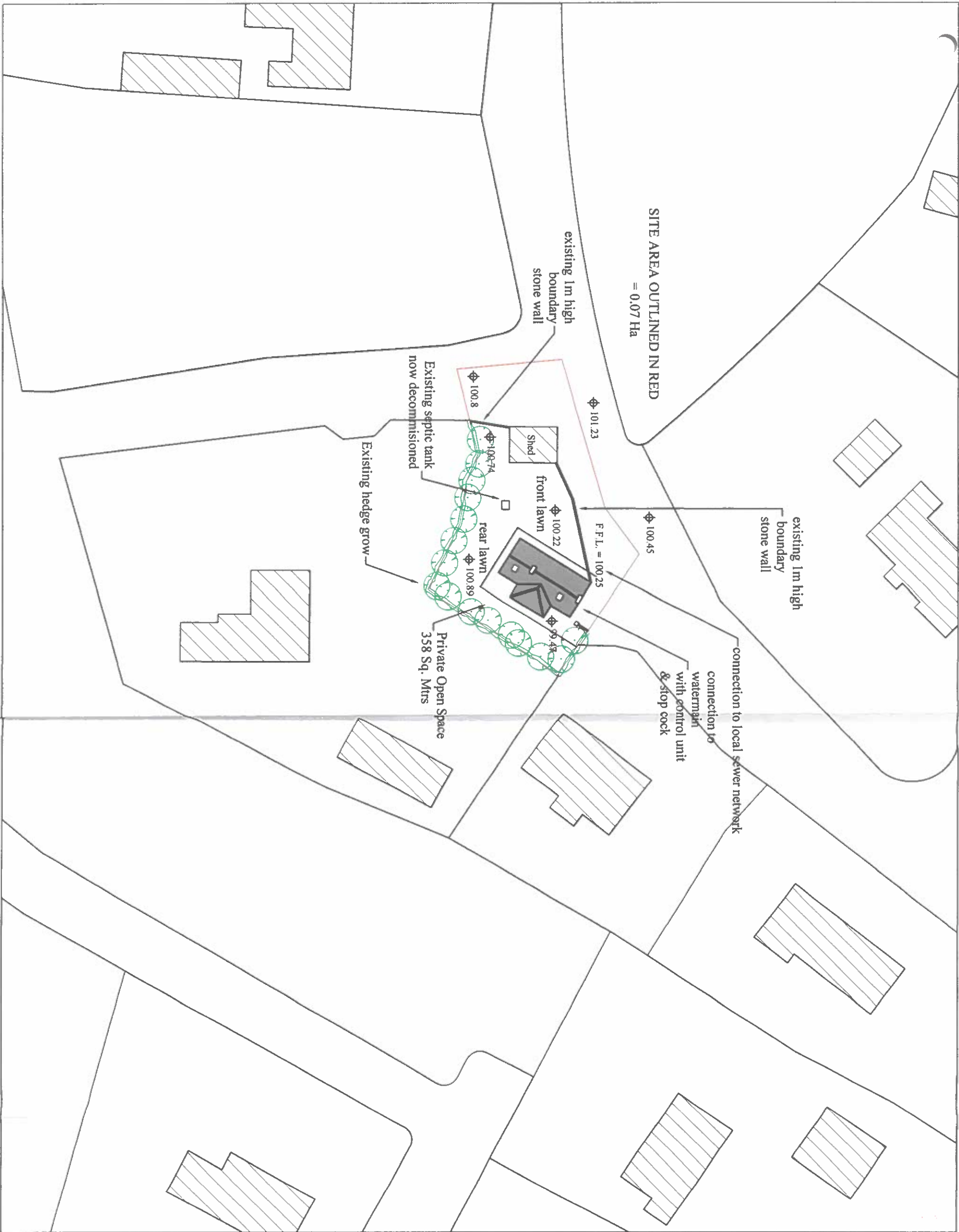
Date July 2024

Drawn By Eric Nugent

Dep. no.

2024/SLM/01

Rev.



2 AUG 2024

PLANNING SECTION

- NOTES
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No.	Date	By	Amendments

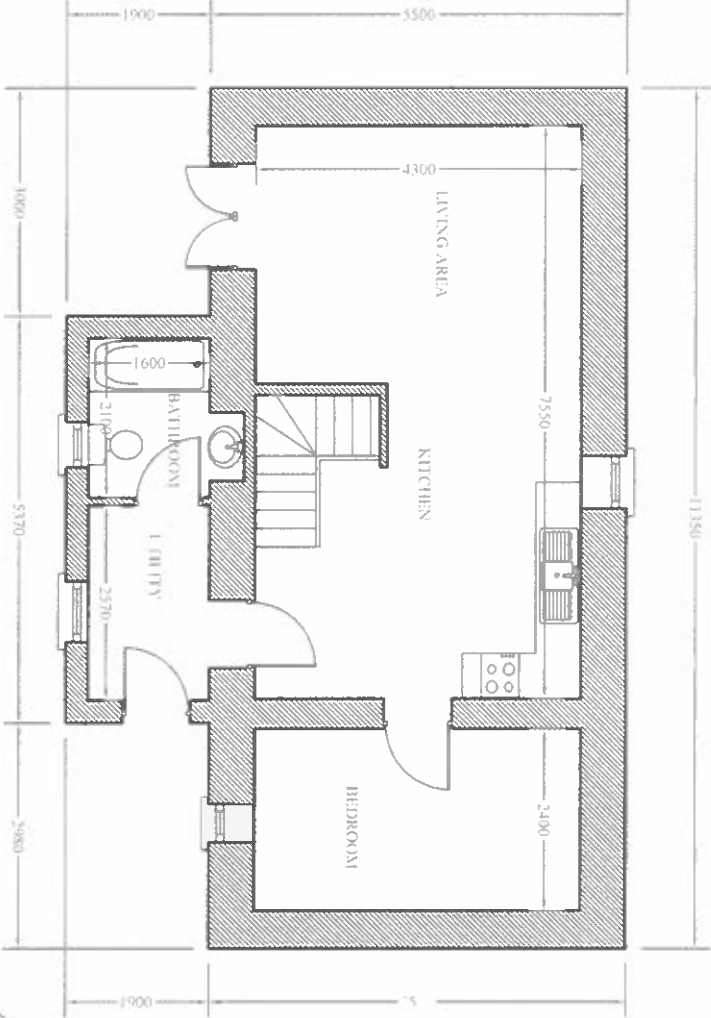
ERIC NUGENT AND ASSOCIATES
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Mobile: (086) 3379733
e-mail: ericnugent@btviremail.com

Project
EXISTING PLANS & ELEVATIONS
AT
BARRYMORE
ATHLONE
Co. ROSCOMMON
FOR
ANNIE HYNES

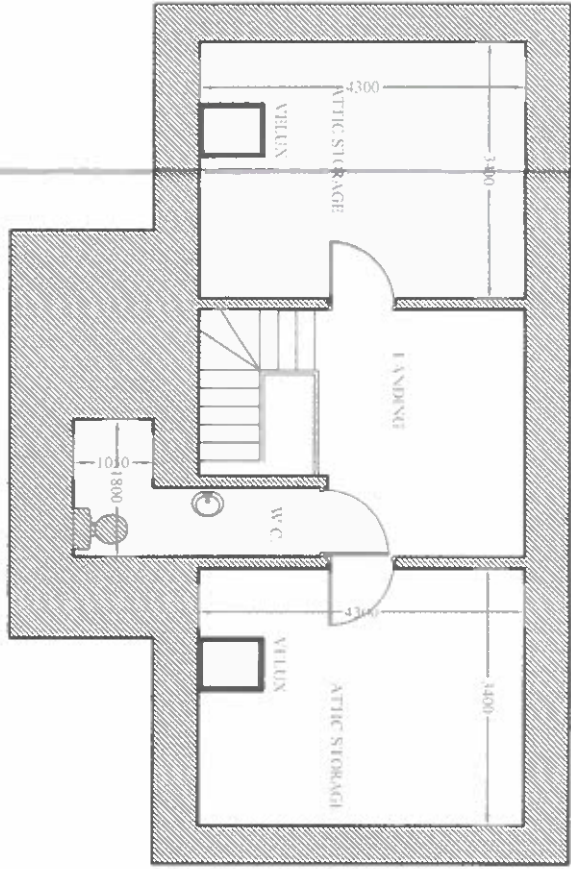
Title of dwg.

GROUND & FIRST FLOOR PLANS
FRONT, REAR & SIDE ELEVATIONS
& SECTION DETAIL

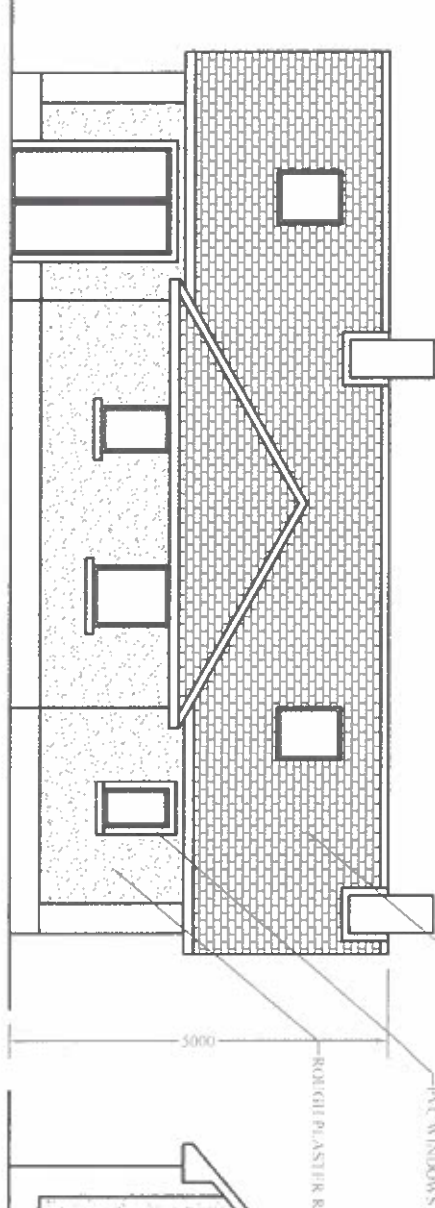
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Date July 2024	
Drawn By: Eric Nugent	
Orig. no. 2024/AH/01	Rev.



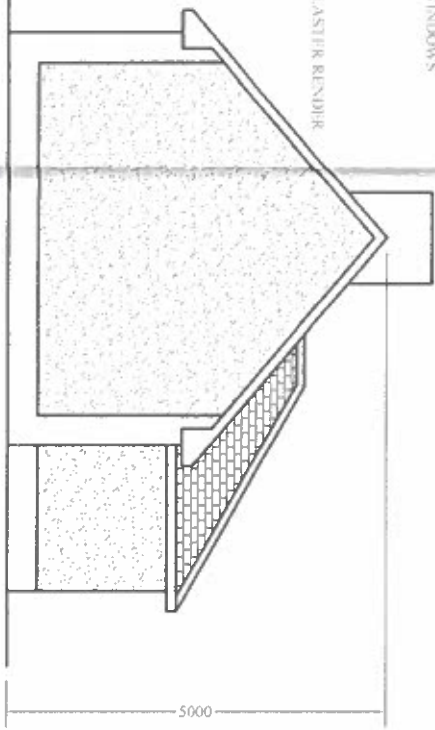
GROUND FLOOR PLAN (54.99 Sq. Mtrs)



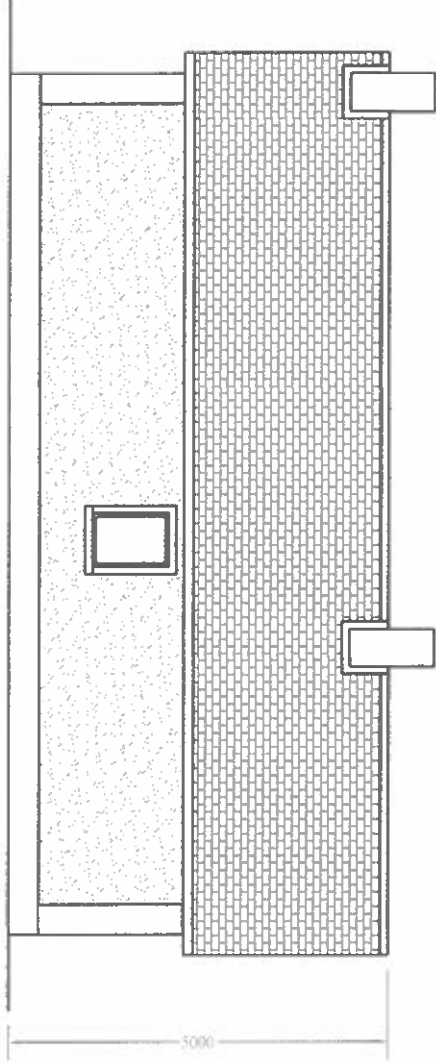
FIRST FLOOR PLAN (44.50 Sq. Mtrs)



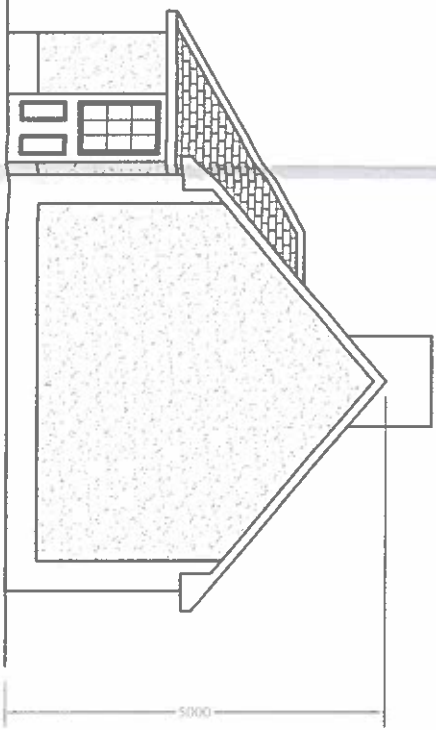
FRONT ELEVATION



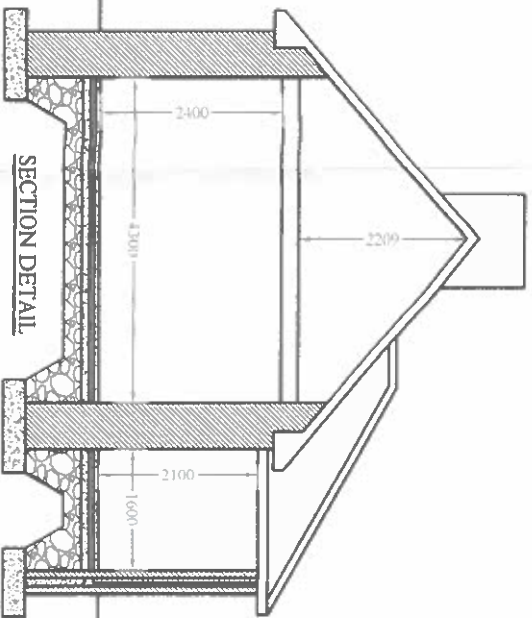
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SECTION DETAIL