

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/374/25 _____

Reference Number: **DED 841**

Name of Applicant: **Alan Cooney**

Agent: **James Lohan Consulting Engineers Ltd**

WHEREAS a question has arisen as to whether the refurbishment of a derelict house, with works including; 1) demolish internal walls; 2) strip out walls, floors & ceilings; 3) install new ceiling joists and internal stud work, plasterboard & skim; 4) re-wire the entire property; 5) re-plumb the entire property; 6) create at 2 no. new window opens & 1 no. new door open to rear; 7) install new uPVC windows (white) & doors; 8) re-slate the roof; 9) second fix carpentry, paint & decorate internally; 10) upgrade plumbing/heating system; 11) upgrade electrical system & 12) install new floors at Mocmoyn Road, Boyle, Co. Roscommon, F52 D653, 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 2 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 refurbishment of a derelict house, with works including 1) demolish internal walls; 2) strip out walls, floors & ceilings; 3) install new ceiling joists and internal stud work, plasterboard & skim; 4) re-wire the entire property; 5) re-plumb the entire property; 6) create at 2 no. new window opens & 1 no. new door open to rear; 7) install new uPVC windows (white) & doors; 8) re-slate the roof; 9) second fix carpentry, paint & decorate internally; 10) upgrade plumbing/heating system; 11) upgrade electrical system & 12) install new floors is an exempted development.
- (c) The proposed works 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 installation of an external heat pump as described in this case is an exempted development.
- (e) 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 derelict house, with works including; 1) demolish internal walls; 2) strip out walls, floors & ceilings; 3) install new ceiling joists and internal stud work, plasterboard & skim; 4) re-wire the entire property; 5) re-plumb the entire property; 6) create at 2 no. new window opens & 1 no. new door open to rear; 7) install new uPVC windows (white) & doors; 8) re-slate the roof; 9) second fix carpentry, paint & decorate internally; 10) upgrade plumbing/heating system; 11) upgrade electrical system & 12) install new floors at Mocmoyne Road, Boyle, Co. Roscommon, F52 D653, 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: _____

**Brian Farragher,
A/Senior Planner
Planning.**

Date: 31 March 2025.

ROSCOMMON COUNTY COUNCIL
Chief Executive's Order requesting Further Information
on Section 5 of the Planning & Development Act 2000 (as amended)

Order No: PL/366/25

Subject: Planning & Development Act 2000 (as amended).
Planning & Development Regulations 2001 (as amended).

Applicant: Alan Cooney

Agent: James Lohan Consulting Engineers Ltd

Ref No.: DED 841

Re: WHEREAS a question has arisen as to whether the refurbishment of a derelict house, with works including; 1) demolish internal walls; 2) strip out walls, floors & ceilings; 3) install new ceiling joists and internal stud work, plasterboard & skim; 4) re-wire the entire property; 5) re-plumb the entire property; 6) create at 2 no. new window opens & 1 no. new door open to rear; 7) install new uPVC windows (white) & doors; 8) re-slate the roof; 9) second fix carpentry, paint & decorate internally; 10) upgrade plumbing/heating system; 11) upgrade electrical system & 12) install new floors at Mocmoyne Road, Boyle, Co. Roscommon, F52 D653, is or is not development and is or is not exempted development.

ORDER: By virtue of the powers vested in me by the Local Government Acts 1925 - 2024 and the Planning & Development Act 2000 (as amended), it is hereby ordered that Further Information in relation to the request for a Declaration on development and exempted development (Reference No. DED 841) be requested from the Applicant & the Agent.

Signed on the 25th March, 2025



Alan O'Connell,
A/Senior Planner,
Planning.