

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No: PC/492/25
Reference Number: DED 801
Name of Applicant: Rachel Hastings
Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of a derelict house, with works including; 1)strip out ground floors to fix rising damp; 2) place new ceiling joists and stud work internally, plaster board & skim; 3)re-wire; 4)fix plumbing & 5)second fix, paint & decorate internally at Ballyforan, Ballinasloe, Co. Roscommon, H53 WV65, 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) 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.

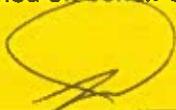
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above constitute development.
- (b) The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- (c) 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, with works including; 1)strip out ground floors to fix rising damp; 2) place new ceiling joists and stud work internally, plaster board & skim; 3)re-wire; 4)fix plumbing & 5)second fix, paint & decorate internally at Ballyforan, Ballinasloe, Co. Roscommon, H53 WV65, 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,
Senior Executive Planner,
Planning.

Date: 01 May, 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/91/25'

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

Applicant: Rachel Hastings

Agent: N/A

Ref No.: DED 801

RE: WHEREAS a question has arisen as to whether the refurbishment of a derelict house, works including; 1) strip out ground floors to fix rising damp; 2) place new ceiling joists and stud work internally, plaster board & skim; 3) re-wire; 4) fix plumbing & 5) second fix, paint & decorate internally at Ballyforan, Ballinasloe, Co. Roscommon, H53 WV65, 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 801) be requested from the Applicant.

Signed on the 21st January 2025



Alan O'Connell,
Senior Executive Planner,
Planning.