

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No: PL/135/25

Reference Number: DED 824

Name of Applicants: Tara Quigley & Ewan Coltherd

Agent: N/A

WHEREAS a question has arisen as to whether the renovation of an existing dwelling at Cloonfad Beg, Carrick-on-Shannon, Co. Roscommon, N41 YX59, 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 – 2011.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council, has concluded that

- (a) The works are development.
- (b) Replace all external windows and doors in the existing openings is exempted development.
- (c) Block up one window to the rear of the property is exempted development.
- (d) Knock out bottom half of one window opening to the south west of the property to install patio door is exempted development.
- (e) Partially block up window opening to the front of the property to create two smaller windows is exempted development.
- (f) All windows triple glazed with anthracite grey frames is exempted development.
- (g) Replace all fascias, soffits, gutters is exempted development.
- (h) Remove existing floor and install underfloor heating system, keep existing oil heating system using oil tank and install new oil boiler and hot water tank is exempted development.
- (i) Knock wall down between existing kitchen and dining room and reinforce opening with steel beam is exempted development.
- (j) Knock wall down between two existing bathrooms to create one bathroom is exempted development.
- (k) Convert one bedroom into a walk in wardrobe and en suite is exempted development.
- (l) Remove chimney breast between existing kitchen and utility (internal works only) is exempted development.
- (m) Install new flooring throughout entire property is exempted development.
- (n) Install new kitchen cabinetry is exempted development.
- (o) Re-wire entire property and install new light fixtures and add electrical sockets is exempted development.
- (p) Install new pipework to service sanitary ware in new bathroom and en suite is exempted development.
- (q) Install new sanitary ware is exempted development.
- (r) Install new skirting boards and architrave is exempted development.
- (s) Paint and decorate entire property (paint walls, ceilings, skirting boards and architraves, tile wet areas, tile kitchen backsplash) is exempted development.
- (t) Paint external walls to match existing colour is exempted development.

- (u) 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 at Cloonfad Beg, Carrick-on-Shannon, Co. Roscommon, N41 YX59, 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:

Signed: 
Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 04 February, 2025.