

ROSCOMMON COUNTY COUNCIL

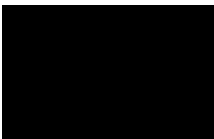
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Sarah Quain,



Reference Number: DED 762
Application Received: 13th September 2024
Name of Applicant: Sarah Quain
Agent: N/A

WHEREAS a question has arisen as to whether the renovation of an existing dwelling works including;
1) demolition of existing extension, 2) demolishing of existing footpaths to the front of the dwelling,
3) replacement of windows and doors & 4) repairing roof structure at Dutch Cottage, Coolagarry,
Curraghboy, 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, and 4 of the Planning and Development Acts 2000 (as amended).
- (b) Article 6 & 9 of the Planning and Development Regulations 2001 (as amended).
- (c) Class 50, 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).

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development
- (b) The following works are exempted development.
 - I. The demolition of the extension
 - II. The demolition of footpaths
 - III. Replacement of door
- (c) The following works are not exempted development.
 - I. Replacement of windows in existing opes with black upvc:
 - II. Replacement of roof.
 - III. All cement/render/plaster to be removed from walls to expose original stone wall.

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 in respect of the said works at Dutch Cottage, Coolagarry, Curraghboy, Co. Roscommon., having regard to the definitions and exempted development provision contained within the Planning and Development Act 2000 (as amended) and associated regulations that the said works as listed under **B** above constitute development that is exempted development and that the said works as listed under **C** above constitute development that is not exempted development

Signed on behalf of the Council:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 26th November 2024

ADVICE NOTE

For the purposes of clarity this Declaration of Exempted Development relates specifically to the existing cottage on site and works specified in the application form and don't pertain to the habitable area of the cottage extending into adjoining ancillary buildings or any new extension as indicated on the floor plans submitted on the 13th September 2024 nor does it extend to any existing or proposed waste system on site.

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: Tuesday 26 November 2024 16:09
To: [REDACTED]
Subject: DED 762 - Notification of Decision
Attachments: DED 762 - Notification of Decision.pdf

Hi Sarah,

Please see attached Notification of Decision for your DED Application 762.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

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✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



**APPROPRIATE ASSESSMENT
SCREENING REPORT
For
Planning Application PD / DED762**

Section 5 application ' renovate existing dwelling, works including: 1)demolition existing extension, 2) demolishing existing footpaths to the front of the dwelling, 3) replacement of windows and doors, 4) repairing roof structure at Dutch Cottage, Coolagary, Curraghboy, Co Roscommon



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

A handwritten signature in blue ink, located below the Roscommon County Council text. The signature is cursive and appears to be a personal name, possibly 'E. [unclear]'. It is written over a faint, light blue circular stamp.

Screening for Appropriate Assessment: Ded 762

Table 1: Project Details

Development Consent Type	Section 5
Development Location	Dutch Cottage, Coolagary, Curraghboy, Co. Roscommon
File Reference Number	Ded 762
Description of the Project	WHEREAS a question has arisen as to whether ' renovate existing dwelling, works including: 1)demolition existing extension, 2) demolishing existing footpaths to the front of the dwelling, 3) replacement of windows and doors, 4) repairing roof structure at Dutch Cottage, Coolagary, Curraghboy, Co Roscommon is or is not development and is or is not exempted development:

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

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

Special Areas of Conservation (SAC)

Impacts on habitats

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</p> <p>Sites to consider Lough Croan Turlough SAC (Site Code: 000610) Distance from Site: 0.98 km Designated features: Turloughs (#3180)</p> <p>Lough Funshinagh SAC (Site Code: 000611) Distance from Site: 2.66 km Designated features: Turloughs (#3180)</p> <p>Four Roads Turlough SAC (Site Code: 001637) Distance from Site: 5.18 km Designated features: Turloughs (#3180)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development.</p> <p>No significant impacts on these Natura sites are likely.</p>

	<p><u>Ballynamona Bog and Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 6.09 km Designated features: Turloughs (#3180)</p> <p><u>Lisduff Turlough SAC</u> (Site Code: 000609) Distance from Site: 7.64 km Designated features: Turloughs (#3180)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 8.6 km Designated features: Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation (#3150)</p> <p><u>Castlesampson Esker SAC</u> (Site Code: 001625) Distance from Site: 8.8 km Designated features: Turloughs (#3180)</p> <p><u>Ballinturly Turlough SAC</u> (Site Code: 000588) Distance from Site: 11.03 km Designated features: Turloughs (#3180)</p>	
2.	Impacts on Bog Mires and Fens Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider <u>Ballynamona Bog and Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 6.09 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 8.6 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Alkaline fens (#7230)</p>	<p>No</p> <p>No significant impacts on these Natura sites are likely.</p>

3.	Impacts on Forests Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p>Sites to consider <u>Ballynamona Bog and Corkip Lough SAC</u> (Site Code: 002339) Distance from Site: 6.09 km Designated features: Bog woodland (#91D0)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 8.6 km Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Bog woodland (#91D0)</p>	<p>No</p> <p>No significant impacts on these Natura sites are likely.</p>
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p>Sites to consider <u>Killeglan Grassland SAC</u> (Site Code: 002214) Distance from Site: 7.43 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p><u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 8.6 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p><u>Castlesampson Esker SAC</u> (Site Code: 001625) Distance from Site: 8.8 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia)</p>	<p>No</p> <p>No significant impacts on these Natura sites are likely.</p>

	(* important orchid sites) (#6210)	
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same? Sites to consider None	NA
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same? Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 8.6 km Designated features: Limestone pavements (#8240)	No. No significant impacts on these Natura sites are likely.
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same? Sites to consider None	NA
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same? Sites to consider None	NA

Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
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	<p>Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or in the catchment of same?</p> <p>Sites to consider None</p>	NA
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same?</p> <p>Sites to consider None</p>	NA
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same?</p> <p>Sites to consider None</p>	NA
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same?</p> <p>Sites to consider <u>Lough Ree SAC</u> (Site Code: 000440) Distance from Site: 8.6 km Designated features: Lutra lutra (Otter) (#1355)</p>	<p>No</p> <p>No significant impacts on these Natura sites are likely.</p>
5.	Impacts on Molluscs	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Molluscs, or within 1km of same?</p> <p>Sites to consider None</p>	No
6.	Impacts on Non-vascular Plants	Likely Effects

		(direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same? Sites to consider None	No
7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same? Sites to consider None	No
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same? Sites to consider None	No

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Protection Area, or within 1km of same? Sites to consider <u>Lough Croan Turlough SPA</u> (Site Code: 004139) Distance from Site: 0.94 km Designated features: Shoveler (<i>Anas clypeata</i>) (#A056), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999) <u>Four Roads Turlough SPA</u> (Site Code: 004140) Distance from Site: 5.18 km	Yes It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development. No significant impacts on these Natura sites are likely.

	<p>Designated features: Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><u>River Suck Callows SPA</u> (Site Code: 004097) Distance from Site: 7.25 km Designated features: Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395), Wetland and Waterbirds (#A999)</p> <p><u>Lough Ree SPA</u> (Site Code: 004064) Distance from Site: 8.6 km Designated features: Little Grebe (<i>Tachybaptus ruficollis</i>) (#A004), Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Teal (<i>Anas crecca</i>) (#A052), Mallard (<i>Anas platyrhynchos</i>) (#A053), Shoveler (<i>Anas clypeata</i>) (#A056), Tufted Duck (<i>Aythya fuligula</i>) (#A061), Common Scoter (<i>Melanitta nigra</i>) (#A065), Goldeneye (<i>Bucephala clangula</i>) (#A067), Coot (<i>Fulica atra</i>) (#A125), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Common Tern (<i>Sterna hirundo</i>) (#A193), Wetland and Waterbirds (#A999)</p>	
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All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

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

Screening for Appropriate Assessment - Conclusion Statement

Development Type: Section 5
Development Location: Dutch Cottage, Coolagary, Curraghboy, Co. Roscommon
Natura 2000 sites within impact zone: SPA:004064, SPA:004097, SPA:004139, SPA:004140, SAC:000440, SAC:000609, SAC:002214, SAC:000588, SAC:000610, SAC:001637, SAC:001625, SAC:000611, SAC:002339, SAC:002199, SAC:002200
Planning File Reference Number: Ded 762
Description of the Project: WHEREAS a question has arisen as to whether ' renovate existing dwelling, works including: 1)demolition existing extension, 2) demolishing existing footpaths to the front of the dwelling, 3) replacement of windows and doors, 4) repairing roof structure at Dutch Cottage, Coolagary, Curraghboy, Co Roscommon is or is not development and is or is not exempted development Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s): Potential indirect limited impact has been identified due to the sites location within c 1km of European sites.
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not: There is no likelihood of significant effects and no adverse impacts to site integrity are predicted, due to the nature of the works and the limited scale of development. It is not considered that there will be any loss of habitat within any European Sites, nor any loss of any qualifying Annex 1 habitat outside designated sites.
Conclusion of Screening Assessment: Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on the conservation objectives of any European Sites.
Documentation reviewed for making this statement: Roscommon County Development Plan 2022 – 2028, Documentation submitted with the Section V application National parks and wildlife website
Completed by: Paula Connaughton Executive Planner
Date: 21 st Nov 2024

Signed: 
South Roscommon Area Planner

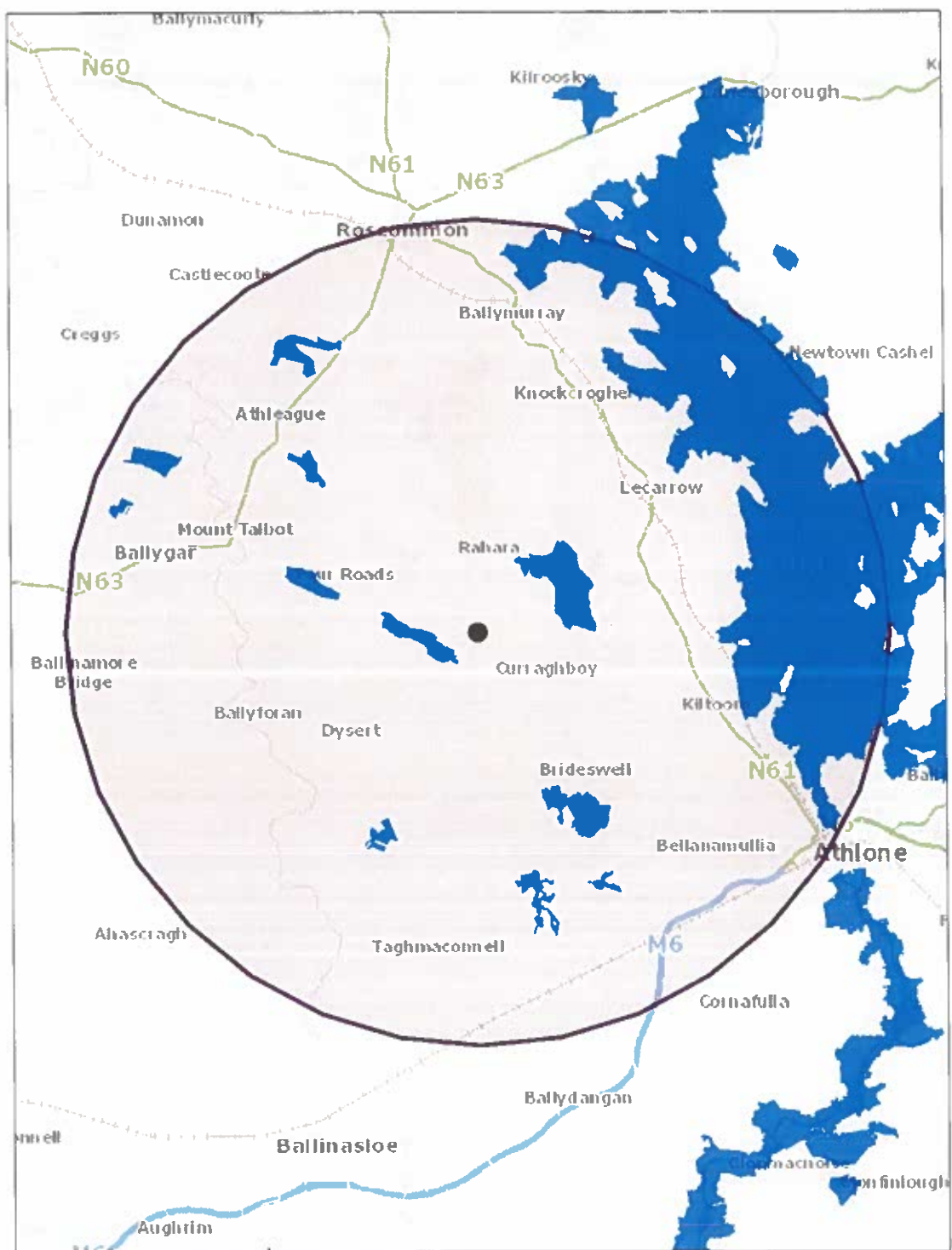
Date: 21st Nov 2024

Signed: _____

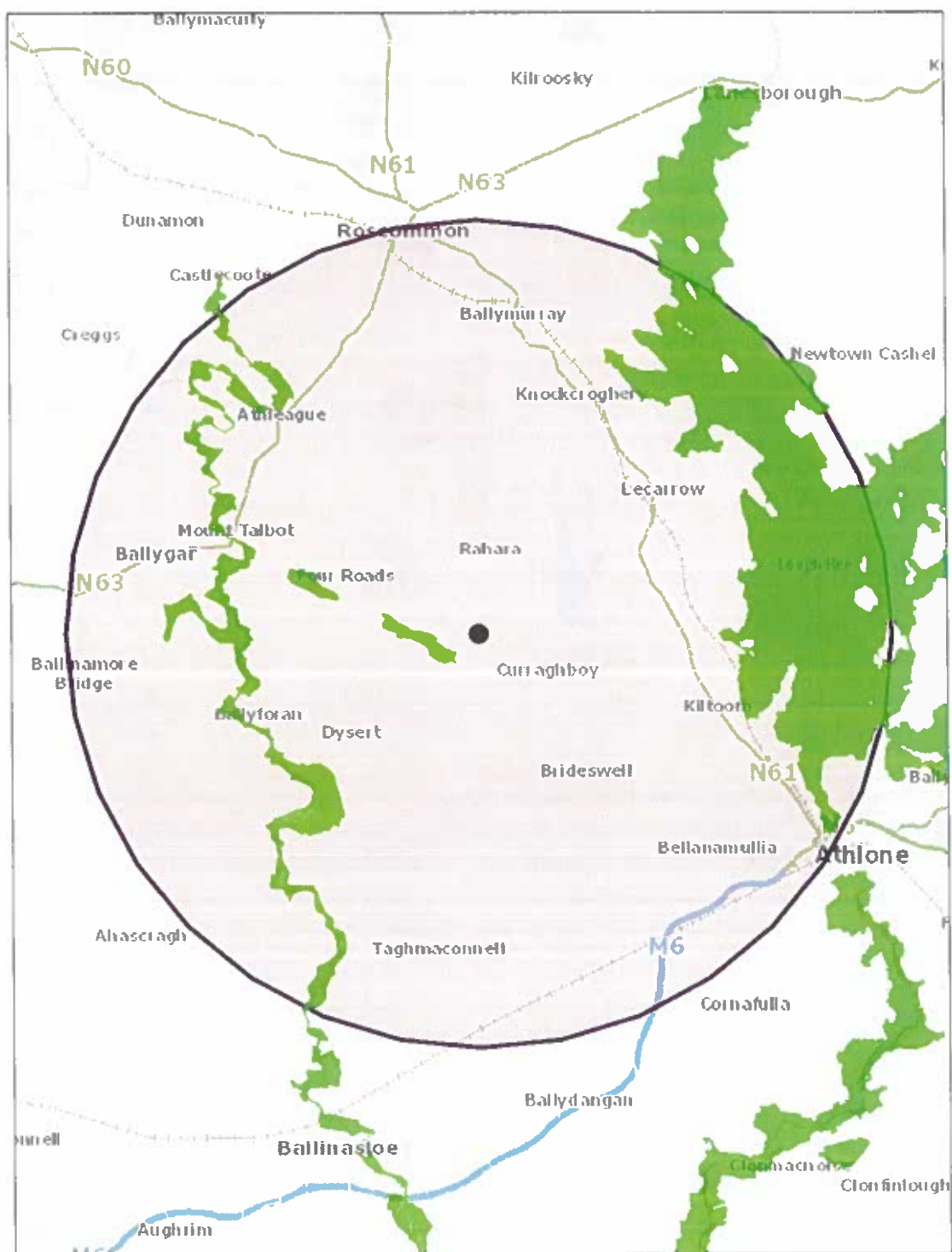
Date: _____

Greg O'Donnell,
A/Director of Services Roads and Transportation,
Active Travel, Planning and Boyle MD Area Manager

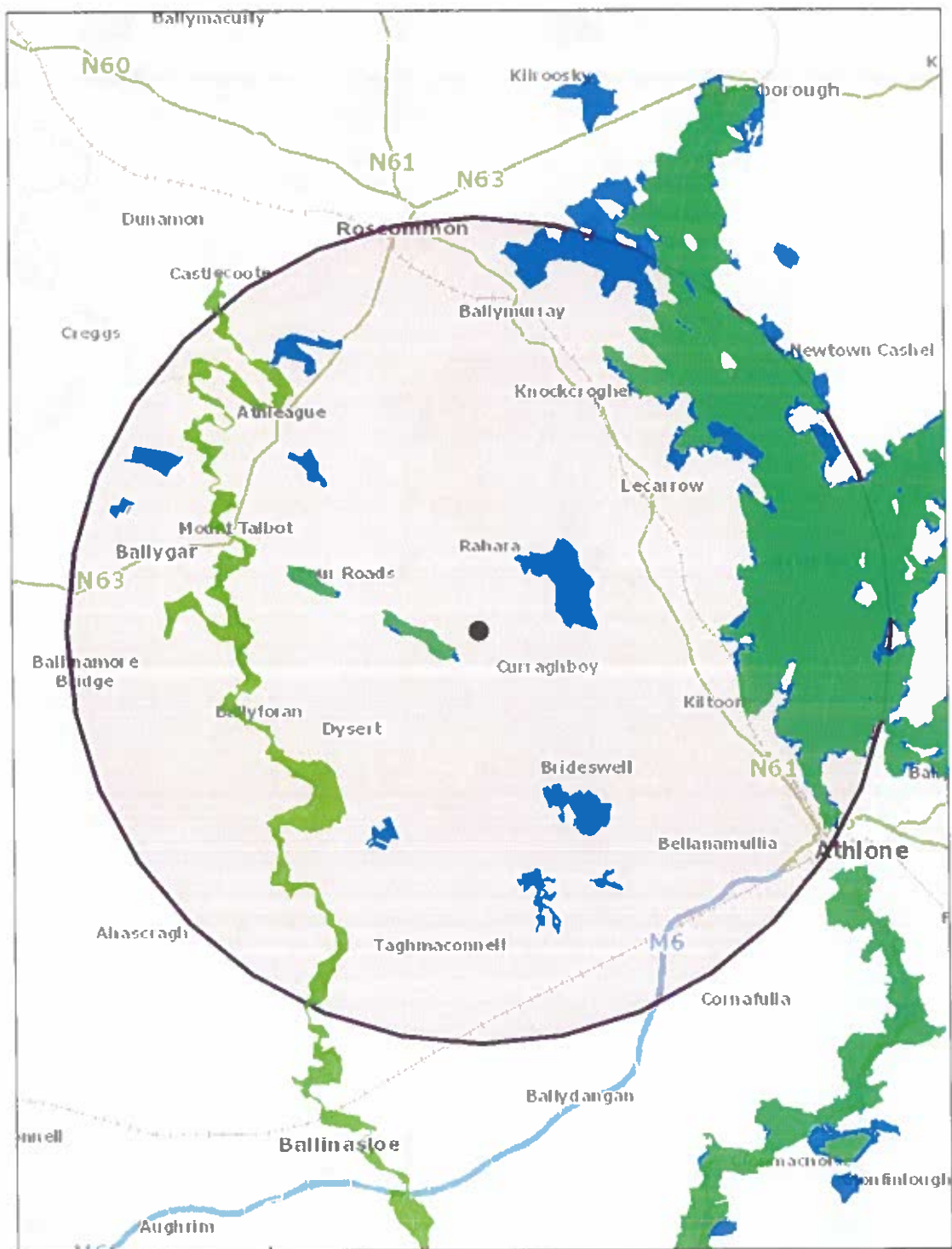




SAC (blue) within 15km of Ded 762



SPA (green) within 15km of Plan Ref. Ded 762



SAC & SPA within 15km of Plan Ref. Ded 762

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

Reference Number: DED 762

Name of Applicant: Sarah Quain

AGENT: NA

WHEREAS a question has arisen as to whether ' renovate existing dwelling, works including: 1)demolition existing extension, 2) demolishing existing footpaths to the front of the dwelling, 3) replacement of windows and doors, 4) repairing roof structure at Dutch Cottage, Coolagary, Curraghboy, Co Roscommon is or is not development and is or is not exempted development:

1.0 Site Location and Description

The site is located on a local road r363 c 2.5km west of the settlement of Curraghboy and consists of a detached traditional single storey cottage and sheds which are attached to the structure. The cottage as it exists does not have a roof and the attached structures appear not to have functioned as part of the original dwelling but as ancillary structures.

2.0 Planning History

No recent relevant planning history.

Enforcement history:

UDR 1180

File History: Warning Letter issued on 30th October, 2007 regarding the *Alleged Unauthorised Development consisting of the construction of a timber shed without the benefit of Planning Permission at Coolegarry Townland, Curraghboy, Athlone, Co Roscommon.*

Status of File: Closed on 22nd July 2008

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) Article 6 & 9 of the Planning and Development Regulations 2001 (as amended).
- (c) Class 50, Part 1, Schedule 2 of the 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)

Schedule 2, Part 1

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>Class 50</p> <p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p> <p>(ii) an industrial building,</p> <p>(iii) a business premises,</p> <p>or (iv) a farmyard complex.</p> <p>b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p> <p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>

4.0 Planning Assessment

The question to be determined in this Section 5 declaration is whether to “**renovate existing dwelling, works including: 1)demolition existing extension, 2) demolishing existing footpaths to the front of the dwelling, 3) replacement of windows and doors, 4) repairing roof structure at Dutch Cottage, Coolagary, Curraghboy, Co Roscommon** is or is not development and is or is not exempted development For the purposes of this assessment the development will be assessed in 2 parts i) the demolition of the extension and ii) refurbish existing dwelling including demolition of existing footpaths, as different Section/Articles of the Act and Regulations apply.

i) Demolition of the extension

Having considered the definition of both “works” and “development” outlined above, I would deem that the aforementioned form of development constitute works and is therefore development. To assess whether these works are exempt development consideration was given to Class 50 Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended). There appears to be a rear return on the existing dwelling which the applicant is proposing to demolish. As per the details provided by the applicant the extension has a gross floor area of c 26.7 sqm. Having considered all of the information presented I am satisfied that the extension as indicated on the site layout plan and information submitted falls within the remit of class 50 outlined above and also satisfies the conditions and limitations set out in column 2.

ii) Renovate existing dwelling, works including: demolishing existing footpaths to the front of the dwelling, replacement of windows and doors, repairing roof structure.

Having considered the definition of both “works” and “development” outlined above, I would deem that the aforementioned form of development constitute works and is therefore development.

For the purposes of clarity each of the proposed renovation works will be considered separately in the context of 4(1) of the Planning and Development Act 2000 as amended.

Replacement of windows: The applicant is proposing to replace wooden windows with black upvc window. While it is noted that the applicant is not proposing to change the size of the opes it is considered that the change in materials proposed from wooden to black pvc would constitute a material change to the structure and is therefore does not fall under the remit of 4 (1) h of the Act.

Replacement of door: The applicant is proposing to replace the timber door with a new hardwood door which is similar in size and colour to the existing. It is considered that proposal to change the door as described by the applicant falls under the remit of 4 (1) h of the Act.

Replacement of roof: At present there is no roof on the cottage but it would appear that previously the cottage had a corrugated roof. The proposal to construct a new roof with slates would constitute a material change to the structure and is therefore does not fall under the remit of 4 (1) h of the Act.

Demolish footpaths: It is considered that proposal to demolish footpaths would not materially affect the character of the dwelling and therefore falls under the remit of 4 (1) h of the Act.

Cement/render/plaster to be removed from walls to expose original stone wall: It is considered that the this constitute a material change to the structure and is therefore does not fall under the remit of 4 (1) h of the Act.

Other issues: The applicant has submitted floor plans of the dwelling which does not correspond to the footprint of the cottage on site. This section V declaration relates specifically to the works specified in the application form to the cottage and doesn't pertain to extending the habitable area of the cottage extending into adjoining ancillary buildings or any new extension.

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 800m away from Lough Croan Turlough SAC and SPA. A screening has been carried out and is attached to the file. Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on the conservation objectives of any European Sites.

5.0 Recommendation

Final assessment:

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. Article 6 & 9 of the Planning and Development Regulations 2001 (as amended).
- c. Class 50, Part 1, Schedule 2 of the 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);

Having regard to the above, I am satisfied that the general question raised in this referral to **‘renovate existing dwelling, works including: 1)demolition existing extension, 2) demolishing existing footpaths to the front of the dwelling, 3) replacement of windows and doors, 4) repairing roof structure at Dutch Cottage, Coolagary, Curraghboy, Co Roscommon** can be determined as follows:

- The works are development
- The following works are exempted development.
 - The demolition of the extension
 - The demolition of footpaths
 - Replacement of door
- The following works are not exempted development.
 - Replacement of windows in existing opes with black upvc:
 - Replacement of roof.
 - All cement/render/plaster to be removed from walls to expose original stone wall.

Recommendation

I have concluded that to 'renovate existing dwelling, works including: 1)demolition existing extension, 2) demolishing existing footpaths to the front of the dwelling, 3) replacement of windows and doors, 4) repairing roof structure at Dutch Cottage, Coolagary, Curraghboy, Co Roscommon is development and

- I) The following works are not exempted development:
- Replacement of windows in existing opes with black upvc.
 - Replacement of roof.
 - All cement/render/plaster to be removed from walls to expose original stone wall.

II) The following works are exempted development:

- The demolition of the extension.
- The demolition of footpaths.
- Replacement of door with a similar hard wood door.

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

Advice note: For the purposes of clarity this Declaration of Exempted Development relates specifically to the existing cottage on site and works specified in the application form and don't pertain to the habitable area of the cottage extending into adjoining ancillary buildings or any new extension as indicated on the floor plans submitted on the 13th Sept 2024 nor does it extend to any existing or proposed waste system on site.



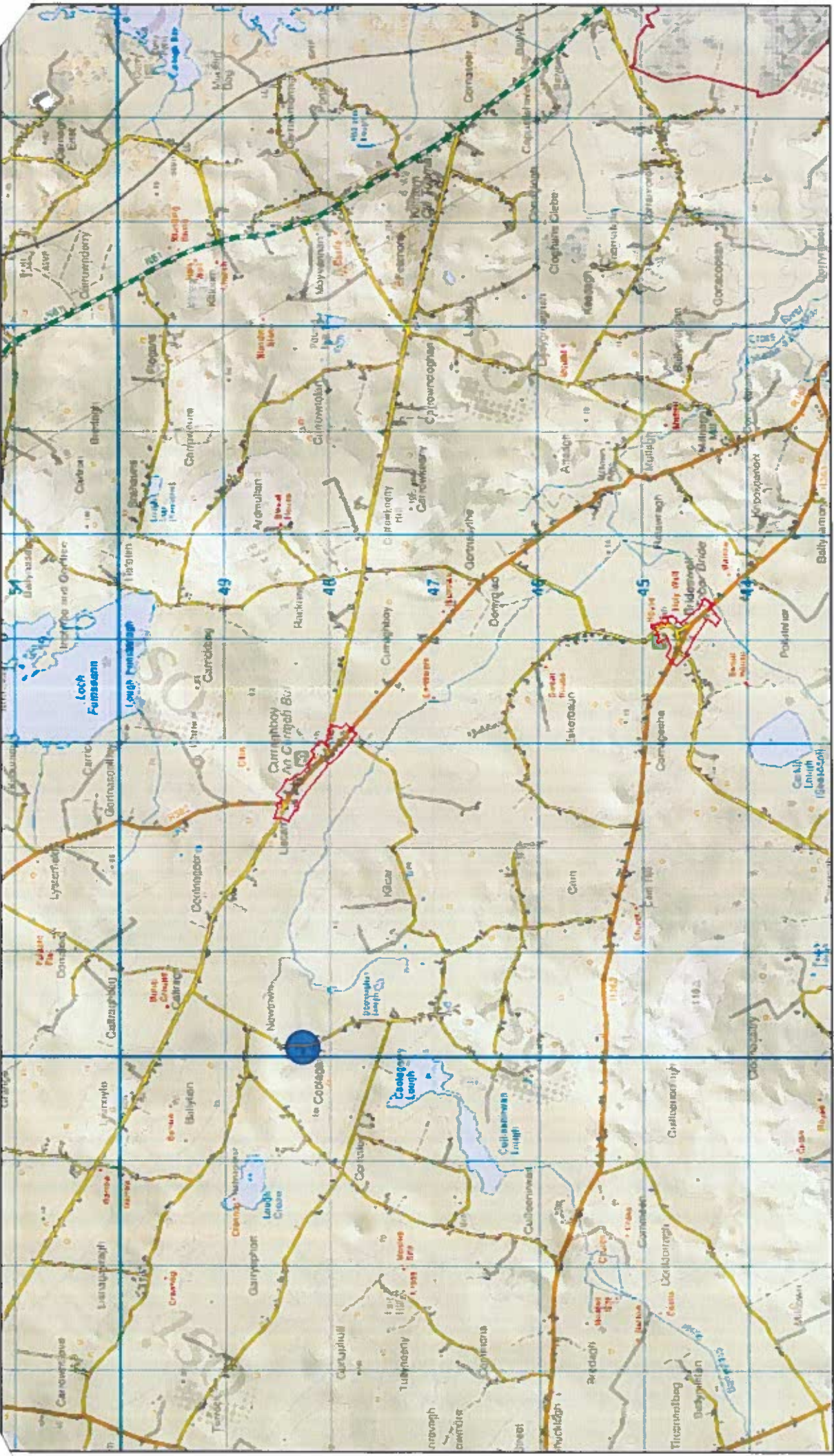
Signed: _____ Date: 21st Nov 2024
Paula Connaughton
South Roscommon Area Planner.

Signed: _____ Date: 21st Nov 2024
Alan O'Connell
Senior Executive Planner





Map Viewer Printout



10/15/2024, 4:46:27 PM

- County Boundary

Local Zonings

Business, Enterprise Park, Light Industry and Warehousing

Car Parking, Transport Node

Community and Educational Facilities

Core Town Centre

District Centre

Existing Residential

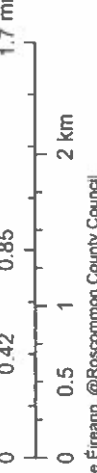
Greenbelt

Industrial Uses

Leisure Tourism

Leisure and Amenity

1:50,000



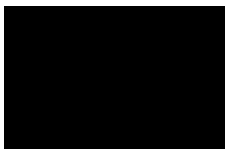
© Taille Éireann @Roscommon County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council



Sarah Quain,



Date: 17th September 2024
Planning Reference: DED 762

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, works including; 1) demolishing existing extension, 2) demolishing existing footpaths to the front of the dwelling 3) replacement of windows and doors 4) repairing roof structure under the Planning & Development Act (Exempt Development) Regulations 2018 at Dutch Cottage, Coolagarry, Curraghboy, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 13th 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. **L01/0/230576** dated 17th 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 762**.
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
09086 37100

17/09/2024 08:18:55

Receipt No.: L01/0/230576

SARAH QUAIN



EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 762	

Total : 80.00 EUR

Tendered :
Cash 80.00

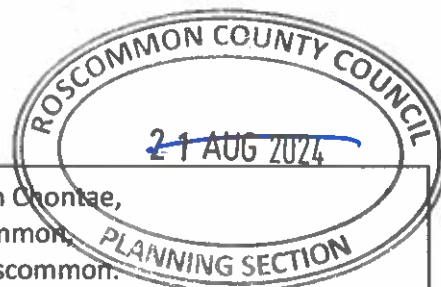
Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

DRO 1762



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)	SARAH QUAIN
Name of Agent	
Nature of Proposed Works	RENOVATION
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	DUTCH COTTAGE, COOLAGARKY, CURRAGHIBOY.
Floor Area: a) Existing Structure b) Proposed Structure	a) 60M ² b) 60M ²
Height above ground level:	18 FT
Total area of private open space remaining after completion of this development	60M ²
Roofing Material (Slates, Tiles, other) (Specify)	TILES

Roscommon County Council



Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	ORIGINAL STONEMARK
Is proposed works located at front/rear/side of existing house.	ENTIRE COTTAGE / EXISTING HOUSE
Has an application been made previously for this site	YES 10 TH NOV 1986
If yes give ref. number (include full details of existing extension, if any)	16948 / 86
Existing use of land or structure	PRIVATE RESIDENCE
Proposed use of land or structure	PRIVATE RESIDENCE
Distance of proposed building line from edge of roadway	20FT
Does the proposed development involve the provision of a piped water supply	YES
Does the proposed development involve the provision of sanitary facilities	YES

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

Signature:

Date:

19/08/24



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



(d) detailed specification of development proposed

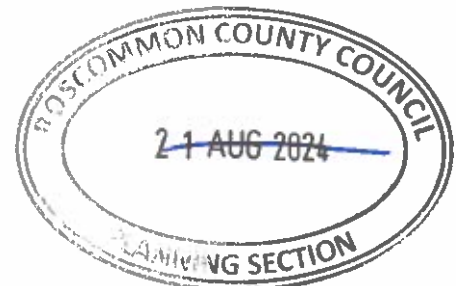
- Cottage to be restored to a liveable condition. New tile roof on structure A and some new cladding roof on structure B.
- New windows and doors to be fitted.
- All cement render/plaster to be removed from walls.
- Original stone to be repointed and left exposed.
- Path in front of structure A to be removed to allow stone to be repointed and to stop ingress of water.



Structure A

Structure B

- Size including height and floor space of cottage to remain the same as it currently is.



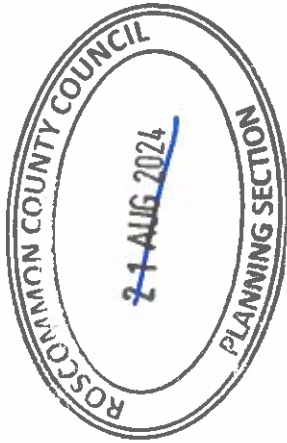


Not visible from the front of the property is the extension at the back of the property with a hallway connecting kitchen and main room.

The extension and hallway will be knocked and removed as they are structurally unsound and causing water ingress to the original property.

Once the extension and hallway are knocked the back of the property will be as it originally was with the original stonework exposed.





Bedroom

Ensuite

Dining

Kitchen

Porch

ront door

Living room

Back door

Bathroom

590440 mE, 748600 mN

The Property
Registration Authority
An tÚdaráis
Clárúcháin Maoine
Folio: RN23621F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.lral.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

- Freehold
- Leasehold
- Subleasehold
- Burdens (may not all be represented on map)
- Right of Way / Waysave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

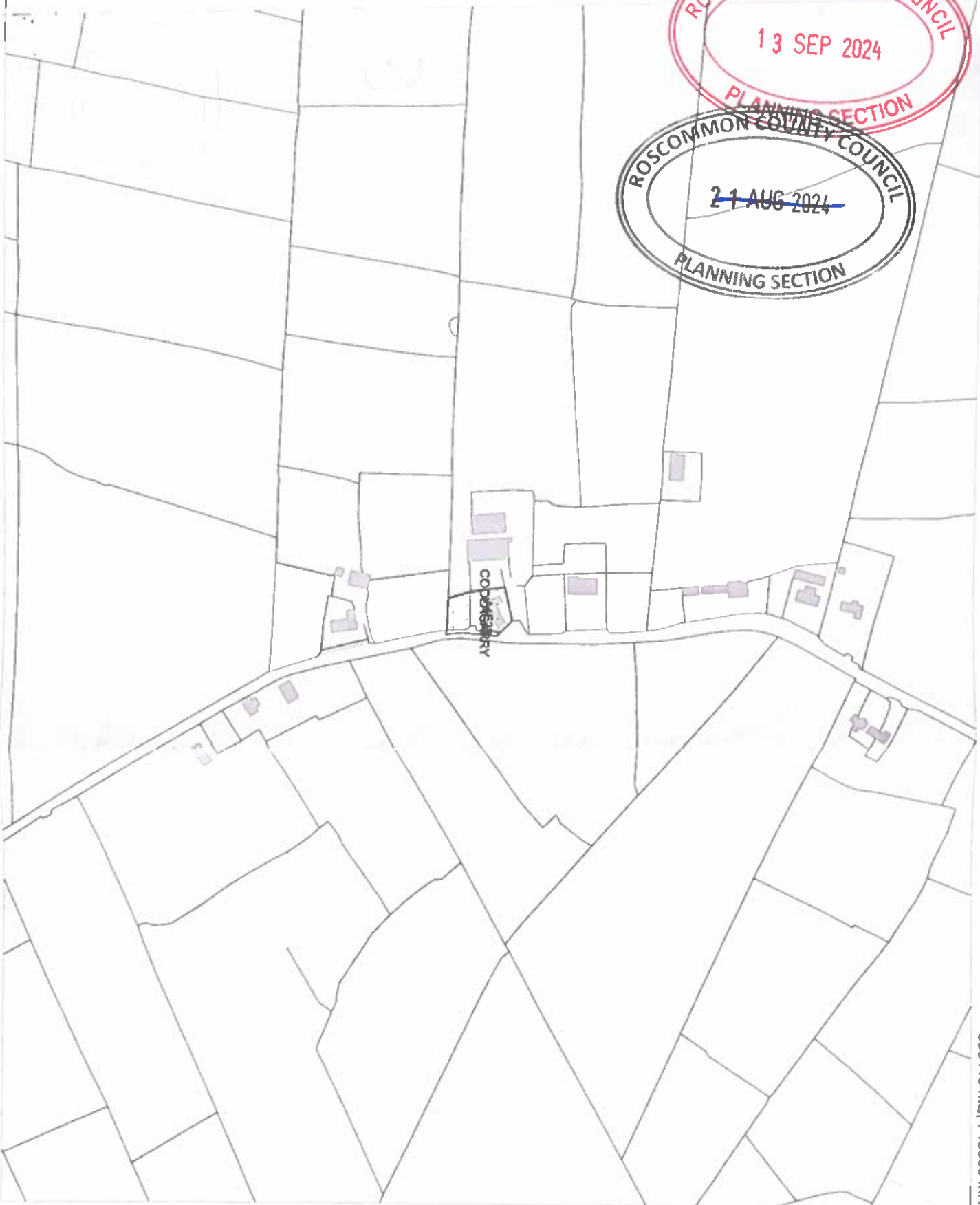
A full list of burdens and their symbology can be found at:
www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:2500 Scale

ROSCOMMON COUNTY COUNCIL
13 SEP 2024
PLANNING SECTION

ROSCOMMON COUNTY COUNCIL
21 AUG 2024
PLANNING SECTION



To whom it may concern,



I am applying for planning exemption to renovate a cottage.

I am applying for the [REDACTED] with Roscommon Co. Council and was advised that planning exemption is required to proceed with the grant.

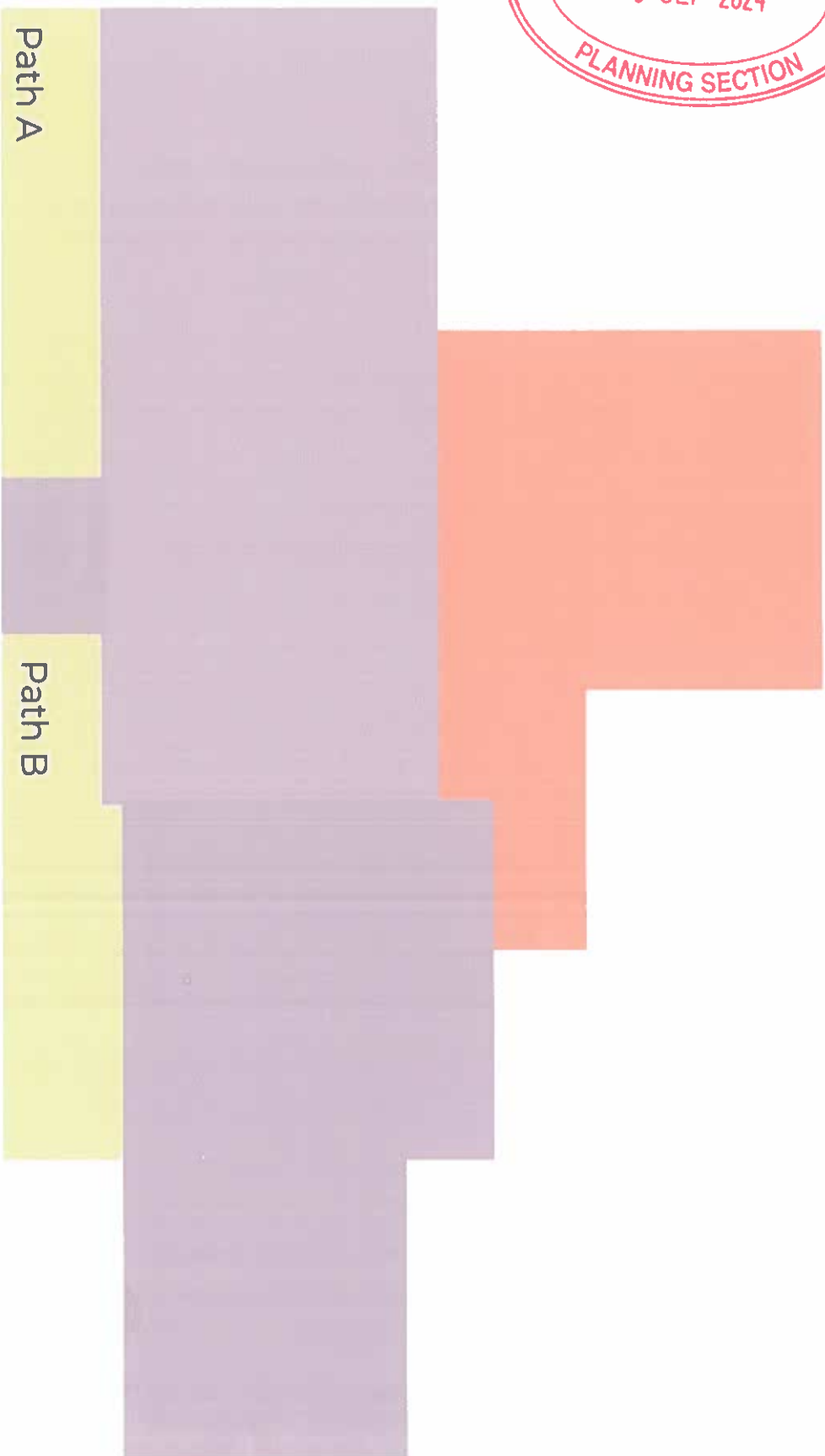
I hope that the information provided is adequate. If there is anything else that you need from me I can be reached at [REDACTED] or alternatively by email at [REDACTED]

Thanks,

Sarah.



Existing Extension



Existing Footpath

-Plans, elevations of structure to be demolished

Existing Extension

-Extension consists of hallway, bathroom and spare room to rear of property.

- Bathroom - 105" x 84" Height - 104
- Spare Room - 154.5" x 187" Height - 104
- Hallway - 36" x 126" Height - 104"

-Extension to be demolished. No structure to be replaced.



-Plans, elevations of structure to be demolished

Existing Footpath

-Footpath is located to the front of the property

- I have labeled the paths as they have seperate measurements either side of the front door.
- Path A - 33" x 274.5" Height - 4"
- Path B - 31" x 260 " Height 4"

-Footpath to be demolished and not replaced.



-Replacement windows in existing opes

-Specifications of replacement windows/doors

-Windows measurements - 40" x 49"

-Current single glaze wooden windows to be replaced with double glaze, black upvc windows of the same size.

-Front Door measurements - 36" x 80"

-Current front door which is wooden with previously broken panels to be replaced with a new hardwood door of the same size and colour.



-Details of proposed roof structure and design

-Roof timbers to be replaced to ensure that roof is structurally sound

-Design, pitch, height of roof to all remain the same.

- New roof will consist of new timber structure, new breathable felt and battens. New cedar thrutone slates.
- Black pvc facia, soffit and gutters to be added.

