

ROSCOMMON COUNTY COUNCIL

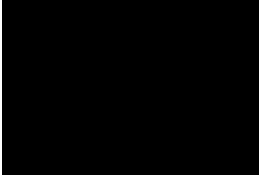
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

David Devins,



Reference Number: DED 803
Application Received: 21st November 2024
Name of Applicant: David Devins
Agent: N/A

WHEREAS a question has arisen as to whether the repair an existing cottage with works including 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) re-wire & re-plumb & 6) new heating at Carrigeen, Kilglass, Co. Roscommon, F42 EE98, 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 are development.
- (b) The proposed repair of a cottage works include; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) rewire & re-plumb and 6) new heating 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 an existing cottage with works including 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) re-wire & re-plumb & 6) new heating at Carrigeen, Kilglass, Co. Roscommon, F42 EE98, 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: 23rd January 2025

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:	DED 803
Re:	Permission to repair cottage works including; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) rewire & re-plumb and 6) new heating under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	David Devins
Location of Development:	Carrigeen, Kilglass, Co. Roscommon, F42 EE98
Site Visit:	13/01/2025

WHEREAS a question has arisen as to whether the following works to repair cottage works including; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) rewire & re-plumb and 6) new heating at the above address 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 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

Site Location & Development Description

The site consists of a detached traditional single storey cottage which is not in a habitable condition in Carrigeen, Kilglass, Co. Roscommon. The property is accessed off the L-60482 local tertiary road, there are a number of old agricultural buildings on site, all of which appear to be of an architectural language pre Planning and Development Act.

The proposed development consists of the renovation of the existing dwelling, which consists of stripping the exterior walls and re-plastering with lime render, dig up the floors and replace it with limecrete floors, replacing the roof slats, add insulation to the building, re-wire and re-plumb and install a new heating system.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the proposed development is Annaghmore Lough SAC (Site Code 001626) which is located circa 8.5km to the south west of the subject site.

The site is located approximately 150m from the Kilglass and Grange Loughs Proposed Natural Heritage Area (Site Code: 000608).

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, no recent planning history has been traced to the proposed site.

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

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "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". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

The proposal is to repair cottage works include; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) rewire & re-plumb and 6) new heating. These works have been considered in the context of Section 4 (1)(h) of the Act, which consists 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. The proposed works are deemed an exempt development under this section of the Act.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that 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 need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to repair cottage works including; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) rewire & re-plumb and 6) new heating as outlined above at Carrigeen, Kilglass, Co. Roscommon, F42 EE98 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 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 I have concluded that

- The works outlined above are development.
- The proposed repair of a cottage works include; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) rewire & re-plumb and 6) new heating as described in this case is an exempted development.
- 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;

- 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.

AND WHEREAS I have concluded that the said development to repair cottage works including; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) rewire & re-plumb and 6) new heating as outlined above at Carrigeen, Kilglass, Co. Roscommon, F42 EE98, is an exempt development and I recommend that a declaration to that effect should be issued to the applicant.

Signed:

Smith O'Grady

Graduate Planner

Date: 22/01/2025

Signed:

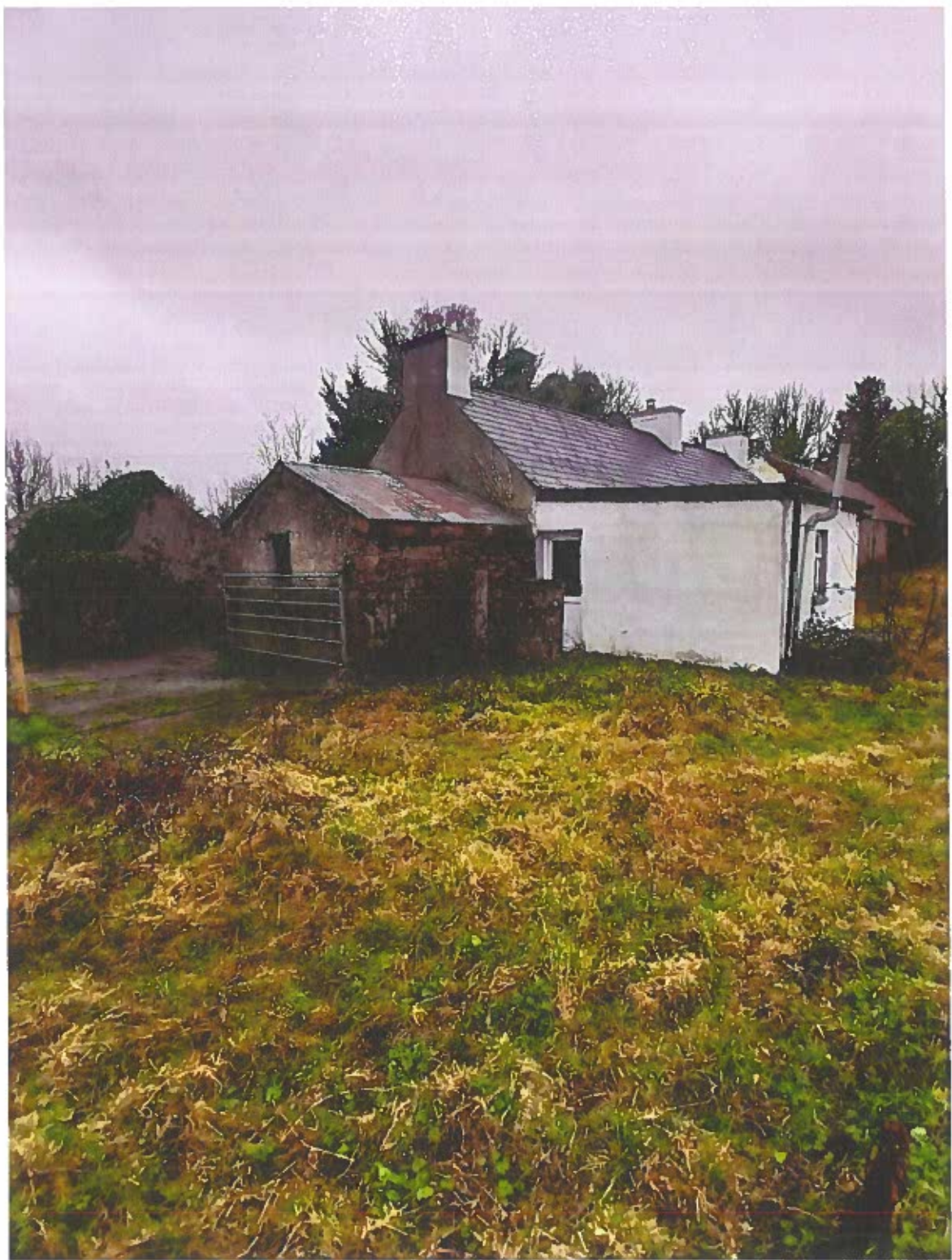
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Senior Executive Planner

Date: 22nd January 2025





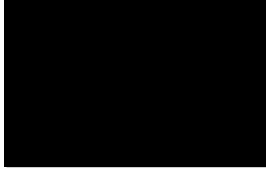




Comhairle Contae
Ros Comáin
Roscommon
County Council



David Devins,



Date: 26th November 2024
Planning Reference: DED 803

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to repair cottage works including; 1) strip walls and replace with lime render; 2) dig up floors and replace with limecrete floors; 3) replace roof slates; 4) add insulation; 5) re-wire & re-plumb & 6) new heating under the Planning & Development Act (Exempt Development) Regulations 2018 at Carrigeen, Kilglass, Co. Roscommon, F42 EE98.

A Chara,

I wish to acknowledge receipt of your application which was received on the 21st November 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. L01/0/231701 dated 22nd November 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 803**
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
09088 37100

22/11/2024 14:15.53

Receipt No. L01/0/231701

DAVID DEVINS

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED803

Total 80.00 EUR

Tendered :
Credit/Debit Card 80.00
4796

Change 0.00

Issued By : Louis Carroll
From : Central Cash Office

Sharon Kelly

From: David Devins [REDACTED]
Sent: Thursday 21 November 2024 20:01
To: Planning Department
Subject: Declaration of Exempted Development
Attachments: 2024 declaration-under-section-5-application-form.pdf; Property report.pdf; Location map.pdf; Layout plan.pdf

Hello,

I require an exempted development declaration for the Vacant Property Refurbishment Grant to repair a cottage. Please find attached the completed declaration application form.

See section 8 of the attached property report for list of proposed works to be carried out on the cottage. Also attached is the layout plan and location map.

I can pay the €80 by bank transfer or credit card. Please share bank details for payment.

Best regards,

David Devins

Tel: [REDACTED]





Comhairle Contae
Ros Comáin
Roscommon
County Council



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)	David Devins
Name of Agent	N/A
Nature of Proposed Works	Repair cottage. Proposed works include: strip walls and replace with lime render, dig up floors and replace with limecrete floor, replace roof slates, add insulation, re-wire and re-plump, new heating.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Carrigeen, Kilglass, Co. Roscommon, F42 EE98
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>73 m²</u> b) <u>73 m²</u>
Height above ground level:	150 mm
Total area of private open space remaining after completion of this development	Private house. Same open space of 73 m ² will remain after works as no walls will be removed.
Roofing Material (Slates, Tiles, other) (Specify)	Slates, felt.



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Lime render, white finish.
Is proposed works located at front/rear/side of existing house.	All sides of cottage will be re-rendered.
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Farm cottage is currently vacant, is not habitable.
Proposed use of land or structure	After repair, farm cottage will be used for living in.
Distance of proposed building line from edge of roadway	24 m
Does the proposed development involve the provision of a piped water supply	Private water supply already in-place.
Does the proposed development involve the provision of sanitary facilities	Sceptic tank already in-place.

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

Signature: 

Date: 21 November 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



Paul Roddy FCIAT
Hawksway,
Corratowick,
Westport,
Co. Mayo,
F28 W293.
Telephone: (086)8580195
E-mail: info@roddyat.ie
Web: www.roddyat.ie

Chartered Building Engineer's Report on Derelict Property at Carrigeen, Kilglass, Co. Roscommon, F42 EE98.

Client:
David Devins

Date of report: 14th October 2024

File Ref.: 8123039

1. INTRODUCTION:

On the instructions of Mr. David Devins, RoddyAT carried out a structural inspection on a derelict cottage at Carrigeen, Kilglass, Co. Roscommon, F42 EE98 on 11th October 2024.

The cottage is a detached traditional farmhouse and has been unoccupied for a considerable number of years.

The purpose of the investigation is to assess the condition of the cottage to ascertain if it is suitable for human habitation.

The report will assist with the Vacant Property Refurbishment Grant - Croi Conaithe (Towns) Fund application.

2. HISTORY OF COTTAGE:



Image 01. The cottage appears on the first edition O.S. Map (1829-1841).

The cottage is of the traditional lobby entrance type.

It has had several inappropriate interventions carried out to it over the years. However, the scale and form of the original cottage remains intact.

A small flat roofed extension was added to the cottage in the past, which contains a back kitchen, a shower room and a lobby.

There are several adjoining traditional buildings which are in a dilapidated state. However, these too are good examples of vernacular buildings in a rural setting.



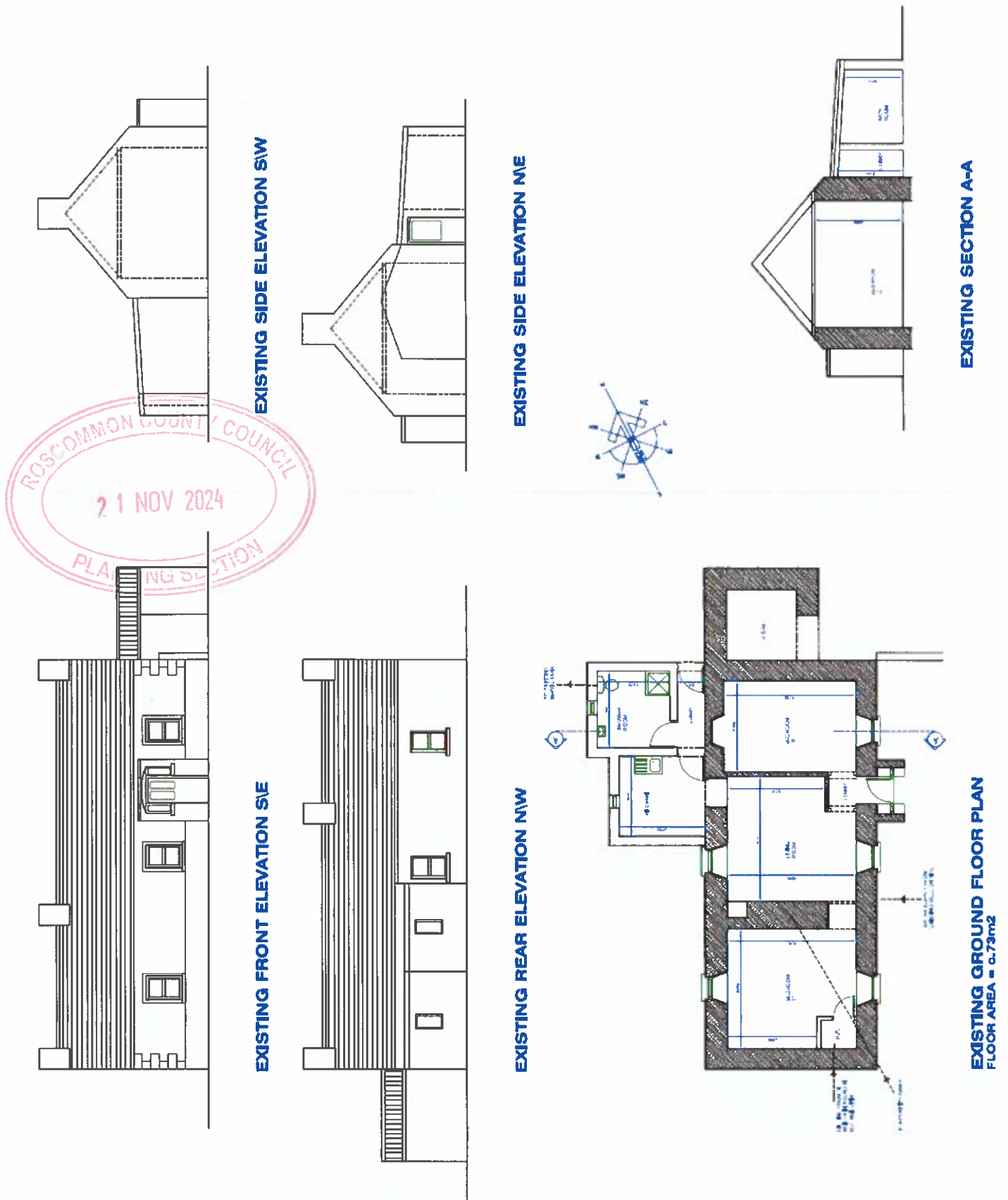


Image 02. Survey drawings of Existing Floor Plan, Elevations, Section A-A.



Photo 03a. Front elevation S/E.



Photos 03b & 03c. Side elevation (S/W).



Photo 03d. Side elevation (N/E).



Photo 03e. Rear elevation (N\W).

3. CONDITION SURVEY:

Significant damage has occurred to the cottage due to inappropriate interventions over the years. The issues have resulted in damage to the original fabric of the cottage.

Roof. (observed from ground level).



Photo 04a. Front roof plane. Note the curling up of the manmade slates.



Photo 04b. Rear roof plane.

The slates appear to be asbestos cement slates which have been painted black.

The roof of the cottage appears to have been finished with asbestos cement slates. This will need to be removed by a specialist licensed asbestos removal company. The new roof finish will be natural slate, which will be in keeping with the history of the cottage.



Photos 05a, 05b & 05c. There are 3 chimney stacks but two of them have been closed internally.

1. From ground level, there appears to be hairline cracks\ defects on the chimney stacks generally.
 2. The external cement render to the chimney stacks should be examined at roof level, particularly where it meets the roof surfaces. Cement mortar tends to trap moisture in a stone rubble wall and prevent it from breathing. The result of this is moisture ingress into the cottage.
- It may be necessary to remove some or all the cement render and replace it with lime mortar. These issues contribute to the cottage been considered derelict and uninhabitable.

Rainwater, Gutters and Downpipes.

The gutters and downpipes are replacement PVC. They should be replaced with black cast aluminium rainwater goods.



Photo 06. PVC gutter and downpipe. Note the rotten timber fascia board.



The cottage has a dry dash cement render finish externally. This finish tends to hold rainwater which will enter the stone rubble wall over time. The result is a thermally inefficient external wall.



Photo 07b. The condition of the North\East external gable wall is in poor condition. Stones have fallen out in a several places and the stonework is poorly pointed.
Photo 07c. Part of the South\West external gable wall is unrendered.



Photo 07d. The south\west gable wall in the attic is in a dilapidated condition.

These issues contribute to the cottage been considered derelict and uninhabitable.

4. WALLS AND INTERNAL STRUCTURE:



Photo 08a. The inner face of the stone rubble walls has been "drylined".

The material used is insulated plasterboard, i.e. modern rigid phenolic insulation boards bonded to 12.5mm gypsum plasterboard, which have been mechanically fixed to the stone rubble walls. This can have the result of the space heating in the habitable rooms been unable to reach the stone rubble walls. The walls will be colder as a result, i.e. a thermally inefficient wall. Moisture from the room can get trapped between the insulated plasterboard and the stone wall, resulting in a buildup of “unseen” moisture. It will ultimately lead to mould and dampness buildup.

This inappropriate intervention is significantly contributing to the cottage been considered derelict and uninhabitable.

The “drylining” will need to be carefully removed and the condition of the stone rubble walls inspected. Any cement render on the inner face of the stone rubble wall will need to be removed, and the walls given time to dry out. The walls will then need to be replastered with a lime mortar. Only breathable paints should be used thereafter.



Photos 08b & 08c. There is evidence of damp on the base of the chimney wall, on each side.



Photos 08d & 08e. There is evidence of high moisture content on the blockwork partition between the living room and bedroom 02. These issues contribute to the cottage been considered derelict and uninhabitable.

Ceilings.

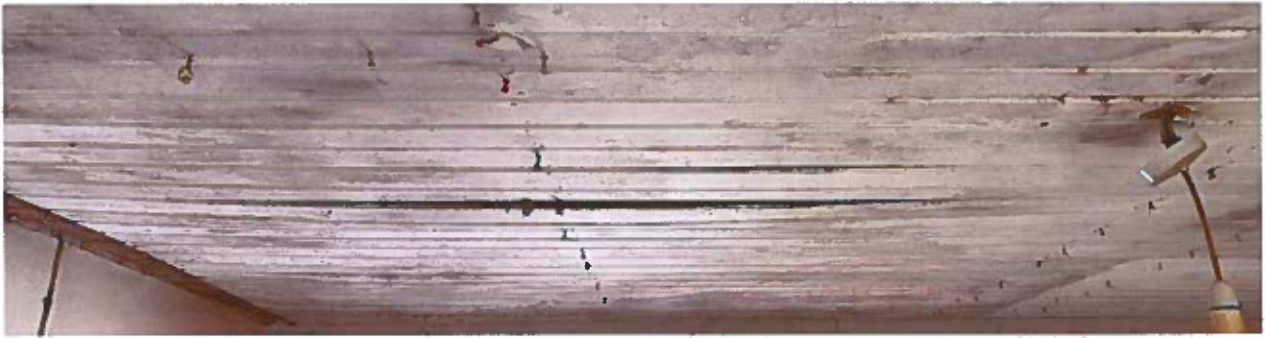


Photo 09. The ceilings are in a poor condition generally and will need repairing.

5. FLOORS:



Photo 10. The original cottage floors were removed in the past and replaced with concrete floors. It is not possible to know whether insulation was used in the floor buildup or not, but it is unlikely. An impervious floor such as this prevents moisture from evaporating through the floor. The moisture therefore can tend to rise by capillary action up the stone rubble walls, leading to rising damp.

This inappropriate intervention is contributing to the cottage been considered derelict and uninhabitable.

The concrete floors will need to be carefully removed and replaced with a Limecrete floor. Underfloor heating can be incorporated in the new floor.

6. ATTIC:



Photo 11a. There is no quilt insulation in the attic. The access hatches are not insulated or draughtproofed.



Photo 11b. The roof is a replacement roof as there is a black nonbreathable felt under the slates. Note the white mould staining on the rafters formed largely due to lack of ventilation.

Externally.



Photo 12. The ground level around the cottage is at the same level as the F.F.L. of the cottage.

7. GENERAL CONDITION:

The general condition of the cottage is very poor, rendering it derelict and uninhabitable.

- Part of the structure is in a state of collapse.
- Existing roof finish is asbestos slates.
- Hairline cracks\ defects on the chimney stacks generally.
- Stone rubble chimney stacks have been cement rendered.
- Rainwater goods are replacement PVC.
- Timber fascia board is rotten.
- The stone rubble walls of the cottage have a dry dash cement render finish externally.
- The general condition of the external walls is poor.
- The inner face of the stone rubble walls has been "drylined".
- Dampness\ high moisture content on internal walls.
- The ceilings are in a poor condition generally.
- The original cottage floor was removed in the past and replaced with a concrete floor.
- There is no quilt insulation in the attic. The access hatches are not insulated or draughtproofed.
- Poor ventilation in the attic.
- The ground level around the cottage is at the same level as the F.F.L. of the cottage.
- There are no internal doors, ironmongery, architraves, skirtings, etc.

- There are no wardrobes, loose furniture, etc. in the derelict cottage.
- There is no space and water heating system in place.
- There is no kitchen or appliances present.
- There is no electrical wiring system installed.
- There is no means of ventilation present.
- There are no floor, wall or ceiling finishes in place.



8. **CONCLUSION:**

The following factors need to be taken into consideration:

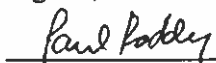
1. The structure of the cottage needs repairing.
2. The existing asbestos roof finish needs to be removed and replaced with natural slate.
3. Repairs need to be carried out to the chimney stacks generally.
4. The cement render needs to be removed from the stone rubble walls and replaced with a lime render.
5. PVC rainwater goods need to be replaced with cast aluminium.
6. The rotten timber fascia board needs to be replaced.
7. Repairs are required to the external walls generally.
8. The “drylining” needs to be removed from the inner face of the stone rubble walls.
9. Repairs are required to the ceilings.
10. The concrete floor need to be removed and replaced with a Limecrete floor.
11. Quilt insulation needs to be added to the attic. The access hatches need to be insulated and draughtproofed.
12. Adequate ventilation needs to be provided in the attic.
13. The ground level around the cottage needs to be lowered to 150mm below F.F.L.
14. Internal doors, ironmongery, architraves, skirtings, etc. need to be installed.
15. Wardrobes, loose furniture, etc. need to be provided.
16. A space and water heating system needs to be installed.
17. A kitchen and appliances need to be provided.
18. An electrical wiring system needs to be installed.
19. A ventilation system needs to be installed.
20. Floor, wall and ceiling finishes need to be provided.

9. **RECOMMENDATION:**

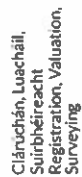
As a result of the condition survey contained herein and the issues highlighted, I confirm that the property is deemed to be derelict (i.e. structurally unsound and dangerous).

I recommend that the dwelling is eligible for both the Vacant Property Refurbishment Grant - Croi Conaithe (Towns) Fund and the Derelict Top Up Grant.

Signed,



Paul Roddy MCABE, FCIAT



Tailte Éireann

Official Taite Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

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Freehold

Leasehold

SubLeasehold

'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

● Pump

Septic Tank

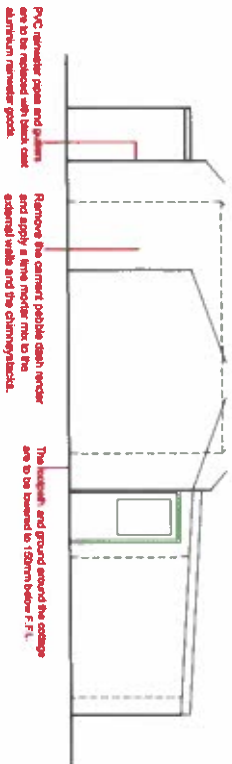
Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

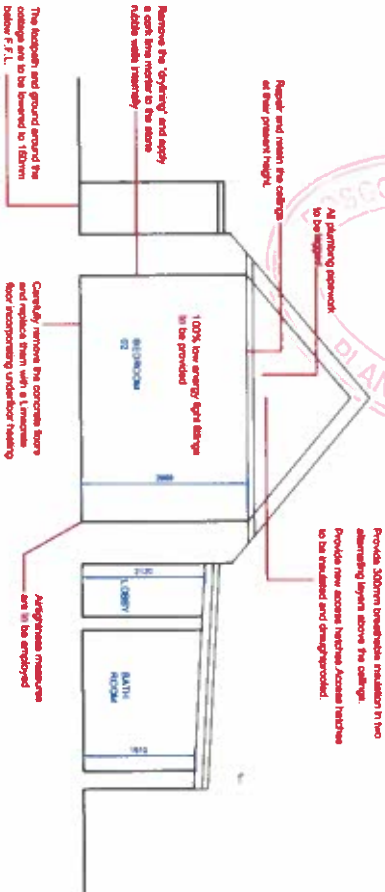
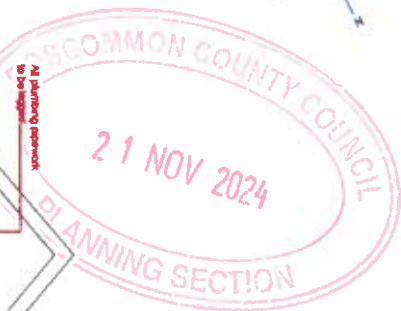
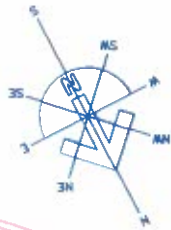
Tailte Éireann Registration operates a non-conclusive boundary system. The TE Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TE Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006



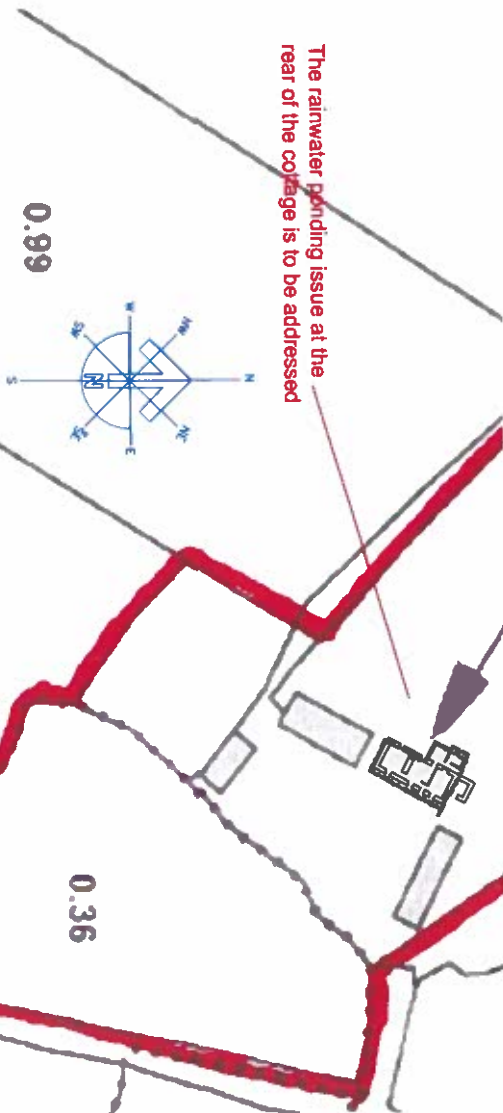


EXISTING SIDE ELEVATION N/E



EXISTING SECTION A-A

The rainwater ponding issue at the rear of the cottage is to be addressed



RED TEXT = REUSE PROPOSAL WORKS

Rev/ Description:	By:	Project:
Title:	Client:	CONSERVATION OF EXISTING COTTAGE AT CARRIGEEN, KILGLASS, CO. ROSCOMMON
FLOOR PLAN, ELEVATIONS, SECTION A-A, SITE LAYOUT	Date:	Scale:
	11th Oct. 2024	1:100
	Grant	Job No.: 8123039
		Drawn: PR
		Stage: DWG No.: S(-)-01
		Rev:



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