

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Robert Varley,

Reference Number: DED 756
Application Received: 2nd October 2024
Name of Applicant: Robert Varley
Agent: N/A

WHEREAS a question has arisen as to whether the renovation and extension of a dwelling house at Emlaghbeg, Donamon, 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) Refurbishment of windows and doors, replacement where necessary is exempted development.
- (c) Remove current concrete floor of existing building and replace with insulated floor is exempted development.
- (d) Install 1st and 2nd fix heating system throughout is exempted development.
- (e) Install 1st and 2nd fix electrical system throughout is exempted development.
- (f) Replacement roof and new roof to extension is exempted development.
- (g) 2nd fix carpentry (doors, skirting, architrave) is exempted development.
- (h) Dry-line / render internal walls and ceilings is exempted development.
- (i) Fit out bathroom with sanitary-ware and tile is exempted development.
- (j) Floor finishes, wall finishes and painting is exempted development.
- (k) Construct a 39.8sqm extension to the rear is exempted development.
- (l) 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 and extend a dwelling house at Emlaghbeg, Donamon, 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: 2nd October 2024

ADVICE NOTE

The onus is on the owner to ensure that the development complies with the EPA Code of Practice for Domestic Waste Water Treatment Systems (2021).

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: Wednesday 2 October 2024 14:18
To: Robert Varley
Subject: DED 756 - Notification of Decision
Attachments: DED756 - Notification of Decision.pdf

Hi Robert,

Please see attached Notification of Decision for DED Application 756. Please note that a hard copy will be issued also 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



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

Reference Number: DED 756

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development - Permission for the renovation and extension of a dwelling house under Planning & Development Act (Exempted Development) Regulations 2018 at Emlaghbeg, Donamon, County Roscommon

Applicant: Robert Varley

Date: 1st October 2024

WHEREAS a question has arisen as to whether to renovate and extend an existing dwelling house at Emlaghbeg, Donamon, 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 Emlaghbeg, Donamon, County Roscommon and is accessed off a private road off the L-66373 Local Tertiary 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 4.5km from the River Suck Callows SPA (Site Code: 004 097). The proposed development consists of renovating and extending the existing dwelling house. The proposed rear extension is 39.8sqm.

Planning History

As per the Roscommon County Council GIS, there is no recent planning history on the subject site.

Assessment

In accordance with the Planning and Development Act, 2000 Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works

are defined in the Act as; “works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....”. It is considered that said renovation and extension of the existing dwelling house constitutes development, as defined in Section 3 of the said Act.

The proposed 39.8sqm 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 works for renovating the existing dwelling house include:

- Refurbishment of windows and doors, replacement where necessary
- Remove current concrete floor of existing building and replace with insulated floor
- Install 1st and 2nd fix heating system throughout
- Install 1st and 2nd fix electrical system throughout
- Replacement roof and new roof to extension
- 2nd fix carpentry (doors, skirting, architrave, etc.
- Dry-line / render internal walls and ceilings
- Fit out bathroom with sanitary-ware and tile
- Floor finishes, wall finishes and painting

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.

In view of the condition of the property, as observed during the course of the site inspection, further information is requested in relation to when the property was last occupied and service connections. The submitted further information response states the following:

- (a) The house was last occupied in the early 1970s and had been connected to ESB at the time.
- (b) There is a water supply coming from a domestic well owned by the applicant. Access to this supply is within less than 20 metres of the house and is marked on the submitted Site Layout Plan. This well was grant approved and tested by Roscommon County Council in 2022.
- (c) There is a septic tank on the site.
- (d) A revised Site Layout Plan has been submitted to identify the location of the private well and the location of the existing septic tank system.

The submitted further information response is noted. The renovation of the existing dwelling house and the construction of a 39.8sqm extension to the rear of 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.

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 renovate and extend an existing dwelling house at Emlaghbeg, Donamon, 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) Refurbishment of windows and doors, replacement where necessary is exempted development.
- (c) Remove current concrete floor of existing building and replace with insulated floor is exempted development.
- (d) Install 1st and 2nd fix heating system throughout is exempted development.
- (e) Install 1st and 2nd fix electrical system throughout is exempted development.
- (f) Replacement roof and new roof to extension is exempted development.
- (g) 2nd fix carpentry (doors, skirting, architrave) is exempted development.
- (h) Dry-line / render internal walls and ceilings is exempted development.
- (i) Fit out bathroom with sanitary-ware and tile is exempted development.
- (j) Floor finishes, wall finishes and painting is exempted development.
- (k) Construct a 39.8sqm extension to the rear is exempted development.

- (l) 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.

Advice Note

- The onus is on the owner to ensure that the development complies with the EPA Code of Practice for Domestic Waste Water Treatment Systems (2021).

Signed:



Jennifer Foy
Assistant Planner

Date: 1st October 2024

Signed: _____



Alan O'Connell
Senior Executive Planner

Date: 1st October 2024

Carmel Curley

From: Robert Varley [REDACTED]
Sent: Friday 20 September 2024 11:39
To: Carmel Curley
Subject: Re: DED756 - Further Information Request
Attachments: XXXX- FRS- ZZ- ZZ- DR- W- A001- Site updated with septic tank and water.pdf
Categories: Section 5 - DED

Hi Carmel,

Please see below responses.

- (a) House was last occupied in the early 1970s and had been connected to ESB at the time
- (b) There is water supply coming from a domestic well owned by myself. Access to this supply is within less than 20 metres of the house and is marked on attached map. This well was grant approved and tested by Roscommon county council in 2022
- (c) There is a septic tank on the site. See in attached file
- (d) See attached

If you need anything else can you let me know.

Thanks
Rob
[REDACTED]

On Fri, 20 Sept 2024 at 10:58, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

Hi Robert,

Please find attached Further Information Request Letter for your DED Application 756.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎ (090) 6637100



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From: Carmel Curley
Sent: Friday 20 September 2024 10:58
To: Robert Varley
Subject: DED756 - Further Information Request
Attachments: DED756 - Further Information Request.pdf

Hi Robert,

Please find attached Further Information Request Letter for your DED Application 756.

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



Robert Varley,



Date: 19th September 2024
Ref: DED 756

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 and extension of a dwelling house at Emlaghbeg, Donamon, Co. Roscommon., is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 22nd August 2024 and in order for the Planning Authority to determine as to whether the renovation and extension of a dwelling house at Emlaghbeg, Donamon, Co. Roscommon., is or is not development or is or is not exempted development, you are requested to submit the following further information:

- (a) Please confirm when the existing dwelling house was last occupied for residential use.
- (b) According to the submitted Section 5 Application Form, there is an existing water supply on site. There does not however appear to be any water main in the vicinity of the site. Please submit details to clarify how a water supply will be provided.
- (c) Please clarify how wastewater is managed/disposed of on site.
- (d) Submit a revised site layout plan to identify either the connection to a public water supply or the location of a private well, and the location of any existing onsite wastewater treatment system with associated percolation area.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 756**.

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

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

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

Reference Number: DED 756

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development - Permission for the renovation and extension of a dwelling house under Planning & Development Act (Exempted Development) Regulations 2018 at Emlaghbeg, Donamon, County Roscommon

Applicant: Robert Varley

Date: 18th September 2024

WHEREAS a question has arisen as to whether to renovate and extend an existing dwelling house at Emlaghbeg, Donamon, 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 Emlaghbeg, Donamon, County Roscommon and is accessed off a private road off the L-66373 Local Tertiary 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 4.5km from the River Suck Callows SPA (Site Code: 004 097). The proposed development consists of renovating and extending the existing dwelling house. The proposed rear extension is 39.8sqm.

Planning History

As per the Roscommon County Council GIS, there is no recent planning history on the subject site.

Assessment

In accordance with the Planning and Development Act, 2000 Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works

are defined in the Act as; “works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....”. It is considered that said renovation and extension of the existing dwelling house constitutes development, as defined in Section 3 of the said Act.

The proposed 39.8sqm 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 works for renovating the existing dwelling house include:

- Refurbishment of windows and doors, replacement where necessary
- Remove current concrete floor of existing building and replace with insulated floor
- Install 1st and 2nd fix heating system throughout
- Install 1st and 2nd fix electrical system throughout
- Replacement roof and new roof to extension
- 2nd fix carpentry (doors, skirting, architrave, etc.
- Dry-line / render internal walls and ceilings
- Fit out bathroom with sanitary-ware and tile
- Floor finishes, wall finishes and painting

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.

In view of the condition of the property, as observed during the course of the site inspection, it is recommended that further information is requested in relation to when the property was last occupied and service connections.

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.

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

Request the following further information

In view of the condition of the property, as observed during the course of a site inspection, you are requested to submit the following further information:

- (a) Please confirm when the existing dwelling house was last occupied for residential use.
- (b) According to the submitted Section 5 Application Form, there is an existing water supply on site. There does not however appear to be any water main in the vicinity of the site. Please submit details to clarify how a water supply will be provided.
- (c) Please clarify how wastewater is managed/disposed of on site.
- (d) Submit a revised site layout plan to identify either the connection to a public water supply or the location of a private well, and the location of any existing onsite wastewater treatment system with associated percolation area.



Signed:

**Jennifer Foy
Assistant Planner**

Date: 19th September 2024



Signed:

**Alan O'Connell
Senior Executive Planner**

Date: 19th September 2024





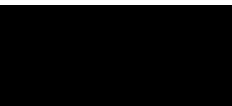
outbuilding



Comhairle Contae
Ros Comáin
Roscommon
County Council



Robert Varley,



Date: 21st August, 2024

Planning Reference: DED ~~752~~6

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

Development: The renovation and extension of a dwelling house under the vacant property refurbishment grant at Emlaghbeg, Donamon, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 22nd 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. **L01/0/230228** dated 26th August 2024, receipt enclosed herewith.

Please note that due to current resourcing issues, the processing of the Declaration of Exempted Developments has been curtailed at present and applicants will experience delays in the processing of same. We are currently reviewing internal work programmes with a view to resuming normal services as soon as possible, however we cannot provide a timeframe at present.

We sincerely apologise for any inconvenience caused. Once resumed all applications will be processed in chronological order.

Note: Please note your Planning Reference No. is **DED 756**.
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
08086 37100

26/08/2024 15:05:13

Receipt No: L01/0/230228

ROBERT VARLEY

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 756	

Total	80.00 EUR
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Tendered	
Credit/Debit Card	80.00
1405	

Change	0.00
--------	------

Issued By: Bernadine Duignan
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)	Robert Varley
Name of Agent	N/A
Nature of Proposed Works	House is to be renovated and extended under the vacant property refurbishment grant
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Emlaghbeg, Donamon, Co. Roscommon. RN16222
Floor Area: a) Existing Structure b) Proposed Structure	a) 63.6m ² b) 39.8m ²
Height above ground level:	4.3m
Total area of private open space remaining after completion of this development	103.4m ²
Roofing Material (Slates, Tiles, other) (Specify)	Slat on existing roof



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Plaster
Is proposed works located at front/rear/side of existing house.	Extension to rear
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	Derelict vacant house
Proposed use of land or structure	refurbish house to make it habitable
Distance of proposed building line from edge of roadway	Extension is to the rear of existing building away from roadway.
Does the proposed development involve the provision of a piped water supply	There is already a water supply on site
Does the proposed development involve the provision of sanitary facilities	There is already sanitary facilities on site

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

Signature:

[Handwritten Signature]

Date:

21/8/24



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



EXISTING CONSTRUCTION
TO REFURBISH

NEW CONSTRUCTION

460

[illegible]

compensated. If a fund

PRELIMINARY



FRAME SPACE

*****FAXED*****
Corporate and Governmental Use Only
SOLUTIONS LTD. 609-740-1080
CO. LONGVIEW WA 98043
1-800-451-1861 M-F 9am-5pm
*****FAXED*****

15. 8.1.20

Robert Varley

423

RV House

Downloaded At: 11:53 11 September 2009

A001-Site

DATE	19/08/2024	Observed by	EM	Observed by	PM
SCALE 0-12	1 : 1	INJECT 1a	XXXX	REASON	P1

XXXX-FRS-ZZ-ZZ-DR-W-A001

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

Specification of Proposed Development at Emlaghbeg, Donamon, Co. Roscommon

House to be refurbished to habitable state, works to include the following:

- Refurbishment of windows and doors, replacement where necessary
- Build extension to rear of the current building to include to include kitchen and bedroom with floor area of 39.8m².
- Remove current concrete floor of existing building and replace with insulated floor
- Install 1st and 2nd fix heating system throughout
- Install 1st and 2nd fix electrical system throughout
- Replacement roof and new roof to extension
- 2nd fix carpentry (doors, skirting, architrave etc)
- Dryline / render internal walls and ceilings
- Fit out bathroom with sanitaryware and tile
- Floor Finishes and wall finishes and Painting



Map navigation controls including a search bar, a list of map layers (e.g., 'Map', 'Roads', 'Boundaries'), and a 'Full Screen' button.





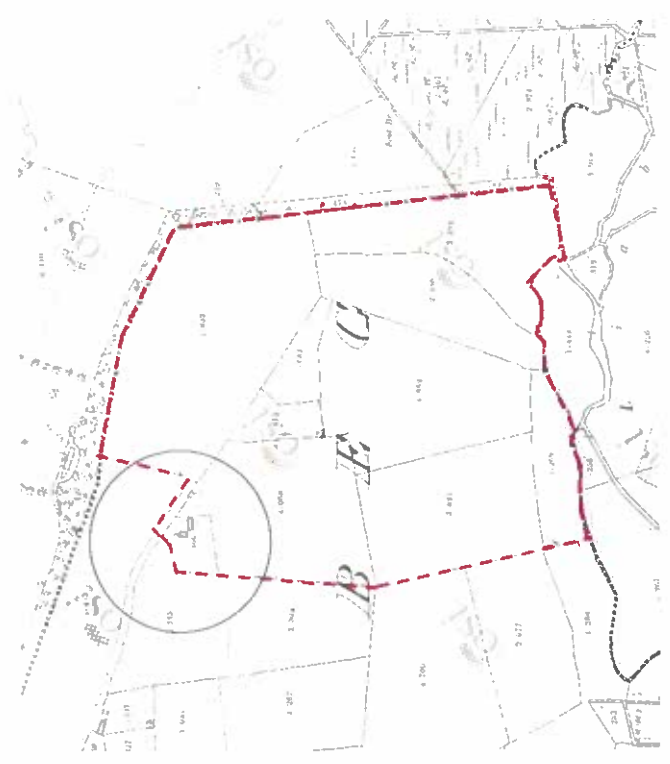
23/07/2024, 18:05:02



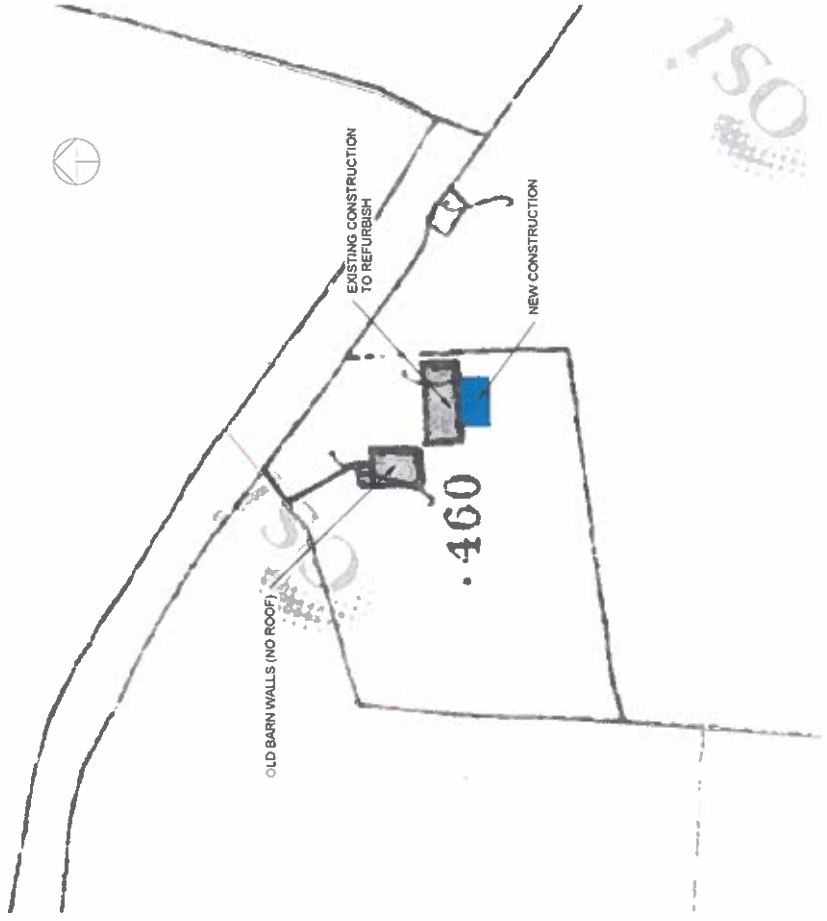
Override 1



Override 1



Property Lines



Site layout plan

REV	BY	DESCRIPTION	DATE
1	1	1	1

PRELIMINARY



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Robert Varley

RV House

A001-Site

DATE	DESIGNED BY	CHECKED BY	DATE
19/08/2024	EM	PM	
SCALE	PROJECT NO	PROJECT NAME	PROJECT TYPE
1:1	XXXX	P1	

XXXX-FRS-ZZ-DR-W-A001

