

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

John & Ciara Compton,



Reference Number: DED 765
Application Received: 17th September 2024
Name of Applicants: John & Ciara Compton
Agent: James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether the refurbishment of a derelict house works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud works, plasterboard & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry, paint & decorate internally; 6) upgrade plumbing & heating system; 7) upgrade electrical system; 8) install new floors at Church Street, Strokestown, 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) 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.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:
development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;
- (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, works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud works, plasterboard & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry, paint & decorate internally; 6) upgrade plumbing & heating system; 7) upgrade electrical system; 8) install new floors at Church Street, Strokestown, 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,
A/Senior Planner,
Planning.

Date: 6th November 2024

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

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 6 November 2024 11:02
To: James Lohan; Camila Zen
Subject: DED 765 - John & Ciara Compton
Attachments: DED 765 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 765 for John & Ciara Compton. Please note that a hard copy will issue to the applicants 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 Act 2000 (as amended)**

Reference Number:	DED 765
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to refurbish a derelict house works including 1) strip out walls, floors & ceilings, 2) install new ceiling joists and internal stud work, plasterboard & skim, 3) install new windows & doors, 4) re-slate the roof, 5)second fix carpentry and paint & decorate internally, 6) upgrade plumbing/heating system, 7) upgrade electrical system & 8) install new floors.
Name of Applicant:	John & Ciara Compton
Location of Development:	Church Street, Strokestown, Co. Roscommon
Site Visit:	21/10/2024, no access to rear of the property

WHEREAS a question has arisen as to whether the following works; to refurbish a derelict house works including 1) strip out walls, floors & ceilings, 2) install new ceiling joists and internal stud work, plasterboard & skim, 3) install new windows & doors, 4) re-slate the roof, 5)second fix carpentry and paint & decorate internally, 6) upgrade plumbing/heating system, 7) upgrade electrical system & 8) install new floors **at the above address is or is not development and is or is not exempted development.**

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

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

Site Location & Development Description

The property is an attached two-story townhouse on Church Street, Strokestown, Co. Roscommon. The property is in the Strokestown ACA and is zoned land (Roscommon County Development Plan 2022-2028 – Town Core). The proposed development consists of the refurbishment of the townhouse including the replacing of windows/doors, new roof and various internal works.

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

Archaeological and Cultural Heritage

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

Appropriate Assessment

The closest European sites to the site of the proposed development are Annaghmore Lough PNHA/SAC (Site Code 001626) which is located circa 2km to the north west and Kilglass And Grange Loughs PNHA (Site Code 000608), which is approximately 5km to the north east of the subject site.

The closest European sites to the site of the proposed development are Annaghmore Lough PNHA/SAC (Site Code 001626) which is located circa 2km to the north west and Kilglass And Grange Loughs PNHA (Site Code 00608), which is approximately 5km to the north east of the subject site.

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

Planning History

As per the Roscommon County Council's Planning Registry, recent planning history application of 04/2323 in relation to demolish two existing terraced dwelling houses and to construct two terraced dwelling houses.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

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

Section 3. -(1)

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

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

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

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

Planning and Development Regulations, 2001 as amended

Article 6 (1)

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

Article 9 (1) applies;

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

viiiB) 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,

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.

The proposal includes the refurbishment of a townhouse. These works have been considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. Following the further information response received on the 29th of October 2024, the proposed works are deemed an exempt development provided that the existing slates are used to finish the proposed roof (stated in application form) and provided window and doors are timber effect with window joinery constituted of a single sash type transom with horns (stated in FI response) only. I recommend that a declaration to that effect should be issued to the applicant.

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

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

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to refurbish a derelict house works including 1) strip out walls, floors & ceilings, 2) install new ceiling joists and internal stud work, plasterboard & skim, 3) install new windows & doors, 4) re-slate the roof, 5) second fix carpentry and paint & decorate internally, 6) upgrade plumbing/heating system, 7) upgrade electrical system & 8) install new floors as outlined above on Church Street, Strokestown, 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) 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.
- (d) The planning history of the site



AND WHEREAS I have concluded that

- The works outlined above are development.
- The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

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

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

AND WHEREAS I have concluded that the said development to refurbish a derelict house works including 1) strip out walls, floors & ceilings, 2) install new ceiling joists and internal stud work, plasterboard & skim, 3) install new windows & doors, 4) re-slate the roof, 5) second fix carpentry and paint & decorate internally, 6) upgrade plumbing/heating system, 7) upgrade electrical system & 8) install new floors as outlined above on Church Street, Strokestown, Co. Roscommon is an exempted development provided that the existing slates are used to finish the proposed roof (stated in application form) and provided window and doors are timber effect with window joinery constituted of a single sash type transom with horns (stated in FI response) only. I recommend that a declaration to that effect should be issued to the applicant.

Signed:

Date: 05th November 2024

Civil Technician

Signed:

Date: 05th November 2024

Senior Executive Planner

Carmel Curley

From: Camila Zen <camila@jlce.ie>
Sent: Tuesday 29 October 2024 10:32
To: Carmel Curley
Subject: Re: DED765 - John & Ciara Compton
Attachments: FI John & Ciara FI Response.docx; 24-352-F101.pdf



Hi Carmel,

I hope this email finds you well.

Please find attached our response to the Further Information Request.

Could you let me know if I also need to submit a hard copy directly to the County Council?

Kind regards,
Camila

On Tue, 22 Oct 2024 at 15:49, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

A Chara,

Please find attached Further Information Request Letter for DED Application 765 for John & Ciara Compton.

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

Regards,

Carmel



Carmel Curley, Assistant Staff Officer,

Planning Department, Roscommon County Council,

Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

☎: (090) 6637100

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

MAP LOCATION



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Camila Zen, Designer

B.Arch (Hons)

James Lohan Consulting Engineer Ltd,

Unit 5, Ballypheason House, Circular Road

Roscommon F42 C982

Ph: 090 663 4365

E: camila@jlce.ie

Web: www.jlce.ie



RESPONSE TO FURTHER INFORMATION

Ref: DED 765

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 refurbishment of a derelict house, works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists and internal stud work, plasterboard & skim; 3) install new UPVC windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint & decorate internally; 6) upgrade plumbing/heating system; 7) upgrade electrical system & 8) install new floors at Church Street, Strokestown, Co. Roscommon is or is not exempted development.

Dear Planner

We hereby response to the Further Information request dated 22 October 2024:

1 In relation to the make, type/ style of both the proposed windows and doors

Response: Regarding our recent application, we would like to clarify that the specification of new uPVC windows was an error. We intend to retain the existing style with sliding sash timber windows or similar approved by the authority, ensuring that no alterations are made to the building's façade.

Please find attached the updated elevations without the mention of uPVC windows.

We look forward to hearing from you and sincerely hope that there is a positive decision in relation to this application.

Kind Regards,



Camila Zen, B. Arch (Hons)



150

7158

TIMBER WINDOWS OR
SIMILAR APPROVED

NAP PLASTER
RENDER

NATURAL SLATES TO
ROOF OR SIMILAR
APPROVED

150

7158

NAP PLASTER
RENDER

NATURAL SLATES TO
ROOF OR SIMILAR
APPROVED

Technical drawing of a roof plan for a building with a gabled roof. The drawing shows a rectangular footprint with a gabled section on the right. Dimensions are given as 150 and 7158. Labels include 'NAP PLASTER RENDER' on the left wall, 'NATURAL SLATES TO ROOF OR SIMILAR APPROVED' for the roof, and '150' and '7158' for the dimensions. A north arrow is located in the bottom right corner.

[illegible]

Carmel Curley

From: Carmel Curley
Sent: Tuesday 22 October 2024 15:49
To: James Lohan; Camila Zen
Subject: DED765 - John & Ciara Compton
Attachments: DED 765 - FI Request.pdf

A Chara,

Please find attached Further Information Request Letter for DED Application 765 for John & Ciara Compton.

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

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



John & Ciara Compton,



Date: 22nd October 2024
Ref: DED 765

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 refurbishment of a derelict house, works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists and internal stud work, plasterboard & skim; 3) install new UPVC windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint & decorate internally; 6) upgrade plumbing/heating system; 7) upgrade electrical system & 8) install new floors at Church Street, Strokestown, Co. Roscommon., is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 17th September 2024 and in order for the Planning Authority to determine as to whether the refurbishment of a derelict house works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists and internal stud work, plasterboard & skim; 3) install new UPVC windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint & decorate internally; 6) upgrade plumbing/heating system; 7) upgrade electrical system & 8) install new floors at Church Street, Strokestown, Co. Roscommon, is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. In relation to the make, type/ style of both the proposed windows and doors

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 765**.

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

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

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

Áras an Chontae, Roscommon, F42 VR98

T 090 6637100 F 090 6625599 E customerservice@roscommoncoco.ie

W roscommon.ie RoscommonCountyCouncil @roscommoncoco



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

Reference Number:	DED 765
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to refurbish a derelict house works including 1) strip out walls, floors & ceilings, 2) install new ceiling joists and internal stud work, plasterboard & skim, 3) install new UPVC windows & doors, 4) re-slate the roof, 5) second fix carpentry and paint & decorate internally, 6) upgrade plumbing/heating system, 7) upgrade electrical system & 8) install new floors.
Name of Applicant:	John & Ciara Compton
Location of Development:	Church Street, Strokestown, Co. Roscommon
Site Visit:	21/10/2024, no access to rear of the property

WHEREAS a question has arisen as to whether the following works; to refurbish a derelict house works including 1) strip out walls, floors & ceilings, 2) install new ceiling joists and internal stud work, plasterboard & skim, 3) install new UPVC windows & doors, 4) re-slate the roof, 5) second fix carpentry and paint & decorate internally, 6) upgrade plumbing/heating system, 7) upgrade electrical system & 8) install new floors at the above address is or is not development and is or is not exempted development.

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

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

Site Location & Development Description

The property is an attached two-story townhouse on Church Street, Strokestown, Co. Roscommon. The property is in the Strokestown ACA and is zoned land (Roscommon County Development Plan 2022-2028 – Town Core). The proposed development consists of the refurbishment of the townhouse including the replacing of windows/doors, new roof and various internal works.

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

Archaeological and Cultural Heritage

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

Appropriate Assessment

The closest European sites to the site of the proposed development are Annaghmore Lough PNHA/SAC (Site Code 001626) which is located circa 2km to the north west and Kilglass And Grange Loughs PNHA (Site Code 000608), which is approximately 5km to the north east of the subject site.

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

Planning History

As per the Roscommon County Council's Planning Registry, recent planning history application of 04/2323 in relation to demolish two existing terraced dwelling houses and to construct two terraced dwelling houses.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

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

Section 3. -(1)

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

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

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

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

Planning and Development Regulations, 2001 as amended

Article 6 (1)

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

Article 9 (1) applies;

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

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Initial Planning Assessment:

As this property is located within Strokestown ACA, additional information is required to determine the type and style of the proposed windows and doors. The information provided must match the existing windows and doors (Timber, with window joinery constituted of a single sash type transom with horns.)

Accordingly, a further Information request will be made in this regard.

Recommendation:

- Provide information in relation to the make, type/style of both the proposed windows and doors.

Signed:**Date:** 22nd October 2024

Civil Technician

**Signed:****Date:** 22nd October 2024

Senior Executive Planner





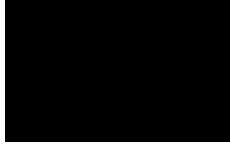




Comhairle Contae
Ros Comáin
Roscommon
County Council



John & Ciara Compton,



Date: 18th September 2024
Planning Reference: DED 765

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 works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists and internal stud work, plasterboard & skim; 3) install new UPVC windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint & decorate internally; 6) upgrade plumbing/heating system; 7) upgrade electrical system & 8) install new floors under the Planning & Development Act (Exempt Development) Regulations 2018 at Church Street, Strokestown, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 17th 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. **L01/0/230607** dated 18th 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 765**.
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

18/08/2024 11:38:00

Receipt No. L01/0/230607

JOHN & CIARA COMPTON
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 765	

Total	80 00 EUR
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Tendered	
Cheque	80 00
500363	

Change	0 00
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Issued By : Bernadine Durnan
From : Central Cash Office

Carmel Curley

From: Carmel Curley
Sent: Wednesday 18 September 2024 15:25
To: James Lohan; Camila Zen
Subject: DED765 - John & Ciara Compton
Attachments: DED765 - Ack letter & Receipt.pdf

Hi,

Please see attached Acknowledgement Letter & Receipt for John & Ciara Compton - DED Application 765. Please note a hard copy will issue to the applicants today.

Regards,

Carmel

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

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

[MAP LOCATION](#)





Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

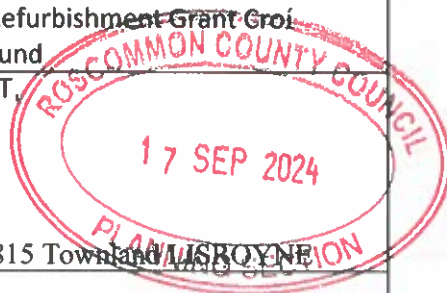
Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

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

Name of Applicant(s)	John & Ciara Compton
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant-Groí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	CHURCH STREET, STROKESTOWN, ROSCOMMON O.S No. 2164-C XY: 592976, 780815 Townland LISBOYNE
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>106 Sqm</u>
Height above ground level:	Floor level- between 200mm – 300 mm above ground level (Ridge height existing 7158 mm above ground level)
Total area of private open space remaining after completion of this development	0.0647 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof



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.	N/A
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 rented
Distance of proposed building line from edge of roadway	The house is 16 meters from the main road. Note: There is an existing service road with parking and a sidewalk serving the houses along the street
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 Public Mains

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

Signature: 

Date: 12/09/2024

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: John & Ciara Compton for Property at CHURCH STREET, STROKESTOWN, ROSCOMMON

The property is being stripped out back to its original walls and from there it will be renovated and put back into use as it was originally a three-bed dwelling house. 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. Install new UPVC windows and doors.
4. Re-slate the roof.
5. Second fix carpentry and paint and decorate internally.
6. Upgrade plumbing/heating system.
7. Upgrade electrical systems.
8. Install new floors.

Kind Regards

 17/09/2024.

Camila Zen

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

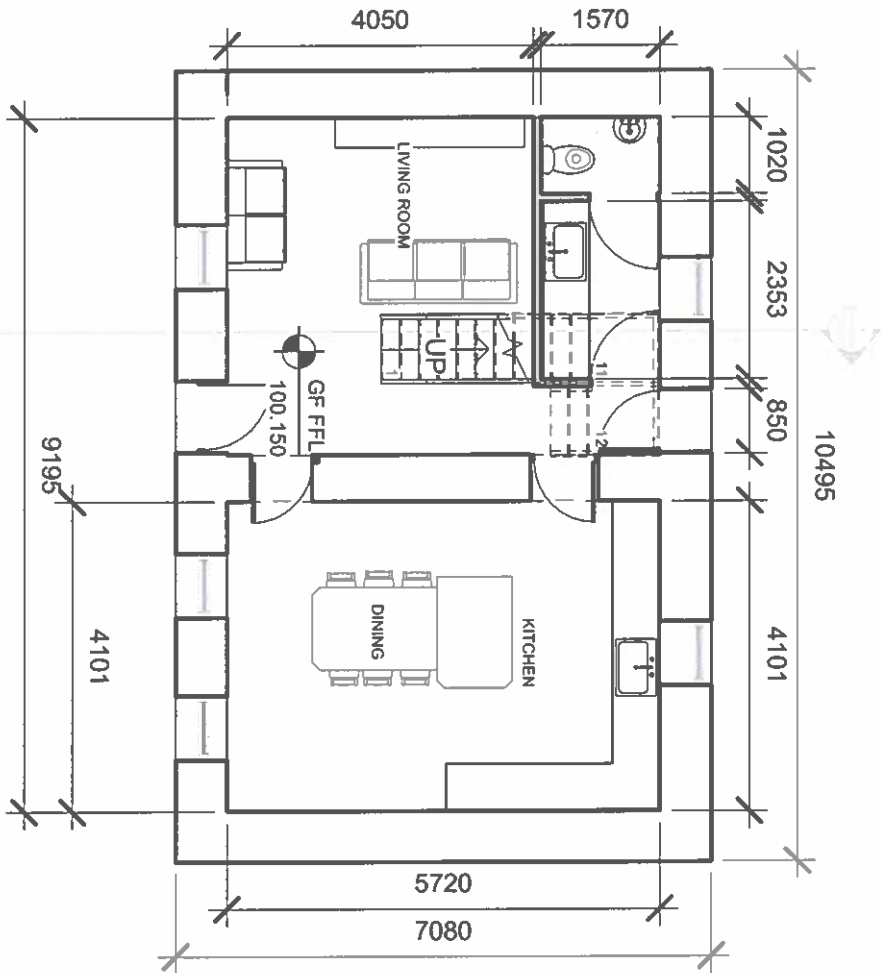


1701001

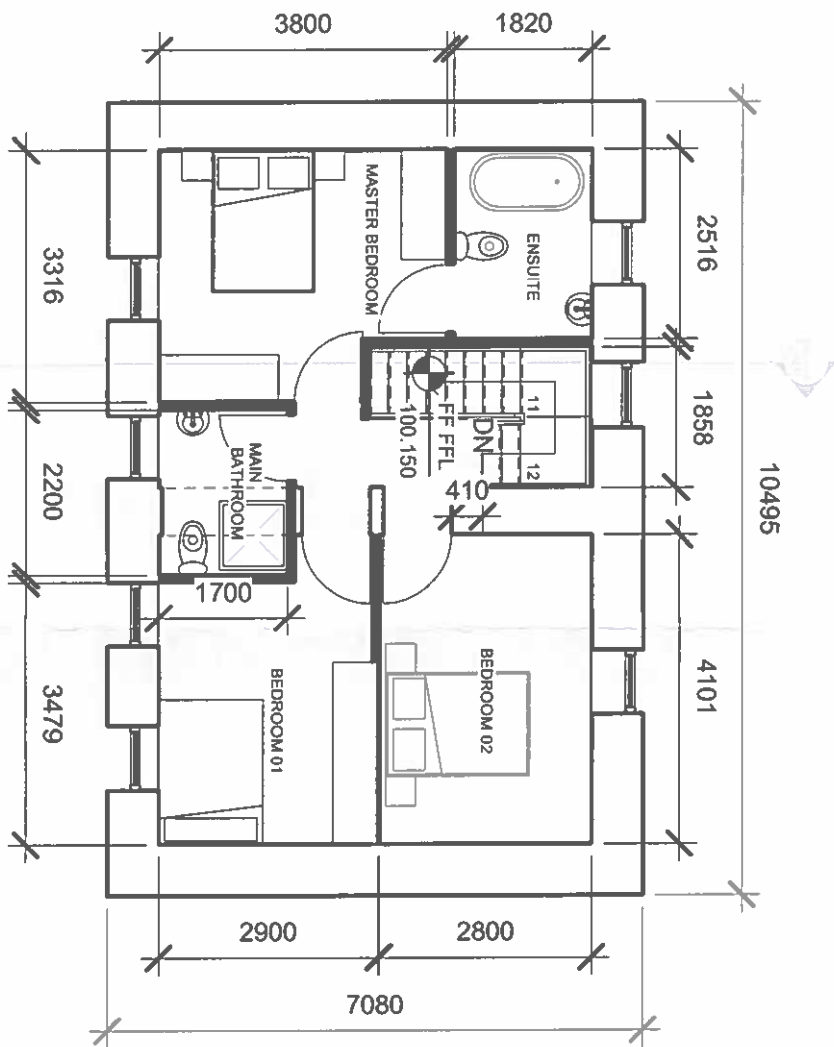
DRG No. 001
SCALE 1:1000

AREASCHEDULE

GROUND FLOOR AREA	: 53m ²
FIRST FLOOR AREA	: 53m ²
TOTAL AREA	: 106m ²



1 01-Ground Floor Plan - Proposed
1 : 100

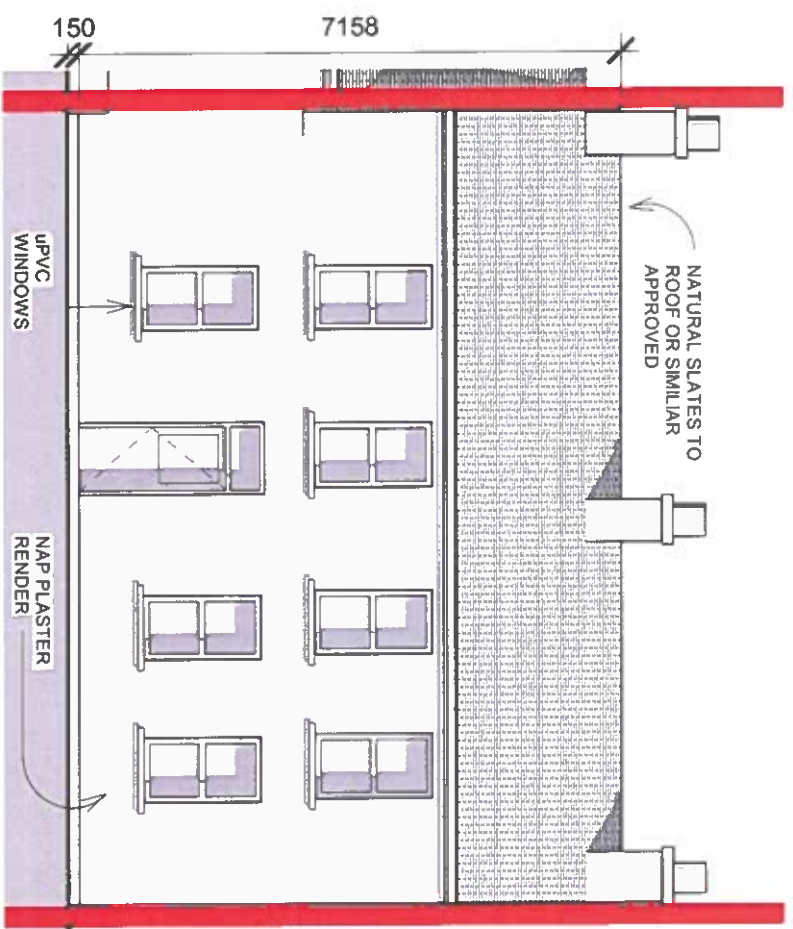


2 02-First Floor Plan - Proposed
1 : 100

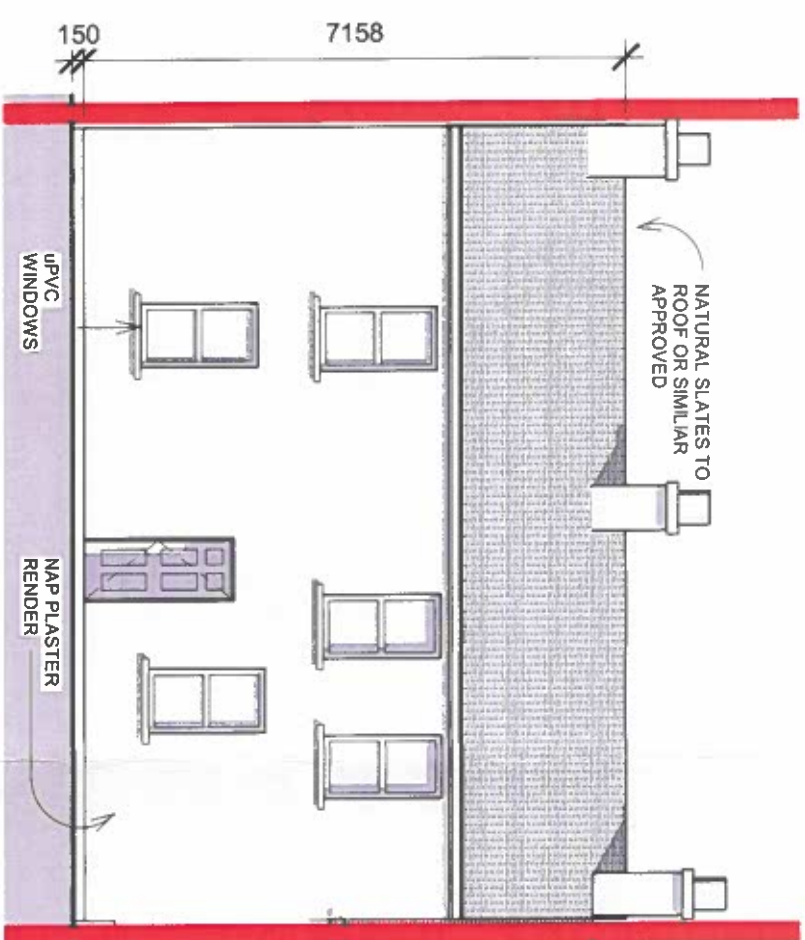


NOTE: No alterations are proposed for the elevations

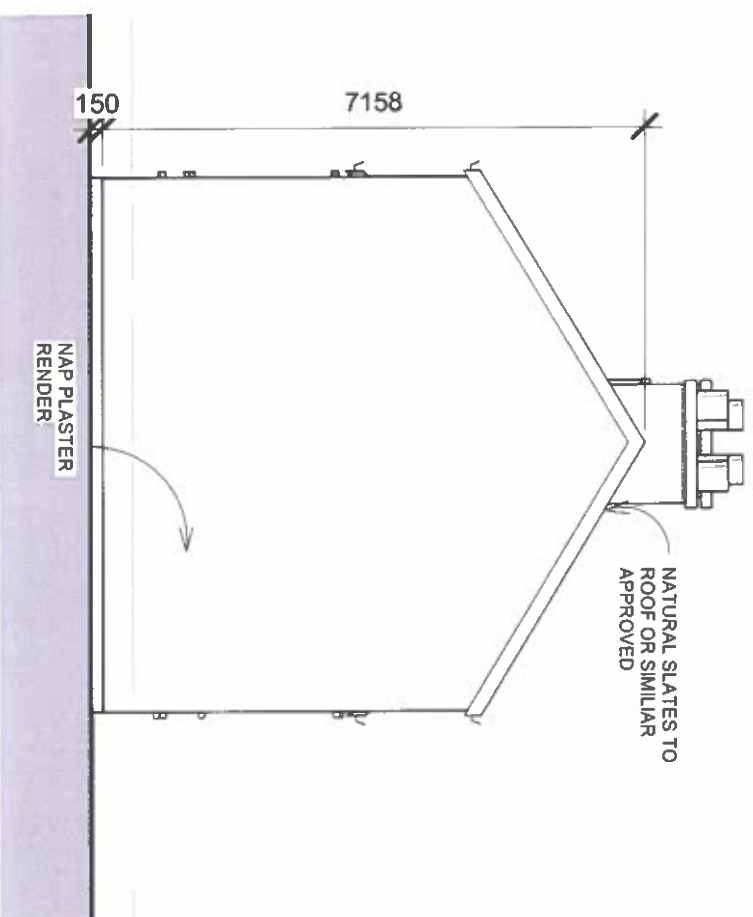
1 Front Elevation (NORTH)
1 : 100



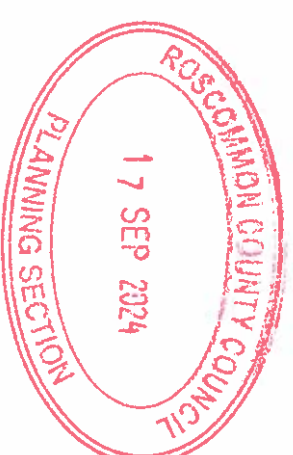
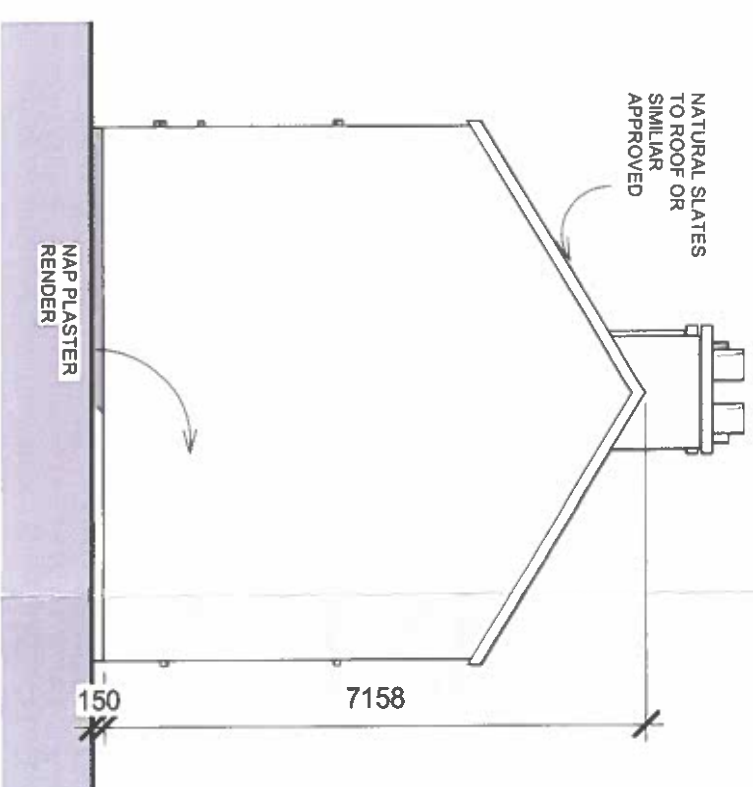
2 Rear Elevation (SOUTH)
1 : 100



3 Side Elevation (EAST)
1 : 100



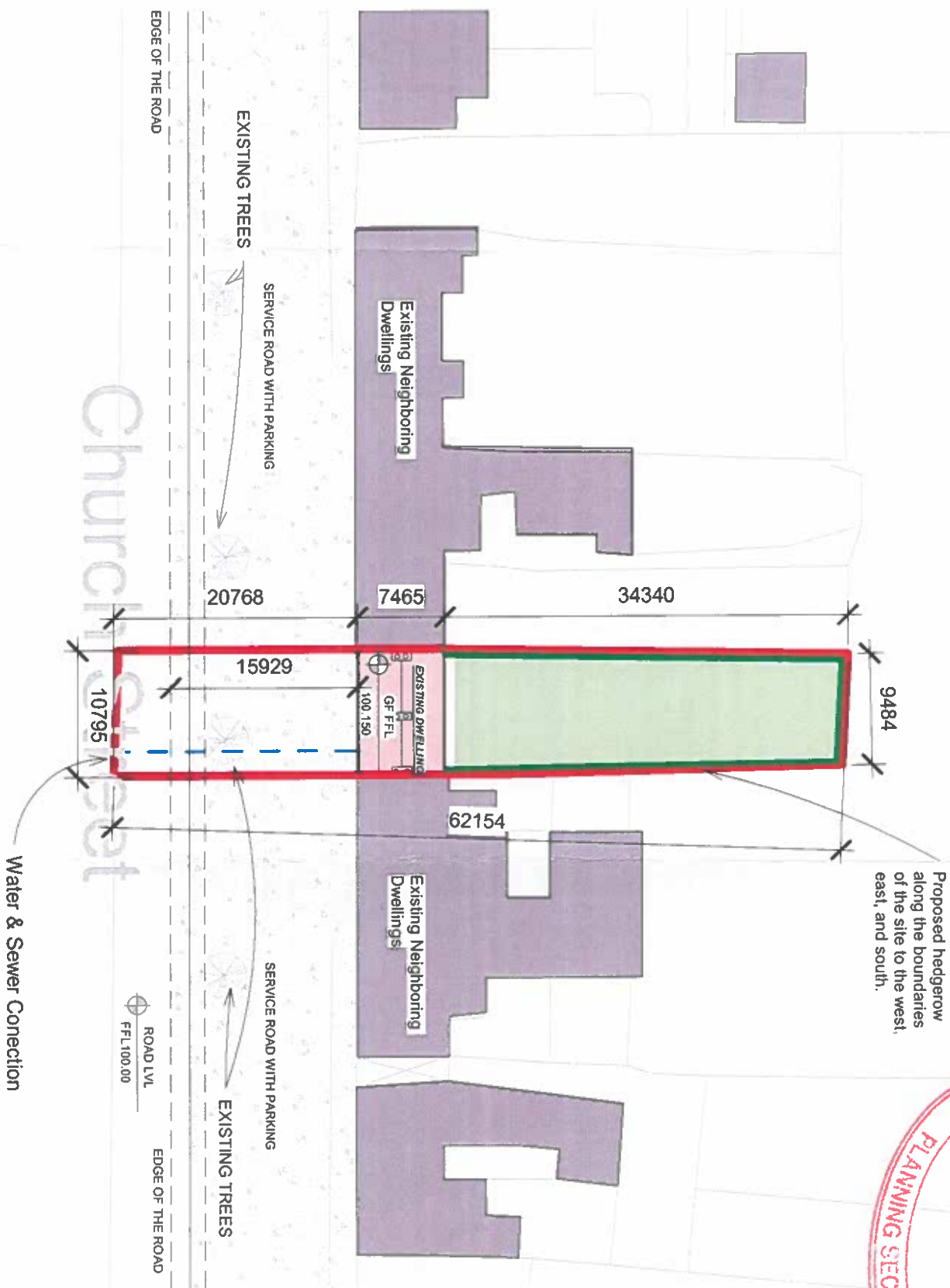
4 Side Elevation (WEST)
1 : 100



LEGEND

SITE BOUNDARY OUTLINED IN RED (0.0647HECTARES)

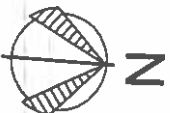
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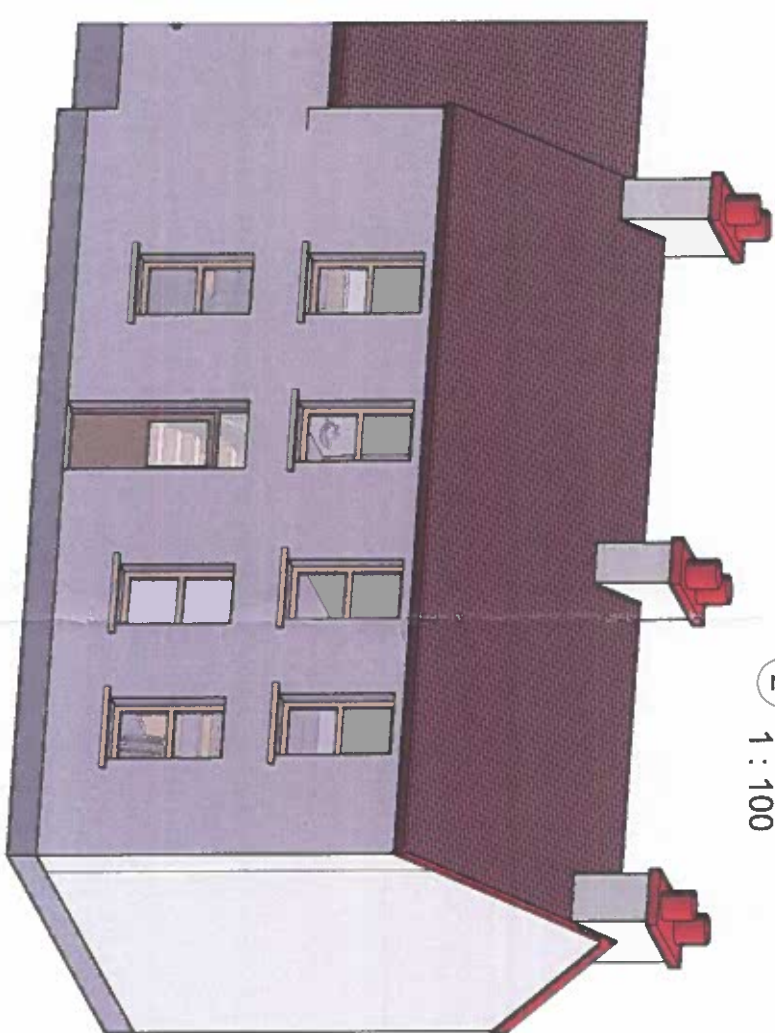
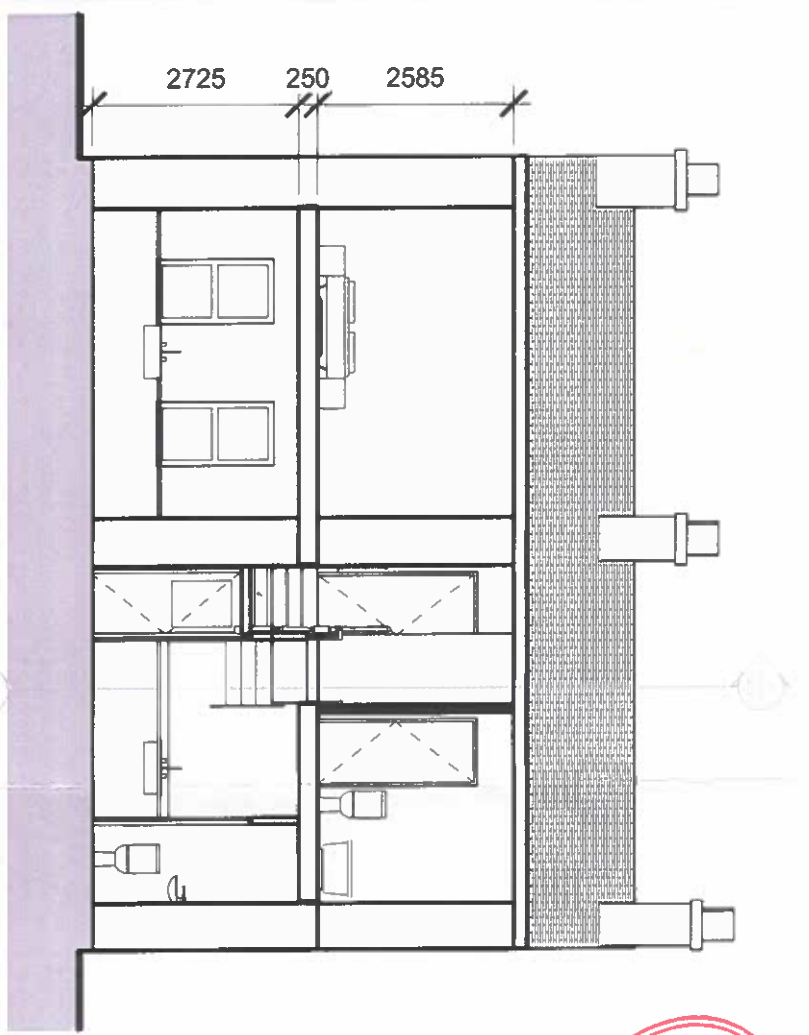
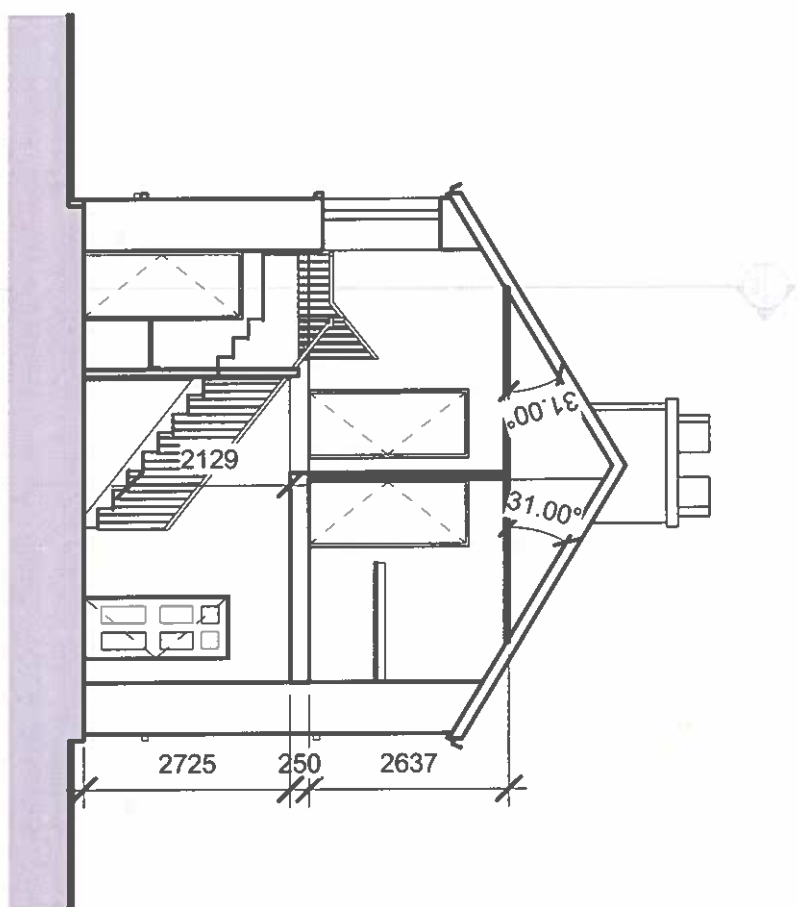


- 1 0 Site Layout Plan
- 1 : 500

EXEMPT
DEVELOPMENT

 James Lohan Planning & Design Consulting Engineers		Civil Engineering Architectural Design Surveying		U/I: 5 R/O: 20200804088 Registration No: 202082	E-mail: jloh@jlohan.ie Tel: (00353) 86343455	
CLIENT: JOHN & CLARA COMPTON		JOB: EXEMPT DEVELOPMENT		1:0 B 24.06.22	DATE: 29/09/2024	
SITE: CHURCH STREET, SMOCKSTOWN, ROSCOMMON		DRAWN BY: Site Layout Plan		0:0 A 02.09.24	REV: 05/09/24 BY As indicated @ A3 C.20h	
F-42 WK7						





**EXEMPT
DEVELOPMENT**

DATE	17/09/2024	SCALE	1:100 @ A3
REV	1	DATE	17/09/2024
DATE	17/09/2024	SCALE	1:100 @ A3
REV	1	DATE	17/09/2024
DATE	17/09/2024	SCALE	1:100 @ A3
REV	1	DATE	17/09/2024

James Lohan Architectural Services 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	24-352	031	DESIGNED BY C.261
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