

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/83/25

Reference Number:

DED 800

Name of Applicant:

Laura Mannion

Agent:

James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether the refurbishment of a derelict house, works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud works, plasterboard & skim; 3) re-wire the entire property; 4) re-plumb the entire property; 5) install new uPVC windows and doors; 6) re-slate the roof; 7) second fix carpentry and paint and decorate internally; 8) construct a 39.5sq.m. extension for a new kitchen and dining room; 9) upgrade plumbing/heating system; 10) upgrade electrical systems; 11) install new floors at Curry, Brideswell, Co. Roscommon, N37 VE04, 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 1 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 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 does not falls under the conditions and limitations of Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended and is therefore not 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 refurbish a derelict house, works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud works, plasterboard & skim; 3) re-wire the entire property; 4) re-plumb the entire property; 5) install new uPVC windows and doors; 6) re-slate the roof; 7) second fix carpentry and paint and decorate internally; 8) construct a 39.5sq.m. extension for a new kitchen and dining room; 9) upgrade plumbing/heating system; 10) upgrade electrical systems; 11) install new floors at Curry, Brideswell, Co. Roscommon, N37 VE04, is a **split decision** with the proposed extension **not an exempted development** and the proposed refurbishments of the existing dwelling house **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: 20 January, 2025