

**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/131/25

Reference Number: DED 807

Name of Applicant: Thomas Feeley

Agent: James Lohan Consulting Engineers Ltd

**WHEREAS** a question has arisen as to whether the refurbishment of an existing dwelling with works including; 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud work, plasterboard & skim; 3)rewire the entire property; 4) re-plumb the entire property; 5)install new windows & doors; 6)re-slate the roof; 7) second fix carpentry, paint & decorate internally; 8)construct a 23 sqm extension for a new bedroom and main bathroom & 9)install new floors at Clooneenbaun, Roscommon, Co. Roscommon., is or is not development and is or is not exempted development:

**AND WHEREAS** Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) 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 works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- (c) The proposed works, which set out "*refurbish (a) derelict house and add a small extension under 40sqm in accordance with the Planning & Development Act (Exempted Development) Regulations 2018*" fall under Schedule 2 of Part 1; Class 1 development and is considered to constitute 'exempted development'.
- (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 an existing dwelling with works including; 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud work, plasterboard & skim; 3)rewire the entire property; 4) re-plumb the entire property; 5)install new windows & doors; 6)re-slate the roof; 7) second fix carpentry, paint & decorate internally; 8)construct a 23 sqm extension for a new bedroom and main bathroom & 9)install new floors at Clooneenbaun, Roscommon, 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:**

Signed:   
Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 04 February, 2025.