

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No: PL/13/25

Reference Number: DED 776

Name of Applicant: Cathal Duignan

Agent: Darren Clancy

WHEREAS a question has arisen as to whether the repair and renovation of an existing dwelling, works including; 1) replace all windows & 2 external doors; 2) replace fascia, soffit & rain water pipes; 3) install a new external oil boiler; 4) replace sanitary ware in bathroom; 5) upgrade electrical wiring; 6) relocate washing machine to utility room; 7) replace internal doors; 8) install a new fitted kitchen & 9) painting internally at No. 3 Cois Struttain, Arigna, Carrick-on-Shannon, 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 proposed repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen & 9) painting internally as described in this case is an exempted development.
- (c) The proposed 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;
- (d) 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 repair and renovate an existing dwelling, works including; 1) replace all windows & 2 external doors; 2) replace fascia, soffit & rain water pipes; 3) install a new external oil boiler; 4) replace sanitary ware in bathroom; 5) upgrade electrical wiring; 6) relocate washing machine to utility room; 7) replace internal doors; 8) install a new fitted kitchen & 9) painting internally at No. 3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon., is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed: 
Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 7 January, 2025.

ROSCOMMON COUNTY COUNCIL
Chief Executive's Order requesting Further Information
on Section 5 of the Planning & Development Act 2000 (as amended)

Order No: PL/1343/24

Subject: Planning & Development Act 2000 (as amended).
Planning & Development Regulations 2001 (as amended).

Applicant: Cathal Duignan

Agent: Darren Clancy

Ref No.: DED 776

RE: WHEREAS a question has arisen as to whether the repairs & renovation of an existing dwelling, works including 1)replace all windows & 2 external doors; 2) replace fascia, soffit & rain water pipes; 3)install a new external oil boiler; 4)replace sanitary ware in bathrooms; 5) upgrade electrical wiring; 6)relocate washing machine to utility room; 7) replace internal doors; 8) install a new fitted kitchen & 9) paint internally at No. 3 Cois Struttain, Argina, Carrick-on-Shannon, Co. Roscommon., is or is not development and is or is not exempted development.

ORDER: By virtue of the powers vested in me by the Local Government Acts 1925 - 2024 and the Planning & Development Act 2000 (as amended), it is hereby ordered that **Further Information** in relation to the request for a Declaration on development and exempted development (Reference No. DED 776) be requested from the Applicant.

Signed on the 8th November 2024



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