

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Conor Beirne,



Reference Number: DED 838

Application Received: 30th January, 2025

Name of Applicant: Conor Beirne

Agent: Rathcroghan Designs

WHEREAS a question has arisen as to whether the renovation of an existing derelict vacant dwelling, together with all associated site works at Grange, Strokestown, Co. Roscommon., 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) Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended.
- (d) 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.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed demolition of a flat roof outbuilding and water tank to the rear of the house as described in this case is an exempted development.
- (c) The proposed renovate an existing derelict vacant dwelling 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;
- (d) 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 derelict vacant dwelling together with all associated site works at Grange, Strokestown, Co. Roscommon., 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: 3rd March, 2025

cc agent via email:

Rathcroghan Designs
rathcroghandesign@gmail.com

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: Tuesday 4 March 2025 09:18
To: Martin Dowd
Subject: DED 838 - Conor Beirne
Attachments: DED 838 - Notification of Decision.pdf

Hi Martin,

Please find attached Notification of Decision for DED Application 838 for Conor Beirne. Please note a hard copy will be issued to the applicant.

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 Act 2000 (as amended)**

Reference Number:	DED 838
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development of permission to renovate an existing derelict vacant dwelling, together with all associated site works.
Name of Applicant:	Conor Beirne
Location of Development:	Grange, Strokestown, Co. Roscommon.
Site Visit:	24/02/2025

WHEREAS a question has arisen as to whether the following works; to renovate an existing derelict vacant dwelling, together with all associated site works 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended
- (d) 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.
- (e) The planning history of the site

Site Location & Development Description

The subject site is located in Grange, Strokestown, Co. Roscommon and is accessed off the L-60351 road. The subject site contains a single story detached dwelling house with a flat roof outbuilding and water tank to the rear of the house. There is a farm yard with agricultural sheds passed the house to the side and rear. The proposed works is the demolition of a flat roof outbuilding and water tank to the rear of the house, replace the existing windows and doors with uPVC and minor alterations to the existing openings, re-roof the house using black fibre cement slates, new PVC guttering, fascia and soffit and various internal works.

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

Appropriate Assessment

The closest European sites to the site of the development are Kilglass and Grange Loughs PNHA (Site Code 000608) which is located circa 0.7km to the east 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, recent planning history has been traced relating to the subject site.

- 21/45 – Incomplete Application
- 21/187 - to construct 2 no. agricultural sheds together with all associated site works - Conditional

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,

Class 50 of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitations
<p>CLASS 50</p> <p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p> <p>(ii) an industrial building,</p> <p>(iii) a business premises, or</p> <p>(iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p> <p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>

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 works constitute development, as defined in Section 3 of the said Act.

The proposed development of the demolition of a flat roof outbuilding and water tank to the rear of the house, with regard to the compliance with the conditions and limitations of Class 50 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. This area is not a standalone structure and therefore in ownership of the property.
2. Based on information received within the application the area to be demolished is less than 40m².

Having reviewed the existing works in the context of the Conditions and Limitations associated with Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the demolition of a flat roof outbuilding and water tank to the rear of the house as described in this case is considered an exempted development.

The proposal includes to renovate an existing derelict vacant dwelling. 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 proposed works are deemed an exempt development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations 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 Art 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 renovate an existing derelict vacant dwelling, together with all associated site works in Grange, Strokestown, Co. Roscommon 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended
- (d) 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.
- (e) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed demolition of a flat roof outbuilding and water tank to the rear of the house as described in this case is an exempted development.
- The proposed renovate an existing derelict vacant dwelling 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;

- 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 development to renovate an existing derelict vacant dwelling, together with all associated site works in Grange, Strokestown, Co. Roscommon is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.



Signed:

Date: 27th February 2025

Civil Technician



Signed:

Date: 27th February 2025

Senior Executive Planner







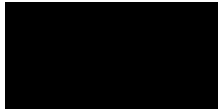




Comhairle Contae
Ros Comáin
Roscommon
County Council



Conor Beirne,



Date: 11th February, 2025
Planning Reference: DED 838

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 derelict vacant dwelling, together with all associated site works under the Planning & Development Act (Exempt Development) Regulations 2018 at Grange, Strokestown, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 30th 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. **L01/0/233008** dated 11th February, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 838**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner
Planning Department.

cc agent via email: Rathcroghan Designs
rathcroghandesign@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

11/02/2025 11:58:38

Receipt No. : L01/0/233008

CONOR BEIRNE
C/O MARTIN DOWD
BALLYCONBOY
BALLINAGARE
CO. ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED038

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
6657

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Common
Roscommon
County Council



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)	CONDOR BEIRNE
Name of Agent	MARTIN DOWD RATHCROGHAN DESIGNS
Nature of Proposed Works	RENOVATE EXISTIN DERELICT VACANT DWELLING, TOGETHER WITH ALL ASSOCIATED SITE WORKS
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	GRANGE GRANGE STROKESTOWN CO. ROSCOMMON 594776 785789
Floor Area: a) Existing Structure b) Proposed Structure	a) 81 m ² b) -
Height above ground level:	5.36 m
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	SLATES



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NAP PLASTER
Is proposed works located at front/rear/side of existing house.	—
Has an application been made previously for this site	NO YES
If yes give ref. number (include full details of existing extension, if any)	PD/21/189 (FARM BUILDINGS)
Existing use of land or structure	VACANT DWELLING
Proposed use of land or structure	DWELLING WAS RESIDENCE
Distance of proposed building line from edge of roadway	39.4m
Does the proposed development involve the provision of a piped water supply	YES - EXISTING
Does the proposed development involve the provision of sanitary facilities	YES - EXISTING SEPTIC TANK

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

Signature:

Made (AGENT)

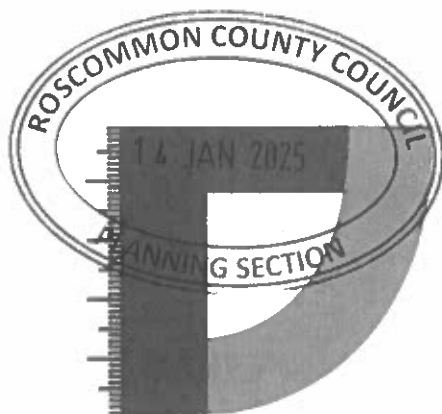
Date:

23/12/24

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





Specifications for Grange Td., Strokestown Dwelling

Rathcroghan Design

Building and Planning Consultant

Ballyconboy, Ballinagare

Castlerea, Co. Roscommon

Ph: 0862328484

Email: rathcroghandesigns@gmail.com



Specifications and Proposed Renovation Works for **Dwelling located at** **Grange Td., Strokestown, Co Roscommon**

1. Development Preparation and Health and Safety

It is the contractor's responsibility to ensure the site is secure at all times. It is also the contractor's responsibility to ensure a risk assessment is carried out and that a Health and Safety Plan is followed at all times.

2. Insurance

All appropriate insurances (pertaining to the Contractor) to be in place before works commence.

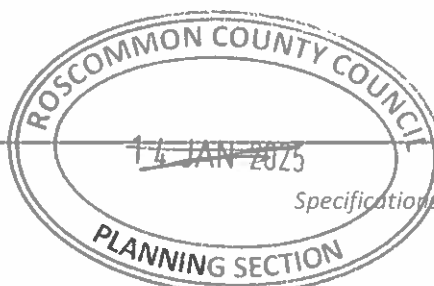
3. Structural Works

Remove the internal walls to subfloor level. Rubble from walls to be recycled and used on site as base to driveway and parking area.

Create new doorway to the rear of the building as per drawings.

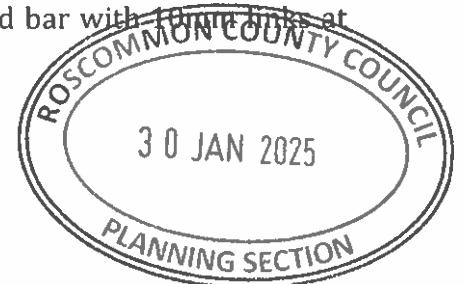
Remove the existing out building and recycle material as driveway and parking area base.

Remove the top 300mm of existing walls until all loose material is removed so that the existing ridge height is maintained, after ring beam is constructed.



Specifications for Grange Strokestown Dwelling

Construct ring beam 300mm * 300mm along the top of the existing wall after they are lowered, of 30N concrete reinforced with 4 No. 20mm High Yield bar with 10mm links at 400mm spacing.



4. Internal Walls

Supply & Fix 60mm insulated plasterboard to internal face of perimeter walls of new build. Apply Skim coat finish to insulated plasterboard. New internal dividing walls to be constructed from metal stud partition. 12 mm plasterboard to fixed to partition and finished with 3mm skim coat finish. Internal surfaces of toilet area to be finished using moisture resistant plasterboard

5. Floor

Remove the existing floors to solid ground. Supply radon sump in the central floor area and fit pipework to terminate outside the external walls. Level minimum 150mm hardcore and compact. Place 125mm 35N concrete on 1200 gauge DPM/Radon Barrier. Fit 150mm polystyrene floor insulation to finished concrete slab and cover with 75mm concrete screed.

6. Windows & Doors

Remove the existing timber frame windows and replace with uPVC double glazed windows to match the style of the existing window frames.

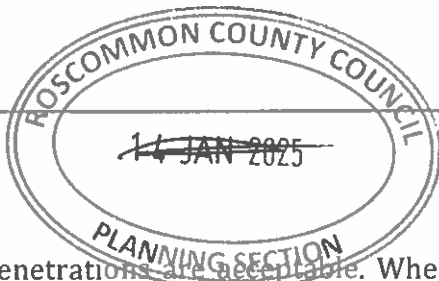
7. Mechanical and Electrical

100% low energy lighting throughout. All wall fittings to be confirmed with client prior to chasing. No back-to-back chasing.

Chasing depths to be as per homebound manual (1/3rd wall depth vertical; 1/6th horizontal). con saw cuts to be neat and tidy.

Light switches in accessible areas should be located at a level between 900mm and 1200mm above F.F.L.

Switches and socket outlets for lighting and other equipment in accessible areas should be located at appropriate heights between 400mm and 1200mm from finished floor level. Proposed to use service void to first floor ceilings below airtight membrane, therefore no



penetrations are acceptable. Where accidental penetrations occur notify main contractor immediately and arrange for patching of same with suitable tape to siga specification.

8. Guttering

PVC guttering fascia and soffit to be used with prior approval from client.



9. Roof Structure

Remove existing slatted roof including all timber rafters, ceiling joists and wall plate.

Construct new roof to exactly match the existing roof using 175x44mm SS Class 18 timber to IS127/IS444 at 400mm spacing. Roof covering to be black fibre cement slates fixed to 50x35mm patterns on Tyvek breathable membrane or similar.

Rafters to be fixed to 100x75mm wall plate secured to ring beam.

10. Ceilings

Supply and fit 12mm gypsym plasterboard to ceiling in new build and finish with skim coat.

11. Insulation

Floor insulation to be 150mm Kingspan or equivalent to achieve a minimum U-value of 0.18w/m²k with minimum 25mm edge insulation to reduce thermal bridging.

Wall insulation with 65mm insulated plasterboard fixed to internal surface of new external walls to achieve a minimum U-value of 0.18w/m²k

Attic insulation to be minimum 300mm fibre glass wool insulation between or above ceiling joist with VCL to underside of ceiling joists. A minimum U-value 0.16 w/m²k. to be achieved.

12. Internal Completion

Supply and fit new doors with architrave to match as selected by the client. Supply and fit skirting throughout new build.

Supply and fit ceramic tiles to walls and floor in the bathroom area. Floor tiles are to be non slip. All tiles to be selected by the client.

13. Heating & Plumbing

Heating to be provided by an Air to Water heat pump and underfloor heating.

The supply and fir of all sanitary ware, including all pipework. Sanitary wear to be decided with client prior to ordering

All foul water to be collected in gulleys and diverted to the existing septic tank, using 100mm waving pipework installed to a fall of 1:60.

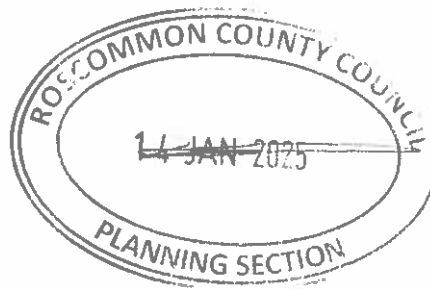
A grease trap is to be installed between the kitchen sink and the main pipework.

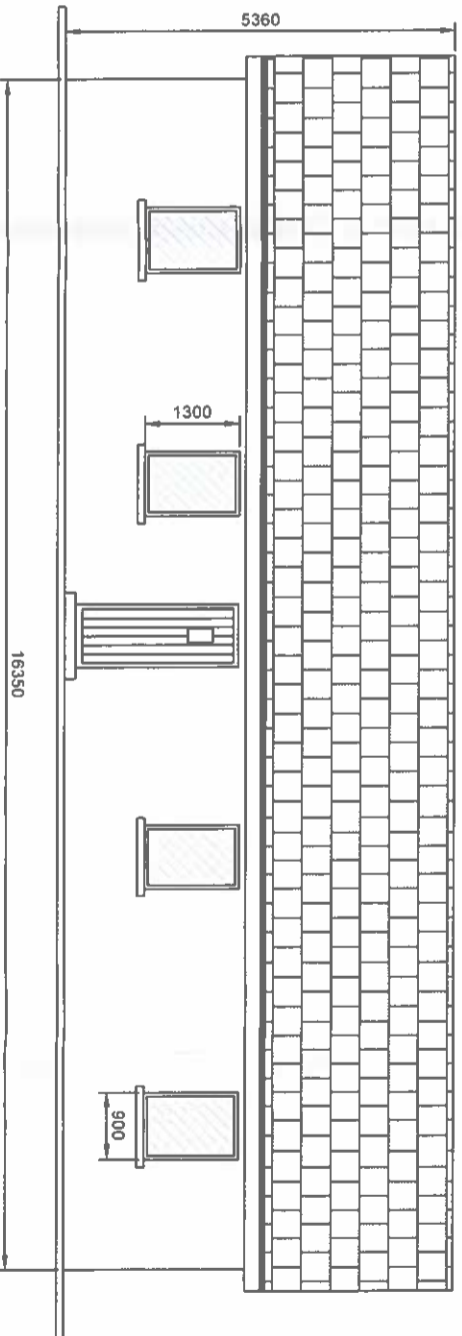
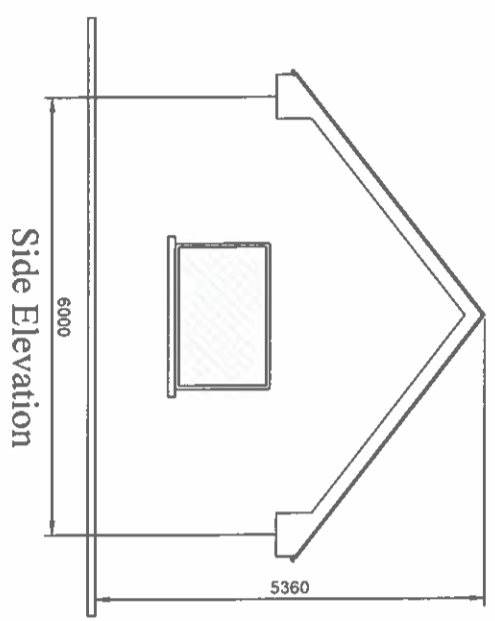
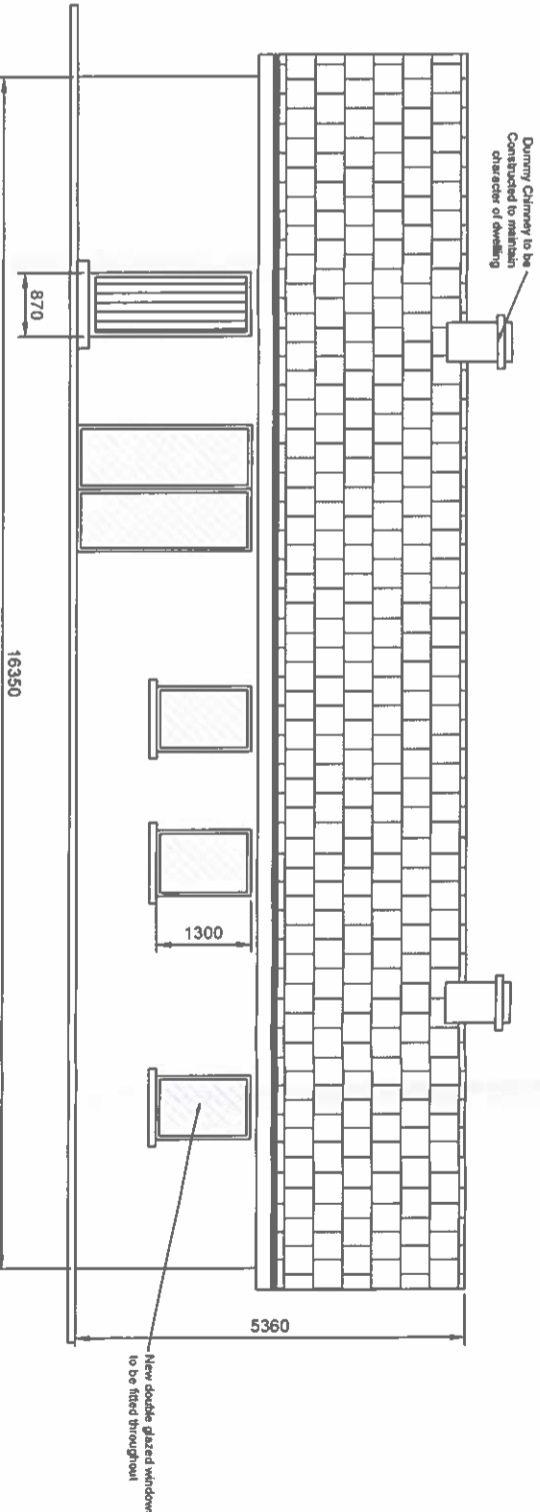
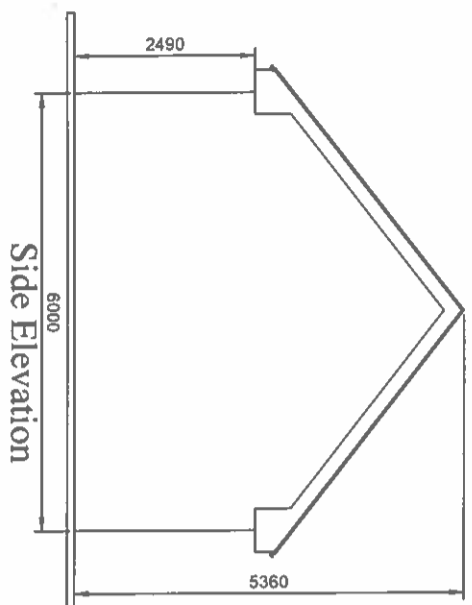
Signed -



Martin Dowd AssocSCSI, Bsc Construction Management

Rathcroghan Designs Ltd., Building and Planning Consultants





RATHCROGHAN DESIGN

Rathcroghan Design, Roscommon
Ph: 085 2328484 E-mail: rathcroghandesign@gmail.com



Client

Connor Beirne

Title

Proposed Elevations

Scale: 1:100 (UNLESS NOTED)

Drawn: MARTIN O'DONOGHUE

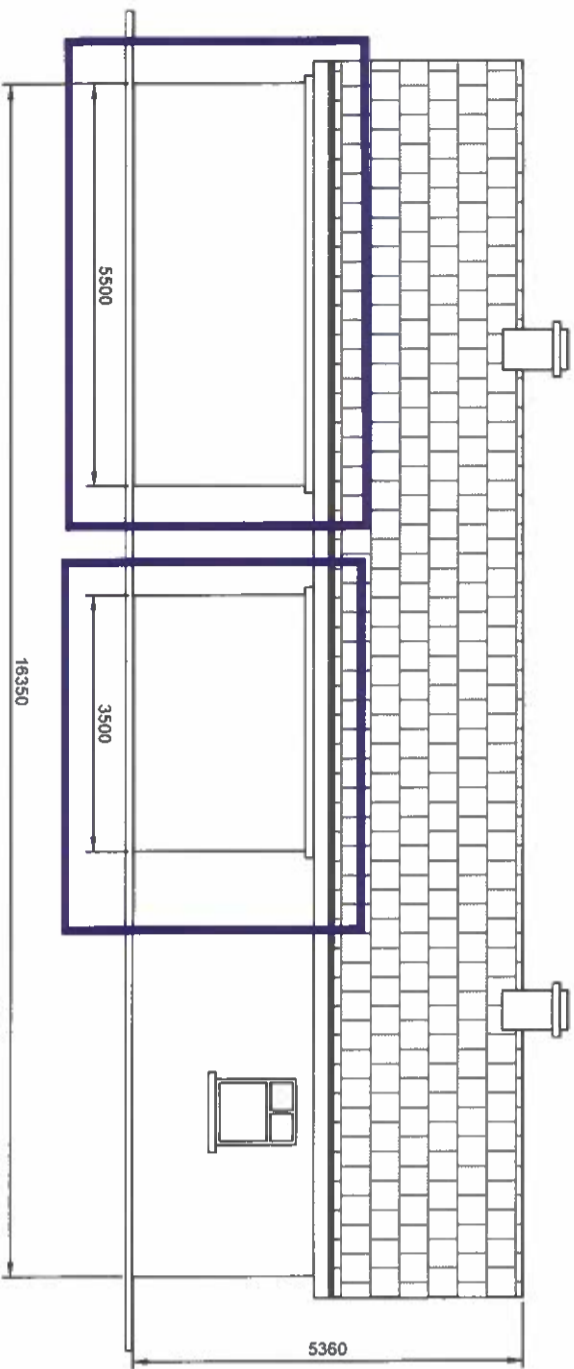
Date: 03-12-2024

Sheet

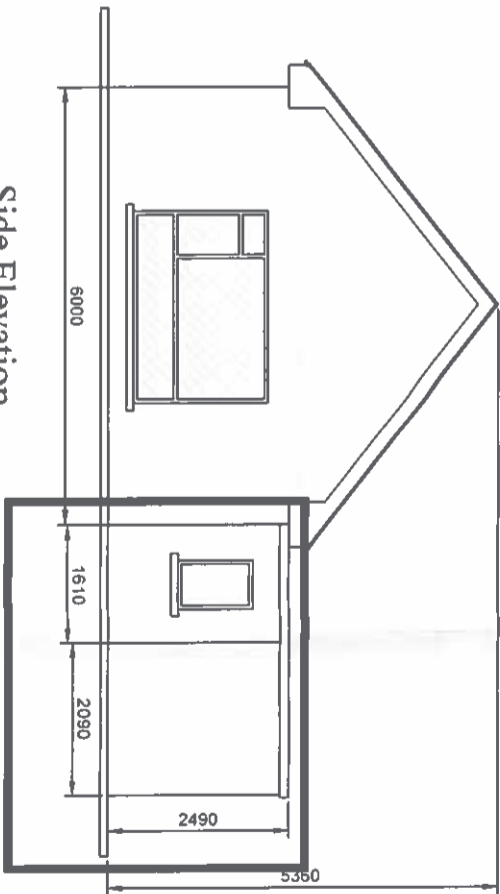
2 OF 2

Dwg No

24-123A



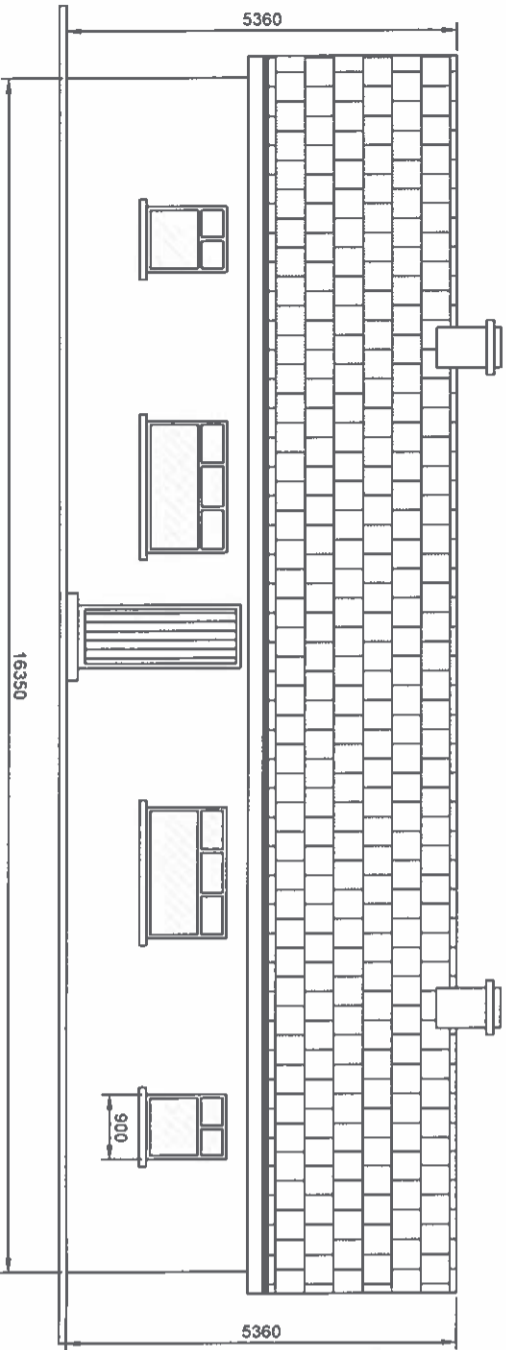
Rear Elevation



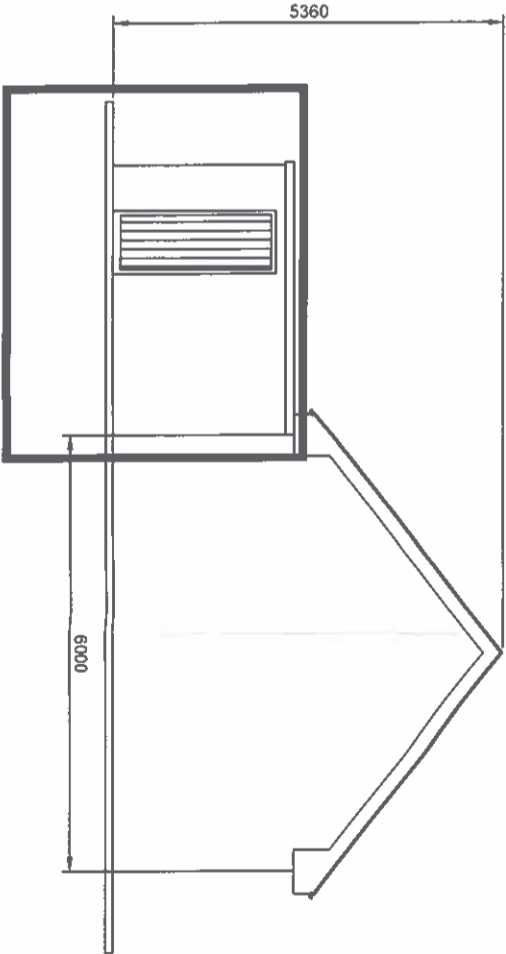
Side Elevation



Structure to be Demolished



Front Elevation



Side Elevation

RATHCROGHAN DESIGN

Ballynagar, Ballynagar, Roscommon
Ph: 086 2329494 E-mail: rathcroghan@rathcroghan.com



Client

Connor Beirne

Title

Renovations to Existing
Dwelling

Scale: 1:120 UNLESS NOTED

Drawn: HARMON

Date: 22-12-2024

Sheet

1 OF 2

Dwg No

24-123A



Rathcroghan Designs

Building and Planning Consultant

Ballyconboy, Ballinagare

Castlerea, Co. Roscommon

Ph: 0862328484

Email: rathcroghandesigns@gmail.com

23rd Dec 2024

*Planning Dept
Roscommon Co Co
Aras An Chontae
Roscommon*



Re – Exempted Development and Associated fee

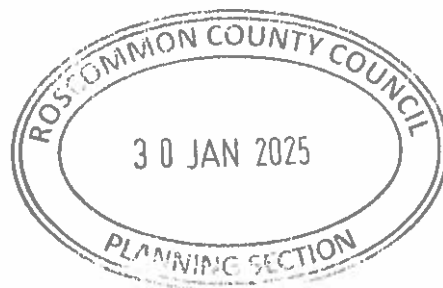
Dear Sir/Madam,

Please find enclosed Exempted Development application for my client Mr. Conor Beirne, Newtown, Strokestown, Co Roscommon.

I would greatly appreciate it if you could please contact me on 086 2328484, for card details in respect to payment of Exempted Development fee of €80.

Best Regards

**Martin Dowd AssocSCSI, Bsc Construction Management
Rathcroghan Designs, Building and Planning Consultant**

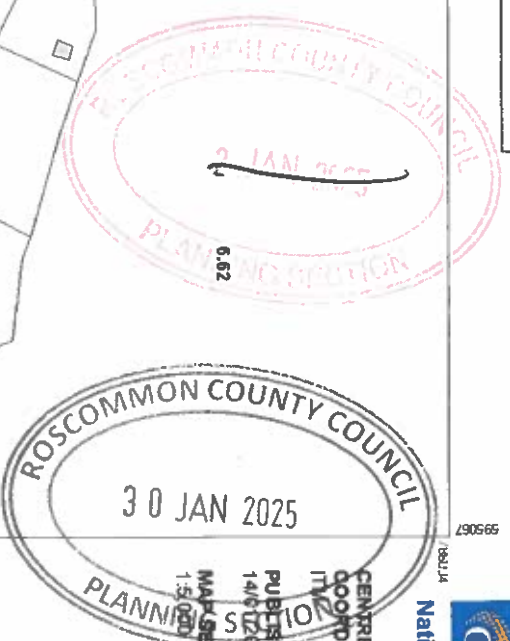


Planning Pack Map

Prepared By: Martin Dowd Rathcroghan Designs,
Bailinagare, Castlereagh, Co. Roscommon



National Mapping Agency



CENTRE
COORDINATES:
ITM 594776,785789
PUBLISHED: 14/02/21
ORDER NO.: 50165405_1
MAP SERIES: 1:5,000
MAP SHEETS: 2102

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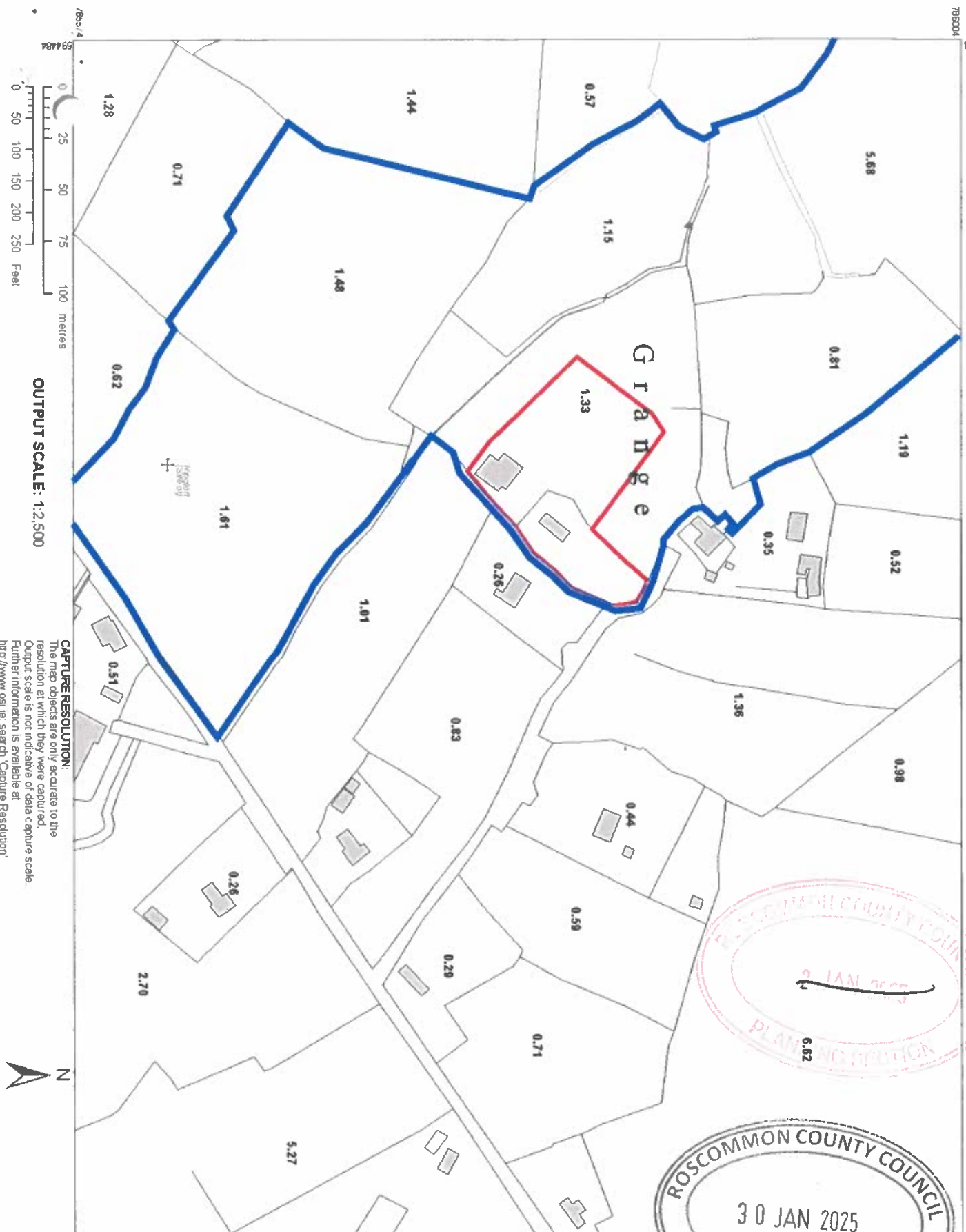
The representation on this map
of a road, track or footpath
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of a right of way.

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2021
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www.osi.ie/copyright

LEGEND:

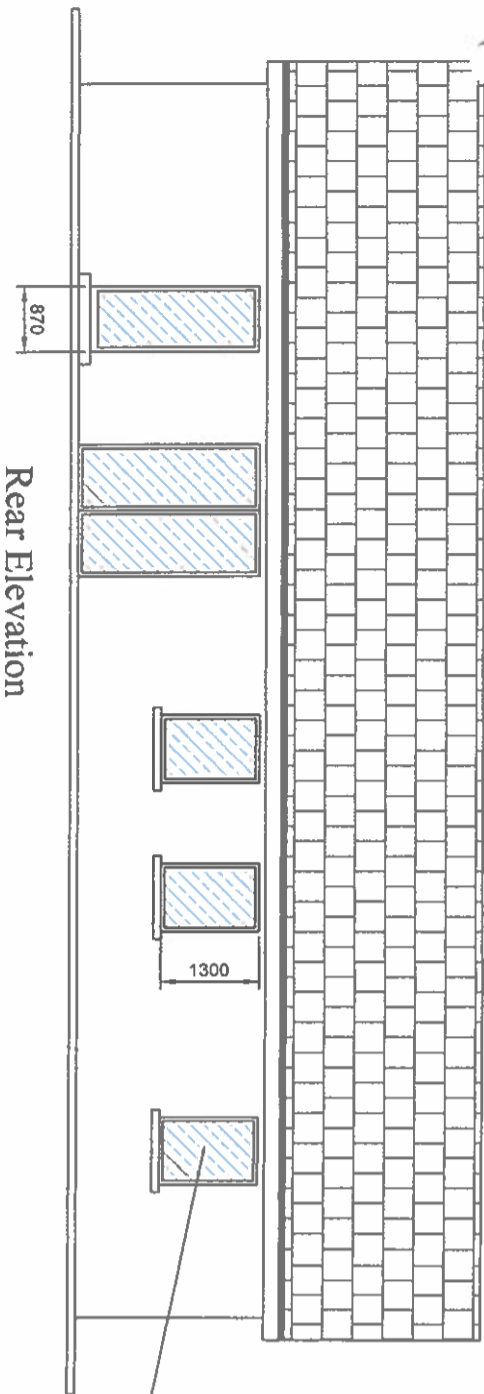
<http://www.osi.ie>,
search 'Large Scale Legend'



CAPTURE RESOLUTION:

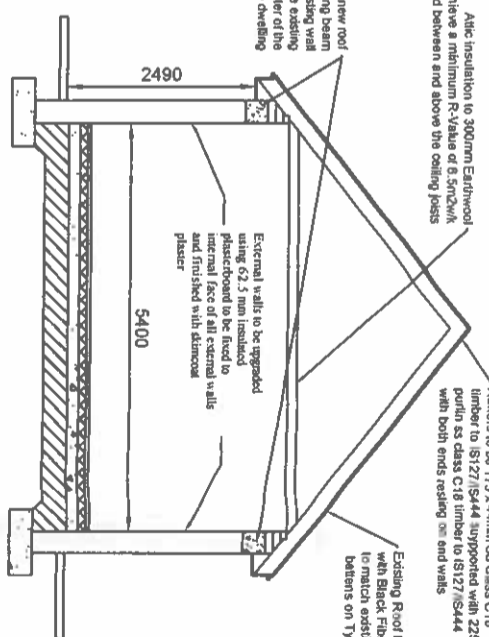
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie/search/CaptureResolution>

OUTPUT SCALE: 1:2,500

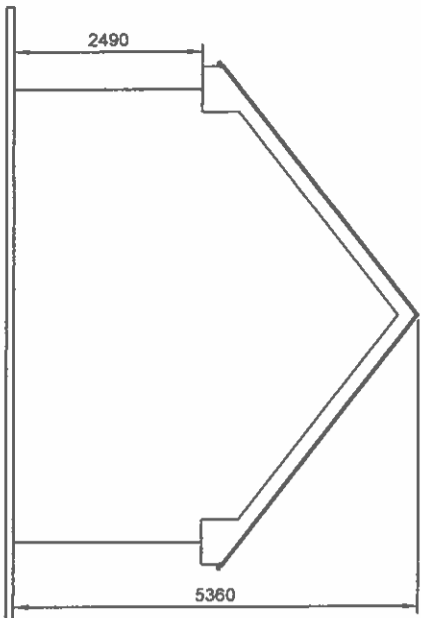


Rear Elevation

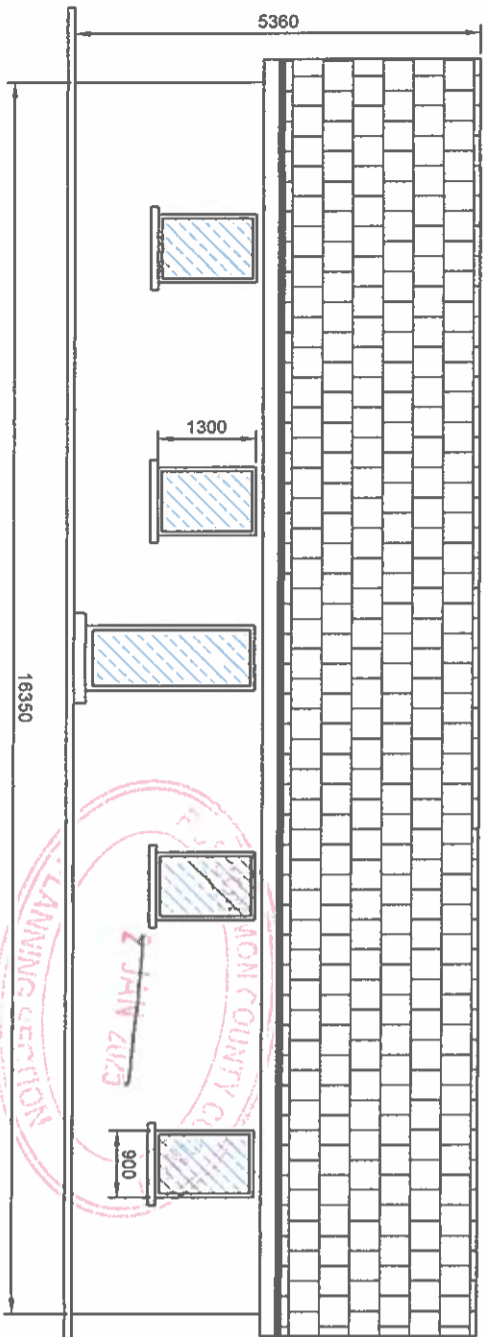
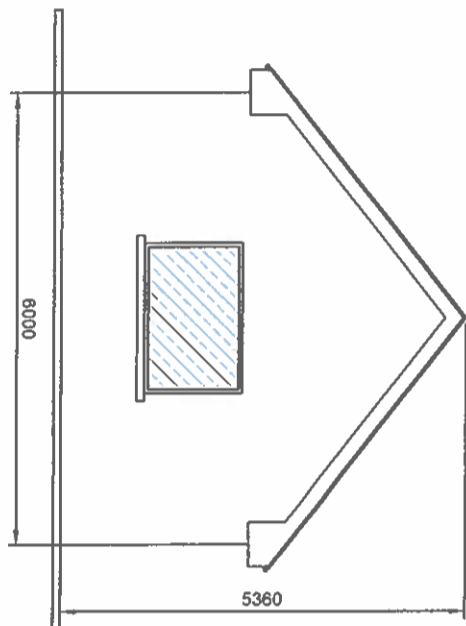
New double glazed windows to be fitted throughout



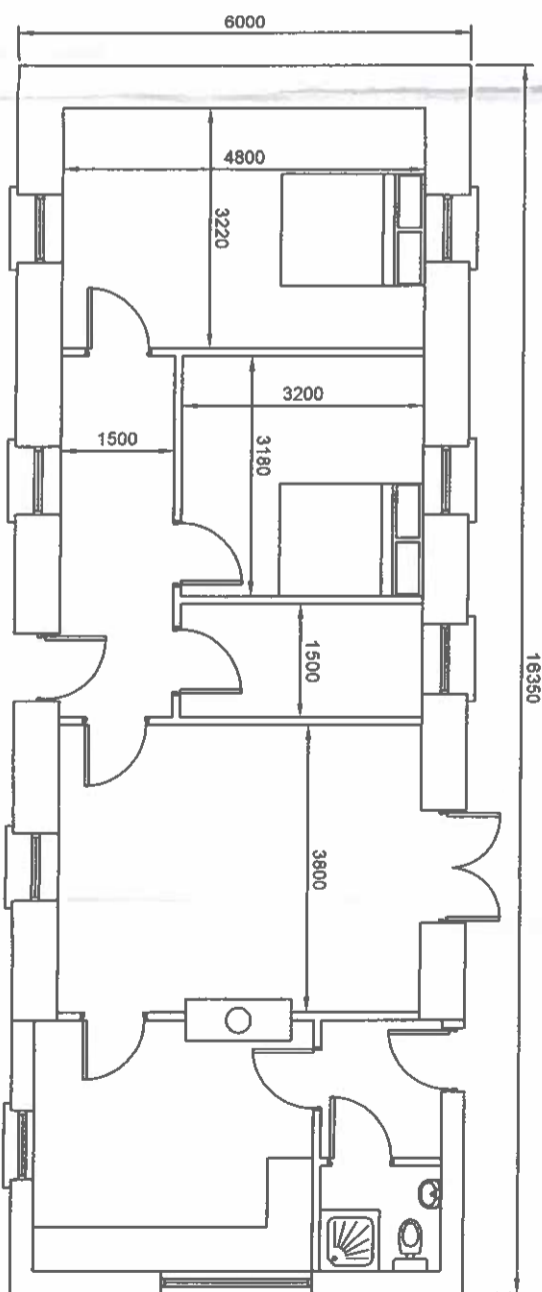
Sectional Elevation



End Elevation



Front Elevation



Floor Plan



Before constructing the new roof a 300mm deep concrete ring beam is to be cast around the existing walls to be placed on top of the existing walls for the full perimeter of the single storey section of the dwelling

Attic insulation to 300mm Earthwool Insulation to achieve a minimum R-Value of 8.5m²/K to be fitted between and above the ceiling joists

Rafter to be 175 x 44mm S5 Class C18 timber to (S127/S444 supported with 225x75mm putln s5 class C18 timber to (S127/S444 with both ends resting on end walls

Existing Roof to be removed and replaced with Black Fibre Cement Slates to match existing roof lead to 50x35mm battens on Tyvek breathable membrane or similar

External walls to be upgraded using 250mm thick concrete blockwork to be placed on top of the existing walls and finished with external plaster

RATHCROGHAN DESIGN

Rathcroghan Design, Castle On, Roscommon
Ph: 086 2328484 Email: rathcroghan@rathcroghan.com



Client

Connor Beirne

Title

Renovations to Existing Dwelling

Scale: 1:100 (UNLESS NOTED)

Date: 14/11/2020

Date: 03-12-2024

Sheet

1 OF 1

Dwg. No.

24-123

Carmel Curley

From: Martin Dowd <rathcroghandesigns@gmail.com>
Sent: Thursday 30 January 2025 20:55
To: Carmel Curley
Subject: Re: Section 5 Application - Conor Beirne
Attachments: Proposed Elevations.pdf; Existing Elevations.pdf

Hi Carmel

Please find attached the Revelations - both the Existing and Proposed.

Please come back to me if the Planners require anything further.

best regards
Martin

On Wed, 15 Jan 2025 at 11:00, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

Hi Martin,

I wish to acknowledge receipt of your email below. However based on the information now provided the following is now required;

1. Existing & proposed elevations

On receipt of same the application will be considered further.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,

Planning Department, Roscommon County Council,

Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

☎: (090) 6637100



Cármel Curley

From: Carmel Curley
Sent: Wednesday 15 January 2025 11:01
To: Martin Dowd
Subject: RE: Section 5 Application - Conor Beirne

Hi Martin,

I wish to acknowledge receipt of your email below. However based on the information now provided the following is now required;

1. Existing & proposed elevations

On receipt of same the application will be considered further.

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



From: Martin Dowd <rathcroghandesigns@gmail.com>
Sent: Tuesday 14 January 2025 13:00
To: Carmel Curley <CCurley@roscommoncoco.ie>
Subject: Re: Section 5 Application - Conor Beirne

Hi Carmel

In reply to your email of the 3rd Jan 2025 on Section 5 Application submitted on behalf of my client Conor Beirne, please find enclosed

1. Detailed Specification of development proposed including list all the proposed renovation works
2. The area of the structure to be demolished is **18.8m²**

Please do not hesitate to come back to me if you require any further clarifications.

Best regards
Martin

Carmel Curley

From: Carmel Curley
Sent: Friday 3 January 2025 10:01
To: Martin Dowd
Subject: Section 5 Application - Conor Beirne

Hi Martin,

I refer to the Section 5 Application submitted on behalf of Conor Beirne, there are 2 items that needs to be addressed before the application can be validated;

1. Detailed Specification of development proposed – please list all the proposed renovation works
2. Please provide the area of structure to be demolished

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

