

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Rebecca Dobson,



Reference Number: DED 843
Application Received: 13th February, 2025
Name of Applicant: Rebecca Dobson
Agent: Eric Nugent & Associates

WHEREAS a question has arisen as to whether the construction of an extension to the rear of a dwelling to facilitate a kitchen, utility room, toilet & back door at Kilmore, Lecarrow, Co. Roscommon, F42 E061, 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 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 works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- (c) The proposed works, for the "*Construction of an extension to rear of dwelling to facilitate kitchen, utility room, toilet & back door*" fall under Schedule 2 of Part 1; Class 1 development and are considered to constitute 'exempted development'.
- (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 construct a extension to the rear of a dwelling to facilitate a kitchen, utility room, toilet & back door at Kilmore, Lecarrow, Co. Roscommon, F42 E061, 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,
A/Senior Planner,
Planning.

Date: 19th March, 2025

cc agent via email:

Eric Nugent & Associates
ericnugent@hotmail.com

ADVICE NOTE

The applicant has stated that an existing onsite domestic waste water treatment system (DWWTS) is proposed, for which an inspection chamber could not be located during an on-site inspection (14/03/2025). The applicant is advised that the upgrade or modification of wastewater treatment systems is subject to specific regulatory requirements and environmental guidelines, including those set out under the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (2021). Furthermore, such works may require planning permission, and the applicant should seek appropriate guidance to ensure compliance with relevant legislation.

This Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development is for the proposed works only. Further regard should be had to the following:

- **Water Services (Amendment) Act 2012:** This Act mandates the registration and inspection of all domestic waste water treatment systems. Owners are required to register their systems with the local authority.
- **EPA Guidelines on Proximity to Water Bodies:** The Environmental Protection Agency (EPA) has established guidelines to prevent contamination of water bodies from DWWTS. Key recommendations include:
 - *Site Assessment:* A thorough site assessment should be conducted to determine soil suitability, percolation characteristics, and the system's capacity to attenuate contaminants.
 - *Minimum Separation Distances:* The EPA's 2021 Code of Practice specifies minimum separation distances between the DWWTS and various features, including water bodies. For instance, a minimum distance is required between the percolation area and any watercourse to reduce the risk of surface water and ground water pollution.
 - *Design and Installation:* Systems should be designed and installed to ensure that treated effluent does not pose a risk to nearby water bodies. This includes proper sizing, location, and maintenance of the percolation area.

The applicant is advised of the foregoing.

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 19 March 2025 12:18
To: ericnugent@hotmail.com
Subject: DED 843 - Notification of Decision
Attachments: DED 843 - Notification of Decision.pdf

Hi Eric,

Please find attached Notification of Decision for DED Application 843.

Regards,

Carmel

Carmel Curley, 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 843
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development.
Name of Applicant:	Rebecca Dobson
Location of Development:	Knockmeane, Knockcroghery, Co. Roscommon, F42 8W81
Site Visit:	14/03/2025

WHEREAS a question has arisen as to whether the following works; *"Construction of extension to rear of dwelling to facilitate kitchen, utility room, toilet & back door at Kilmore, Lecarrow, Co. Roscommon, F42 E061"* **under the Planning & Development Act (Exempted Development) Regulations 2018 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 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 as amended.
- (d) The planning history of the site

1. Site Location & Description of Development & Nature of Proposed Development

Site Location:

- The subject site is situated in the townland of Kilmore, south County Roscommon.

Development Description:

- **Access:** The dwelling is accessed off a local road, the L-71341. Pedestrian access to the site is by way of a narrow concrete pavement to the front door; north of this access point there is a separate vehicular gateway.
- **Boundaries:** The subject site is detached dwelling ensconced by mature hedgerow and trees which delineate the site boundary to the south, west and northern site extents; a 1m tall stone wall with capped pillars flanks the eastern site boundary from which separate pedestrian and vehicular access points are situated.
- **Dwelling:** The dwelling is a detached, vernacular cottage with a pitched gable roof. There looks to have been an additional foot-print added to the original dwelling structure, situated to the north extent of the development; the break-line in the pitched roof structure beyond the location of the barge, now cladded is indicative of same. Given its presentation and composition, which is reflective of the structure illustrated on historic mapping for this folio, this addition/extension was, on the balance of probability, constructed prior to 1963 and as such, holds the benefit of established status.

Nature of Proposed Works:

The applicant's agent has provided a specification of the proposed works, this schedule includes the following:

- *"New works to the original dwelling comprise of new rear ground floor extension of 40m² (...) the works shall include new foundations, rising walls & concrete floors, timber cut roof with sarking-*

felt and slate roof tiles coupled with double glazed PVC doors & windows with a nap plaster finish to match existing structure with plumbing & electrical connection”.

Geographic Information Systems [GIS]

European Sites:

As per a review of Roscommon County Council's Geographic Information Systems, the following European Sites were noted:

- Appropriate Assessment

The closest designated sites include 'Lough Ree SAC' (Site Code: 00440) and SPA (Site Code: 004064) which is located ca. 04km north of the site and 1.2km east of the subject site.

Having regard to the separation distances between the site and the closest Natura 2000 site, given 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, can be excluded.

Architectural / Archaeological Heritage

As per a review of Roscommon County Council's Geographic Information Systems, there are no architectural and/or archaeological heritage sites/structures in proximity to the subject site or property thereon, further assessment includes:

- Assessment of Architectural & Archaeological Heritage

The property is not a protected structure; the closest structure listed by the National Monuments Service include: Ringfort (SMR No.: Ro042-072001) and a house (SMR No.: RO042-072002) which are located 0.4km north-east of the subject site and both of which are located outside the zone of influence.

Planning History

As per Roscommon County Council's Planning Registry and GIS Planning database, a planning history assessment of the subject site and property thereon yielded the following results:

- **Established Status**

As per a review of Roscommon County Council's Geographic Information Systems, a building structure similar in composition and orientation is evident on the historic 6-inch (1830-1930) and 25-inch (1897-1913) maps. As such, we can deduce on the balance of probability that the dwelling benefits from established status.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2 (1)

In this Act, "works" include 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)

Defines certain types of development as being 'exempted development'. Of particular 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)

Outlines that the Minister may, by regulations, provide for any class of development to be exempted development for the purpose of this Act. 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 1 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 1 opposite the mention of that class in the said column 1. Of relevance is Class 1, which states:

PART 1

EXEMPTED DEVELOPMENT - GENERAL

Column 1 Description of Development	Column 2 Conditions and Limitations
Development within the curtilage of a house CLASS 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.	<ol style="list-style-type: none">1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

Column 1 Description of Development	Column 2 Conditions and Limitations
	7. The roof of any extension shall not be used as a balcony or roof garden.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act

- (a) If the carrying out of such work would-
- (i) Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under 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.

Planning Assessment

Hereunder, details the statutory provisions pertinent to this section 5 referral have been set out, they are as follows;

In accordance with the Planning and Development Act, 2000, section 2(1) "works" include "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 proposed works constitute "works", as defined in section 2 of the said Act.

In accordance with the Planning and Development Act, 2000, section 3(1) "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". It is considered that said works constitute development, as defined in section 3 of the said Act.

These works have been 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"*. Regard is had to the following;

1. A site visit on the 14/03/2025
 - Confirmed that the plans and particulars submitted under Section 5 of the Planning & Development Act, 2000, as amended, regarding proposed development, are largely reflective of the existing on-site conditions.
2. Application Particulars
 - On review of the submission particulars, under the provision of Section 4(1)(h), it is considered that the proposed works, comprising of the *"construction of extension to rear of dwelling to facilitate kitchen, utility room, toilet & back doo"* would *not* adversely impact the architectural character of the building, or neighbouring structures, and as such, are considered to fall under the provision of section 4(1)(h).

With regard to the foregoing, the proposed works, fall under *Schedule 2, Part 1, Class 1* of Article 6, subject to Article 9, and accordingly, are considered in principle to constitute 'exempted development', subject to compliance with the relevant conditions and limitations specified for this Class of development in column 2 of the said Part 1 [1-7].

Further, on review of the plans and particulars submitted as part of this section 5 referral and having regard to the provisions of Article 9(1)(a)(viii), the existing structures on site and the proposed development works, are not considered to comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

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. 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 Article 9(1)(a)(viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

1. Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the "*Construction of extension to rear of dwelling to facilitate kitchen, utility room, toilet & back door*" under the Planning & Development Act (Exempted Development) Regulations 2018 at the site located at "*Kilmore, Lecarrow, Co. Roscommon, F42 E061*" 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 as amended.
- (d) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- The works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended.
- The proposed works, for the "*Construction of an extension to rear of dwelling to facilitate kitchen, utility room, toilet & back door*" fall under Schedule 2 of Part 1; Class 1 development and are considered to constitute 'exempted development'.
- 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 for the "*Construction of extension to rear of dwelling to facilitate kitchen, utility room, toilet & back door*" under the Planning & Development Act (Exempted Development) Regulations 2018, at the site located at "*Kilmore, Lecarrow, Co. Roscommon, F42 E061*" fall under Schedule 2 of Part 1; Class 1 development and are considered to constitute 'exempted development' and that a declaration to that effect should be issued to the applicant.

Signed:



Blaithín Kinsella
Assistant Planner
Date: 18/03/2025

Signed:



Alan O'Connell
Senior Executive Planner
Date: 18/03/2025

ADVISORY NOTE

The applicant has stated that an existing onsite domestic waste water treatment system (DWWTS) is proposed, for which an inspection chamber could not be located during an on-site inspection (14/03/2025). The applicant is advised that the upgrade or modification of wastewater treatment systems is subject to specific regulatory requirements and environmental guidelines, including those set out under the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (2021). Furthermore, such works may require planning permission, and the applicant should seek appropriate guidance to ensure compliance with relevant legislation.

This Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development is for the proposed works only. Further regard should be had to the following:

- **Water Services (Amendment) Act 2012:** This Act mandates the registration and inspection of all domestic waste water treatment systems. Owners are required to register their systems with the local authority.
- **EPA Guidelines on Proximity to Water Bodies:** The Environmental Protection Agency (EPA) has established guidelines to prevent contamination of water bodies from DWWTS. Key recommendations include:
 - *Site Assessment:* A thorough site assessment should be conducted to determine soil suitability, percolation characteristics, and the system's capacity to attenuate contaminants.
 - *Minimum Separation Distances:* The EPA's 2021 Code of Practice specifies minimum separation distances between the DWWTS and various features, including water bodies. For instance, a minimum distance is required between the percolation area and any watercourse to reduce the risk of surface water and ground water pollution.
 - *Design and Installation:* Systems should be designed and installed to ensure that treated effluent does not pose a risk to nearby water bodies. This includes proper sizing, location, and maintenance of the percolation area.

The applicant is advised of the foregoing.



Looking north-eastward toward Lough
Ree



Looking south-west toward
Killeenrevagh



Vehicular access/egress to property



Pedestrian entry/egress to property



General location of septic tank



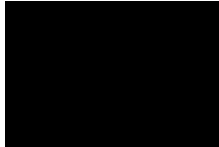
Rear of dwelling & site



Comhairle Contae
Ros Comáin
Roscommon
County Council



Rebecca Dobson,



Date: 18th February, 2025
Planning Reference: DED 843

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

Development: Permission to construct extension to rear of dwelling to facilitate kitchen, utility room, toilet & back door under the Planning & Development Act (Exempt Development) Regulations 2018 at Kilmore, Lecarrow, Co. Roscommon, F42E061.

A Chara,

I wish to acknowledge receipt of your application which was received on the 13th February, 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. L/01/0/233061 dated 13th February, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 843**
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: Eric Nugent & Associates
ericnugent@hotmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

13/02/2025 14:52:40

Receipt No: L01/0/233061

REBECCA DORSON

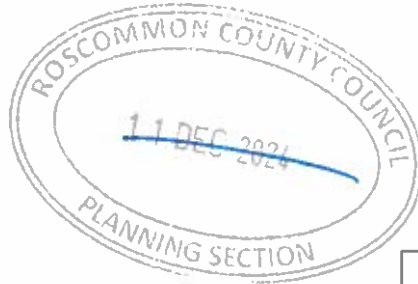
PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 843	

Total	80.00 EUR
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Tendered	
Postal Order	80.00
318237	

Change	0.00
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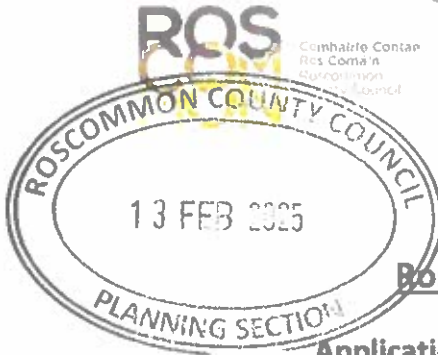
Issued By: Bernadine Duignan
From: Central Cash Office



ROSCOMMON COUNTY COUNCIL

11 DEC 2024

PLANNING



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)	Rebecca Dobson
Name of Agent	
Nature of Proposed Works	Extension at rear of house to facilitate kitchen, utility room toilet + back door
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Kilmore, Lecanrow Co. Roscommon, F42E061
Floor Area: a) Existing Structure b) Proposed Structure	a) 113 sqm b) 40 sqm
Height above ground level:	4.8 M
Total area of private open space remaining after completion of this development	1983 sqm
Roofing Material (Slates, Tiles, other) (Specify)	Slates (same as existing building)

Roscommon County Council

Application for a Declaration under Section 5 of the

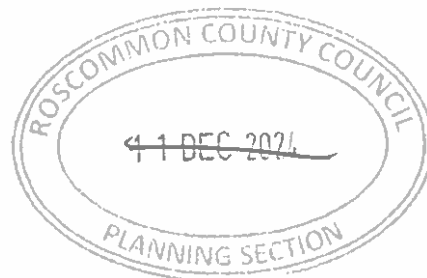
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	East, North Facing walls will be clad with Larch wood West Facing wall will be rendered with sand cement plaster
Is proposed works located at front/rear/side of existing house.	Rear
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	No use
Proposed use of land or structure	extension to facilitate kitchen, utility + rear house exit
Distance of proposed building line from edge of roadway	2.3 Metres
Does the proposed development involve the provision of a piped water supply	yes, connection will be made to existing house plumbing
Does the proposed development involve the provision of sanitary facilities	yes, toilet + sink in utility connected to existing sewer system

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

Signature: Rebecca Dobson
Date: 5/10/24

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



Re: Request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)

As part of my application for the Vacancy Grant I also need to make the above application. I am re-submitting these plans as I was informed by letter dated December 12th 2024 that the original submission was insufficient.

Please find the following:

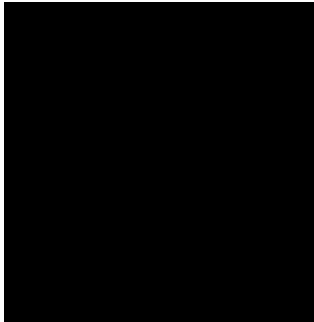
Sum of €80 for application

Site Layout Plan to the scale of 1: 500 indication exact location of proposed development (amended)

Detailed specification of development proposed: i.e. confirmation of scale of the extension part. It is now within 40m². (amended)

Kind regards,

Rebecca Dobson





**Planning Dept.
Roscommon County Council
Aras an Chontae
Roscommon
Co. Roscommon
6th February 2025**

Re: Request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)

**Applicant: Rebecca Dobson
Kilmore
Lecarrow
Co. Roscommon
F42 E061**

A chara,

In relation to the above we wish to inform the Council that we have been engaged by Rebecca Dobson to act as agent for an application regarding Exempted Development at Kilmore, Lecarrow, Co. Roscommon, F42 E061.

1. Find enclosed 1:100 scale floor plans and elevations & section detail of the existing & proposed dwelling house. The ground floor comprises stairs from ground floor to first floor level to allow for attic storage space. It is noted that the overall layout of the original structure has not been compromised only upgraded from its original state to allow for a more up to date habitable space and is therefore classed as exempt development as the works pre-date the planning laws given its original construction was 1850.
2. New works to the original dwelling comprise of new rear ground floor extension of 40m² and as such is classed as exempt development as indicated on drawing 2025/DOC/01A. The works shall include new foundations, rising walls & concrete floors, timber cut roof with sarking felt and slate roof tiles coupled with double glazed PVC doors & windows with a nap plaster finish to match existing structure with plumbing & electrical connection.
3. Site location (1:1000) & site layout (1:500) maps showing the location of the existing dwelling with proposed rear ground floor extension & septic tank which has a right of way. It is noted that this tank had been in place with the original house and therefore was exempt from development given it pre dates the planning permission & building regulations of 1963.

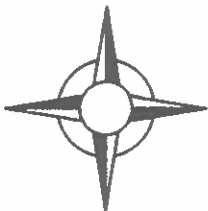
We believe this clarifies any queries relating to same.

Regards,
Eric Nugent
BEng MIEI

- NOTES
1. This drawing is the property of Eric Nugent and Associates. It is a confidential document and must not be copied, used, or its contents divulged without prior written consent.
 2. All dimensions are in millimetres unless otherwise stated.
 3. DO NOT SCALE. Use figured dimensions only, if in any doubt please ask.

EXTRACT TAKEN FROM
MAP SHEET 2690

NORTH



SCALE 1:500

No.	Date	By	Amendments

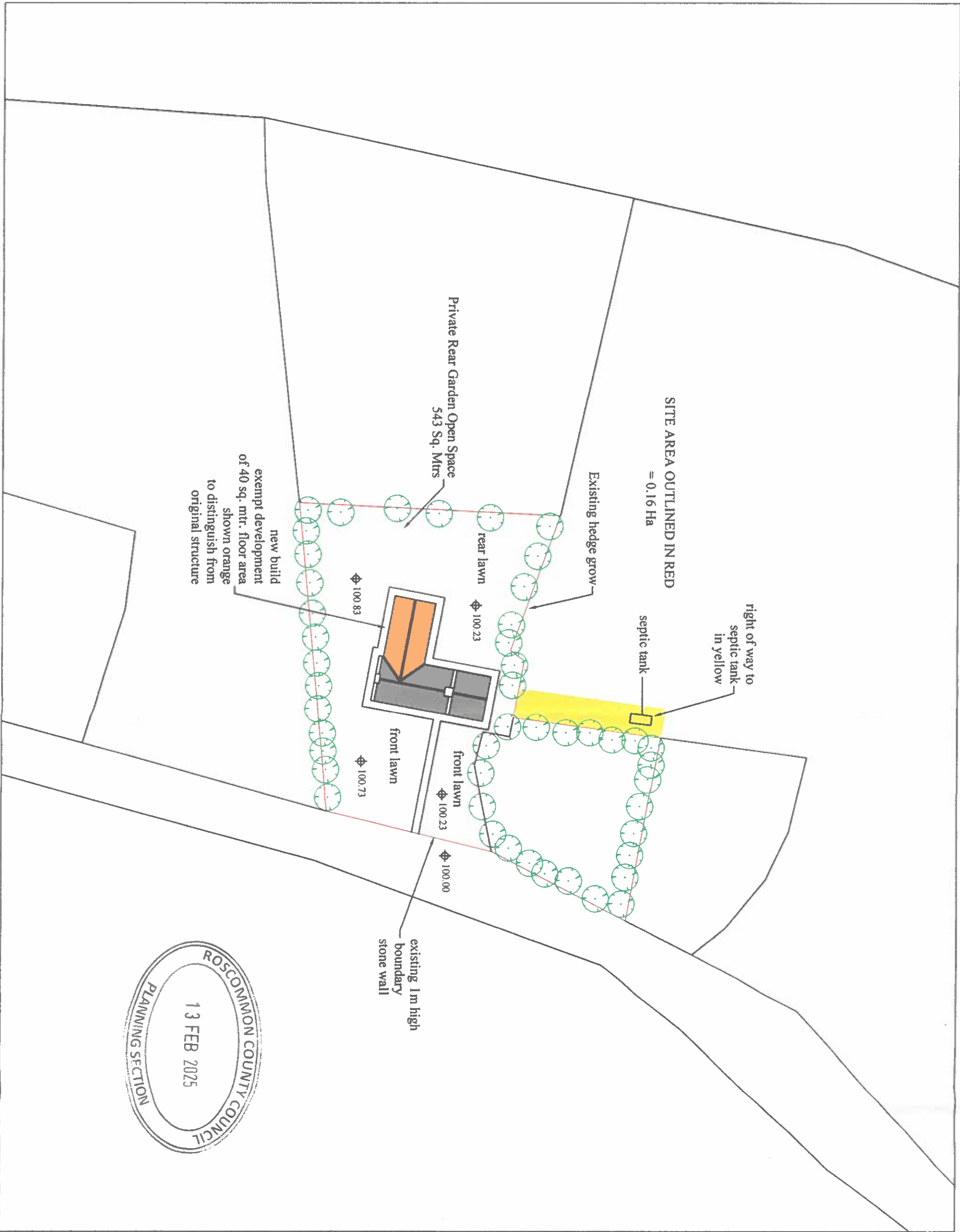
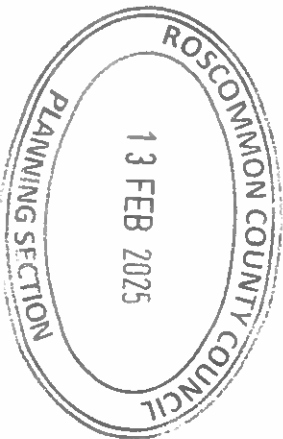
ERIC NUGENT AND ASSOCIATES
Planning & Design Consultants
20, St Francis Tee, Ashmore, Co. Westmeath
Mobile: (086) 3379713
✉ email: ernugent@gmail.com

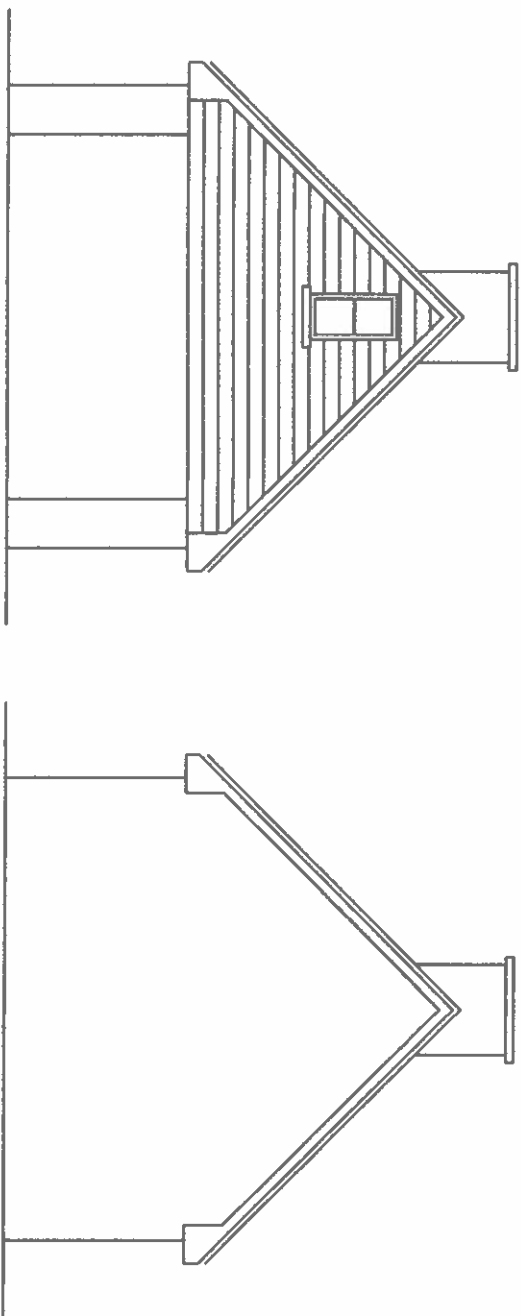
Project
DEVELOPMENT
AT
KILMORE
LECARROW
Co. ROSCOMMON
FOR
REBECCA DOBSON

Title of dwp.
SITE LAYOUT MAP.

Scale 1:500 (A3)
Date Feb 2025
Drawn By Eric Nugent

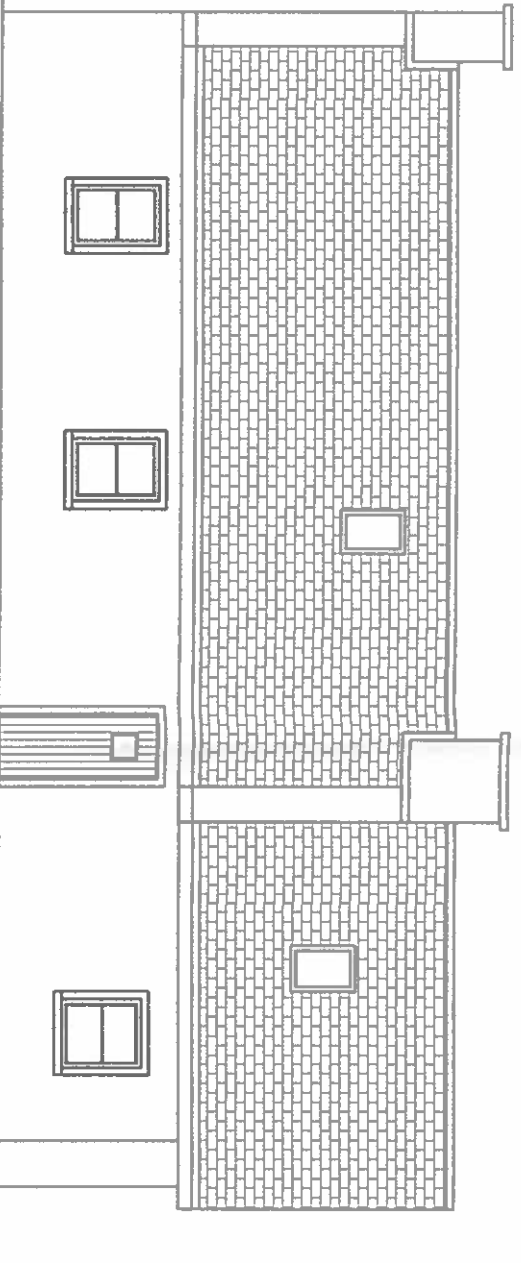
Dwg. no. 2025/SLM/01
Rev.



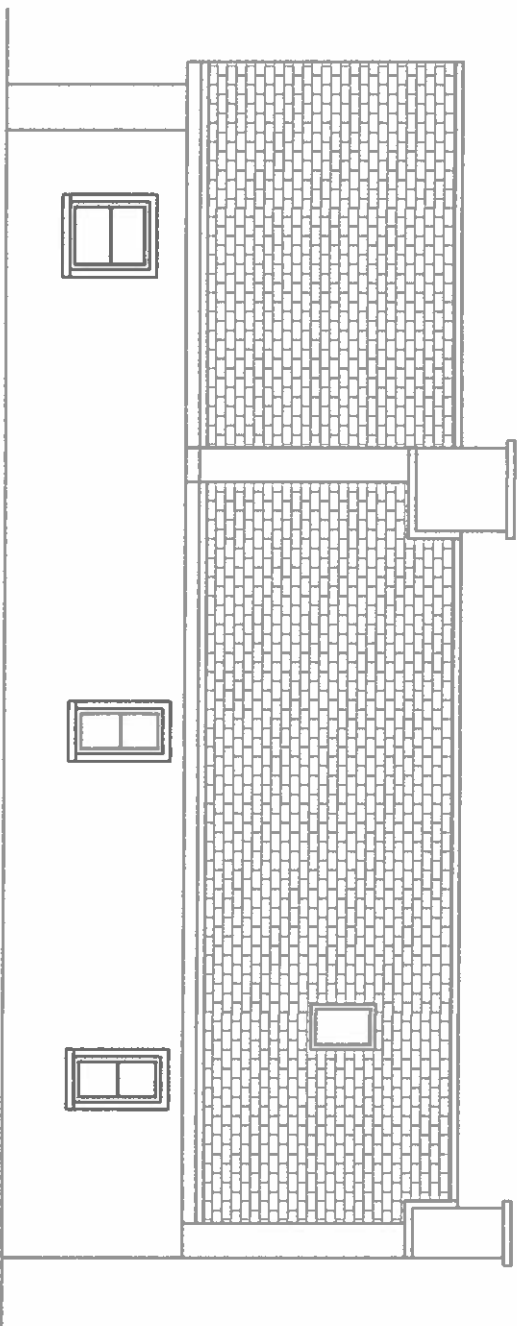
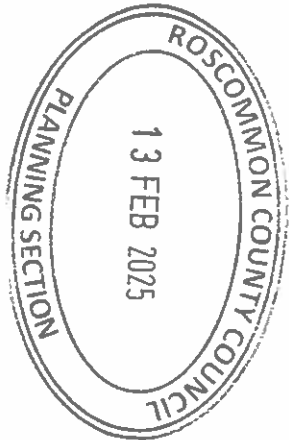


SIDE ELEVATION

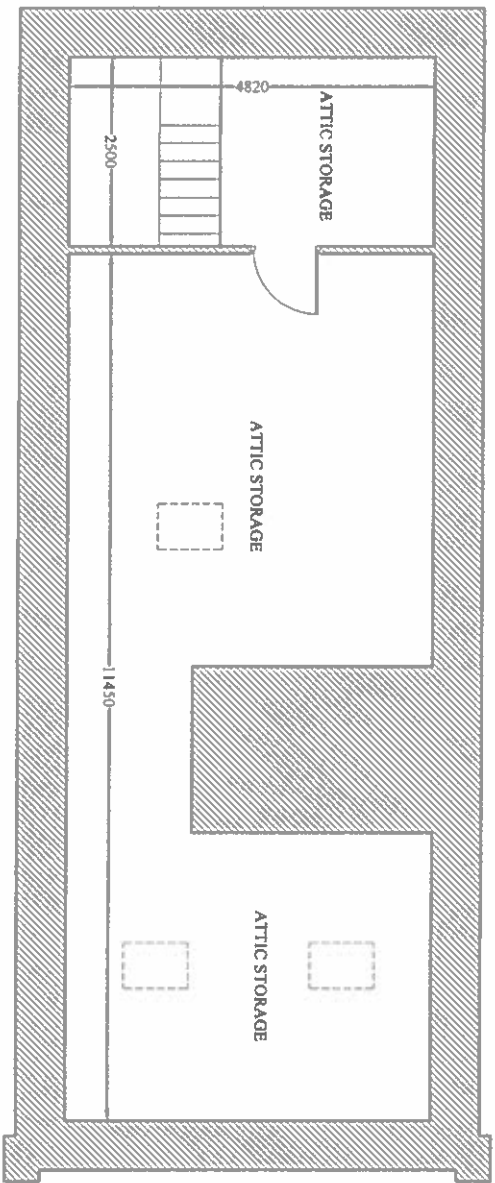
SIDE ELEVATION



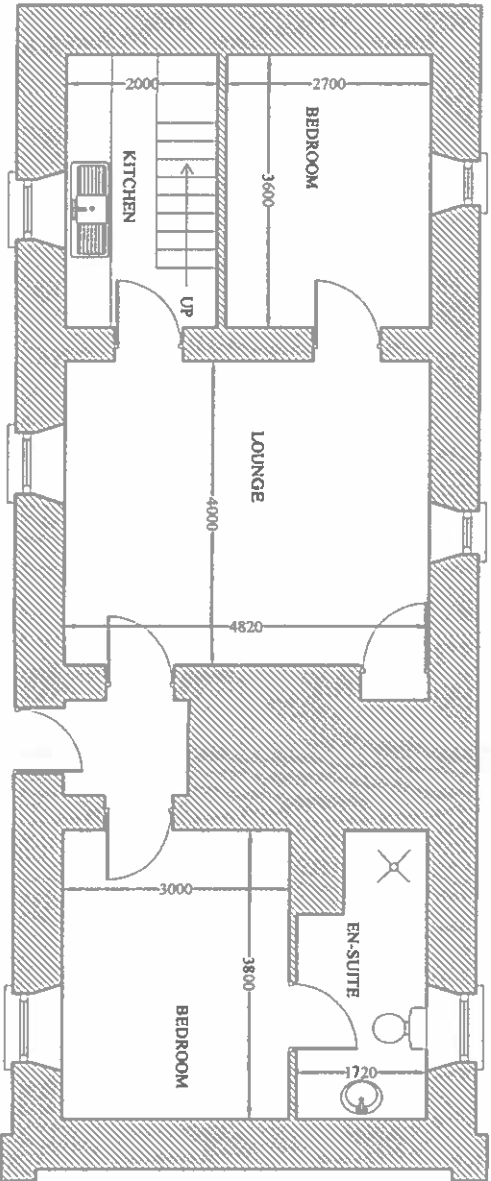
FRONT ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



ERIC NUGENT AND ASSOCIATES

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Project

DEVELOPMENT
AT
KILMORE, LECARROW
Co. ROSCOMMON
FOR
REBECCA DOBSON

Title of dng.

EXISTING PLANS & ELEVATIONS

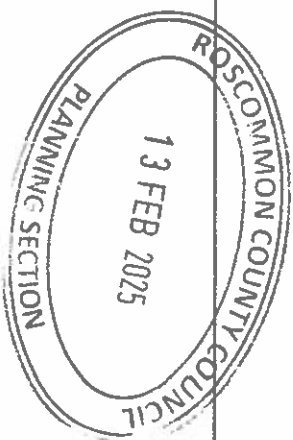
Scale 1:100 (A3) Job no.

Date Feb 2025

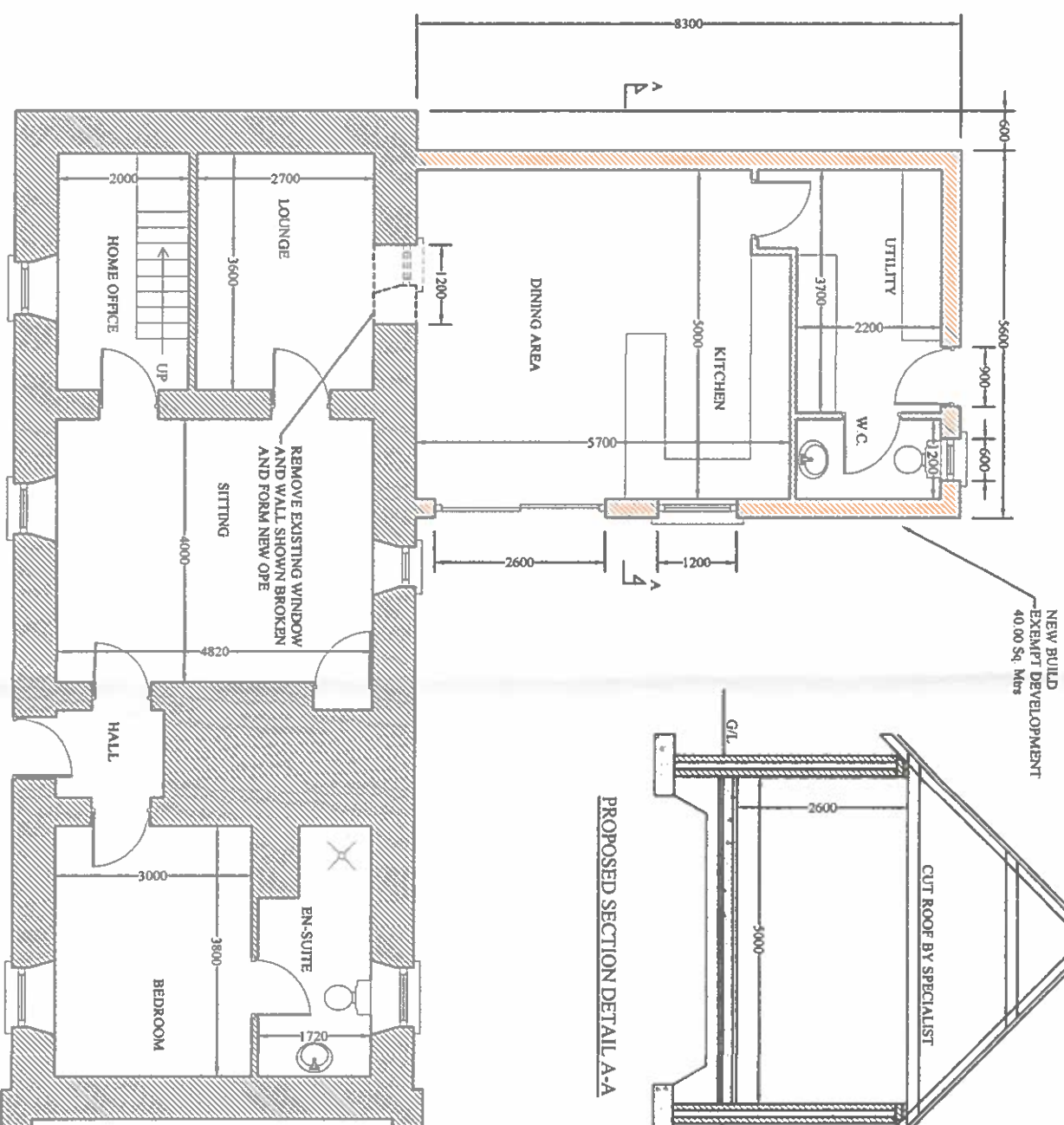
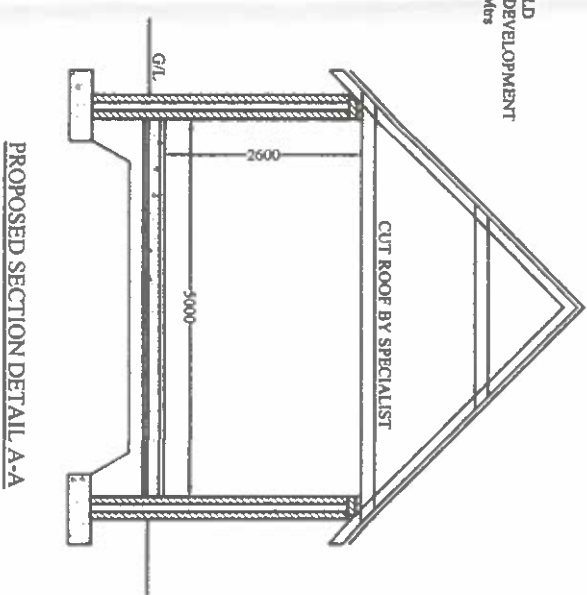
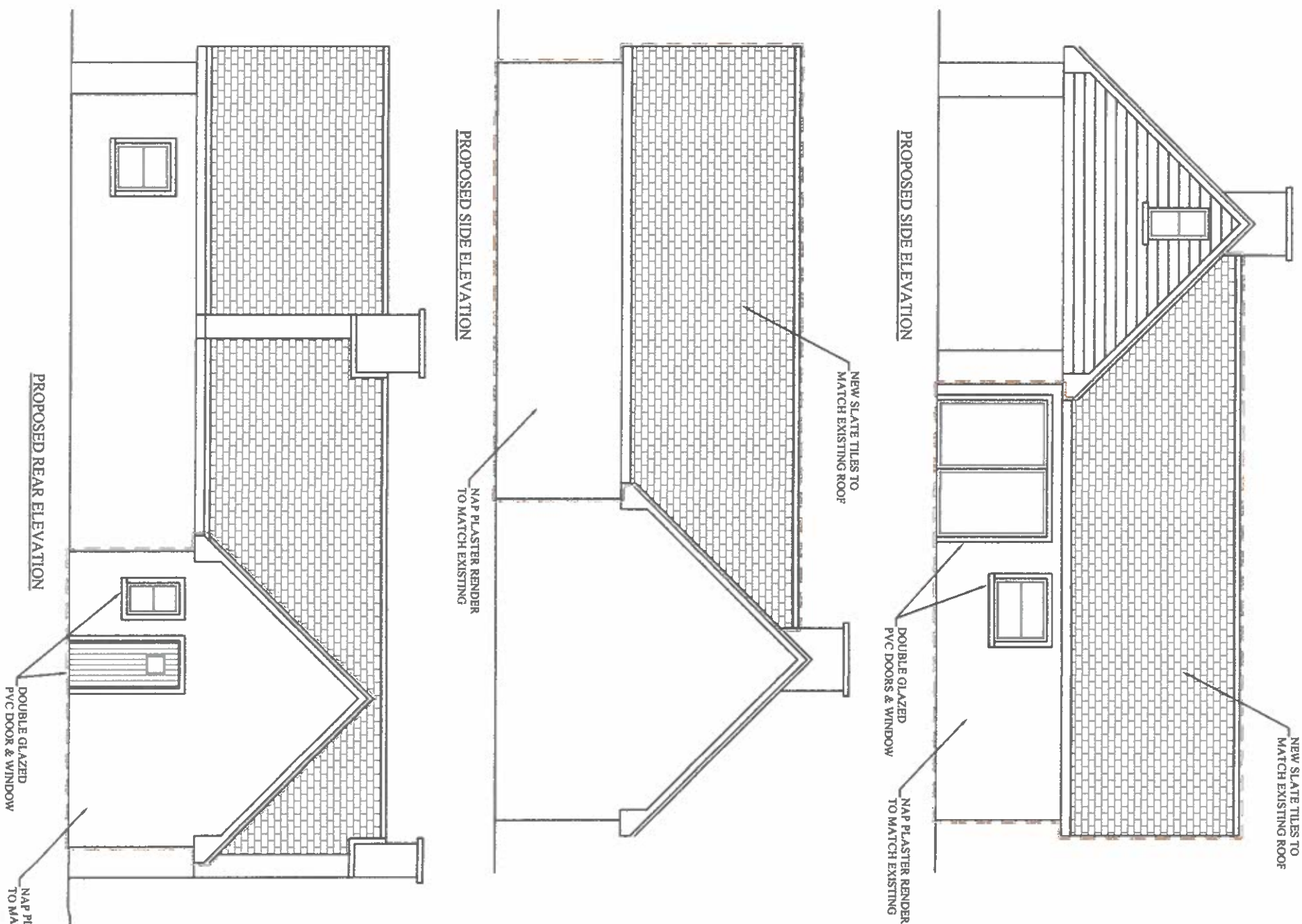
Drawn By Eric Nugent

Dwg. no. 2025/DOC/01

Rev.



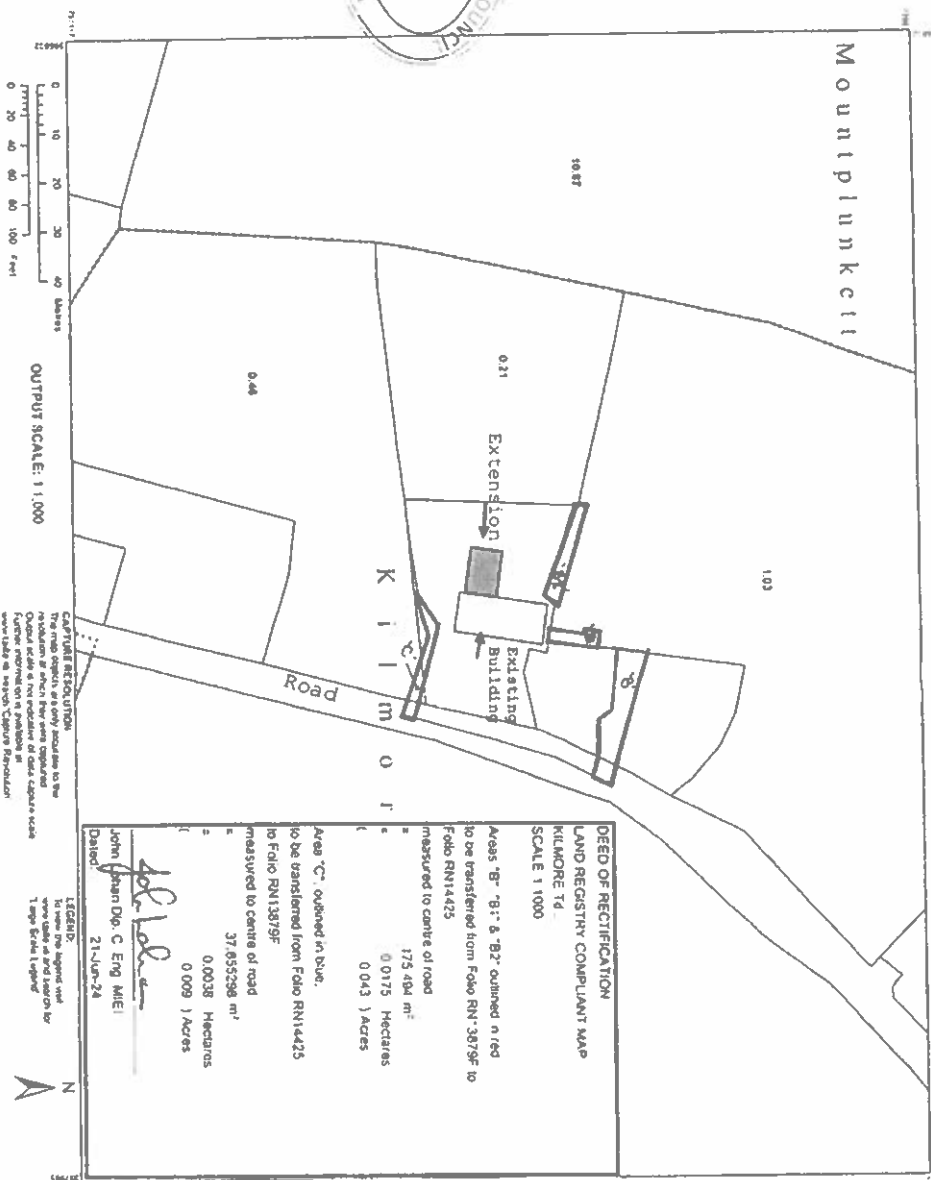
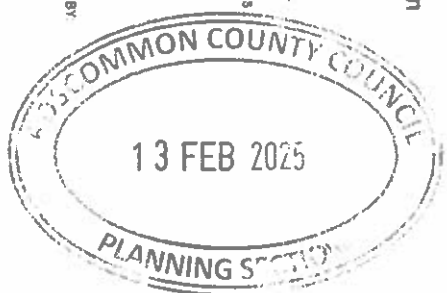
NEW BUILD SHOWN ORANGE TO DISTINGUISH FROM ORIGINAL STRUCTURE



PROPOSED GROUND FLOOR PLAN

ERIC NUGENT AND ASSOCIATES Planning & Design Consultants 20, St. Francis Ter., Athlone, Co. Wick Mobile: (086) 3379733 e-mail: ericnugent@btinternet.com		Project DEVELOPMENT AT KILMORE, LECARROW Co. ROSCOMMON FOR REBECCA DOBSON		Title of dng. PROPOSED PLANS & ELEVATIONS	
Scale	1:100 (A3)	Job no.			
Date	Feb 2025				
Drawn By	Eric Nugent				
Dwg. no.	2025/DOC/01A				
Rev.					

Land Registry Compliant Map



DEED OF RECTIFICATION
LAND REGISTRY COMPLIANT MAP
 KILMORE TD.
 SCALE 1:1000

Areas 'B' & 'B2' outlined in red
 to be transferred from Folio RN13879F to
 Folio RN14425
 measured to centre of road
 = 175.484 m²
 = 0.0175 Hectares
 = 0.043 Acres

Area 'C' outlined in blue.
 to be transferred from Folio RN14425
 to Folio RN13879F
 measured to centre of road
 = 37.853298 m²
 = 0.0038 Hectares
 = 0.009 Acres

John Do. C. Eng. MIE
 John Do. C. Eng. MIE
 Dated: 21-Jun-24

CADASTRAL RECTIFICATION
 The map depicts as only accurate to the
 resolution of which the data was captured
 and is not a guarantee of accuracy.
 The map is not a legal document and
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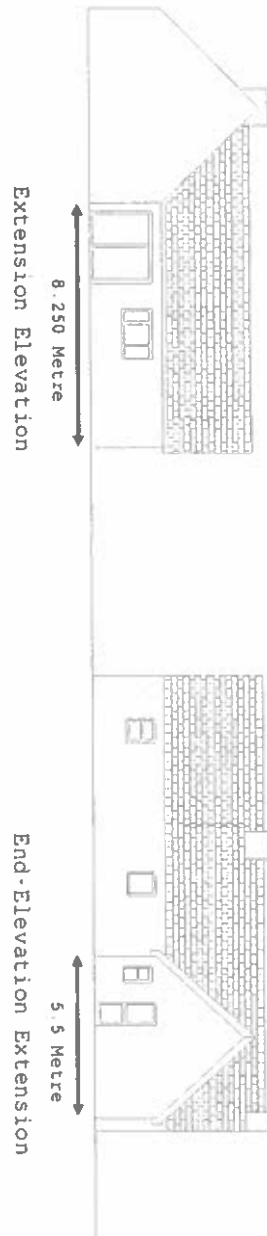
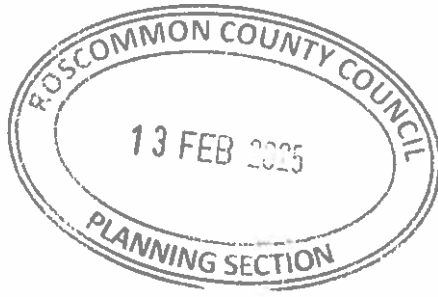
LEGEND:
 To view the legend visit
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 '1:1000' and '1:1000'.

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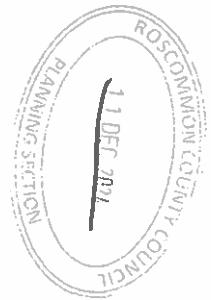
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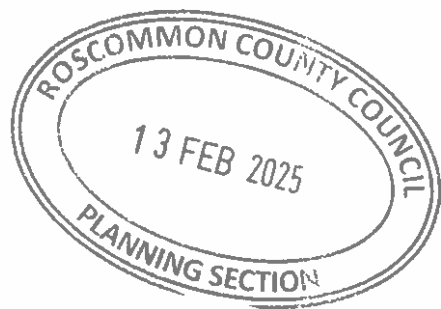
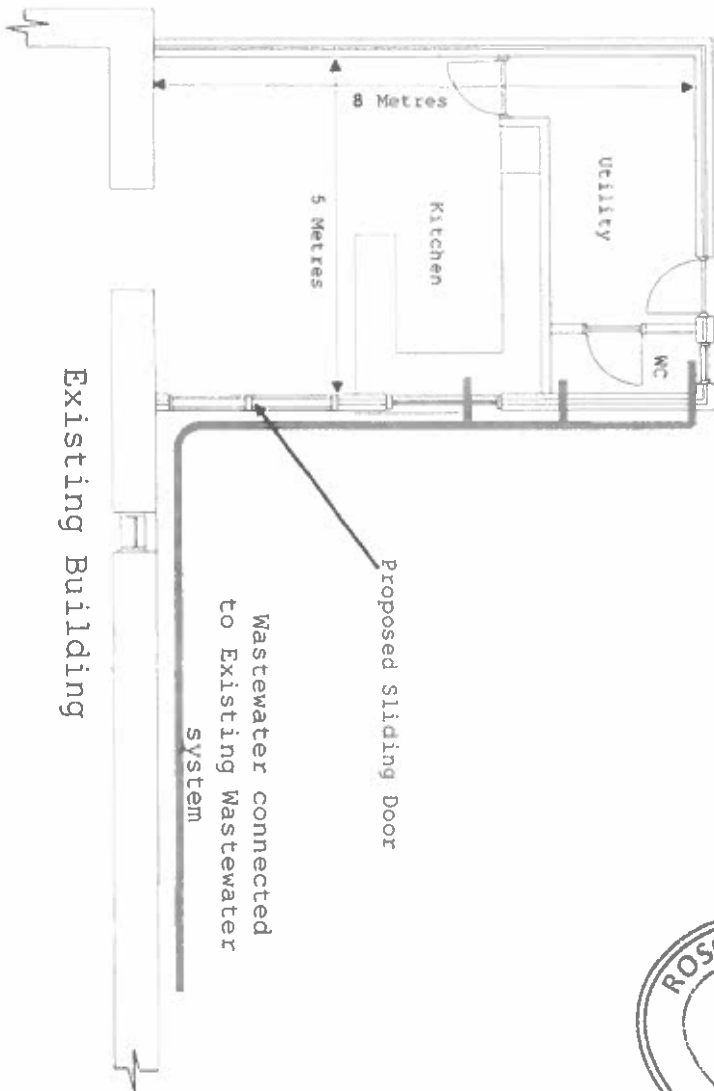


Current Structure and Extension Plan

Extension to rear of house at F42E061, Kilmore Lecarrow. Extension is to be built to facilitate a Kitchen and Utility room with a toilet. There is currently no back door in the existing building. The extension will provide a sliding door in the kitchen area and an external back door in the Utility area.



Extension Plan



Extension Specification

- The external wall of the extension will have a timber frame internal wall consisting of 125x50mm studs @ 400mm centres with 120mm insulation between studs. The stud walls will have a VCL membrane finished with 12.5mm plaster board internally and 18mm sheathing board covered with a waterproof breathable membrane on outer side of stud walls. Cavity of 50mm will be between inner and outer leaf. Outer wall will be 100mm block covered with Larch cladding on West and North faces. The South face will be a render of sand and cement plaster.
- The roof will be constructed with 125x50mm rafters and collar ties with 100mm insulation between studs and have a waterproof breathable membrane on outer side of rafters, to be covered with slates similar to existing roof. The extension roof will tie directly into existing roof and will consist of two lead valleys at meeting points of new and existing roof.
- Foundation will be a strip foundation of 1Mx400mm reinforced with 12.5mm mm rebar at 100mm centres.
- Surface water downpipes will connect to existing surface water system.
- Waste water piping will connect to existing waste system.
- Floor in extension will consist of a 100mm concrete slab over 100mm insulation and DPM, 50mm sand blinding and 250mm hardcore. The existing floors in house are to be taken up and a radon sump and radon barrier along with 100mm insulation will be installed and the new and existing floor slab will be uniform throughout the dwelling.
- A sliding door will be installed in the East facing wall in Kitchen area and a back door will be installed in the North facing wall in Utility room as there is currently no backdoor in the existing building.
- Roof insulation will meet wall insulation in extension
- Radon barrier will be laid throughout on 50mm sand blinding and extend out over internal leaf and step down over outer leaf. Both inner and outer leaf will also have DPC.
- Hardcore is to be 250mm compacted, material is to be permeable enough as to vent radon gases and also to be free of pyrite.

