

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Suzanne Egan,



Reference Number: DED 875
Application Received: 4th April, 2025
Name of Applicant: Suzanne Egan
Agent: Roch Hanmore

WHEREAS a question has arisen as to whether the refurbishment of an old stone cottage & construction of an extension at Castlesampson, Bealnamulla, Athlone, Co. Roscommon, N37 T6W9., is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The development described is not consistent with the definition of 'Development within the curtilage of a house' under the classes of development prescribed under Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended). The existing structure on site does not meet the description of a dwelling therefore the refurbishment of this structure does not fall within the provisions of exempted development as set out in the Planning and Development Regulations 2001, as amended.
- (c) The proposed refurbishment of an old stone cottage & construct extension as above does not 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;
therefore, is deemed not an exempt development.
- (d) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to refurbish an old stone cottage & construct an extension at Castlesampson, Bealnamulla, Athlone, Co. Roscommon, N37 T6W9, is development that is **not 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: 16th June, 2025

cc agent via email: Roch Hanmore
rochhanmore@gmail.com

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

Carmel Curley

From: Carmel Curley
Sent: Wednesday 18 June 2025 11:33
To: Roch Hanmore
Subject: DED 875 - Suzanne Egan
Attachments: DED 875 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for DED Application 875 – Suzanne Egan. Please note that a hard copy will be issued to the applicant via registered post.

Mise le meas,

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 875
Re:	Permission to refurbish an old stone cottage & construct extension under the Planning and Development Act (Exempted Development) Regulations 2018
Name of Applicant:	Suzanne Egan
Location of Development:	Castlesampson, Bealnamulla, Athlone, Co. Roscommon (N37 T6W9)
Site Visit:	05/06/2025

WHEREAS a question has arisen as to whether the following works to refurbish an old stone cottage & construct 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 single storey structure and is accessed off a narrow road off the L-2025 Local road. The building in question is situated to the front of an existing house which has recently undergone construction works, and appears to be used as a domestic store for the existing house. The proposed development consists of the refurbishment of an old stone building and the construction of an extension to widen the existing building. Extensive works are proposed to the existing partly damaged structure which will include the removal of roof and some walls, forming of window/door openings, installation of windows/doors, new roof construction.

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 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 sites to the proposed development are Castlesampson Esker PNHA/SAC (Site Code: 001625) which is located circa 0.1km to the south and Ballynamona Bog and Corkip Lough SAC (Site Code: 002339) which is located circa 1.5km to the north 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, recent planning history traced to the site.

- 18/354 - to construct alterations and extensions including attic conversion to existing house plus the installation of new domestic sewage treatment system and associated site works - Conditional

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies:

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

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

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 proposal includes the refurbishment of the old building which includes removal of the existing corrugated tin roof and replacing with a new slate roof, new doors and windows including the opening of new windows and doors, demolition of the east wall to construct the proposed extension and extensive internal works. 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. The proposed works are deemed not an exempt development.

Based on a site inspection I am not satisfied that the existing structure could be considered an existing dwelling. Following review of historic ortho photographic imagery and previous planning files which reference the structure in question as 'existing sheds' I have concluded that the existing structure is in an advanced state of dereliction, and the planning authority has concerns regarding the previous use of the structure as it appears the existing structure is used as a domestic shed/store to the existing house to the east of the proposed structure.

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 whether a proposed development; to refurbish an old stone cottage & construct extension as outlined above at Castlesampson, Bealnamulla, Athlone, 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 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- The development described is not consistent with the definition of 'Development within the curtilage of a house' under the classes of development prescribed under Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended). The existing structure on site does not meet the description of a dwelling therefore the refurbishment of this structure does

not fall within the provisions of exempted development as set out in the Planning and Development Regulations 2001, as amended.

- The proposed refurbishment of an old stone cottage & construct extension as above does not 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;

therefore, is deemed not an exempt 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 old stone cottage & construct extension as outlined above at Castlesampson, Bealnamulla, Athlone, Co. Roscommon, is not an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 9th June 2025

Civil Technician

Signed:



Date: 9th June 2025

Senior Executive Planner







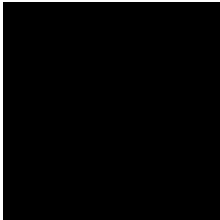




Comhairle Contae
Ros Comáin
Roscommon
County Council



Suzanne Egan,



Date: 8th April, 2025

Planning Reference: DED 875

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

Development: Permission to refurbish an old stone cottage & construct extension under the Planning & Development Act (Exempted Development) regulations 2018 at Castlesampson, Bealnamulla, Athlone, Co. Roscommon, N37 T6W9.

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/01/0/234070 dated 7th April, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 875**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Brian Farragher,
Senior Executive Planner,
Planning Department.

cc agent via email: Roch Hanmore
rochhanmore@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

07/04/2025 14:47.16

Receipt No : L01/0/234070

SUZANNE EGAN

PLANNING APPLICATION FEES 80 00
GOODS 80 00
VAT Exempt/Non-vatable
DED875

Total 80 00 EUR

Tendered
Credit/Debit Card 80 00
2444

Change 0 00

Issued By : Aine McDermott
From : Central Cash Office

Carmel Curley

From: Carmel Curley
Sent: Tuesday 8 April 2025 12:39
To: rochhanmore@gmail.com
Subject: DED 875 - Suzanne Egan
Attachments: DED 875 - Ack Letter & Receipt.pdf

Hi Roch,

Please find attached Acknowledgement Letter & Receipt for DED Application 875 for Suzanne Egan. A hard copy has been issued to the applicant.

Regards,

Carmel

Carmel Curley, Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
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MAP LOCATION



Sharon Kelly

From: Roch Hanmore <rochhanmore@gmail.com>
Sent: Friday 4 April 2025 15:51
To: Planning Department
Cc: Ja Egan
Subject: Suzanne Egan - Section 5 application
Attachments: DWG 004 - Castlesampson - Site Location Map 1_2500.pdf; DWG 001 - Castlesampson - Cottage Plans and Elevations.pdf; 250404-Application for a Declaration under Section 5 of the Planning & Development Act 2000 signed Suzanne Egan.pdf; DWG 002 - Castlesampson - Cottage extension footprint.pdf; DWG 003 - Castlesampson - Site Plan 1_500.pdf; Construction Quotation Suzanne Egan.pdf; Engineers survey Report - Suzanne Egan.pdf; 20250207 FI email to applicant.pdf

Hi

In response to the request of further documentation please find attached the follow documents.

- Signed and complete Application form (Sec 5)
- plans Elevations and Specification
- Floor plan highlighting extension and existing floor area.
- 1:500
- 1:2500 location Map
- Construction Quotation
- Engineers report survey

If there is anything further please let me know. Payment can be made over phone once everything is in order.

Regards,
Roch Hanmore





Conhairle 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

Name of Applicant(s)	Suzanne Egan
Name of Agent	Roch Hanmore
Nature of Proposed Works	Refurbish old Stone Cottage and construct extension
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Castlesampson, Bealnamulla, Athlone Co. Roscommon N37T6W9
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>81m2</u> b) <u>104m2</u>
Height above ground level:	4m
Total area of private open space remaining after completion of this development	120m2
Roofing Material (Slates, Tiles, other) (Specify)	Slates



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Stonework, to front and plastered wall to rear
Is proposed works located at front/rear/side of existing house.	Proposed works to maintain stonework at front and gables, and extension to rear.
Has an application been made previously for this site	Yes
If yes give ref. number (include full details of existing extension, if any)	PD/18/354
Existing use of land or structure	Storage
Proposed use of land or structure	Accommodation
Distance of proposed building line from edge of roadway	1m
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

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

Signature: Suzanne Egan
Date: 28/3/25.

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



Address: Rathor, Rivertown, Dundalk, Co. Louth
 Phone: 086 213 2497
 Email: ecurranengineering@gmail.com
 VAT Number: 4042507KH



QUOTATION

Client Name: Suzanne Egan

Property Address: The Hollow, Castlesampson, Bealnamulla, Athlone, Co. Roscommon

Item	Cost
1 - Demolitions/Clearance	
Strip roof coverings	
Remove external doors	
Excavate floors	
Skips for demo and works to house	
2 - Substructure Works	
New Insulated Concrete Floors	
300mm hardcore	
Sand blinding	
Piping for new services	
Radon barrier and radon sump	
150mm floor insulation	
150mm concrete finished floor	
50mm screed	
3 - Superstructure Works	
Drylining to external walls - inc 62.5mm insulated plasterboard + breathable membrane	
New Ceilings - including plasterboard and skim	
Build Stone walls	
Roof Trusses	
Allowance to structural defects - cracks, etc	
4 - Completions	
4a - External completions	
- Replace existing single glazing windows	
- New window boards	
- Making good window and door openings	
4b - Internal completions (incl. doors, frames, architraves, ironmongery)	
New internal doors inc frame, architrave and door stop	
Allowance for laminate/carpet to floors throughout	
4c - Skirtings - allowance for new skirting throughout	
4d - New uPVC fascia, soffit	
4e - Roof completions -	

5 - Finishes	
5a - Tiling/waterproof finishes to wet areas - allow 15m2	
5b - Painting + Decorating - internally and externally	
5c - Roof finishes - new Roof	
6 - Services	
Electrical This property requires a full re-wire to comply with current building regulations. New connection	
Plumbing This property requires a full mechanical fitout, complete with heating system, bathroom, kitchen etc. and ventilation	
7 - Fittings	
7a - Kitchen units - New Kitchen units and worktop required	
7b - Sanitaryware - Full sanitaryware fitout to bathrooms	
8 - External works	
External – landscaping, paving, etc	
9 - Extension	
N/A	
10 - Profession services associated with works	
TBC by engineer	
Total Ex VAT	
VAT @13.5%	
Total Inc VAT	

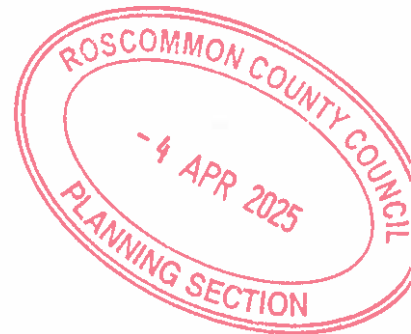




✉ ecurranengineering@gmail.com

☎ 086 213 2497

📍 Rathcor, Riverstown, Dundalk, Co. Louth. A91 PX47



ENGINEER'S SURVEY REPORT

Property: The Hollow,
Castlesampson,
Bealnamulla,
Athlone,
Co. Roscommon

Client: Suzanne Egan

Inspected on: 9th December 2024

Inspected by: Éadaoin Curran Clarke

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Revision Number	Date	Description	Revised By
000	9 th December 2024	Property Survey	Éadaoin Curran



GENERAL INFORMATION

1.0 Details

Client's Name

Mrs Suzanne Egan.

Address of Property

The Hollow, Castlesampson, Bealnamulla, Athlone, Co. Roscommon.

Date of Inspection

9th December 2024

Client's Brief

The Client has asked Curran construction Services EMC Ltd to conduct a survey to determine whether the property is habitable.

This survey was required to record the current condition (by visual inspection only) of the property. This report does not make any reference to the planning status of the property.

2.0 Use of the Report

This report is for the use of Mrs. Suzanne Egan to record the current condition of the property on 9th December 2024.



3.0 Executive Summary

This property is a detached stone property, in rural Co. Roscommon. The property is very obviously derelict and has several structural issues.

The property has a roof of corrugated steel construction and has failed considerably. The current roof has no felt, no insulation and requires full replacement. The timbers are failing.

The structural walls host numerous structural cracks of various widths, from 2mm – 10mm. These require immediate repair. This property is structurally unsound and derelict.

The windows have been blocked up. The door is wooden and requires replacement as it is in a state of disrepair. This property is derelict.



4.0 Introduction

4.1 Existing Property/Second Hand Property

The survey is intended to establish the condition of the property at the time of the inspection. As the dwelling is a second-hand property, any reference to the finish of the property (unless specifically mentioned) is based on the fact that the property will need general decoration.

4.2 Scope of Survey

As stated previously this survey was conducted to record the visual current condition of the property on the day of inspection. Our client has requested that we conduct this survey to report on the general condition of the property to plan remedial works.

Note that no planning issues in relation to this property have been investigated as part of this survey and such investigation is beyond the scope of this survey.

4.3 Survey Procedures

The survey took the form of a visual inspection.

4.4 Restrictions during Survey

Our inspection of the property was a visual inspection only to those areas accessible to ourselves. These areas are namely as follows:

- External roof inspection was carried out from ground level only.
- All interior rooms.



5.0 Exterior Survey

5.1 Roofs

The property has a roof of corrugated steel construction and has failed considerably. The current roof has no felt, no insulation and requires full replacement. The timbers are failing.

The roof requires a complete overhaul. The absence of felt, insulation, and the failing timbers indicate a need for a full roof replacement.

Roof Replacement Process

1. Remove existing sheets
2. Replace failing roof timbers
3. Install breathable membrane (modern equivalent of felt)
4. Add insulation
5. Install new battens
6. Refit slates and ridge tiles (new ones if the existing are in poor condition)
7. Add flashing around roof features



Gable View or Roof. This property is derelict.

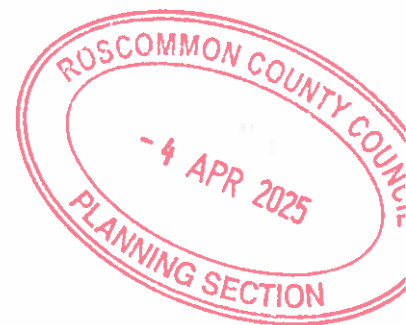


Rear View or Roof. This property is derelict.



Front View or Roof. This property is derelict.





Internal View of Roof. No felt or insulation present. This is a massive heat loss area. This property is derelict.

5.2 Walls

The structural walls host numerous structural cracks of various widths, from 2mm – 10mm. These require immediate repair. This property is structurally unsound and derelict.

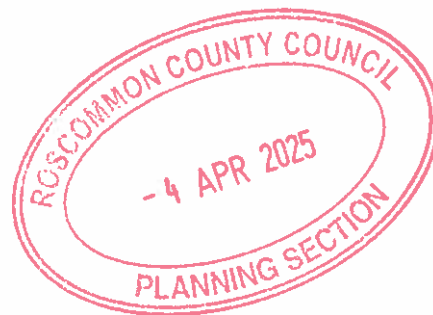
These walls require full drylining/insulation works and replastering.

Assessment of the Structural Damage

1. Crack severity: The structural walls exhibit cracks ranging from 2mm to 8mm in width. In structural engineering, cracks wider than 5mm are generally considered severe and indicative of significant structural issues.
2. Widespread damage: There are numerous cracks, suggesting the problem is not isolated but widespread throughout the structure.

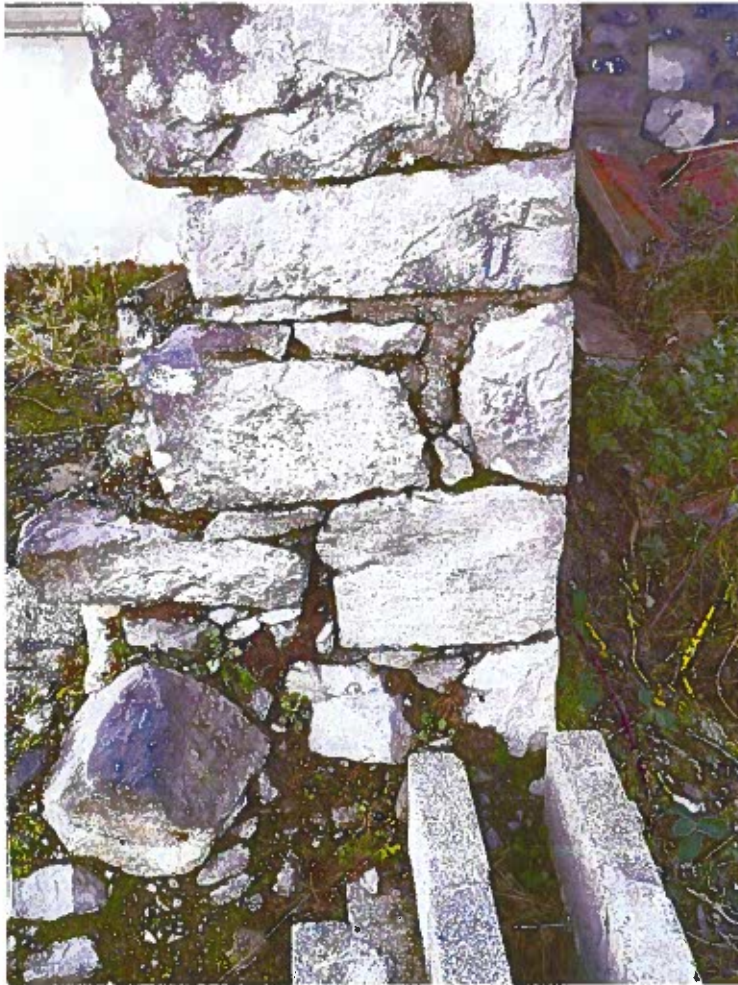
Recommended Actions

1. Structural repairs: As mentioned, immediate repairs are necessary. These may include:
 - Crack injection for smaller cracks
 - Wall demolition and reconstruction for severely damaged sections
 - Reinforcement of existing structural elements
2. Building stabilisation: Temporary supports may need to be installed to prevent further deterioration or collapse during the repair process.
3. Root cause analysis: Determine the underlying causes of the structural damage (e.g., foundation issues, water damage, seismic activity) to prevent recurrence.





Structural crack which measures approximately 3-4mm in width. This property is derelict.



Structural crack which measures approximately 8mm in width. This property is derelict.





Bottom stones are destabilising. These need to be supported and repointed. This property is derelict.

5.3 Windows and Doors

The property's windows have been blocked up. New triple glazed windows would be recommended. The door is wooden and in a state of disrepair. It requires replacement.

Recommendations for Windows:

1. Upgrade to Double or Triple Glazing
 - Significantly improves insulation and energy efficiency
 - Reduces noise transmission from outside
 - Can lower energy bills and increase comfort
2. Consider uPVC or Composite Frames
 - More durable and low-maintenance compared to wood
 - Resistant to rot, warping, and discoloration
 - Can be designed to mimic traditional wooden aesthetics if desired
3. Ensure Compliance with Building Regulations
 - Check local planning requirements, especially if the property is in a conservation area
 - Ensure new windows meet current energy efficiency standards
4. Hire Professional Window Fitters
 - Ensures proper installation and optimal performance
 - May offer warranties on both products and workmanship
5. Consider Additional Features
 - Trickle vents for improved ventilation
 - Enhanced security features like multi-point locking systems
 - Solar control glass to reduce heat gain in summer



Current Wooden Door has deteriorated due to adverse weather. It requires replacement.

6.0 Interior Survey

6.1 Mechanical Installations

This property requires a full mechanical fit out, complete with plumbing, heating system, etc.

6.2 Electrical Services

This property requires a full electrical fitout, complete with new connection.

6.3 Ceilings

There are no ceilings in this property. It is a derelict property which requires full ceiling installations along with replastering/skimming.

Ceiling Installation Options - Potential Ceiling Materials

- Plasterboard (most common and cost-effective)
- Suspended ceiling systems
- Traditional lath and plaster
- Modern lightweight boarding

Installation Process

1. Structural Preparation
 - Install robust ceiling joists/framework
 - Ensure proper alignment and level surface
 - Add insulation between joists if required
 - Apply vapor barrier where necessary
2. Boarding
 - Secure boards firmly to joists
 - Leave minimal gaps between boards
 - Use appropriate fixings and adhesives
- Plastering/Skimming Stage
 - Apply base coat/scratch coat
 - Follow with smooth finishing skim coat
 - Ensure perfectly flat, smooth surface
 - Allow adequate drying time between coats



6.4 Floors

The structural floors in this property are of concrete composition. They are uneven, inefficient and do not comply with current building regulations in Ireland. These require full replacement. The recommendation would be to replace them with new, fully insulated concrete floors, complete with the correct build-up of radon barrier, ducting, stone, etc.

To replace the existing concrete floors with new, fully insulated concrete floors that comply with current Irish building regulations, you should consider the following:

1. Remove existing floors and prepare the subgrade properly.
2. Install a proper granular fill in layers less than 225mm and greater than 150mm, compacting each layer with a vibro roller
3. Install a 1200 gauge DPM (Damp Proof Membrane) or radon barrier where required
4. Add insulation underneath the full floor area to achieve the required U-value and comply with building regulations

5. Pour a new concrete slab with the following specifications:
 - Use a concrete mix with a compressive strength class of C25/30 or higher for domestic applications
 - Consider adding polypropylene, macro-synthetic, or steel fibres to enhance concrete performance
 - Ensure proper slab depth and reinforcement mesh based on the span
6. For ground floor slabs:
 - Solid floating concrete ground floor slab (for granular fill depth < 900mm)
7. Ensure proper joint design to minimize unplanned cracking and support traffic loads
8. Consider adding a screed layer of at least 65mm thickness on top of the slab
9. Install appropriate ducting for services as required.
By following these steps, you can create new, fully insulated concrete floors that comply with current Irish building regulations and provide improved efficiency and performance.



Current Concrete Floors.



6.5 Kitchen

There is no functioning kitchen in this property. It requires a full joinery, mechanical, electrical, and aesthetic fitout.

6.6 Bathroom

There is no functioning bathroom in the property. This property requires a full joinery, mechanical, electrical, and aesthetic fitout.

6.7 Ventilation

Permanent ventilation should be included for all rooms.

7.0 Conclusions & Recommendations

While the survey was carried out in as much detail as was possible without undergoing any destructive tests it must be pointed out that work covered up including foundations and wall plates were not inspected. The survey did not enable us to reach any conclusion regarding the presence of dry rot, wet rot, woodworm, and/or beetle infestation therefore no responsibility will be accepted for such. Furthermore, there is also the possibility of the non - apparent presence of the above defects.

The house is deemed derelict due to reasons explained in this report.

Please see supporting photographs in the appendix.

Recommendations:

Full electrical wire
New electrical connection
New roof
Full mechanical fitout
Drylining
New insulated concrete floors
Rebuild wall
Small extension
New windows and doors
Structural crack repairs
New floor coverings
New kitchen
New bathroom
Decoration
New Joinery throughout
New Ceilings
Ventilation



Signed:

Print Name: Éadaoin Curran Clarke

Qualifications:

B. Eng Civil Engineering, B. Eng

Hons. Engineering Entrepreneurship,

MSIC, Nebosh, BER, PSCS, MIEI

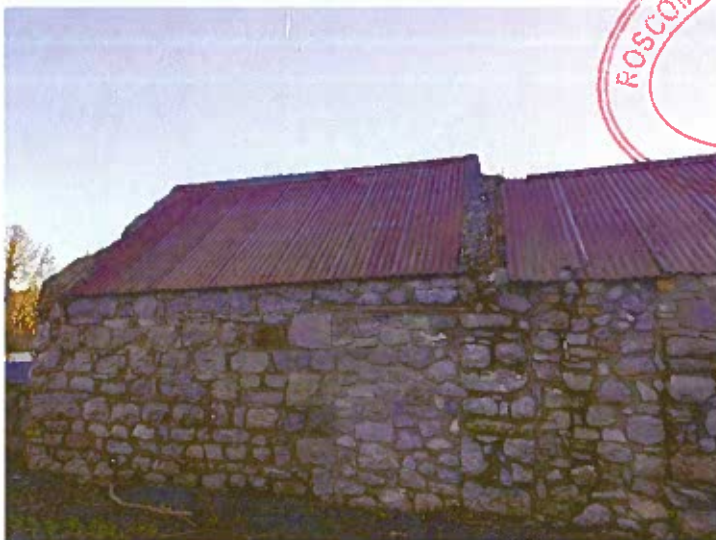
Date: 9th December 2024



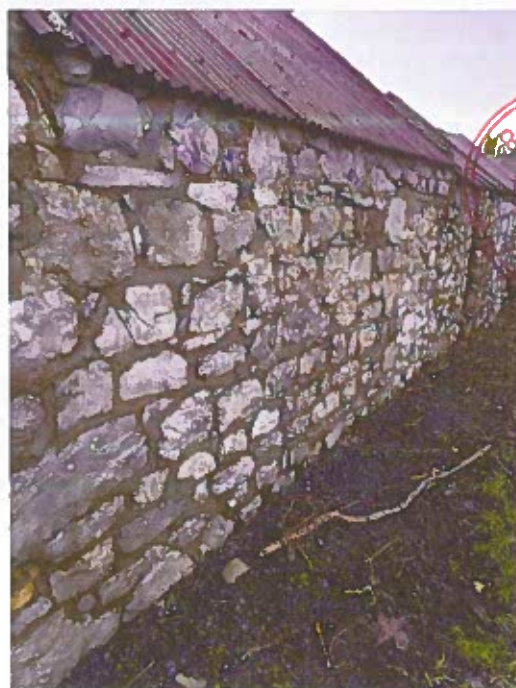
8.0 Appendix – Photographs







ROSCOMMON COUNTY COUNCIL
- 4 APR 2025
PLANNING SECTION





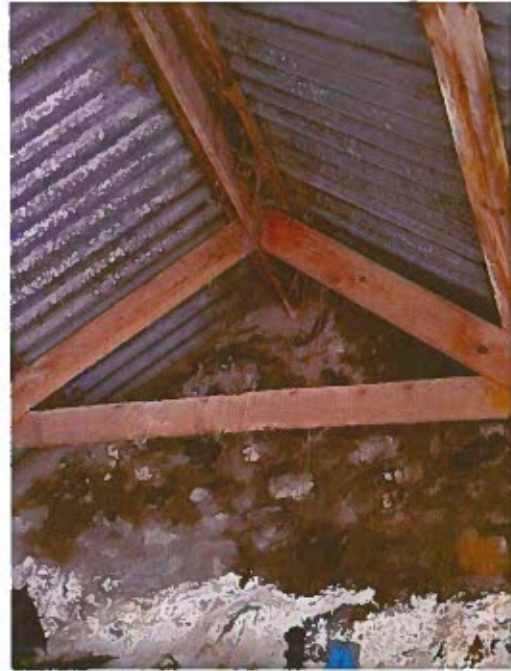






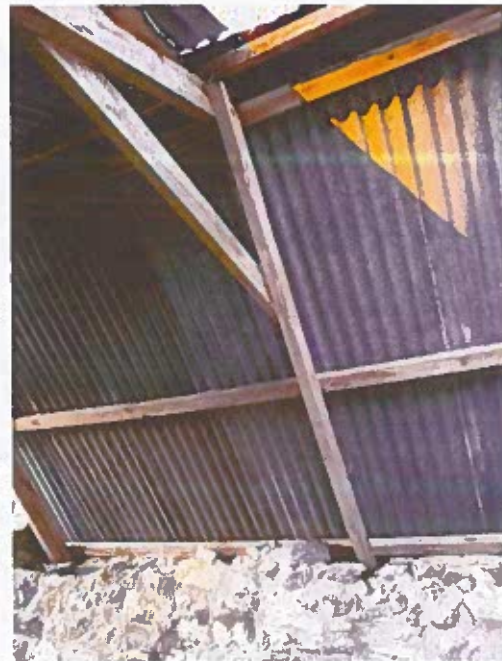
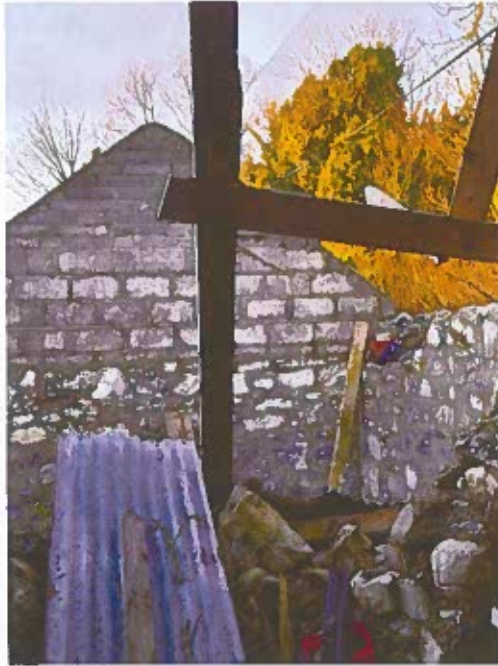


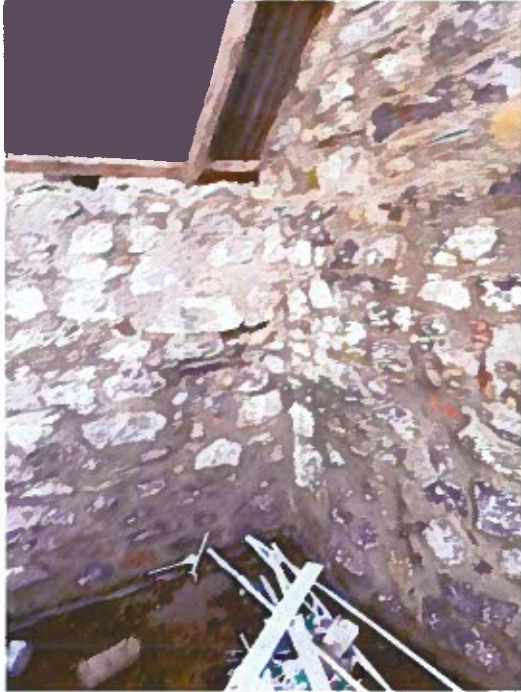














Comhairle Contae
Ros Comáin
Roscommon
County Council



Housing Department
Áras an Chontae
Roscommon
F42 VR98
Tel: 090 6637100

Email: vacanthomesoffice@roscommoncoco.ie

Suzanne Egan



BY EMAIL

Date: 7 February 2025

Re: Application for the Croí Cónaithe (Towns) Fund Vacant Property Refurbishment Grant
Ref: [REDACTED]

Dear Suzanne,

Further to your recent application for grant-aid under the Croí Cónaithe (Towns) Fund Scheme, in order for Roscommon County Council to process your application we require the following:

- Proof of vacancy for at least 2 years, please forward one of the items listed below:
 1. ESB networks may be able to provide a letter to state that electricity was cut off on x date and remains disconnected or a letter to state there has been low energy usage in the property for x years.
 2. Sworn solicitor's affidavit stating the duration the property has been vacant and that the property is currently vacant.
- Folio showing you are owner or letter from Solicitor (if there are joint owners, all owners must complete and sign application form)
- Please provide the LPT Property History Summary / Statement of Account for the property which is the subject of this grant application
- Please submit signed affidavit (by all joint owners of property) confirming that the Grant has not been applied for before for rental purposes (affidavit to be witnessed and signed by Solicitor)
- Provide details of your Planning Application where applicable.
If you consider the proposed works to be an exempted development, please provide a Declaration of Exempted Development from Roscommon County Council Planning Department of same. A copy of the Section 5 Declaration of Exemption Form is attached for reference. You must include all works proposed on the site including extension/demolition/septic tank replacement etc.



Comhairle Contae
Ros Comáin
Roscommon
County Council

- Provide confirmation that the septic tank is registered with [ProtectOurWater.ie](https://www.protectourwater.ie). Please note that it is the applicant's responsibility to ensure all works are completed in line with Planning and Building Regulations.

Please note that all requested information should be submitted to this office within 6 weeks from the date of this letter, 21st March, otherwise your application will be closed.

Upon receipt of the above, a member of the Technical Team will be in touch to arrange a suitable day and time to arrange an inspection.

Please note, your grant application must be approved before any work commences.

If you have any further queries, please do not hesitate to contact the Vacant Homes Office.

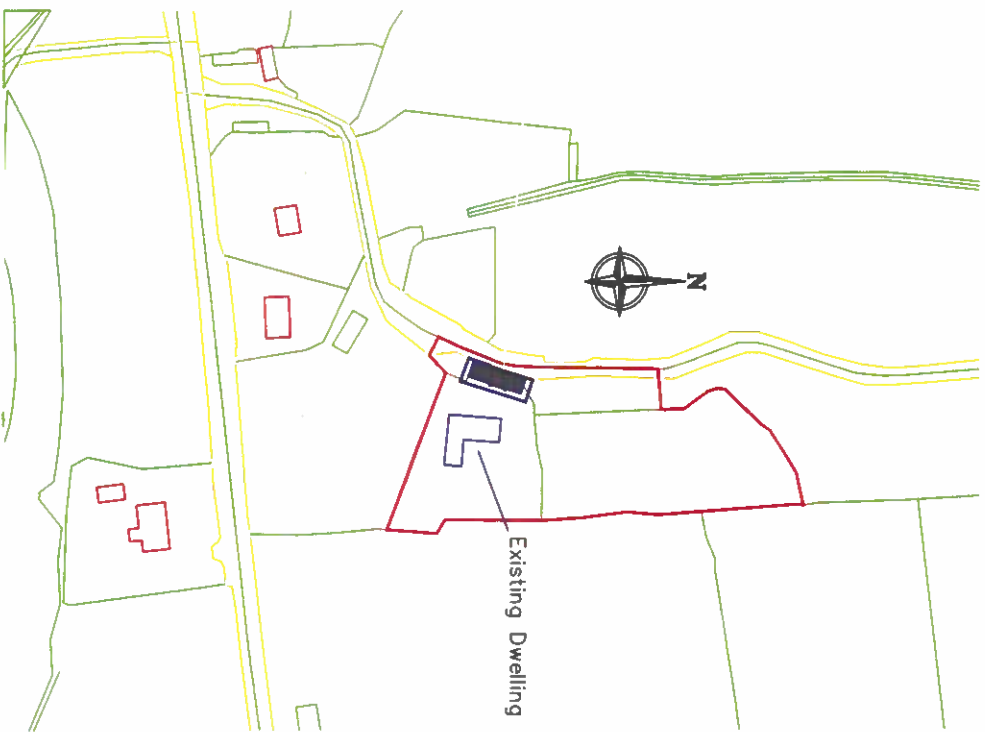
Yours sincerely

Vacant Homes Office



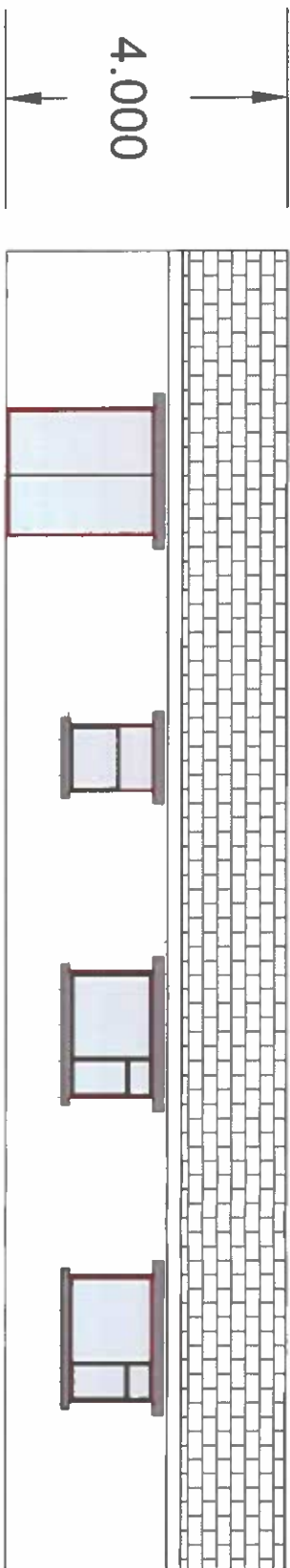
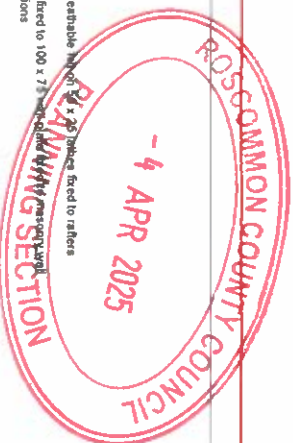


Building Location &
Proposed Extension to
Existing Building to
rear
(Part 5)

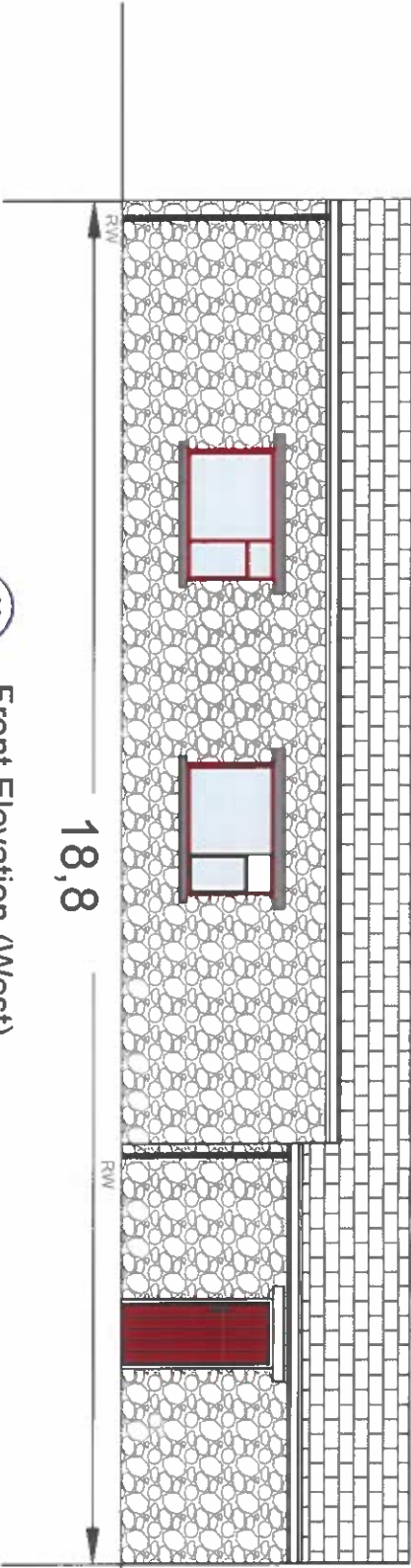


Cottage Centre Point Coordinates:
=====
Easting= 6594126
Northing = 740662

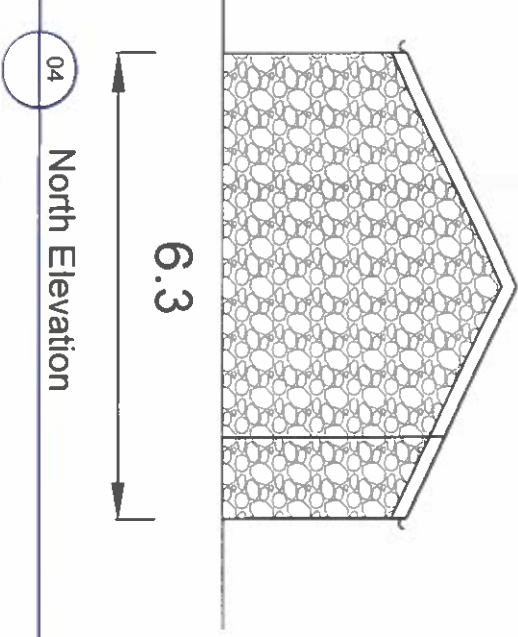
	REV:	DESCRIPTION:	BY:	DATE:
	Site Area:	200m ²		
	CLIENT:	Suzanne Egan The Hollow, Castletown, Baldinaculla, Athlone, Co Roscommon		
	Drawn by:	Roeth Hanmore Knockrush, Boyle Co Roscommon		
	SITE:	The Hollow, Castletown, Baldinaculla, Athlone, Co Roscommon		
	TITLE: Proposed Site Location Map			
	SCALE AT A3:	DATE:	DRAWN:	CHECKED:
	Scale 1:2500	25/3/2025	RH	
	PROJECT NO:	DRAWING NO:		REVISION:
	SUZ 002	DWG 004		



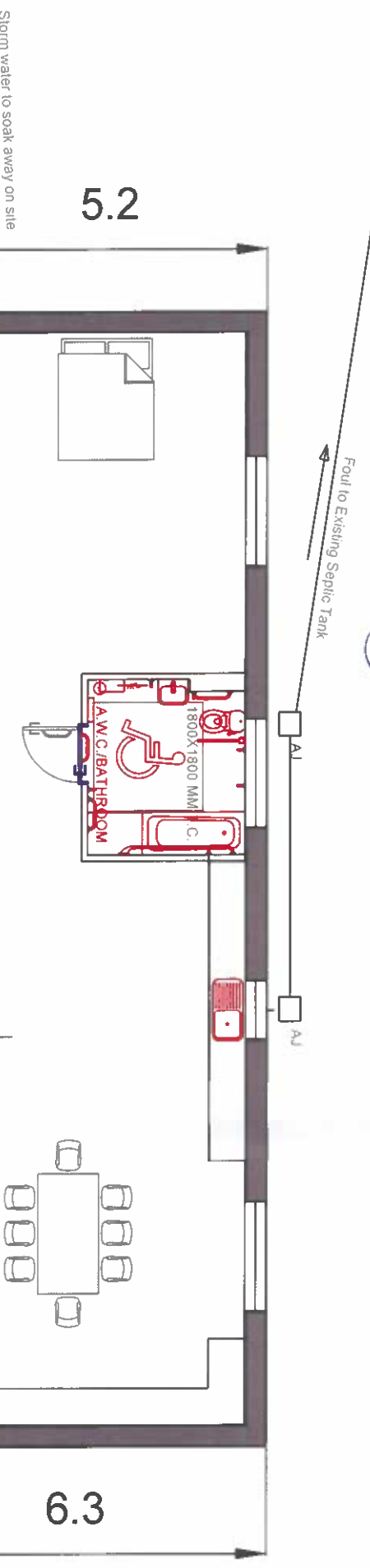
01 Rear Elevation (East)



02 Front Elevation (West)

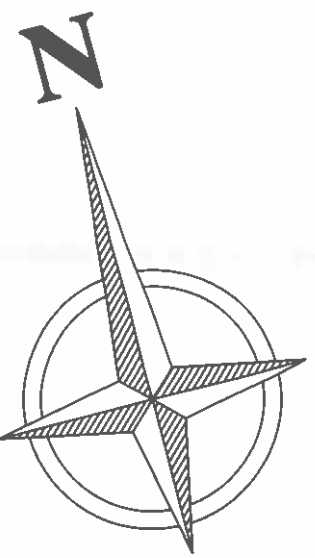


04 North Elevation

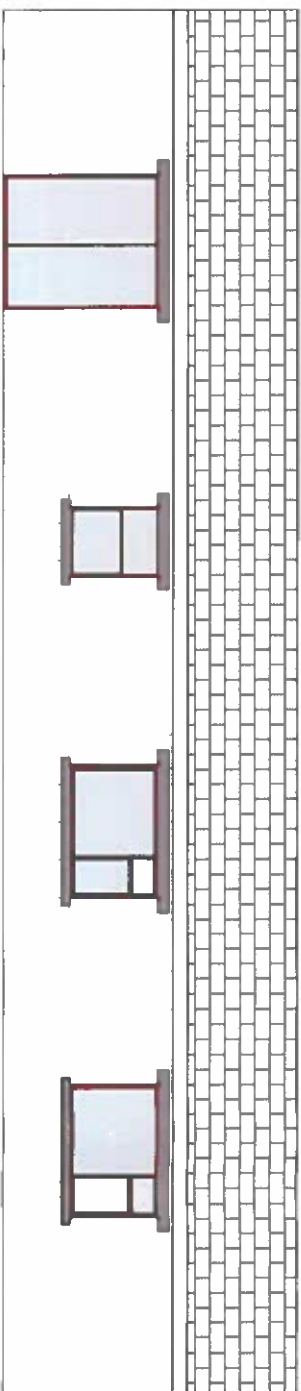


03 Floor Plan

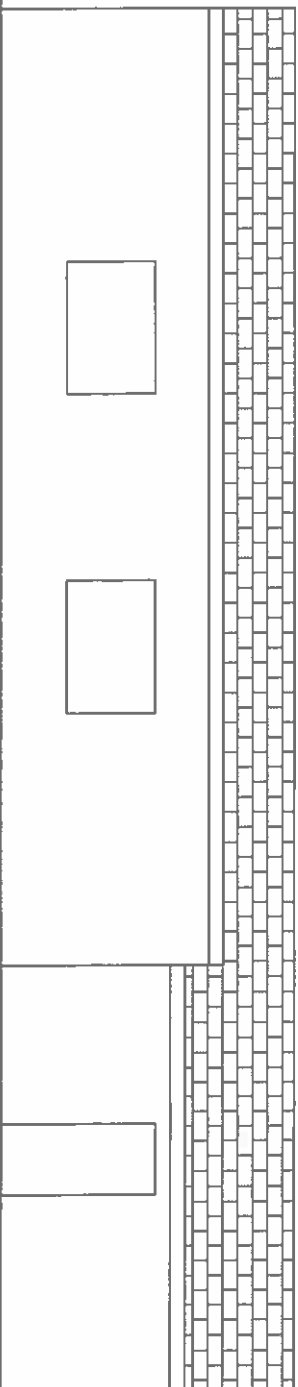
Notes:
Roof:
Slates to be Black / Blue with ridge tile fixed to Ridge on Breathable Membrane 150 x 44 at 400cc.
Rafters to be braced with 125 x 40 collar ties. Rafters to be fixed to 100 x 75 wall plates and braced to eaves.
Existing stone walls:
Stone to be pointed with Cement Lime mortar and saddle at Stone to be pointed with Cement Lime mortar to eaves.
Detail preventing water egress and conserve the integrity and structure of the stone wall construction.
Window Heads and Cills:
New limestone heads and cills to be fitted and Damp proofed as per manufacturers instructions.
Windows and Doors:
New Windows to be double glazed and fitted to manufacturers instructions.
Extension Wall:
Extension wall to be 300mm cavity wall with 100mm cavity 75mm insulation. Stainless wall ties to be fitted to manufacturers instructions.
Wall to be rendered with Sand Cement Lime plaster to rear extension with Nap plaster finish.
Note: Wall to be tied into existing Masonry walls to Engineers instructions.
Fascia and Soffit:
Hardwood Fascia and Soffit to be fitted with new PVC Rain water gutters to drain water to soak away on site.
Front door to be Hardwood Solid Oak.



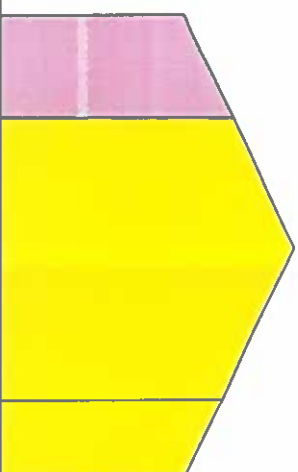
PROJECT:	Extension and Refurbish Existing cottage	DWG TITLE:	Plan and Elevations
STAGE NO:	Design Proposal	DWG NO:	001
CLIENT:	Suzanne Egan	SCALE:	1 : 100
REVISION:		JOB NO:	Suz002
		DRAWN BY:	RH
		CHECKED BY:	RH
		DATE:	24.03.2025



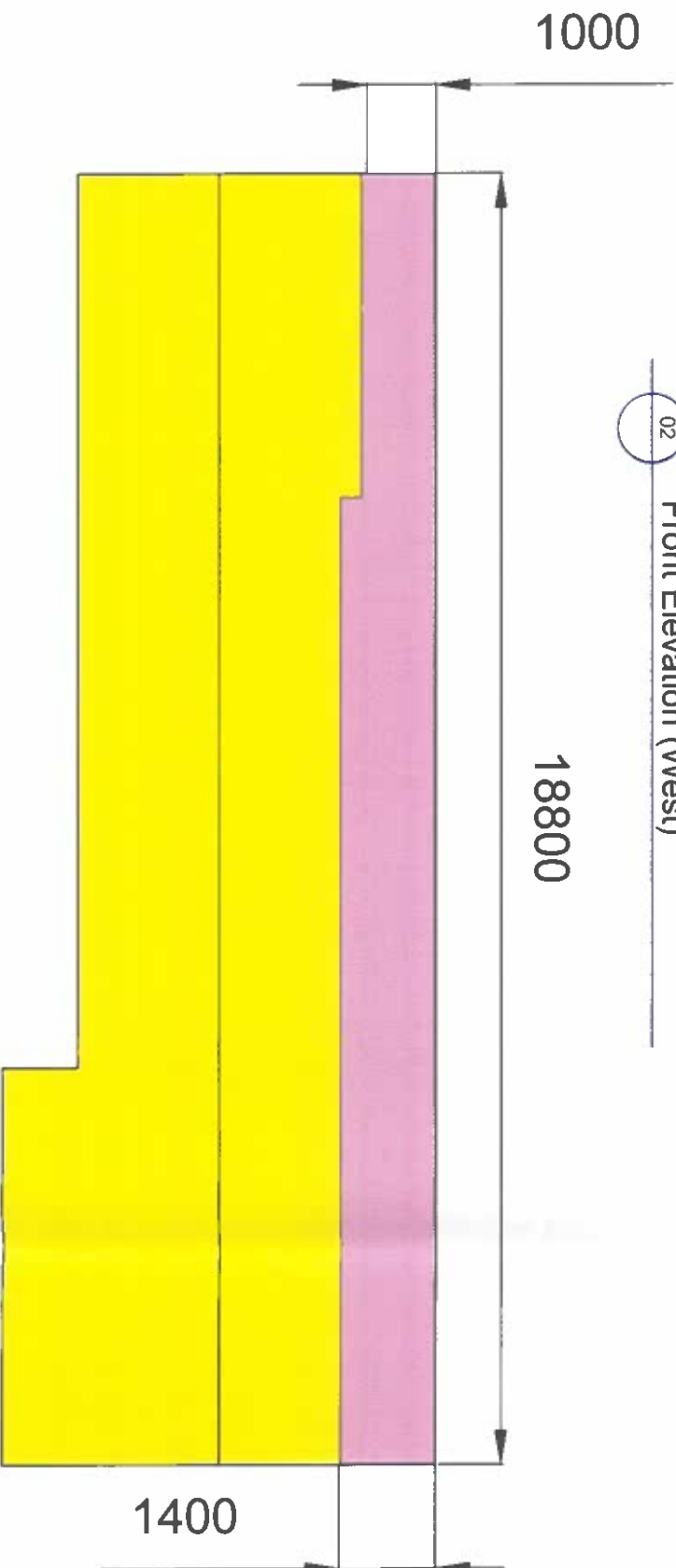
01 Rear Elevation (East)



02 Front Elevation (West)



04 North Elevation

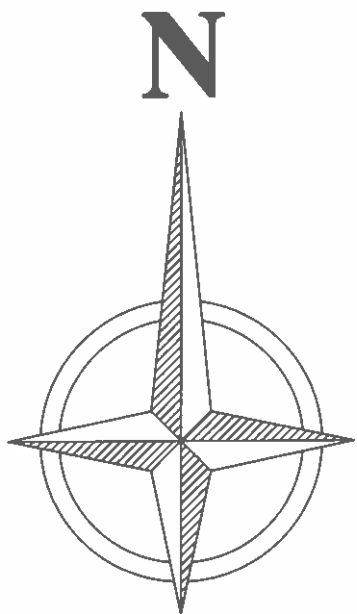


03 Floor Plan



Proposed Total : 104.14m²
Existing Total : 81.35m²
Extension in Pink: 22.79m²

PROJECT	Extension and Refurbish Existing cottage	DWG TITLE	Extension overlay
STAGE NO.	Design Proposal	DWG NO.	002
CLIENT	Suzanne Egan	SCALE	1 : 100
REVISION		JOB NO.	Suz002
		DATE	24.03.2025
		CHECKED BY	_RH



Building Location &
Proposed Extension to
Existing Building to
rear
(Part 5)

Existing Septic
tank and
Peculation Area
to Dwelling

Existing Dwelling

Proposeddb total
Area 104.14m²
Existing area
81.35m²

Cottage Centre Point Coordinates:
=====

Easting= 6594126
Northing = 740662



REV:	DESCRIPTION:	BY:	DATE:
Site Area: 200m ²			
CLIENT:	Suzanne Egan The Hollow, Castlesampson, Bealnamulla, Athlone, Co. Roscommon		
Drawn by:	Roch Hanmore Knockarush, Boyle Co. Roscommon		
SITE:	The Hollow, Castlesampson, Bealnamulla, Athlone, Co. Roscommon		
TITLE:	Proposed Extension and refurbishment of Existing Stone cottage		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
Scale 1:500	25/4/2025	RH	
PROJECT NO:	DRAWING NO:	REVISION:	
SUZ 002	DWG 003	0	