

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

PL139/25

Reference Number:

DED 808

Name of Applicants:

John & Una Fannon

Agent:

N/A

WHEREAS a question has arisen as to whether the internal refurbishment of an existing dwelling with works including 1) removing of floors, insulate floors & install new floors; 2) install new radiators; 3) remove old kitchen cabinets & install new cabinets; 4) dry line walls; 5) remove carpets; 6) remove old bathroom suite; 7) insulate attic; 8) paint interior & 9) install new heat pump at Castle Street, Roscommon Town, Co. Roscommon, F42 X971, 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, 5 and 57 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 restoration & renovation works for the conversion of an existing dwelling which is a Protected Structure as described in this case is not an exempted development.
- (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 internally refurbish an existing dwelling with works including 1) removing of floors, insulate floors & install new floors; 2) install new radiators; 3) remove old kitchen cabinets & install new cabinets; 4) dry line walls; 5) remove carpets; 6) remove old bathroom suite; 7) insulate attic; 8) paint interior & 9) install new heat pump at Castle Street, Roscommon Town, Co. Roscommon, F42 X971., is development that is **not 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: 17/1 February, 2025