

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No: PC/619/25

Reference Number: DED 817

Name of Applicants: Nuala Ni Chonchuir & Finbar McLoughlin

Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of a dwelling with works including roof works, reconstruction of stairs, new floors & insulation at Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59, 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 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 refurbishment of a dwelling, with works including roof works, reconstruction of stairs, new floors & insulation 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;
- (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 refurbish a dwelling with works including roof works, reconstruction of stairs, new floors & insulation at Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59 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: 29 May, 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/216/25

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

Applicants: Nuala Ni Chonchuir & Finbar McLoughlin

Agent: N/A

Ref No.: DED 817

Re: WHEREAS a question has arisen as to whether the refurbishment of a dwelling with works including roof works, reconstruction of stairs, new floors & insulation at Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59, 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 817) be requested from the Applicant & the Agent.

Signed on the 19th February, 2025.



Alan O'Connell,
Senior Executive Planner,
Planning.