

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/113/25

Reference Number: DED 810

Name of Applicant: Paul Grennan, c/o Tuath Housing

Agent: Eamon Maguire, KORE Insulation

WHEREAS a question has arisen as to whether the following works; to remove door & porch roof on front elevation at the above address is or is not development and is or is not exempted development. at 3 Galway Road, Roscommon Town, Co. Roscommon (F42 NW68), 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) Class 2 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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:

- The works outlined above are development.
- The proposed installation of a solar PV array to the roof as described in this case are exempted developments provided they are installed a minimum of 50cm from the edge of the roof.
- The proposed install of an air source heat pump as described in this case is an exempted development.
- The proposed removal of a door & porch roof on front elevation, replacement of windows and doors with new uPVC windows and doors, new fascia, soffits, guttering and downpipes and install external insulation with render to match the existing house as above 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.

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 I have concluded that the said development to remove door & porch roof on front elevation at 3 Galway Road, Roscommon Town, Co. Roscommon, is an exempted development provided that the solar panels are installed a minimum of 50cm from the edge of the roof. I recommend that a declaration to that effect should be issued to the applicant

Signed: _____


Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 29 January, 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/64/25

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

Applicant: Paul Grennan C/O Tuath Housing

Agent: Eamon Maguire, KORE Insulation

Ref No.: DED 810

RE: WHEREAS a question has arisen as to whether the removal of a door & porch roof on front elevation at 3 Galway Road, Roscommon Town, Co. Roscommon, F42 NW68, 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 810) be requested from the Applicant.

Signed on the 16th January 2025



Alan O'Connell,
Senior Executive Planner,
Planning.