

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Angelika Forst & Wolfgang Langen,

Reference Number: DED 883  
Application Received: 29<sup>th</sup> April, 2025  
Name of Applicants: Angelika Forst & Wolfgang Langen  
Agent: N/A

WHEREAS a question has arisen as to whether the construction of an extension & remodelling of one bedroom into service and ensuite bathroom & small window at Fallsollus, Ballaghaderreen, Co. Roscommon, F45 XD86, 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) Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:  
*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**NOW THEREFORE:**

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to construct an extension & the remodelling of one bedroom into service and ensuite bathroom & small window at Fallsollus, Ballaghaderreen, Co. Roscommon, F45 XD86, 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:



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Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 16<sup>th</sup> June, 2025

**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.



**Planner's Report on application under  
Section 5 of the Planning and Development Act 2000 (as amended)**

<b>Reference Number:</b>	DED 883
<b>Re:</b>	Permission for the construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window under the Planning & Development Act (Exempt Development) Regulations 2018
<b>Name of Applicant:</b>	Angelika Forst & Wolfgang Langen
<b>Location of Development:</b>	Fallsollus, Ballaghaderreen, County Roscommon, F45 XD86
<b>Site Visit:</b>	12/06/2025

**WHEREAS a question has arisen as to whether the following works for the construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window 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) Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site

**Site Location & Development Description**

The site consists of a cottage dwelling. The subject site is accessed off the L-55516 Local Tertiary Road. The subject site is located circa 4.4km from the town of Ballaghaderreen. The proposed development consists of the construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window.

**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 Tullaghanrock Bog SAC (Site Code 002354) and Tullaghanrock Bog PNHA (Site Code 002013), both located c. 2.5km from the subject site. Lough Gara SPA (Site Code 004048) and Lough Gara PNHA (Site Code 000587), are both located c. 2.6km from the subject site and Callow Bog SAC (Site Code 000595) is located c. 2.7km from the proposed development.

## Planning History

### DED 575 & DED 634

A previous application for a declaration under Section 5 of the Planning & Development Act 2000, as amended was made, ref no. DED 575. A determination was issued that the proposed extension in that case was development and was exempted development. Following on from this, a further application for a declaration was submitted, ref no, DED 634. This application proposed modifications to the extension assessed under DED 575 which was also considered to be exempted development. The current application appears to make modifications to previous plans in omitting a window in the extension, the addition of a small window to the existing dwelling and the placement of the door from the rear of the proposed extension to the side.

### PD/24/123

**Application:** Permission for development which will consist of relocating and upgrading of the existing septic tank with a new packaged wastewater treatment unit and on-site polishing filter designed to EPA 2021 Code of Practice and all associated site works.

**Applicant:** Angelika Forst

**Decision:** Incomplete Application

### PD/24/125

**Application:** Permission for development consisting of relocating and upgrading the existing septic tank with a new packaged wastewater treatment unit and on-site polishing filter, designed to EPA 2021 Code of Practice and all associated site works.

**Applicant:** Angelika Forst

**Decision:** Granted subject to conditions.

## 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,

### PART 1 - Article 6 - Exempted Development – General

#### *Development within the curtilage of a house*

Column 1 Description of Development	Column 2 Conditions and Limitations
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## CLASS 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any

	<p>such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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## 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

ut 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.

#### *Extent of Remodelling Works:*

- Demolition and ground works
- Installation of foundations/concrete/block works
- Installation of flat roof
- Internal electrical works
- Internal works – plastering
- Carpentry works – internal doors, door frames, window boards and skirting
- External works – plastering, rainwater and sewer connections
- Plumbing
- Tiling
- Installation of external doors and windows

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 stated works fall under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

#### *Extension*

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. (a) House has no previous extension; proposed extension is 38.58sq.m.  
(b) Proposed extension is only on ground floor level.  
(c) Proposed extension is only on ground floor level.
2. House has no previous extension; therefore N/A.
3. Proposed extension is only on ground floor level.
4. (a) Rear wall does not exceed this height.  
(b) Rear wall does not exceed this height.  
(c) Roof height of extension is not higher than the existing house.
5. Extension does not reduce the open space to less than 25sq.m.



(a) Windows are greater than 1m from the boundary it faces.

(b) Proposed extension is only on ground floor level.

(c) Proposed extension is only on ground floor level.

7. Not indicated that the extension roof will be used as a balcony or roof garden.

Having reviewed the proposed works in the context of the conditions and limitations associated with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, for the proposed construction of an extension to the rear of the existing dwelling house in this case is considered to be exempted development.

Following an examination of the subject site, it appears the applicant has started construction of the extension to the existing dwelling and is near completion. An inspection of plans and drawings confirms that they collate with the constructed extension to the rear of the dwelling. The proposed addition of a small window to the existing dwelling appears to have been installed upon inspection.

### **Environmental Considerations**

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 whether a proposed development; for the construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window at Fallsollus, Ballaghaderreen, County Roscommon, F45 XD86, 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) Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site

**AND WHEREAS I have concluded that**

- The works outlined above are development.
- The proposed construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

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

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**AND WHEREAS** I have concluded that the said development for the construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window at Fallsollus, Ballaghaderreen, County Roscommon, F45 XD86, is exempt development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Planner

Date: 13<sup>th</sup> June 2025

Signed:



Senior Executive Planner

Date: 13<sup>th</sup> June 2025











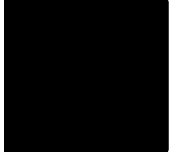




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Angelika Forst & Wolfgang Langen,



Date: 1<sup>st</sup> May, 2025  
Planning Reference: DED 883

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

Development: Permission for the construction of an extension & remodelling one bedroom into service and ensuite bathroom & small window under the Planning & Development Act (Exempted Development) regulations 2018 at Fallsollus, Ballaghaderreen, Co. Roscommon, F45XD86.

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A Chara,

I wish to acknowledge receipt of the application which was received on the 29<sup>th</sup> 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/01/0/234424 dated 30<sup>th</sup> April, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 883**  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell,  
Senior Executive Planner,  
Planning Department.

Roscommon County Council  
Aras an Chomrae  
Roscommon  
09066 37100  
\*\*\*\*\*

30/04/2025 12.12.21

Receipt No. 1.01/0/234424

ANGELIKA FORST  


PLANNING APPLICATION FEES 80 00  
GOODS 80 00  
VAT Exempt/Non-vatable  
DED883

Total : 80 00 EUR

Tendered :  
Credit/Debit Card 80 00  
7598

Change : 0 00

Issued By : Louis Carroll  
From : Central Cash Office





1

Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto: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)	Angelika Forst , Wolfgang Langen
Name of Agent	James Kilcoyne Main Street Ballaghaderreen
Nature of Proposed Works	Extension and remodelling one bedroom into Service and ensuite bathroom + Small window Ensuite bathroom will be in the existing house
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Fallsollus Ballaghaderreen F45XD86 Co. Roscommon 338A or 28P
Floor Area: a) Existing Structure b) Proposed Structure	a) 62,92m <sup>2</sup> b) Under 40m <sup>2</sup>
Height above ground level:	2.9m
Total area of private open space remaining after completion of this development	2000m <sup>2</sup>
Roofing Material (Slates, Tiles, other) (Specify)	Flat roof , 150mm by 75 joint 18mm structural OSB plywood 100mm Kingspan insulation , Fálra membrano , Faccia soliti Gutters downpipe , 200mm earthwool

## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	100mm Block external 120mm cavity fill Micalfill 100mm Block internal, sand and cement finish Plaster, colour grey
Is proposed works located at front/rear/side of existing house.	Rear of the house
Has an application been made previously for this site	DED 575 DED 634 non were build we need to make changes of DED 634
If yes give ref. number (include full details of existing extension, if any)	Existing extension kitchen on the plan has been demolished and had no DED was on the house when I bought it
Existing use of land or structure	Privat use , concrete Terrasse, kitchen (Has been removed)
Proposed use of land or structure	Privat use extension Kitchen, Bedroom, Dining room
Distance of proposed building line from edge of roadway	11m
Does the proposed development involve the provision of a piped water supply	Yes for the kitchen and new bathroom what will be connected to the existing water supply
Does the proposed development involve the provision of sanitary facilities	Not in the new extension only in the existing house All will be connected to exiting water and waste water pipes

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

2

Signature:



Date:

11.04.25

**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



Sharon Kelly

ce

**From:** Angelique Angel [REDACTED]  
**Sent:** Thursday 17 April 2025 07:57  
**To:** Planning Department  
**Cc:** Wolfgang Langen  
**Subject:** Angelika Forst send a file (filled out form DED)  
**Attachments:** Screenshot\_20250417\_074941\_All PDF Reader.jpg; Screenshot\_20250417\_074934\_All PDF Reader.jpg; Ohne Titel.pdf; Folio RN45075F Map (1).pdf; KG23278 Site Plan 1-500 with Dimensions (1).pdf

<https://acrobat.adobe.com/id/urn:aaid:sc:EU:84bb170c-6ab4-42ae-9322-c065c9e8715c>

Good morning Carmel

Hope you are well

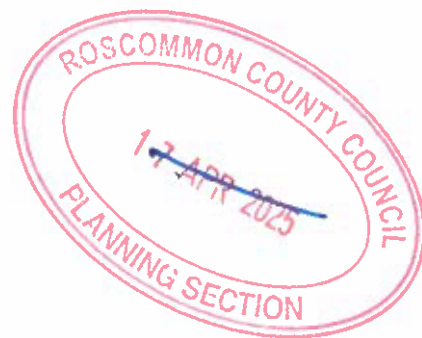
Above is the file with the filled in Form

Attached you will see the plans and maps and the list of work to be done, you asked for , proposed work includes as well a small window in the existing building for the new ensuite bathroom see plan

Hope I got all right

Kind regards

Angelika





## **QUOTATION**

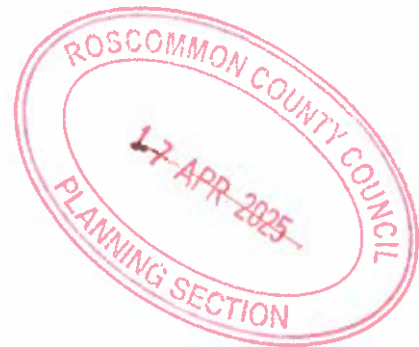
**M.G. CONSTRUCTION**  
Cartronhugh, Ballintogher, Co. Sligo,

Michael Gilmartin,  
Co. Sligo  
REF: AE\_MG\_465

**F45XD86: Extension**

26/08/2024

Dear Angelique,



**Proposed Extension @ F45XD86**

**Extent Of Works:**

**Included:**

**Demolition and ground works.**

- 1) Demolition of old extension.**
- 2) Excavation works for new foundations and services.**
- 3) All hard-core waste left on site and all timber/ plastic etc removed by skip.**
- 4) Cutting of rock to make it possible to fit foundations.**

**Foundations/ concrete/ Block works.**

- 1) Standard strip foundation, Concrete and steel.**
- 2) 100mm block external 120mm cavity full fill with Micafill and 100mm block internal.**
- 3) Prestressed concrete lintels and window sills.**
- 4) Radon barrier/ 100mm floor insulation 100mm concrete finish floor.**

**Flat roof.**

Email: michaelgilmartin17@gmail.com Mobile: 086 8728245 V.A.T. No: [REDACTED]

- 1) 150mm by 75mm Joist and 18mm Structural OSB Plywood.
- 2) 100mm Kingspan insulation.
- 3) FATRA membrane and flashings required.
- 4) Facia soffit and gutters/ down pipes, colour black.
- 5) 200mm earth wool between ceiling joist.



**Electrical works.**

- 1) 5x double sockets in the new kitchen area.
- 2) Power supply for new hob/oven and extraction fan.
- 3) 3x double sockets in the new bedroom.
- 4) Kitchen two pendant lights/ one pendant in the bedroom.

**Internal works.**

- 1) 12.5mm foil back plasterboard to ceiling.
- 2) Timber partition walls with 12.5mm plasterboard wall for the new bedroom wall and wall between utility and un-suite bathroom.
- 3) Plastering off all internal walls and ceilings smooth skim finish.

**Carpentry works.**

- 1) Two new internal doors with door frames hinges handles
- 2) Window boards and 100mm skirting 75mm architrave.

**External works.**

- 1) Sand and cement nap finish plaster.
- 2) Rain water to new soak pit and sewer connection brought around the front of the house.
- 3) French drain fitted around the rear of the house, membrane and two 100mm drainage pipe and pea gravel.

**Plumbing.**

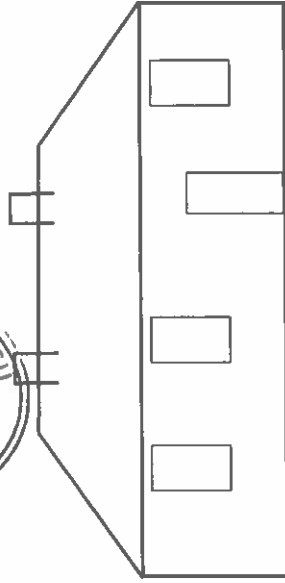
- 1) Plumbing involved for the new un- suite and kitchen sink.
- 2) All sewer and rain water works.
- 3) Creating a walk shower.
- 4) Sanitary ware Allowance [REDACTED]
- 5) Fitting new sanitary ware.



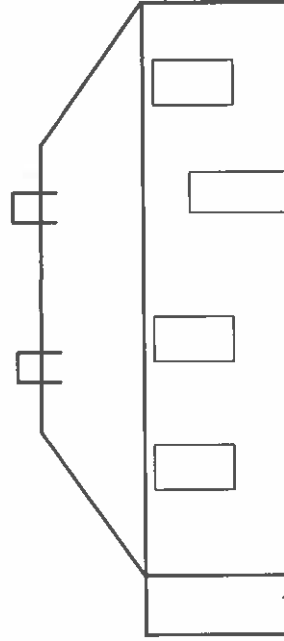
**Tiling.**

- 1) Tiling new bathroom floor with skirting tile.
- 2) Tiling shower area.
- 3) Tile allowance [REDACTED]

**External Door and windows.**

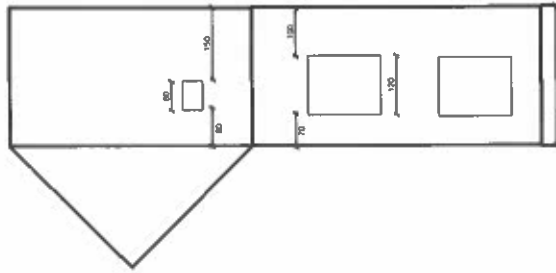


Existing Front Elevation

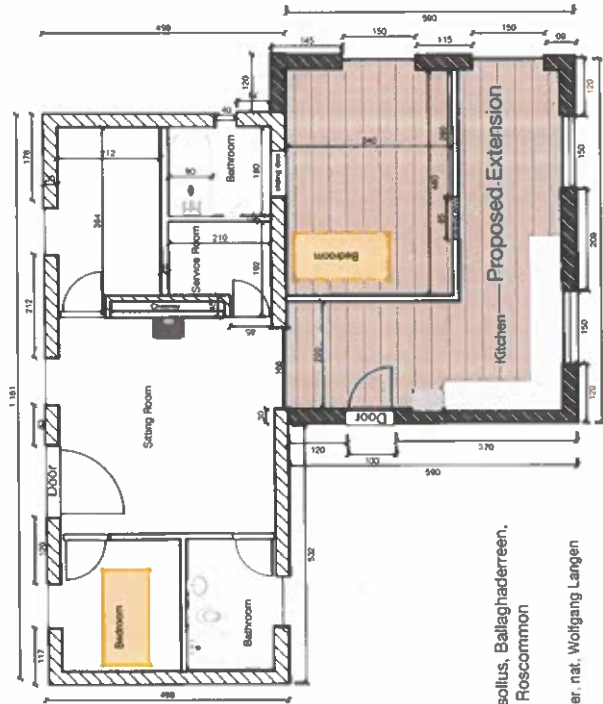
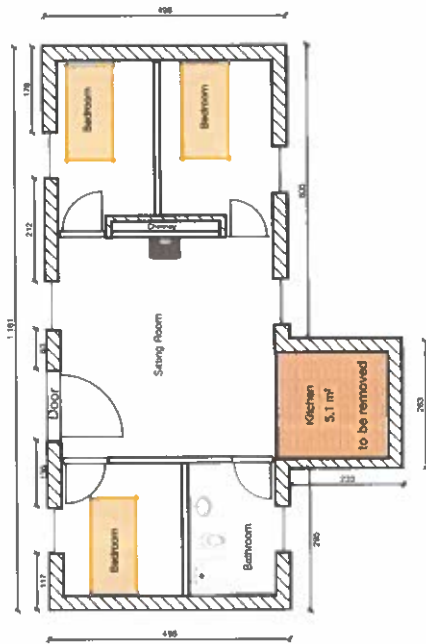


Intended Front Elevation

Proposed Extension



FLOOR PLAN 1:100  
 TOTAL FLOOR AREA 62.92 sqm  
 EXTENSION FLOOR AREA: 38.58 sqm

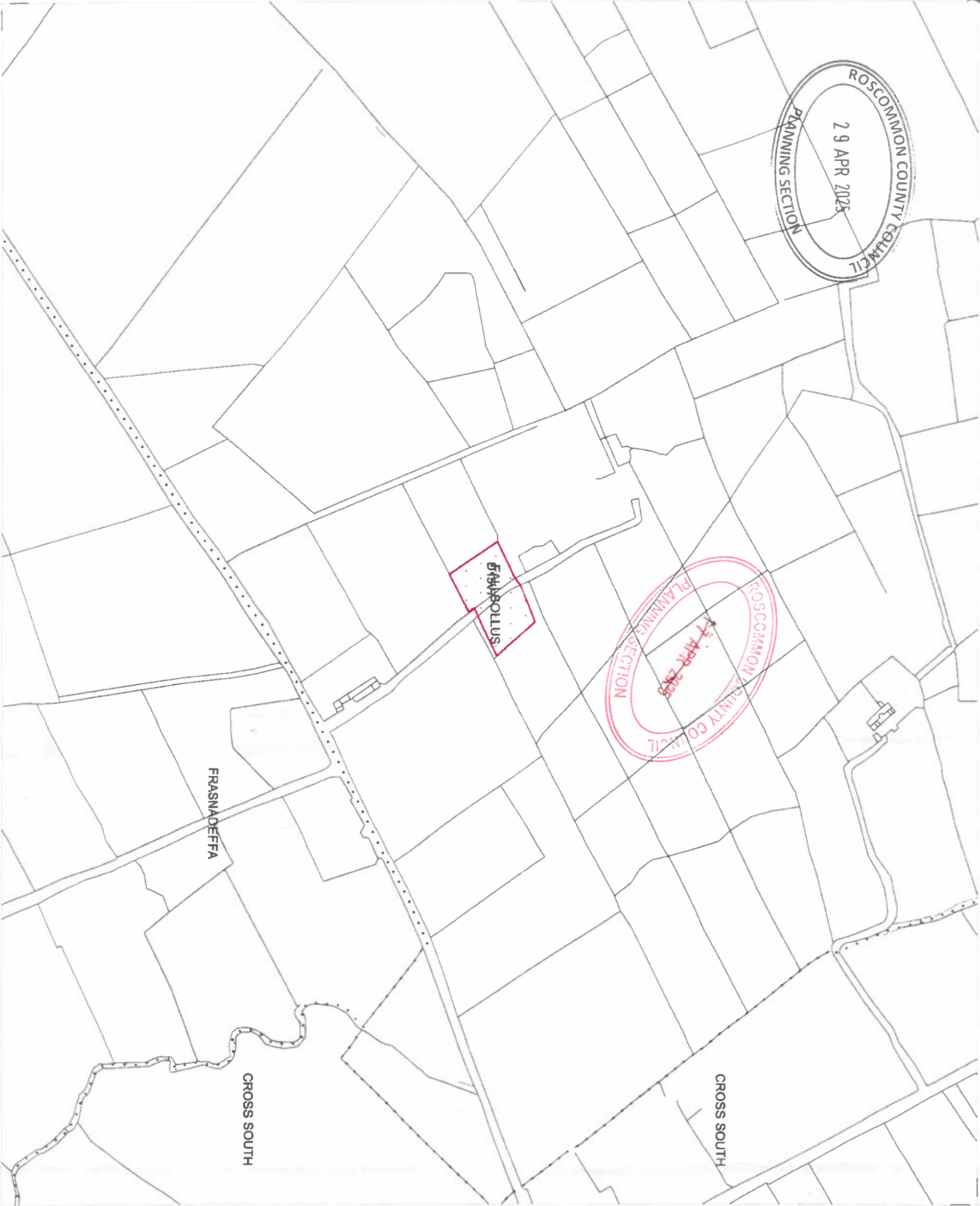


Fallsolus, Ballaghaderreen,  
 Co. Roscommon

Dr. rer. nat. Wolfgang Langen



564530 mE, 798940 mN



The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoinne



Folio: RN45075F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.pral.ie](http://www.pral.ie).

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

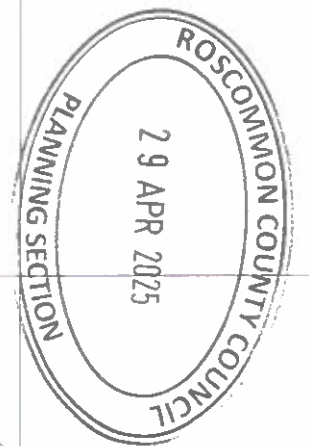
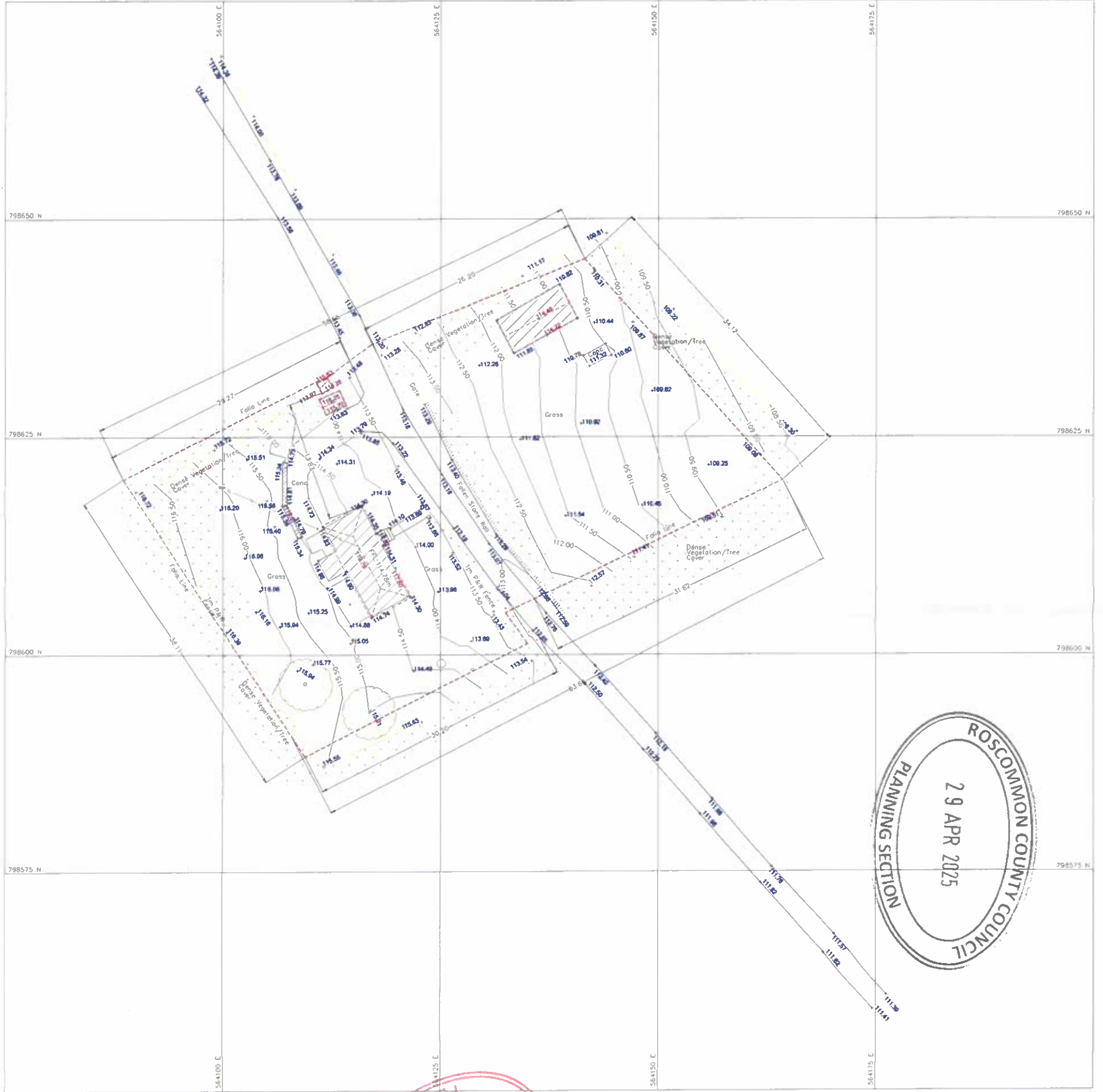
- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- Subleasehold

- Burdens (may not all be represented on map)
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - Soak Pit

A full list of burdens and their symbology can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.





LEGEND		
Survey Point	+	Manhole (General)
Contour	~0.00~	Storm Water
Fencing	—	Foul Water
Gate	—	Access Junction
Building / Structure	—	Stuice Valve
Wall	—	Fire Hydrant
Road Edge	—	Water Meter
Kepped Road	—	Telecom Pole
Path / Track	—	ESB Pole
Banking / Drain	—	Lamp Post
Detail	—	Overhead ESB
Overhead Detail	—	Overhead Telecom
Vegetation	—	
Tree Trunk	—	
Tree Spread	—	



Geo Spatial Solutions:

Client: Angelika Forst	Survey Type: Topographic	Drawing No: 1-500	Project No. KG23278	Project Location: Ballaghaderreen, Co. Roscommon		
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:500 A3	Surveyed By: LB	Survey Finish Date: 25/08/2023	Drafted By: RE	Issue Date: 31/08/2023

Survey Notes:

- There were large areas of dense vegetation/other materials on this site that would need to be cleared before surveying accurately.
- Any boundaries shown may not define the legal boundary between properties.
- It is strongly recommended that a CCTV/GPR survey is undertaken in order to locate any underground services that are not visible/accessible from the surface.
- Please report any anomalies to the KGSS office for rectification.

Modifications	Date	Rev.

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