

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 855
Application Received: 5th March, 2025
Name of Applicant: Conor Beirne
Agent: James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether the refurbishment of derelict house with works including 1)strip out existing walls & floors; 2)install new ceiling joists, internal studwork, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the existing property; 5)install new timber windows; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally; 8)upgrade plumbing/heating system; 9)upgrade electrical systems & 10)install new floors 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) 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 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;
- (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 derelict house with works including 1)strip out existing walls & floors; 2)install new ceiling joists, internal studwork, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the existing property; 5)install new timber windows; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally; 8)upgrade plumbing/heating system; 9)upgrade electrical systems & 10)install new floors 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:



Brian Farragher
Senior Executive Planner,
Planning.

Date: 8th April, 2025

cc agent via email:

James Lohan Consulting Engineers Ltd
james@jlce.ie

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: Thursday 10 April 2025 09:44
To: James Lohan
Cc: hannah@jlce.ie
Subject: DED855 - Notification of Decision
Attachments: DED 855 - Notification of Decision.pdf

Hi James,

Please see attached Notification of Decision for DED Application 855 for Conor Beirne.

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 855
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development of permission for the refurbishment of derelict house with works including 1)strip out existing walls & floors; 2)install new ceiling joists, internal studwork, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the existing property; 5)install new timber windows; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally; 8)upgrade plumbing/heating system; 9)upgrade electrical systems & 10)install new floors
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; for the refurbishment of derelict house with works including 1)strip out existing walls & floors; 2)install new ceiling joists, internal studwork, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the existing property; 5)install new timber windows; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally; 8)upgrade plumbing/heating system; 9)upgrade electrical systems & 10)install new floors 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) 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

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 refurbishment of derelict house including re-place the existing windows with new timber windows, re-slate the roof 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
- DED 838 - Renovate existing derelict house, together with all associated site works - Exempted

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,

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 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 the refurbishment of derelict house with works including 1)strip out existing walls & floors; 2)install new ceiling joists, internal studwork, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the existing property; 5)install new timber windows; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally; 8)upgrade plumbing/heating system; 9)upgrade electrical systems & 10)install new floors 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) 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 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.

Ian Murray

Signed:

Date: 7th April 2025

Civil Technician

B. [Signature]

Signed:

Date: 7th April 2025

Senior Executive Planner











Comhairle Contae
Ros Comáin
Roscommon
County Council



Conor Beirne,



Date: 19th March, 2025
Planning Reference: DED 855

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

Development: Permission for the refurbishment of derelict house with works including 1)strip out existing walls & floors; 2)install new ceiling joists, internal studwork, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the existing property; 5)install new timber windows; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally; 8)upgrade plumbing/heating system; 9)upgrade electrical systems & 10)install new floors under the Planning & Development Act (Exempt Development) Regulations 2018 at Grange, Strokestown, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of the application which was received on the 15th March, 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/01/0/233472 dated 5th March, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 855**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
A/Senior Planner
Planning Department.

Cc agent via email: James Lohan Consulting Engineers Ltd
james@jlce.ie

Roscommon County Council
Aras an Chontae
Roscommon
09088 37100

05/03/2025 11:57:38

Receipt No. L01/0/233472

CONOR BEIRNE
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
BALLPHEASON HOUSE
CIRCULAR RD
ROSCOMMON
EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80.00
VAT Exempt/Non-vatable	
DED055	

Total : 80 00 EUR

Tendered :
Cheque 80 00
500390

Change : 0 00

Issued By : Louis Carroll
From : Central Cash Office



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)	Conor Beirne
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	N/A Internal works: Rewiring & Replumbing External works: Replace roof tiles with same. Windows: Replace with new timber windows. As per vacant Property Refurbishment Grant Craí Céimithe Town Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Grange, Strokestown, Co. Roscommon. O.S No. 2101 XY: 594720,785807 Townland Grange
a) Existing Floor Area b) Proposed Floor Area	a) <u>104.32Sqm</u> b) <u>N/A</u>
Height above ground level:	Floor level- between 30mm – 100 mm above ground level (Ridge height existing 4830mm above ground level)
Total area of private open space remaining after completion of this development	0.168 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Tiles to roof

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	N/A NAP PLASTER
Is proposed works located at front/rear/side of existing house.	N/A
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	Existing Dwelling House
Proposed use of land or structure	N/A
Distance of proposed building line from edge of roadway	Existing 11.06m from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature: Hannah O'Byrne

Date: 05/03/2025

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



Planning Dept,
Roscommon Co.Co.
Aras An Chontae,
Roscommon.

Detailed Specification Of The Development Proposed

Ref: Conor Beirne for property at Grange, Strokestown, Co. Roscommon.

The property is being stripped back to its original walls and will be renovated and put back into use as it was originally a three-bed dwelling house. The works involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Re-wire the entire property.
4. Re-plumb the entire property.
5. Install new Timber windows.
6. Re-slate the roof.
7. Second fix carpentry and paint and decorate internally.
8. Upgrade plumbing/heating system.
9. Upgrade electrical systems.
10. Install new floors.

Kind Regards,
Hannah Moylan.

James Lohan Consulting Engineer Ltd,
Unit 5, Ballypheason House, Circular Road
Roscommon F42 C982



Planning Dept,
Roscommon Co.Co.
Aras An Chontae,
Roscommon.

Detailed Specification Of The Development Proposed

Ref: Conor Beirne for property at Grange, Strokestown, Co. Roscommon.

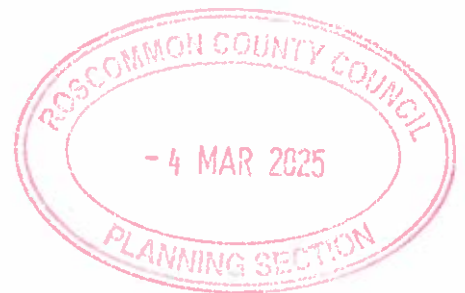
The property is being stripped back to its original walls and will be renovated and put back into use as it was originally a three-bed dwelling house. The works involved are as follows:

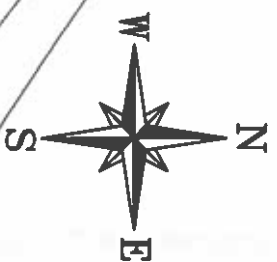
1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Re-wire the entire property.
4. Re-plumb the entire property.
5. Install new Timber windows.
6. Re-slate the roof.
7. Second fix carpentry and paint and decorate internally.
8. Upgrade plumbing/heating system.
9. Upgrade electrical systems.
10. Install new floors.

Kind Regards

Camila Zen

**James Lohan Consulting Engineer Ltd,
Unit 5, Ballypheason House, Circular Road
Roscommon F42 C982**





Existing hedgers and Trees To Boundary

Existing Dwelling

Existing Hedgerow Trees to Boundary

Existing Trees & Shrubs

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60																																								

CLIENT	100 No	25-050	DATE
COLOR REFERENCE			5/17/2008
SITE	CELT OF DISEMPTION		
OWNER	GRAVING		
EXERCISE/STATION	SITE LAYOUT		
CA. MODIFICATION			
	000 No	REV	
	001	A	
	SCALE	1:500	

PLANNING SECTION
- 4 MAR 2025
ROCKY MOUNTAIN COUNTY COUNCIL

194481, 285987

195085, 285987

LOCATION MAP 1:2500

SITE ADDRESS:
GRANGE,
STROKETOWN,
CO. ROSCOMMON.

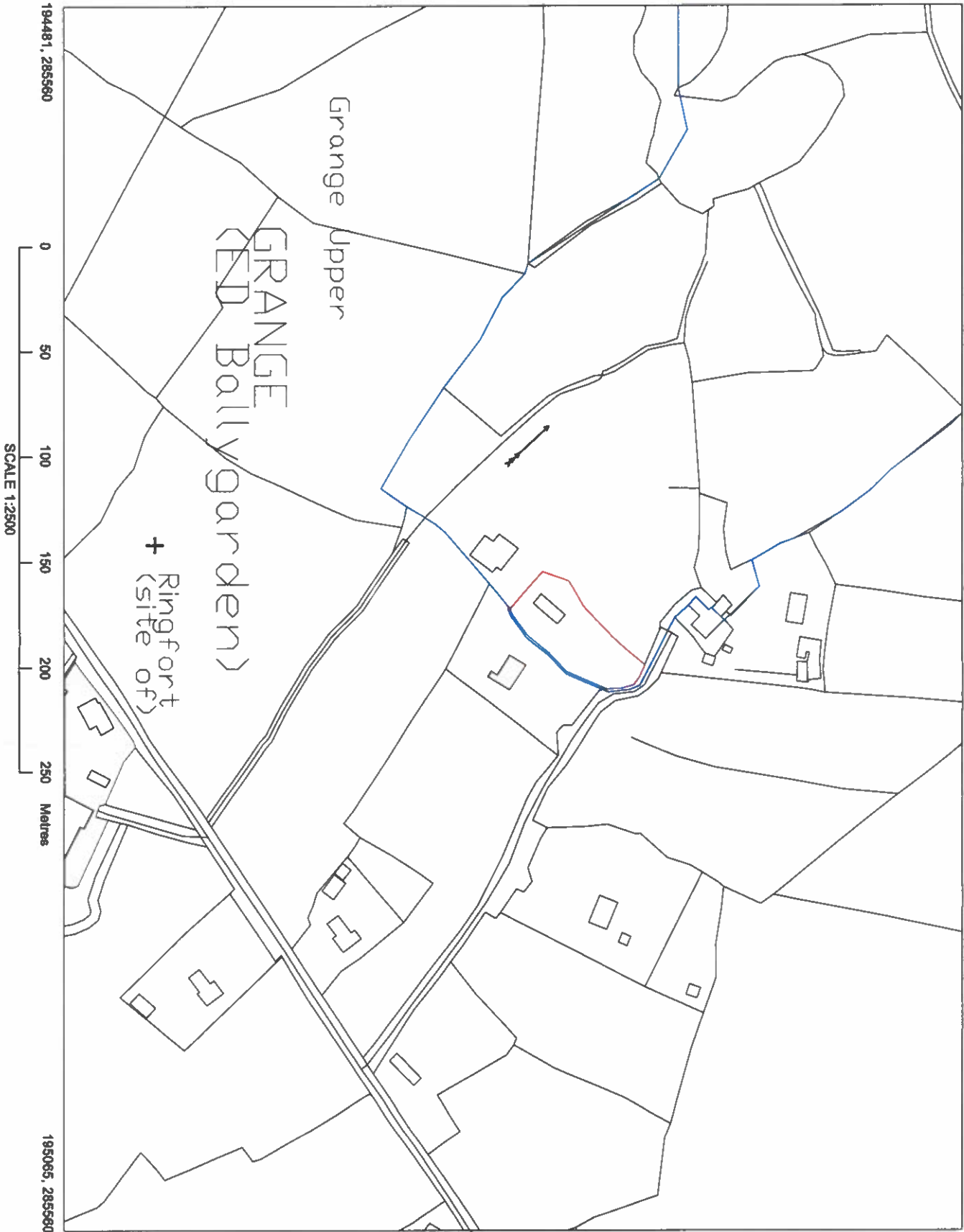
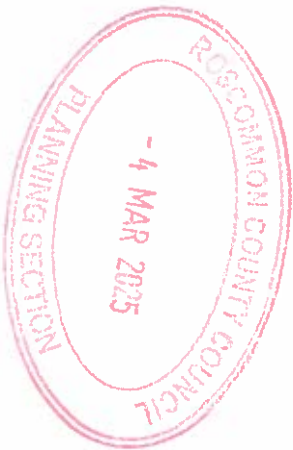
LEGEND

SITE AREA OUTLINED IN RED

= 0.17 HECTARES

LAND HOLDING OUTLINED IN BLUE

DS. NO.
RN 2101



DO NOT SCALE FROM THIS DRAWING. ONLY FROM PLANNED DIMENSIONS.
ALL DIMENSIONS AND COORDINATES TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE USED IN CONJUNCTION WITH THE ARCHITECT'S DIMENSIONS.

DATE	10/03/2025
BY	10/03/2025
CHKD	10/03/2025
APPD	10/03/2025
REV	10/03/2025
SCALE	1:2500

Unit 5 Ballyphessan House Crescent Road, Roscommon F42 C932.	Ph: 090 6634365 / 0978228529 Email: james@jps.ie / james@jps.ie Web: www.jps.ie
JAMES JAMES CONSULTING ENGINEERS	
CLIENT COSRUS ENGINEERING	108 No 25-050 DATE 10/03/2025
SITE COSRUS ENGINEERING	REV A
DATE 10/03/2025	SCALE 1:2500



DO NOT SCALE FROM THIS DRAWING WORK OUT FROM RELATED DIMENSIONS
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT
THIS DRAWING TO BE READ IN CONNECTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS: K105 SKETCH DESIGN PRELIMINARY F1 FOR TENDER F2 FOR CONSTRUCTION S5 SUPERSEDED

[illegible]



James Lohan

Consulting & Architectural Design
 22 Castle View Road E.
 Ashburton
 New Zealand
 Tel: (03) 6927950

Client

Connex Design
 108 Rangiora
 Co. Rangiora

Job

Exemplar Development
 0 RANGIORA

Drawn

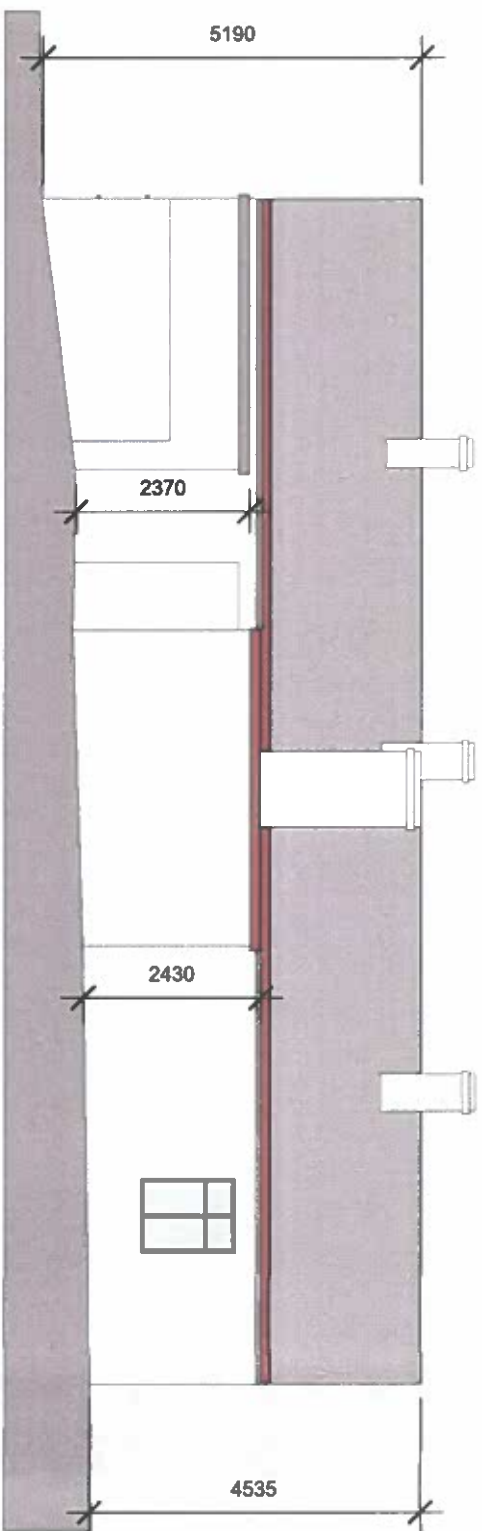
20-050
 001

Date

14/02/2023
 A

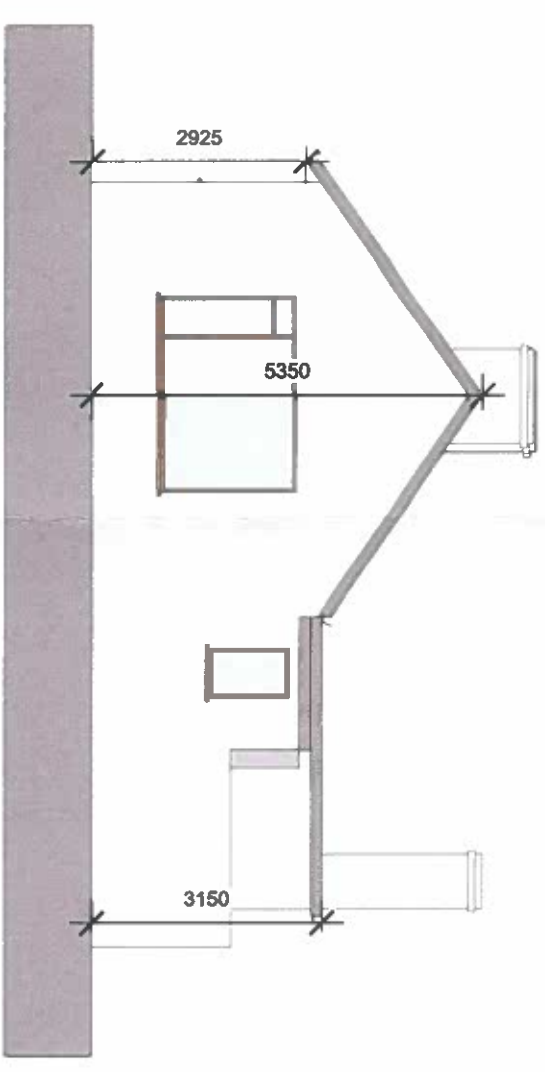
Scale

1:100



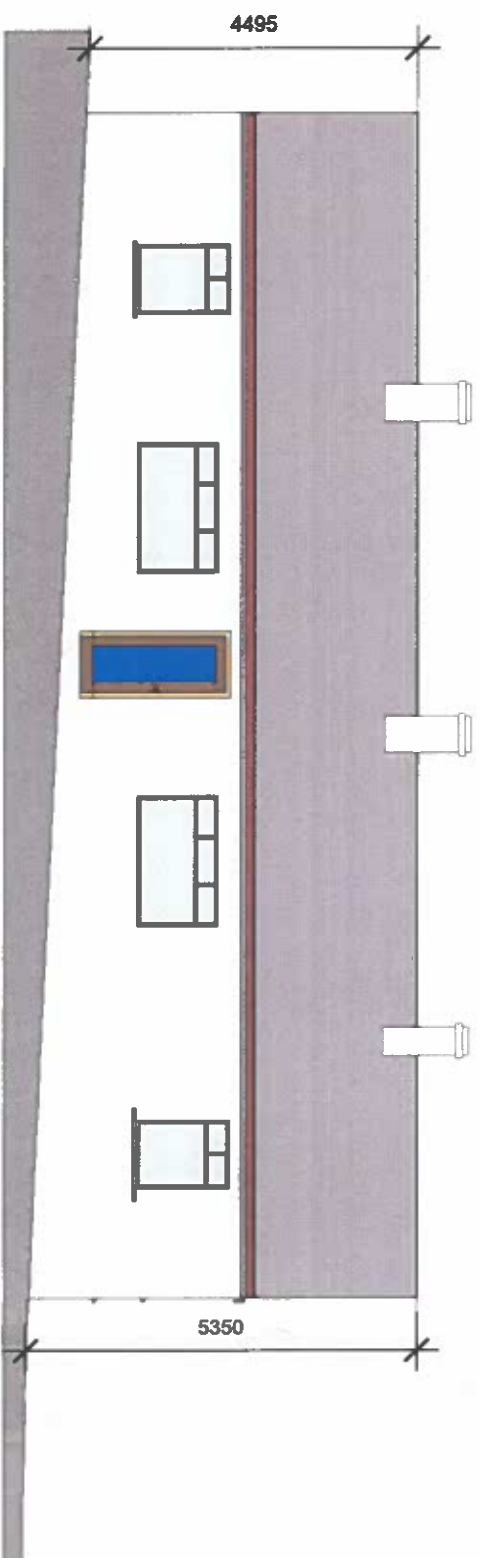
01 North West Elevation

1 : 100



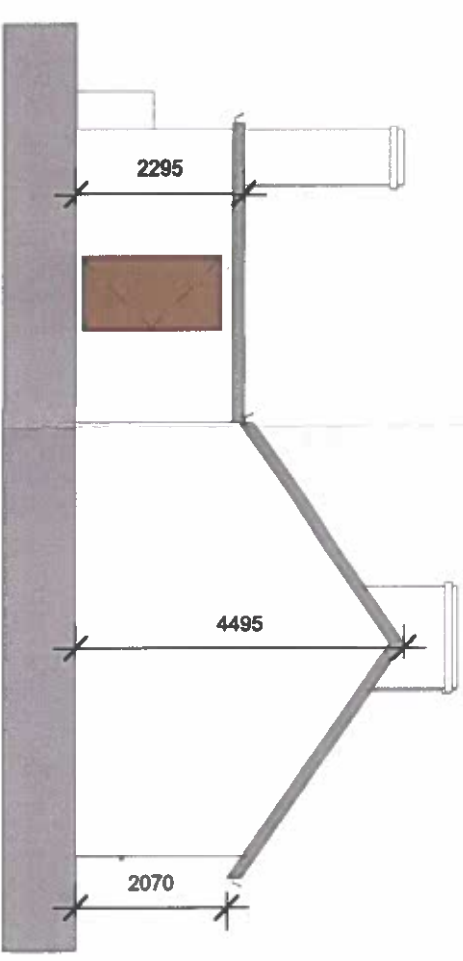
02 North East Elevation

1 : 100



03 South East Elevation

1 : 100



04 South West Elevation

1 : 100

REV	DATE	BY	CHK
1	14/02/2025	JA	JA
2	14/02/2025	JA	JA
3	14/02/2025	JA	JA
4	14/02/2025	JA	JA
5	14/02/2025	JA	JA
6	14/02/2025	JA	JA
7	14/02/2025	JA	JA
8	14/02/2025	JA	JA
9	14/02/2025	JA	JA
10	14/02/2025	JA	JA
11	14/02/2025	JA	JA
12	14/02/2025	JA	JA
13	14/02/2025	JA	JA
14	14/02/2025	JA	JA
15	14/02/2025	JA	JA
16	14/02/2025	JA	JA
17	14/02/2025	JA	JA
18	14/02/2025	JA	JA
19	14/02/2025	JA	JA
20	14/02/2025	JA	JA
21	14/02/2025	JA	JA
22	14/02/2025	JA	JA
23	14/02/2025	JA	JA
24	14/02/2025	JA	JA
25	14/02/2025	JA	JA
26	14/02/2025	JA	JA
27	14/02/2025	JA	JA
28	14/02/2025	JA	JA
29	14/02/2025	JA	JA
30	14/02/2025	JA	JA
31	14/02/2025	JA	JA
32	14/02/2025	JA	JA
33	14/02/2025	JA	JA
34	14/02/2025	JA	JA
35	14/02/2025	JA	JA
36	14/02/2025	JA	JA
37	14/02/2025	JA	JA
38	14/02/2025	JA	JA
39	14/02/2025	JA	JA
40	14/02/2025	JA	JA
41	14/02/2025	JA	JA
42	14/02/2025	JA	JA
43	14/02/2025	JA	JA
44	14/02/2025	JA	JA
45	14/02/2025	JA	JA
46	14/02/2025	JA	JA
47	14/02/2025	JA	JA
48	14/02/2025	JA	JA
49	14/02/2025	JA	JA
50	14/02/2025	JA	JA
51	14/02/2025	JA	JA
52	14/02/2025	JA	JA
53	14/02/2025	JA	JA
54	14/02/2025	JA	JA
55	14/02/2025	JA	JA
56	14/02/2025	JA	JA
57	14/02/2025	JA	JA
58	14/02/2025	JA	JA
59	14/02/2025	JA	JA
60	14/02/2025	JA	JA
61	14/02/2025	JA	JA
62	14/02/2025	JA	JA
63	14/02/2025	JA	JA
64	14/02/2025	JA	JA
65	14/02/2025	JA	JA
66	14/02/2025	JA	JA
67	14/02/2025	JA	JA
68	14/02/2025	JA	JA
69	14/02/2025	JA	JA
70	14/02/2025	JA	JA
71	14/02/2025	JA	JA
72	14/02/2025	JA	JA
73	14/02/2025	JA	JA
74	14/02/2025	JA	JA
75	14/02/2025	JA	JA
76	14/02/2025	JA	JA
77	14/02/2025	JA	JA
78	14/02/2025	JA	JA
79	14/02/2025	JA	JA
80	14/02/2025	JA	JA
81	14/02/2025	JA	JA
82	14/02/2025	JA	JA
83	14/02/2025	JA	JA
84	14/02/2025	JA	JA
85	14/02/2025	JA	JA
86	14/02/2025	JA	JA
87	14/02/2025	JA	JA
88	14/02/2025	JA	JA
89	14/02/2025	JA	JA
90	14/02/2025	JA	JA
91	14/02/2025	JA	JA
92	14/02/2025	JA	JA
93	14/02/2025	JA	JA
94	14/02/2025	JA	JA
95	14/02/2025	JA	JA
96	14/02/2025	JA	JA
97	14/02/2025	JA	JA
98	14/02/2025	JA	JA
99	14/02/2025	JA	JA
100	14/02/2025	JA	JA




1
1:50



DO NOT SCALE FROM THE DRAWING. ONLY FROM PROJECT DESCRIPTIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS: DESIGN SKETCH DESIGN PRELIMINARY FIT FOR LEASE FOR CONSTRUCTION SS SUPERSEDED

	/	/	/	/F
				/F
				/E
				/D
				/C
				/B
				/A
SIA DATE	/	/	/	REV

 James Lohan Civil Engineering & Architectural Design		27 CASTLE VIEW ROAD CASTLE ST ROSELAND, NJ 07068 Tel: (201) 667-7950	E-MAIL: info@jlohan.com WWW: www.jlohan.com
CLIENT	JOB	JOBS No	DATE
Concor Barre	Exempt Development	24-060	10/02/2015
SITE	DRAWING	DESIGN	REV
Grange, Strakestown, Co. Rosemmon	Sections	003	A
		SCALE: 1/50	