

ROSCOMMON COUNTY COUNCIL

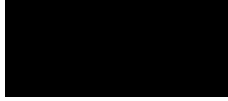
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Michael Greevy & Labhaoise Cunnane,



Reference Number: DED 771

Application Received: 26th September 2024

Name of Applicants: Michael Greevy & Labhaoise Cunnane

Agent: Ambrose Lavin

WHEREAS a question has arisen as to whether the refurbishment of an existing house, works including 1)remove & replace existing roof & reroof existing garage; 2) make good any cracks in the blockwork; 3) demolish the chimneys; 4)create new layout within the house by demolishing some walls; 5)all external walls to be dry lined and insulated to be brought up to current standards; 6)new ceilings throughout; 7)new insulation; 8) re-wire and new plumbing throughout; 9) plaster and make good on all walls; 10)remove existing floors and create new with insulation; 11)install all new triple glazed windows and doors; 12)all new footpaths around the house; 13)all internal architrave, skirting & doors; 14)tile, paint & flooring; 15)new kitchen to be installed & 16)new bathroom to be installed at Loughlinn Demesne, Loughlinn, Co. Roscommon, F45 YE28, is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 6 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 – 2011.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development
- (b) Remove and replace existing roof and reroof existing garage is exempted development
- (c) Make good any cracks in the blockwork is exempted development
- (d) Create new layout within the house by demolishing some walls is exempted development
- (e) Dry line and insulate all external walls is exempted development
- (f) New ceilings throughout is exempted development
- (g) New insulation is exempted development
- (h) Re-wire and new plumbing throughout is exempted development
- (i) Plaster and make good on all walls is exempted development
- (j) Remove existing floors and create new with insulation is exempted development
- (k) Install all new triple glazed windows and doors is exempted development
- (l) All new footpaths around the house is exempted development
- (m) All internal architrave, skirting and doors is exempted development
- (n) Tile, paint and flooring is exempted development
- (o) New kitchen to be installed is exempted development

- (p) New bathroom to be installed is exempted development
- (q) Demolish the chimneys is not exempted development
- (r) 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 in respect of the said works at Loughlinn Demesne, Loughlinn, Co. Roscommon, having regard to the definitions and exempted development provisions contained within the Planning and Development Act 2000 (as amended) and associated Regulations that the said works as listed under B - P above **constitute development that is exempted development** and that the said works as listed under Q above **constitute development that is not exempted development**

Signed on behalf of the Council:



Alan O'Connell,
A/Senior Planner,
Planning.

Date: 7th November 2024

ADVICE NOTE

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

Carmel Curley

From: Carmel Curley
Sent: Thursday 7 November 2024 14:07
To: amblavin23@gmail.com
Subject: DED 771 - Notification of Decision
Attachments: DED 771 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 771 for Michael Greevy & Labhaoise Cunnane. Please note that a hard copy will be issued 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



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

Reference Number: DED 771

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development - Permission to refurbish existing dwelling, works including 1) remove and replace existing roof and reroof existing garage; 2) make good any cracks in the blockwork; 3) demolish the chimneys; 4) create new layout within the house by demolishing some walls; 5) all external walls to be dry lined and insulated to be brought up to current standards; 6) new ceilings throughout; 7) new insulation; 8) re-wire and new plumbing throughout; 9) plaster and make good on all walls; 10) remove existing floors and create new with insulation; 11) install all new triple glazed windows and doors; 12) all new footpaths around the house; 13) all internal architrave, skirting & doors; 14) tile, paint and flooring, 15) new kitchen to be installed; 16) new bathroom to be installed at Loughlinn Demesne, Loughlinn, County Roscommon, F45 YE28

Applicants: Michael Greevy & Labhaoise Cunnane

Date: 5th November 2024

WHEREAS a question has arisen as to whether to refurbish the existing dwelling with works including 1) remove and replace existing roof and reroof existing garage; 2) make good any cracks in the blockwork; 3) demolish the chimneys; 4) create new layout within the house by demolishing some walls; 5) all external walls to be dry lined and insulated to be brought up to current standards; 6) new ceilings throughout; 7) new insulation; 8) re-wire and new plumbing throughout; 9) plaster and make good on all walls; 10) remove existing floors and create new with insulation; 11) install all new triple glazed windows and doors; 12) all new footpaths around the house; 13) all internal architrave, skirting & doors; 14) tile, paint and flooring, 15) new kitchen to be installed; 16) new bathroom to be installed at Loughlinn Demesne, Loughlinn, County Roscommon, F45 YE28 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 6 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 – 2011
- (e) The planning history of the site

Site Location & Development Description

The existing dwelling house is located in Loughlinn Demesne, Loughlinn, County Roscommon. There are no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS. The subject site is approximately 3.5km from the Drumalough Bog SAC (Site Code: 002 338). The proposed development consists of refurbishing the existing dwelling house.

Planning History

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

Assessment

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

- (a) Remove and replace existing roof and reroof existing garage
- (b) Make good any cracks in the blockwork
- (c) Demolish the chimneys
- (d) Create new layout within the house by demolishing some walls
- (e) Dry line and insulate all external walls to be brought up to current standards
- (f) New ceilings throughout
- (g) New insulation
- (h) Re-wire and new plumbing throughout
- (i) Plaster and make good on all walls
- (j) Remove existing floors and create new with insulation
- (k) Install all new triple glazed windows and doors
- (l) All new footpaths around the house
- (m) All internal architrave, skirting and doors
- (n) Tile, paint and flooring
- (o) New kitchen to be installed
- (p) New bathroom to be installed

These works have considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

The proposed new footpaths around the house has been considered within the scope of Class 6 of Part 1 of Article 6 - *Exempted Development General* of the Regulations.

Schedule 2, Part 1, Exempted Development – General

<i>Development within the curtilage of a house</i>	
Class 6	
Description of Development	Conditions and Limitations
(a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.	The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.
(b) Any works within the curtilage of a house for –	
<ul style="list-style-type: none"> I. The provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or, II. The provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such. 	<p>Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line, as the case may be, whichever is the smaller,</p> <p>or</p> <p>If the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.</p>

The refurbishment of the existing dwelling house, apart from the demolition of the chimneys, in this case is considered to be exempted development.

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

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

Recommendation

WHEREAS a question has arisen as to whether to refurbish the existing dwelling with works including 1) remove and replace existing roof and reroof existing garage; 2) make good any cracks in the blockwork; 3) demolish the chimneys; 4) create new layout within the house by demolishing some walls; 5) all external walls to be dry lined and insulated to be brought up to current standards; 6) new ceilings throughout; 7) new insulation; 8) re-wire and new plumbing throughout; 9) plaster and make good on all walls; 10) remove existing floors and create new with insulation; 11) install all new triple glazed windows and doors; 12) all new footpaths around the house; 13) all internal architrave, skirting & doors; 14) tile, paint and flooring, 15) new kitchen to be installed; 16) new bathroom to be installed at Loughlinn Demesne, Loughlinn, County Roscommon, F45 YE28 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 6 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 – 2011
- (e) The planning history of the site

AND WHEREAS I have concluded that


- (a) The works are development
- (b) Remove and replace existing roof and reroof existing garage is exempted development
- (c) Make good any cracks in the blockwork is exempted development
- (d) Demolish the chimneys is **not** exempted development
- (e) Create new layout within the house by demolishing some walls is exempted development
- (f) Dry line and insulate all external walls is exempted development
- (g) New ceilings throughout is exempted development
- (h) New insulation is exempted development
- (i) Re-wire and new plumbing throughout is exempted development

- (j) Plaster and make good on all walls is exempted development
- (k) Remove existing floors and create new with insulation is exempted development
- (l) Install all new triple glazed windows and doors is exempted development
- (m) All new footpaths around the house is exempted development
- (n) All internal architrave, skirting and doors is exempted development
- (o) Tile, paint and flooring is exempted development
- (p) New kitchen to be installed is exempted development
- (q) New bathroom to be installed is exempted development
- (r) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

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

Signed: 
Jennifer Foy
Assistant Planner

Date: 6th November 2024

Signed: 
Alan O'Connell
A/Senior Planner

Date: 6th November 2024

Carmel Curley

From: Carmel Curley
Sent: Wednesday 2 October 2024 10:37
To: amblavin23@gmail.com
Subject: Michael Greevy & Labhaoise Cunnane - DED Application
Attachments: DED771 - Ack Leter & Receipt.pdf

A chara,

Please see attached Acknowledgement Letter and Receipt for Michael Greevy & Labhaoise Cunnane Declaration of Exempted Development Application (Reference Number DED771). 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





Comhairle Contae
Ros Comáin
Roscommon
County Council



Michael Greevy & Labhaoise Cunnane,



Date: 1st October 2024
Planning Reference: DED 771

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

Development: Permission to refurbish existing dwelling, works including 1)remove & replace existing roof & reroof existing garage; 2) make good any cracks in the blockwork; 3) demolish the chimneys; 4)create new layout within the house by demolishing some walls; 5)all external walls to be dry lined and insulated to be brought up to current standards; 6)new ceilings throughout; 7)new insulation; 8) re-wire and new plumbing throughout; 9) plaster and make good on all walls; 10)remove existing floors and create new with insulation; 11)install all new triple glazed windows and doors; 12)all new footpaths around the house; 13)all internal architrave, skirting & doors; 14)tile, paint & flooring etc, 15)new kitchen to be installed; 16)new bathroom to be installed under the Planning & Development Act (Exempt Development) Regulations 2018 at Loughlinn Demesne, Loughlinn, Co. Roscommon, F45 YE28.

A Chara,

I wish to acknowledge receipt of your application which was received on the 26th 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. **L01/0/230767** dated 27th September 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 771**.
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:

Ambrose Lavin
amblavin23@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

27/09/2024 14:20:38

Receipt No : L01/0/230787

MICHAEL GREEVY

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED NO 771

Total 80.00 EUR

Tendered :
Credit/Debit Card 80.00
8708

Change 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

From: Mervyn Walsh
Sent: Thursday 26 September 2024 11:14
To: Carmel Curley
Subject: FW: Section 5 application form
Attachments: Affidavit Re Vacant Property Refurbishment Grant.pdf; House forms .pdf; Property tax.pdf; House maps .pdf; Secptic tank.pdf

From: Michael Greevy [REDACTED]
Sent: Thursday 26 September 2024 11:10
To: Planning Department <Planning@roscommoncoco.ie>
Subject: Section 5 application form

Attached is all the documents for the housing grant. Along with plans and maps.

Signed agreements and the affidavit.

My current address is [REDACTED]

And my phone number is [REDACTED]

For payment of the €80 can you contract me on [REDACTED] and I will pay over the phone .

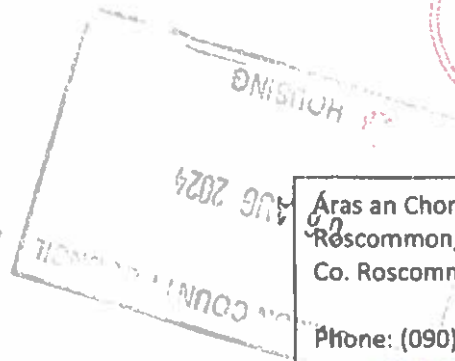
Thanks

Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours





Comhairle Contae
Ros Comáin
Roscommon
County Council



Aras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

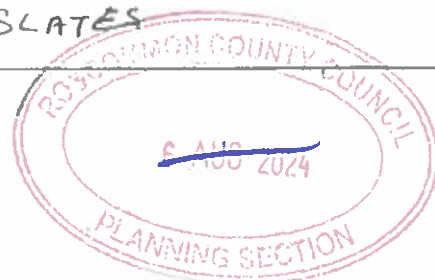


Roscommon County Council

Application for a Declaration under Section 5 of the

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

Name of Applicant(s)	MICHAEL GREEVY LABHAOISE & LUNNAME
Name of Agent	AMBROSE LAVIN
Nature of Proposed Works	RE-ROOFING & REFURBISHING OF EXISTING DWELLING HOUSE
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	LOUGHLINN DEMESNE LOUGHLINN CO ROSCOMMON F45 Y828
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>160 m²</u> b) <u>160 m²</u>
Height above ground level:	GROUND LEVEL
Total area of private open space remaining after completion of this development	NO CHANGE
Roofing Material (Slates, Tiles, other) (Specify)	SLATES



Roscommon County Council

Application for a Declaration under Section 5 of the



Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NO NEW WORK JUST UPGRAVING EXISTING
Is proposed works located at front/rear/side of existing house.	REFURBISHING EXISTING HOUSE
Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	NO
Existing use of land or structure	DOMESTIC DWELLING HOUSE (EXISTING)
Proposed use of land or structure	EXISTING DWELLING HOUSE
Distance of proposed building line from edge of roadway	13.5 METERS EXISTING
Does the proposed development involve the provision of a piped water supply	EXISTING CONNECTION
Does the proposed development involve the provision of sanitary facilities	EXISTING SEPTIC TANK

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

Signature: A. Geary, Catherine Curran

Date: 01-08-2024

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



SINCE

EXISTING TREES

EXISTING DWELLING HOUSE TO BE
RE-ROOFED AND REFURBISHED



EXISTING SEPTIC TANK

EXISTING TREES

SITE LAYOUT PLAN

Scale = 1:500

Site Area - 0.481 Acres / 0.195 Ht. Approx.

O.S. Licence No. - AR0021124

O.S. Ref. - Digital Map: 2035-D

Coords Ref: 562469 786907

➤ Z

LEGEND

— SITE BOUNDARY

— LAND OWNED BY APPLICANT

[illegible]

DEMENT, LOUGHELIN, CO POSCOMON

100

SITE LAYOUT PLAN

MICHAEL OXFORD

30/07/24

24/07/19

POPOSE I AYTH

1979 220038

PHILICUKA

WEYING SERV

MILLER, STANFORD.

087-8831697

Investigating

Planning Pack Map

Tailte
Fireann

CENTRE
COORDINATES:
ITM 362465, 786907
PUBLISHED:
26/07/2024
MAP SERIES:
1:2,500
ORDER NO.:
50413226_1
MAP SHEETS:
2035-D

COMPILED AND PUBLISHED BY:

Tailte Fireann,
Phoenix Park,
Dublin 8,
Ireland
D08F654

www.tailte.ie

Any unauthorised reproduction,
in whole or in part, of this
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the prior written permission of the
copyright owner, is prohibited.

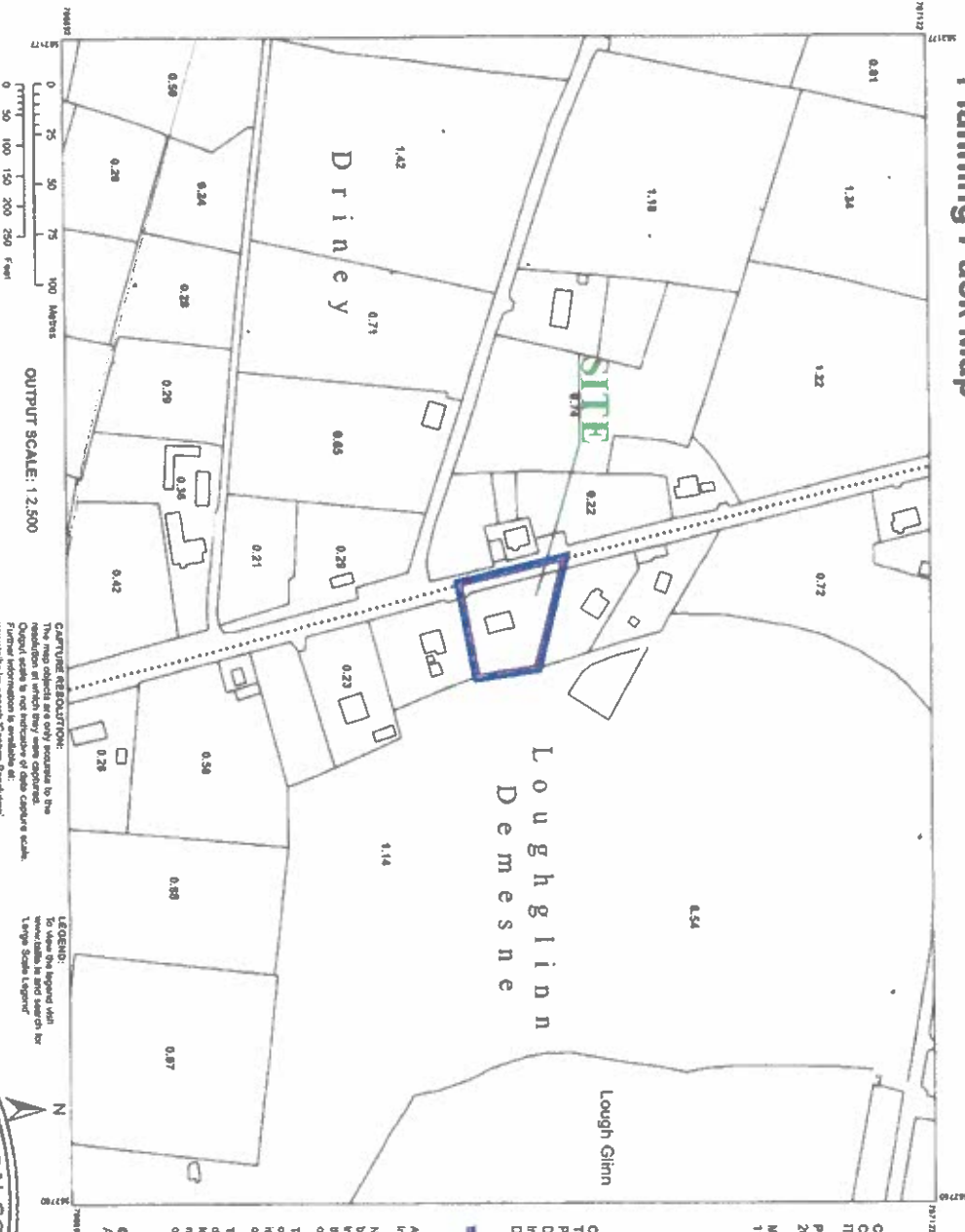
The representation on this map
of a road, track or boundary
is not evidence of the existence
of a right of way.

This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

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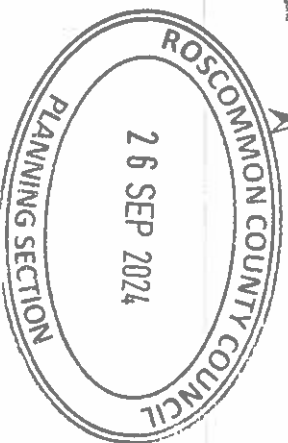
CAPTURED INFORMATION:
This map is based on aerial
photographs of the area, taken
in 2023. It is not a survey.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie, search 'Caption Information'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'



SITE LOCATION MAP

Scale = 1:2,500
Site Area = 0.481 Acres 0.195 Ha Approx.
O.S. Licence No. = AR0021124
O.S. Ref. = Digital Map: 2035-D
Corrds. = 562469 786907



LEGEND
Site Boundary
Family Owned Lands

NOTES:

- A) This drawing is for planning permission purposes only.
- B) This drawing is to be read in conjunction with all relevant documentation for this project.
- C) Do not scale from this drawing.
- D) All dimensions to be checked on site.
- E) All works to be carried out in accordance with current building regulations and standards at the time of construction.
- F) Foundations specified are minimum, site conditions may dictate greater dimensions.
- E) Existing structure to be checked on site.

Plot No.	Area	Owner
1	0.481	Tailte Fireann
2	0.195	Tailte Fireann
3	0.195	Tailte Fireann
4	0.195	Tailte Fireann
5	0.195	Tailte Fireann
6	0.195	Tailte Fireann
7	0.195	Tailte Fireann
8	0.195	Tailte Fireann
9	0.195	Tailte Fireann
10	0.195	Tailte Fireann

LOUGHLIN DENEEN, LOUGHLIN, CO. ROSCOMMON
2024

SITE LOCATION MAP

Plot No.	Area	Owner
1	0.481	Tailte Fireann
2	0.195	Tailte Fireann
3	0.195	Tailte Fireann
4	0.195	Tailte Fireann
5	0.195	Tailte Fireann
6	0.195	Tailte Fireann
7	0.195	Tailte Fireann
8	0.195	Tailte Fireann
9	0.195	Tailte Fireann
10	0.195	Tailte Fireann

AMBROSE LAVIN
ARCHITECTURAL
& SURVEYING SERVICES
COLUMBK, WEXFORD, SPENCER CO. MAYO
MOB: 087-2811887
E-mail: lavin@lavinsurveying.ie

Works generally to be carried out:

It is proposed to possibly demolish the flat roof extension to the rear and rebuild. This would be classified as exempt development and will not require planning permission.

- Remove and replace existing roof. Re-roof existing garage.
- Make good any cracks in the blockwork.
- Demolish the chimney's.
- Create new layout within the house by demolishing some walls.
- All external walls to be dry lined and insulated to bring up to current standards.
- New ceilings throughout
- New insulation etc.
- Re wire and new plumbing throughout
- Plaster and make good all walls
- Remove existing floor and create new with insulation.
- Install all new triple glazed windows and doors.
- All new footpaths around the house.
- All internal architrave, skirting and doors.
- Tile, paint, flooring etc.
- New kitchen to be installed.
- New bathroom to be installed.

Substructure works:

- Foundations generally in good condition from limited inspection non-invasive

Superstructure works:

- Chimneys to be demolished.
- Floors to be leveled as required
- Structural timbers to be replaced.

External walls:

- Doors. External doors need to be replaced and upgraded.
- Windows. Windows need to be replaced and upgraded.
- Finishes. The external wall plaster and cracks needs to be made good and damp proofing locations

Roof:

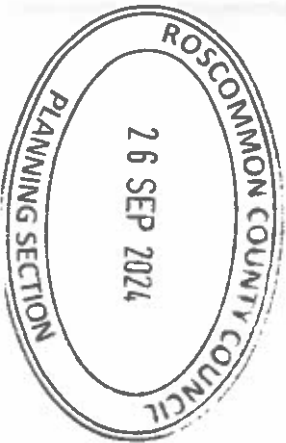
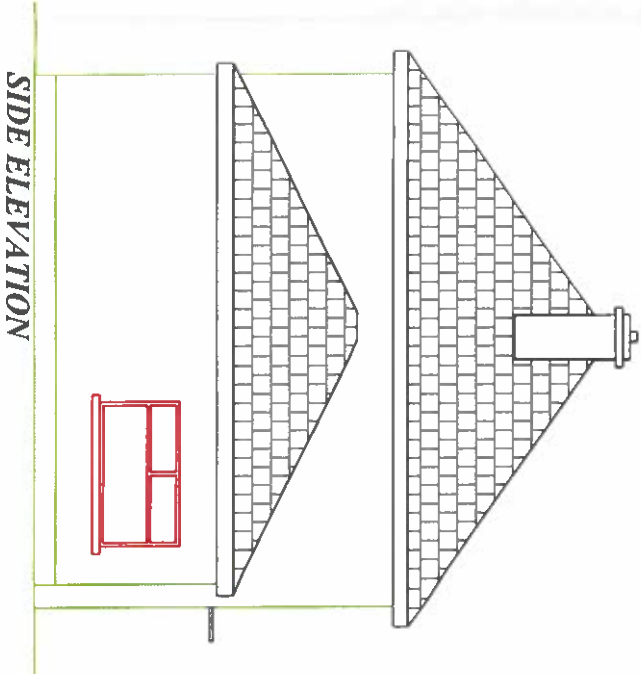
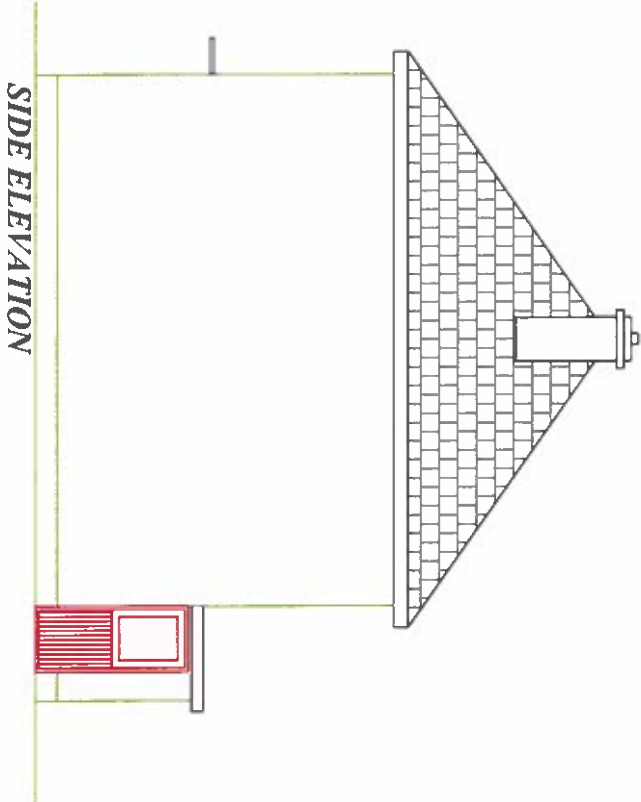
- Roof coverings. Generally, the house should be reroofed with a new roof covering material to be agreed.
- Flashings. All flashing to be replaced.
- Fascia. Need to be replaced.
- Soffits. Need to be replaced.
- Gutters. Need to be replaced.
- Downpipes. Need to be replaced.

Building services:

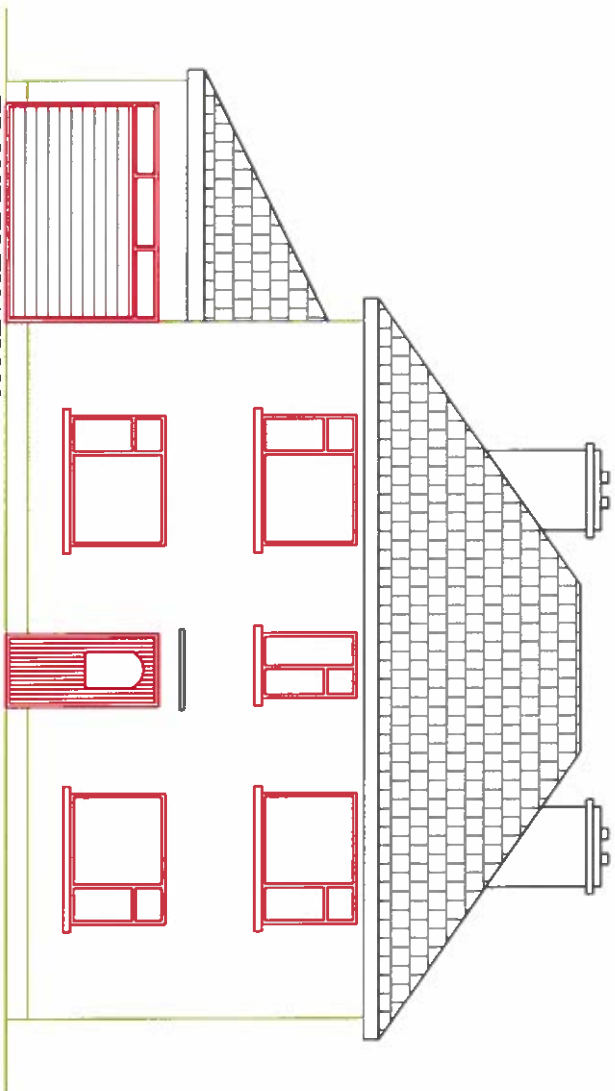
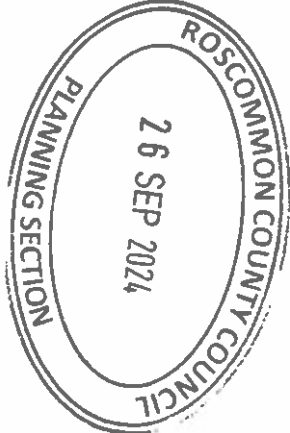
- Plumbing. New plumbing system to be installed.
- Heating. New heating system to be installed.
- Ventilation. New ventilation system to be installed.
- Electrical Services. New electrical system to be installed.
- Telecommunications. Install broadband system.

Painting & decoration:

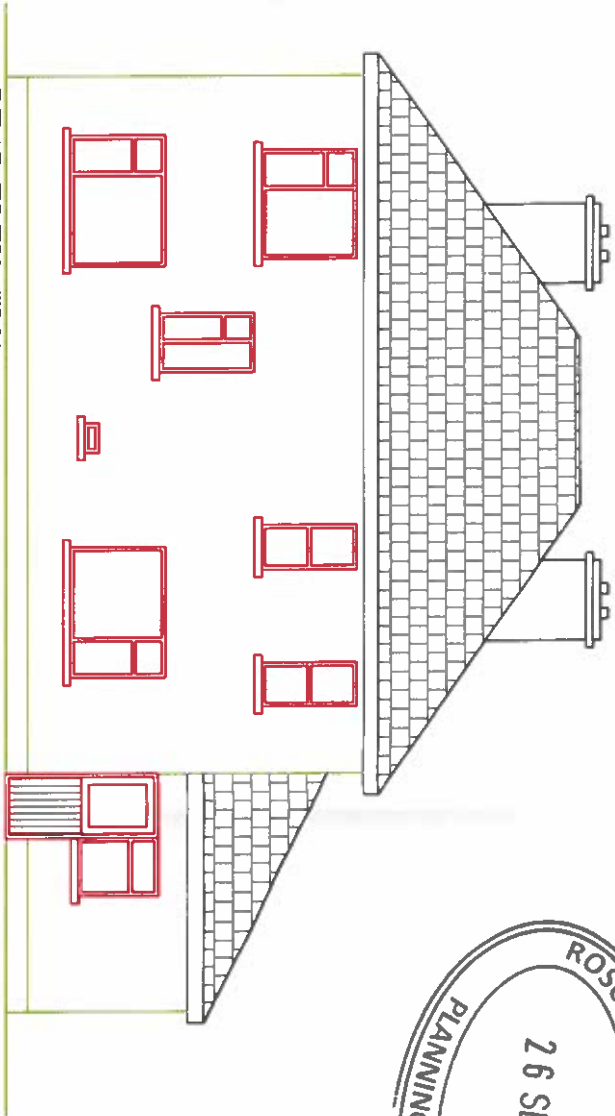
- Painting to complete works.



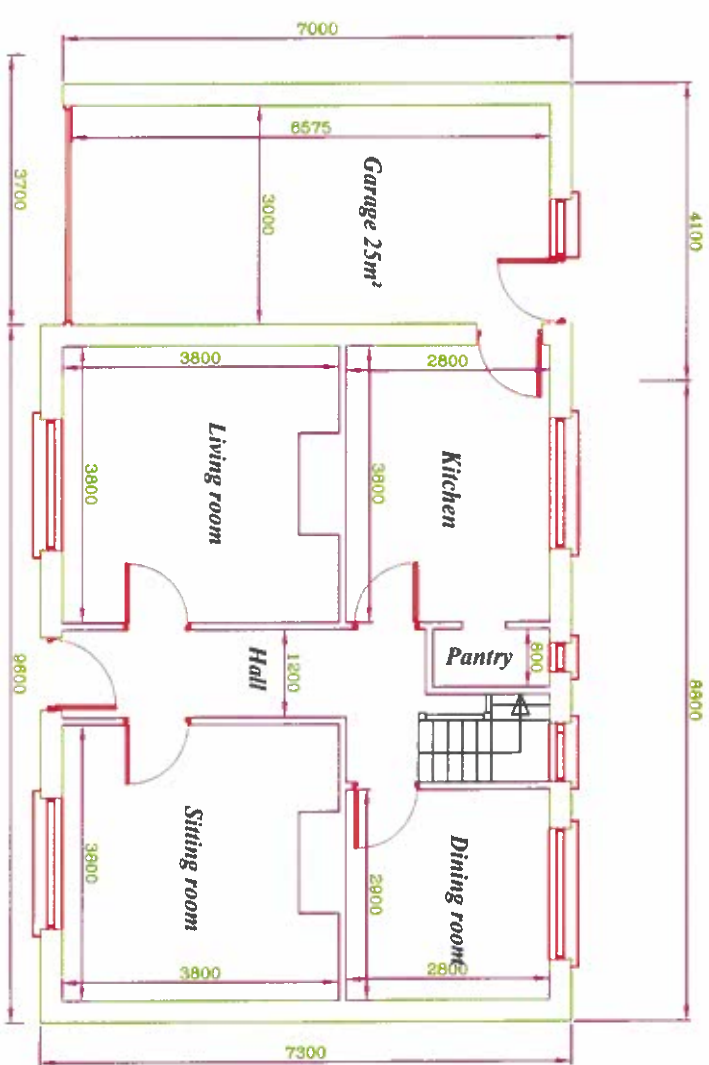
Bar Date	Revised
Project	
EXISTING HOUSE TO BE REBURNISHED	
Title	
SIDE ELEVATIONS	
Client	MICHAEL GREAVY
Scale	1:100
Drawn	16/09/24
Project No.	P24/08/2
Revised	
AMBROSE LAVIN ARCHITECTURAL & SURVEYING SERVICES CULLEENS, WEXFORD, SWINFORD, CO. MAYO TEL: 094-9384233 MOB: 087-2931697 E-mail: lavinsurveying@eircom.net	



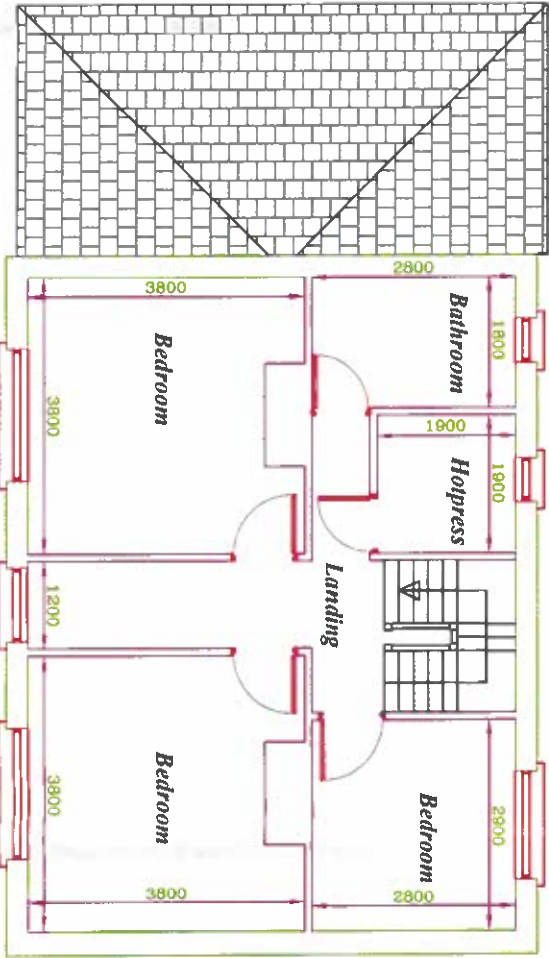
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN
Ground floor area 60.3m²
Total floor area 117.3m²



FIRST FLOOR PLAN
First floor area 57m²

Bar/Date	Revised

EXISTING HOUSE TO BE REBURNISHED

FLOOR PLANS, FRONT & REAR ELEVATIONS

Client	MICHAEL GREAVY
Scale	1:100
Drawn	16/09/24
Revised	24/09/24

AMBROSE LAVIN
ARCHITECTURAL
& SURVEYING SERVICES
CULLEENS, MEELICK, SPINFORD, CO. MAYO
TEL: 084-9864293
MOB: 087-2931697
E-mail: lavinsurveying@eircom.net



Statement of Account

This statement is not for use as confirmation of LPT clearance. Please use the Property History Summary for LPT clearance.

Property: [REDACTED]

Address: SANTA MARIA, THE DEMESNE, LOUGHGLYNN, ROSCOMMON

Overall Balance: €0.00

Date of Issue: 01/08/2024

2024

Debit: €103.00 Credit: €103.00 Balance: €0.00 Return Filed: Not Liable

2023

Debit: €103.00 Credit: €103.00 Balance: €0.00 Return Filed: Not Liable

2022

Debit: €103.00 Credit: €103.00 Balance: €0.00 Return Filed: Not Liable

2021

Debit: €103.00 Credit: €103.00 Balance: €0.00 Return Filed: Not Liable

2020

Debit: €103.00 Credit: €103.00 Balance: €0.00 Return Filed: Not Liable

2019

Debit: €90.00 Credit: €90.00 Balance: €0.00 Return Filed: Not Liable

2018

Debit: €90.00 Credit: €90.00 Balance: €0.00 Return Filed: Not Liable

2017

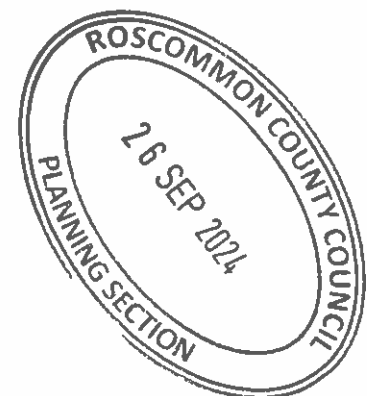
Debit: €90.00 Credit: €90.00 Balance: €0.00 Return Filed: Not Liable

2016

Debit: €90.00 Credit: €90.00 Balance: €0.00 Return Filed: Not Liable

2015

Debit: €90.00 Credit: €90.00 Balance: €0.00 Return Filed: Not Liable

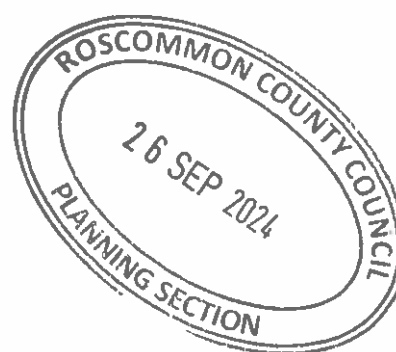


2014

Debit: €90.00 Credit: €90.00 Balance: €0.00 Return Filed: Not Liable

2013

Debit: €45.00 Credit: €45.00 Balance: €0.00 Return Filed: Not Liable



AFFIDAVIT OF MICHAEL GREEVY & LABHAOISE CUNNANE

We, Michael Greevy & Labhaoise Cunnane, Santa Maria, The Demesne, Loughlynn, in the County of Roscommon, aged 18 years and upwards, hereby make Oath and Say as follows:

1. We say that we have not applied for the Vacant Property Refurbishment Grant before in relation to the property situated at Santa Maria, The Demesne, Loughlynn, Co. Roscommon contained in Folio RN 21418 Co. Roscommon.
2. We say that we have not applied for the Vacant Property Refurbishment grant for any other property and that we have not received any grant in relation to the property subject of this application or any other property, for either Rental or Principal Private Residence including applications to any other Local Authority.
3. We make this Affidavit conscientiously believing same to be true from facts within our own knowledge save where otherwise appearing and where so appearing we believe same to be true and for the benefit of **Roscommon County Council**.



DECLARED before me Mary Frances Farley
(name of commissioner/practicing solicitor in capitals)
a commissioner for oaths / practicing solicitor*
by Michael P. P. P.
(name of [first] declarant)
[and Kabane Lunnars] X
[(name of second declarant)] [Signature(s) of Declarant(s)]
[who is / are personally known to me]
[or: who is / are identified to me by]
who is personally known to me]
[or: see ** below]
at .. [REDACTED]
in the City/County of Roscommon
this 15th day of July 2024

Mary F. Farley
Commissioner for Oaths / Practicing Solicitor *

*If being declared before another person empowered to take or receive statutory declarations, please refer to Statutory

Declarations Act 1938 (as amended) and amend jurat as appropriate.

**If using a form of identification per the Civil Law (Miscellaneous Provisions) Act 2008 (i.e. passport / national identity card /

Aliens Passport / refugee travel document / travel document other than refugee travel document) please refer to the Act and

insert appropriate jurat clause.



STEF

EXISTING TREES

EXISTING DWELLING HOUSE TO BE
RE-ROOFED AND REFURBISHED

EXISTING SEPTIC TANK

EXISTING TREES



ROSCOMMON COUNTY COUNCIL
26 SEP 2024
PLANNING SECTION

SITE LAYOUT PLAN

Scale = 1:500

Site Area = 0.481 Acres / 0.195 Ha. Approx.

O.S. Licence No. = AR0021124

O.S. Ref. = Digital Map: 2035-D

Coords Ref: = 562469 786907

LEDGEND

 **SITE BOUNDARY**

 **LAND OWNED BY APPLICANT**

[illegible]

PINKERT, LOUGHEOLAN, CO RECOMMEND

3

THE LAYOUT PLAN

MOCHALE CHERRY

Account Name	Account Number	Account Type
...

Project No.	P26/07/3	Sheet
-------------	----------	-------

100

1997

ACCEPTED JOURNAL

MARKETING SURVEYING SERVICES

COLLEGE, BRACK, BREVOL, 001-600/000

MOB: 067-2321687

1000


1000

Labhaoise Cunnane
Loughglynn Demense
Castlerea
Co. Roscommon
F45 YE28



CERTIFICATE OF REGISTRATION

Reference ID: 

Registration number: 
Date of registration: 16/07/2024
Registered to: Labhaoise Cunnane
Registered address: Loughglynn Demense, Castlerea, Co. Roscommon, F45 YE28
Water services authority: Roscommon County Council

Issued under the Water Services Act 2017.

This document certifies that the domestic wastewater treatment system connected to a property at the aforementioned address, and registered to the aforementioned owner, has been included on the Domestic Wastewater Treatment Systems register.

Please retain this document.

- You may be requested to present this document to an authorised person appointed by the water services authority.
- When selling or transferring ownership of your property please provide a copy of this certificate to the new owner. The new owner will be responsible for notifying the water services authority above of the change in ownership. For more information on change of ownership please visit www.protectourwater.ie.

Labhaoise Cunnane
Loughglynn Demense
Castlerea
Co. Ros Comáin
F45 YE28



DEIMHNIÚ CLÁRÚCHÁIN

Tagairt ID: [REDACTED]

Uimhir chlárúcháin: [REDACTED]
Dáta clárúcháin: 16/07/2024
Cláraithe chuig: Labhaoise Cunnane
Seoladh cláraithe: Loughglynn Demense, Castlerea, Co. Ros Comáin, F45 YE28
Údarás seirbhísí uisce: Comhairle Contae Ros Comáin

Arna eisiúint den Acht um Sheirbhísí Uisce 2017.

Deimhnítear sa chaipéis seo gur cuireadh an córas cóireála fuíolluisce tí atá ceangailte le réadmhaoín ag an seoladh réamhluaite, agus atá cláraithe chuig an úinéir réamhluaite, ar an gclár um Chórais Cóireála Fuíolluisce Tís.

Coinnigh an chaipéis seo le do thoil.

- D'fhéadfadh sé go n-iarrfaí ort é seo a thabhairt do dhuine údaraithe arna cheapadh ag an údarás seirbhísí uisce.
- Nuair a dhíolann nó nuair a aistríonn tú úinéireacht do réadmhaoine tabhairt cóip den deimhniú seo le do thoil don úinéir úr. Beidh an t-úinéir úr freagrach as athruithe ar an úinéireacht a chur in iúl don údarás seirbhísí uisce. Níos mó eolas faoi athrú úinéara ar fáil ag www.protectourwater.ie.