

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Marcos Silveira,

Reference Number: DED 760
Application Received: 3rd September 2024
Name of Applicants: Marcos Silveira
Agent: James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether the refurbishment of a derelict house and construction of an extension under 40sq.m. at Newtown Farragher, Four-Mile-House, Co. Roscommon, F42 A599, 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 proposed extension to the rear of the existing house as described in this case is an exempted development as it is consistent with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended.
- (c) 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 refurbish a derelict house and construct an extension under 40sq.m. at Newtown Farragher, Four-Mile-House, Co. Roscommon, F42 A599, 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: 26th September 2024

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

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: Thursday 26 September 2024 10:29
To: James Lohan; Camila Zen
Subject: DED760 - Marcos Silveira
Attachments: DED760 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 760 for Marcos Silveira. Please note a hard copy has been issued to the applicant.

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 760
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development for permission to refurbish derelict house and construct extension under 40m ²
Name of Applicant:	Marcos Silveira
Location of Development:	Newtown Farragher, Four Mile House, Co. Roscommon
Site Visit:	20/09/2024

WHEREAS a question has arisen as to whether the following works; for permission to permission to refurbish derelict house and construct extension under 40m² 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 and 9 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

Site Location & Development Description

The subject site is located at Newtown Farragher, Four Mile House, Co. Roscommon and is accessed from the L16253 Local Road. The site contains a detached two-storey dwelling house, which is a stated 85m² and an agricultural shed to the rear. The site is not located within any development envelopes as per the Roscommon County Development plan 2022-2028. This application is in relation to the refurbishment of the existing dwelling and the construction of an extension to the rear, which is a stated 40m².

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

Appropriate Assessment

The closest European site to the site of the development are Mullygollan Turlough SAC (Site Code 000612) which is located circa 6.3 km to the west.

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 has been traced relating to the subject site:

- 00225 – Permission was granted to extend existing dwelling house and construct a septic tank system

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'.

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

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p>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.</p>	<ol style="list-style-type: none"> 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. 388 (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at

	<p>above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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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.

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. The house has not previously been extended. The extension is single-storey and does not exceed 40m²
2. The house has not previously been extended.
3. The extension is single-storey.
4. The height of the highest part of the roof of any such extension shall not exceed the height of the eaves or parapet.
5. Site plan provided states there is a private open space to the rear of 0.23 hectares.
6. Proposed windows a stated 16.6m from boundary.
7. A roof garden is not proposed.

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; for permission to refurbish derelict house and construct extension under 40m² at Newtown Farragher, Four Mile House, 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 –

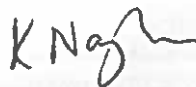
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended
- (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 I have concluded that

- The works outlined above are development.
- The proposed extension to the rear of the existing house as described in this case is an exempted development as it is consistent with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended
- 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 refurbish derelict house and construct extension under 40m² is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: _____



Kirsty Naughton
Executive Planner

Date: 23rd September 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)



Signed:

Date: 25th September 2024

Senior Executive Planner



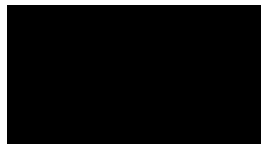




Comhairle Contae
Ros Comáin
Roscommon
County Council



Marcos Silveira,



Date: 3rd September 2024
Planning Reference: DED 760

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 and construct extension under 40sq.m. under the Planning & Development Act (Exempt Development) Regulations 2018 at Newtown Farragher, Four-Mile-House, Co. Roscommon, F42 A599.

A Chara,

I wish to acknowledge receipt of your application which was received on the 3rd September 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. L01/0/230352 dated 3rd September 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.

Note: Please note your Planning Reference No. is **DED 760**.
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

03/09/2024 12:56:55

Receipt No: L01/0/230352

MARCOS SILVEIRA
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
UNIT 5 BALLYPHEASON HOUSE
CIRCULAR ROAD
ROSCOMMON

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 780	

Total: 80.00 EUR

Tendered:
Cheque
500360

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)	Marcos Silveira
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	NEWTOWN FARRAGHER, FOUR MILE HOUSE CO. ROSCOMMON F42 A599 O.S No. 2350 XY: 581849, 773666 Townland THE BLESSING LAND
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>85 Sqm</u> b) <u>40 Sqm extension</u>
Height above ground level:	Floor level- between 100 mm – 150 mm above ground level (Ridge height existing 6995 mm above ground level)
Total area of private open space remaining after completion of this development	0.23 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof Proposed new flat roof (40 sqm) at the rear of the building.

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Nap Plaster to match existing
Is proposed works located at front/rear/side of existing house.	Proposed extension to the rear of the house, under 40 Sqm and lower than the existing building.
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 Dwelling House
Proposed use of land or structure	Refurbish House to be lived in by rented
Distance of proposed building line from edge of roadway	Existing -21.7 from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature:

Anna Maria

Date:

03/09/2024



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 Co.Co.
Aras An Chontae,
Roscommon.

Detailed Specification Of The Development Proposed

Ref: Marcos Silveira for Property At Newtown Farragher, Four Mile House Co. Roscommon F42 A599

The property is being stripped back to its original walls and will be renovated and put back into use as it was originally a three-bed dwelling house. Additionally, a 40sqm extension will be added to include a kitchen and dining room. The works involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Re-wire the entire property.
4. Re-plumb the entire property.
5. Install new UPVC windows and doors.
6. Re-slate the roof.
7. Second fix carpentry and paint and decorate internally.
8. Construct a 40sqm extension for a new kitchen and dining room.
9. Install new floors.



Kind Regards

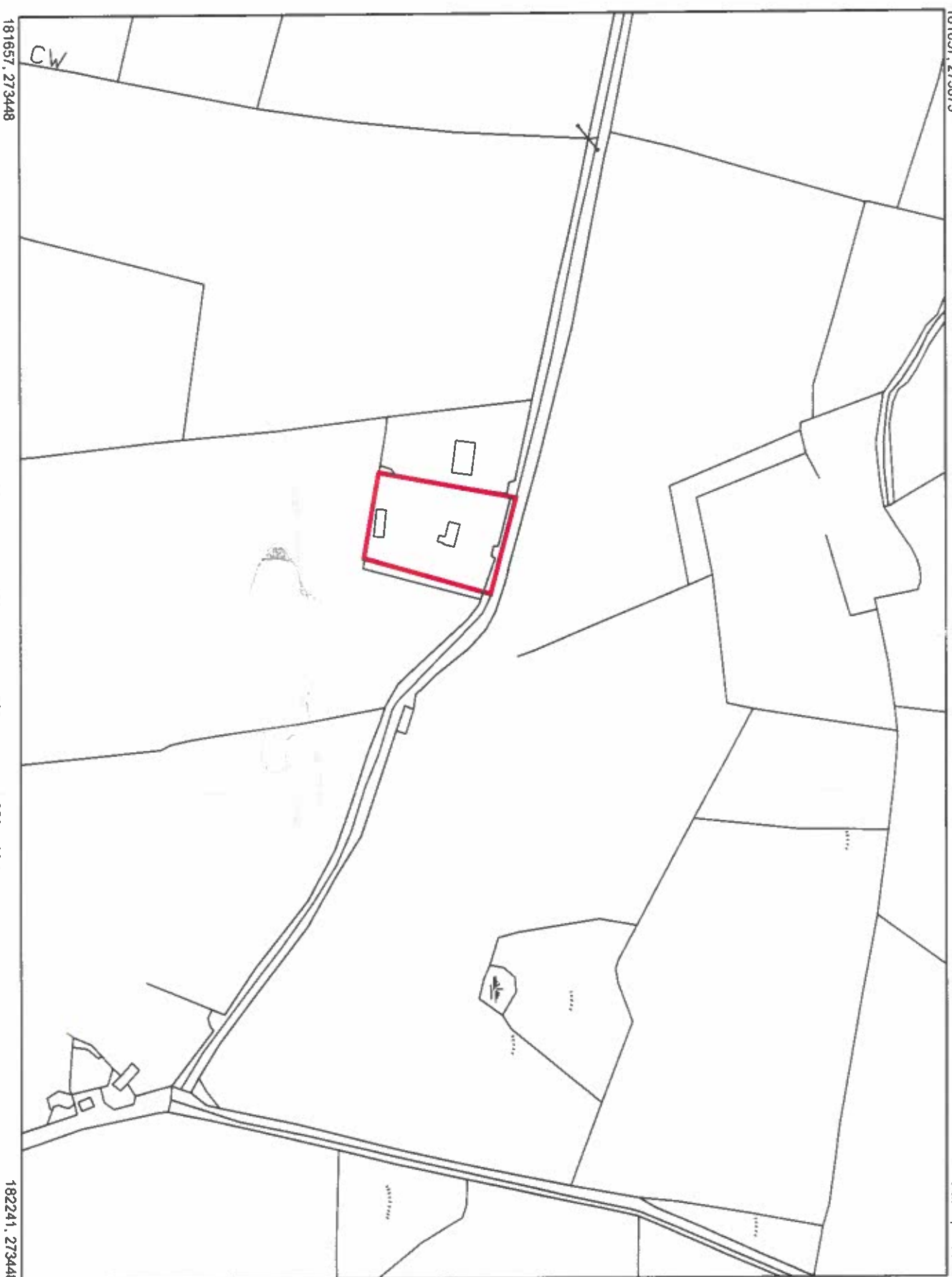


Camila Zen

**James Lohan Consulting Engineer Ltd,
Unit 5, Ballypheason House, Circular Road
Roscommon F42 C982**

181657, 273875

182241, 273875

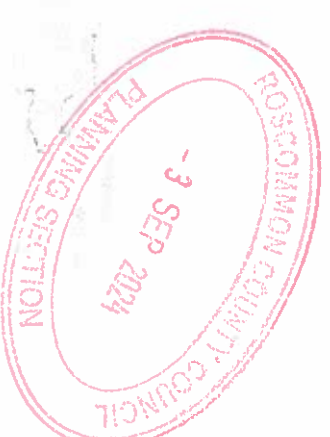


SITE ADDRESS:
NEWTOWN FARRAGHER
FOUR MILE HOUSE
CO. ROSCOMMON F42 A599

LEGEND

SITE AREA OUTLINED IN RED
= 0.23 HECTARES

OS MAPS: 2350



SITE LOCATION MAP

1:2500



James Lohan
Planning & Design Consulting Engineers

**EXEMPT
DEVELOPMENT**

DO NOT SCALE FROM THIS DRAWING AS IT MAY BE AFFECTED BY DISTORTION
ALL FIGURES AND DIMENSIONS TO BE STAMPED ON THE PROPOSED
DRAWING TO BE EXACTLY IN ACCORDANCE WITH RELEVANT CONSULTING STANDARDS

DATE	1/1/20
SCALE	1:2500
SITE	1/1/20
DATE	1/1/20
SCALE	1:2500
SITE	1/1/20

Unit 5 Ballypherson House
Circular Road,
Roscommon F42 C982



JOE FERRIS DESIGN CONSULTING LTD
DESIGN HOUSE
D & J LTD
SITING
NATIONAL PLANNING
GROUP VUE 10455
RD. ROSCOMMON F42 A599

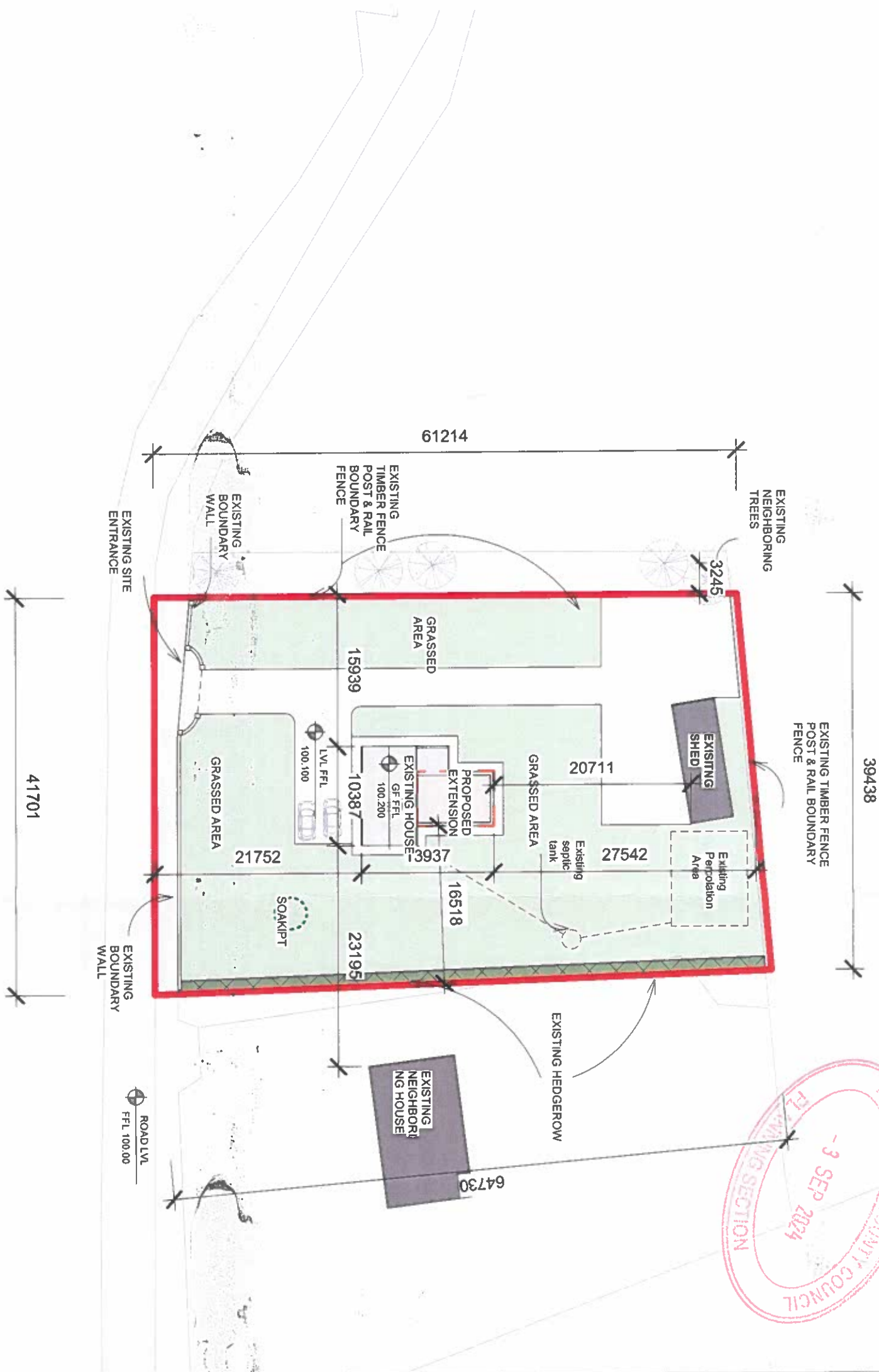
NATIONAL MAPPING DIVISION OF TAILTE ÉIREANN
CYAL50358888
COPYRIGHT LICENSE

LEGEND

— **SITE BOUNDARY OUTLINED IN RED (0.23 HECTARES)**
 PREPOSED EXTENSION

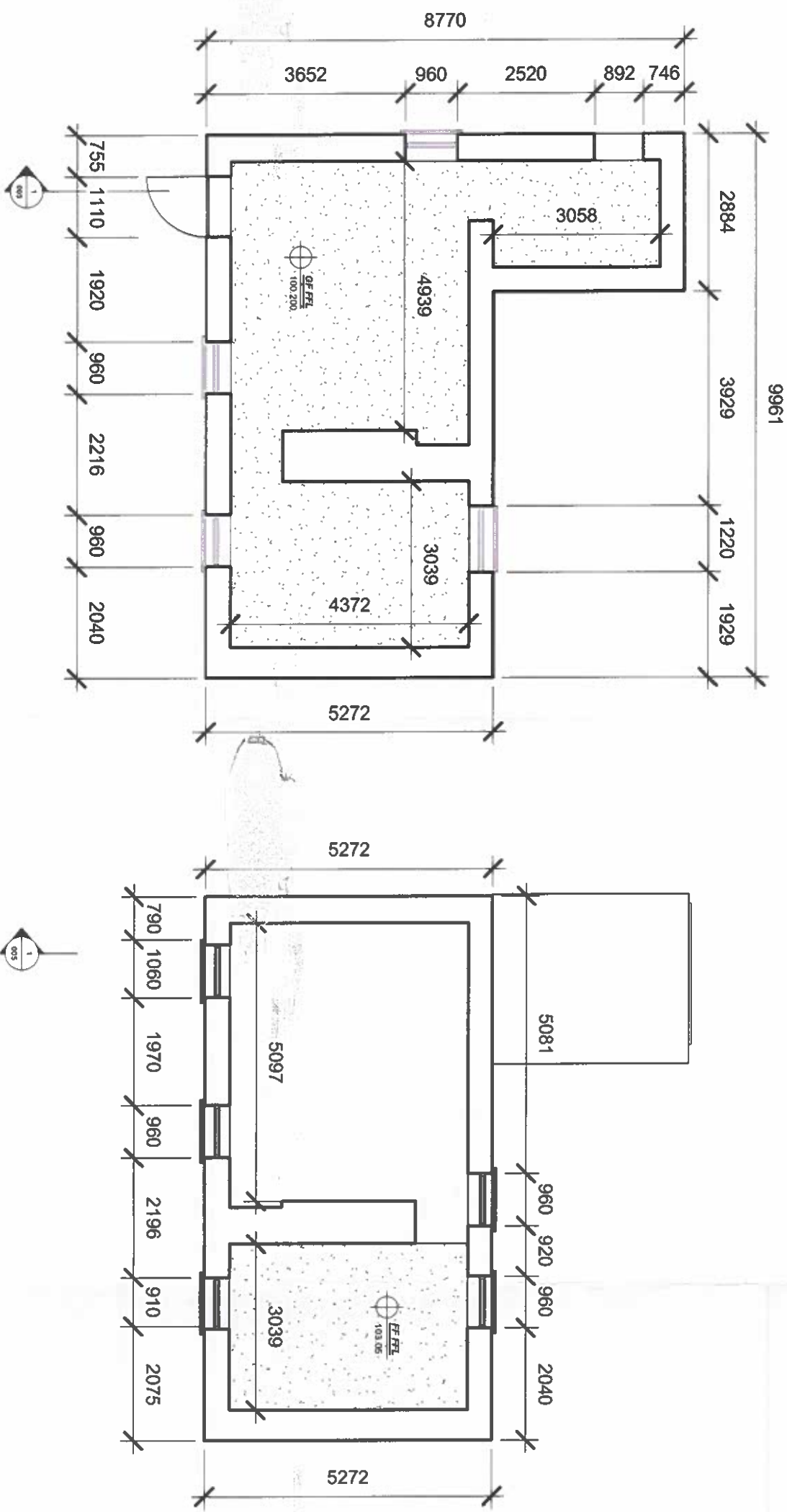


1 0 Site Layout Plan
1 : 500



AREASCHEDULE

GROUND FLOOR AREA	: 46m ²
FIRST FLOOR AREA	: 39m ²
TOTAL AREA	: 85m ²



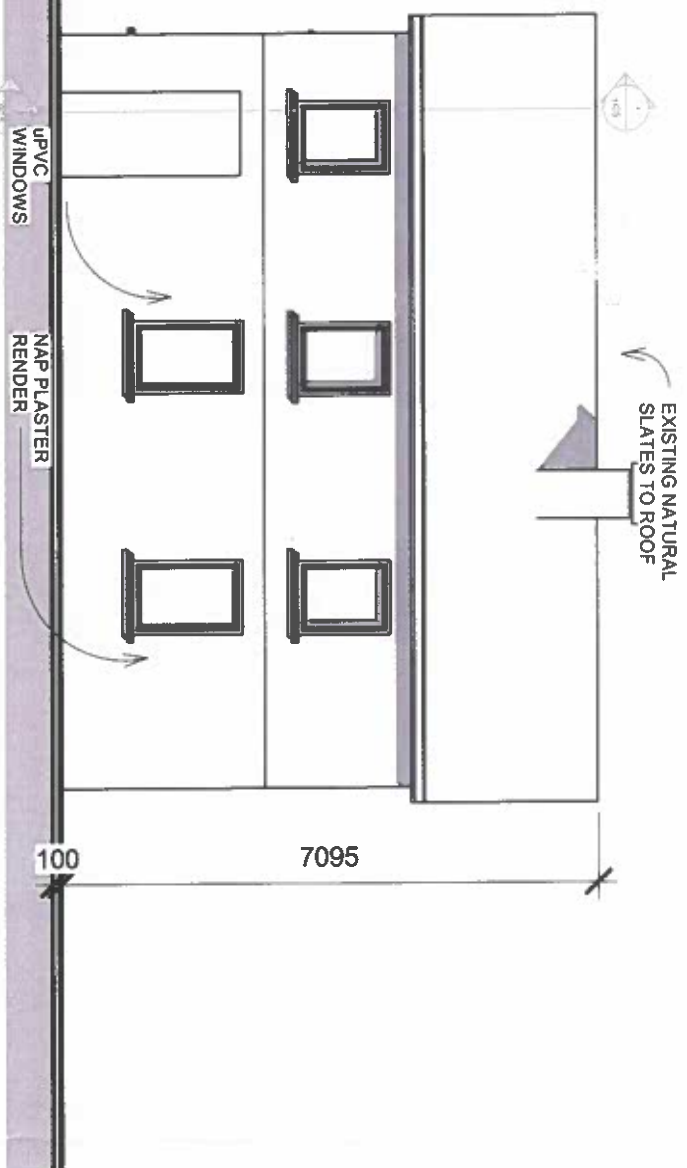
1 Existing Ground Floor Plan
1 : 100

2 Existing First Floor Plan
1 : 100

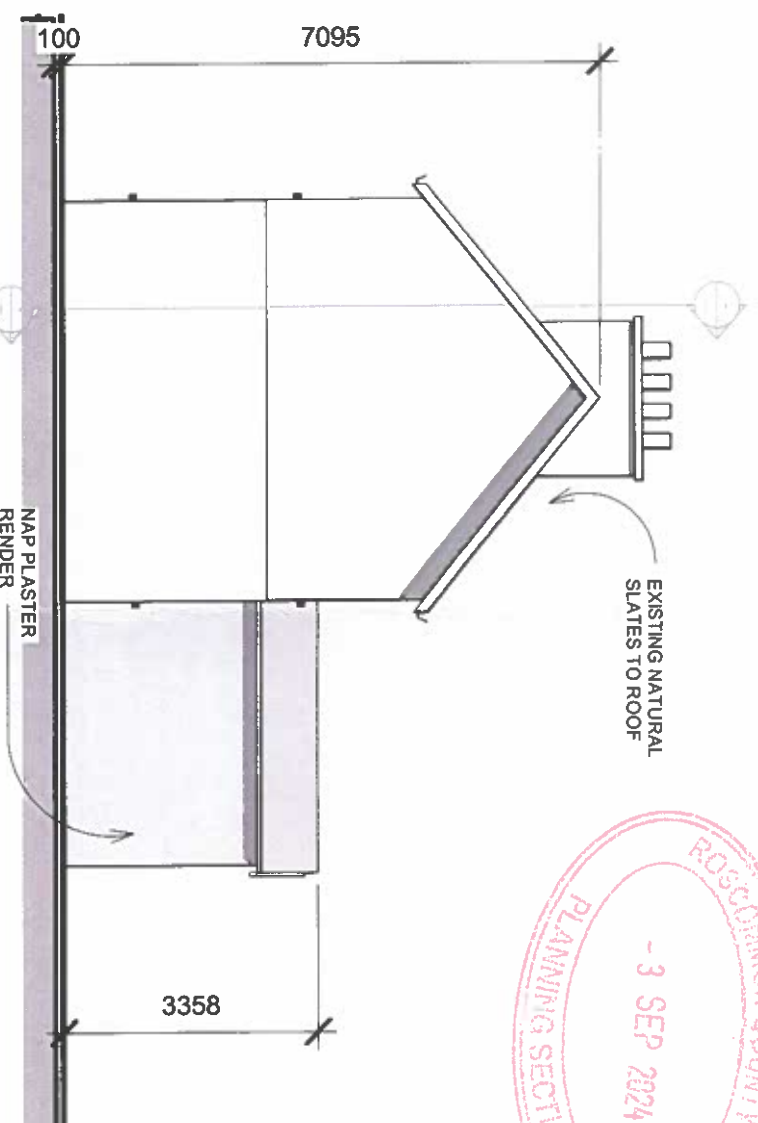


**EXEMPT
DEVELOPMENT**

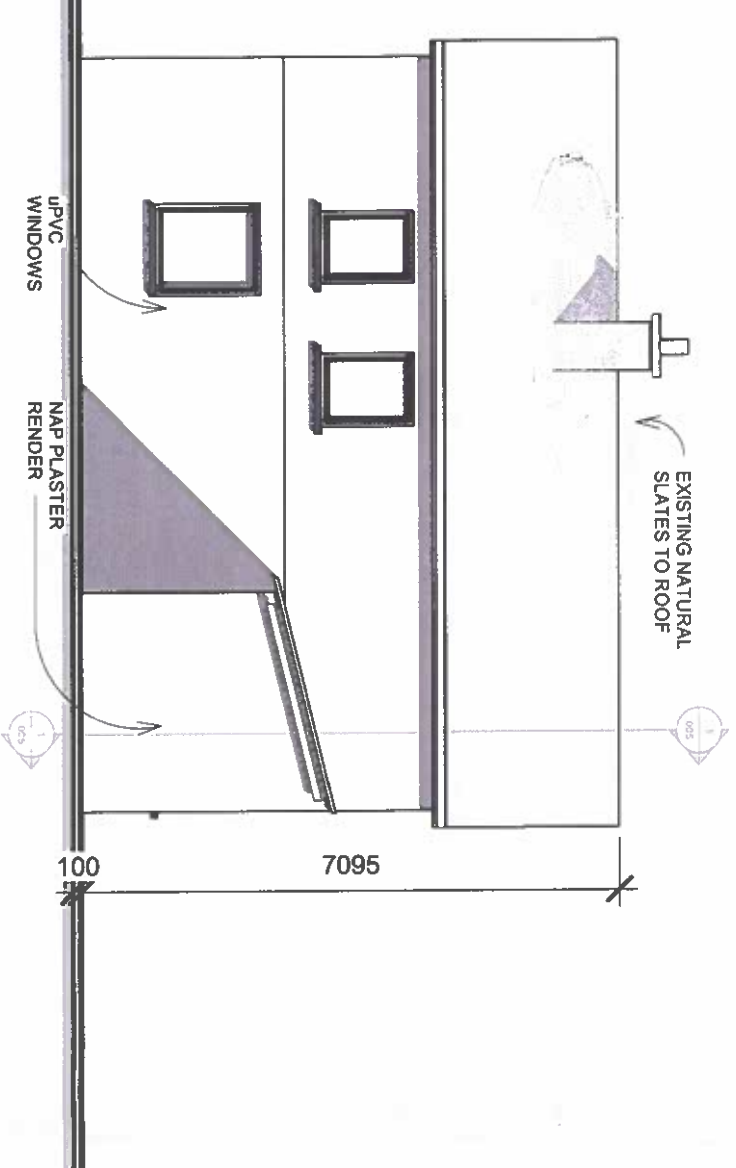
James Lohan Civil Engineering Architectural Services Planning Services	Unit 5, Ballyvaughan House, Ballyvaughan, Co. Wick. Tel: (086) 8341500	E-mail: johan@jlohan.ie
CLIENT MARCOSS SILVEIRA	PROJECT NEWTOWN FARRAGHER FOUR MILE HOUSE CO. ROSCOMMON F42 AS00	DATE 23-4-20
DATE 02/09/2024	REV 01	SCALE As indicated @ A3
GROUND FLOOR PLAN Existing	GROUND FLOOR PLAN Existing	GROUND FLOOR PLAN Existing



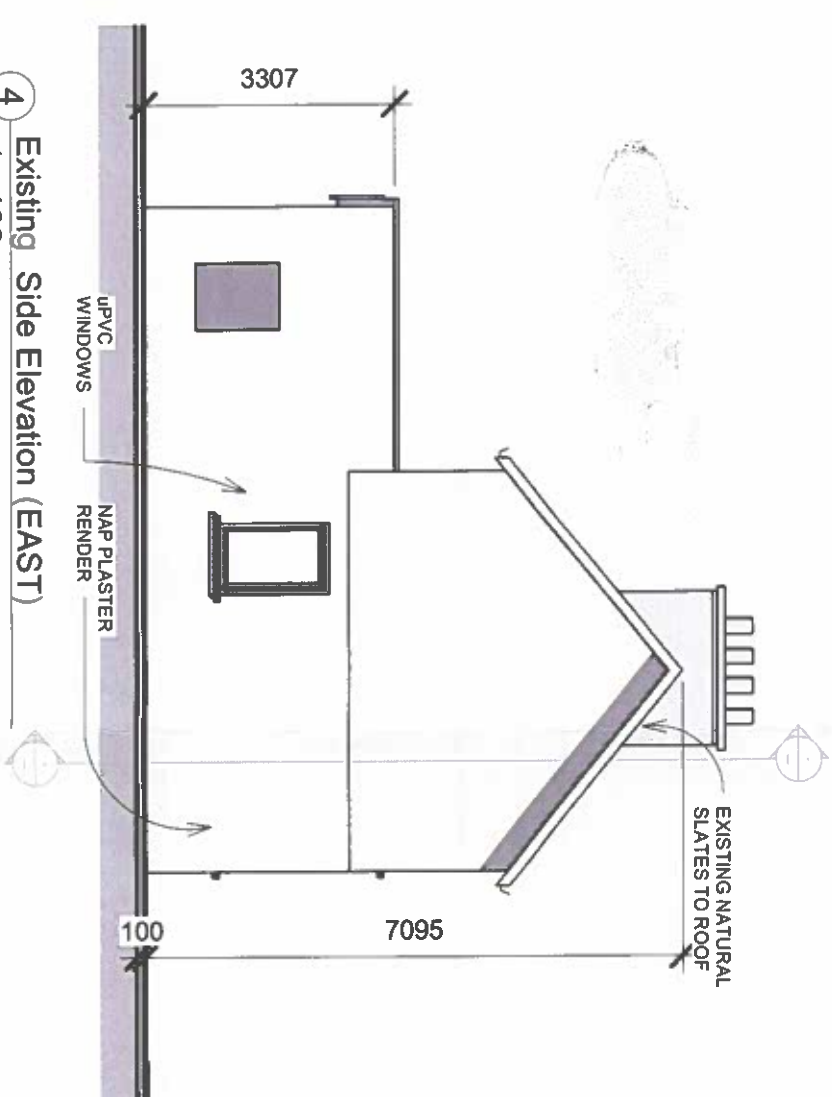
1 Existing Front Elevation (NORTH)
1 : 100



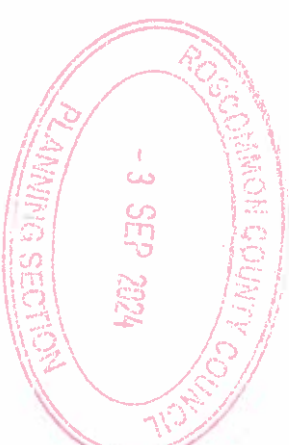
3 Existing Side Elevation (WEST)
1 : 100

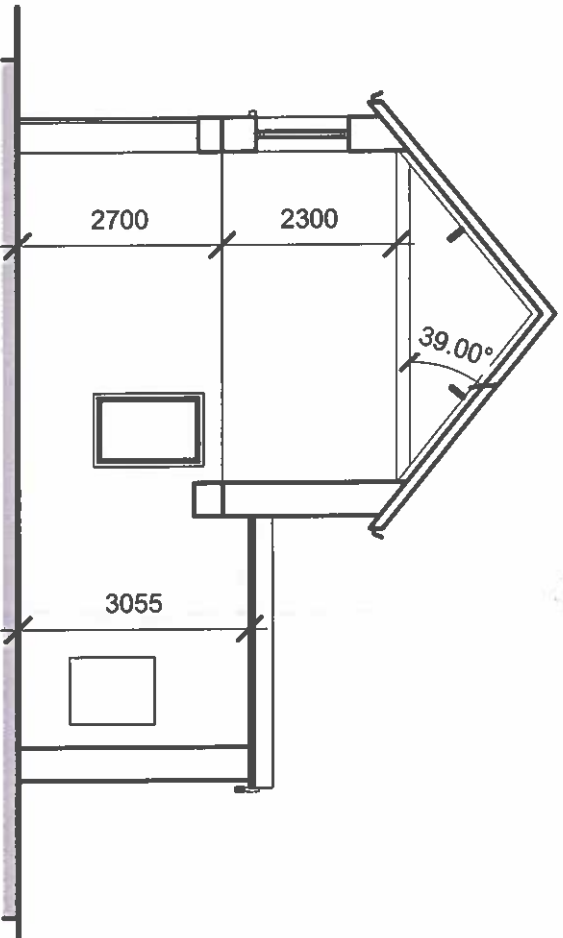


2 Existing Rear Elevation (SOUTH)
1 : 100

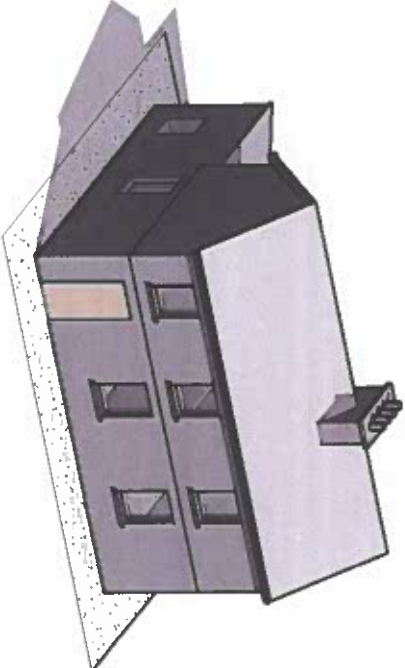


4 Existing Side Elevation (EAST)
1 : 100

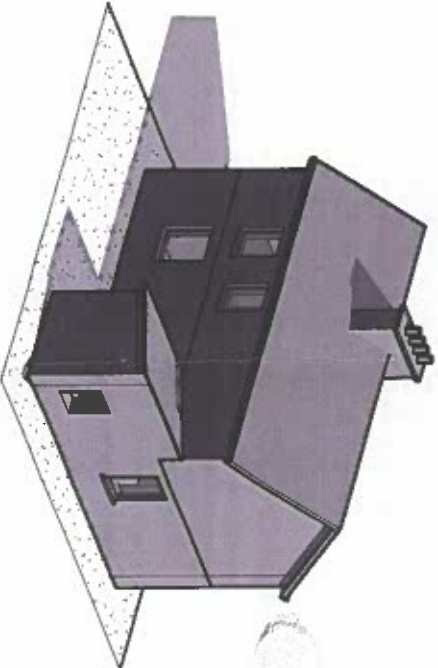




1 Existing Section 1
1 : 100



2 Existing Front Perspective

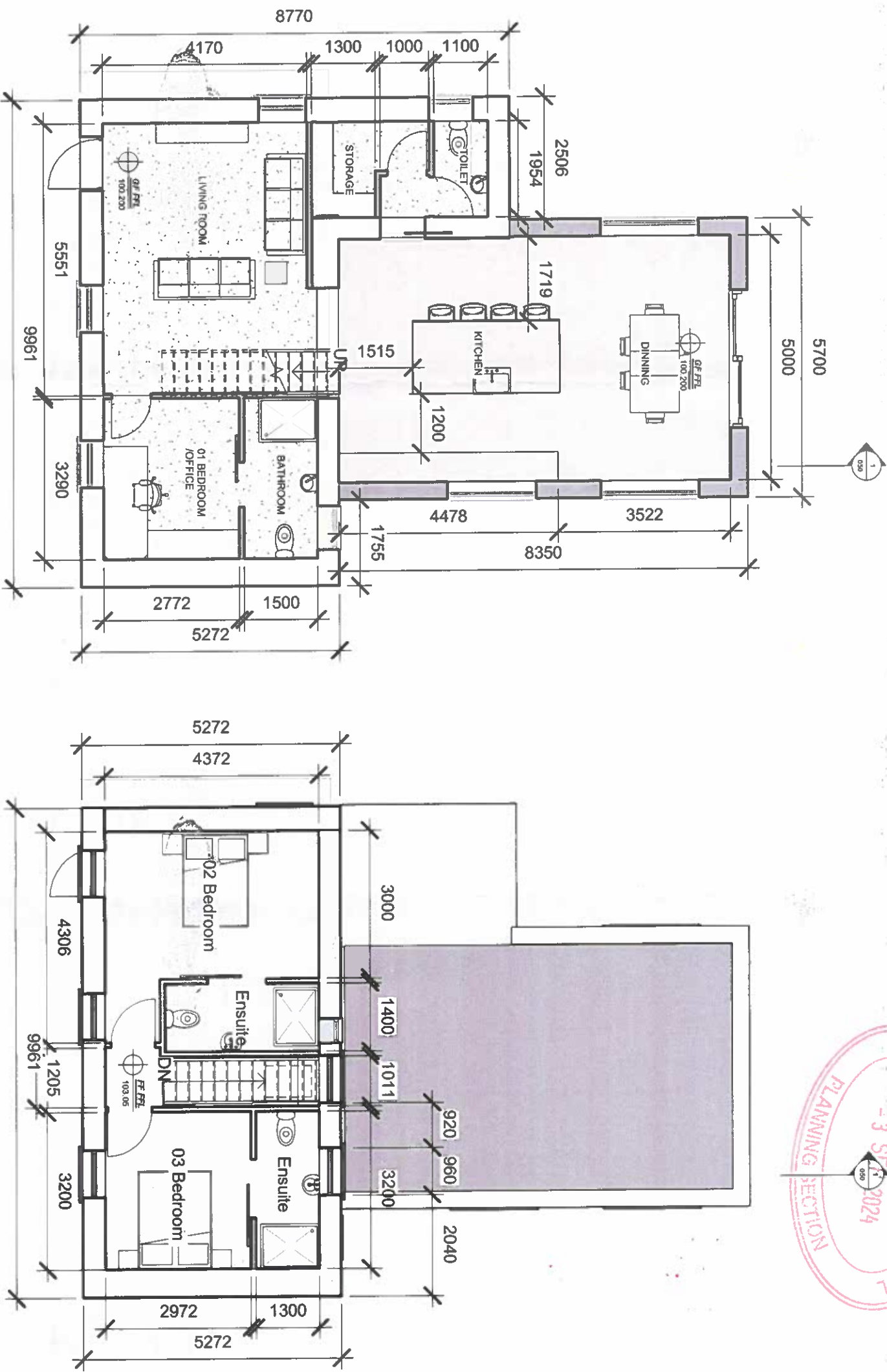


3 Existing Rear Perspective

AREASCHEDULE

EXISTING GROUND FLOOR AREA	: 46m ²
EXISTING FIRST FLOOR AREA	: 39m ²
TOTAL EXISTING AREA	: 85m ²
PREPOSED EXTENSION AREA	: 40m ²
TOTAL PREPOSED AREA	: 125m ²

LEGEND	
	ORIGINAL WALLS OF EXISTING HOUSE
	PROPOSED NEW WALLS TO BE BUILT
	PROPOSED EXTENSION TO EXISTING HOUSE
	PROPOSED NEW WINDOWS 900MMX 1050MMX 1060MM
	PROPOSED NEW WINDOWS 550MM X 1220MM X 300MM



1 01-Ground Floor Plan - Proposed
1 : 100

2 02-First Floor Plan - Proposed
1 : 100



LEGEND

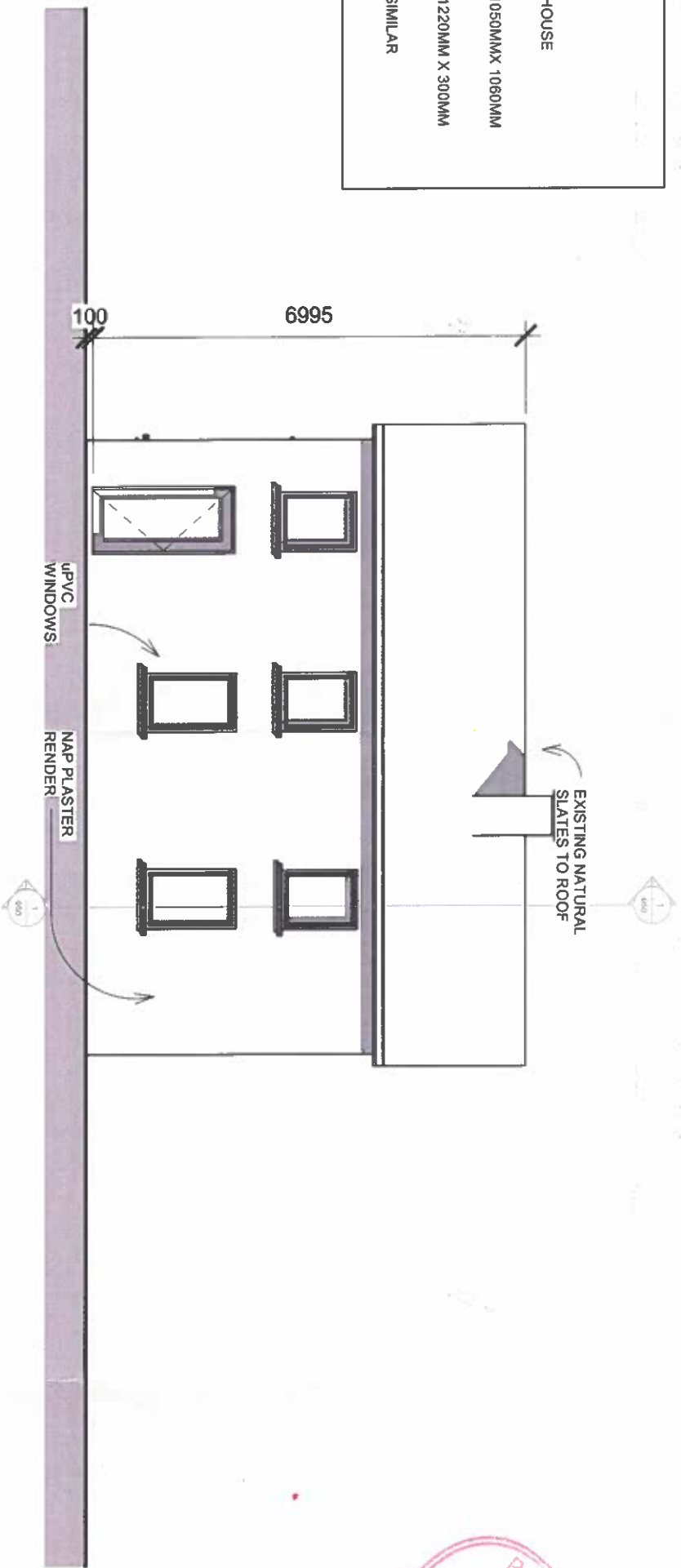
PROPOSED EXTENSION TO EXISTING HOUSE

PROPOSED NEW WINDOWS 900MMX 1050MMX 1060MM

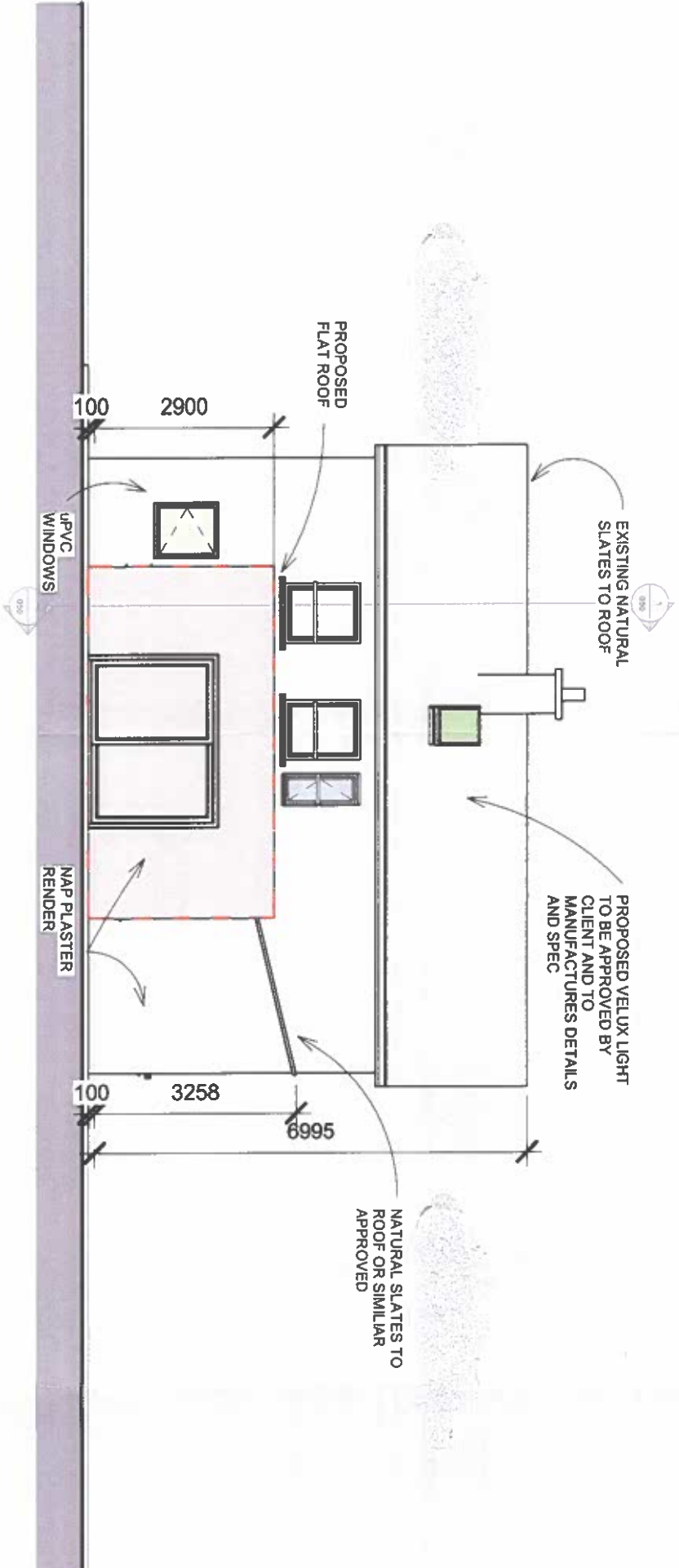
PREPOSED NEW WINDOWS 550MM X 1220MM X 300MM

PROPOSED VELUX ROOF LIGHTS OR SIMILAR

1 Proposed Front Elevation (NORTH)
1 : 100



2 Proposed Rear Elevation (SOUTH)
1 : 100



EXISTING NATURAL
SLATES TO ROOF

1111

NATURAL SLATES TO
ROOF OR SIMILAR
APPROVED

PROPOSED
FLAT ROOF

3000

NAP PLASTER RENDER

WINDOWS

1 Proposed Side Elevation (WEST)

1:100

EXISTING NATURAL
SLATES TO ROOF

NATURAL SLATES TO
ROOF OR SIMILAR
APPROVED

**PROPOSED
FLAT ROOF**

7095

3358

UPVC
WINDOWS

NAP PLASTER RENDER

2 Proposed Side Elevation (EAST)

1:100

DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.

ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

SYNOPSIS KEY: SK SKETCH DESIGN PR PRELIMINARY FT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

ROSCOMMON COUNTY COUNCIL
- 3 SEP 2024
PLANNING SECTION

-3 SEP 2024

PLANNING SECTION

Civil Engineering
Architectural Design
3D Modeling
Surveys

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MARCOS SILVEIRA

EXEMPT DEVELOPMENT

23-490 04/15/24

NEWTOWN FARRAR
EQUINE MILITARY HOISE

Side Elevations

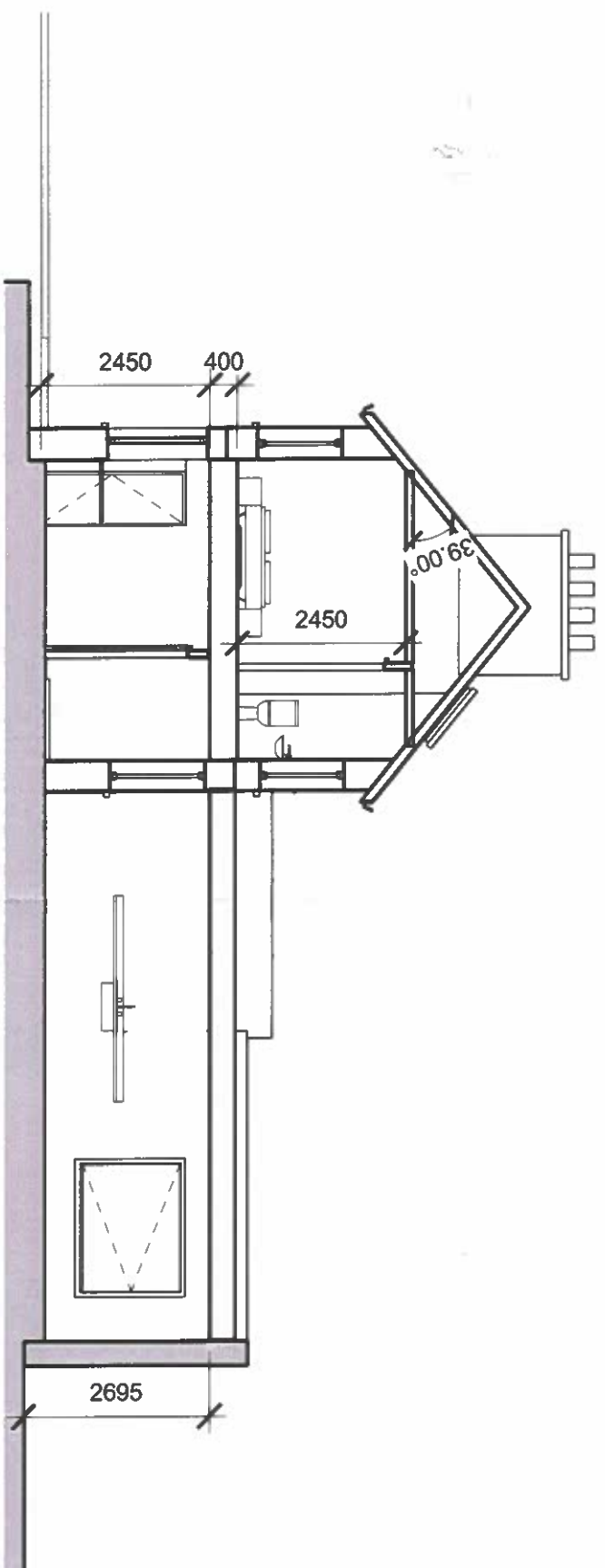
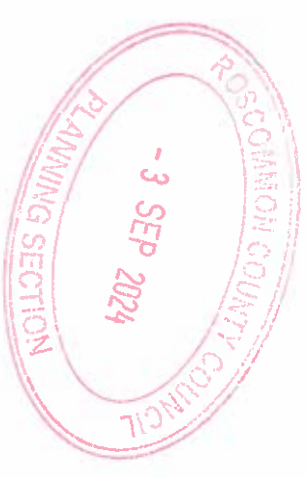
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James Lohan
Planning & Design Consulting Engineers

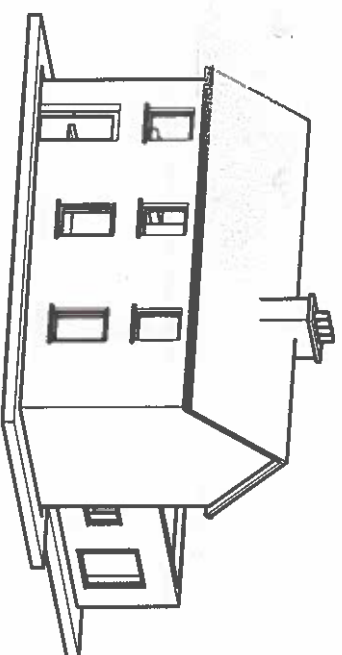
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EXEMPT
DEVELOPMENT

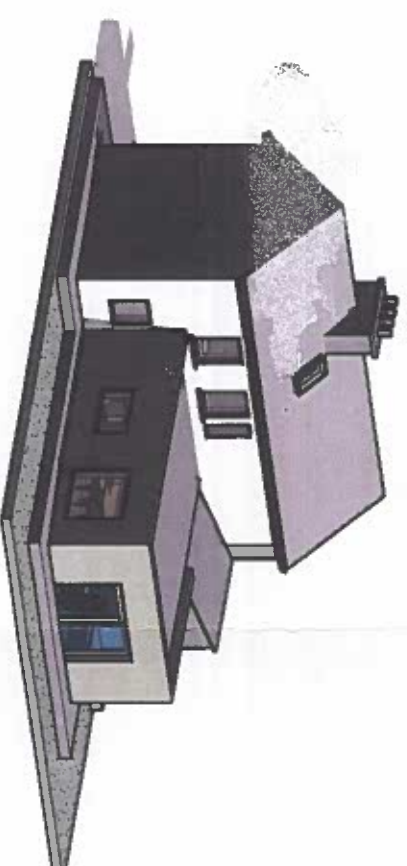
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/A
RFA



1 Proposed Section 1
1 : 100



2 Front Perspective - Proposed




3 Rear Perspective - Proposed



James Lohan
Planning & Design Consulting Engineers

DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM PROVIDED DIMENSIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY FT FOR TENDER PC FOR CONSTRUCTION SS SUPERSEDED

EXEMPT
FROM COMMENT



James Lohan

Architectural Design Consulting Services

CLIENT

MARCOS SILVEIRA

SITE

NEWTOWN FARRAGHER
FOUR MILE HOUSE
CO. ROSCOMMON F42 A500

J.D.E	J.D.R	J.D.R	J.D.R
EXEMPT/DEVELOPMENT	NO	NO	NO
DRAWING	NO	NO	NO
SECTION/3D View	NO	NO	NO

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DATE

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REVISION

BY
C. Zeh