

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**CHIEF EXECUTIVE'S ORDER**

Order No: PL138125

Reference Number: DED 778

Name of Applicant: Barry Tapster

Agent: N/A

WHEREAS a question has arisen as to whether the construction of an extension & to renovate an existing dwelling, works including 1)remove and replace roof tiles/ felt and any defective trusses & wall plates; 2) remove chimney stacks; 3) repair & replace any defective block work; 3)remove and replace existing porch; 4)re-plaster interior and exterior walls; 5) replace all windows & external doors; 6)remove existing flooring and install solid floor; 7)install underfloor heating system; 8)replace all pipework throughout the property; 9)replace skirting/architraves throughout; 10)remove and replace all electrical wiring/sockets/boards; 11)install air to water heat pump; 12)install photovoltaic solar panels/inverter; 13)replace bathroom fittings; 14)remove and replace all interior pipework; 15)install roof insulation; 16)install cavity wall insulation; 17)install new septic tank/ water treatment system; 18)excavate trenches for foundations for 4m x 5m rear extension; 19)construct cavity block wall for 4m x 5m rear extension as per plans; 20)install new windows/doors as per plans in 4m x 5m rear extension; 21)replace interior lintels where required; 22)install new kitchen suite; 23)retile bathroom; 24)retile kitchen; 25)Install floor coverings throughout; 26)replace cement path around property; 27)replace front steps; 28)replace soffit boards; 29) replace gutters and down pipes; 30)replace exterior drains at Lissacarrow, Fuerty, 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) Class 1, 2, 6, 7, 41 and 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

**AND WHEREAS Roscommon County Council has concluded that:**

- (a) The works outlined above are development.
- (b) The proposed extension to rear of a dwelling house as described in this case is an exempted development.
- (c) The proposed installation of photovoltaic solar panels/inverter to the roof as described in this case are exempted developments provided they are installed a minimum of 50cm from the edge of the roof.
- (d) The proposed the install air to water heat pump as described in this case is an exempted development.
- (e) The proposed replacing of footpaths and steps around the existing dwelling as described in this case is considered an exempted development provided all footpath and step levels are not altered by more than 1m from the existing levels.
- (f) The proposed installation of a new septic tank/ water treatment system as described in this case is considered an exempted development provided that the carrying out of remedial works is in compliance with an advisory notice issued under section 70H(5) of the Water Services Act 2007 (as inserted by section 4 of the Water Services (Amendment) Act 2012).

- (g) The proposed replacing of the existing porch as described in this case is an exempted development.
- (h) The proposed demolition of the existing area to the rear and front porch of the dwelling as described in this case is an exempted development.
- (i) The proposed refurbishment of the derelict house as above 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;*
- (j) 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 to construct an extension & renovate existing dwelling, works including 1)remove and replace roof tiles/ felt and any defective trusses & wall plates; 2) remove chimney stacks; 3) repair & replace any defective block work; 3)remove and replace existing porch; 4)re-plaster interior and exterior walls; 5) replace all windows & external doors; 6)remove existing flooring and install solid floor; 7)install underfloor heating system; 8)replace all pipework throughout the property; 9)replace skirting/architraves throughout; 10)remove and replace all electrical wiring/sockets/boards; 11)install air to water heat pump; 12)install photovoltaic solar panels/inverter; 13)replace bathroom fittings; 14)remove and replace all interior pipework; 15)install roof insulation; 16)install cavity wall insulation; 17)install new septic tank/ water treatment system; 18)excavate trenches for foundations for 4m x 5m rear extension; 19)construct cavity block wall for 4m x 5m rear extension as per plans; 20)install new windows/doors as per plans in 4m x 5m rear extension; 21)replace interior lintels where required; 22)install new kitchen suite; 23)retille bathroom; 24)retille kitchen; 25)Install floor coverings throughout; 26)replace cement path around property; 27)replace front steps; 28)replace soffit boards; 29) replace gutters and down pipes; 30)replace exterior drains in Lissacarrow, Fuerty, Co. Roscommon, is **an 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: 10 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/1345/24

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

**Applicant:** Barry Tapster

**Agent:** N/A

**Ref No.:** DED 778

**RE:** WHEREAS a question has arisen as to whether the construction of an extension & to renovate an existing dwelling, works including 1)remove and replace roof tiles/felt and any defective trusses & wall plates; 2) remove chimney stacks; 3) repair & replace any defective block work; 3)remove and replace existing porch; 4)re-plaster interior and exterior walls; 5) replace all windows & external doors; 6)remove existing flooring and install solid floor; 7)install underfloor heating system; 8)replace all pipework throughout the property; 9)replace skirting/architraves throughout; 10)remove and replace all electrical wiring/sockets/boards; 11)install air to water heat pump; 12)install photovoltaic solar panels/inverter; 13)replace bathroom fittings; 14)remove and replace all interior pipework; 15)install roof insulation; 16)install cavity wall insulation; 17)install new septic tank/ water treatment system; 18)excavate trenches for foundations for 4m x 5m rear extension; 19)construct cavity block wall for 4m x 5m rear extension as per plans; 20)install new windows/doors as per plans in 4m x 5m rear extension; 21)replace interior lintels where required; 22)install new kitchen suite; 23)retiling bathroom; 24)retiling kitchen; 25)Install floor coverings throughout; 26)replace cement path around property; 27)replace front steps; 28)replace soffit boards; 29) replace gutters and down pipes; 30)replace exterior drains at Lissacarrow, Fuerty, 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 778) be requested from the Applicant.

Signed on the 8<sup>th</sup> November 2024



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