

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Leonie Beirne,



Reference Number: DED 812
Application Received: 5th December 2024
Name of Applicant: Leonie Beirne
Agent: Rathcroghan Design

WHEREAS a question has arisen as to whether the renovation of an existing dwelling including removing existing and rebuilding identical rear extension at Culleenaghmore House, Culleenaghmore Td, Kilglass, 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 to "*renovate existing dwelling including removing existing and rebuilding identical rear extension*" 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 renovate an existing dwelling include removing existing and rebuilding identical rear extension at Culleenaghmore House, Culleenaghmore Td, Kilglass, 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:

Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 4th February 2025

ADVISORY NOTE

- **Water Services (Amendment) Act 2012:** This Act mandates the registration and inspection of all domestic waste water treatment systems. Owners are required to register their systems with the local authority.
- **EPA Guidelines on Proximity to Water Bodies:** The Environmental Protection Agency (EPA) has established guidelines to prevent contamination of water bodies from DWWTS. Key recommendations include:
 - *Site Assessment:* A thorough site assessment should be conducted to determine soil suitability, percolation characteristics, and the system's capacity to attenuate contaminants.
 - *Minimum Separation Distances:* The EPA's 2021 Code of Practice specifies minimum separation distances between the DWWTS and various features, including water bodies. For instance, a minimum distance is required between the percolation area and any watercourse to reduce the risk of surface water and ground water pollution.
 - *Design and Installation:* Systems should be designed and installed to ensure that treated effluent does not pose a risk to nearby water bodies. This includes proper sizing, location, and maintenance of the percolation area.

The applicant is advised of the foregoing.

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.

Carmel Curley

From: Carmel Curley
Sent: Wednesday 5 February 2025 10:10
To: Martin Dowd
Subject: DED812 - Notification of Decision
Attachments: DED812 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 812 submitted on behalf of Leonie Beirne. Please note that a hard copy will be issued to the applicant via registered post.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



**Planner's Report on application under Section 5 of the
Planning and Development Act, 2000, as amended**

Reference Number: DED 812

Name and Address of Applicant: Leonie Beirne

AGENT: Martin Dowd (Rathcroghan Designs)

WHEREAS a question has arisen as to whether to 'renovate existing dwelling including removing existing and rebuilding identical rear extension' at Culleenaghmore House, Culleenaghmore Td, Kilglass, Co. Roscommon is or is not development and is or is not exempted development:

1.0 Site Location and Description

The subject site is located off a public road (L-60495) in the rural townland of Culleenaghmore, Co. Roscommon. The application site consists of an old two-storey dwelling and rear annex which is vacant and is in poor condition. There are also two long standing outbuildings to the front west of the main vacant dwelling.

The proposed DED application relates to the renovation of the old dwelling structure which is mainly confined to internal works and the removal of the existing rear annex and developing a new rear extension at the site in question.

2.0 Planning History

As per Roscommon County Council's Planning Registry, a planning history assessment of the subject site and property thereon includes the following:

- **Established Status:** The dwelling structure and the ancillary out buildings are identified on the 25-inch historic maps (1897-1913) and the 6-inch historic maps (1830-1930), being of pre-1963 construction, the structures hold the benefit of established status.

3.0 Relevant Legislation

I have considered this question, and I have had regard particularly to –

- a) Sections 3, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Article 6 of the Planning and Development Regulations 2001 (as amended).
- c) Part 4 of Schedule 2 of the Regulations 2001 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 on site.

Planning and Development Act, 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.

(3) For the avoidance of doubt, it is hereby declared that, for the purposes of this section, the use as two or more dwellings of any house previously used as a single dwelling involves a material change in the use of the structure and of each part thereof which is so used.

Section 4 (1)

The following shall be exempted developments for the purposes of this Act—

(h) 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)

Planning and Development Act 2000 (as amended) 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 1 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 1 opposite the mention of that class in the said column 1.

- Particular regard is had to Class 1 of Schedule 2 Article 6 Part 1 *Exempted Development - General of Column 1* and the associated Conditions and Limitations set out under Column 2.
- Regard should also be had for Class 50 and the conditions and limitations specified in column 2 within the Planning & Development Regulations 2001 as amended.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

(a) If the carrying out of such work would-

- (i) Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width.
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users.
- (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.

- (viii) Consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

4.0 Planning Assessment

Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows;

In accordance with the Planning and Development Act, 2000, section 2(1) “works” include “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 proposed works constitute “works”, as defined in section 2 of the said Act.

In accordance with the Planning and Development Act, 2000, section 3(1) “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”. It is considered that said works constitute development, as defined in section 3 of the said Act.

These works have been considered in the context of Section 4(1)(h) of the Act, 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”*.

- On review of the submission particulars, under the provision of Section 4(1)(h), it is considered that the proposed works, comprising of the development of a new extension to the rear of the property (*which will necessitate the demolition of an in-situ two-storey addition to the rear*) would *not* adversely impact the architectural character of the building, or neighbouring structures, and as such, are considered to fall under the provision of section 4(1)(h).

The proposed works, falling under *Schedule 2, Part 1, Class 1* of Article 6, subject to Article 9, set out to *“renovate existing dwelling including removing existing and rebuilding identical rear extension”* and accordingly, is considered in principle to constitute ‘exempted development’, subject to compliance with the relevant conditions and limitations specified for this Class of development in column 2 of the said Part 1 [1-7]. Further, on review of the plans and particulars submitted as part of this section 5 referral and having regard to the provisions of Article 9(1)(a)(viii), the existing structures on site and the proposed development works, are not considered to comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

With Regard to Article 9(1)(a) of the Planning and Development Regulations, 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. 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 Article 9(1)(a)(viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Services

Having inspected the site on the 14th January 2025, it was noted that a water pump house structure was situated to the south-west of the existing main dwelling which was not indicated on the Site Layout Plan submitted.

An existing septic tank and percolation area is indicated to the north of the main dwelling as per the Site Layout Plan received.

I did not carry out an assessment of the onsite water and wastewater treatment system and an advice note will be set out in this report in respect of the Water Services (Amendment) Act 2012 and the EPA's 2021 Code of Practice.

Architectural / Archaeological Heritage

As per a review of Roscommon County Council's Geographic Information Systems, the following architectural and/or archaeological heritage sites/structures are in proximity to the subject site or property thereon:

- Assessment of Architectural & Archaeological Heritage

The property is not a protected structure; further, the closest structure listed by the National Monuments Service includes a 'Road – class 1 togher' (SMR No: RO030-023) which is located 1.6km south-east of the subject site, and a Ringfort - rath (SMR No.: RO024-015-) which is also 1.6km north-west of the subject site.

5.0 Recommendation

WHEREAS a question has arisen as to whether a proposed development; which sets out to “*renovate existing dwelling including removing existing and rebuilding identical rear extension at the site located in Culleenaghmore House, Culleenaghmore Td, Kilglass, Co. Roscommon*” 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, 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 I have concluded that

- The works outlined above are development.
- The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- The proposed works, which set out to “*renovate existing dwelling including removing existing and rebuilding identical rear extension*” fall under Schedule 2 of Part 1; Class 1 development and is considered to constitute ‘exempted development’.
- 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 which sets out to “*renovate existing dwelling including removing existing and rebuilding identical rear extension*” fall under Schedule 2 of Part 1; Class 1 development and is considered to constitute ‘exempted development’ and that a declaration to that effect should be issued to the applicant.

Signed:

Shane Winters
Shane Winters
Executive Planner

Date: 23rd January 2025



Signed: _____
Alan O'Connell
Senior/Senior Executive Planner

Date: 23rd January 2025

ADVISORY NOTE

- **Water Services (Amendment) Act 2012:** This Act mandates the registration and inspection of all domestic waste water treatment systems. Owners are required to register their systems with the local authority.
- **EPA Guidelines on Proximity to Water Bodies:** The Environmental Protection Agency (EPA) has established guidelines to prevent contamination of water bodies from DWWTS. Key recommendations include:
 - *Site Assessment:* A thorough site assessment should be conducted to determine soil suitability, percolation characteristics, and the system's capacity to attenuate contaminants.
 - *Minimum Separation Distances:* The EPA's 2021 Code of Practice specifies minimum separation distances between the DWWTS and various features, including water bodies. For instance, a minimum distance is required between the percolation area and any watercourse to reduce the risk of surface water and ground water pollution.
 - *Design and Installation:* Systems should be designed and installed to ensure that treated effluent does not pose a risk to nearby water bodies. This includes proper sizing, location, and maintenance of the percolation area.

The applicant is advised of the foregoing.

Photos taken on 14th January 2025











Comhairle Contae
Ros Comáin
Roscommon
County Council



Leonie Beirne,



Date: 9th December 2024
Planning Reference: DED 812

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: Permission to renovate existing vacant dwelling, works including 1) external windows & doors to be replaced; 2) internal doors, architrave & skirting; 3) plumbing; 4) electrical & 5) removing & rebuilding of existing rear extension under the Planning & Development Act (Exempt Development) Regulations 2018 at Culleenaghamore House, Culleenaghamore Td, Kilglass, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 5th December 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. L01/0/231947 dated 6th December 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 812**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

cc agent via email: Rathcroghan Designs
rathcroghandesigns@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
08068 37100

06/12/2024 14:28:13

Receipt No : L01/0/231947

LEONIE BEIRNE
C/O MARTIN DOWD
RATHCROGHAN DESIGNS
BALLYCONBOY
BALLINAGARE
CASTLEBAR

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 812	

Total	80.00 EUR
-------	-----------

Tendered :	
Credit/Debit Card	80.00
8238	

Change :	0.00
----------	------

Issued By : Bernadine Duggan
From : Central Cash Office

Rathcroghan Designs

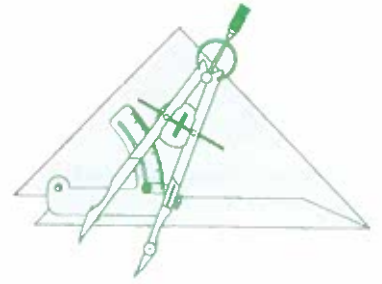
BALLYCONBOY, BALLINAGARE, CASTLEREA, CO. ROSCOMMON

Planning and Building Consultants

Associate Member of The Society Chartered Surveyors Ireland

MOBILE : 086 2328484 TEL/FAX : 071 9639983

Email – rathcroghandesigns@gmail.com



Planning Authority
Roscommon County Council
Aras An Chontae
Roscommon.



November 26th 2024

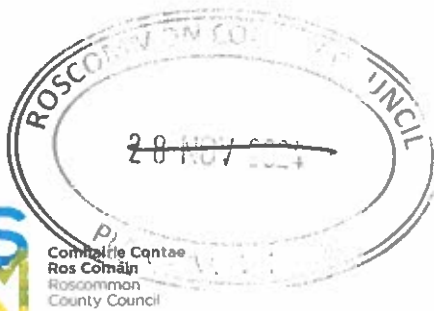
Dear sir or madam,

Please find enclosed letter of consent in relation to planning application for exempted development on behalf of Leonie Beirne. I wish to pay the application fee by debit card. I would be obliged if you could contact me at your convenience so that I can give you card detail for payment.

Yours Sincerely

Martin Dowd Assoc SCSi
BSc (Construction Management)
Rathcroghan Designs
Ph. 086 2328484





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)	LEONIE BEIRNE
Name of Agent	MARTIN DOWD RATHKROGHAN DESIGNS
Nature of Proposed Works	RENOVATE EXISTING HABITAT VACANT DWELLING INCLUDING REMOVING AND REBUILDING EXISTING REAR EXTENSION 17.5M ² IN FLOOR AREA ON EXISTING FOOTPRINT
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	CULLEENAGHAMORE HOUSE CULLEENAGHAMORE Td KILGLASS OS NO RN023, RN024, RN029, RN030
Floor Area: a) Existing Structure b) Proposed Structure	a) 130.8 m ² b) 17.5 m ²
Height above ground level:	EXISTING 8.296 m PROPOSED 6.608 m
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	SLATES

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	PLASTER
Is proposed works located at front/rear/side of existing house.	REAR AND INTERNAL RENOVATIONS
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	DWELLING HOUSE
Proposed use of land or structure	DWELLING HOUSE
Distance of proposed building line from edge of roadway	276 M
Does the proposed development involve the provision of a piped water supply	EXISTING CONNECTION
Does the proposed development involve the provision of sanitary facilities	EXISTING SEPTIC TANK

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

Signature: Martin Dorel (AGENT)

Date: 18/11/2024

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



Planning Pack Map

Prepared By: Martin Dowd Rathcroghan Designs,
Ballinagare, Castlereagh, Co. Roscommon



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 599914,781268

PUBLISHED: 25/11/2024
ORDER NO.: 50436034_1

MAP SERIES: 1:5,000
MAP SHEETS: 2165
1:5,000 2166

COMPILED AND PUBLISHED BY:

Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

Any unauthorised reproduction
infringes Tailte Éireann copyright.

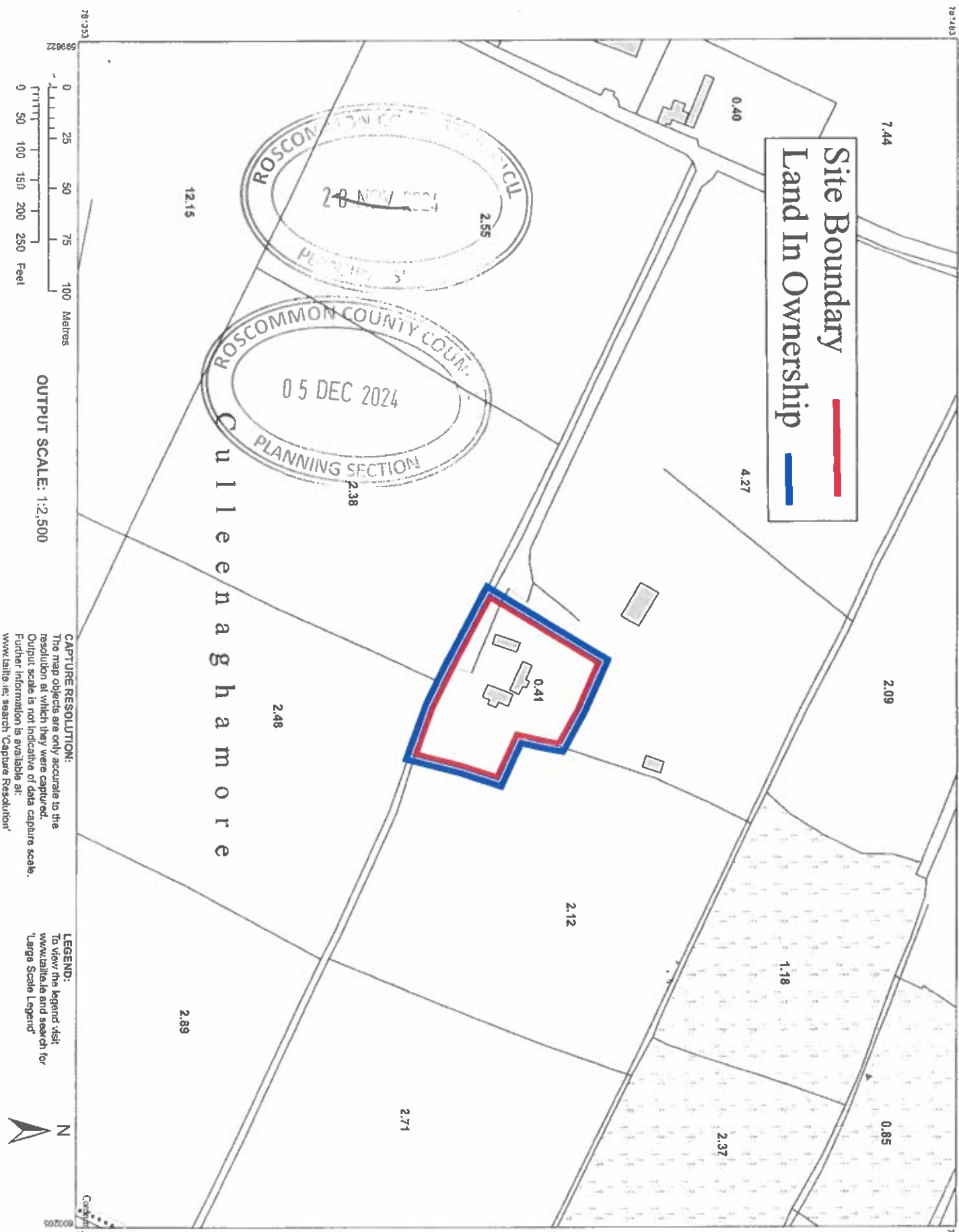
No part of this publication may
be copied, reproduced or transcribed
in any form or by any means without
the prior written permission of the
copyright owner.

The representation on this map
of a road, track or footpath
is not evidence of the existence
of a right of way.

This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

©Tailte Éireann, 2024.
All rights reserved.

Site Boundary
Land In Ownership



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:

The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:

To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'

**Prepared By: Martin Dowd Rathroghan Designs,
Ballinagare, Castlereagh, Co. Roscommon**



ITM 599914,781268

25/11/2024 50436034_1

6 Inch Raster RNO30

COMPILED AND PUBLISHED BY:

D08F6E4

www.taitte.ie

infringes Tailte Éireann copyright.

copyright owner.

of a right of way.

ownership of physical features.

All rights reserved.



OUTPUT SCALE: 1:10,560

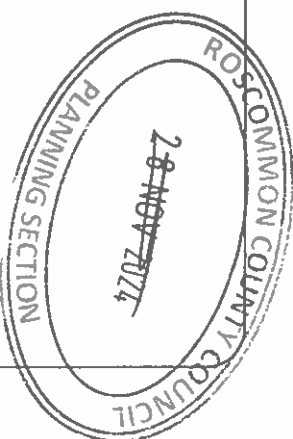
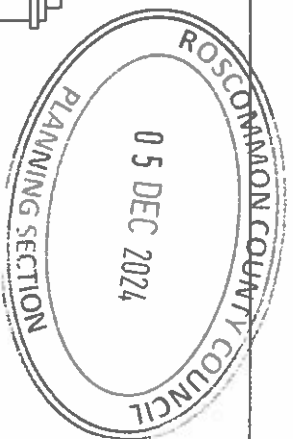
Full-time: www.taitel.com is available at
www.taitel.ie; search 'Capture Resolution'

'Large Scale Legend'

400076

702170

702170

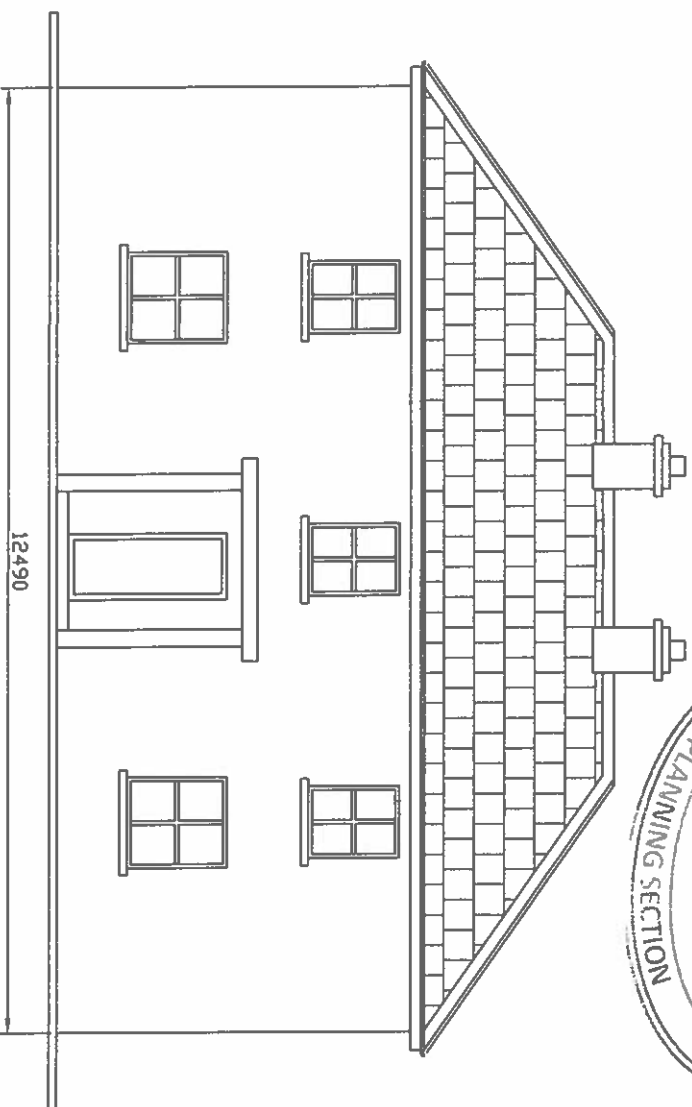


External windows and doors
Existing windows and doors to be replaced with new white Upc double glazed windows and doors in traditional sash window style

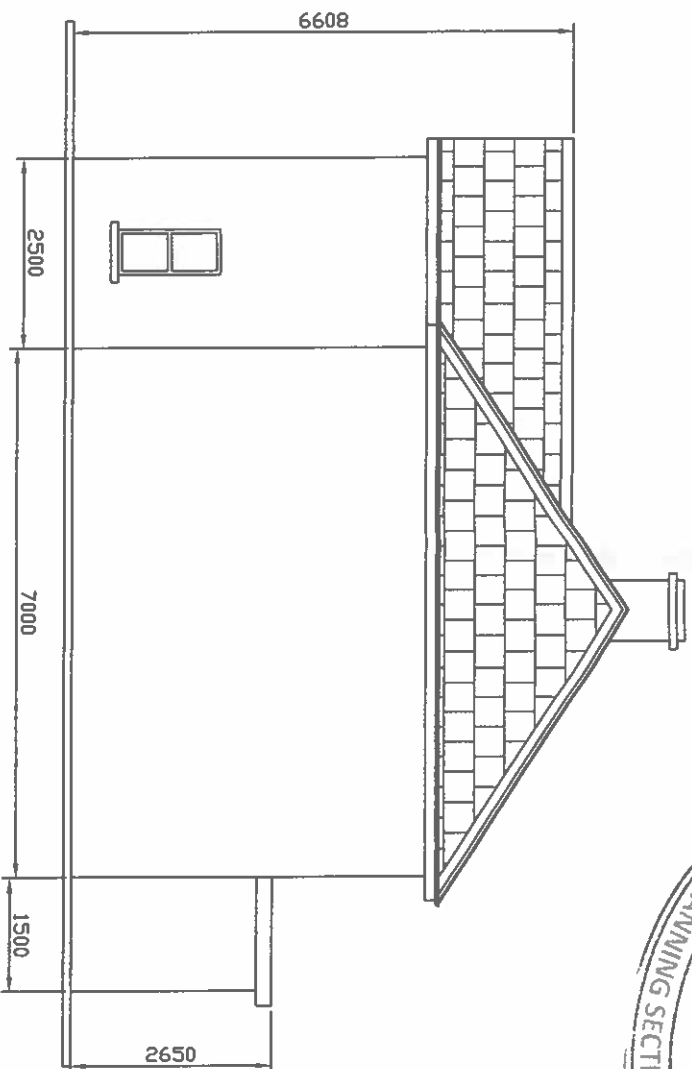
Internal Joinery
New internal solid wood doors to be fitted throughout the dwelling. Architrave to be fixed to each door set to match doors. Skirting to be fixed along every floor and wall junction except where walls are tiled

Plumbing
Heating to be provided by using combined system of Oil fired burner and solid fuel cooker. Individual rooms heated using aluminum radiators throughout. Heating to be zoned for with one zone at ground level and first floor level. Sanitary ware to be agreed by client prior to installation and connecting to existing septic tank.

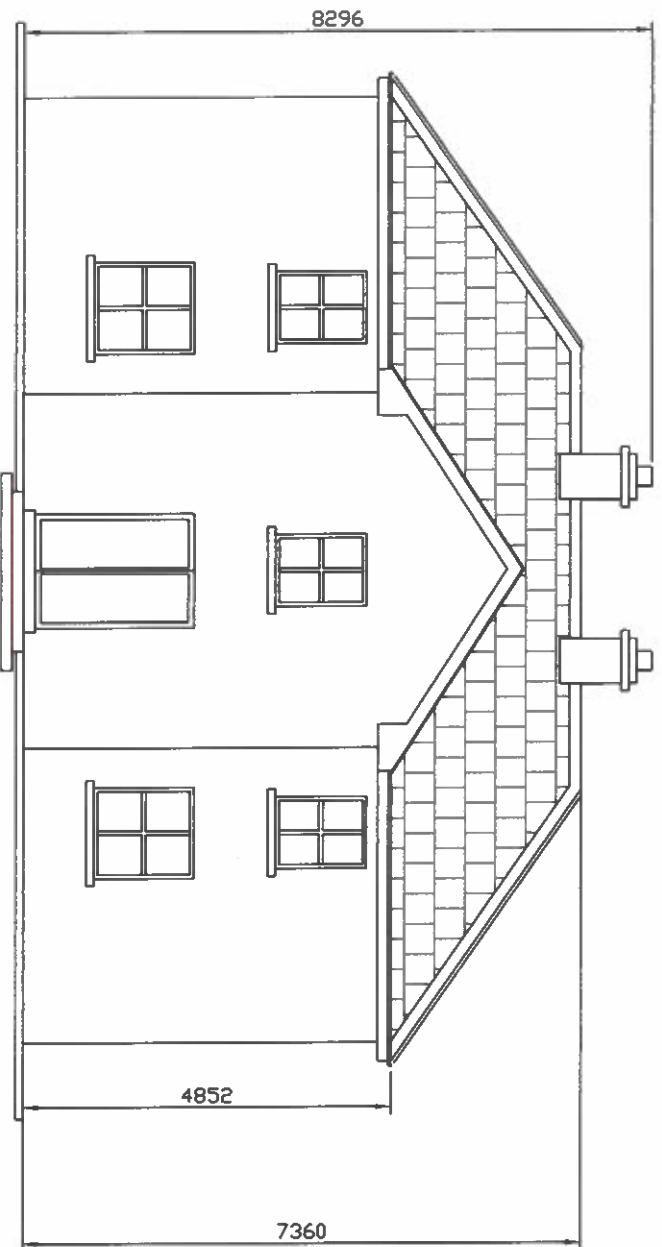
Electrical
All electrical work certified and designed in accordance with the National rules for electrical installations I.S. 10101:2020. Numbers locations and types of electrical fitting to be agreed with the client prior to work commencing



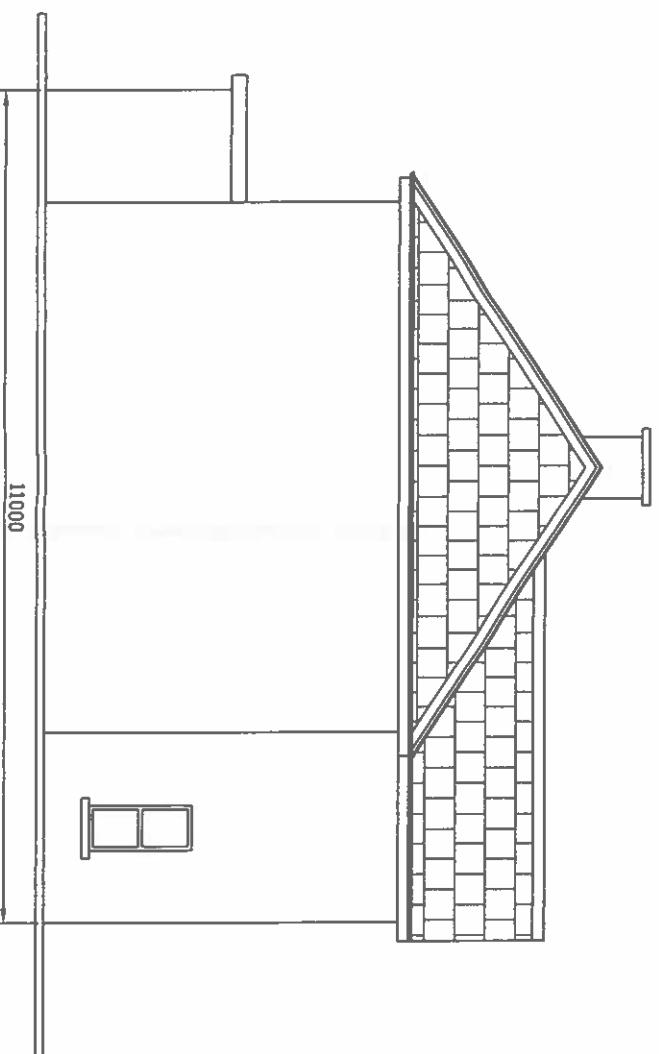
South East Elevation



North East Elevation



South West Elevation



North West Elevation

RATHCROGHAN DESIGN

Ballyconboy, Ballynagare, Castlebar, Co. Roscommon
Ph: 086 23289484 E-mail: rathcroghan@eircom.net



Client

Leonie Beirne

Title

Construction Drawings

Scale: 1:1000

Drawn: MARTIN DUNN

Date: 02-10-2024

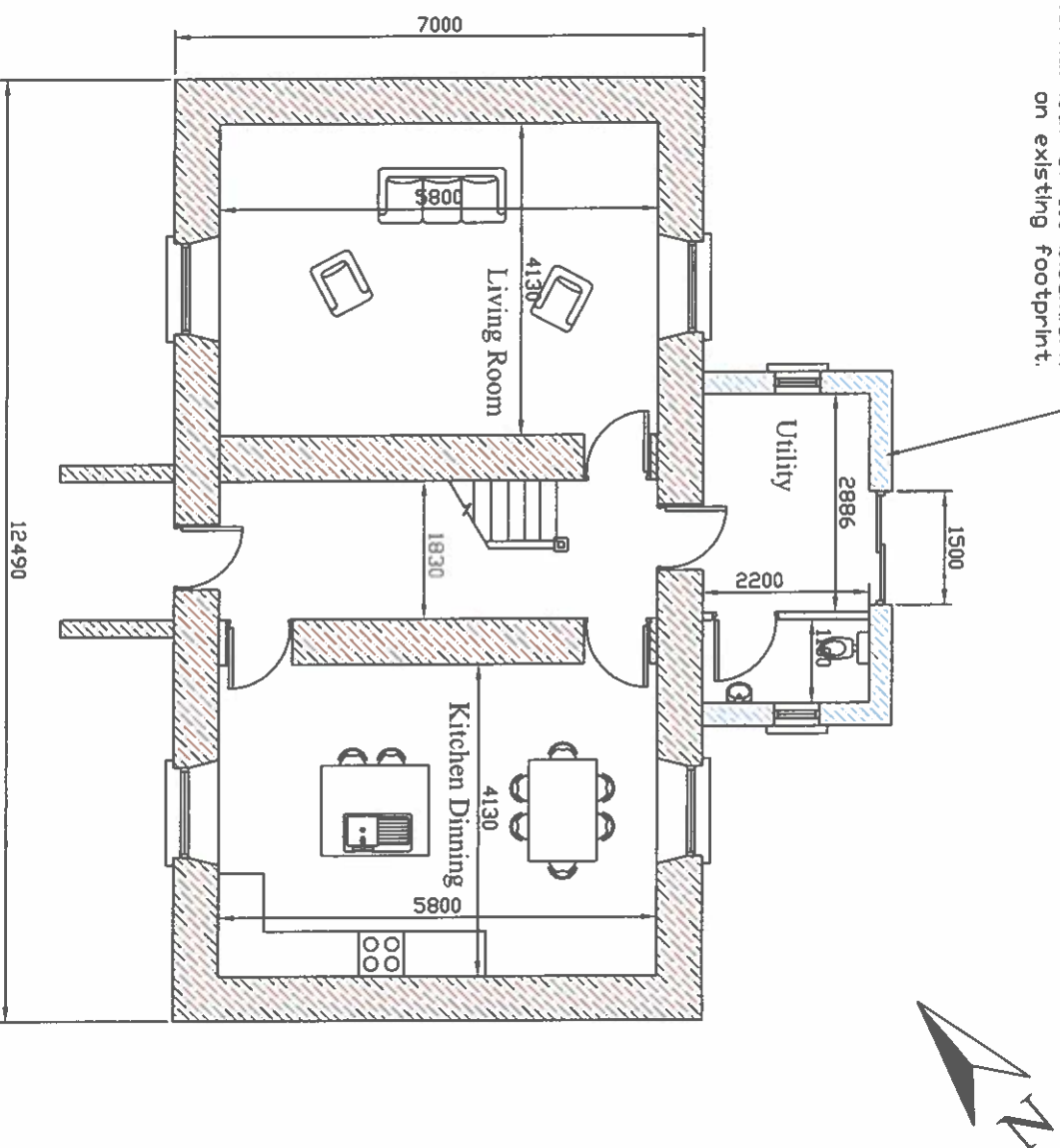
Sheet

1 OF 3

Dwg. No.

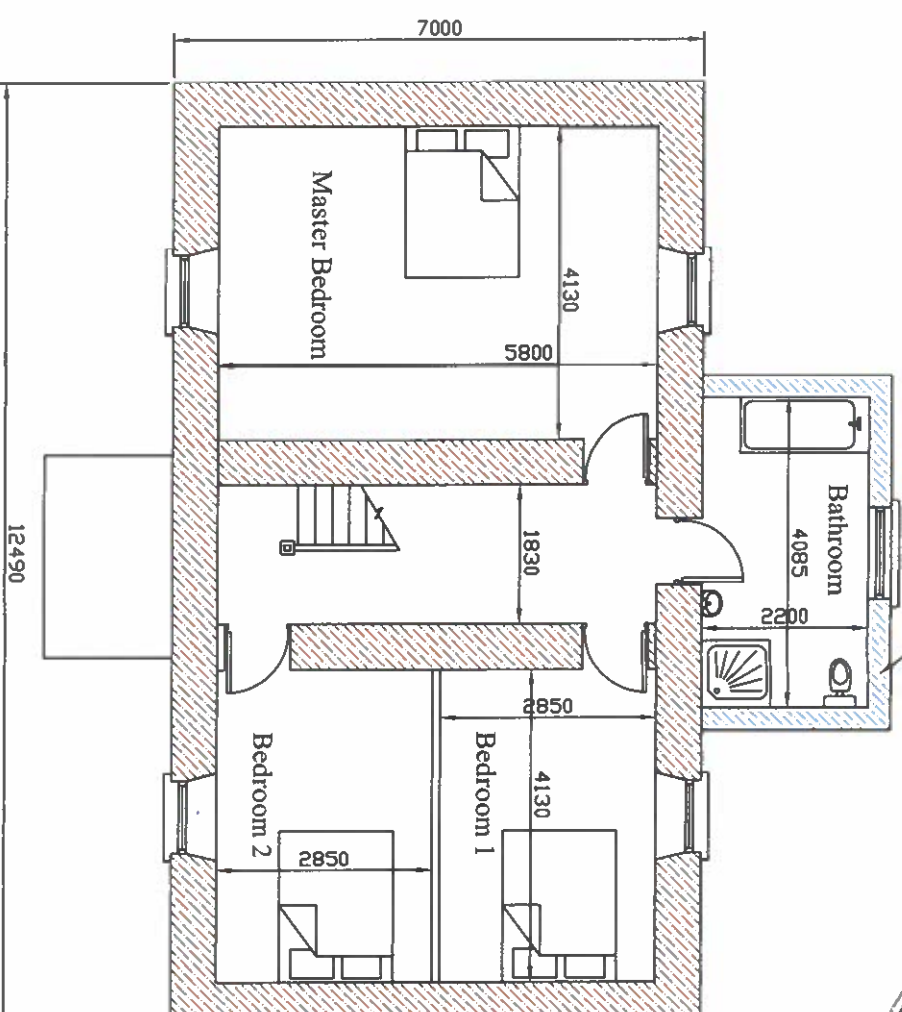
24-113c

Existing rear extension to be removed and to be replaced with New build to be constructed from external leaf of 100mm blockwork with 150mm cavity with fullfill cavity insulation and internal leaf of 100 blockwork on existing footprint.

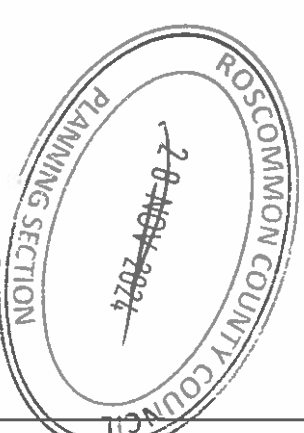


Ground Floor Plan

Existing rear extension to be removed and to be replaced with New build to be constructed from external leaf of 100mm blockwork with 150mm cavity with fullfill cavity insulation and internal leaf of 100 blockwork on existing footprint.



First Floor Plan



RATHCROGHAN DESIGN

Ballycandoy, Ballinagore, Castlereagh, Co. Roscommon
Ph: 086 8328484 E-mail: rathcroghan@rathcroghan.com



Client

Leonie Beirne

Title

Construction Drawings

Scale: 1/400 (LESS 10/12)

Drawn: MARTIN DUD

Date: 02-10-2024

Sheet

2 OF 3

Dwg No.

24-113c

Any decayed or rotten timbers on existing roof to be removed and replaced with new timbers before fixing new roof for the extension

New roof to be constructed using 125x44mm SS Class 18 timber to is127/is444 Roof covering to be Black Fibre Cement Slates to match existing roof fixed to 50x25mm battens on Tyvek breathable membrane or similar

Existing rear extension to be removed and to be replaced with New build to be constructed from external leaf of 100mm blockwork with 150mm cavity with fullfill cavity insulation and internal leaf of 100 blockwork on existing footprint.

New 75mm concrete floor screed,
150mm PIR Floor Insulation,
with minimum R-Value of 6.5m2w/k
on 1200 gauge dpm
Concrete Floor Slab

Proposed T1 Structural Fill
to S.R., 21 Annex D

Attic insulation to 300mm Earthwool insulation to achieve a minimum R-Value of 6.5m2w/k

New Upvc Guttering, Facia and soffit to be fixed to all roofs

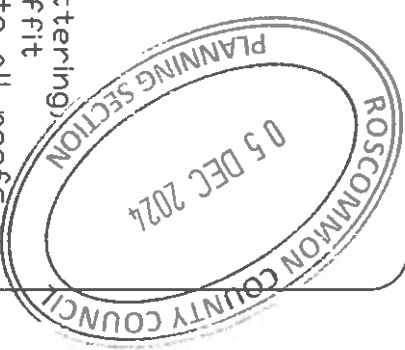
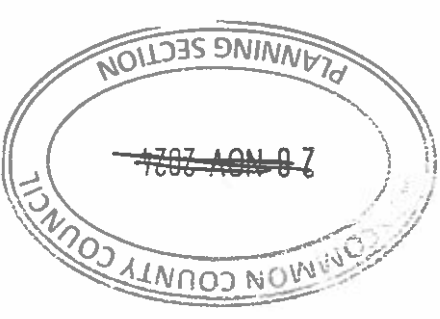
Existing Ceilings to be removed and replaced with 12mm gypsym board finished with 3mm skimcoat

Proposed finish to External Walls
External walls to be upgraded using 62.5 mm insulated plasterboard to be fixed to internal face of all external walls and finished with skimcoat plaster

Existing Ceilings to be removed and replaced with 12mm gypsym board finished with 3mm skimcoat

Existing Concrete Floor
150mm PIR Floor Insulation,
with minimum R-Value of 6.5m2w/k
on 1200 gauge dpm
New 75mm concrete floor screed

SECTIONAL ELEVATION



RATHCROGHAN DESIGN

Ballyconboy, Ballymore, Castlebar, Co. Roscommon
Ph: 086 8328484 E-mail: rathcroghan@rathcroghan.com



Client

Leonie Beirne

Title

Construction Drawings

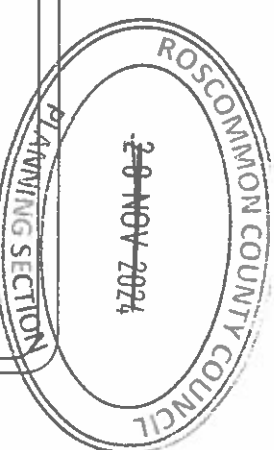
Scale 1:50 (ASST NOTED)
Drawn: MATHIN BEND
Date: 02-10-2024

Sheet

3 OF 3

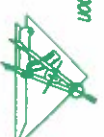
Dwg. No.

24-113c



RATHCROGHAN DESIGN

Ballycorky, Ballynagar, Castlerea, Co. Roscommon
P: 086 23 78484
E: rathcroghan@rathcroghandesigns@gmail.com



Client

Leonie Beirne

Title

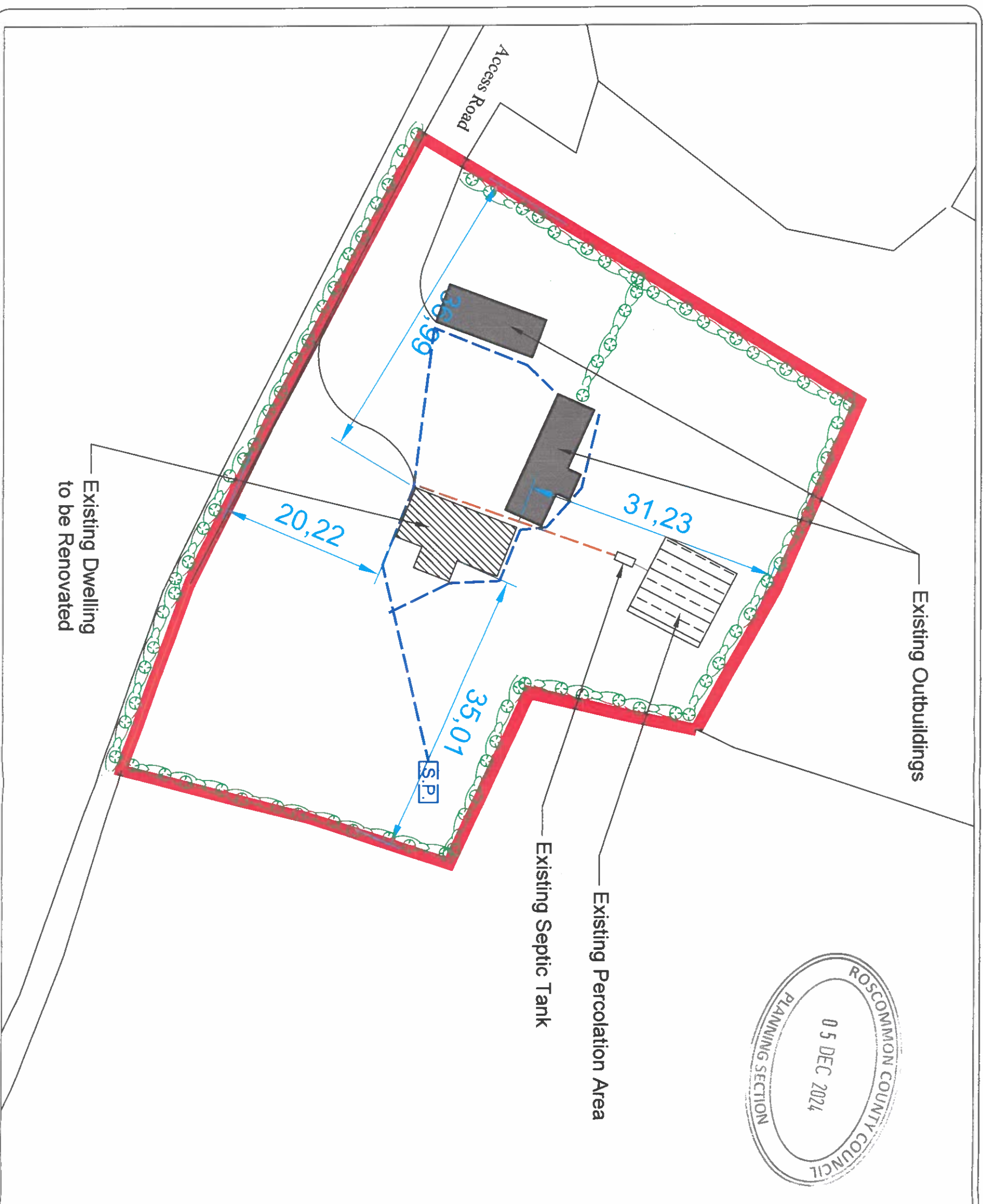
Site Layout

Scale:	1:500 UNLESS NOTED	Sheet	Drwg. No.
Drawn:	MARTIN DOWD	1 OF 1	24-228
Date:	19-11-2024		



Site Area 0.271Ha

- Existing Outbuilding
- Existing Dwelling
- Existing Whitethorn Hedgerow
- Foul Sewer
- Storm Sewer
- Soakpit



Carmel Curley

From: Carmel Curley
Sent: Thursday 28 November 2024 10:57
To: Martin Dowd
Subject: DED Application - Leonie Beirne

Hi Martin,

I wish to confirm that we have received the Section 5 Application for Leonie Beirne – can you please clarify if the extension to be demolished and rebuilt are identical?

Regards,

Carmel

**Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98**

☎: (090) 6637100

✉: planning@roscommoncoco.ie | www.roscommoncoco.ie

MAP LOCATION



Carmel Curley

From: Martin Dowd <rathcroghandesigns@gmail.com>
Sent: Wednesday 4 December 2024 18:19
To: Carmel Curley
Subject: Re: DED Application - Leonie Beirne

Hi Carmel

Just to confirm the extension is identical at that which is being demolished and rebuilt.

Best Regards
Martin

On Thu, 28 Nov 2024 at 10:57, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

Hi Martin,

I wish to confirm that we have received the Section 5 Application for Leonie Beirne – can you please clarify if the extension to be demolished and rebuilt are identical?

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,

Planning Department, Roscommon County Council,

Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie
MAP LOCATION

