

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Nuala Ni Chonchuir & Finbar McLoughlin,

Reference Number: DED 817
Application Received: 18th December, 2024
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: 29th May, 2025

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.

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

Reference Number:	DED 817
Re:	Permission to refurbish dwelling, works including roof works, reconstruction of stairs, new floors & insulation under the Planning and Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Nuala Ní Chonchuir & Finbar McLoughlin
Location of Development:	Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59
Site Visit:	13/01/2025

WHEREAS a question has arisen as to whether the following works to refurbish dwelling, works including roof works, reconstruction of stairs, new floors & insulation, at the above address 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 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

Site Location & Development Description

The site consists of a semi-detached two-story uninhabited house on Upper Elphin Street, Strokestown Co. Roscommon. The proposed development consists of the interior refurbishment of an existing dwelling along with replacing the roof.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the proposed development is Annaghmore Lough SAC (Site Code 001626) which is located ca. 1.6km to the north west of the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, no recent planning history traced to the site.

Relevant statutory provisions

Planning and Development Acts 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.

Section 4(1) of the Act 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) of the Planning and Development Act 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.

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 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 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies;

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

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "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". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes 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 works constitute development, as defined in Section 3 of the said Act.

The stated works for renovating the existing dwelling house include:

- Roof works including stripping back roof slates, insulating and re-slating the roof with both new and existing slates.
- Re-plastering two chimneys.
- Remove slates and chimney stack on the rear kitchen extension and re-slate roof.
- Replace internal staircase

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.

Further information has been received which states that works have already been carried out to the exterior of the dwelling. These works include repairs to the roof of the dwelling and replacing the gutters, this work was completed to avoid water ingress over the winter months. The applicants have stated that they plan to wrap the dwelling however this will be in the future. No further external work is proposed to the dwelling at this time.

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), 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.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. 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.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to refurbish dwelling, works including roof works, reconstruction of stairs, new floors & insulation as outlined above at Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59, 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 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 I have concluded that

- The works outlined above are development.
- 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;

- 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 to refurbish dwelling, works including roof works, reconstruction of stairs, new floors & insulation as outlined above at Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.



Signed: *Smith O'Grady*
Graduate Planner

Date: 8th May 2025

Signed:
Senior Executive Planner

Date: 29th May 2025



30th Apr. 2025

DED 817

Alan O'Connell,
Senior Exec. Planner,
Áras an Chontae,
Roscommon Co. Co.
Roscommon F42 VR98
Co. Roscommon

Dear Mr O'Connell,
Thank you for your letter of 19th Feb.

Re. your queries

- a) We had to go ahead with the repairs to the roof because of water ingress, and to the gutters, because they were broken. The builder advised to do this work asap because of winter storms.
- b) We have no immediate plans for further external works. We will be getting the walls wrapped, but that will be in a few years' time because of the cost.

Please find our new builder quote enclosed for the outstanding works.

Le gach dea-ghuí,

Nuala Ní Chonchúir
Finbar McLoughlin
Ref: DED 817



Quotation

Date 10th April 2025

Ref: Finbar McLoughlin & Nuala O'Connor
Elphin Street, Strokestown, Co. Roscommon F42 DD59

Description

Building work & Demolition

Remove all existing internal concrete floors + store tiles off the Hallway
Remove sub soil to dept of 375mm to accommodate new hardcore Radon sump compacted filling, DPM, 100mm floor insulation and 75mm finished concrete floor screed
Inspect lintel over doorway entrance to rear Kitchen
Remove existing decayed timber intel and install concrete lintels and fit plasterboard to wall
Window head to Bathroom to get new lintels
Remove existing hardboard covering to Kitchen ceiling
Remove suspended timber floor to front ground floor room
Refill void (of approx. 15") with compacted hardcore, DPM, 100mm Pir floor insulation and 75mm floor screed
Remove all existing sanitary ware from Bathroom and dispose in skip
Remove all damaged and loose sections of lath and plasterwork off ceilings throughout house

Subtotal





Electrical work to be carried out

All walls chased where needed

Sitting Room

- 4 sockets
- 1 light
- 1 TV point
- 1 smoke detector

Hallway

- 2 sockets
- 2 lights
- 2 way switch on stairs/landing
- 1 smoke detector
- 1 outside light over front door
- 1 doorbell set

Downstairs Bathroom

- 1 ceiling light
- 1 shaver light
- 1 electric shower
- 1 extractor fan and isolator

Kitchen

- 8 sockets
- 1 heat detector
- 1 cooler connection
- 1 ceiling light
- 1 back door light

Master Bedroom

- 3 sockets
- 1 TV point
- 1 light + switch
- 1 smoke detector
- 1 data point

Bedroom 2

- 3 sockets
- 1 light + switch
- 1 smoke detector

Bedroom 3

- 3 sockets
- 1 light + switch
- 1 smoke detector

Heating

- 3 zone heating kit c/w room stats + 3 zone time clock
- Supply to pump
- Connection to oil boiler

Tested and certified to safe electric and ESB networks

Subtotal



Plumbing and Heating

Provide hot/cold water supply to Kitchen sink, dishwasher and washing machine

Provide hot/cold water supply to handbasin in Bathroom and toilet cistern feed

Water supply to electric shower

Install shower tray and enclosure + waste connection

Provide waste connections from toilet to existing external pipework

Complete new heating system throughout house comprising of new hot water cylinder and all new pipework

Connected to a new high efficiency condensing oil boiler (external)

Connection of new sink after Kitchen installation

Connections left to Kitchen area to connect to possible future woodburning stove for back boiler

Supply of sanitary ware not included

Subtotal

Windows

Supply and install 11 no. double glazed windows in White PVC

1 x front door

1 x back door

Subtotal

Tiling

Supply and install tiling to Bathroom floor and walls

PC sum for supply of floor tiles per sqm mtr

PC sum for supply of wall tiles per sqm mtr

4 sq. metres of floor tiles

Approx. 12 sq. metres of wall tiles

Wall tiles up to 1.2 metres off floor

Complete shower area tiled (floor to ceiling) 5.2 sq meters

All adhesive, grout, edgings etc included

Shower area to get cement-based board and waterproofing tanking

All tiling carried out in Bathroom

Subtotal



Painting and Decorating

Wash down and clean walls before any new paint
All new ceilings to get 2 coats of white
All walls to get min 2 coats of coloured paint
All woodwork to be filled out and repaired where necessary
New staircase to primmed and 2 coats of finished paint

Labour only
PC sum paint supply

Subtotal



Building work

Carry out repairs to walls after electrical chasing
Provide insulated plasterboard to Kitchen wall next to shed c/w skimcoat finish
Replaster damaged ceilings and walls
Provide 38mm insulated plasterboard to Kitchen ceiling c/w skimcoat finish
Make good any damage around window reveals and door jambs throughout house
Provide ACO channel drainage to back wall of house each side of back door
Install new rainwater gulley's and connect to existing drain away system
Fit plasterboard to internal gable wall of Master Bedroom c/w skimcoat
Front Bedroom damaged ceiling to get plasterboard along with internal to gable
Upstairs corridor wall to get plasterboard + skimcoat finish
Wall around new door ope to get cleaned down and sanded
New skirting boards fitted throughout house where needed

Subtotal



Removal of waste and debris from site

3 x no. skip hire

Subtotal



Labour + materials

Subtotal

VAT @ 13.5%

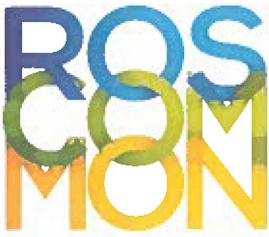
Total



Signed: *Barry Feeney*

Barry Feeney





Comhairle Contae
Ros Comáin
Roscommon
County Council



Nuala Ni Chonchuir & Finbar McLoughlin,



Date: 19th February, 2025
Ref: DED 817

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

A Chara,

Further to your application received on the 18th December, 2024 and in order for the Planning Authority to determine 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, or is not development and is or is not exempted development, you are requested to submit the following further information:

1. Following a site inspection it was noted that works to the exterior of the property have already been carried out and in this context and in view of some inconsistency in references to works proposed to be carried out:
 - (a) Please provide details in relation to any works which have already been carried out to the exterior of the dwelling.
 - (b) Please provide information in relation to any further works proposed to the exterior of the dwelling.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 817**.

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

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

Reference Number:	DED 817
Re:	Permission to refurbish dwelling, works including roof works, reconstruction of stairs, new floors & insulation under the Planning and Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Nuala Ní Chonchuir & Finbar McLoughlin
Location of Development:	Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59
Site Visit:	13/01/2025

WHEREAS a question has arisen as to whether the following works to refurbish dwelling, works including roof works, reconstruction of stairs, new floors & insulation, at the above address 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 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

Site Location & Development Description

The site consists of a semi-detached two-story uninhabited house on Upper Elphin Street, Strokestown Co. Roscommon. The proposed development consists of the interior refurbishment of an existing dwelling along with replacing the roof.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the proposed development is Annaghmore Lough SAC (Site Code 001626) which is located ca. 1.6km to the north west of the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, no recent planning history traced to the site.

Relevant statutory provisions

Planning and Development Acts 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.

Section 4(1) of the Act 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) of the Planning and Development Act 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 3 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 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies;

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

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "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". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes 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 works constitute development, as defined in Section 3 of the said Act.

The stated works for renovating the existing dwelling house include:

- Roof works including stripping back roof slates, insulating and re-slating the roof with both new and existing slates.
- Re-plastering two chimneys.
- Remove slates and chimney stack on the rear kitchen extension and re-slate roof.
- Replace internal staircase

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.

Following a site inspection it was observed that the exterior works to the chimneys and roof works have already been completed, it is recommended that further information is requested to determine the extent of exterior works already carried out and to be carried out to the property.

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), 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.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. 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.

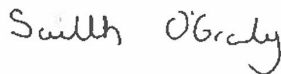
Recommendation

Request the following further information

Following a site inspection it was noted that works to the exterior of the property have already been carried out and in this context and in view of some inconsistency in references to works proposed to be carried out:

- Please provide details in relation to any works which have already been carried out to the exterior of the dwelling.
- Please provide information in relation to any further works proposed to the exterior of the dwelling.

Signed:



Graduate Planner

Date: 18th February 2025

Signed:



Senior Executive Planner

Date: 18th February 2025









Comhairle Contae
Ros Comáin
Roscommon
County Council



Nuala Ni Chonchuir & Finbar McLoughlin,



Date: 19th December 2024

Planning Reference: DED 817

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

Development: Permission to refurbish dwelling, works including roof works, reconstruction of stairs, new floors & insulation under the Planning & Development Act (Exempt Development) Regulations 2018 at Upper Elphin Street, Strokestown, Co. Roscommon, F42 DD59.

A Chara,

I wish to acknowledge receipt of your application which was received on the 18th 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. L01/0/232201 dated 19th December 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 817**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
A/Senior Planner
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

19/12/2024 11:01:29

Receipt No L01/0/232201

NUALA NI CHONCHUIR
FINBAR MCLOGHLIN

AGENT JOHN KELLY

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED817	

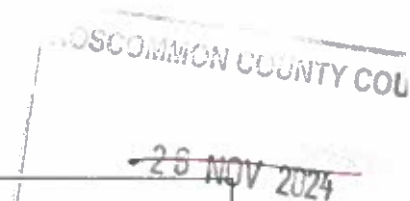
Total : 80.00 EUR

Tendered :
Cheque 80.00
500532

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

DED 817.1



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

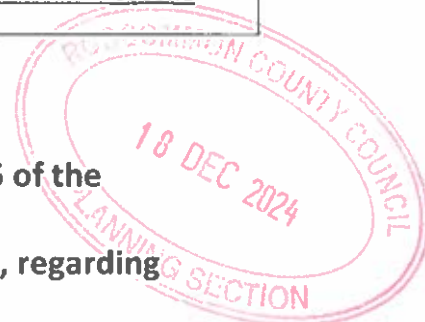
Email: planning@roscommoncoco.ie

HOUSING

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)	NUALA N. CHONCHUIR FINBAR M'LOUGHLIN
Name of Agent	JOHN KELLY AUCTIONEERS
Nature of Proposed Works	REFURBISHMENT OF HOUSE AT UPPER ELPHINST, STROKESTOWN, ROOF WORK, RECONSTRUCTION OF STAIRS, NEW FLOORS, INSULATION
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	UPPER ELPHINST F42 DD59
Floor Area: a) Existing Structure b) Proposed Structure	a) 90 sq m b) 90 (same) sqm — we are NOT extending
Height above ground level:	
Total area of private open space remaining after completion of this development	1 ACRE
Roofing Material (Slates, Tiles, other) (Specify)	SLATE



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	WHITE RENDER
Is proposed works located at front/rear/side of existing house.	NO EXTENSION, JUST REFURB
Has an application been made previously for this site	NOT BY US
If yes give ref. number (include full details of existing extension, if any)	—
Existing use of land or structure	VACANT
Proposed use of land or structure	DWELLING/RESIDENCE
Distance of proposed building line from edge of roadway	N/A
Does the proposed development involve the provision of a piped water supply	NO, ALREADY IN PLACE
Does the proposed development involve the provision of sanitary facilities	NO, ALREADY IN PLACE

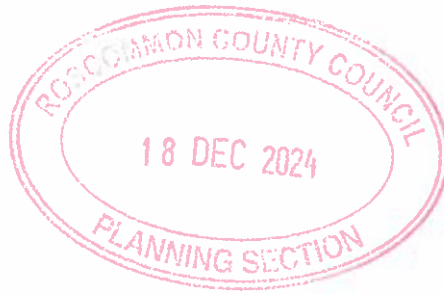
Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: Muel Ní Chonchúir
Date: 24/11/24

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





9th Dec. 2024

Application for the Croí Cónaithe (Town) Fund Vacant Property Refurbishment Grant
Ref: [REDACTED]

Alan O'Connell,
Senior Exec. Planner,
Áras an Chontae,
Roscommon Co. Co.
Roscommon F42 VR98
Co. Roscommon

Dear Mr O'Connell,
Thank you for your letter of 28th November.

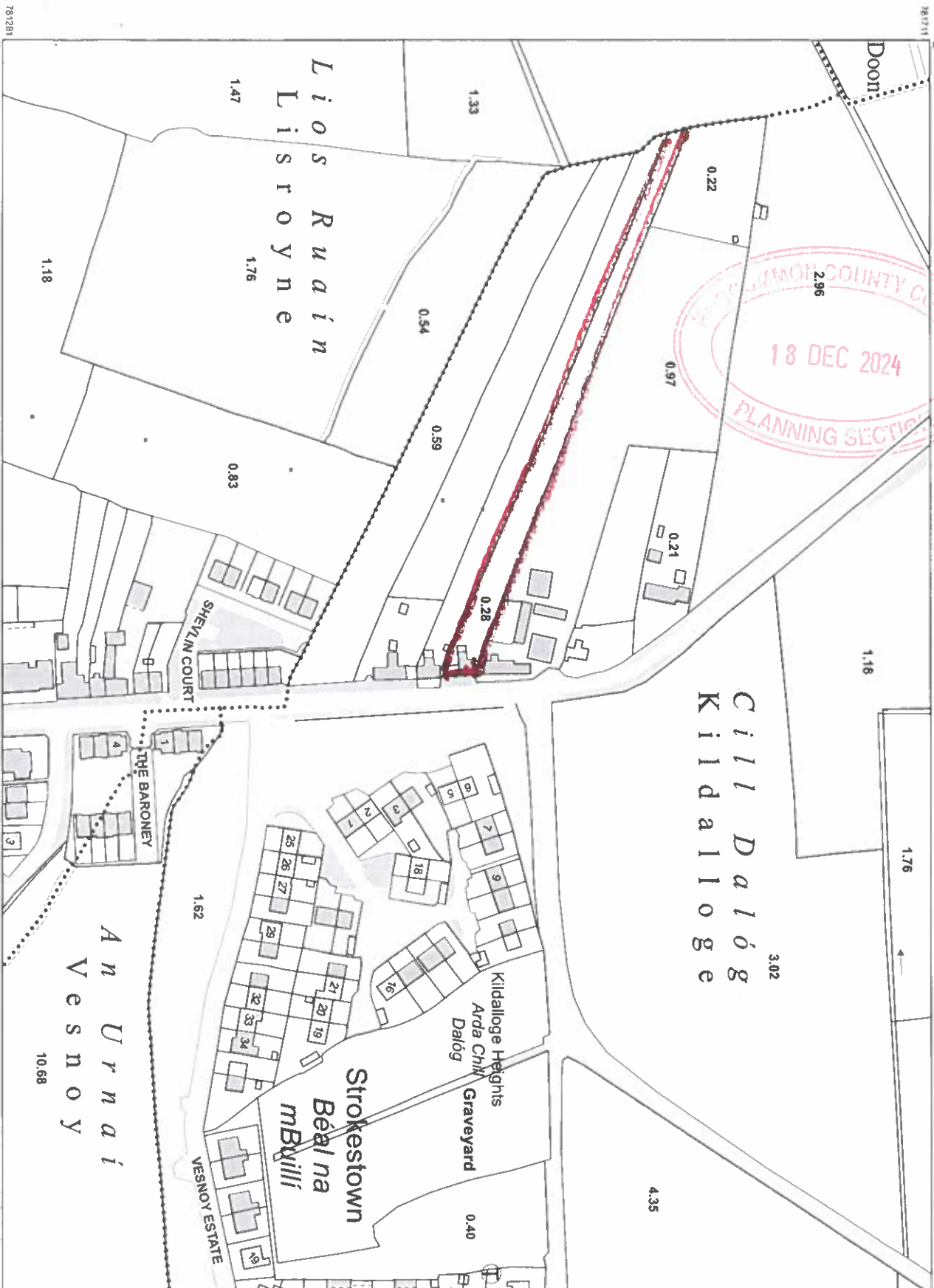
I enclose:

- Site location map 1:2500
- Site layout plan to 1:500
- The specification in the form of our builder's quote, we are going ahead with the works outlined therein. Initially, we are fixing the roof and putting in a new staircase. Other works will follow (insulation etc.) in the future. We do not plan to build an extension or change the exterior at this time.

Le gach dea-ghuí,

Nuala Ní Chonchúir
Finbar McLoughlin
Ref: [REDACTED]

Planning Pack Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 593115,781496

PUBLISHED: 10/12/2024
ORDER NO.: 50438717_1

MAP SERIES: 1:3,000
MAP SHEETS: 2164
1:2,500 2164-C

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LEGEND:

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

1:500

0.28

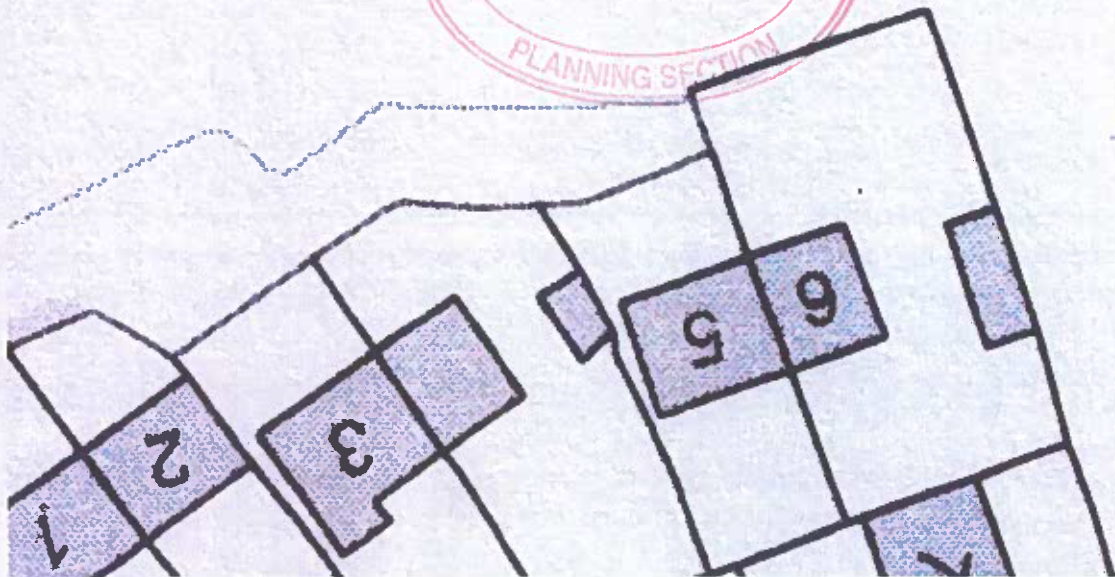
Garage Entrance

Front door

ELPHIN STREET UPPER,
STROKESTOWN



L1405



Ref

Site Location Map

Ref



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 593115,781496

PUBLISHED: 10/12/2024
ORDER NO.: 50438717_1

MAP SERIES: 6 inch Raster
6 inch Raster
6 inch Raster
MAP SHEETS: RN023
RN029

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0 110 220 330 440 Metres

OUTPUT SCALE: 1:10,560

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Ordnance Survey Ireland



Detailed spec.
Of works we
are now going
ahead with.

Ref

Quotation

Date 10th September 2024

Ref: **Finbar McLoughlin & Nuala O'Connor**
Elphin Street
Strokestown

Description

To erect scaffold fully around building to access main roof and lower rear extension roof

Works to main roof will include the following:

Remove safely, if possible, all ridge tiles + store for reuse

Strip back existing slates and inspect the condition for reusing

For Quotation purposes I will include new roof rafter members (i.e., 5" x 2" treated timber) to be fixed to the sides of existing rafters

The condition of the wall plate is unknown until roof is stripped back and exposed

I have also included in Quotation that existing slates from both sides we re-cover the front of roof and new fibre cement slates (berona structured slates) will be provided to back of roof

When all new roof members are fitted, I have included for insulation to be fitted to attic space and sloped part of ceiling

300mm wool to flat ceiling and 150mm wool to sloped parts

Roof will receive breathable membrane with 2" x 1½" treated battens

From inspection it appears the two chimneys will need replastering and re-leading

Prior to fitting slates chimneys will have all existing plaster removed back to sound substate

Each chimney will get one scud coat, one scratch coat and one final finish coat of plaster

New lead flashings will be fitted

Condition of chimney caps not known until full inspection done

Slating can proceed after chimney work is complete using a mixture of front and back slates

Reused on front elevation and new slates to back

Roof will also receive 4 no. roof vents to vent attic space

Existing ridge tiles to be re-use fitted in a mortar bed

Fascia + soffit are to be a woodgrain finish (oak)

Seamless aluminium gutters front and back with downpipes to existing gully's



Rear Kitchen Extension

Scaffold to continue around Kitchen building

Existing slates (possibly asbestos bases slates to be removed)

Remove existing slating laths

Expose condition of roof timbers at this point

Consult with clients at this point on condition of timbers if need replacing

Remove existing chimney stack to below roof level

Owing to be low pitch (angle) of this roof I suggest that this roof is counter battened to all any water to run off unhindered on top of roof membrane

Provide new flashing to wall above Kitchen roof

New fibre cement slates are to be fitted and metal ridge cap at upper wall

Internal Works

Remove existing staircase and propping

Supply and install new red deal

Staircase c/w handrail and spindles

Condition of floor joists is unknown until exposed

Note

All new timber to be used on roof will be C16 treated

1 x skip hire is included in Quote

Labour + Materials

Subtotal

Vat @ 13.5%

Total



Signed: Barry Feeney

Barry Feeney

