

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/188/25

Reference Number: DED 833

Name of Applicant: Penelope Jane Luscombe Reid

Agent: Eco Smart

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling house, with works including 1)re-roof in tiles of similar colour; 2)replace non-compliant dormer windows with compliant top of frame height as now plus two new Velux windows at the back of the house at Foughill, Trien, Castlerea, Co. Roscommon, F45 X280., 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, 9 and 10 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 1)re-roof in tiles of similar colour, 2) replace non-compliant dormer windows with compliant, top of frame height as now plus two new Velux windows at back of the house as above 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 an existing dwelling house, with works including 1)re-roof in tiles of similar colour; 2)replace non-compliant dormer windows with compliant top of frame height as now plus two new Velux windows at the back of the house at Foughill, Trien, Castlerea, Co. Roscommon, F45 X280., 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: 17 February, 2025.