

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Mark Hill,

Reference Number: DED 888  
Application Received: 6<sup>th</sup> May, 2025  
Name of Applicant: Mark Hill  
Agent: James Lohan

**WHEREAS** a question has arisen as to whether the refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterwork & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint and decorate internally; 6) upgrade plumbing /heating system; 7) upgrade electrical systems; 8) install new floors & 9) construction of a 39sqsq.m rear extension to accommodate a relocated kitchen and master bedroom with ensuite at Gortboy, Ballintubber, Co. Roscommon, F45 AH10, 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 and Class 50 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.

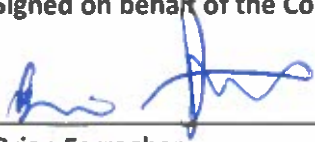
**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed 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;*
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**NOW THEREFORE:**

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to refurbish a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterwork & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint and decorate internally; 6) upgrade plumbing /heating system; 7) upgrade electrical systems; 8) install new floors & 9) construction of a 39sqsq.m rear extension to accommodate a relocated kitchen and master bedroom with ensuite at Gortboy, Ballintubber, Co. Roscommon, F45 AH10, is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Brian Farragher,  
Senior Executive Planner,  
Planning.

Date: 10<sup>th</sup> July, 2025

cc agent via email: James Lohan Consulting Engineers Ltd  
[james@jlce.ie](mailto: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

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**From:** Carmel Curley  
**Sent:** Thursday 10 July 2025 15:46  
**To:** [REDACTED]  
**Cc:** James Lohan; Camila Zen  
**Subject:** DED888 - Notification of Decision  
**Attachments:** DED 888 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for your Section 5 Declaration of Exempted Development Application No: 888.

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](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

[MAP LOCATION](#)



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

<b>Reference Number:</b>	DED 888
<b>Re:</b>	Permission for the refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterwork & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint and decorate internally; 6) upgrade plumbing /heating system; 7) upgrade electrical systems; 8) install new floors & 9) construction of a 39sqsq.m rear extension to accommodate a relocated kitchen and master bedroom with ensuite under the Planning & Development Act (Exempt Development) Regulations 2018
<b>Name of Applicant:</b>	Mark Hill
<b>Location of Development:</b>	Gortboy, Ballintubber, Co. Roscommon, F45 AH10
<b>Site Visit:</b>	24 <sup>th</sup> June 2025

**WHEREAS a question has arisen as to whether the following works for the refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterwork & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint and decorate internally; 6) upgrade plumbing /heating system; 7) upgrade electrical systems; 8) install new floors & 9) construction of a 39sqsq.m rear extension to accommodate a relocated kitchen and master bedroom with ensuite 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 and Class 50 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 south facing two-storey dwelling. The site is accessed off L-6646 Local Secondary Road. The village of Ballintober is located c. 2.4km from the subject site. The proposed development

consists of the refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterwork & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint and decorate internally; 6) upgrade plumbing /heating system; 7) upgrade electrical systems; 8) install new floors & 9) construction of a 39sq.m rear extension to accommodate a relocated kitchen and master bedroom with ensuite.

#### **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 Corliskea/Trien/Cloonfelloiv Bog SAC (Site Code 002110) which is located c. 6km west of the subject site.

Other designations include Rathnalulleagh Turlough PNHA (Site Code 000613) which is located c. 1.9km east of the subject site.

#### **Planning History**

##### **PD/14717/82**

**Development Description:** Construction of septic tank and soak pit

**Applicant:** Peter Keane

**Decision:** Granted

#### **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***

Description of Development	Conditions and Limitations
<b>CLASS 1</b>  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 such extension shall not exceed the height of the rear wall of the house.

(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.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

<p>CLASS 50</p> <p>The demolition of a building, or buildings, within the curtilage of —</p> <p>(i) a house,  (ii) an industrial building,  (iii) a business premises, or  (iv) a farmyard complex.</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> <p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p> <p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>
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### 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.

### 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.

Extent of works:

- Strip out walls, floors and ceilings.
- Install new ceiling joists and internal stud work, plasterboard and skim.
- Install new windows and doors.
- Re-slate the roof.
- Second fix carpentry and paint and decorate internally.
- Upgrade plumbing/heating system.
- Upgrade electrical systems.
- 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. The stated proposed works falls under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Demolition of Existing Annex

According to the proposed plans, a new extension is going to be added to the rear of the existing dwelling. There is no mention of the existing annex to the rear where the new extension is proposed. Having examined the demolition under Class 50 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations 2001, as amended, this does not exceed the conditions and limitations of this class.

Extension

- Construction of a 39sq.m extension to accommodate a relocated kitchen and master bedroom with ensuite.

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 proposed extension to the existing dwelling:

1. (a) House has no previous extension; proposed extension is 39sq.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.
6. (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.

As per submitted documents, it is proposed that the roof of the existing dwelling is intended to be re-slated. Consideration must be taken to use natural slate to the existing or similar colour of the slate on the dwelling not rendering it inconsistent with the surrounding dwellings.

### **Recommendation**

**WHEREAS a question has arisen as to whether a proposed development;** for the works for the refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterwork & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint and decorate internally; 6) upgrade plumbing/heating system; 7) upgrade electrical systems; 8) install new floors & 9) construction of a 39sqsq.m rear extension to accommodate a relocated kitchen and master bedroom with ensuite as outlined above at Gortboy, Ballintubber, Co. Roscommon F45 AH10 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 and Class 50 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 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 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 refurbishment of a derelict house and construction of a 39sq.m extension as outlined above at Gortboy, Ballintubber, County Roscommon, F45 AH10, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:   
Planner

Date: 08-07-25

Signed:   
Senior Executive Planner

Date: 09-07-25























Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Mark Hill,

Date: 6<sup>th</sup> May, 2025  
Planning Reference: DED 888

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

Development: Permission for the refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterwork & skim; 3) install new windows & doors; 4) re-slate the roof; 5) second fix carpentry and paint and decorate internally; 6) upgrade plumbing/heating system; 7) upgrade electrical systems, 8) install new floors & 9) construction of a 39sqm rear extension to accommodate a relocated kitchen and master bedroom with ensuite under the Planning & Development Act (Exempted Development) regulations 2018 at Gortboy, Ballintubber, Co. Roscommon, F45 AH10.

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A Chara,

I wish to acknowledge receipt of the application which was received on the 6<sup>th</sup> May, 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/01/0/234512** dated 6<sup>th</sup> May, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 888**  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

cc agent via email: James Lohan Consulting Engineers Ltd  
[james@jlce.ie](mailto:james@jlce.ie)

Roscommon County Council  
Aras an Chontae  
Roscommon  
09086 37100

08/05/2025 15:14:39

Receipt No : L01/0/234512

MARK HILL  
C/O JAMES LOHAN CONSULTING ENGINEERS LTD  
UNIT 6 BALLYPHEASON HSE  
CIRCULAR RD. ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED888	

Total :	80.00 EUR
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Tendered :	
Cheque	80.00
500407	

Change :	0.00
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Issued By : Louis Carroll  
From : Central Cash Office



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

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)	<u>Mark Hill</u>
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 6 Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house and add a small extension under 40 sqm 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.	<u>Gortboy, Ballintubber, Co. Roscommon,</u> <u>F45 Ah10</u> O.S No. 2285- 2348 XY: 575301, 773844 Townland Gortboy
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>85 Sqm</u> b) <u>39 Sqm extension</u>
Height above ground level:	Floor level- between 100 mm –250 mm above ground level (Ridge height existing 7078mm above ground level)
Total area of private open space remaining after completion of this development	0.32 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof Proposed flat standing seam roof (39sqm) at the rear of the building, matching the existing extension.

## Roscommon County Council

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

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Nap Plaster to match existing
Is proposed works located at front/rear/side of existing house.	Proposed extension to the rear of the house, under 40 Sqm and lower than the existing building.
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
Distance of proposed building line from edge of roadway	Existing -21.8 from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature: 

Date: 23/04/2025



**Note:** This application must be accompanied by: -

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed

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

### **Detailed Specification Of The Development Proposed**

Ref: Mark Hill for Property at Gortboy, Ballintubber, Co. Roscommon, F45 AH10

The property is being stripped back to its original walls and will be renovated and put back into use as a three-bed dwelling house. Additionally, a 39sqm rear extension will be added to include a new kitchen and a master bedroom with ensuite. The works involved are as follows:

The works involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Install new windows and doors.
4. Re-slate the roof.
5. Second fix carpentry and paint and decorate internally.
6. Upgrade plumbing/heating system.
7. Upgrade electrical systems.
8. Install new floors.
9. Construction of a 39sqm rear extension to accommodate a relocated kitchen and master bedroom with ensuite.

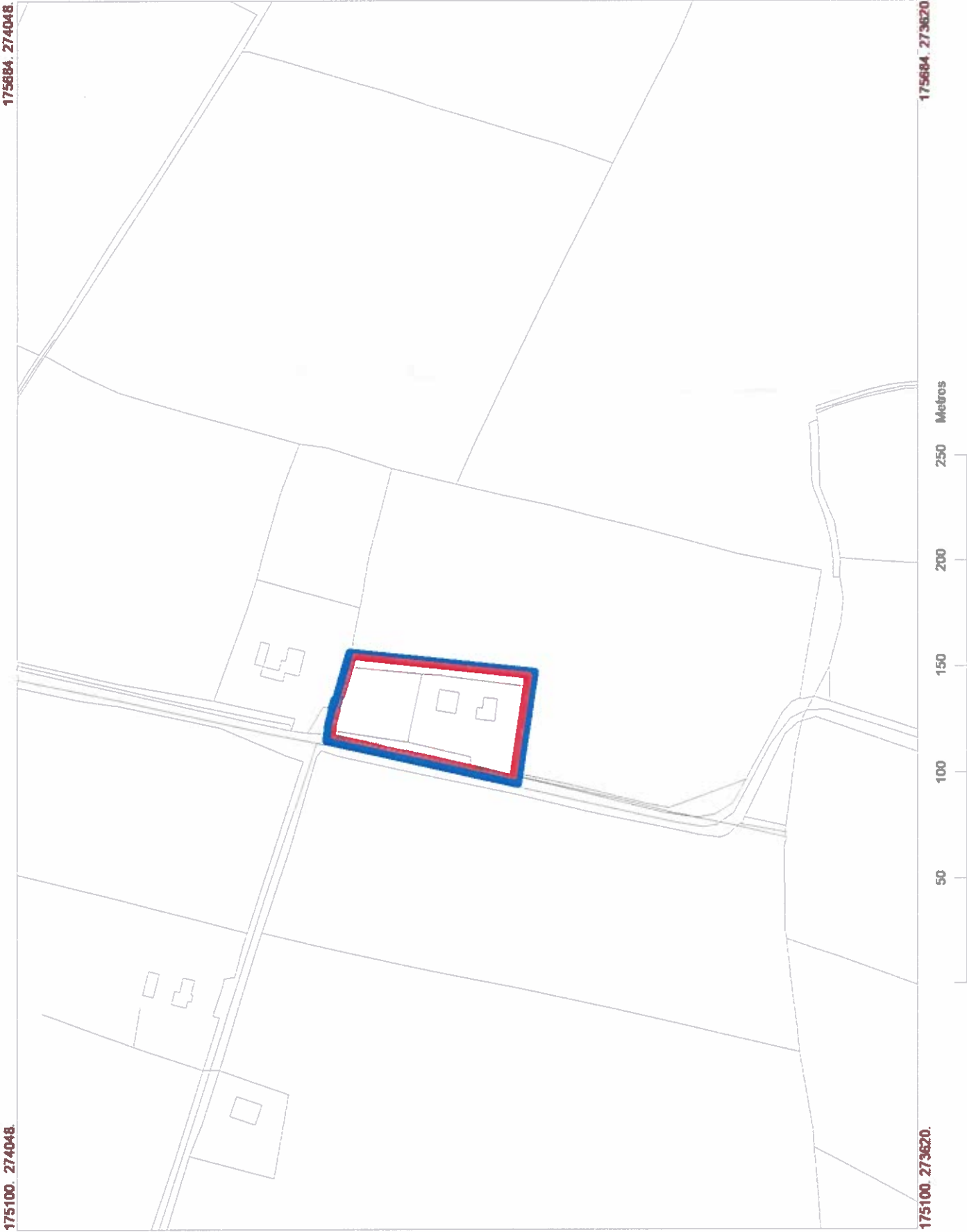
Kind Regards,



Camila Zen  
23/04/2025

**James Lohan Consulting Engineer Ltd**  
**Unit 6, Ballypheason House, Circular Road**  
**Roscommon,**





OS MAPS : 2285- 2348



ADDRESS:  
GORTBOY  
BALLINTUBBER  
CO. ROSCOMMON  
F45 AH10

LEGEND

- SITE BOUNDARY OUTLINED IN RED  
(0.32 HECTARES)
- LAND HOLDINGS OUTLINED IN BLUE



1 Site Location Plan  
1 : 2500



LEGEND

- SITE BOUNDARY OUTLINED IN RED  
(0.32 HECTARES)
- LAND HOLDINGS OUTLINED IN BLUE

LEGEND

- PROPOSED EXTENSION TO EXISTING HOUSE
- EXISTING HOUSE
- EXISTING NATIVE HEDGEROW AND MIXED TREES



ROSCOMMON COUNTY COUNCIL  
6 MAY 2025  
PLANNING SECTION



1 0 Site Layout Plan  
1 : 500

**EXEMPT DEVELOPMENT**

<b>EXISTING AREA</b>	
GROUND FLOOR AREA	: 44m <sup>2</sup>
FIRST FLOOR AREA	: 41m <sup>2</sup>
<b>TOTAL EXISTING AREA</b>	<b>: 85m<sup>2</sup></b>
<b>PROPOSED EXTENSION</b>	<b>: 39m<sup>2</sup></b>
<b>TOTAL PROPOSED AREA</b>	<b>: 124m<sup>2</sup></b>



**James Lohan**  
Planning & Design Consulting Engineers

DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM FIGURED DIMENSIONS.  
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.  
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.  
STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY FT TENDER TC FOR CONSTRUCTION SS SUPERSEDED

EXEMPT  
DEVELOPMENT

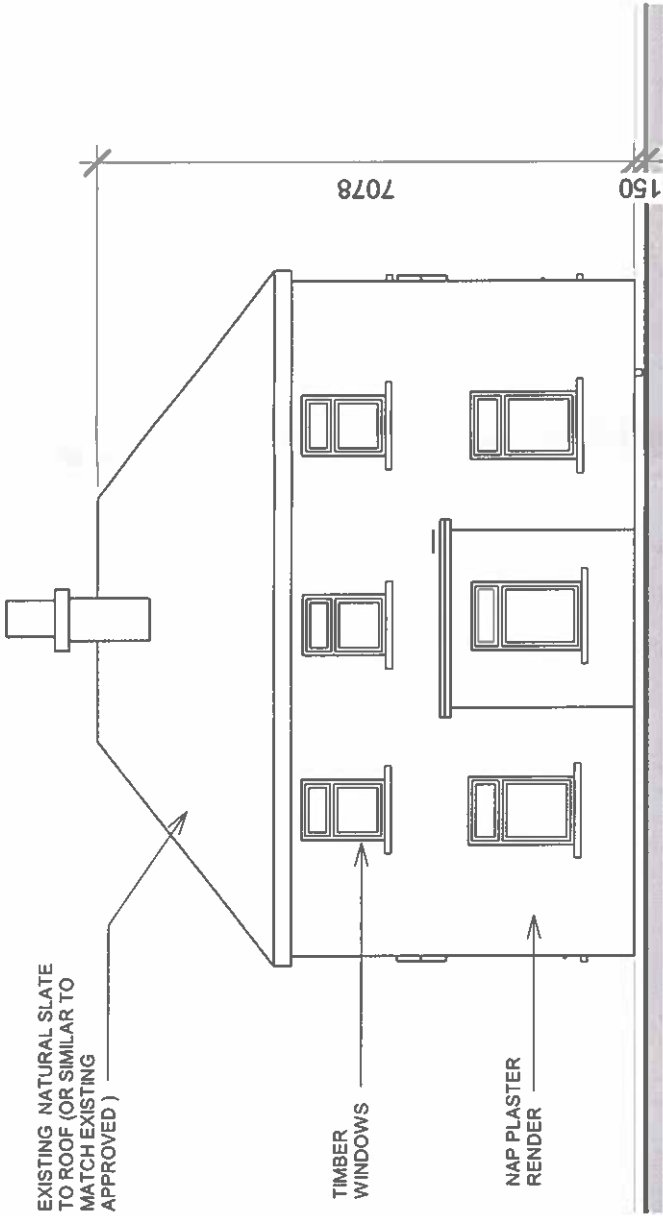
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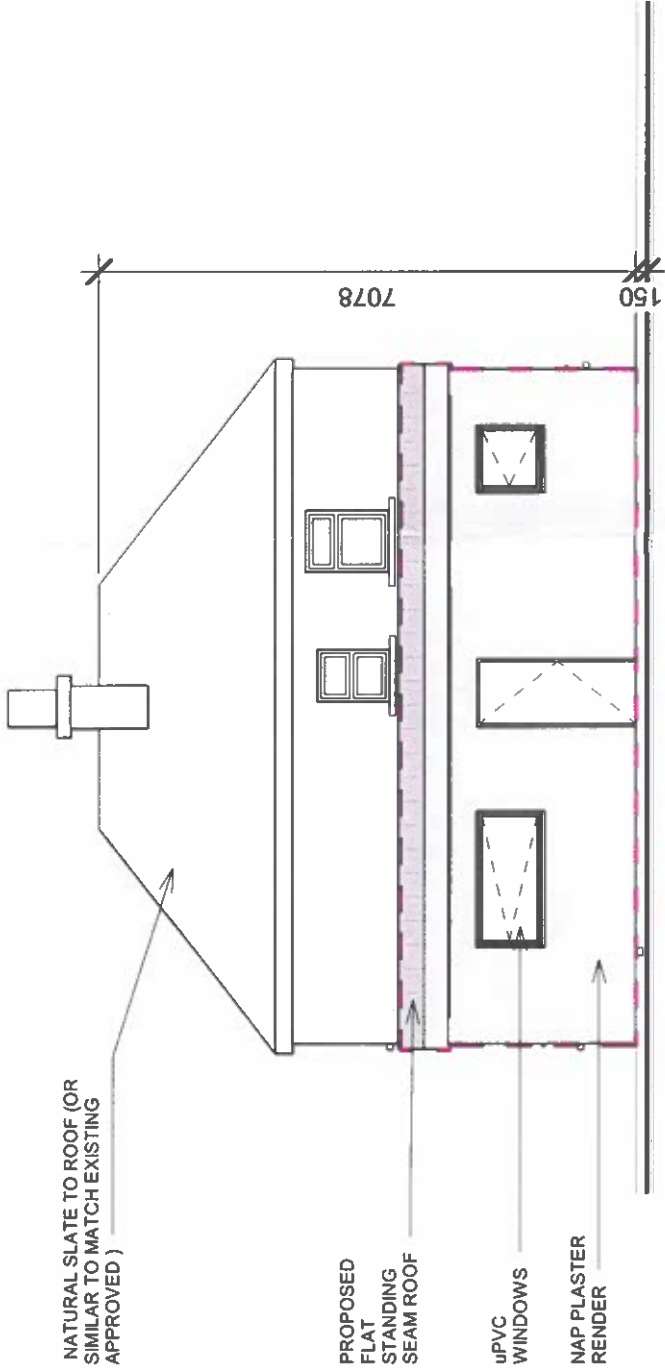


LEGEND

PROPOSED EXTENSION TO EXISTING HOUSE



1 Proposed Front Elevation (S)  
1 : 100



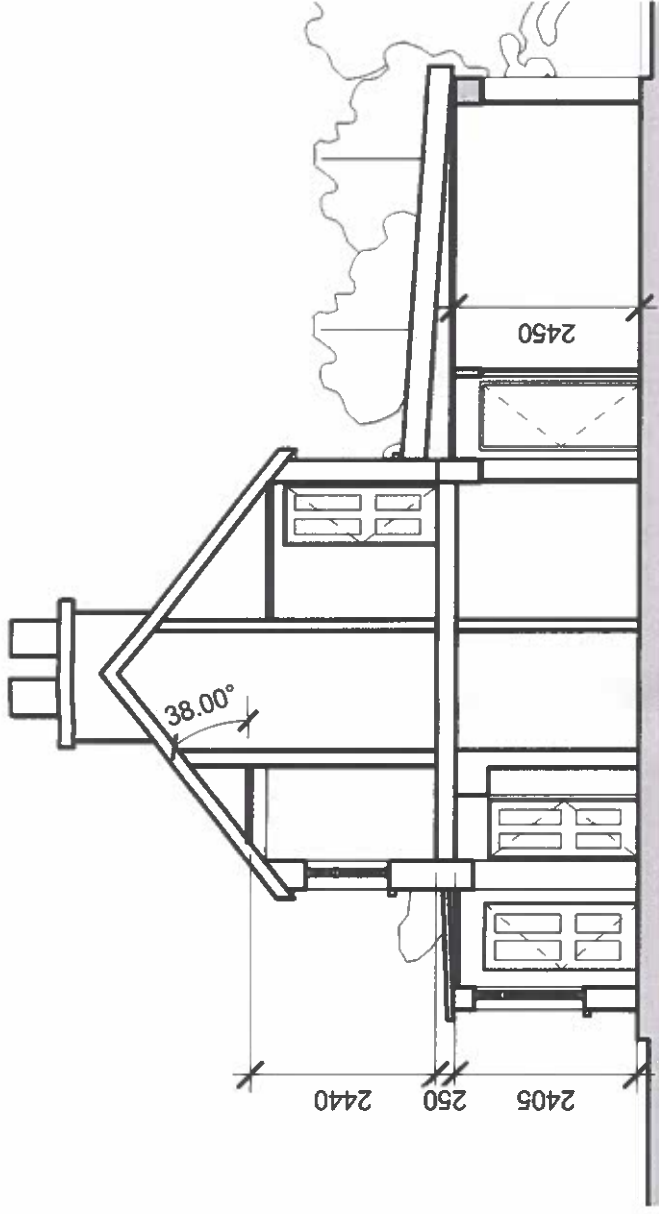
2 Proposed Rear Elevation (N)  
1 : 100

EXEMPT  
DEVELOPMENT

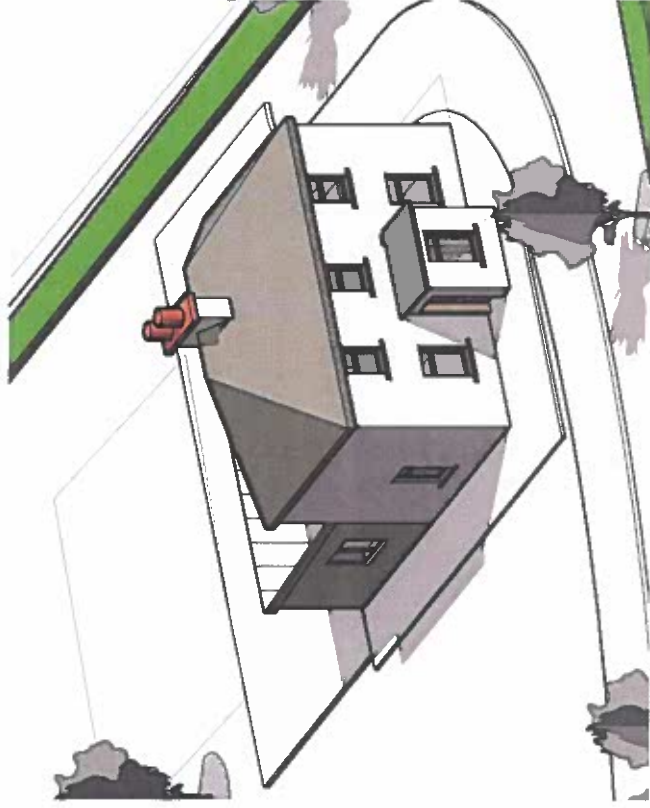
SIA	DATE	REV
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<b>James Lohan</b> Planning & Design Consulting Engineers		Unit 3, Seaglass House, Circular Road, Roscommon, F42 9B2	E-mail: jlohan@jve.ie Tel: (089) 6634455	
CLIENT	MARK HILL	JOB	EXEMPT DEVELOPMENT	DATE
SITE	GORTBOY BALLINTUBBER CO. ROSCOMMON F45 AH10	JOB No	24-053	31/03/2025
		DRAWING	020	REV
		Front & Rear Elevations	As Indicated @ A3	DESIGNED BY C.Len

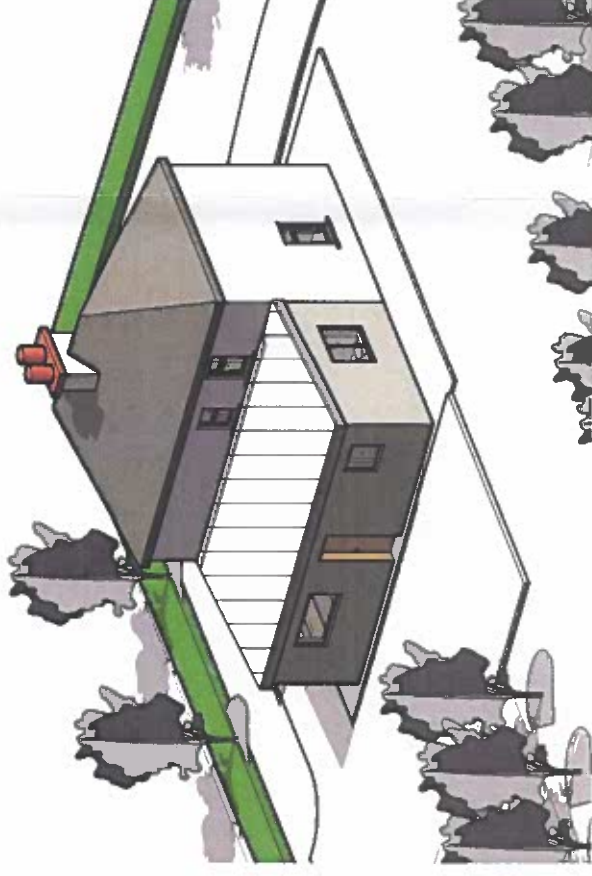




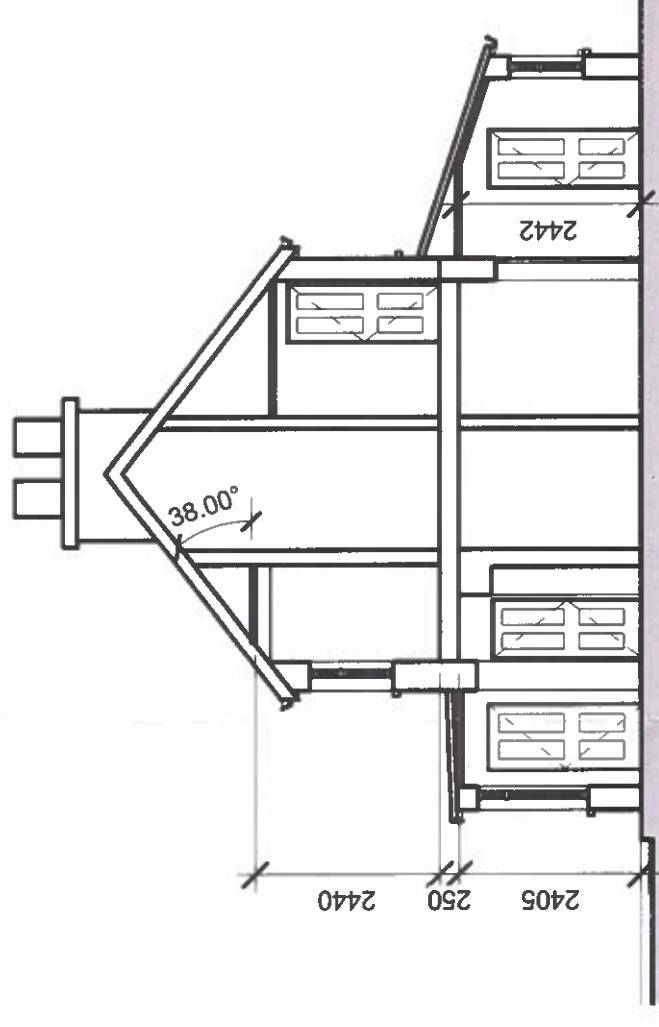
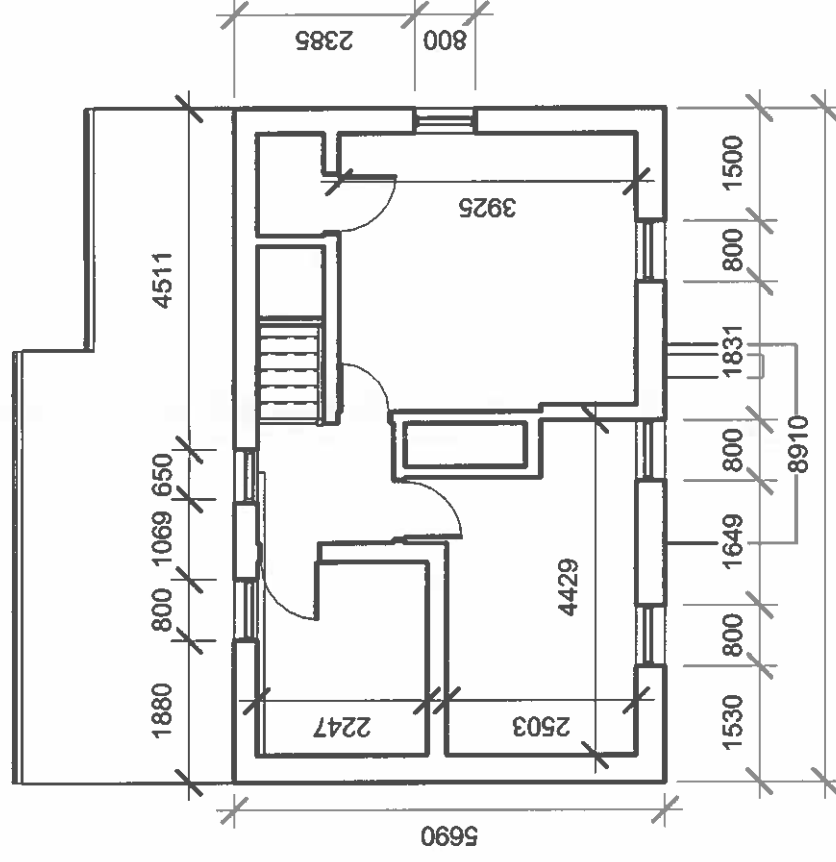
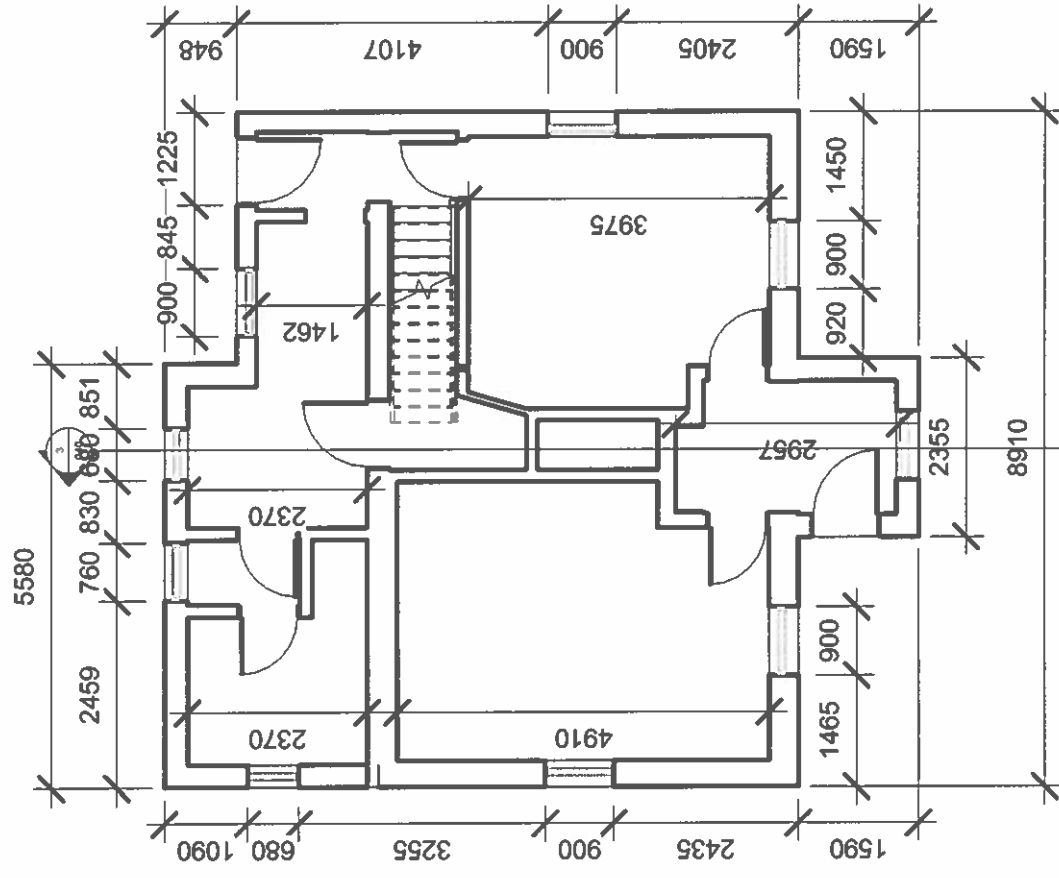
1 Proposed Section 1  
1 : 100



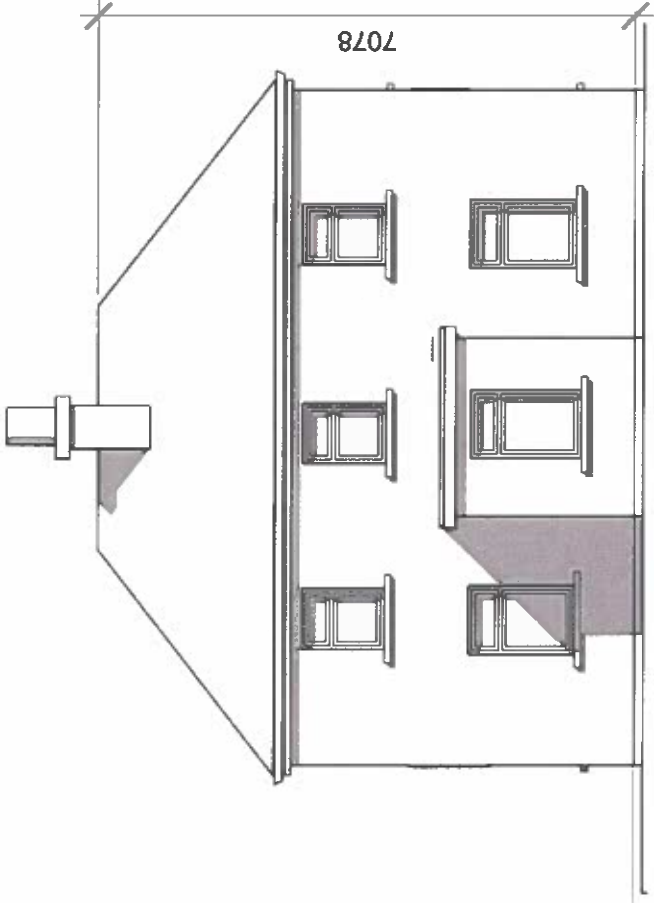
2 Front Perspective - Proposed



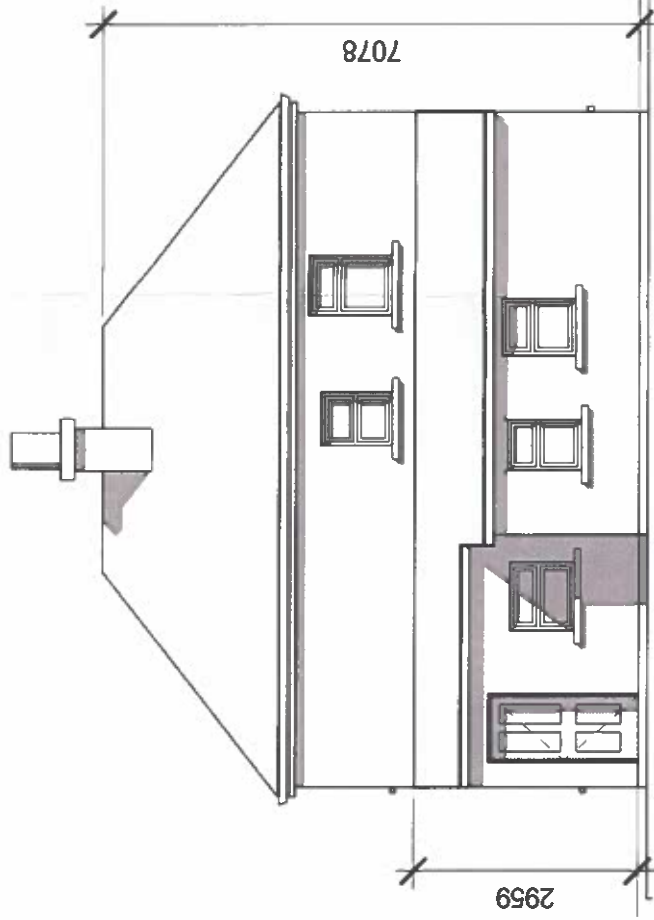
3 Rear Perspective - Proposed



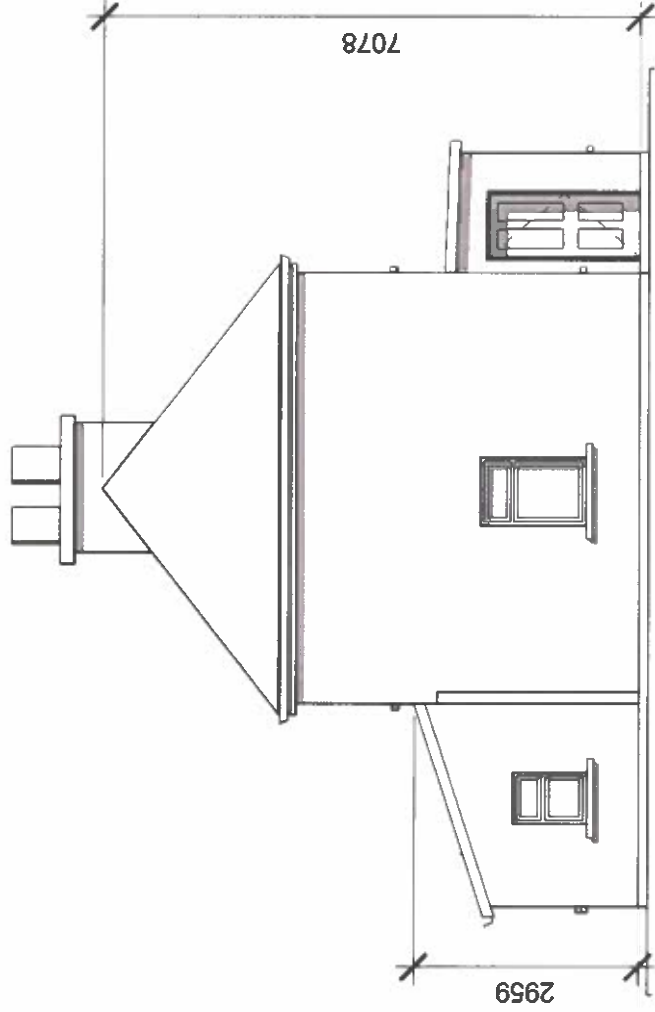




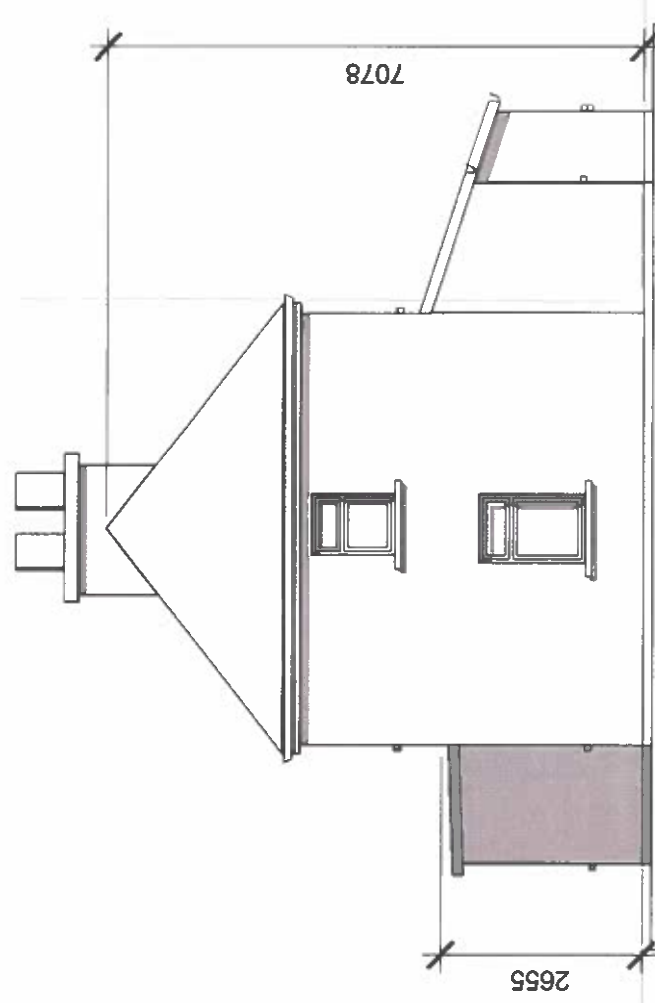
1 Existing Front Elevation (S)  
1 : 100



2 Existing Rear Elevation (N)  
1 : 100



3 Existing Left Side Elevation (W)  
1 : 100



4 Existing Right Side Elevation (E)  
1 : 100

