

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Simon Beale,
C/O Simon Beale & Associates,
Millstream House,
Williamstown Road,
Castlerea,
Co. Roscommon.
F45 XF79

Reference Number: DED 779
Application Received: 3rd October 2024
Name of Applicant: Simon Beale
Agent: Paul Thewlis C/O Simon Beale & Associates

WHEREAS a question has arisen as to whether the change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level at Millstream House, Williamstown Road, Castlerea, 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(6) 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.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works to change the use of an existing office building to use as a dwelling, in Castlerea, Co. Roscommon fall within the provisions of Article 10(6) of the Planning & Development Regulations 2001 as amended.
- (b) 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 the change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level at Millstream House, Williamstown Road, Castlerea, 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: 25th November 2024

cc agent via email:

Paul Thewlis C/O Simon Beale & Associates
paul@sbassociates.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.

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

Reference Number	DED779
Proposal:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level under the Planning & Development Regulations 2018 at Millstream House, Williamstown Road, Castlerea, Co. Roscommon.
Name of Applicant:	Simon Beale
Location of Development:	Castlerea, Co. Roscommon
Recommendation:	Is Exempted Development

Note – This report should be read in conjunction with the previous planner's report on file that requested further information.

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(6) 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.

Assessment of information received:

The following further information was requested on 23rd October 2024:

1. Statement of compliance with the requirements for Floor Space and Storage Space in Design Standards for New Apartments (DSFNA) (2018)
2. Evidence of adequate natural lighting in each proposed apartment
3. Evidence that the office space has been vacant for a minimum of two years

Response: Adequate specification details have been submitted to demonstrate compliance with the DSNFA, adequate natural lighting and that office space has been vacant for more than 2 years

Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows:

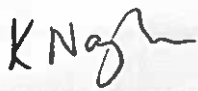
Recommendation

- The works to **change the use of an existing office building to use as a dwelling**, in Castlerea Co. Roscommon fall within the provisions of Article 10(6) of the Planning & Development Regulations 2001 as amended.
- 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.

WHEREAS a question has arisen as to whether the change of use and material alterations of 2 no. existing Office units at first floor level and part of existing office unit at second floor level at Millstream House Williamstown Road, Castlerea, 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(6) 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.

AND WHEREAS I have concluded that the change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level at Millstream House Williamstown Road, Castlerea, Co. Roscommon is exempted development and I recommend that a declaration to that effect should be issued to the applicant.

Signed 
Executive Planner

Date: 21st November 2024





Carmel Curley

From: Paul Thewlis (SB + Associates) <paul@sbassociates.ie>
Sent: Friday 25 October 2024 16:16
To: Planning Department; Carmel Curley
Cc: Simon Beale
Subject: Re: DED779 - Further Information
Attachments: Outlook-towuw3j4; 12-039-A-FI-Daylight Calculations.pdf; 12-039-A-PE-1000 Rev A Plans, Elevations & Section drawings.pdf; 12-039-A-FI-Apartment Schedule.pdf; letter 241024.pdf

To whom it concerns,

Please find enclosed the following documents which for the basis of our response to the request for further information in relation to the above application: -

- Daylight Calculations
- 12-039-A-PE-1000 Rev A Plans, Elevations & Section drawings
- Apartment Floor Area Schedule
- Clarification from Roscommon County Council regarding existing office use

Trusting the above to be a comprehensive response to the request for further information on this application.

Regards



Simon Beale + Associates
Architecture | Engineering | Management



Paul Thewlis

Construction + Design Engineer

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From: Carmel Curley <CCurley@roscommoncoco.ie>
Sent: Wednesday 23 October 2024 10:48 am
To: Paul Thewlis (SB + Associates) <paul@sbassociates.ie>
Subject: DED779 - Further Information Request Letter

Hi Paul,

Please see attached Further Information Request Letter in relation to DED Application 779 for Simon Beale.

Regards,

Carmel

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

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MAP LOCATION



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Old School House Architects Ltd
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DAYLIGHT CALCULATIONS

FOR

3 NO. APARTMENTS

AT

**MILLSTREAM HOUSE, WILLIAMSTOWN
ROAD, CASTLEREA, CO. ROSCOMMON**

ON BEHALF OF

Mr. SIMON BEALE



1. Introduction

This Daylight Calculation report has been compiled on foot of a request for further information on a Declaration of Exempted Development under Section 5 of the Planning & Development Act 2000 application for 3 no. apartments located at Millstream House, Williamstown Road, Castlerea, Co. Roscommon.

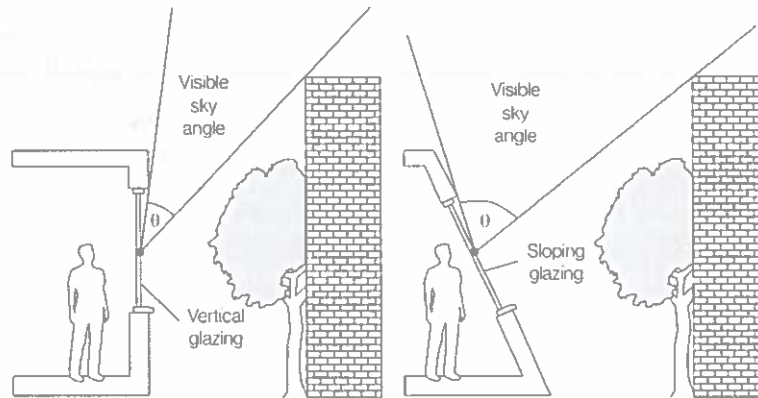
The 3 no apartments that are proposed under this application will be provided in what is currently unused office space together with minor internal alterations (new stud partitions) where required. Window openings to the apartments will be in the form of existing double-glazed windows at first floor level and existing double glazed velux rooflights.

Section 6.5 of 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities 2018' requires the provision of acceptable levels of natural light in new apartment developments. The document recommends quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022) to satisfy minimum standards of daylight provision

It should also be noted that section 6.9 of 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities 2018' states that Planning Authorities are requested to practically and flexibly apply the general requirements of these guidelines in relation to refurbishment schemes, particularly in historic buildings, some urban townscapes and 'over the shop' type or other existing building conversion projects. However, as will be demonstrated later in this report, adequate levels of natural daylight will be available to all apartment rooms.

2. Daylight Calculations

The existing building within which the apartments are proposed are located where no major obstructions to natural light availability are present except for existing mature trees to the north-east and south-west of the building. The height of these trees and positions of same have been measured on site and are shown on the cross-section sketch (figure 1) of this report. From this cross-section sketch and given the fact that the window dimensions and heights of same are a fixed dimension, the Visible Sky Angle (θ) can be calculated – see sketch from BR 209 Site Layout Planning for Daylight and Sunlight 2022’.



Visible Sky Angle is the angle of visible sky measured from the centre of the window, in a vertical plane (section) perpendicular to that of the window

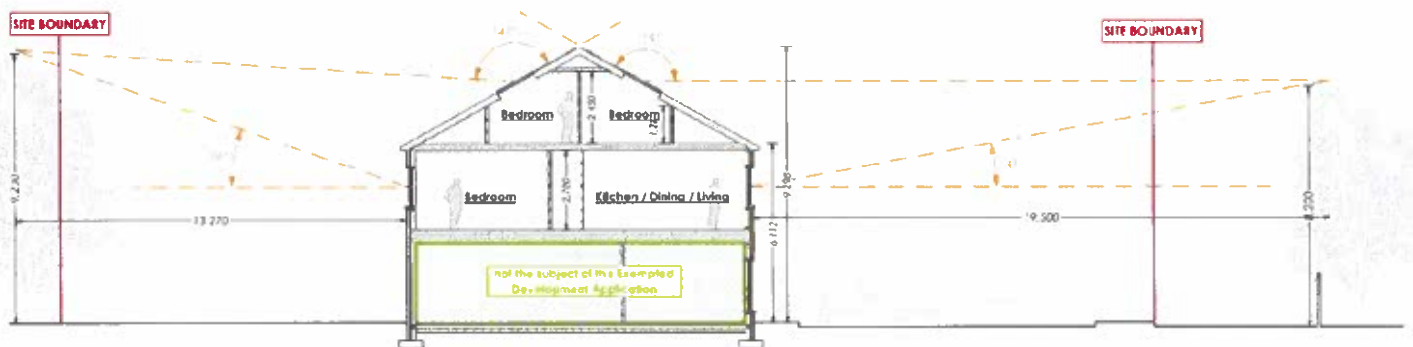


Figure 1: Cross Section sketch of existing building

Based on the cross-section sketch above the visible sky angle was able to be calculated as 71 degrees and 80 degree respectively. It should be noted that Section 2.1.21 of BR 209 Site Layout Planning for Daylight and Sunlight 2022 states that where a visible sky angle greater than 65 degrees (or obstruction angle of less than 25 degrees) is available, conventional window design will usually give reasonable results.

Notwithstanding the above, taking both visible sky angles above and together with the recommendations of BS EN 17037:2018 Daylight in Buildings & BR 209 Site Layout Planning for Daylight and Sunlight 2022’, daylight factors were calculated for the existing daylight opening for the rooms in the 3 no. apartments with a view to ascertaining the lux levels within each room of the apartments. As can be seen in the calculations below, adequate levels of natural daylight will be available to all apartment rooms.

Regards



PAUL THEWLIS



Calculation Results

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DAYLIGHT PROVISION SUMMARY

Room	Daylight Factor (D)	Target Illuminance * (lux)	Illuminance Provision # (lux)
Apartment 1 - Kitchen / Dining / Living	4.34%	200	620
Apartment 1 - Bedroom 1	2.43%	100	347
Apartment 1 - Bedroom 2	1.51%	100	215
Apartment 2 - Kitchen / Dining / Living	2.94%	200	420
Apartment 2 - Bedroom 1	1.50%	100	214
Apartment 2 - Bedroom 2	1.63%	100	233
Apartment 3 - Kitchen	1.70%	200	243
Apartment 3 - Living	2.42%	150	346
Apartment 3 - Bedroom 1	2.88%	100	412
Apartment 3 - Bedroom 2	2.76%	100	395

* Based on Section NA. 1 & Table NA.1 of BS EN 17037:2018

Values calculated by interpolation to those shown in Table NA. 5 of BS EN 17037:2018



45-00-001-001 - Old School House
100m x 100m x 100m
N.E. 101.194.001.001

45-00-001-002 - Old School House
100m x 100m x 100m
N.E. 101.194.001.002

45-00-001-003 - Old School House
100m x 100m x 100m
N.E. 101.194.001.003

45-00-001-004 - Old School House
100m x 100m x 100m
N.E. 101.194.001.004

45-00-001-005 - Old School House
100m x 100m x 100m
N.E. 101.194.001.005



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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 1 - Bedroom 1

Angle of Visible Sky	u	71
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.30
Distance from window to the obstruction (m)	D	13.27
Height of the obstruction above the mid-height of the window (m)	H	4.60

Areas (m ²)	ceiling	floor	wall	window
Apartment 1 - Bedroom 1	16.75	16.75	47.08	2.60

Daylight Factor D 2.43

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M.W.u.T/A(1-R2)$

where: -

Total glazed area of windows or room lights	W =	2.60
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	83.18
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	71

Summary Result for Average Daylight Factor	D
Apartment No. 1 - Bedroom 1	2.43%

Note: -

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.5 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.





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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 1 - Bedroom 2

Angle of Visible Sky	u	71
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.30
Distance from window to the obstruction (m)	D	13.27
Height of the obstruction above the mid-height of the window (m)	H	4.60

Areas (m ²)	ceiling	floor	wall	window
Apartment 1 - Bedroom 2	12.88	12.88	39.96	1.30

Daylight Factor D = 1.51

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M \cdot W \cdot u \cdot T / A(1-R2)$

where:-

Total glazed area of windows or room lights	W =	1.30
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	67.02
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	71

Summary Result for Average Daylight Factor	D
Apartment No. 1 - Bedroom 2	1.51%

Note:-

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.6 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 1 - Kitchen / Dining / Living Area

Angle of Visible Sky	u	80
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.30
Distance from window to the obstruction (m)	D	19.50
Height of the obstruction above the mid-height of the window (m)	H	3.60

Areas (m ²)	ceiling	floor	wall	window
Apartment 1 - KDL	35.92	35.92	70.20	7.41

Daylight Factor	D	4.34
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The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M \cdot W \cdot u \cdot T / A(1 - R2)$

where:

Total glazed area of windows or room lights	W =	7.41
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	149.45
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	80

Summary Result for Average Daylight Factor	D
Apartment 1 - Kitchen / Dining / Living	4.34%

Note:

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.5 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 2 - Bedroom 1

Angle of Visible Sky	u	71
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.30
Distance from window to the obstruction (m)	D	13.27
Height of the obstruction above the mid-height of the window (m)	H	4.60
Daylight Factor	D	1.50

Areas (m ²)	ceiling	floor	wall	window
Apartment 2 - Bedroom 1	12.95	12.95	40.04	1.30

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M \cdot W \cdot u \cdot T / A(1-R2)$

where:

Total glazed area of windows or room lights	W =	1.30
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	67.24
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	71

Summary Result for Average Daylight Factor	D
Apartment No. 2 - Bedroom 1	1.50%

Note:

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.5 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



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100-000-0003 - The Millstream House, A. Carrollinstown, Co. Wick
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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 2 - Bedroom 2

Angle of Visible Sky	u	71
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.30
Distance from window to the obstruction (m)	D	13.27
Height of the obstruction above the mid-height of the window (m)	H	4.60

Areas (m ²)	ceiling	floor	wall	window
Apartment 2 - Bedroom 2	11.58	11.58	37.40	1.30

Daylight Factor D 1.63

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M.W.u.T/A(1-R2)$

where:-

Total glazed area of windows or room lights	W =	1.30
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	61.86
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	71

Summary Result for Average Daylight Factor	D
Apartment No. 2 - Bedroom 2	1.63%

Note:-

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.6 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 2 - Kitchen / Dining / Living Area

Angle of Visible Sky	u	80
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.30
Distance from window to the obstruction (m)	D	19.50
Height of the obstruction above the mid-height of the window (m)	H	3.60

Areas (m ²)	ceiling	floor	wall	window
Apartment 2 - KDL	37.95	37.95	73.71	5.20

Daylight Factor D 2.94

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M \cdot W \cdot u \cdot T / A(1 + R2)$

where:

Total glazed area of windows or room lights	W =	5.20
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	154.82
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	80

Summary Result for Average Daylight Factor	D
Apartment 2 - Kitchen / Dining / Living	2.94%

Note:

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.6 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 3 - Kitchen

Angle of Visible Sky u 90
Height of the window (m) H_w 2.10
Thickness of the wall (m) T_w 0.00
Distance from window to the obstruction (m) D 0.00
Height of the obstruction above the mid-height of the window (m) H 0.00

Areas (m ²)	ceiling	floor	wall	window
Apartment 3 - Kitchen	16.91	16.91	34.40	1.20

Daylight Factor D 1.70

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M.W.u.T/A(1-R2)$

where:

Total glazed area of windows or room lights $W = 1.20$
Total area of all the room surfaces (ceiling, floor, walls and windows) $A = 69.42$
Area weighted average reflectance of the room surfaces* $R = 0.60$
Correction factor or dirt $M = 1.00$
Glass transmission factor $T = 0.70$
Angle of visible sky $u = 90$

Summary Result for Average Daylight Factor	D
Apartment 3 - Kitchen	1.70%

Note:

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.6 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 3 - Living

Angle of Visible Sky

u 90

Height of the window (m)

Hw 2.10

Thickness of the wall (m)

Tw 0.00

Distance from window to the obstruction (m)

D 0.00

Height of the obstruction above the mid-height of the window (m)

H 0.00

Daylight Factor

D 2.42

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M \cdot W \cdot u \cdot T / A(1 - R2)$

where:-

Total glazed area of windows or room lights

W = 2.40

Total area of all the room surfaces (ceiling, floor, walls and windows)

A = 97.46

Area-weighted average reflectance of the room surfaces*

R = 0.60

Correction factor or dirt

M = 1.00

Glass transmission factor

T = 0.70

Angle of visible sky

u = 90

Areas (m ²)	ceiling	floor	wall	window
Apartment 3 - Living	20.48	20.48	54.10	2.40

Summary Result for Average Daylight Factor	D
Apartment 3 - Living	2.42%

Note:-

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BS 9009 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.6 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



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Millstream House Apartments

DAYLIGHT FACTOR CALCULATION

Apartment No. 3 - Bedroom 1

Angle of Visible Sky	u	90
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.00
Distance from window to the obstruction (m)	D	0.00
Height of the obstruction above the mid-height of the window (m)	H	0.00
Daylight Factor	D	2.88

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M.W.u.T/A(1-R2)$

where: -

Total glazed area of windows or room lights	W =	2.40
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	81.91
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	90

Areas (m ²)	ceiling	floor	wall	window
Apartment 3 - Bedroom 1	20.30	20.30	38.90	2.40

Summary Result for Average Daylight Factor	D
Apartment 3 - Bedroom 1	2.88%

Note: -

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.6 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.



Apartment No. 3 - Bedroom 2

Angle of Visible Sky	u	90
Height of the window (m)	Hw	2.10
Thickness of the wall (m)	Tw	0.00
Distance from window to the obstruction (m)	D	0.00
Height of the obstruction above the mid-height of the window (m)	H	0.00
Daylight Factor	D	2.76

The average daylight factor is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE 'standard overcast sky'. The average daylight factor can be calculated using the following equation: $DF = M \cdot W \cdot u \cdot T / A(1 - R2)$

where:-

Total glazed area of windows or room lights	W =	2.40
Total area of all the room surfaces (ceiling, floor, walls and windows)	A =	85.48
Area-weighted average reflectance of the room surfaces*	R =	0.60
Correction factor or dirt	M =	1.00
Glass transmission factor	T =	0.70
Angle of visible sky	u =	90

Note:-

R = Reflectance values for lightly coloured walls, ceilings and floors in accordance with Section C23 & Table C4 of BR 209 Site Layout Planning for Daylight and Sunlight - 2022 Edition.

M (correction factor for dirt) = 1.0 (vertical glazing easily cleaned), 0.8 (sloped glazing), 0.7 (horizontal glazing)

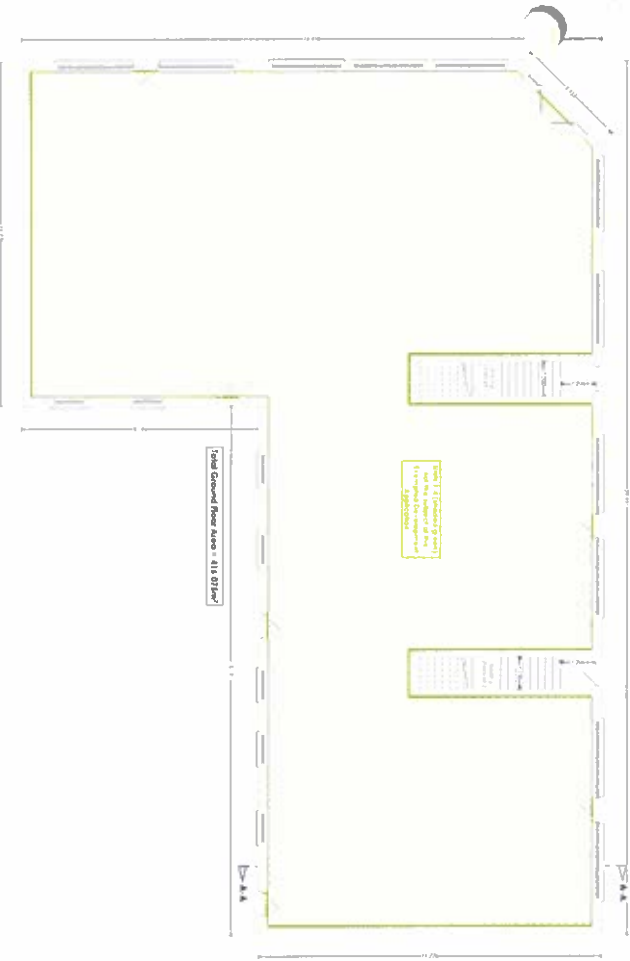
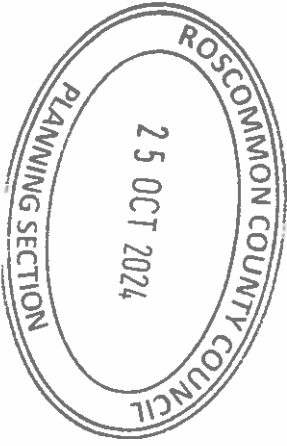
T (glass transmission factor) = 0.7 (double glazing), 0.6 (double glazing with emissivity coating), 0.6 (triple glazing)

Angle of Visible Sky (u) is the angle subtended, in the vertical plane normal to the window, by the visible sky from the centre of the window.

Areas (m ²)	ceiling	floor	wall	window
Apartment 3 - Bedroom 2	20.77	20.77	41.54	2.40

Summary Result for Average Daylight Factor	D
Apartment 3 - Bedroom 2	2.76%

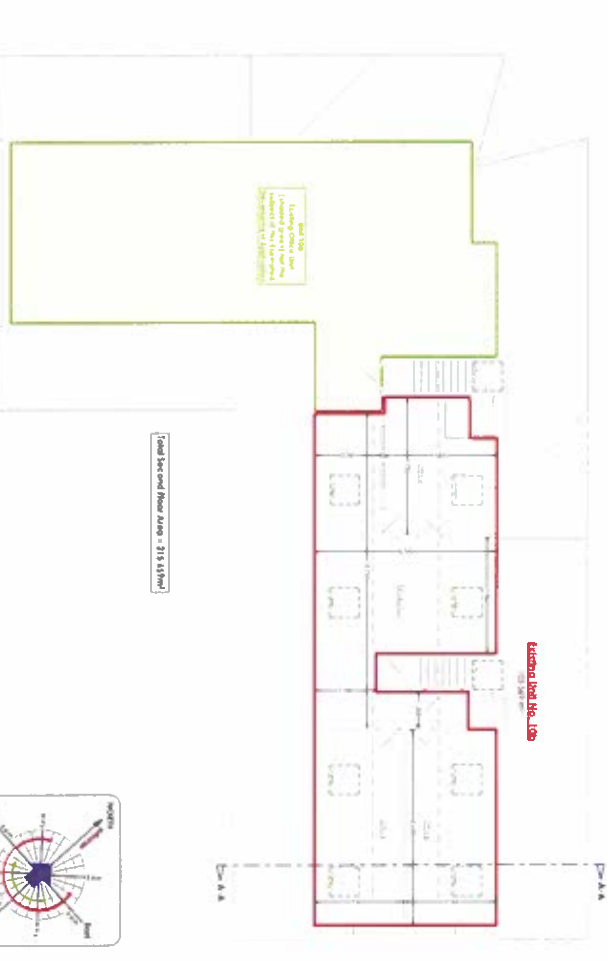




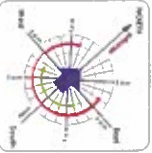
Existing Ground Floor Layout 1:125



Existing First Floor Layout 1:125



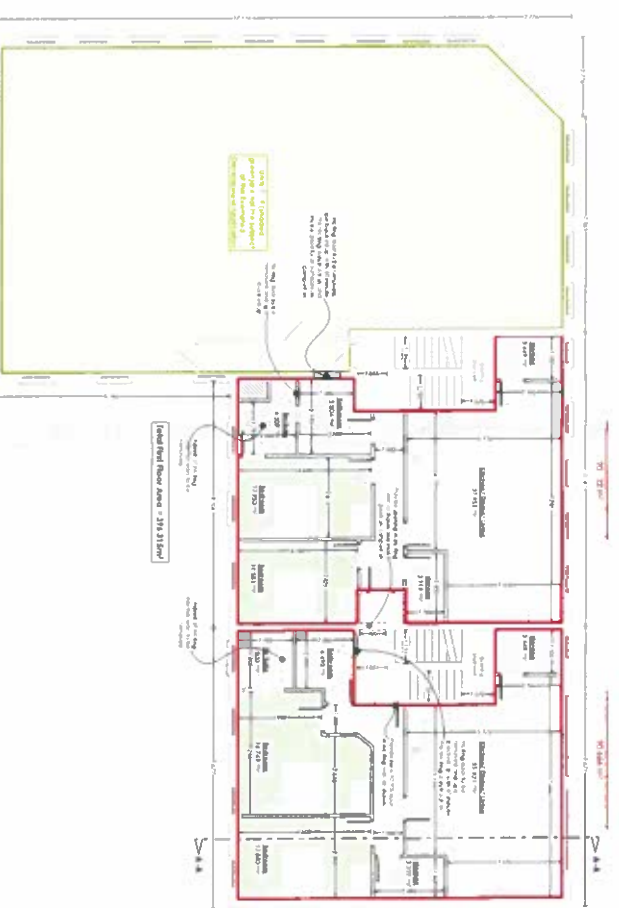
Existing Second Floor Layout 1:125



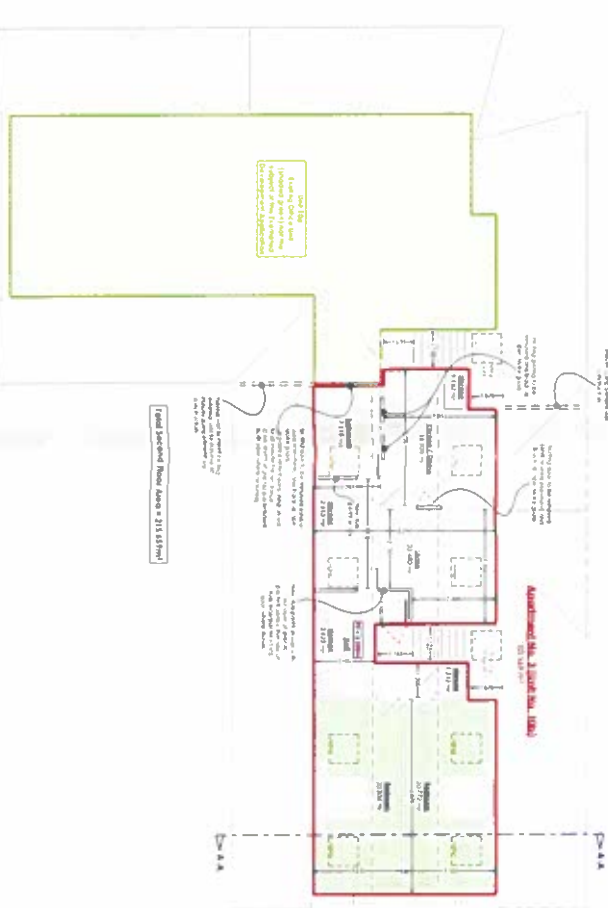
North-East Elevation 1:125



North-West Elevation 1:125



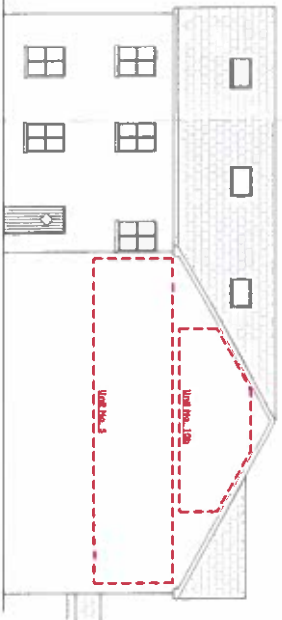
Proposed First Floor Layout 1:125



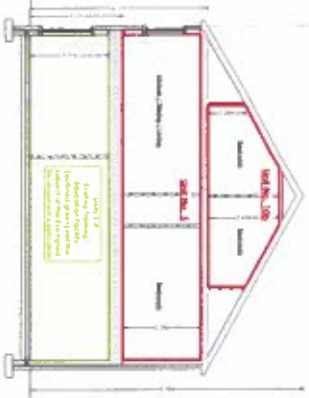
Proposed Second Floor Layout 1:125



South-West Elevation 1:125



South-East Elevation 1:125



Typical Section 1:125

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Project:
Change of Use & Material Alterations
to 2 No. Existing Office Units at First
Floor Level & Part of Existing Office
Unit at Second Floor Level

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Old School House Architects Ltd
Registered Architects

t/a Simon Beale + Associates

Applicant: -

Mr. Simon Beale

Development Description: -

Declaration of Exempted Development under Section 5 of the Planning & Development Act 2000 for Change of Use & Material Alterations to 2 No Existing Office Units at First Floor Level & Part of Existing Office Unit At Second

Development Address: -

Millstream House, Williamstown Road, Castlerea, Co. Roscommon F45 XF79

Apartment Schedules

	Minimum Required *	Proposed Dimensions		
		Apart No. 1	Apart No. 2	Apart No. 3
Overall Apartment Areas				
Two Bedroom (4 Person)	73m ²	90.664m ²	90.242m ²	103.569m ²
Minimum Floor Area				
Kitchen / Dining / Living (4 person)	30m ²	36.587m ²	38.683m ²	37.388m ²
Double Bedroom	11.400m ²	12.880m ² & 16.749m ²	12.950m ² & 11.583m ²	20.772m ² & 20.304m ²
Aggregate Bedroom Areas (4 person)	24.40m ²	29.629m ²	24.533m ²	41.076m ²
Storage Space (4 person)	6m ²	6.568m ²	6.808m ²	8.609m ²
Minimum Room Widths				
Kitchen / Dining / Living	3.60m	4.070m	4.070m	3.960m
Double Bedroom	2.80m	2.800m	2.815m	3.035m
* Minimum requirements based on Appendix A of DoHP&LG Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities 2018				

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Comhairle Contae
Ros Comáin
Roscommon
County Council



**SIMON BEALE & ASSOCIATES
THE OLD SCHOOL HOUSE
CASEMENT STREET
BALLINA
CO MAYO**

Our Ref: MD/Rates
24 October 2024

**RE: Rate No. [REDACTED] Unit 5 Millstream House, Castlerea, Co. Roscommon
 Rate No. [REDACTED] Unit 6 Millstream House, Castlerea, Co. Roscommon
 Rate No. [REDACTED] Unit 10 (part of) Millstream House, Castlerea, Co. Roscommon**

Dear Simon

Further to our telephone conversation and your email, I can confirm that I have inspected the above commercially rateable properties on a number of occasions since 2018 and on each occasion these properties were vacant and not in commercial use.

No commercial rates were liable on the properties as they were vacant. Rates were paid on partial use of Unit 10 for your own office.

If you have any further queries please let me know.

Mise le meas

in Dolan

**Michelle Dolan
Rates Department
090 6637370**





Comhairle Contae
Ros Comáin
Roscommon
County Council



Simon Beale,
C/O Simon Beale & Associates,
Millstream House,
Williamstown Road,
Castlerea,
Co. Roscommon.
F45 XF79

Date: 23rd October 2024
Ref: DED 779

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 change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level at Millstream House, Williamstown Road, Castlerea, Co. Roscommon., is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 3rd October 2024 and in order for the Planning Authority to determine as to whether the change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level at Millstream House Williamstown Road, Castlerea, Co. Roscommon., is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. Statement of compliance with the requirements for Floor Space and Storage Space in Design Standards for New Apartments (DSFNA) (2018)
2. Evidence of adequate natural lighting in each proposed apartment
3. Evidence that the office space has been vacant for a minimum of two years

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 779.

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

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

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

Reference Number:	DED 779
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level under the Planning & Development Regulations 2018 at Millstream House, Williamstown Road, Castlerea, Co. Roscommon.
Name of Applicant:	Simon Beale
Location of Development:	Castlerea, Co. Roscommon

WHEREAS a question has arisen as to whether the change of use and material alterations of 2 no. existing office units at first floor level and part of existing office unit at second floor level at Millstream House Williamstown Road, Castlerea, 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(6) 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.

Site Location & Development Description

The subject site comprises a pitched roof building over three floors close to the junction of Williamstown Road and Elmfert in Castlerea. The entirety of the property is in use as office space.

Planning History

071427 – Permission was granted for a change of use of 4 no. ground floor units from the current use (Office/Surgery/Convenience Store) to 1 unit for Educational and Office Use

05505 – Permission was granted for amendments to previously granted planning application Ref. No. PD/04/875 namely a) The inclusion of 235m² of office floor area in the attic space including roof lights, increase in ridge height of 462mm, inclusion of 2 no. porch canopies over ground floor entrances on north east elevation, minor amendments to ground floor window arrangement b) the amendments to boundaries of house no 1 and c) amendments to site layout to commercial developments

04875 – Permission was granted for (1). the construction of 1 no. retail unit and 7 no. office units, in replacement of previously proposed building (1 no. retail, 3 no. offices, 4 no. apartments) as granted under application PD/03/1023. (2). Connection to services and ancillary developments

031023 – Permission was granted for the construction of: a) 2 semi-detached single storey dwellings, b) 7 town houses, c) 4 apartments and d) 1 light retail unit and 3 no. office units together with demolition of existing agricultural out building, connection to services and ancillary developments (Application made for 8 semi-detached dwellings, 4 town houses, 4 apartments and 4 light retail units together with demolition of existing agricultural outbuilding, connection to services and ancillary development)

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; Of particular relevance:

- (a) (iii) endanger public safety by reason of traffic hazard or obstruction of road users,

Article 10 (6) of above regulations IS of particular relevance in this case.

(a) In this sub-article—

"habitable room" means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

'relevant period' means the period from 8 February 2018 until 31 December 2025.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3 or 6 of Part 4 to Schedule 1.

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—

(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, and

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

(d) (i) The development is commenced and completed during the relevant period.

- (ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall affect only the interior of the structure and shall not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.
- (iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.
- (iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.
- (v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.
- (vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.
- (vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.
- (viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.
- (ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.
- (x) No development shall relate to any structure in any of the following areas:

- (I) an area to which a special amenity area order relates;
- (II) an area of special planning control;
- (III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

- (xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.
- (xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

(e) (i) Where a person proposes to undertake development to which sub-paragraph (b) relates, then he or she shall accordingly notify the planning authority in whose functional area that the change of use concerned will occur in writing at least 2 weeks prior to the commencement of the proposed change of use and any related works.

(ii) Details of each notification under subparagraph (i), which shall include information on—

- (I) the location of the structure, and
- (II) the number of residential units involved, including the unit sizes and number of bedrooms in each unit, shall be entered in a record by the planning authority maintained for this purpose and the record shall be available for inspection at the offices of the planning authority during office hours and on the planning authority's website.
- (iii) During the years 2019, 2020, 2021 and 2022, each planning authority shall provide information to the Minister on the number of notifications received by it under this paragraph during the preceding calendar year, including details of the information so received for the purposes of subparagraph (ii).

Planning Assessment:

The site is zoned "Existing Residential" within the Castlerea Settlement Boundary as per Volume 2 of the Roscommon County Development Plan 2022-2028. The proposed works consists of the conversion of the existing office space on the first and second floors into 3 no. residential units. Proposed works are mainly internal and involve the conversion of the 285m² of existing offices space into three two-bedroom apartments. The unit sizes, storage areas etc proposed comply with the document "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" as per the requirements of Article 10(6)(d)(vi) set out above. Minor external modifications are proposed to the elevations that I would not consider to 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", as per

the provisions of Section 4(1)(h) of the Planning & Development Act 2000 (as amended) as set out above. There are no European designated sites in, adjoining or in close proximity to the subject site.

No open space is associated with the building. No reference has been made in the documentation submitted about proposed parking arrangements, but a car park associated with the existing development was previously permitted and constructed. However, it is not clear whether the floors pace and storage space of the proposed apartments comply with the Design Standards for New Apartments (2018), whether there is sufficient natural light or whether the offices have been vacant for two years.

Recommendation

Please request the following further information:

1. Statement of compliance with the requirements for Floor Space and Storage Space in Design Standards for New Apartments (DSFNA) (2018)
2. Evidence of adequate natural lighting in each proposed apartment
3. Evidence that the office space has been vacant for a minimum of two years

Signed _____
Executive Planner



Date: 22nd October 2024

Signed : _____
Senior Executive Planner



Date: 22nd October 2024



Comhairle Contae
Ros Comáin
Roscommon
County Council



Paul Thewlis,
C/o Simon Beale & Associates,
Millstream House,
Williamstown Road,
Castlerea,
Co. Roscommon.
F45 XF79.

Date: 8th October 2024
Planning Reference: DED 779

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission for change of use and material alterations to 2 no. existing office units at first floor level and part of existing office unit at second floor level under the Planning & Development Act (Exempt Development) Regulations 2018 at Millstream House, Williamstown Road, Castlerea, Co. Roscommon, F45 XF79.

A Chara,

I wish to acknowledge receipt of your application which was received on the 3rd October 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. L01/0/230870 dated 4th October 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 779**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

04/10/2024 09:46:47

Receipt No. : L01/0/230870

SIMON BEALE
C/O SIMON BEALE & ASSOC
THE OLD SCHOOLHOUSE
CASEMENT ST, BALLINA
CO MAYO

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 779	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
8807

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



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)	Mr. Simon Beale
Name of Agent	Paul Thewlis c/o Simon Beale + Associates
Nature of Proposed Works	Change of Use & Material Alterations to 2 No Existing Office Units at First Floor Level & Part Of Existing Office Unit At Second Floor Level
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Millstream House, Williamstown Road, Castlerea, Co. Roscommon F45 XF79
Floor Area: a) Existing Structure b) Proposed Structure	a) 284.475m² – subject of this application b) 284.475m² – subject of this application
Height above ground level:	3.175m – first floor 6.112m – second floor
Total area of private open space remaining after completion of this development	n/a
Roofing Material (Slates, Tiles, other) (Specify)	Existing roof tiles - unchanged

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing painted plaster - unchanged
Is proposed works located at front/rear/side of existing house.	n/a application is for internal material alterations and changes of use to unoccupied office spaces
Has an application been made previously for this site	Yes
If yes give ref. number (include full details of existing extension, if any)	04/875, 05/505, 07/1427
Existing use of land or structure	Office units
Proposed use of land or structure	3 No. 2 bedroom apartments
Distance of proposed building line from edge of roadway	n/a - unchanged
Does the proposed development involve the provision of a piped water supply	No - development will use existing connections
Does the proposed development involve the provision of sanitary facilities	Yes - development will use existing connections

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

Signature:



Date:

3rd October 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





NOTIFICATION FORM
EXEMPTED DEVELOPMENT - ARTICLE 10(6) CHANGE OF USE EXEMPTION

Name of Relevant Planning Authority: Roscommon County Council

Name of Notifier/Property Owner: Mr. Simon Beale

Name of Person/Agent Acting on behalf of Notifier/Property Owner (if any):

Paul Thewlis c/o Simon Beale + Associates

[Note: Contact Details to be supplied at the end of this form]

Notification of intention to avail of exempted development provisions under Article 10(6) of the Planning and Development Regulations 2001, as inserted by Article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018, at least two weeks prior to the commencement of the proposed change of use and any related works.

Notification Details Required:

Location of structure	Full Postal Address <u>Millstream House, Williamstown Road, Castlerea, Co. Roscommon</u>	
	Eircode <u>F45 XF 79</u>	
Total number of Residential Unit(s)	number - e.g. 5 <u>3 No. two bedroom apartments</u>	
Total Residential Floorspace (m ²)	number - e.g. 642 <u>90.664 + 90.242 + 103.569 = 284.475m²</u>	
	Number of bedrooms	Floorspace of unit (m ²)
Residential Unit 1	number - e.g. 2 <u>2 No</u>	number - e.g. 84 <u>90.664m²</u>
Residential Unit 2	<u>2 No</u>	<u>92.002m²</u>
Residential Unit 3	<u>2 No</u>	<u>103.569m²</u>
Residential Unit 4		
Residential Unit 5		
Residential Unit 6		
Residential Unit 7		
Residential Unit 8		
Residential Unit 9		
Date works will commence (Minimum of two weeks subsequent to date of notification)	<u>6th January 2025</u>	
Signed (Notifier/ Agent as appropriate):	<u>SE</u> Date: <u>30/09/24</u>	

CONTACT DETAILS – NOT TO BE PUBLISHED

Notifier/Property Owner

Simon Beale + Associates, Millstream House,
Address: Williamstown Road, Castlerea, Co. Roscommon

Eircode: F45 XF79

Telephone number: _____

Mobile number: _____

E-mail address: simon@sbassociates.ie

Person/agent (if any) acting on behalf of the Notifier/Property Owner

Simon Beale + Associates, Millstream House,
Address: Williamstown Road, Castlerea, Co. Roscommon

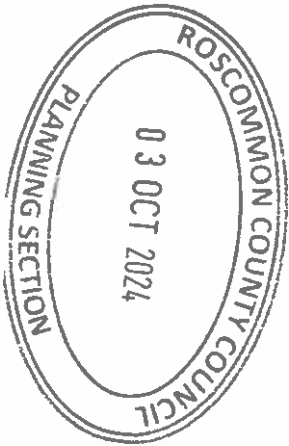
Eircode: F45 XF79

Telephone number: 09496 25952

Mobile number: _____

E-mail address: paul@sbassociates.ie





North-West Elevation 1:125



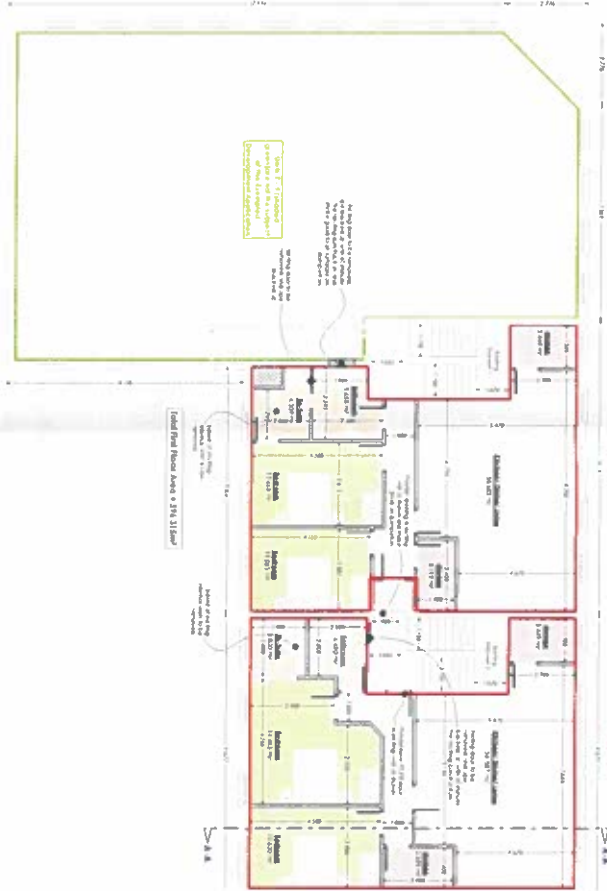
North-East Elevation 1:125



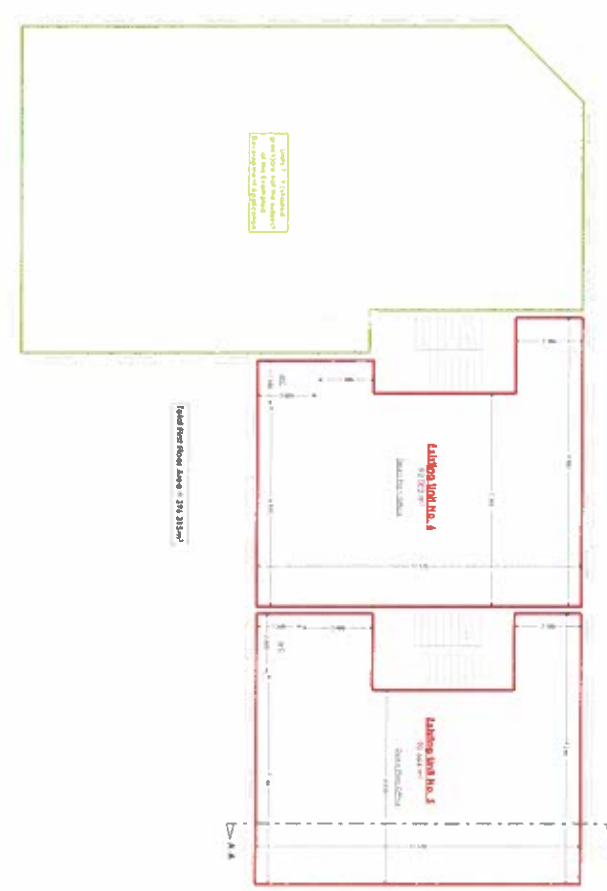
South-West Elevation 1:125



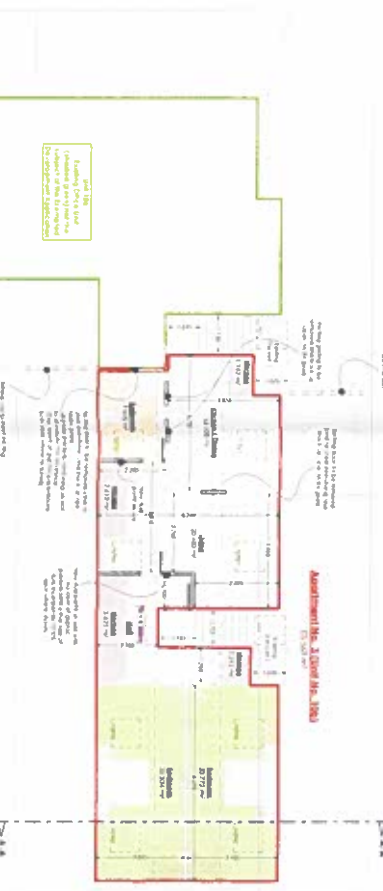
South-East Elevation 1:125



Proposed First Floor Layout 1:125



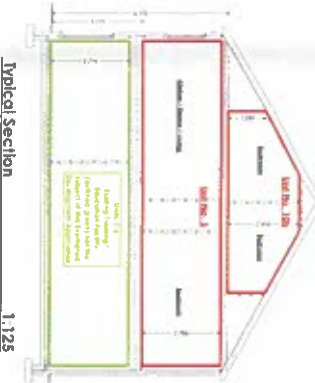
Existing First Floor Layout 1:125



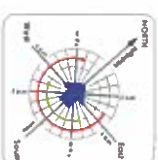
Proposed Second Floor Layout 1:125



Existing Second Floor Layout 1:125



Typical Section 1:125



www.sbs.ie/solicitors

Simon Beale & Associates

Registered Architects

Simon Beale

Architect

12, 13 & 14, The Arcade, Roscommon, Co. Roscommon

087 933 4444

01826 82111

simon@simonbeale.ie

Simon Beale

Architect

12, 13 & 14, The Arcade, Roscommon, Co. Roscommon

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01826 82111

simon@simonbeale.ie

Change of Use & Material Alterations

to 2 No Existing Office Units at First Floor Level & Part of Existing Office Unit at Second Floor Level

02 October 2024

As Shown @ A1

PLANNING EXEMPTION

APPLICATION PURPOSES ONLY

12-033-A-P-E-1000

Existing Second Floor Layout 1:125

Proposed Second Floor Layout 1:125

Carmel Curley

From: Mervyn Walsh
Sent: Thursday 3 October 2024 11:16
To: Carmel Curley
Subject: FW: Change of Use Exemption Application - Millstream House, Castlerea
Attachments: 12-039-A-PE-1000 Plans, Elevations & Section drawings.pdf; 12-039-A-PE-1001 Site Layout & Site Locations Maps.pdf; Declaration Under Section 5 Application Form.pdf



From: Paul Thewlis (SB + Associates) <paul@sbassociates.ie>
Sent: Thursday 3 October 2024 11:05
To: Planning Department <Planning@roscommoncoco.ie>
Subject: Change of Use Exemption Application - Millstream House, Castlerea

To whom it concerns

Further to the emails below, please now find attached the following documents which form our application for a Declaration of Exempted Development under Section 5 of the Planning & Development Act 2000 (as amended) in addition to the Article 10(6) Change of Use Exemption Application submitted yesterday for the above named development: -

- 12-039-A-PE-1000 Plans, Elevations & Section drawings
- 12-039-A-PE-1001 Site Layout & Site Locations Maps
- Declaration Under Section 5 Application Form

Please contact me on receipt of this email to arrange payment.

Trusting the above to be in order and thanking you in advance for your assistance in relation to this application.

Regards



Simon Beale + Associates
Architecture | Engineering | Management



Paul Thewlis

Construction + Design Engineer

E: paul@sbassociates.ie | M: +353 87 630 4641 | www.sbassociates.ie

HEAD OFFICE

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ROSCOMMON

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