ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST
Niamh Molloy,
[redacted]

Reference Number:	**DED 874**
Application Received:	**30th May, 2025**
Name of Applicant:	**Niamh Molloy**
Agent:	**James Lohan Consulting Engineers Ltd**

WHEREAS a question has arisen as to whether the refurbishment an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and paint and decorate internally; 7) upgrade plumbing/ heating system, 8) install new floors & 9) construct an extension at Ballyboughan, Ballybride, 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 2 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended.
(d) Class 7 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended.
(e) 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.
(f) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

(a) The works outlined are development.
(b) The proposed refurbishment of an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and paint and decorate internally; 7) upgrade plumbing/heating system, 8) install new floors & 9) construct an extension 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 construction of a porch to the front of the existing dwelling is an exempted development.
(f) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:
By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to refurbish an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and paint and decorate internally; 7) upgrade plumbing/ heating system; 8) install new floors & 9) construct an extension at Ballyboughan, Ballybride, 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: 30th May, 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: Friday 30 May 2025 10:47
To: Niamh Molloy
Cc: James Lohan
Subject: DED 874 - Notification of Decision
Attachments: DED 874 - Notification of Decision.pdf

Hi Niamh,

Please find attached Notification of Decision for your Section 5 Declaration of Exempted Development Application, DED 874.

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 874
Re:	Permission to refurbish an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and paint and decorate internally; 7) upgrade plumbing/heating system, 8) install new floors & 9) construct extension under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Niamh Molloy
Location of Development:	Ballyboughan, Ballybride, Co. Roscommon
Site Visit:	09/05/2025

WHEREAS a question has arisen as to whether the following works to refurbish an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and paint and decorate internally; 7) upgrade plumbing/heating system; 8) install new floors & 9) construct new extension **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

Site Location & Development Description

The site consists of a semi-detached two storey dwelling and is accessed off the L-7110 local secondary road, approximately 2.5km from Roscommon town. The proposed development consists of refurbishing the existing dwelling on site to include 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and pain and decorate internally; 7) upgrade plumbing/heating system; 8) install new floors & 9) construct new extension.

Archaeological and Cultural Heritage
No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage in the likely zone of influence of the proposed development.

Appropriate Assessment
The closest European site to the proposed development is River Suck Callows SPA (Site Code: 004097) which is located circa 5km south west 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 can, therefore, be excluded.

Planning History
As per the Roscommon County Council's Planning Registry, no recent planning history traced to the site.

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 2 of Part 1 of Schedule 2: Exempted development – General

Description of Development	Conditions and Limitations
Development within the curtilage of a house *CLASS 2* (d) The installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump	1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground. 2. The total area of such a heat pump, taken together with any other such pump previously erected, shall not exceed 2.5 square metres. 3. The heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted. 4. No such structure shall be erected on, or forward of, the front wall or roof of the house. 5. Noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling.

Class 7 of Part 1 of Schedule 2: Exempted development – General

Description of Development	Conditions and Limitations
Development within the curtilage of a house *Class 7* The construction or erection of a porch outside any external door of a house.	1. Any such structure shall be situated not less than 2 metres from any road. 2. The floor area of any such structure shall not exceed 2 square metres.

	3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitch roof, 4 metres or in any other case, 3 metres.

Planning Assessment

In accordance with the Planning and Development Act, 2000, as amended 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 stated works for renovating the existing dwelling house include:

- Strip floors and ceilings which are to be replaced
- Electrics to be upgraded
- Plumbing to be upgraded
- New internal walls on first floor to be constructed
- Re-slate the roof
- Second fix carpentry and paint and decorate internally
- Upgrade the plumbing/heating system
- Install new floors
- Construct new extension exempt under Class 7 Article 6 Schedule 2 of Part 1

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.

Having reviewed submitted documentation for the installation of a grant vortex boiler house 46-70 the proposed works meet the Conditions and Limitations associated with Class 2 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, as described and therefore is considered an exempted development.

The porch which is proposed to be located to the front of the existing dwelling, has a gross floorspace of ca. 1.96m^2 and a height of 3.4m meets the Conditions and Limitations set out in Class 7 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, as described and therefore is considered an exempted development.

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), 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 Article 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 refurbish an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and paint and decorate internally; 7) upgrade plumbing/heating system, 8) install new floors & 9) construct extension at Ballyboughan, Ballybride, 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 2 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended
(d) Class 7 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), as amended
(e) 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.
(f) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed refurbishment of an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and pain and decorate internally; 7) upgrade plumbing/heating system, 8) install new floors & 9) construct extension is an exempted development.
- 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;

- The proposed installation of an external heat pump as described in this case is an exempted development.
- The proposed construction of a porch to the front of the existing dwelling is an 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 to refurbish an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and paint and decorate internally; 7) upgrade plumbing/heating system, 8) install new floors & 9) construct extension at Ballyboughan, Ballybride, Co. Roscommon is development and is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Sailth O'Grady

Signed: **Date**: 15th May 2025

Graduate Planner

Signed: **Date**: 29th May 2025

Senior Executive Planner

James Lohan
Planning & Design Consulting Engineers

James Lohan Consulting Engineer,

Unit 6, Ballypheason House,

Circular Road,

Roscommon,

F42 T384

To whom it may concern,

In relation to the FI received on DED 874, The client will be replacing the existing boiler and replacing it with a more efficient model, in the same location, as shown on the drawings.

The new boiler will be a grant vortex boiler house 46-70 or similar approved.

The extension is exempt under class 7 article 6 schedule 2 part 1. The floor area is less than 2m2, the height is less than 4m and it is greater than 2m from the road.

Kind Regards,

Hannah Moylan

ROSC
14 MAY 2025
PLANNING SECTION

James Lohan
Planning & Design Consulting Engineers

Planning Dept,

Roscommon Co.Co.

Aras An Chontae,

Roscommon.

Detailed Specification Of The Development Proposed

Ref: Niamh Molloy for Property at Ballyboughan, Ballybride, 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, as well as a proposed bathroom on the first floor. The works involved are as follows:

1. Strip floors, and ceilings and to be replaced.
2. Electrics to be upgraded.
3. Plumbing to be upgraded.
4. New internal walls on first floor.
5. Re-slate the roof.
6. Second fix carpentry and paint and decorate internally.
7. Upgrade plumbing/heating system.
8. Install new floors.
9. Construct new extension exempt under class 7 Article 6 schedule 2 part 1.

1. Any such structure shall be situated not less than 2 metres from any road.

2. The floor area of any such structure shall not exceed 2 square metres.

3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Kind Regards

Hannah Moylan

James Lohan Consulting Engineer Ltd,

Unit 5, Ballypheason House, Circular Road

Roscommon F42 C982

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)	Niamh Molloy
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Ballyboughan, Ballybride, Co. Roscommon. F42R240 O.S No. 2481 XY: 585350,765132 Townland Ballyboughan
Floor Area: a) Existing Structure b) Proposed Structure	a) 76.245Sqm b) N/A
Height above ground level:	Floor level- between 150mm-200mm above ground level (Ridge height existing 7557mm above ground level)
Total area of private open space remaining after completion of this development	0.34 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates 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)	Existing Nap Plaster
Is proposed works located at front/rear/side of existing house.	Construction of 1.96sqm porch to the front of the property. Exempt under class 7 Article 6 schedule 2 part 1. Renovations to existing dwelling, demolition of walls internally and construction of new walls internally.
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	Refurbish House to be lived in by applicants
Distance of proposed building line from edge of roadway	Existing -9.8m 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 <u>Exempted Development</u>

Signature:

Date: 13/5/25

Note: This application **<u>must</u>** 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

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Product fiche relating to:
The Eco Design for Energy-Related Products and Energy Information (Amendment) (EU Exit) Regulations 2019

Grant Engineering (UK) Limited
Frankland Road
Blagrove
Swindon
SN5 8YG

t: +44 (0)1380 736920 f: +44 (0)1380 736991
e: info@grantuk.com w: www.grantuk.com

LOSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Pro Range: **Vortex Pro**	Symbols	Unit	15-26	26-46	46-70	System 15-26	System 26-46
Condensing boiler			Yes	Yes	Yes	Yes	Yes
Low temperature boiler			No	No	No	No	No
B1 Boiler			No	No	No	No	No
Combination heater			No	No	No	No	No
Rated heat output	*Prated*	kW	26	46	70	26	46
Useful heat output							
At rated heat output and high temp regime	P_4	kW	26	46	70	26	46
At 30% of rated heat output and low temp regime	P_1	kW	7.8	13.8	21	7.8	13.8
Auxiliary electricity consumption							
At Full load	*elmax*	kW	0.130	0.148	0.182	0.130	0.148
At part load	*elmin*	kW	0.039	0.052	0.075	0.039	0.052
In standby mode	P_{SB}	kW	0	0	0	0	0
Useful efficiency							
Seasonal space heating energy efficiency	ηs	%	91.71	90.00	91.61	91.71	90.00
At rated heat output and high temperature regime	η_4	%	93.6	90.8	90.9	93.6	90.8
At 30% of rated heat output and low temperature regime	η_1	%	96.4	94.4	96.2	96.4	94.4
Other items							
Standby heat loss	P_{stby}	kW	0.264	0.301	0.306	0.264	0.301
Ignition burner power consumption	P_{ign}	kW	0	0	0	0	0
Annual energy consumption	Q_{HE}	kWh	-	-	-	-	-
Sound power level, indoors	L_{WA}	db	50.6	51.1	55.0	50.6	51.1
Emissions of nitrogen oxides	*NOx*	mg/kWh	<120	<120	<120	<120	<120
Emissions Class			2	2	3	2	2
Daily fuel consumption	Q_{fuel}	kWh	-	-	-	-	-
Annual fuel consumption	*AFC*	GJ	-	-	-	-	-

Pro Range: Vortex Pro External	Symbols	Unit	15-26	26-46	46-70
Condensing boiler			Yes	Yes	Yes
Low temperature boiler			No	No	No
B1 Boiler			No	No	No
Combination heater			No	No	No
Rated heat output	*Prated*	kW	26	46	70
Useful heat output					
At rated heat output and high temp regime	P_4	kW	26	46	70
At 30% of rated heat output and low temp regime	P_1	kW	7.8	13.8	21
Auxiliary electricity consumption					
At Full load	*Elmax*	kW	0.130	0.148	0.182
At part load	*Elmin*	kW	0.039	0.052	0.075
In standby mode	P_{SB}	kW	0	0	0
Useful efficiency					
Seasonal space heating energy efficiency	ηs	%	91.71	90.00	91.61
At rated heat output and high temperature regime	η_4	%	93.6	90.8	90.9
At 30% of rated heat output and low temperature regime	η_1	%	96.4	94.4	96.2
Other items					
Standby heat loss	P_{stby}	kW	0.264	0.301	0.306
Ignition burner power consumption	P_{ign}	kW	0	0	0
Annual energy consumption	Q_{HE}	kWh	-	-	-
Sound power level, indoors	L_{WA}	db	50.6	51.1	55.0
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120	<120	<120
Emissions Class			2	2	3
Daily fuel consumption	Q_{fuel}	kWh	-	-	-
Annual fuel consumption	*AFC*	GJ	-	-	-

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Vortex Range: **Vortex Boiler House**	Symbols	Unit	15-26	26-46	46-70
Condensing boiler			Yes	Yes	Yes
Low temperature boiler			No	No	No
B1 Boiler			No	No	No
Combination heater			No	No	No
Rated heat output	P_{rated}	kW	26	46	70
Useful heat output					
At rated heat output and high temperature regime	P_4	kW	26	46	70
At 30% of rated heat output and low temperature regime	P_1	kW	7.4	13.8	21
Auxiliary electricity consumption					
At Full load	elmax	kW	0.154	0.155	0.215
At part load	elmin	kW	0.047	0.046	0.064
In standby mode	P_{SB}	kW	0	0	0
Useful efficiency					
Seasonal space heating energy efficiency	ηs	%	91.70	90.06	91.66
At rated heat output and high temperature regime	η_4	%	92.4	90.8	90.9
At 30% of rated heat output and low temperature regime	η_1	%	97.2	94.4	96.2
Other items					
Standby heat loss	P_{stby}	kW	0.091	0.1	0.12
Ignition burner power consumption	P_{ign}	kW	0	0	0
Annual energy consumption	Q_{HE}	kWh	-	-	-
Sound power level, indoors	L_{WA}	dB	63	61	67
Emissions of nitrogen oxides	NOx	mg/ kWh	<120	<120	<120
Emissions Class			2	2	3
Daily fuel consumption	Q_{fuel}	kWh	-	-	-
Annual fuel consumption	AFC	GJ	-	-	-

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

GRANT UK

Pro Range: Vortex Condensing Combi (Vortex Pro Combi)	Symbols	Unit	21	26	36
Condensing boiler			Yes	Yes	Yes
Low temperature boiler			No	No	No
B1 Boiler			No	No	No
Combination heater			Yes	Yes	Yes
Rated heat output	*Prated*	kW	21	26	36
Useful heat output					
At rated heat output and high temperature regime	P_4	kW	21	26	36
At 30% of rated heat output and low temperature regime	P_1	kW	6.3	7.8	10.8
Auxiliary electricity consumption					
At Full load	*elmax*	kW	0.158	0.13	0.15
At part load	*elmin*	kW	0.052	0.052	0.039
In standby mode	P_{SB}	kW	0.009	0.009	0.009
Declared load profile			XL	XL	XL
Daily electricity consumption	Q_{elec}		0.293	0.23	0.205
Annual electricity consumption	*AEC*		64.5	50.5	45.2
Useful efficiency					
Seasonal space heating energy efficiency	ηs	%	90.81	91.71	94.56
At rated heat output and high temperature regime	η_4	%	88.9	93.6	95.1
At 30% of rated heat output and low temperature regime	η_1	%	97.1	96.4	99.3
Other items					
Standby heat loss	P_{stby}	kW	0.23	0.264	0.522
Ignition burner power consumption	P_{ign}	kW	0	0	0
Annual energy consumption	Q_{HE}	kWh	-	-	-
Sound power level, indoors	L_{WA}	dB	50.6	50.6	53.7
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120	<120	<120
Emissions Class			2	2	2
Water heating efficiency	η_{wh}	%	68.23	62.6	60.38
Daily fuel consumption	Q_{fuel}	kWh	27.2	30	31.1
Annual fuel consumption	*AFC*	GJ	21.556	26.673	24.67

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Pro Range: **Vortex Outdoor Condensing Combi** **(Vortex Pro External Combi)**	Symbols	Unit	26	36
Condensing boiler			Yes	Yes
Low temperature boiler			No	No
B1 Boiler			No	No
Combination heater			Yes	Yes
Rated heat output	*Prated*	kW	26	36
Useful heat output				
At rated heat output and high temperature regime	P_4	kW	26	36
At 30% of rated heat output and low temperature regime	P_1	kW	7.8	10.8
Auxiliary electricity consumption				
At Full load	*elmax*	kW	0.13	0.15
At part load	*elmin*	kW	0.052	0.039
In standby mode	P_{SB}	kW	0.009	0.009
Declared load profile			XL	XL
Daily electricity consumption	Q_{elec}		0.23	0.205
Annual electricity consumption	*AEC*		50.5	45.2
Useful efficiency				
Seasonal space heating energy efficiency	ηs	%	91.71	94.56
At rated heat output and high temperature regime	η_4	%	93.6	95.1
At 30% of rated heat output and low temperature regime	η_1	%	96.4	99.3
Other items				
Standby heat loss	P_{stby}	kW	0.264	0.522
Ignition burner power consumption	P_{ign}	kW	0	0
Annual energy consumption	Q_{HE}	kWh	-	-
Sound power level, indoors	L_{WA}	dB	50.6	53.7
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120	<120
Emissions Class			2	2
Water heating efficiency	η_{wh}	%	62.6	60.38
Daily fuel consumption	Q_{fuel}	kWh	30.0	31.1
Annual fuel consumption	*AFC*	GJ	26.673	24.67

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Pro Range: **Vortex Outdoor Combi** **(Vortex Pro External Combi)**	Symbols	Unit	21
Condensing boiler			Yes
Low temperature boiler			No
B1 Boiler			No
Combination heater			Yes
Rated heat output	*Prated*	kW	21
Useful heat output			
At rated heat output and high temperature regime	P_4	kW	21
At 30% of rated heat output and low temperature regime	P_1	kW	6.3
Auxiliary electricity consumption			
At Full load	*elmax*	kW	0.158
At part load	*elmin*	kW	0.052
In standby mode	P_{SB}	kW	0.009
Declared load profile			XL
Daily electricity consumption	Q_{elec}		0.293
Annual electricity consumption	*AEC*		65.4
Useful efficiency			
Seasonal space heating energy efficiency	ηs	%	90.81
At rated heat output and high temperature regime	η_4	%	88.9
At 30% of rated heat output and low temperature regime	η_1	%	97.1
Other Items			
Standby heat loss	P_{stby}	kW	0.23
Ignition burner power consumption	P_{ign}	kW	0
Annual energy consumption	Q_{HE}	kWh	-
Sound power level, indoors	L_{WA}	dB	50.6
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120
Emissions Class			2
Water heating efficiency	η_{wh}	%	68.23
Daily fuel consumption	Q_{fuel}	kWh	30.0
Annual fuel consumption	*AFC*	GJ	21.556

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

GRANT UK

Pro Range: **Vortex Pro Combi XS**	Symbols	Unit	26
Condensing boiler			Yes
Low temperature boiler			No
B1 Boiler			No
Combination heater			Yes
Rated heat output	*Prated*	kW	26
Useful heat output			
At rated heat output and high temperature regime	P_4	kW	26
At 30% of rated heat output and low temperature regime	P_1	kW	8.3
Auxiliary electricity consumption			
At Full load	*elmax*	kW	0.167
At part load	*elmin*	kW	0.049
In standby mode	P_{SB}	kW	0.001
Declared load profile			XL
Daily electricity consumption	Q_{elec}		0.269
Annual electricity consumption	*AEC*		59.2
Useful efficiency			
Seasonal space heating energy efficiency	ηs	%	92.00
At rated heat output and high temperature regime	η_4	%	91.92
At 30% of rated heat output and low temperature regime	η_1	%	97.64
Other items			
Standby heat loss	P_{stby}	kW	0.135
Ignition burner power consumption	P_{ign}	kW	0
Annual energy consumption	Q_{HE}	kWh	-
Sound power level, indoors	L_{WA}	dB	49.6
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120
Emissions Class			2
Water heating efficiency	η_{wh}	%	68.11
Daily fuel consumption	Q_{fuel}	kWh	27.3
Annual fuel consumption	*AFC*	GJ	21.6

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Vortex Range: **Vortex Air**	Symbols	Unit	15-26 Boiler
Condensing boiler			Yes
Low temperature boiler			No
B1 Boiler			No
Combination heater			No
Rated heat output	*Prated*	kW	26
Useful heat output			
At rated heat output and high temperature regime	P_4	kW	26
At 30% of rated heat output and low temperature regime	P_1	kW	8.3
Auxiliary electricity consumption			
At Full load	*elmax*	kW	0.167
At part load	*elmin*	kW	0.049
In standby mode	P_{SB}	kW	0.001
Useful efficiency			
Seasonal space heating energy efficiency	ηs	%	92.00
At rated heat output and high temperature regime	η_4	%	91.92
At 30% of rated heat output and low temperature regime	η_1	%	97.64
Other items			
Standby heat loss	P_{stby}	kW	0.135
Ignition burner power consumption	P_{ign}	kW	0
Annual energy consumption	Q_{HE}	kWh	-
Sound power level, indoors	L_{WA}	dB	49.6
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120
Emissions Class			2
Daily fuel consumption	Q_{fuel}	kWh	27.3
Annual fuel consumption	*AFC*	GJ	21.6

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

GRANT

Eco Range: **Vortex Eco Utility**	Symbols	Unit	15-21	21-26	26-35	SYSTEM 15-21	SYSTEM 21-26	SYSTEM 26-35
Condensing boiler			Yes	Yes	Yes	Yes	Yes	Yes
Low temperature boiler			No	No	No	No	No	No
B1 Boiler			No	No	No	No	No	No
Combination heater			No	No	No	No	No	No
Rated heat output	P_{rated}	kW	21	26	35	21	26	35
Useful heat output								
At rated heat output and high temperature regime	P_4	kW	21	26	35	21	26	35
At 30% of rated heat output and low temperature regime	P_1	kW	5.8	7.4	9.6	5.8	7.4	9.6
Auxiliary electricity consumption								
At Full load	*elmax*	kW	0.113	0.154	0.146	0.113	0.154	0.146
At part load	*elmin*	kW	0.035	0.047	0.045	0.035	0.047	0.045
In standby mode	P_{SB}	kW	0	0	0	0	0	0
Useful efficiency								
Seasonal space heating energy efficiency	ηs	%	92.7	91.7	92.4	92.7	91.7	92.4
At rated heat output and high temperature regime	η_4	%	92.2	92.4	92.4	92.2	92.4	92.4
At 30% of rated heat output and low temperature regime	η_1	%	98.4	97.2	97.5	98.4	97.2	97.5
Other Items								
Standby heat loss	P_{stby}	kW	0.082	0.091	0.09	0.082	0.091	0.09
Ignition burner power consumption	P_{ign}	kW	0	0	0	0	0	0
Annual energy consumption	Q_{HE}	kWh	-	-	-	-	-	-
Sound power level, indoors	L_{WA}	dB	50.6	50.6	53.7	50.6	50.6	53.7
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120	<120	<120	<120	<120	<120
Emissions Class			2	2	2	2	2	2
Daily fuel consumption	Q_{fuel}	kWh	-	-	-	-	-	-
Annual fuel consumption	*AFC*	GJ	-	-	-	-	-	-

ROSC... COUNCIL
14 MAY 2025
PLANNING SECTION

GRANT UK

Eco Range: **Vortex Eco External**	Symbols	Unit	15-21	21-26	26-35	SYSTEM 15-21	SYSTEM 21-26	SYSTEM 26-35
Condensing boiler			Yes	Yes	Yes	Yes	Yes	Yes
Low temperature boiler			No	No	No	No	No	No
B1 Boiler			No	No	No	No	No	No
Combination heater			No	No	No	No	No	No
Rated heat output	P_{rated}	kW	21	26	35	21	26	35
Useful heat output								
At rated heat output and high temperature regime	P_4	kW	21	26	35	21	26	35
At 30% of rated heat output and low temperature regime	P_1	kW	5.8	7.4	9.6	5.8	7.4	9.6
Auxiliary electricity consumption								
At Full load	*elmax*	kW	0.113	0.154	0.146	0.113	0.154	0.146
At Part load	*elmin*	kW	0.035	0.047	0.045	0.035	0.047	0.045
In standby mode	P_{SB}	kW	0	0	0	0	0	0
Useful efficiency								
Seasonal space heating energy efficiency	ηs	%	92.7	91.7	92.4	92.7	91.7	92.4
At rated heat output and high temperature regime	η_4	%	92.2	92.4	92.4	92.2	92.4	92.4
At 30% of rated heat output and low temperature regime	η_1	%	98.4	97.2	97.5	98.4	97.2	97.5
Other items								
Standby heat loss	P_{stby}	kW	0.082	0.091	0.09	0.082	0.091	0.09
Ignition burner power consumption	P_{ign}	kW	0	0	0	0	0	0
Annual energy consumption	Q_{HE}	kWh	-	-	-	-	-	-
Sound power level, indoors	L_{WA}	dB	50.6	50.6	53.7	50.6	50.6	53.7
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120	<120	<120	<120	<120	<120
Emissions Class			2	2	2	2	2	2
Daily fuel consumption	Q_{fuel}	kWh	-	-	-	-	-	-
Annual fuel consumption	*AFC*	GJ						

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

Eco Range: **Vortex Eco Wall Hung**	Symbols	Unit	16-21	SYSTEM 16-21
Condensing boiler			Yes	Yes
Low temperature boiler			No	No
B1 Boiler			No	No
Combination heater			No	No
Rated heat output	P_{rated}	kW	21	21
Useful heat output				
At rated heat output and high temperature regime	P_4	kW	21	21
At 30% of rated heat output and low temperature regime	P_1	kW	6.3	6.3
Auxiliary electricity consumption				
At Full load	*elmax*	kW	0.150	0.150
At part load	*elmin*	kW	0.07	0.07
In standby mode	P_{SB}	kW	0	0
Useful efficiency				
Seasonal space heating energy efficiency	ηs	%	90.52	90.52
At rated heat output and high temperature regime	η_4	%	90.8	90.8
At 30% of rated heat output and low temperature regime	η_1	%	96.9	96.9
Other items				
Standby heat loss	P_{stby}	kW	0.236	0.236
Ignition burner power consumption	P_{ign}	kW	0	0
Annual energy consumption	Q_{HE}	kWh	-	-
Sound power level, indoors	L_{WA}	dB	51.7	51.7
Emissions of nitrogen oxides	*NOx*	mg/ kWh	<120	<120
Emissions Class			2	2
Daily fuel consumption	Q_{fuel}	kWh	-	-
Annual fuel consumption	*AFC*	GJ	-	-

ROSCOMMON COUNCIL
14 MAY 2025
PLANNING SECTION

GRANT UK

Eco Range: **Vortex Eco Wall Hung External**	Symbols	Unit	16-21	SYSTEM 16-21
Condensing boiler			Yes	Yes
Low temperature boiler			No	No
B1 Boiler			No	No
Combination heater			No	No
Rated heat output	P_{rated}	kW	21	21
Useful heat output				
At rated heat output and high temperature regime	P_4	kW	21	21
At 30% of rated heat output and low temperature regime	P_1	kW	6.3	6.3
Auxiliary electricity consumption				
At Full load	elmax	kW	0.150	0.150
At part load	elmin	kW	0.07	0.07
In standby mode	P_{SB}	kW	0	0
Useful efficiency				
Seasonal space heating energy efficiency	ηs	%	90.52	90.52
At rated heat output and high temperature regime	η_4	%	90.8	90.8
At 30% of rated heat output and low temperature regime	η_1	%	96.9	96.9
Other items				
Standby heat loss	P_{stby}	kW	0.236	0.236
Ignition burner power consumption	P_{ign}	kW	0	0
Annual energy consumption	Q_{HE}	kWh	-	-
Sound power level, indoors	L_{WA}	dB	51.7	51.7
Emissions of nitrogen oxides	NOx	mg/ kWh	<120	<120
Emissions Class			2	2
Daily fuel consumption	Q_{fuel}	kWh	-	-
Annual fuel consumption	AFC	GJ	-	-

ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

End of Life Information

General
Grant oil boilers incorporate components manufactured from a variety of different materials. The majority of these materials can be recycled whilst the smaller remainder cannot.
Materials that cannot be recycled must be disposed of according to local regulations using appropriate waste collection and/or disposal services.

Disassembly
There is little risk to those involved in the disassembly of this product. Please refer to and follow the Health and Safety Information given in the Installation & Servicing Instructions provided with the boiler.
For guidance on the disassembly of the boiler refer to the information given in the Servicing section of the Installation & Servicing Instructions provided with the boiler.

Recycling
Many of the materials used in Grant oil boilers can be recycled, these are listed in the table below:

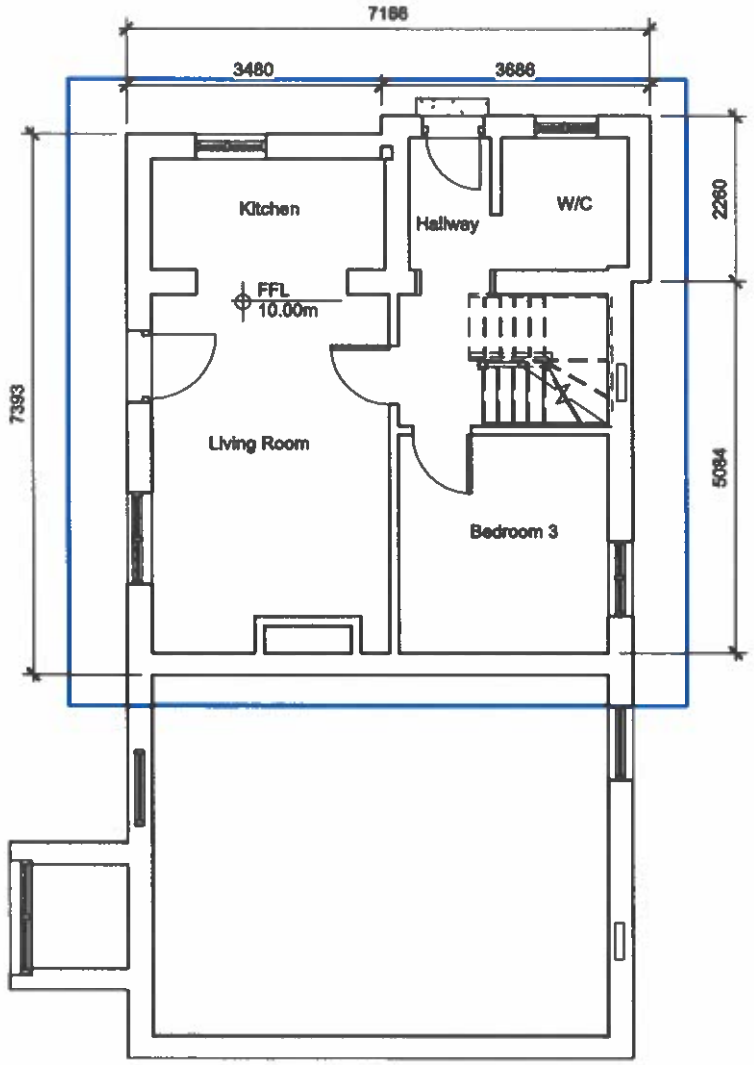
Component	Material
Outer casing panels	Mild steel (polyester powder coated)
Primary heat exchanger and baffles	Mild steel
Secondary heat exchanger	Stainless steel
Secondary heat exchanger spirals	Aluminium alloy
Pipework	Copper
Burner body/flange	Aluminium alloy
Burner oil pump	Aluminium alloy/steel
Riello oil burner cover	Plastic
Electrical wiring	Copper/plastic
Thermostats	Copper/plastic
Printed Circuit boards	Copper/plastic

Disposal
All materials other than those listed above must be disposed of responsibly as general waste.

Neil Sawers
Commercial Technical Manager

ROSCOMMON COUNCIL
16 MAY 2025
PLANNING SECTION

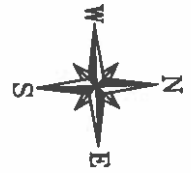
EXISTING DWELLING

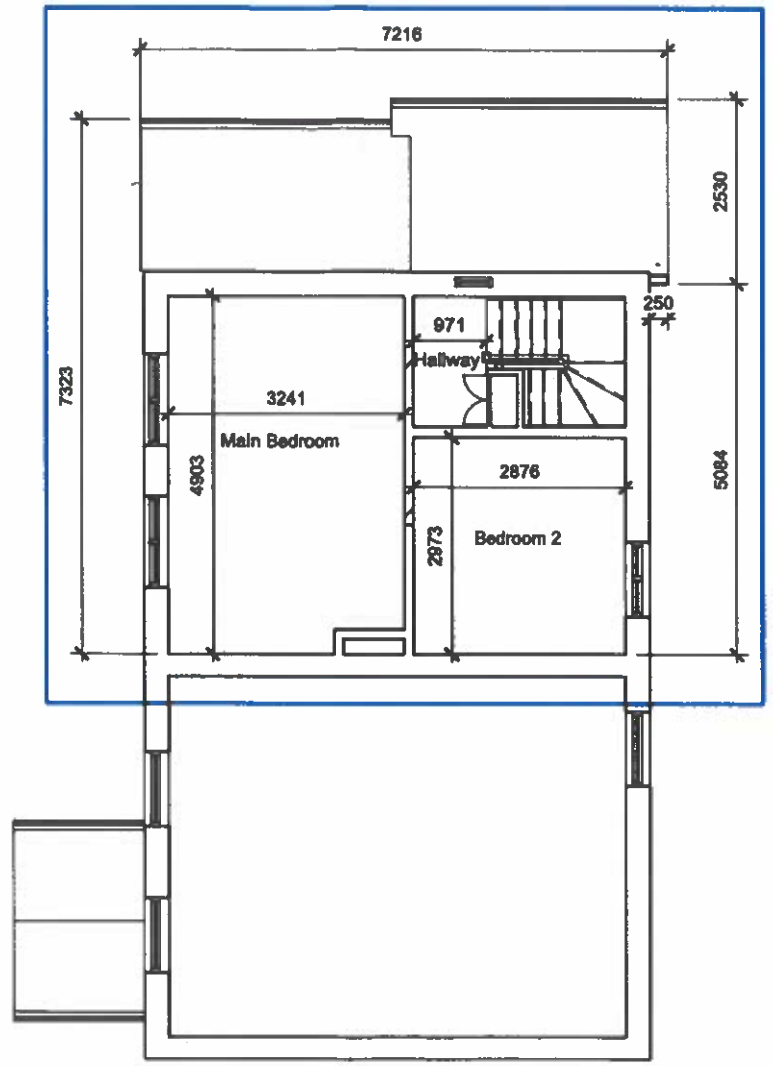


ROSCOMMON COUNTY COUNCIL
14 MAY 2025
PLANNING SECTION

1 001- GROUND FLOOR PLAN- EXISTING

1 : 100





3 004- FIRST FLOOR PLAN-EXISTING

1 : 100

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Planning & Design Consulting Engineers

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STATUS KEY: SK SKETCH DESIGN | PR PRELIMINARY | FT FOR TENDER | FC FOR CONSTRUCTION | SS SUPERSEDED

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	/ /	/E
	/ /	/D
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	/ /	/A

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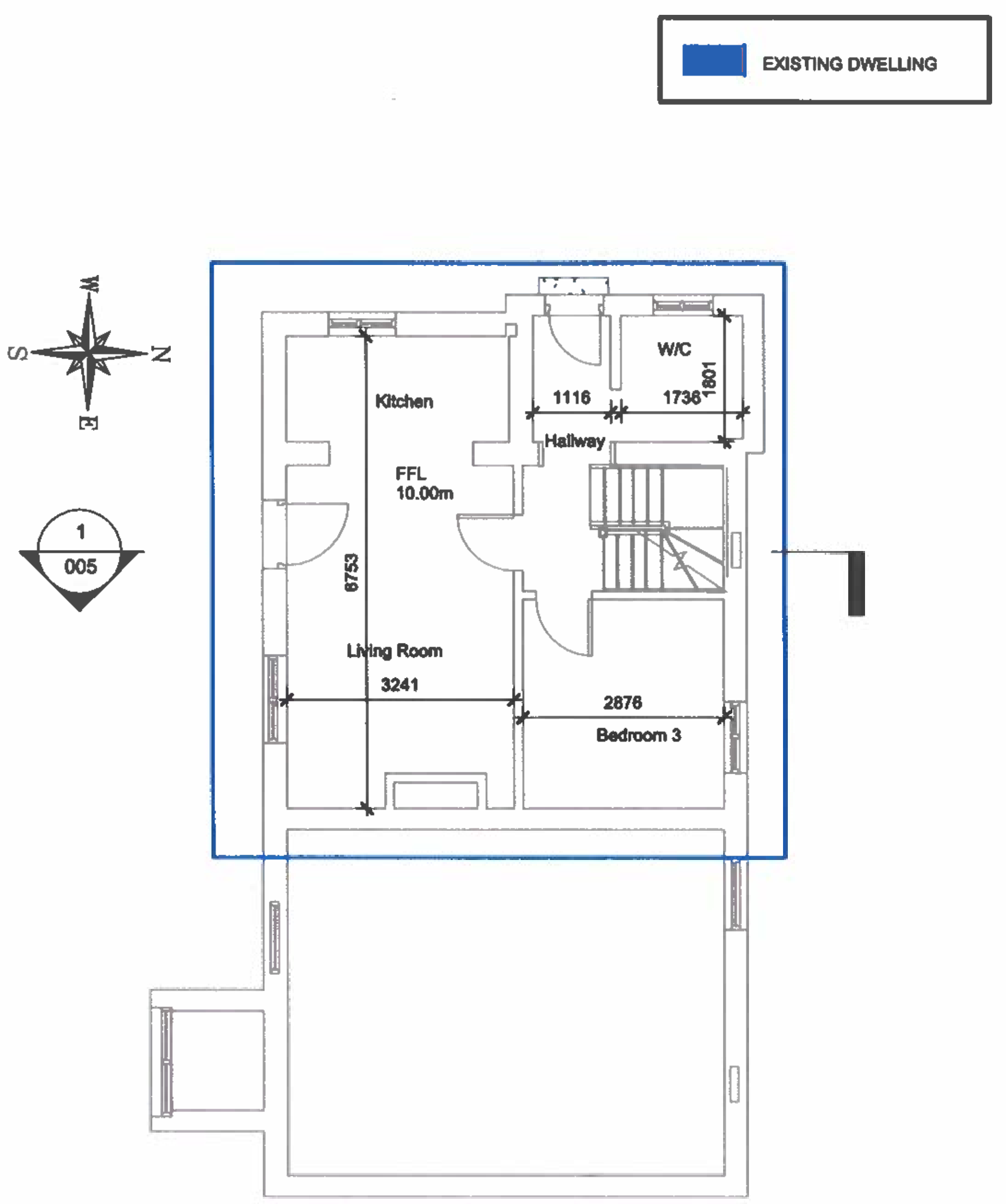
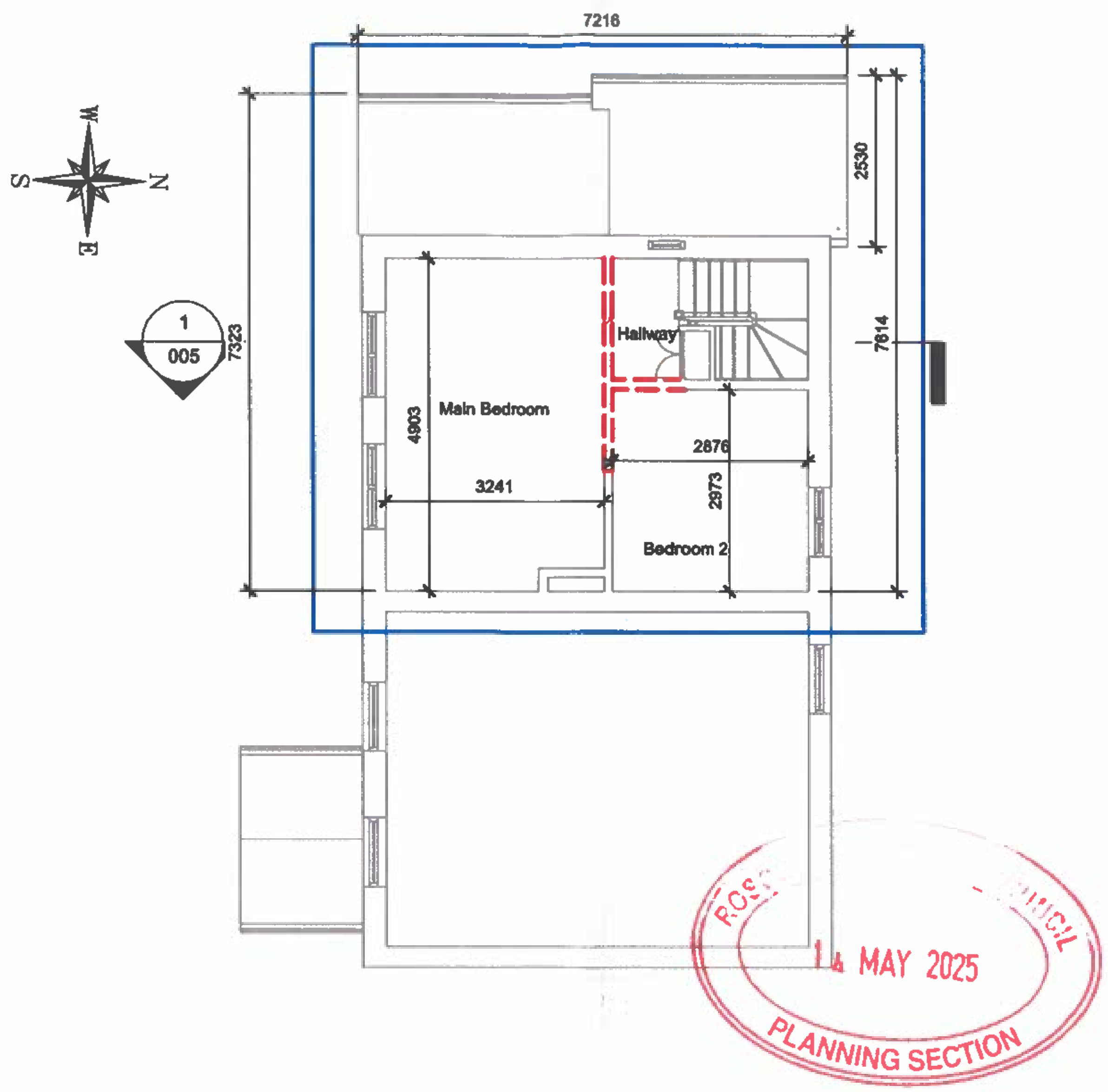
Planning & Design Consulting Engineers
Civil Engineering
Architectural Design
3D Modelling
Surveys
Unit 5
Ballybeacon House
Circular Road
Roscommon
F42 C382

CLIENT: NIAMH MOLLOY	JOB: EXEMPT DEVELOPMENT	JOB No: 24-477	DATE: 31/03/2025
SITE: BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON	DRAWING: EXISTING HOUSE	DRG No: 001	REV
		SCALE: 1:100	



1 002- GROUND FLOOR PLAN - DEMOLITION
1 : 100



2 005- FIRST FLOOR PLAN-DEMOLITION
1 : 100

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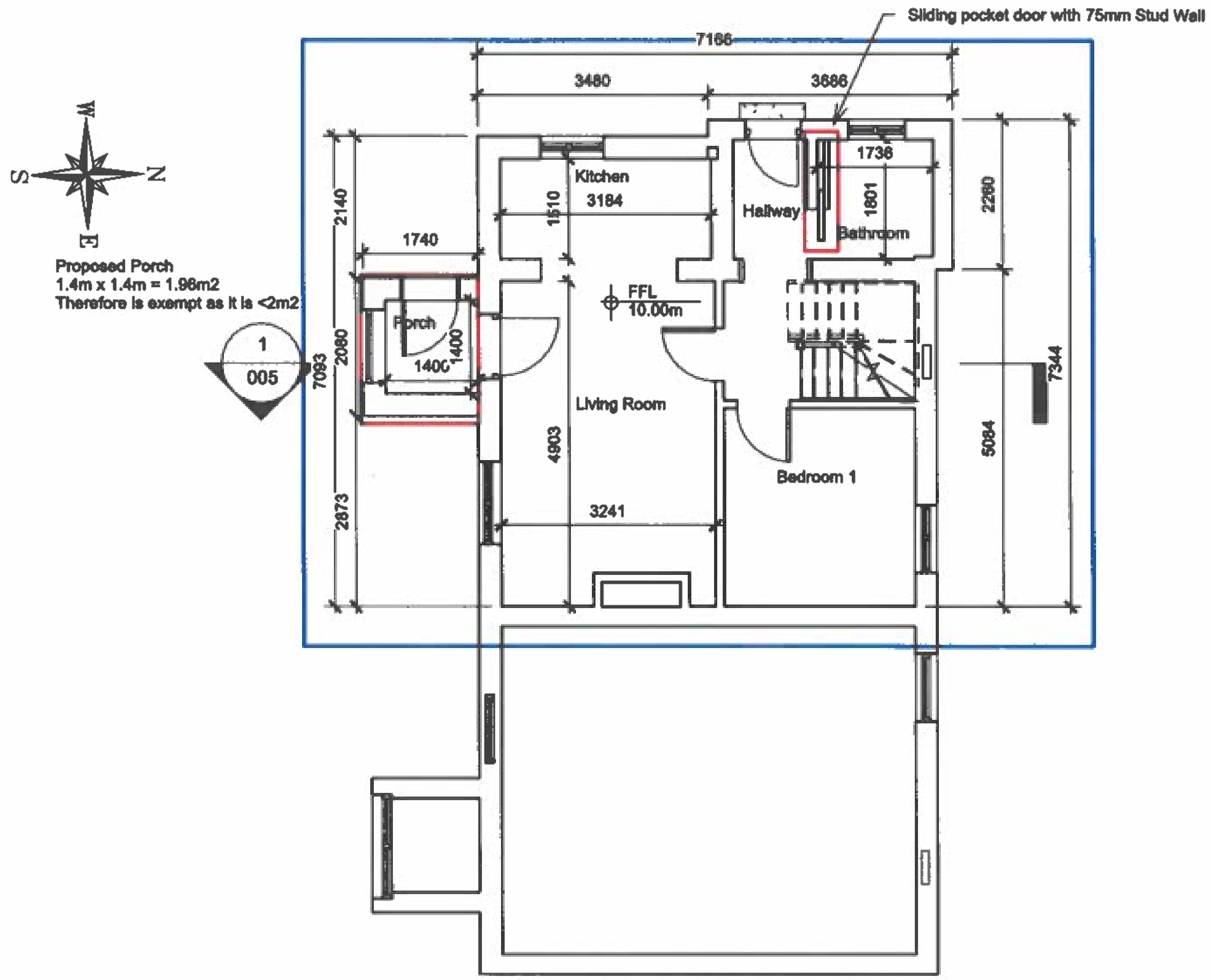
/	/	/A

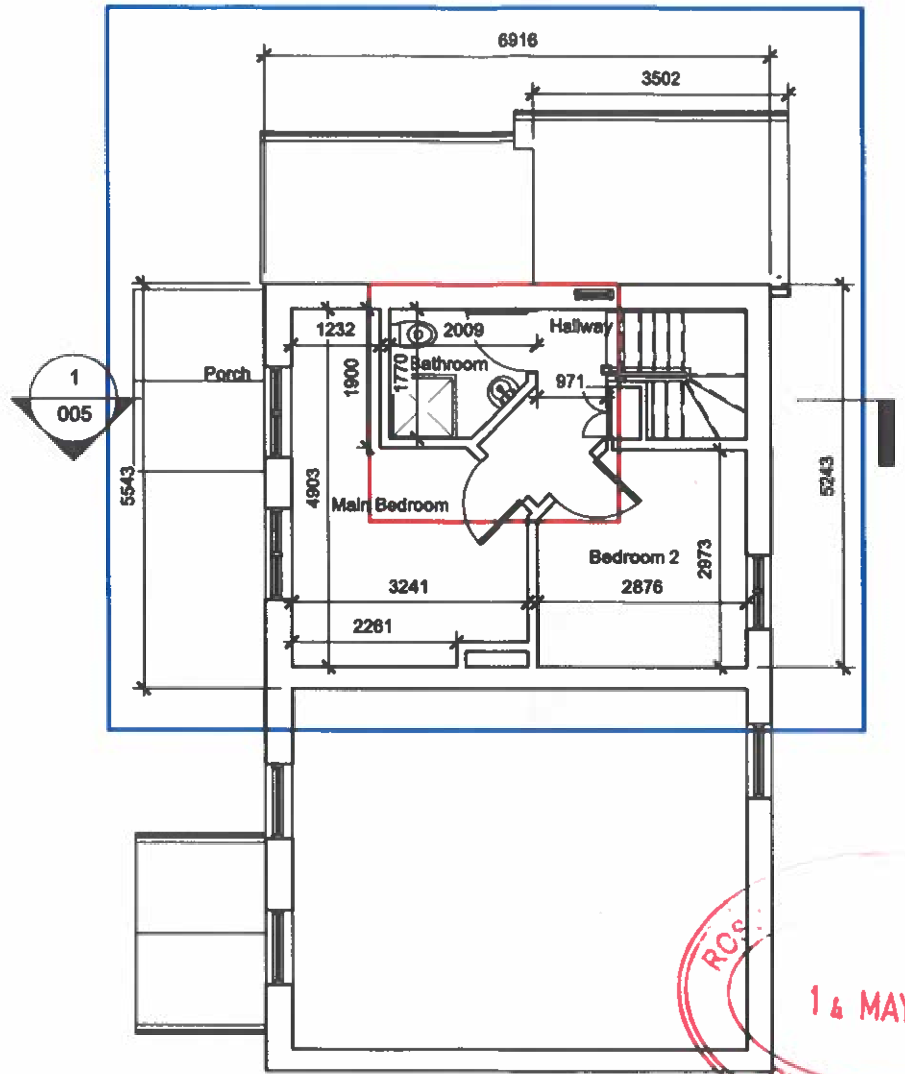
CLIENT: NIAMH MOLLOY	JOB: EXEMPT DEVELOPMENT	JOB No: 24-477	DATE: 31/03/2025
SITE: BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON	DRAWING: DEMOLITION WORKS	DRG No: 002 / SCALE: 1:100	REV



003- GROUND FLOOR PLAN- PROPOSED

1 : 100

EXISTING DWELLING	(blue)
PROPOSED DWELLING	(red)



006- FIRST FLOOR PLAN-PROPOSED

1 : 100

RCC 1 4 MAY 2025 PLANNING SECTION

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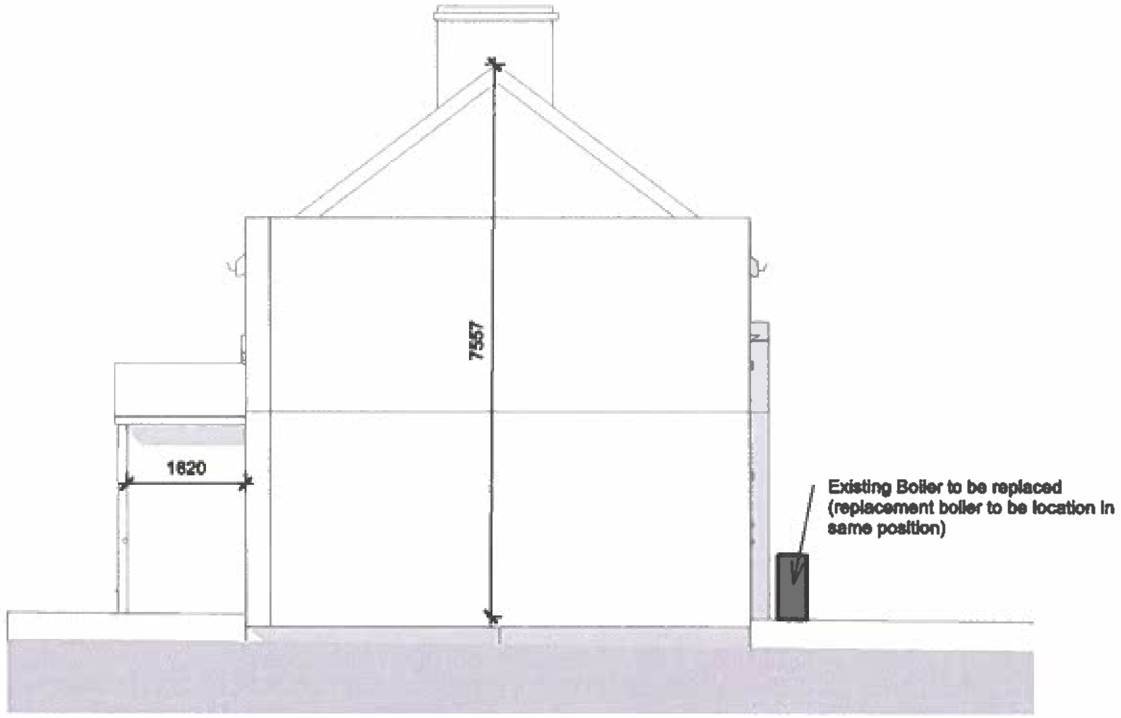
/	/	/D
/	/	/C
/	/	/B
/	/	/A

James Lohan
Planning & Design Consulting Engineers
Civil Engineering, Architectural Design, 3D Modelling, Surveys

CLIENT	NIAMH MOLLOY
SITE	BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON
JOB	EXEMPT DEVELOPMENT
DRAWING	PROPOSED HOUSE
JOB No	24-477
DATE	31/03/2025
SCALE	1:100

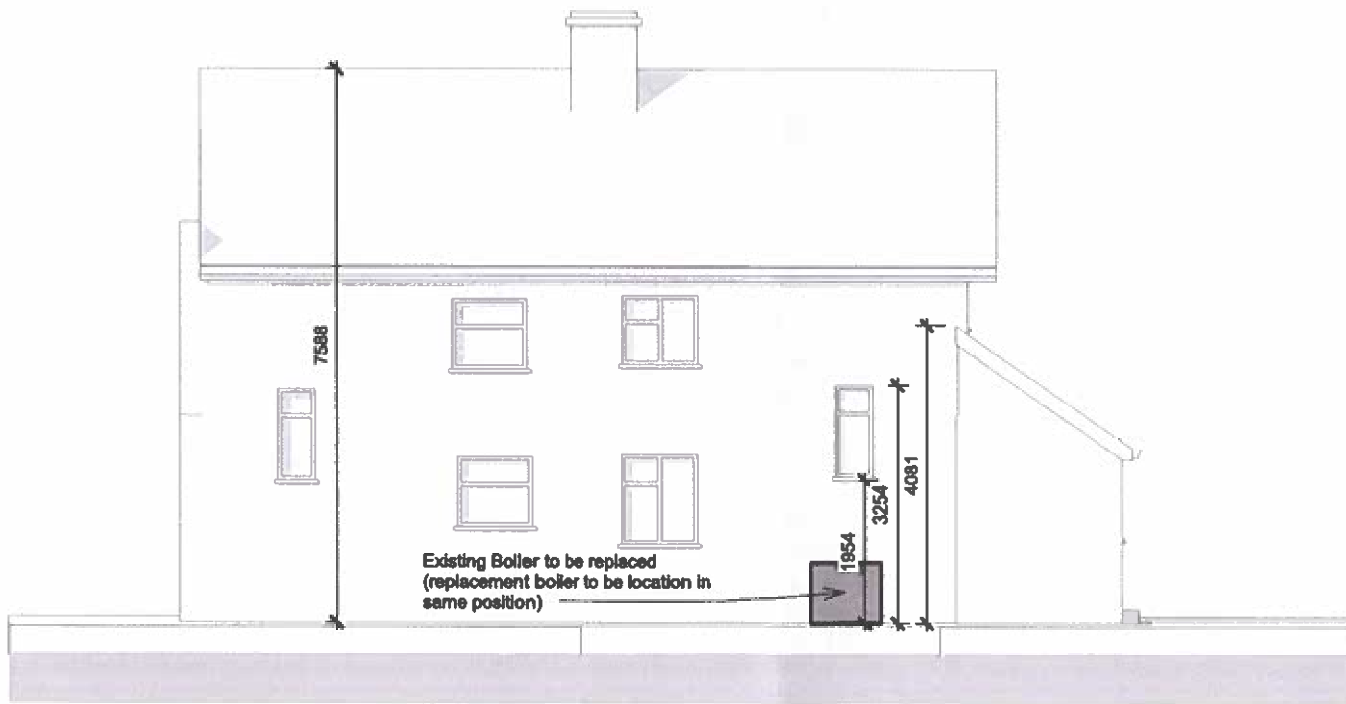
ROSC[...]
1 4 MAY 2025
PLANNING SECTION



1 Side Elevation (EAST)
1 : 100

2 Side Elevation (WEST)
1 : 100

4 Front Elevation (SOUTH)
1 : 100



5 Rear Elevation (NORTH)
1 : 100

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STATUS KEY:	SK SKETCH DESIGN	PR PRELIMINARY	FT FOR TENDER	FC FOR CONSTRUCTION	SS SUPERSEDED

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	/	/D
	/	/C
	/	/B
	/	/A

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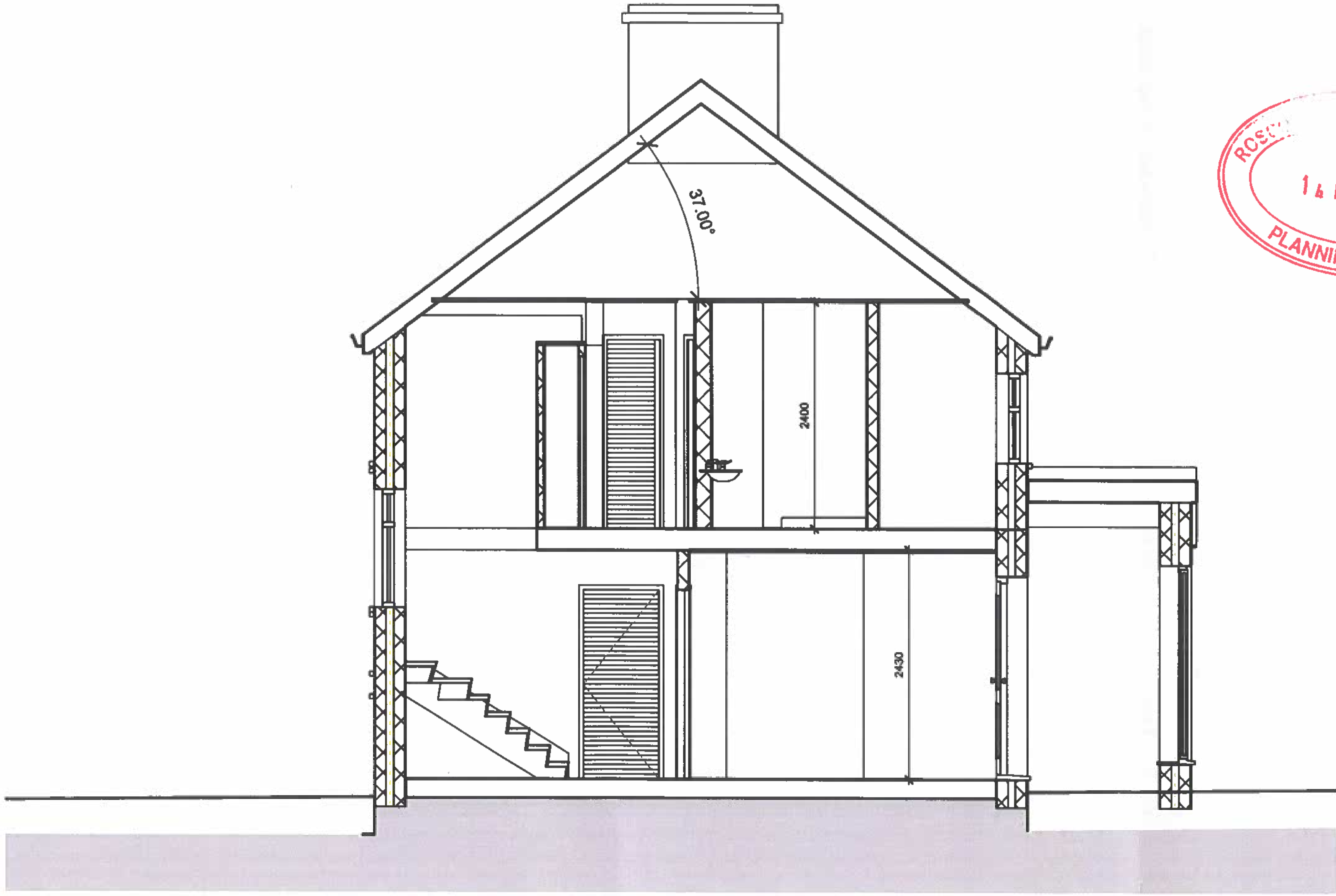
Architectural Design
3D Modelling
Surveys

Unit 5
F42 C9X2

CLIENT	JOB	JOB No	DATE
NIAMH MOLLOY	EXEMPT DEVELOPMENT	24-477	31/03/2025
SITE	DRAWING	DRG No 003	REV
BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON.	ELEVATIONS	SCALE 1:100	



Section 1

1 : 50

ROSCOMMON
1 4 MAY 2025
PLANNING SECTION

James Lohan
Planning & Design Consulting Engineers

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STATUS KEY: SK SKETCH DESIGN | PR PRELIMINARY | FT FOR TENDER | FC FOR CONSTRUCTION | SS SUPERSEDED

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/	/	/E
/	/	/D
/	/	/C
/	/	/B
/	/	/A

James Lohan
Planning & Design Consulting Engineers
Civil Engineering, Architectural Design, 3D Modelling, Surveys
Unit 5, Ballyphoenix House, Circular Road, Roscommon, F42 C982

CLIENT: NIAMH MOLLOY	JOB: EXEMPT DEVELOPMENT	JOB No: 24-477	DATE: 28/03/2025
SITE: BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON	DRAWING: SECTIONS	DRG No: 005	REV
		SCALE: 1:50	DRAWN BY:

Comhairle Contae
Ros Comáin
Roscommon
County Council

Niamh Molloy,

[redacted]

Date: **12th May, 2025**
Reference: **DED 874**

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

Development: **WHEREAS a question has arisen as to whether the refurbishment an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and pain and decorate internally; 7) upgrade plumbing/heating system & 8) install new floors at Ballyboughan, Ballybride, Co. Roscommon., is or is not development and is or is not exempted development.**

****

A Chara,

Further to your application received on the 4th April, 2025 and in order for the Planning Authority to determine as to whether the refurbishment an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and pain and decorate internally; 7) upgrade plumbing/heating system & 8) install new floors at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. Please clarify if any part of the proposed central heating system is to be placed on the exterior of the dwelling, if so please provide a scaled plan and elevation drawing indicating the proposed location and a data sheet/specification of same.
2. Following a review of the file it is noted that the applicant appears to be proposing to construct a porch to the front of the dwelling which has not been listed in the schedule of works (appears to exceed the limitations for such structures under Class 7, Article 6, Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended). Please provide information in relation to any works proposed to the exterior of the dwelling on elevations.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 874**

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

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

Planner's Report on application under

Section 5 of the Planning and Development Act 2000 (as amended)

Reference Number:	DED 874
Re:	Permission to refurbish an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and pain and decorate internally; 7) upgrade plumbing/heating system & 8) install new floors under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Niamh Molloy
Location of Development:	Ballyboughan, Ballybride, Co. Roscommon
Site Visit:	09/05/2025

WHEREAS a question has arisen as to whether the following works to refurbish an existing derelict house, with works including: 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and pain and decorate internally; 7) upgrade plumbing/heating system & 8) 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 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

Site Location & Development Description

The site consists of a semi-detached two storey dwelling and is accessed off the L-7110 local secondary road, approximately 2.5km from Roscommon town. The proposed development consists of refurbishing the existing dwelling on site to include 1) strip floors and ceilings to be replaced; 2) electrics to be upgraded; 3) plumbing to be upgraded; 4) new internal walls on first floor; 5) re-slate the roof; 6) second fix carpentry and pain and decorate internally; 7) upgrade plumbing/heating system & 8) install new floors.

Archaeological and Cultural Heritage

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

Appropriate Assessment

The closest European site to the proposed development is River Suck Callows SPA (Site Code: 004097) which is located circa 5km south west 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 can, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, no recent planning history traced to the site.

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,

Initial Planning Assessment

In accordance with the Planning and Development Act, 2000, as amended 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 stated works for renovating the existing dwelling house include:

- Strip floors and ceilings which are to be replaced
- Electrics to be upgraded
- Plumbing to be upgraded
- New internal walls on first floor to be constructed
- Re-slate the roof
- Second fix carpentry and paint and decorate internally
- Upgrade the plumbing/heating system
- Install new floors

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.

It is noted in the application form that it is stated that renovation works include upgrading the plumbing and heating system however there has been no reference to the location of said system and

if this proposed system is external. Further Information will be requested on this. It is further noted from reviewing the file that the floor plans and elevations indicate that the applicant is proposing to construct a porch to the front of the dwelling however this has not been listed in the schedule of proposed works, the applicant is requested to clarify this below.

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), 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 Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation
Request the following further information

- Please clarify if any part of the proposed central heating system is to be placed on the exterior of the dwelling, if so please provide a scaled plan and elevation drawing indicating the proposed location and a data sheet/specification of same.
- Following a review of the file it is noted that the applicant appears to be proposing to construct a porch to the front of the dwelling which has not been listed in the schedule of works (appears to exceed the limitations for such structures under Class 7, Article 6, Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended). Please provide information in relation to any works proposed to the exterior of the dwelling on elevations.

Signed: Sailth O'Grady **Date**: 9th May 2025
Graduate Planner

Signed: **Date**: 12th May 2025
Senior Executive Planner

Comhairle Contae
Ros Comáin
Roscommon
County Council

Niamh Molloy,
[redacted]

Date: **8th April, 2025**
Planning Reference: **DED 874**

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

Development: **Permission to refurbish an existing derelict house, with works including; 1)strip floor and ceilings to be replaced; 2)electrics to be upgraded; 3)plumbing to be upgraded; 4)new internal walls on first floor; 5)re-slate the roof; 6)second fix carpentry and paint and decorate internally; 7) upgrade plumbing/heating system & 8)install new floors under the Planning & Development Act (Exempted Development) regulations 2018 at Ballyboughan, Ballybride, Co. Roscommon.**

****

A Chara,

I wish to acknowledge receipt of the application which was received on the 4th April, 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/01/0/234068** dated 7th April, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 874**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Brian Farragher,
Senior Executive Planner,
Planning Department.

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

07/04/2025 14 05 03

Receipt No : L01/0/234068

JAMES LOHAN CONSULTING ENGINEERS
UNIT 5
BALLYPHEASON HOUSE
CIRCULAR RD
ROSCOMMON

PLANNING APPLICATION FEES		80 00
GOODS	80 00	
VAT Exempt/Non-vatable		
DED874		

Total : 80 00 EUR

Tendered :
Cheque 80 00
500394

Change : 0 00

Issued By : Aine McDermott
From : Central Cash Office

DED 574

Comhairle Contae Ros Comáin
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

ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

Name of Applicant(s)	Niamh Molloy
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Ballyboughan, Ballybride, Co. Roscommon. F42R240 O.S No. 2481 XY: 585350,765132 Townland Ballyboughan
Floor Area: a) Existing Structure b) Proposed Structure	a) 76.245Sqm b) N/A
Height above ground level:	Floor level- between 150mm-200mm above ground level (Ridge height existing 7557mm above ground level)
Total area of private open space remaining after completion of this development	0.34 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates 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)	Existing Nap Plaster
Is proposed works located at front/rear/side of existing house.	Proposed works only include renovations to existing dwelling, demolition of walls internally and construction of new walls internally.
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	Refurbish House to be lived in by applicants
Distance of proposed building line from edge of roadway	Existing -9.8m 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 <u>Exempted Development</u>

Signature: Hannah Leyden

Date: 27/03/2025

ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

Note: This application **<u>must</u>** 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

James Lohan
Planning & Design Consulting Engineers

Planning Dept,

Roscommon Co.Co.

Aras An Chontae,

Roscommon.

Detailed Specification Of The Development Proposed

Ref: Niamh Molloy for Property at Ballyboughan, Ballybride, 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, as well as a proposed bathroom on the first floor. The works involved are as follows:

1. Strip floors, and ceilings and to be replaced.
2. Electrics to be upgraded.
3. Plumbing to be upgraded.
4. New internal walls on first floor.
5. Re-slate the roof.
6. Second fix carpentry and paint and decorate internally.
7. Upgrade plumbing/heating system.
8. Install new floors.

Kind Regards

Hannah Moylan

James Lohan Consulting Engineer Ltd,

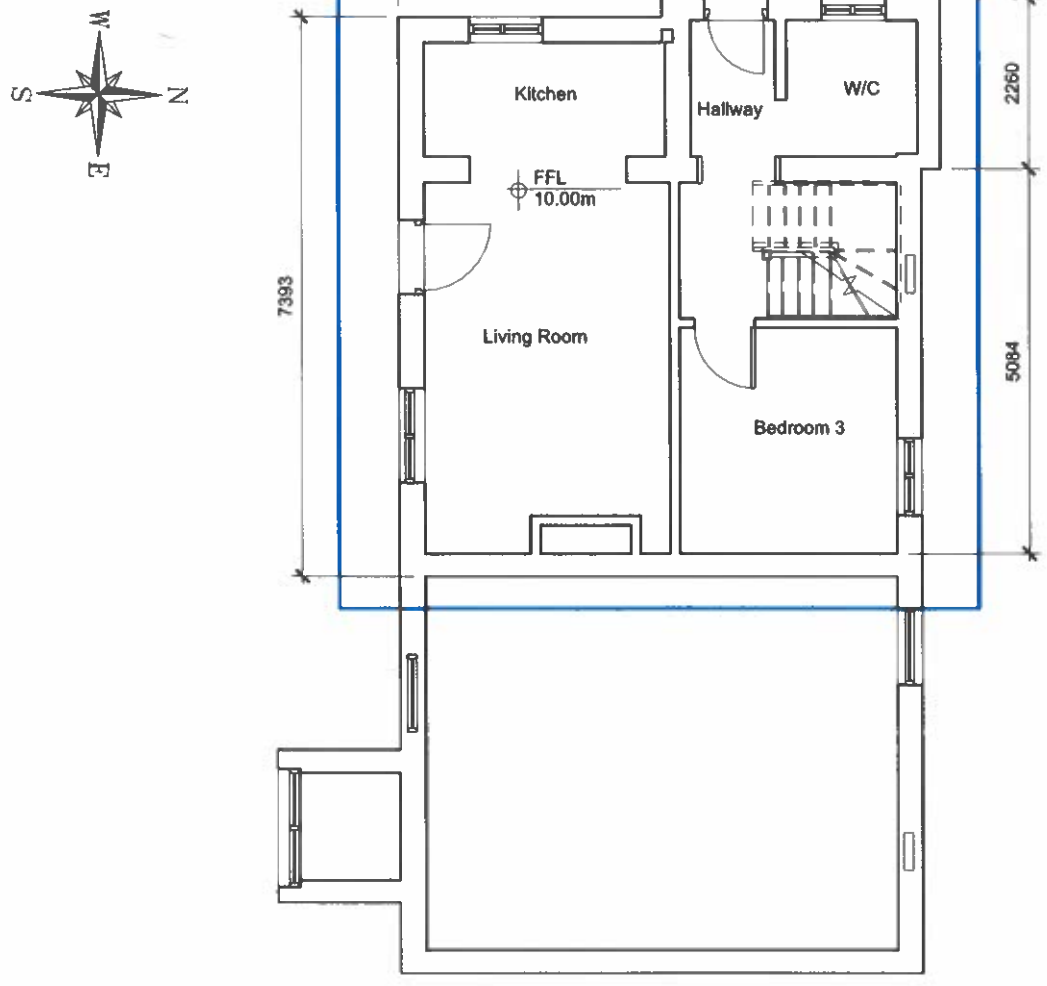
Unit 5, Ballypheason House, Circular Road

Roscommon F42 C982

ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

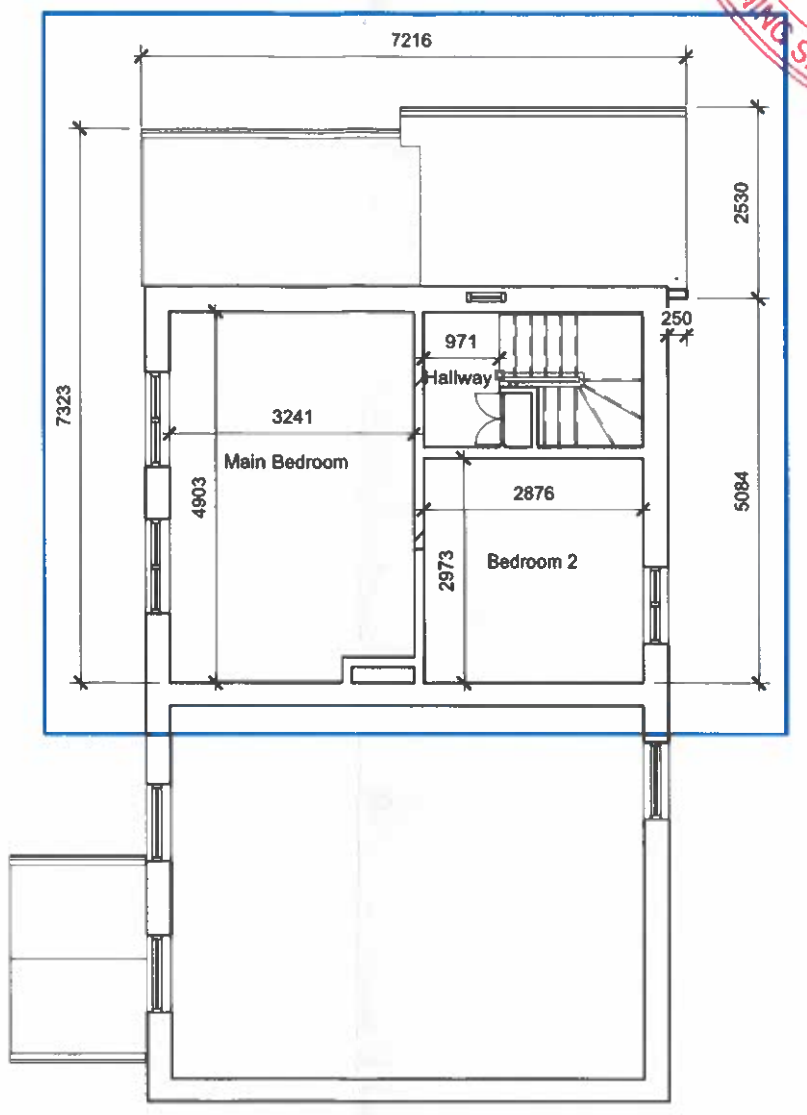
ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

EXISTING DWELLING



1 001- GROUND FLOOR PLAN- EXISTING

1 : 100



3 004- FIRST FLOOR PLAN-EXISTING

1 : 100

James Lohan
Planning & Design Consulting Engineers

DO NOT SCALE FROM THIS DRAWING.WORK ONLY FROM FIGURED DIMENSIONS

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THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

STATUS KEY: SK SKETCH DESIGN | PR PRELIMINARY | FT FOR TENDER | FC FOR CONSTRUCTION | SS SUPERSEDED

STA	DATE	REV
	/ /	/G
	/ /	/F
	/ /	/E
	/ /	/D
	/ /	/C
	/ /	/B
	/ /	/A

James Lohan
Planning & Design Consulting Engineers
Civil Engineering
Architectural Design
3D Modelling
Surveys
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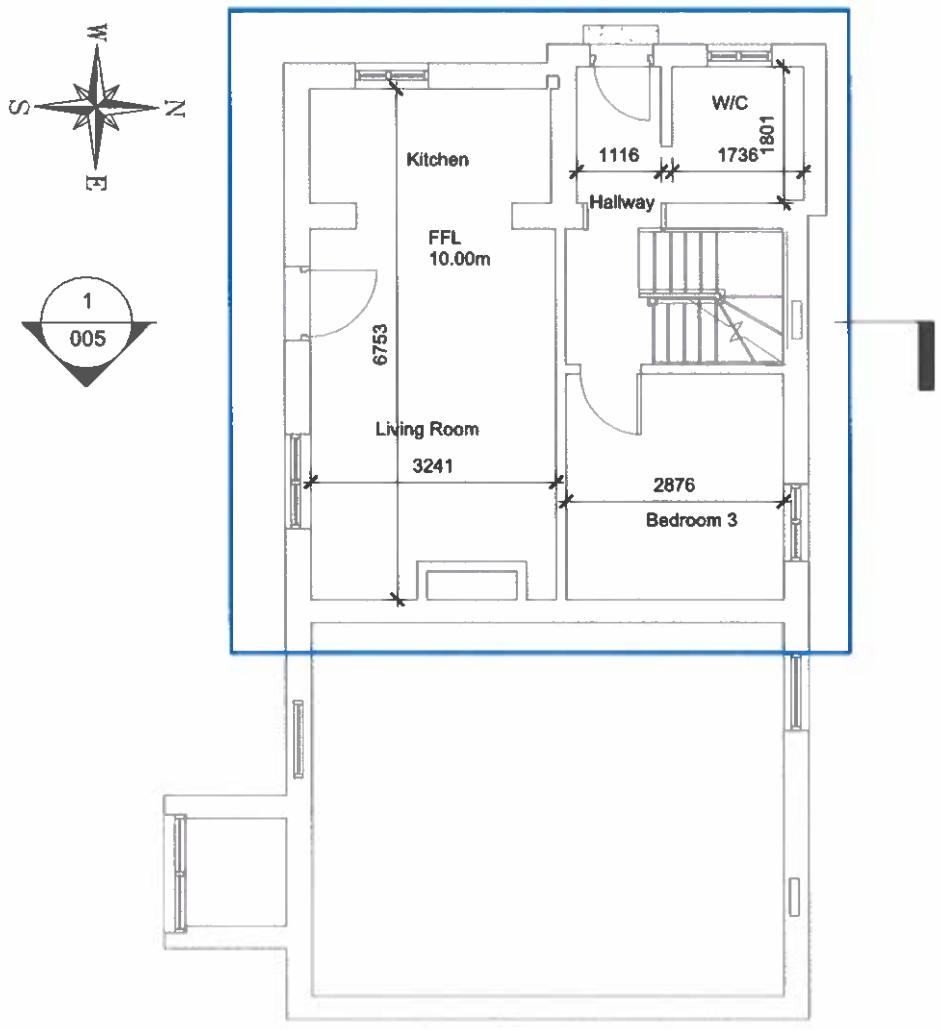
F42 C982
E-mail: jlohan@jlce.ie/ aaron@jlce.ie
Ph: 087 2228529
Tel:090 6634365

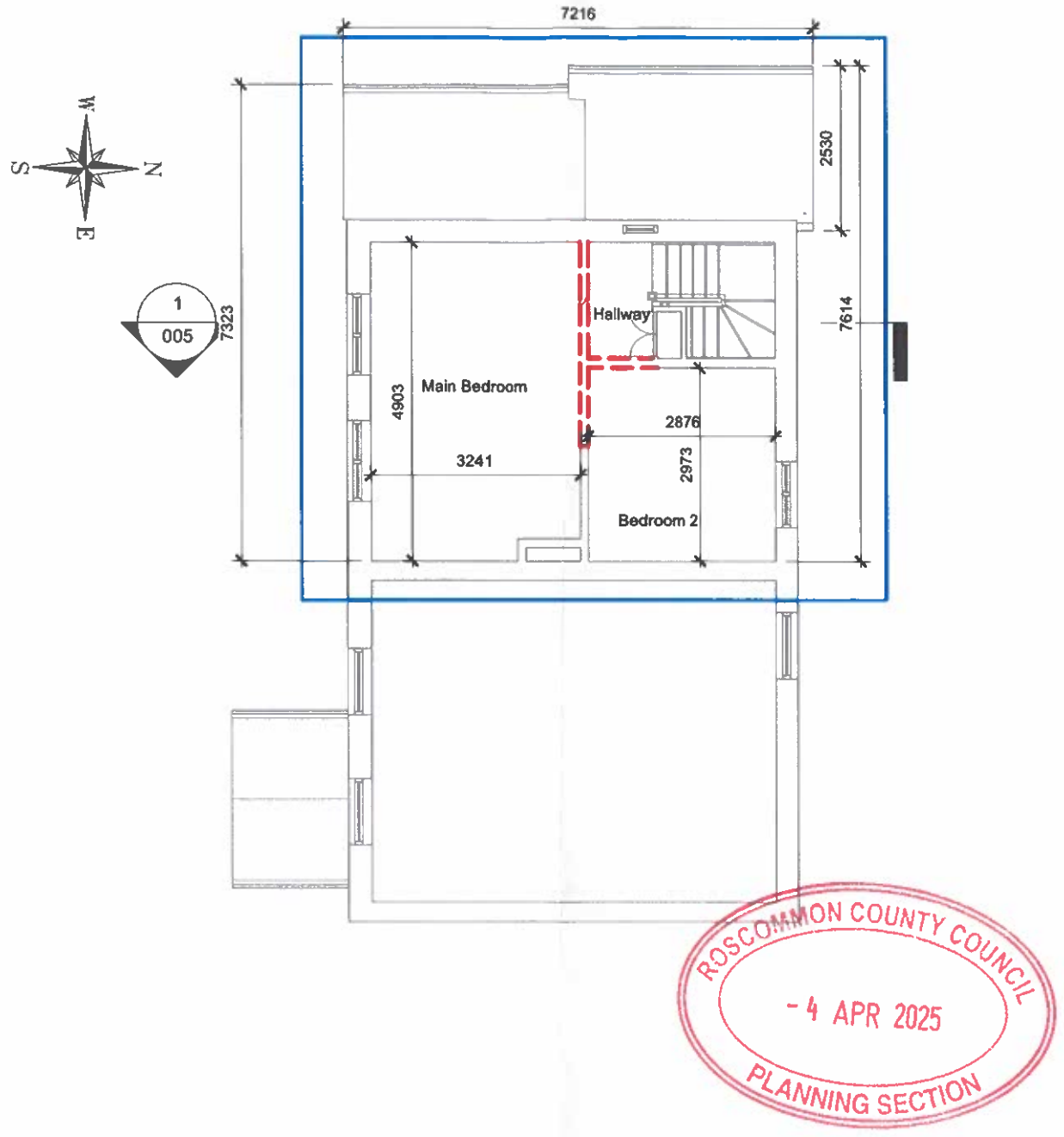
CLIENT: NIAMH MOLLOY	JOB: EXEMPT DEVELOPMENT	JOB No: 24-477	DATE: 31/03/2025
SITE: BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON	DRAWING: EXISTING HOUSE	DRG No: 001	REV:
		SCALE: 1:100	DRAWN BY:

🟦 EXISTING DWELLING



1 002- GROUND FLOOR PLAN - DEMOLITION

1 : 100



ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

2 005- FIRST FLOOR PLAN-DEMOLITION

1 : 100

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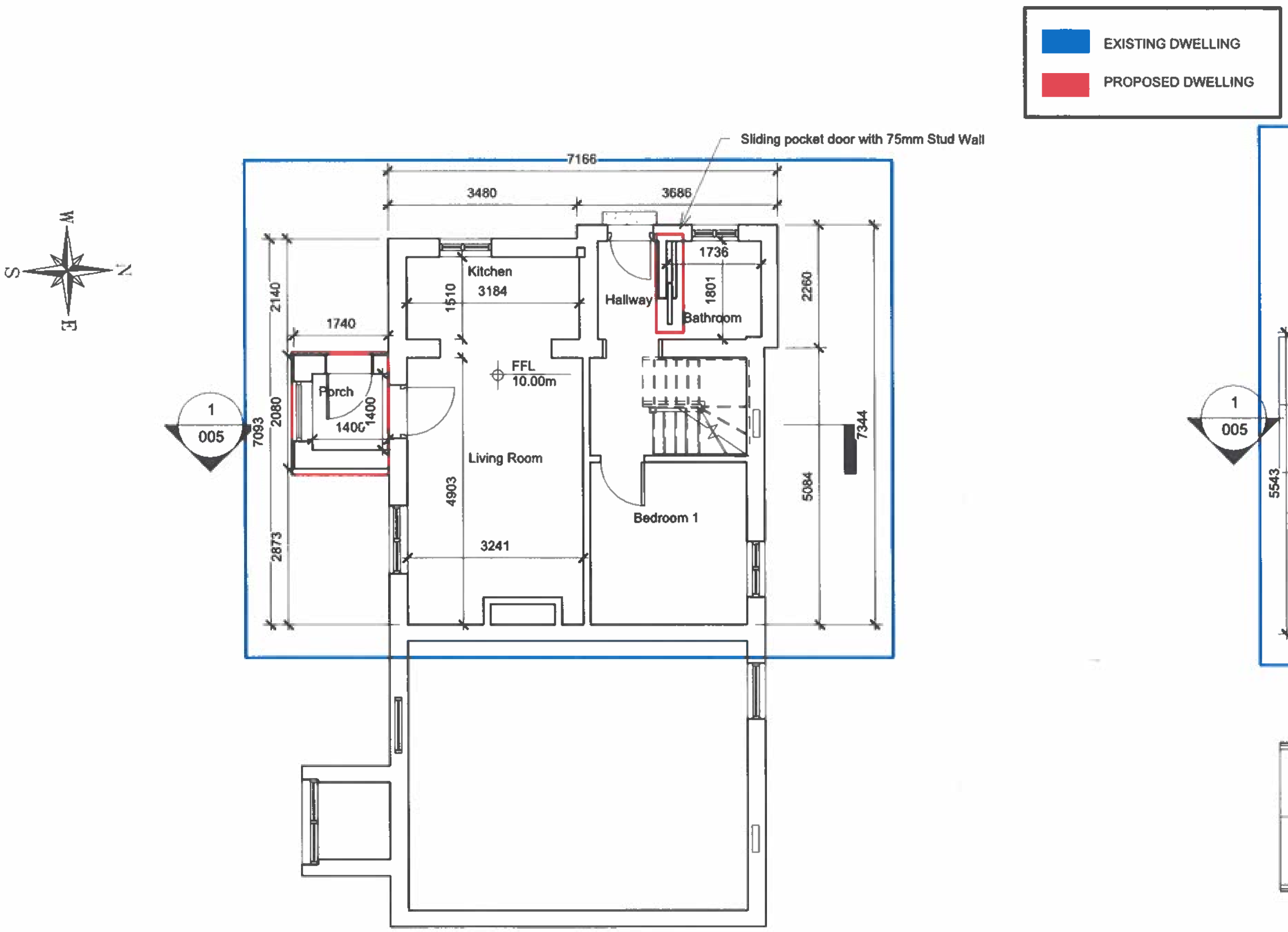
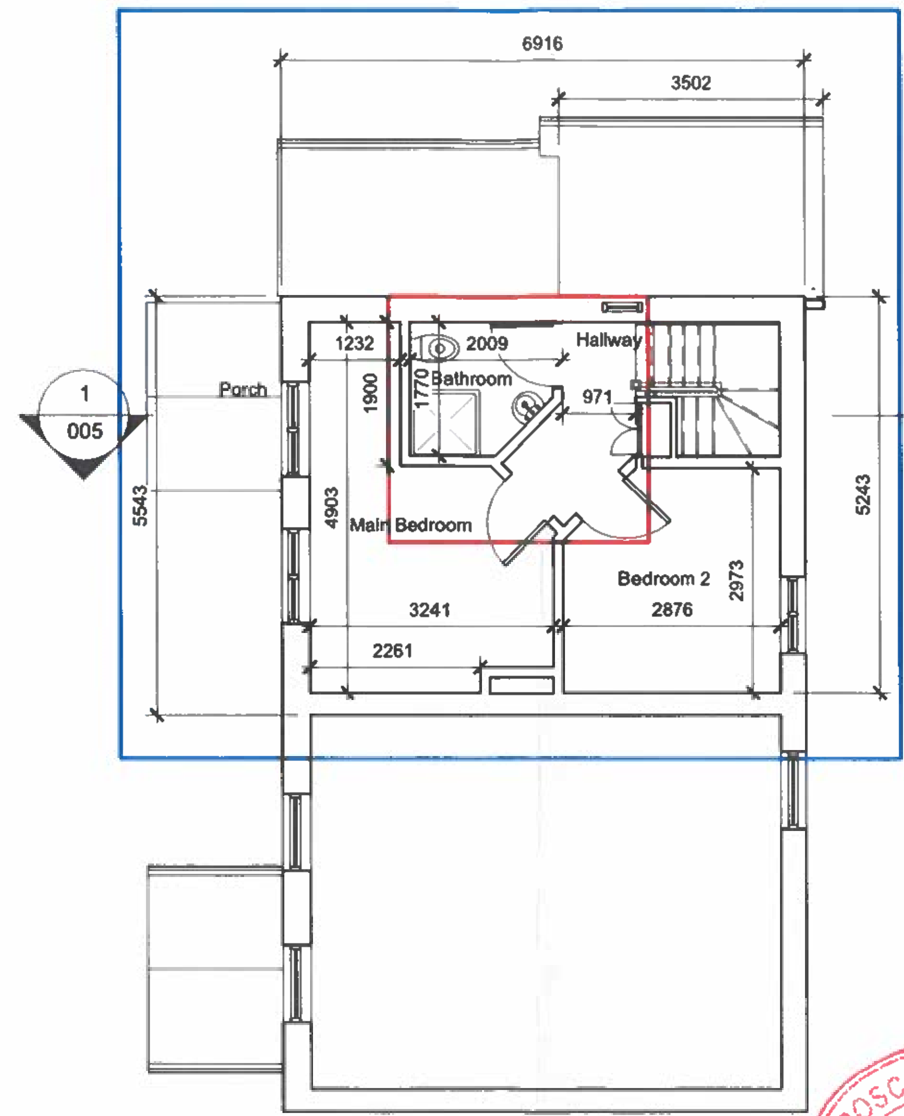
Ph: 087 8228529
Tel:090 6634365

CLIENT NIAMH MOLLOY	JOB EXEMPT DEVELOPMENT	JOB No 24-477	DATE 31/03/2025
SITE BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON	DRAWING DEMOLITION WORKS	DRG No 002	REV
		SCALE 1:100	DRAWN BY:



1 003- GROUND FLOOR PLAN- PROPOSED

1 : 100



2 006- FIRST FLOOR PLAN-PROPOSED

1 : 100

ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

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Unit 5, Ballyphaeson House, Circular Road, Roscommon, F42 C982
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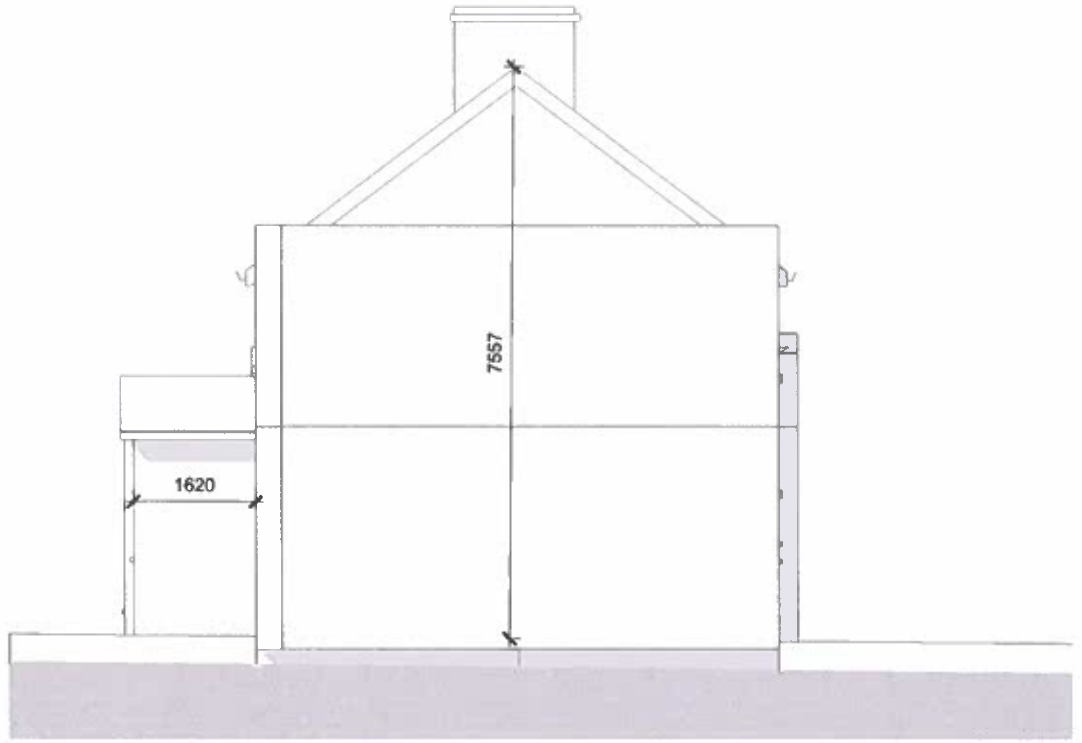
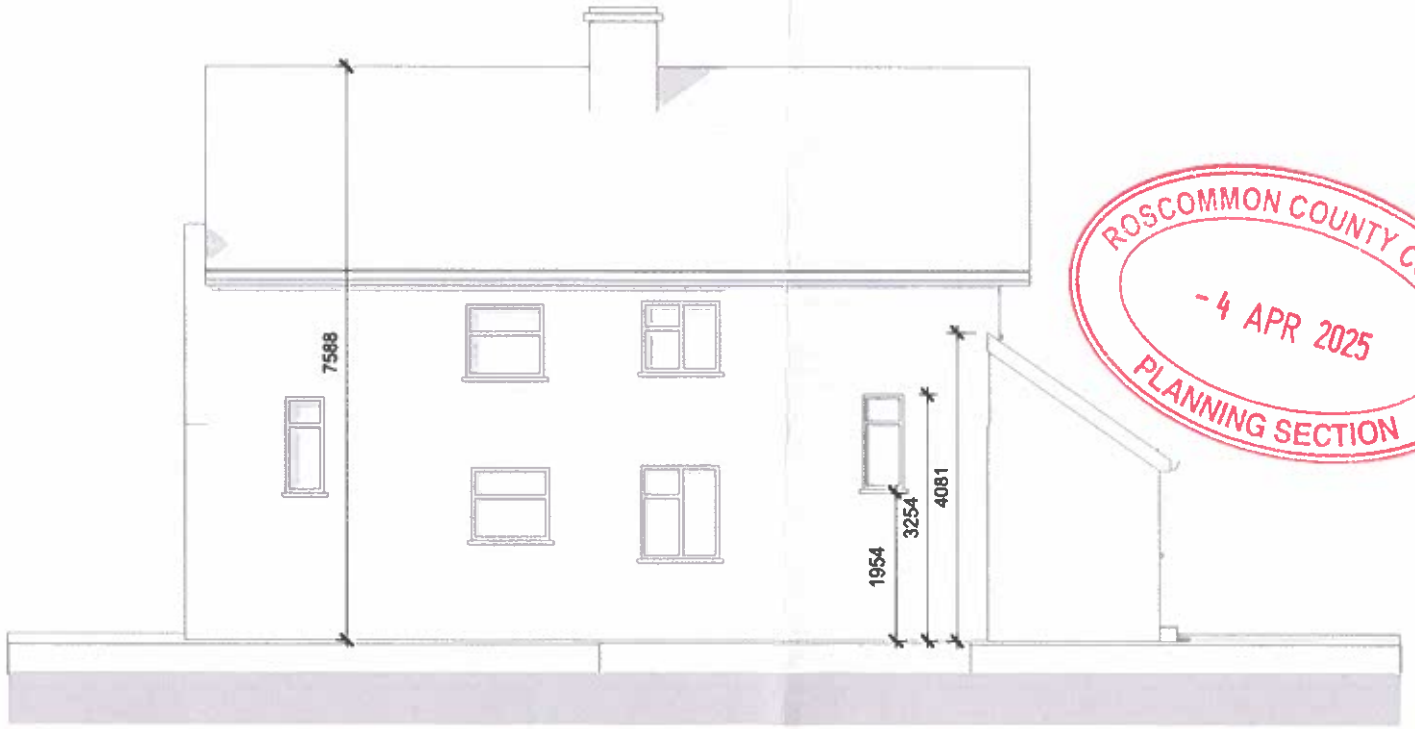
Ph: 087 6228529
Tel: 090 6634365

CLIENT: NIAMH MOLLOY	JOB: EXEMPT DEVELOPMENT	JOB No: 24-477	DATE: 31/03/2025
SITE: BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON	DRAWING: PROPOSED HOUSE	DRG No / SCALE: 1:100	REV / DRAWN BY:





1 Side Elevation (EAST)
1 : 100

2 Side Elevation (WEST)
1 : 100

4 Front Elevation (SOUTH)
1 : 100

5 Rear Elevation (NORTH)
1 : 100

ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

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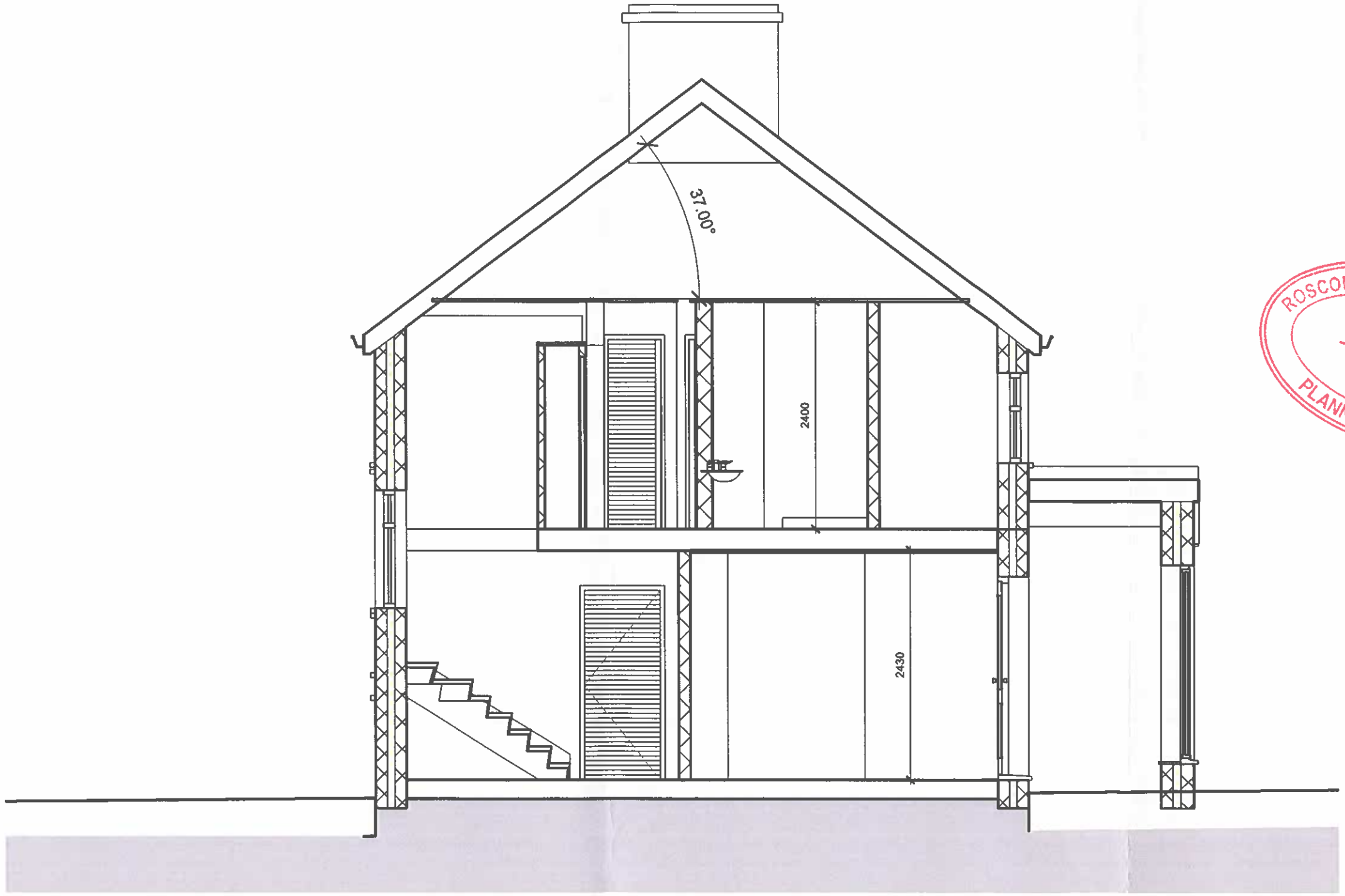
Ph: 087 6220529
Tel:090 6634366

CLIENT NIAMH MOLLOY	JOB EXEMPT DEVELOPMENT	JOB No 24-477	DATE 31/03/2025
SITE BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON.	DRAWING ELEVATIONS	DRG No 003 SCALE 1:100	REV DRAWN BY:



ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION

1 Section 1

1 : 50

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Planning & Design Consulting Engineers

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	/	/	L

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F42 C982
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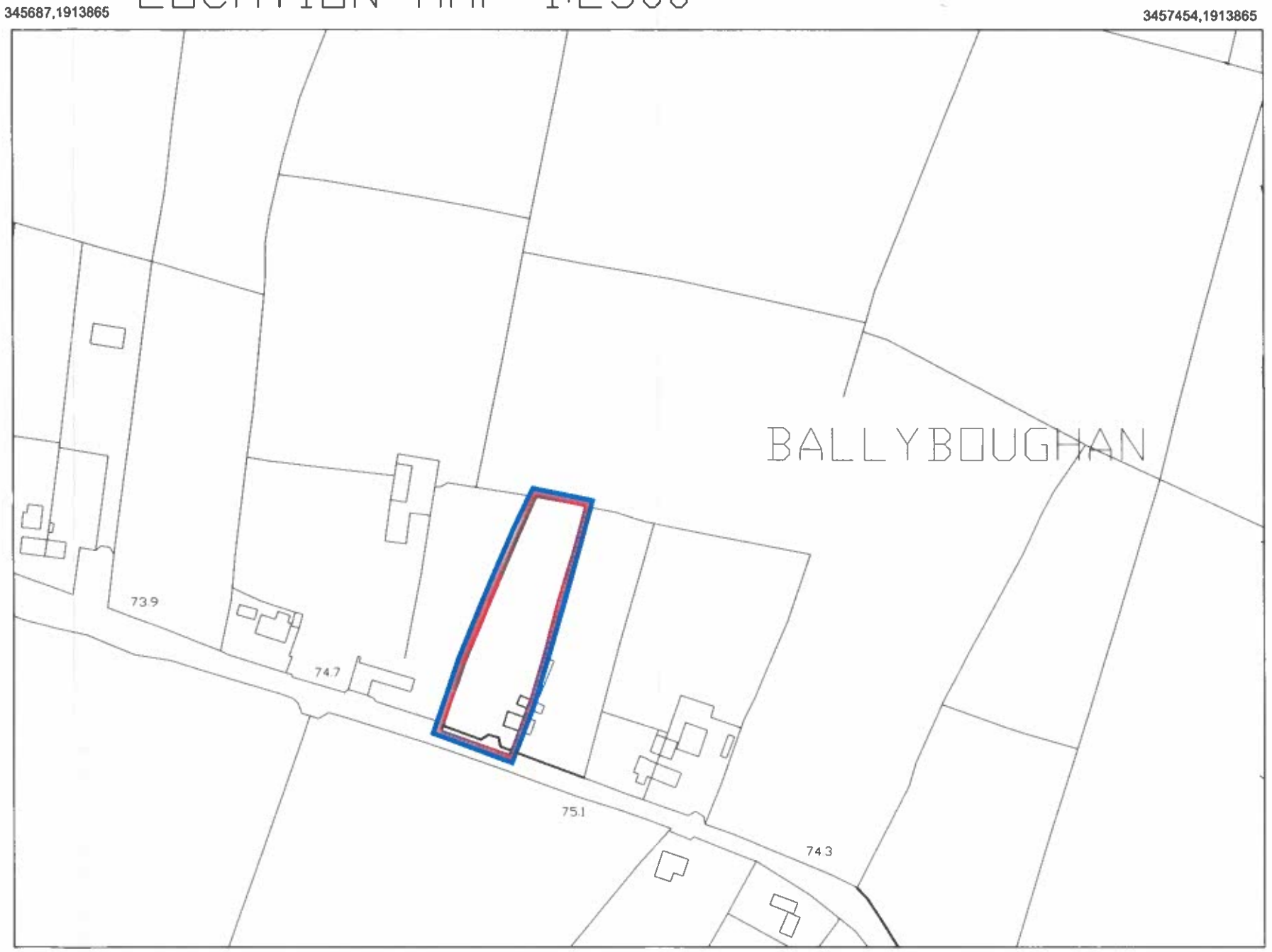
Mo 087 8228529
Tel 090 6634265

CLIENT: NIAMH MOLLOY	JOB: EXEMPT DEVELOPMENT	JOB No: 24-477	DATE: 26/03/2025
SITE: BALLYBOUGHAN, BALLYBRIDE, CO. ROSCOMMON	DRAWING: SECTIONS	DRG No: 005	REV:
		SCALE: 1:50	DRAWN BY:

LOCATION MAP 1:2500



SITE ADDRESS:
BALLYBAUGHAN,
BALLYBRIDE,
CO.ROSCOMMON.
F42R240

LEGEND

SITE AREA OUTLINED IN RED = 0.39 HECTARES

LAND HOLDING OUTLINED IN BLUE

OS NO.
RN 2481

N
W E
S

ROSCOMMON COUNTY COUNCIL
PLANNING SECTION
- 4 APR 2025

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STA	DATE	REV
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	/ /	C
	/ /	B
	/ /	A

Unit 5 Ballypheason House
Circular Road,
Roscommon F42 C982.

JAMES LOHAN CONSULTING ENGINEER

Ph: 090 6634365 / 087822852(
email: james@jlce.ie / aaron@jl
web: www.jlce.ie

CLIENT: MANN MOLLOY	JOB: CERT OF EXEMPTION	JOB No: 24-477	DATE: 27/03/2025
SITE: BALLYBAUGHAN BALLYBRIDE, CO.ROSCOMMON F42R240	DRAWING: SITE LOCATION	DRG No: 002	REV: A
		SCALE: 1:2500	

Existing Hedgeroe and Trees to Boundary

Grassed Area

GROUND LEVEL 9.2

GROUND LEVEL 9.8

N

W E

S

Existing Trees and Shrubs

Existing Garage

Existing Dwelling

GROUND LEVEL 10.00

Boundary Wall

GROUND LEVEL 10.15

Existing Enterance

Existing Trees and Shrubs

PLANNING SECTION
- 4 APR 2025
ROSCOMMON COUNTY COUNCIL

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STA	DATE	REV
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		C
		B
		A

Unit 5 Ballypheason House
Circular Road,
Roscommon F42 C982.

JAMES LOHAN CONSULTING ENGINEER

Ph: 090 6634365 / 087822852
email: james@jlce.ie / aoron@
web: www.jlce.ie

CLIENT: NIAMH MOLLOY	JOB: CERT OF EXEMPTION	JOB No 24-477 DATE 27/03/2025
SITE: BALLYBAUGHAN BALLYBRIDE, CO. ROSCOMMON F42R240	DRAWING: SITE LAYOUT	DRG No 001 REV A
		SCALE 1:500