

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Sinead McCallion,  
Sophia Housing Association,  
25 Cork St,  
Dublin 8,  
D08 YD91.

Reference Number: DED 814  
Application Received: 12<sup>th</sup> December, 2024  
Name of Applicant: Sophia Housing Association  
Agent: David Grace, TA Group

WHEREAS a question has arisen as to whether the redevelopment of an existing dwelling into 4 no. independent living houses at 2 Tithe Na Gcarad, Williamstown Road, Castlerea, Co. Roscommon, F45XA97, 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, and 4 of the Planning and Development Acts 2000 (as amended);
- (b) Articles 6 and 9 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.

**AND WHEREAS Roscommon County Council has concluded that:**

- (a) The works outlined above is development.
- (b) The proposed works, which set out to 'redevelop the existing dwelling into 4 no. independent living houses' at 2 Tithe Na Gcarad, Castlerea, Co. Roscommon constitutes a material change in use under the Planning & Development Act, 2000 (as amended). The proposed works do not fall within any exemption Classes under the Planning & Development Regulations, 2001 (as amended) and accordingly, does not constitute '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 redevelop the existing dwelling into 4 no. independent living house at 2 Tithe Na Gcarad, Williamstown Road, Castlerea, Co. Roscommon, F45XA97, 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:**



Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 25<sup>th</sup> February, 2025

cc agent via email:

David Grace, TA Group  
[dgrace>tagroup.ie](mailto:dgrace>tagroup.ie)

**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:** Tuesday 25 February 2025 12:25  
**To:** SMcCallion  
**Cc:** dgrace@tagroup.ie  
**Subject:** DED814  
**Attachments:** DED814 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 814.

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](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://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 814**

**Name and Address of Applicant:**

**Sophia Housing Association**

**AGENT:**

**David Grace, TA Group**

**WHEREAS a question has arisen as to whether to 'propose to redevelop the existing dwelling to 4 no. independent living houses' at 2 Tithe Na Gcarad, Castlereah, 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 within the Tithe na Gcarad housing estate, approximately 0.5km south-west of Castlereah town. The subject property is in the townland of Arm and is accessed off the L-65521 via the L-6552 and is facing the Williamstown Road (R-361) to the south.

The application site consists of a single storey building with a 'U' shaped design. The land folio number is RN16898F and eircode is F45 XA97. The structure was vacant at the time of the inspection on 21<sup>st</sup> January 2025.

The proposed DED application relates to the redevelopment of an existing dwelling to 4 no. independent living houses.

**2.0 Planning History**

- **PD/18624 (1992):** Permission granted to erect a dwellinghouse.
- **PD/94/456:** Permission granted (subject to 3no. conditions) on 10/10/1994 to erect a supervised community residence (this granted permission relates to the subject property).
- **PD/94/457:** Permission granted (subject to 3no. conditions) on 10/10/1994 to erect a supervised community residence (this granted permission relates to the adjacent property to the north-east).

**3.0 Relevant Legislation**

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

- a) Sections 2, 3, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Articles 6 and 9 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)**

In this Act, “works” include 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)**

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)**

Outlines that the Minister may, by regulations, provide for any class of development to be exempted development for the purpose of this Act. 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.

### **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.
  - (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 (as amended), 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 it is material change of use, as defined in section 3 of the said Act.

The proposed works to convert an existing single dwelling into 4 no. independent residential houses constitutes a material change in the use of the structure under the Planning & Development Act, 2000 (as amended) as it significantly changes the nature and scale of the property and accordingly, does not constitute ‘exempted development’.

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 a reconfiguration of the internal layout of the structure and elevational design amendments made to the external appearance of the structure would materially impact the architectural character of the building, or neighbouring structures, and as such, are not considered to fall under the provision of section 4(1)(h).

The proposed change of use was reviewed under *Schedule 2, Part 1, Class 14(f)* of the Planning & Development Regulations 2001 (as amended), subject to Article 9, *“from use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons”* and accordingly, is not considered to constitute exempted development, as the proposed change of use will from a house to a use as for multiple ‘residences’, i.e. into 4 no. independent living houses.

Furthermore, 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 structure 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, i.e. the existing structure and use is in accordance with the preceding planning permission (PD/94/456).

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.

### 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 'Church' (SMR No: RO026-037001), a Settlement cluster (SMR No. RO026-037003-) and a Well (SMR No.: RO026-037002 -) which are all located 0.6km south-west of the subject site.

## 5.0 Recommendation

**WHEREAS** a question has arisen as to whether to 'propose to redevelop the existing dwelling to 4 no. independent living houses' at 2 Tithe Na Gcarad, Castlerea, 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, and 4 of the Planning and Development Acts 2000 (as amended);
- b) Articles 6 and 9 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.

**AND WHEREAS I have concluded that**

- The works outlined above is development.
- The proposed works, which set out to 'redevelop the existing dwelling into 4 no. independent living houses' at 2 Tithe Na Gcarad, Castlerea, Co. Roscommon constitutes a material change in use under the Planning & Development Act, 2000 (as amended). The proposed works do not fall within any exemption Classes under the Planning & Development Regulations, 2001 (as amended) and accordingly, does not 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 'redevelop the existing dwelling into 4 no. independent living houses' at 2 Tithe Na Gcarad, Castlerea, Co. Roscommon is development and is not exempted development and that a declaration to that effect should be issued to the applicant.**

**Signed:**



Shane Winters  
Executive Planner

Date: 21<sup>st</sup> February 2025



**Signed:** \_\_\_\_\_  
Alan O'Connell  
Senior/Senior Executive Planner

Date: 21<sup>st</sup> February 2025

photos taken on 21st January 2025











Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Sinead MCallion,  
Sophia Housing Association,  
25 Cork St,  
Dublin 8  
D08 YD91.

Date: 15<sup>th</sup> January 2025  
Planning Reference: DED 814

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

Development: Permission to redevelop an existing dwelling into 4 independent living houses under the  
Planning & Development Act (Exempt Development) Regulations 2018 at 2 Tithe Na  
Gearad, Williamstown Road, Castlerea, Co. Roscommon, F45 XA97.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application which was received on the 12<sup>th</sup> 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. L01/0/232482 dated 14<sup>th</sup> January 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 814**  
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: David Grace, TA Group  
[dgrace@tagroup.ie](mailto:dgrace@tagroup.ie)

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

\*\*\*\*\*

14/01/2025 15:11:12

Receipt No : L01/0/232482

SOPHIA HOUSING ASSOCIATION  
25 CORK ST  
DUBLIN 8

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED B14	

Total : 80.00 EUR

Tendered  
Credit/Debit Card 80.00  
2337

Change : 0.00

Issued By : Louis Carroll  
From : Central Cash Office

**Carmel Curley**

**From:** Mervyn Walsh  
**Sent:** Thursday 12 December 2024 14:43  
**To:** Carmel Curley  
**Cc:** Caroline Mockler  
**Subject:** FW: Redevelop at 2 Tithe nag Carad, Castlerea, Co Roscommon  
**Attachments:** Section-5-application-form.pdf; OSI Site Map 1.2500.pdf; Existing Site Plan 1.500.pdf; Proposed Site Plan 1.500.pdf; SOPHIA-X-X-X-L00-DR-TAG-AR-1001\_Existing Floor Plan.pdf; SOPHIA-X-X-X-L00-DR-TAG-AR-1003\_Site Plan.pdf; SOPHIA-X-X-X-L00-DR-TAG-AR-1008\_Proposed Floor Plan.pdf; SOPHIA-X-X-X-L00-DR-TAG-AR-2001\_Existing Elevations.pdf; SOPHIA-X-X-X-L00-DR-TAG-AR-2003\_Proposed Elevations.pdf; SOPHIA-X-X-X-L00-DR-TAG-AR-2004\_Bin Store & Proposed Elevations 1-A & 1-B.pdf

**From:** David Grace <dgrace@tagroup.ie>  
**Sent:** Thursday 12 December 2024 14:18  
**To:** Planning Department <Planning@roscommoncoco.ie>  
**Cc:** Thomas Campbell <tcampbell@tagroup.ie>; SMcCallion <SMcCallion@sophia.ie>; Vincent Walsh <VWalsh@roscommoncoco.ie>; Mark Finneran <MFinneran@roscommoncoco.ie>  
**Subject:** Redevelop at 2 Tithe nag Carad, Castlerea, Co Roscommon

Dear sir or madam,

Please find attached an application form, required drawings and particulars as scheduled below for a declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding exempted development. The application relates to a proposed redevelopment of 2 Tithe nag Carad, Castlerea, Co Roscommon by Sophia Housing Association. The proposed works will consist of the subdivision of the existing dwelling into to 4 No. independent living houses and all associated site works.

- Section-5-application-form
- OSI Site Map 1.2500
- Existing Site Plan 1.500
- Proposed Site Plan 1.500
- SOPHIA-X-X-X-L00-DR-TAG-AR-1001\_Existing Floor Plan
- SOPHIA-X-X-X-L00-DR-TAG-AR-2001\_Existing Elevations
- SOPHIA-X-X-X-L00-DR-TAG-AR-1003\_Proposed Site Plan
- SOPHIA-X-X-X-L00-DR-TAG-AR-1008\_Proposed Floor Plan
- SOPHIA-X-X-X-L00-DR-TAG-AR-2003\_Proposed Elevations
- SOPHIA-X-X-X-L00-DR-TAG-AR-2004\_Bin Store & Proposed Elevations 1-A & 1-B

If you require any further information please do not hesitate to contact me.  
 Kind regards,

**David Grace MRIAI**  
**Mobile:** 087 494 5008  
**Office:** 094 9041049  
**Email** [dgrace@tagroup.ie](mailto:dgrace@tagroup.ie)  
**Website:** [www.tagroup.ie](http://www.tagroup.ie)





Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

Áras an Chontae,  
Roscommon,  
Co.  
Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto: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)	Sophia Housing Association, 25 Cork St., Dublin 8, D08 YD91
Name of Agent	David Grace, TA Group Suite 4, Cairn International Trade Centre, Corrahoor, Kiltimagh, Co. Mayo, F12 X0Y7
Nature of Proposed Works	Sophia Housing Association propose to redevelop the existing dwelling located at 2 Tithe nag Carad, Castlerea, Co Roscommon to 4 No. independent living houses.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	2 Tithe Na Gcarad, Williamstown Road, Castlerea, Ro. Roscommon, F45 XA97
Floor Area: a) Existing Structure b) Proposed Structure	a) 215m <sup>2</sup> _____ b) 215m <sup>2</sup> _____
Height above ground level:	6.00m
Total area of private open space remaining after completion of this development	81m <sup>2</sup> Contained within 570m <sup>2</sup> of grassed site grounds.

Roofing Material (Slates, Tiles, other) (Specify)	Existing Concrete Tiles retained
---	----------------------------------

## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing dry dash with will be painted white.
Is proposed works located at front/rear/side of existing house.	Front, rear and sides.
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	Residential
Proposed use of land or structure	Residential
Distance of proposed building line from edge of roadway	24m
Does the proposed development involve the provision of a piped water supply	Existing Water supply
Does the proposed development involve the provision of sanitary facilities	Existing Foul

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

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

12/12/2024

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



**CENTRE COORDINATES:**  
ITM 566802.779743

**PUBLISHED:** 11/12/2024

**ORDER NO.:** 50439137\_1

**MAP SERIES:** 2157-24

**MAP SHEETS:** 1:1,000  
1:2,500  
2219-B



**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

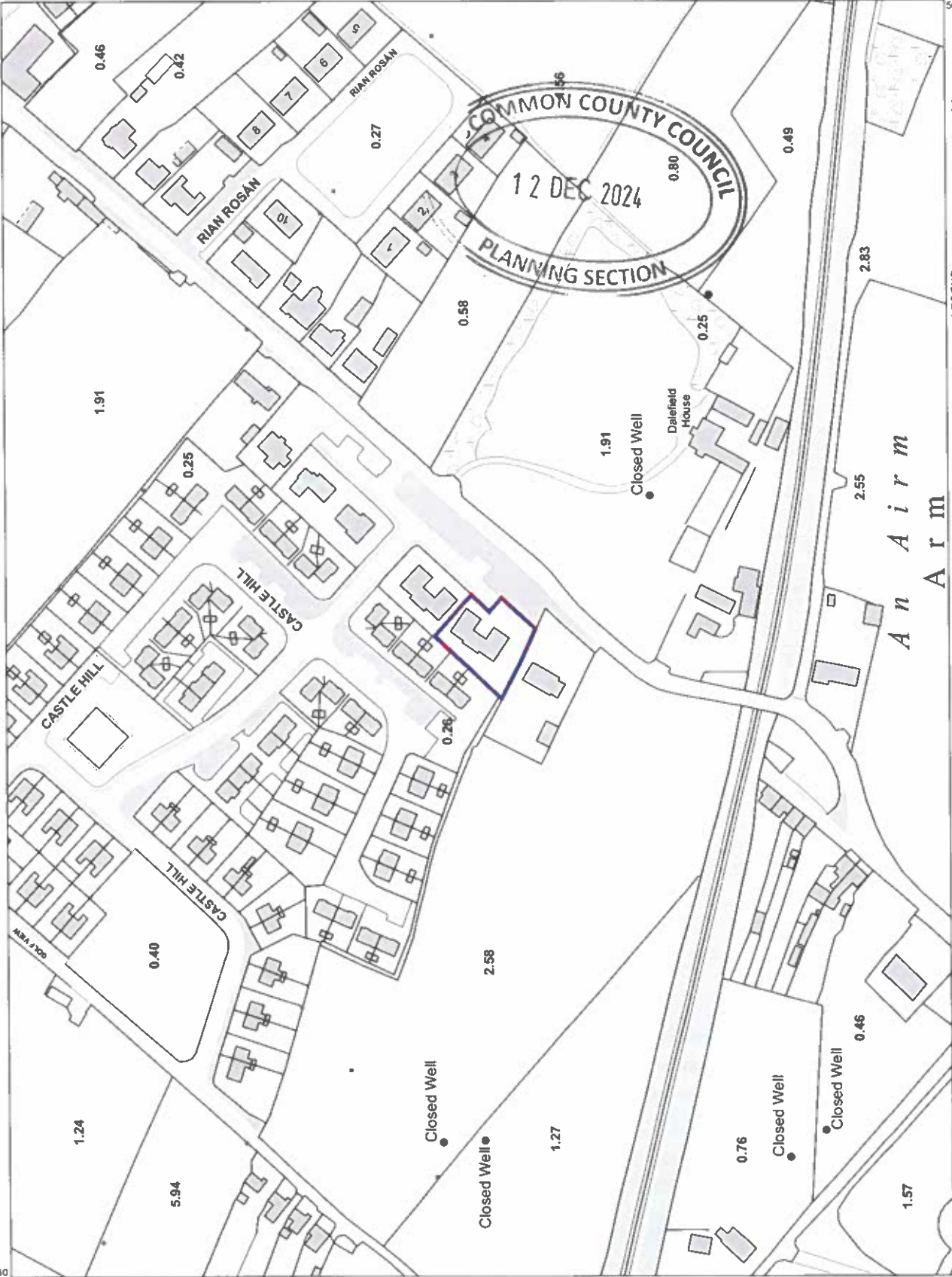
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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

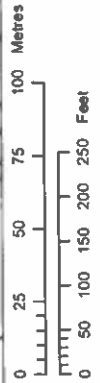
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**LEGEND**  
To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

**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](http://www.tailte.ie), search 'Capture Resolution'

**OUTPUT SCALE: 1:2,500**



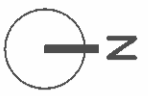
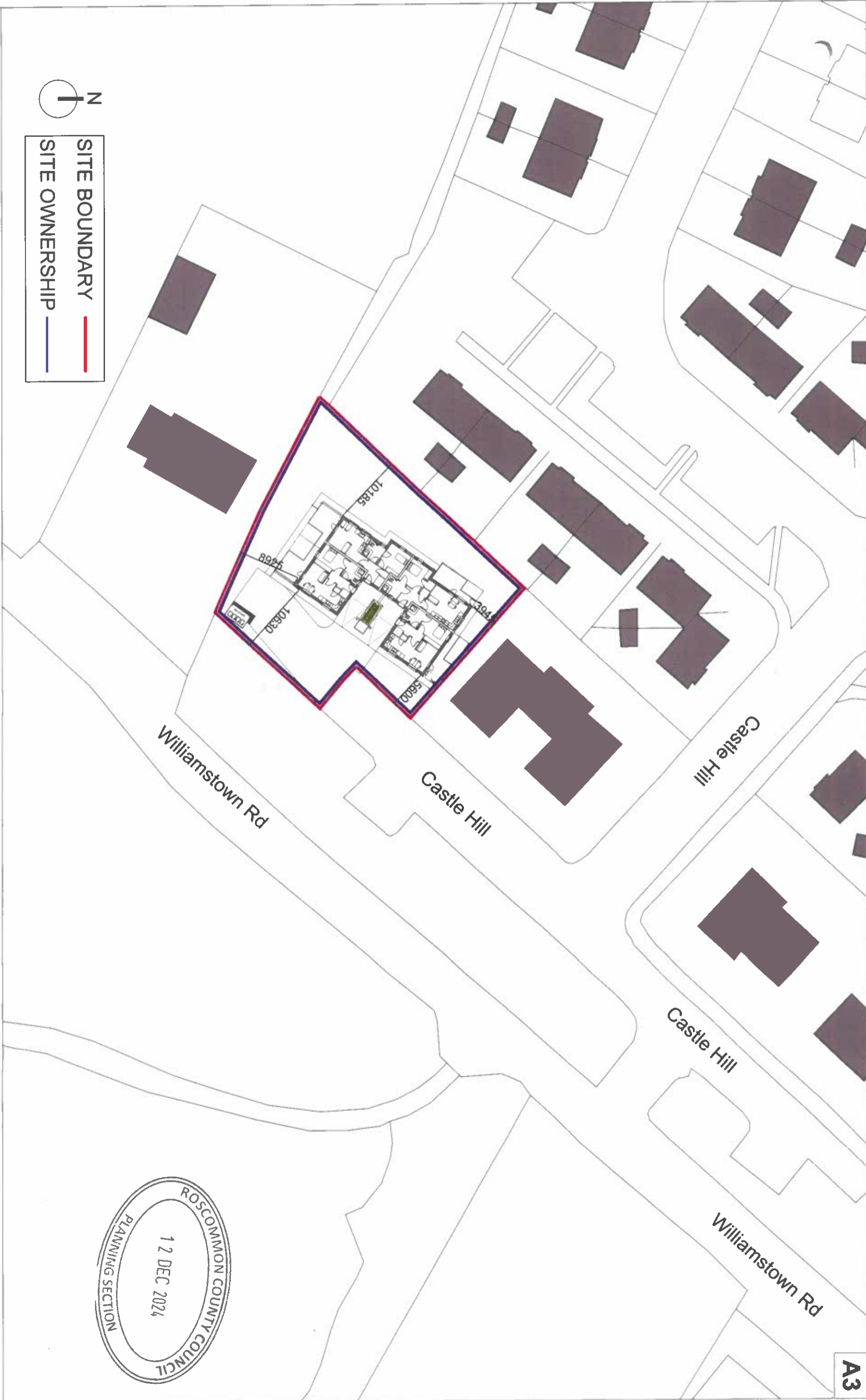
**SITE BOUNDARY** —

**SITE OWNERSHIP** —

**Note:**  
Uses figured dimensions only; do not scale drawings -Read in conjunction with specification and consultant's drawings -Report any discrepancies in drawings to architect and obtain instructions before putting work in hands -Check all dimensions on site -This drawing is copyright © 2023 of TA Group, Cornaioor, Kiltmarnagh, Mayo, and may not be reproduced, in whole or part, without TA Group's prior consent.

[illegible]

<b>TAGROUP</b>		<b>TAGROUP</b>		<b>TAGROUP</b>	
Project: Sophia Housing - Castlerrea		Client: Sophia Housing		Date: 12/12/24	Dwg No: 00-001
Sheet Existing Site Plan				Drawn by: DG	Checked by: TC
		Project number:		Scale: 24.0'9"	Rev: 1.500



**SITE BOUNDARY** ———

**SITE OWNERSHIP** ———

Note:  
Use figured dimensions only: do not scale drawings -Read in conjunction with specification and consultant's drawings -Report any discrepancies in drawings to architect and obtain instructions before putting work in hands -Check all dimensions on site -This drawing is copyright © 2023 of TA Group, Corrahoor, Kiltinagh, Mayo, and may not be reproduced, in whole or part, without TA Group prior consent.

No	Date	Description	Issued by	Issued to

**TAG GROUP**

Project: Sophia Housing, Castlereagh  
Client: Sophia Housing  
Sheet: Proposed Site Plan

**TAG GROUP**

Date: 12/12/24  
Dwg No: 00-002

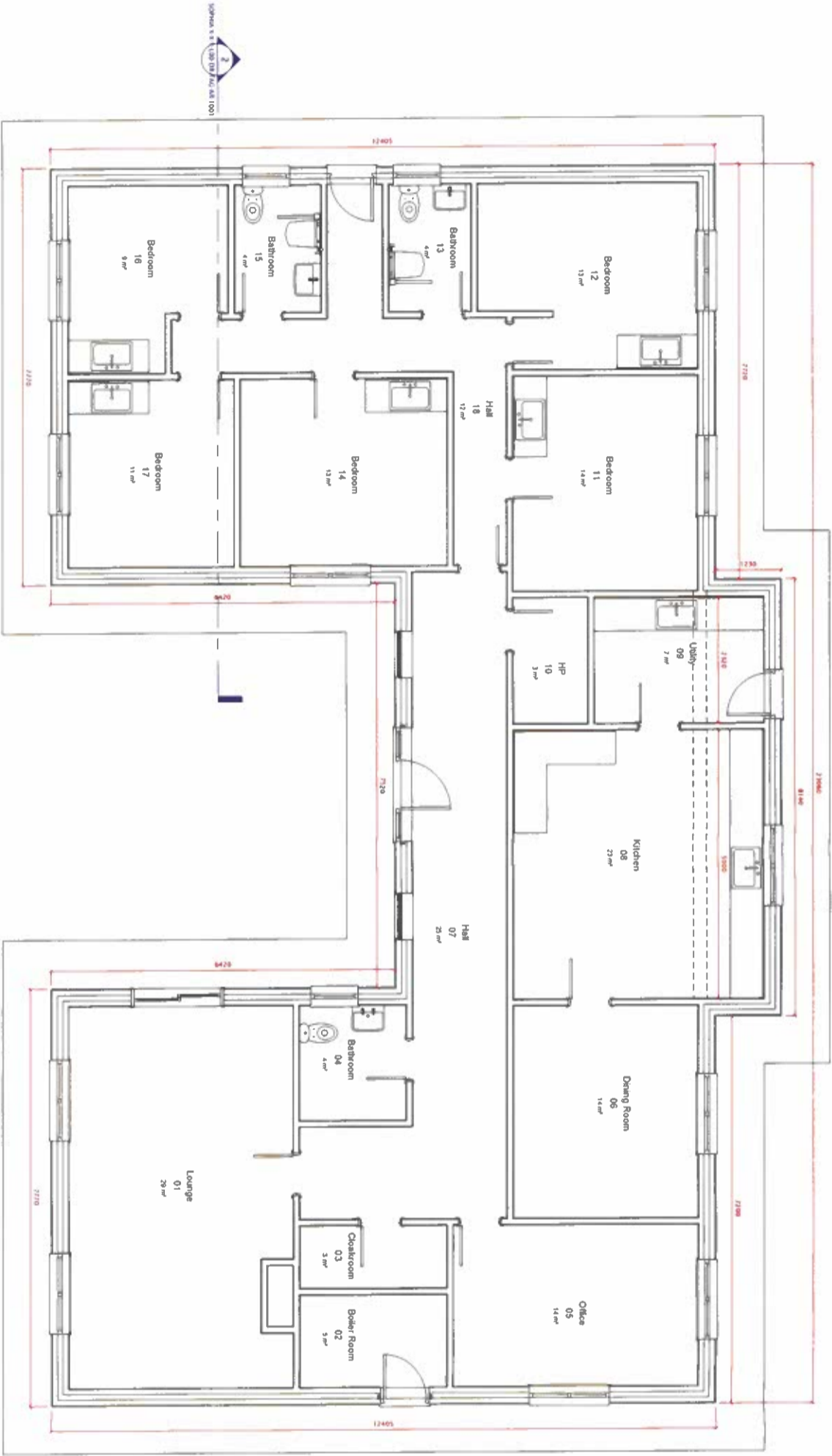
Drawn by: DG  
Project number: 24.019

Checked by: TC  
Scale: 1:500  
Rev:

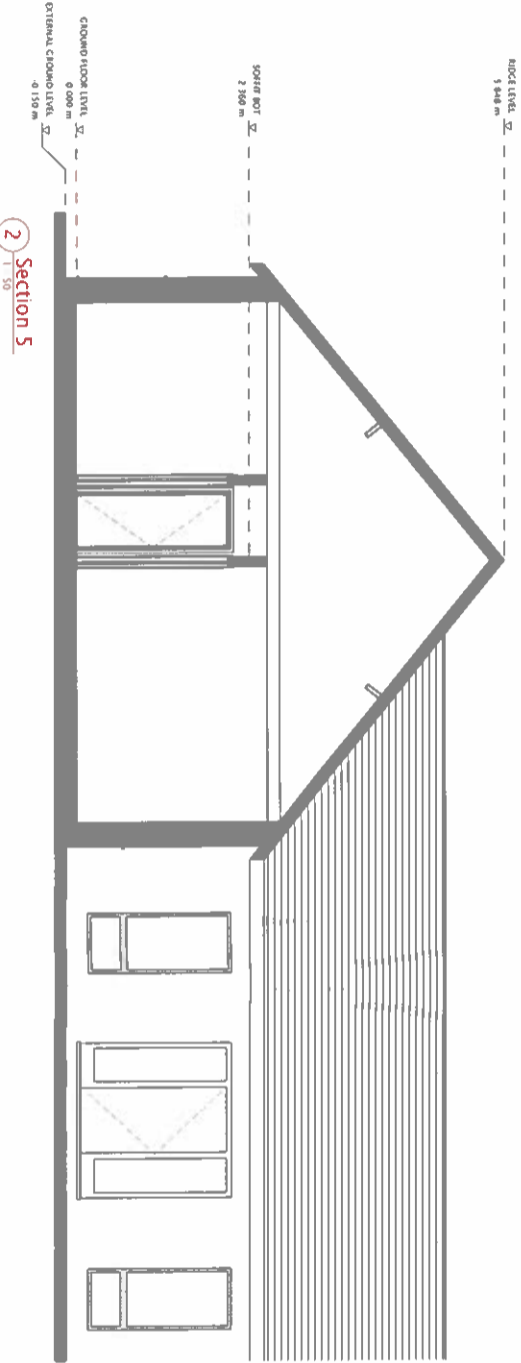


Room Areas		
Room No.	Room Name	Area
01	Lounge	28.8 m <sup>2</sup>
02	Bedroom	4.6 m <sup>2</sup>
03	Cloakroom	3.1 m <sup>2</sup>
04	Bedroom	4.3 m <sup>2</sup>
05	Office	13.6 m <sup>2</sup>
06	Dining Room	13.6 m <sup>2</sup>
07	Hall	24.7 m <sup>2</sup>
08	Kitchen	23.3 m <sup>2</sup>
09	Utility	7.4 m <sup>2</sup>
10	HP	3.2 m <sup>2</sup>
11	Bedroom	13.7 m <sup>2</sup>
12	Bedroom	13.3 m <sup>2</sup>
13	Bedroom	3.6 m <sup>2</sup>
14	Bedroom	13.4 m <sup>2</sup>
15	Bedroom	3.8 m <sup>2</sup>
16	Bedroom	9.1 m <sup>2</sup>
17	Bedroom	10.8 m <sup>2</sup>
18	Hall	12.2 m <sup>2</sup>
Grand total 118		288.6 m <sup>2</sup>

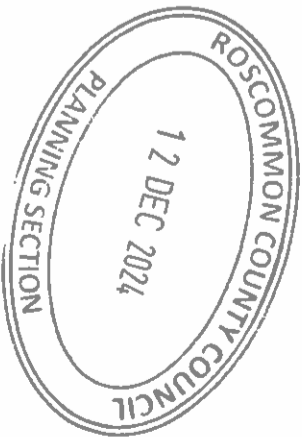
Overall Floor Area 228m<sup>2</sup>



1 EXISTING GROUND FLOOR PLAN



2 Section 5



Note:  
Use figured dimensions only: do not scale drawings -Read in conjunction with specification and consultant's drawings -Report any discrepancies in drawings to architect and obtain instructions before putting work in hands -Check all dimensions on site. This drawing is copyright © 2024 of TA Group, Coranooor, Kiltimagh, Mayo, and may not be reproduced, in whole or part, without TA Group prior consent.

No.	Date	Description	Issued by	Issued to
00	10.03.24	Issued for Construction	DO	SMC

TAGROUP

Project: Renovation to No.2 Tinn Na Gaird

Client: Sophia Housing

Sheet: Existing Floor Plan

Date: 08/27/24

By: SOPHIA-X-X-100-DR-TAG-AR-1001

Drawn by: DO

Project number: 24-018

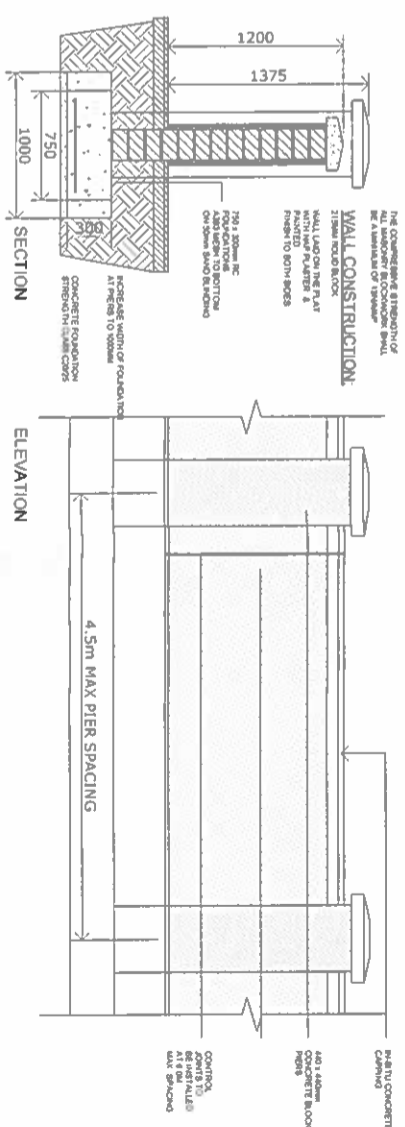
Scale: 1:50

Drawn by: TC

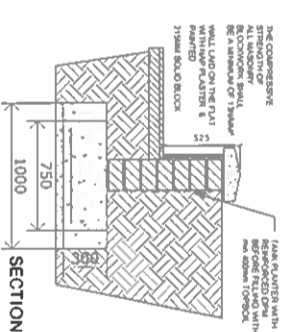
Project Code: P1

Keep Copy

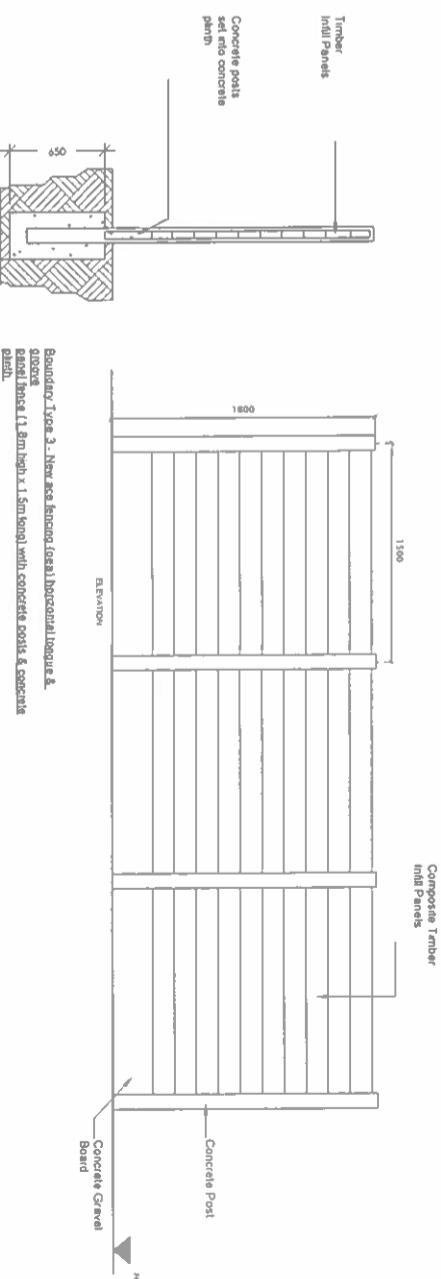
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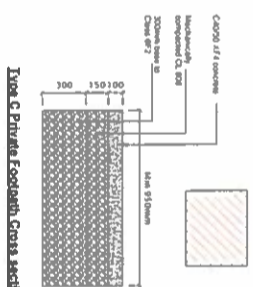
**BOUNDARY TYPE "1" - 1.2m HIGH 215mm BLOCK WALL WITH PIERS**



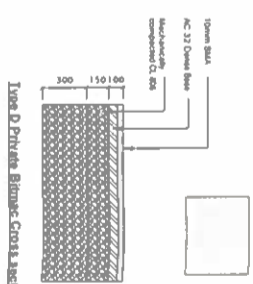
**BOUNDARY TYPE "2" - 500mm HIGH 215mm BLOCK WORK RAISED PLANTER**



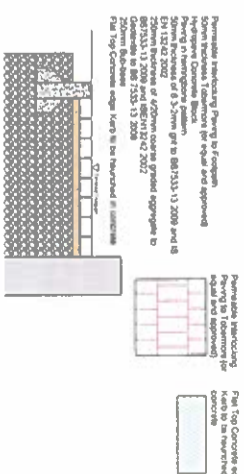
**BOUNDARY TYPE 3 - New ace Composis fencing horizontal tongue & groove panel fence (1.8m high x 1.5m long) with concrete posts & concrete plinth.**



**Type C Private Foundation Cross Section**



### Type D Private Bitrate Cross Section



### 3 Typical Paving Details



1 PROPOSED SITE PLAN  
1:100

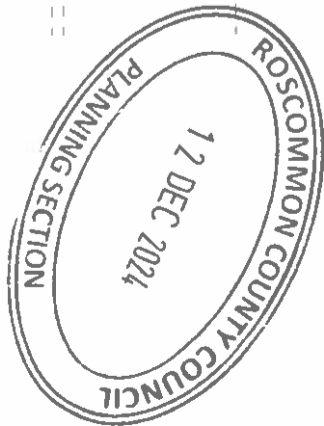
**Note:** Use figured dimensions only; do not scale drawings. Read in conjunction with specification and consultant's drawings. Report any discrepancies in drawings to architect and obtain instructions before putting work in hand. Check all dimensions on site. This drawing is copyright © 2024, of TA Group, Corrahor, Kildare, Mayo, and may not be reproduced, in whole or part, without TA Group prior consent.

[illegible]

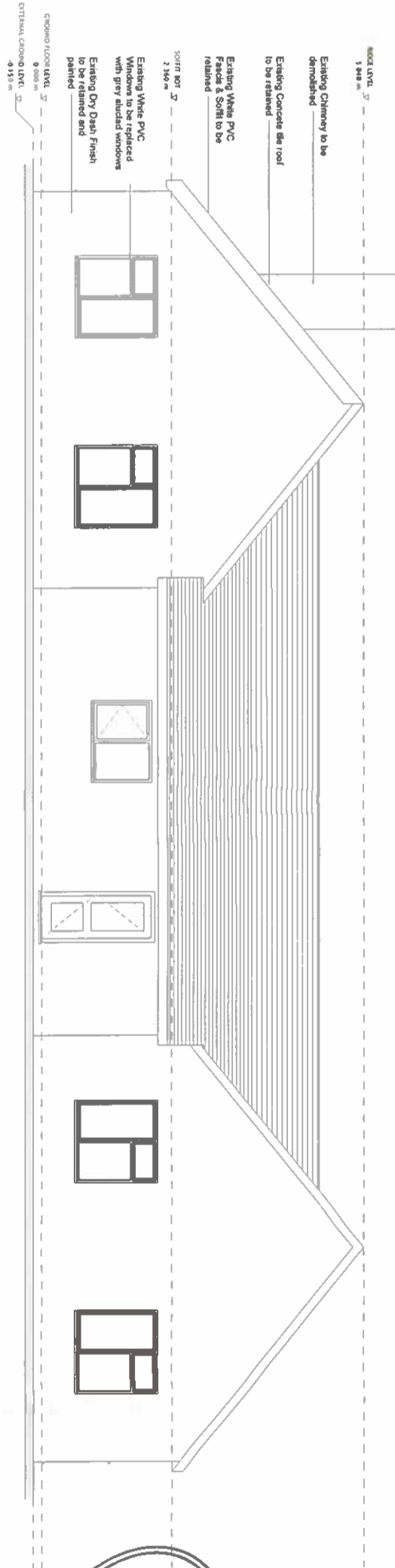


1 PROPOSED FLOOR PLAN PLANNING  
1-50

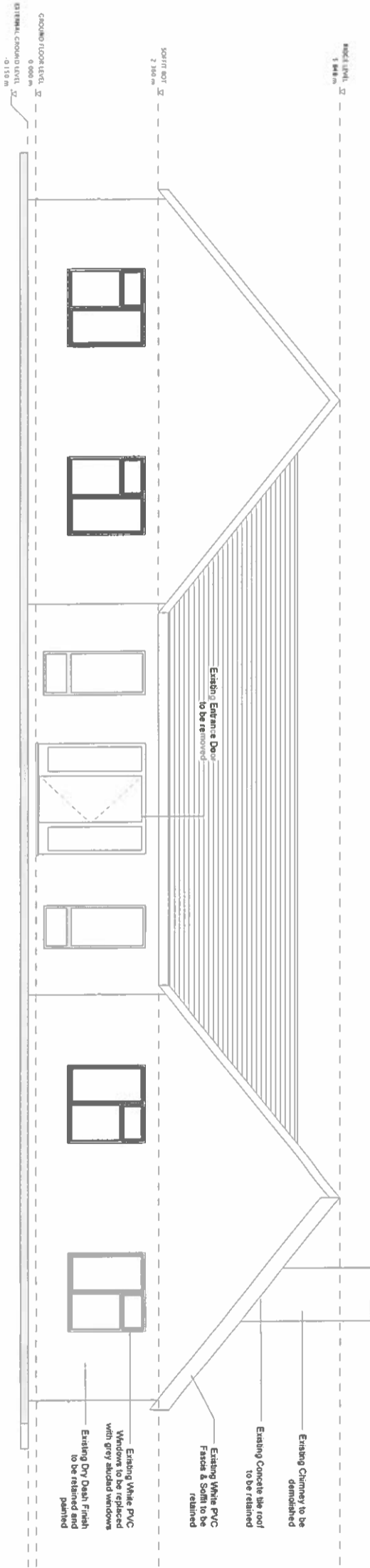
[illegible]



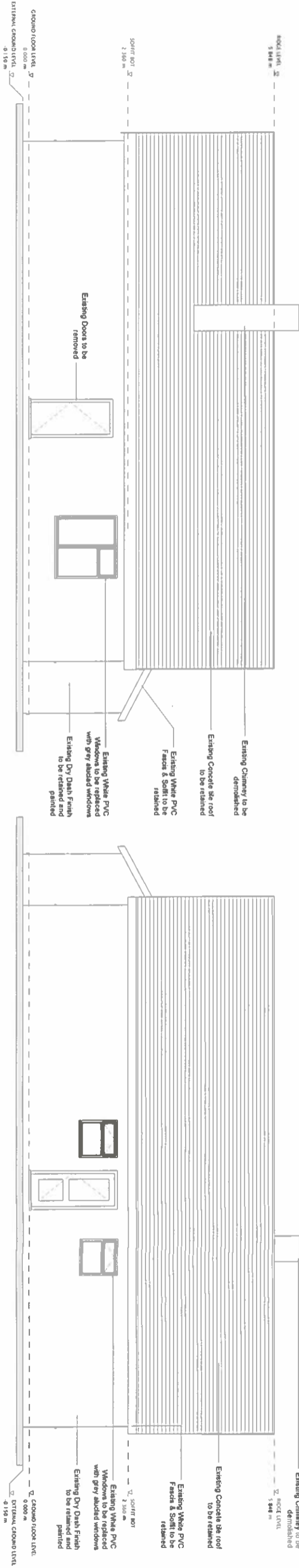
2 Existing Rear NW Elevation



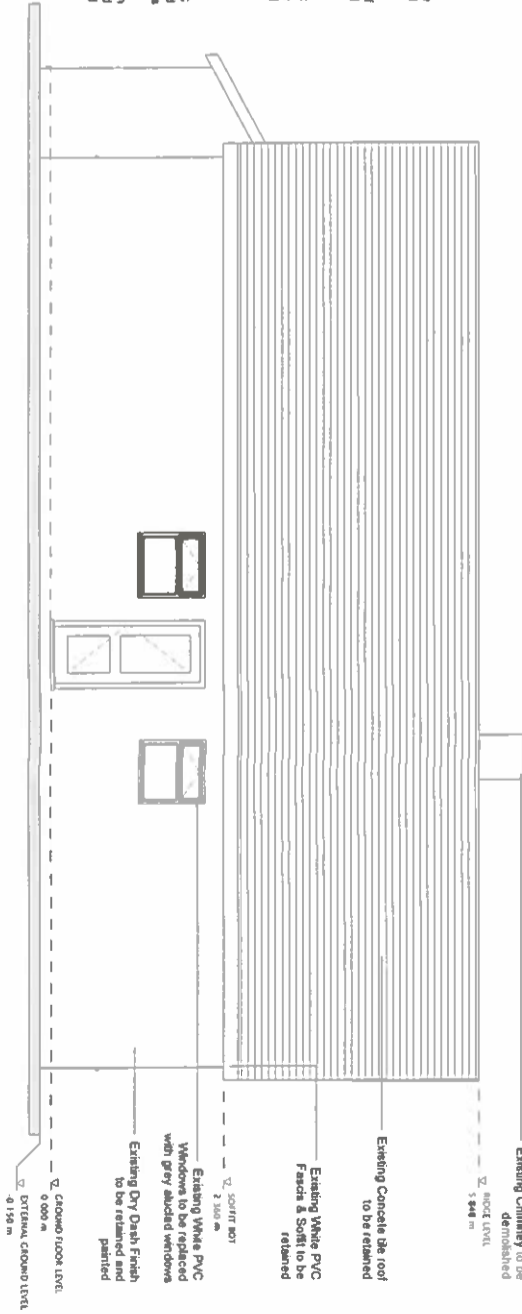
3 Existing Front SE Elevation



1 Existing NE Side Elevation



4 Existing SW Side Elevation



Note:  
Use figured dimensions only: do not scale drawings - Read in conjunction with specification and consultant's drawings - Report any discrepancies in drawings to architect and obtain instructions before putting work in hands - Check all dimensions on site. This drawing is copyright © 2024 of TA Group, Carranoo, Kiltimagh, Mayo, and may not be reproduced, in whole or part, without TA Group prior consent.

Rev		Date	Description	Issued By	Issued to	Drawn by	Checked by	Project	Sheet	Scale	Per	Page
00		10/03/24	Revised for Comments	TD	SRCC	SRCC	SRCC	Renovating to the 21st Century	1	1:50	00	P1
01		10/03/24	Revised for Comments	TD	SRCC	SRCC	SRCC	Renovating to the 21st Century	1	1:50	00	P1
02		10/03/24	Revised for Comments	TD	SRCC	SRCC	SRCC	Renovating to the 21st Century	1	1:50	00	P1
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09		10/03/24	Revised for Comments	TD	SRCC	SRCC	SRCC	Renovating to the 21st Century	1	1:50	00	P1
10		10/03/24	Revised for Comments	TD	SRCC	SRCC	SRCC	Renovating to the 21st Century	1	1:50	00	P1

- Proposed New Blockwork Wall in situ  
(Elevation) to be slootted into  
existing walls

2150

3  
1:50

4 Proposed SW Side Elevation

[illegible]

