

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

Tara Quigley & Ewan Coltherd,

Reference Number: DED 824
Application Received: 6th January 2025
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:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 4th February 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.

Carmel Curley

From: Carmel Curley
Sent: Wednesday 5 February 2025 10:07
To: Tara Quigley
Subject: DED824 - Notification of Decision
Attachments: DED824 - Notification of Decision.pdf

Hi Tara,

Please find attached Notification of Decision for your DED Application 824. Please note that a hard copy will be issued 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 Acts 2000 (as amended)**

Reference Number: DED 824

Name and Address of Applicant: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development - Permission to renovate an existing dwelling under the Planning and Development Act (Exempted Development) Regulations 2018 at Cloonfad Beg, Carrick-on-Shannon, County Roscommon, N41 YX59

Applicants: Tara Quigley & Ewan Coltherd

Date: 27th January 2025

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

Site Location & Development Description

The existing dwelling house is located in Cloonfad Beg, Carrick-on-Shannon, County Roscommon. There are no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS. The subject site is approximately 15.7km from Clooneen Bog SAC (Site Code: 002 348). The proposed development consists of renovating an existing dwelling house.

Planning History

As per the Roscommon County Council GIS, there is no recent planning history on the subject site.

Assessment

In accordance with the Planning and Development Act, 2000 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 renovation of the existing house constitutes development, as defined in Section 3 of the said Act. The stated works for renovation of the existing house include:

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

These works have 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. The renovation of the existing dwelling house in this case is considered to be exempted development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, it is considered 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 EIA or AA does not apply with respect to the current referral 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 Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

The point provided in the submitted details stating 'Septic tank to remain as it is' is noted.

Recommendation

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

AND WHEREAS I have 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
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- (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.

and I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Jennifer Foy
Assistant Planner

Date: 27th January 2025

Signed: 
Alan O'Connell
Senior Executive Planner

Date: 27th January 2025



Comhairle Contae
Ros Comáin
Roscommon
County Council



Tara Quigley & Ewan Coltherd,



Date: 15th January 2025

Planning Reference: DED 824

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

Development: Permission to renovate an existing dwelling under the Planning & Development Act (Exempt Development) Regulations 2018 at Cloonfad Beg, Carrick-on-Shannon, Co. Roscommon, N41 YK59.

A Chara,

I wish to acknowledge receipt of your application which was received on the 6th January 2025 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. **L01/0/232481** dated 14th January 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 824**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

14/01/2025 15 08 05

Receipt No : L01/0/232461

TARA QUIGLEY

EXEMPED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 824	

Total : 80 00 EUR

Tendered	80 00
Credit/Debit Card	
4344	

Change : 0 00

Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon

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)	TARA Quigley Ewan Coltheard
Name of Agent	N/A.
Nature of Proposed Works	Internal, External (closing up windows)
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S. No.	Clonfad Beg, Carrick on Shannon, Roscommon N41 9K59
Floor Area a) Existing Structure b) Proposed Structure	a) <u>120 m²</u> b) <u>120 m²</u>
Height above ground level	4.8
Total area of private open space remaining after completion of this development	0.19 hectares
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)	No change to existing
Is proposed works located at front/rear/side of existing house.	All works internal
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	Domestic residence
Proposed use of land or structure	Domestic Residence
Distance of proposed building line from edge of roadway	200m
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

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

Signature:

A. Murphy Elected

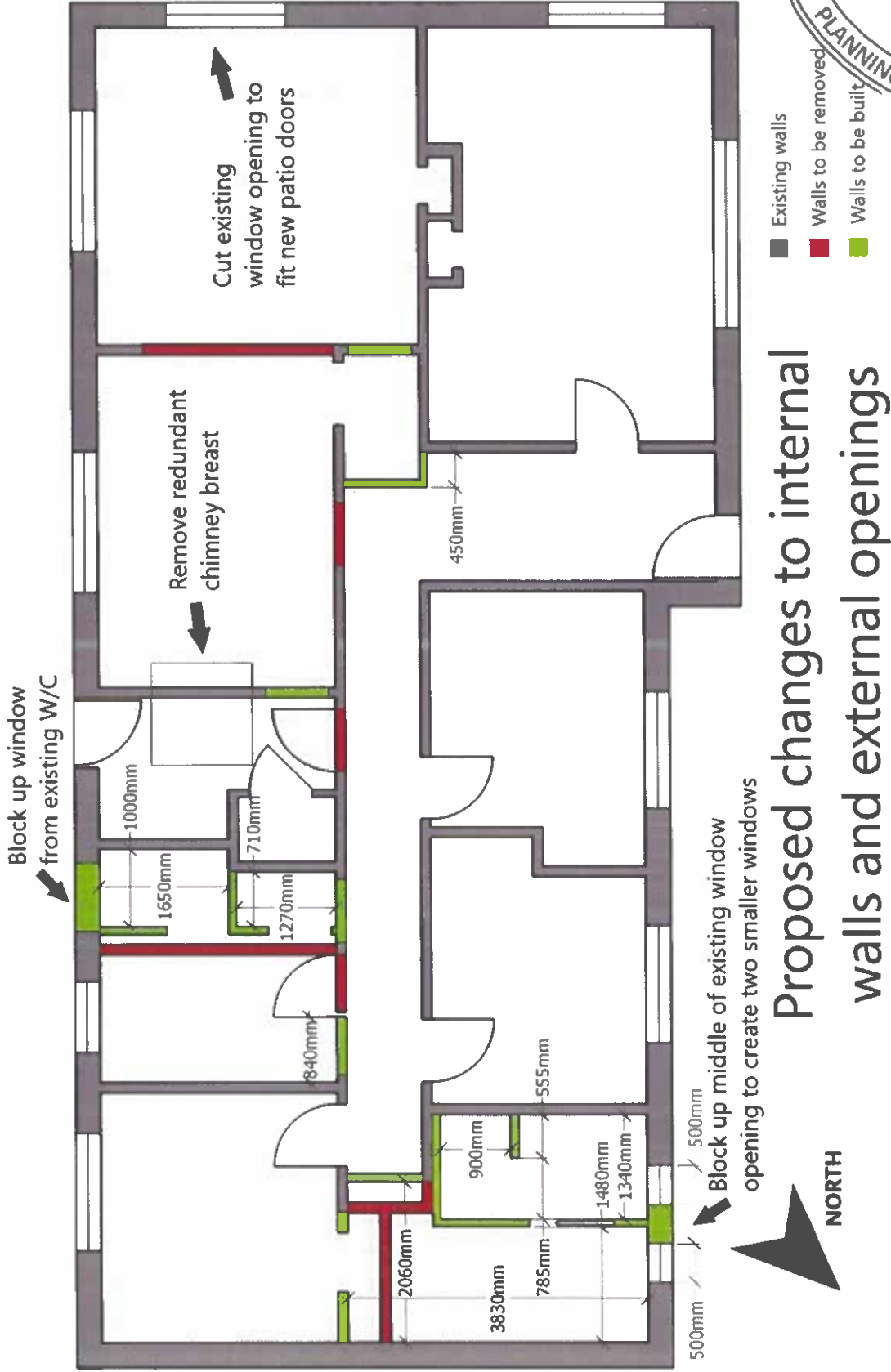
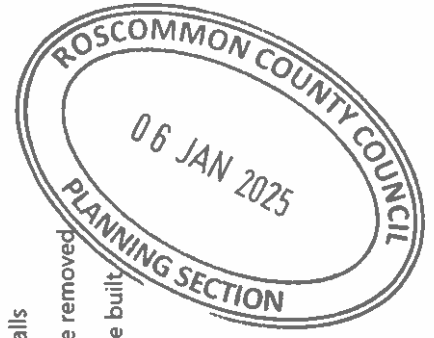
Date:

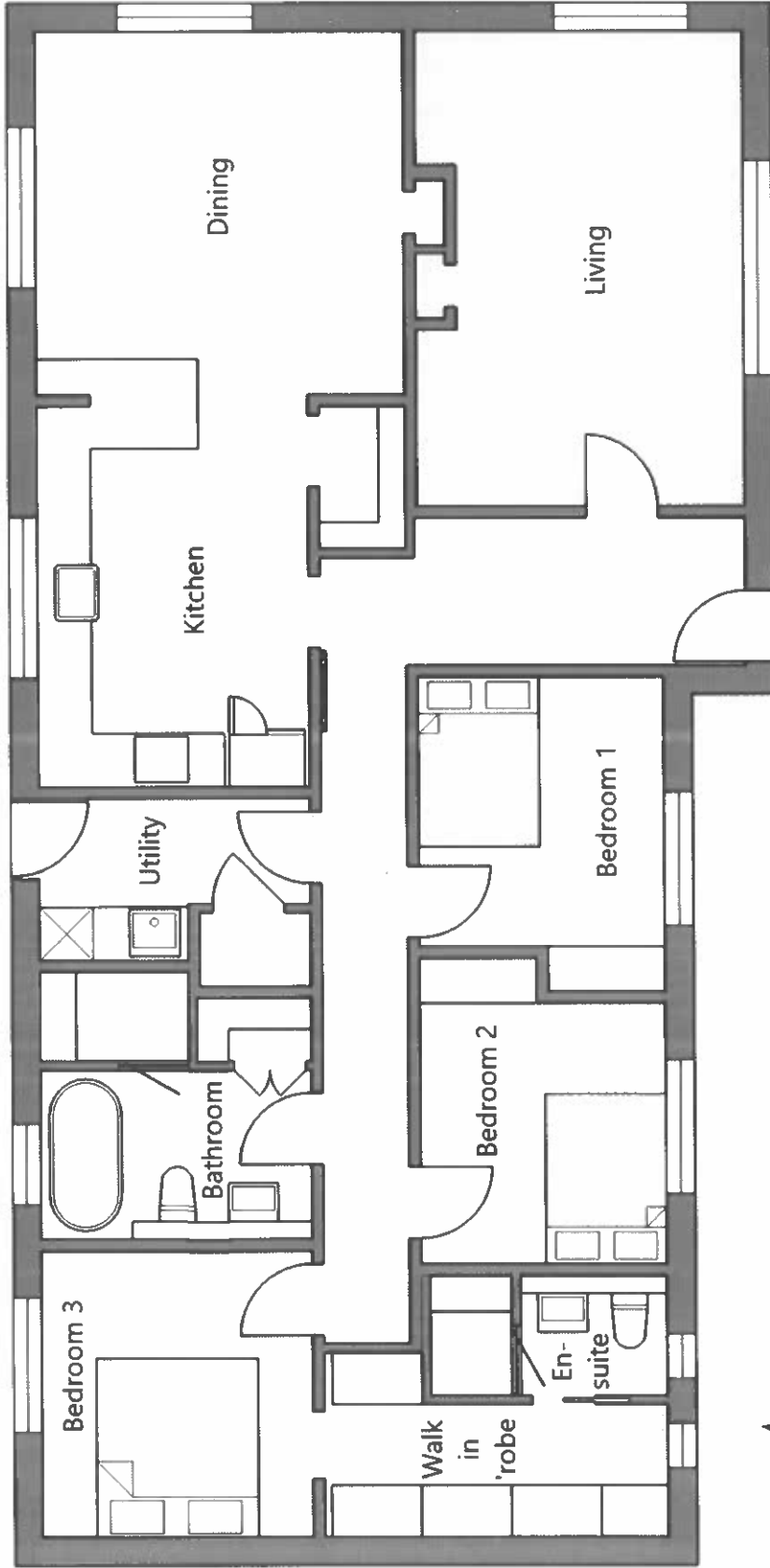
19/12/24

Note: This application must be accompanied by: -

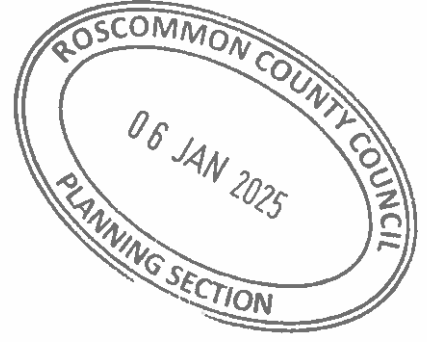
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed

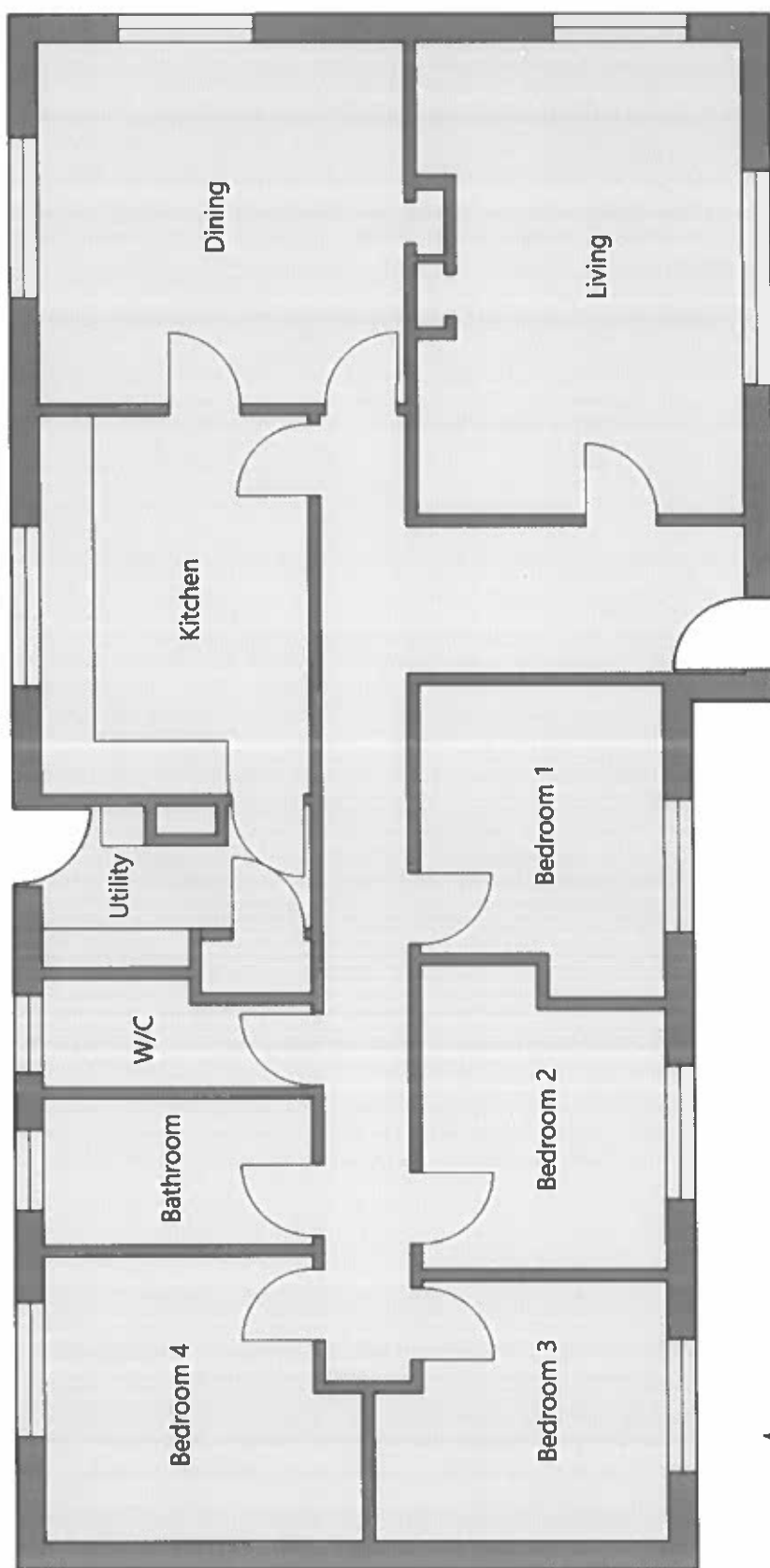






Proposed Floor Plan





Existing Floor Plan



Replace all external windows and doors in existing openings

Block up one window to the rear of the property

Knock out bottom half of one window opening to the South West of the property to install patio door

Partially block up window opening to the front of the property to create two smaller windows

All windows triple glazed with anthracite grey frames

Replace all fascias, soffits and gutters

Remove existing floor and install underfloor heating system. Keep existing oil heating system using existing oil tank. Install new oil boiler and hot water tank.

Knock wall down between existing kitchen and dining room and reinforce opening with steel beam

Knock wall down between two existing bathrooms to create one bathroom

Convert one bedroom into a walk in wardrobe and en suite

Remove chimney breast between existing kitchen and utility

Install new flooring throughout entire property

Install new kitchen cabinetry

Re-wire entire property and install new light fixtures and add electrical sockets

Install new pipework to service sanitary ware in new bathroom and en -suite

Install new sanitary ware

Install new skirting boards and architrave

Paint and decorate entire property (paint walls, ceilings, skirting boards and architraves, tile wet areas, tile kitchen backsplash)

Paint external walls to match existing colour

Septic tank to remain as it is