

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

David Finan,



Reference Number: DED 889  
Application Received: 8<sup>th</sup> May, 2025  
Name of Applicant: David Finan  
Agent: Gaynor Architectural & Design Services Ltd

WHEREAS a question has arisen as to whether the refurbishment of a dwelling, with works including 1)construction of an 39sq.m extension; 2)upgrade electrical services; 3) new heating system; 4)insulation to attic area; 5)dry line internal face of external walls; 6)new floor covering; 7)paint & decorate internally & externally; 8)supply & fit intruder alarms & 9)supply & fit smoke detectors at Brackloon, Ballintubber, Co. Roscommon., is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 and 2 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 complies with Class 1 and Class 2 of the Planning and Development Regulations 2001, as amended. However, consideration must be taken for the noise level of the proposed installation of a heating pump under Class 2 Part 5 where noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling.
- (d) In relation to the installation of the proposed heating pump external to the proposed extension, the conditions and limitations of to Class 2 (d)(3) require that the heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted. The proposed external heat pump is exempted development subject to this condition/limitation.
- (e) 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 dwelling, with works including 1)construction of an 39sq.m extension; 2)upgrade electrical services; 3) new heating system; 4)insulation to attic area; 5)dry line internal face of external walls; 6)new floor covering; 7)paint & decorate internally & externally; 8)supply & fit intruder alarms & 9)supply & fit smoke detectors at Brackloon, Ballintubber, Co. Roscommon., is development that is exempted development as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Brian Farragher,  
Senior Executive Planner,  
Planning.

Date: 11<sup>th</sup> July, 2025

cc agent via email: Gaynor Architectural & Design Services Ltd  
[gaynorarchitects@gmail.com](mailto:gaynorarchitects@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

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**From:** Carmel Curley  
**Sent:** Monday 14 July 2025 13:57  
**To:** Ignatius Gaynor  
**Subject:** DED 889 - David Finan  
**Attachments:** DED 889 - Notification of Decision.pdf

Hi Ignatius,

Please find attached Notification of Decision for the Section 5 Declaration of Exempted Development Application submitted for David Finan - DED 889.

Regards,

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 889
<b>Re:</b>	Permission for refurbishment of existing dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally 8) supply & fit intruder alarms & 9) supply & fit smoke detectors under the Planning & Development Act (Exempt Development) Regulations 2018
<b>Name of Applicant:</b>	David Finan
<b>Location of Development:</b>	Brackloon, Ballintubber, County Roscommon F45R662.
<b>Site Visit:</b>	4 <sup>th</sup> June 2025

**WHEREAS a question has arisen as to whether the following works for refurbishment of existing dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally 8) supply & fit intruder alarms & 9) supply & fit smoke detectors 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 2 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 northeast facing single storey bungalow at Brackloon, Ballintubber, County Roscommon. The site is accessed off the L6582 local secondary road with a speed limit of 60 km/h. The subject site is c. 3.3km from the village of Castleplunkett and c. 3.7km in distance from the village of Ballintober. The proposed development consists of the construction of an 39sq.m extension; upgrade electrical services; new heating system; insulation to attic area; dry line internal face of

external walls; new floor covering; paint & decorate internally & externally; supply & fit intruder alarms and supply & fit smoke detectors.

### **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 is Mullygollan Turlough SAC (Site Code 000612) which is located c. 5.3km northeast of the proposed development. Corliskea/Trien/Cloonfelloiv Bog SAC (Site Code 002110) is also located c. 7.5km west the subject site.

Other Designations: Rathnalulleagh Turlough Proposed Natural Heritage Area (Site Code 000613) is located circa 0.7km from the proposed development. Carrowreagh Turlough (Site Code 001624) is located circa 1.4km away from 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**

#### **17054/87**

Permission granted for the erection of a bungalow and septic tank on 8<sup>th</sup> of May 1987.

Applicant: PJ Finan

### **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
<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.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(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>CLASS 2</p> <p>(d) The installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump.</p>	<p>7. The roof of any extension shall not be used as a balcony or roof garden.</p> <p>1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.</p> <p>2. The total area of such a heat pump, taken together with any other such pump previously erected, shall not exceed 2.5 square metres.</p> <p>3. The heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted.</p> <p>4. No such structure shall be erected on, or forward of, the front wall or roof of the house.</p> <p>5. Noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling.</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 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.

- Construction of an 39sq.m extension

The floor area of the proposed extension to the subject dwelling is 39sq.m. This does not exceed the conditions and limitations of Class 1 Part 1 1(a) of the Planning and Development Regulations 2001, as amended where the floor area of any such extension shall not exceed 40 square metres.

The subject dwelling does not appear to have been extended previously so Class 1 (2) (a), (b) and (c) are not applicable to the proposed development.

The proposed extension is a single storey extension to the rear, therefore Class 1 (3) is not applicable.

The proposed plans and elevations show that the proposed development will not exceed the current height of the existing dwelling and therefore, align with Class 1 (4)(c) where the height of the highest



part of the roof of any such extension shall not exceed the height of the highest part of the roof of the dwelling.

The proposed extension in accordance with Class 1 (5), does not reduce the area of private open space to less than 25 square metres.

The window at the rear of the proposed dwelling is in accordance with Class 1 (6)(a), any window proposed at ground level in any such extension is more than 1 metre from the boundary it faces.

The proposed roof according to drawings submitted is not a flat roof therefore, Class 1 (7) is not applicable.

Therefore, having reviewed the proposed extension to the existing dwelling under the limitations and conditions of Class 1 of the Planning and Development Regulations 2001, as amended, I am satisfied that the proposed extension is an exempted development.

Following a site inspection, further information was sought regarding the precise design of the development as constructed on site and on the plans and elevations submitted. Clarification was received from the applicant regarding the plans and particulars.

- A new heating system

Class 2 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations 2001, as amended, sets out conditions and limitations for the installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump.

The proposed development states the installation of an external heat pump to the rear of the proposed development. In accordance with Class 2 Parts 1, 2 and 3 of the Planning and Development Regulations 2001, as amended, the ground on which the proposed heat pump will be erected is proposed not to change levels when mounted; the total area in which the pump takes up is less than 2.5 square metres; and according to submitted drawings and elevations, the heat pump is greater than 50cm from any edge of the wall or roof on which it is mounted. Therefore, the installation of a heating pump to the proposed dwelling is an exempted development.

Additional works include:

- Upgrade electrical services;
- Insulation to attic area;
- Dry line internal face of external walls;
- New floor covering;
- Paint & decorate internally & externally;
- Supply & fit intruder alarms;
- Supply & fit smoke detectors.

These works have been considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. It has been concluded that the proposed works are considered to be exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

### **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 refurbishment of existing dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally 8) supply & fit intruder alarms & 9) supply & fit smoke detectors as outlined above at Brackloon, Ballintubber, Co. Roscommon F45R662, 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 2 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 complies with Class 1 and Class 2 of the Planning and Development Regulations 2001, as amended. However, consideration must be taken for the noise level of the proposed installation of a heating pump under Class 2 Part 5 where noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling.
- In relation to the installation of the proposed heating pump external to the proposed extension, the conditions and limitations of to Class 2 (d)(3) require that the heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted. The proposed external heat pump is exempted development subject to this condition/limitation.
- 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 refurbishment of existing dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally 8) supply & fit intruder alarms & 9) supply & fit smoke detectors as outlined above at Brackloon, Ballintubber, Co. Roscommon F45R662, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 09/07/2025

Planner



Signed:

Senior Executive Planner

Date: 10/07/2025

CEO  
Roscommon Co Council  
Planning Section  
Aras an Chontae  
Roscommon



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Roscommon  
Co. Roscommon  
F42 W327  
090 6626974  
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Email : [gaynorarchitects@gmail.com](mailto:gaynorarchitects@gmail.com)

For Alan O'Connell

18<sup>th</sup> June 2025

**Proposed extension and refurbishing works to existing dwelling at  
Brackloon, Ballintubber Co. Roscommon for David Finan  
Declaration/Section 5 application ; DED889**

Your letter dated 10<sup>th</sup> June 2025 refers to the above and your comments are noted

As our clients are applying for a Vacant Property Refurbishing Grant we are informed that Housing Section require Section 5 Declaration indicating if planning permission was required for the development

Attached are 6 copies of drawings 6c and 7b showing the extension plan and elevations

The extension to rear of dwelling is Exempted Development under the Planning and Development Regulations as it is under 40sq. mts

Demolition work internally coloured yellow

The following internal works proposed are as follows :-

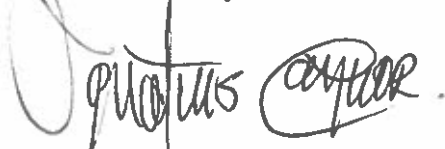
1. Upgrade electrical services
2. New heating system with heat pump and aluminium radiators  
Grant HPID 10R32 10Kw model located to side of extension with integrated 200-33 litre pre-plumbed hot water cylinder (see attached drawing 6C for location of units)
3. Additional insulation to attic area

4. Dry line internal face of external walls
5. New floor covering
6. Painting and decorating internally and externally
7. Supply and fit intruder alarm
8. Supply and fir smoke detectors

All we require at this stage is decision on DED if planning permission is required for the proposed work excluding the extension under construction

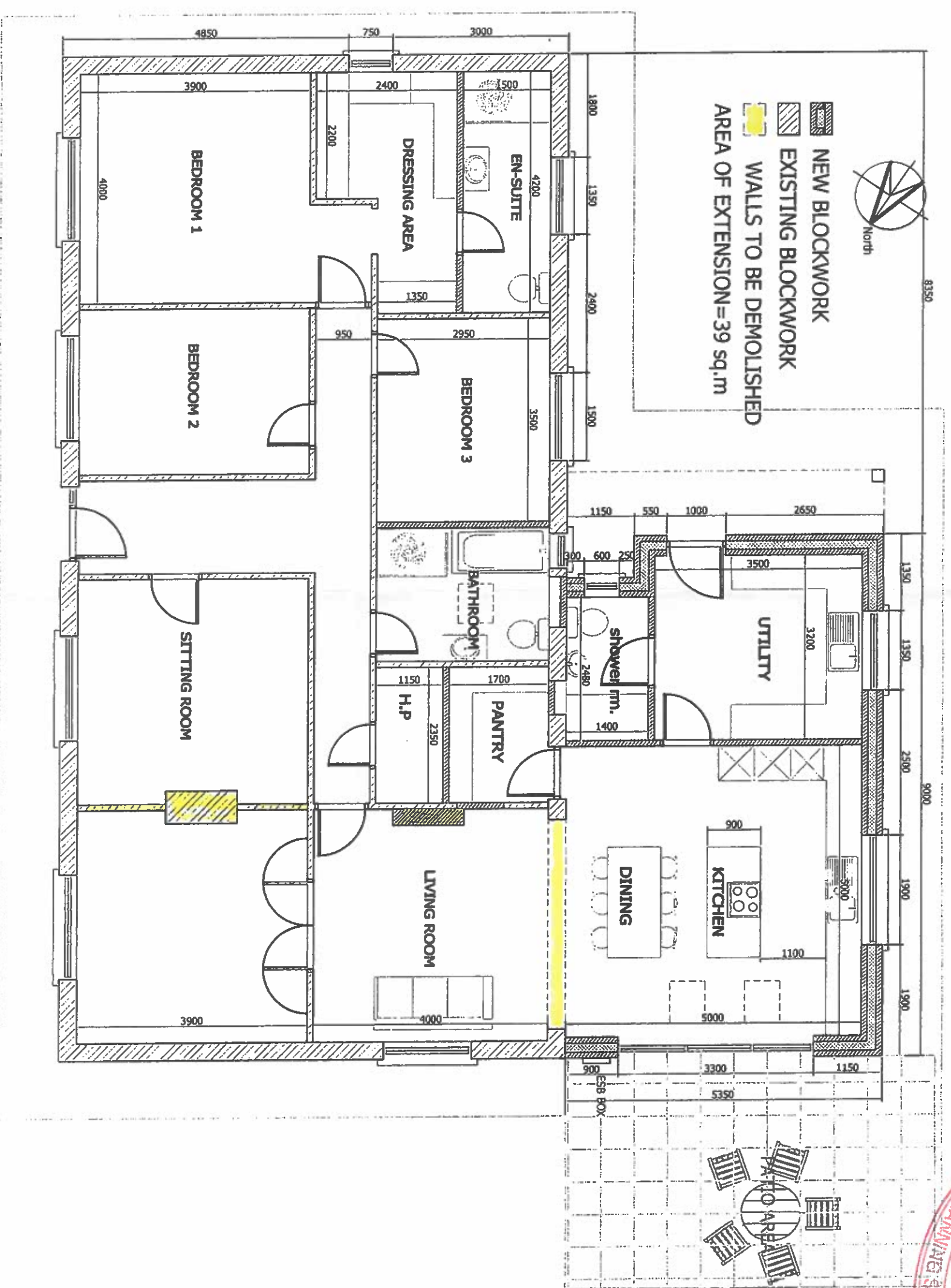
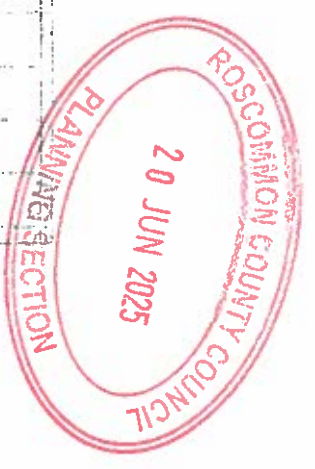
If further information or details please do not hesitate to contact us

Yours Sincerely

  
Ignatius Gaynor

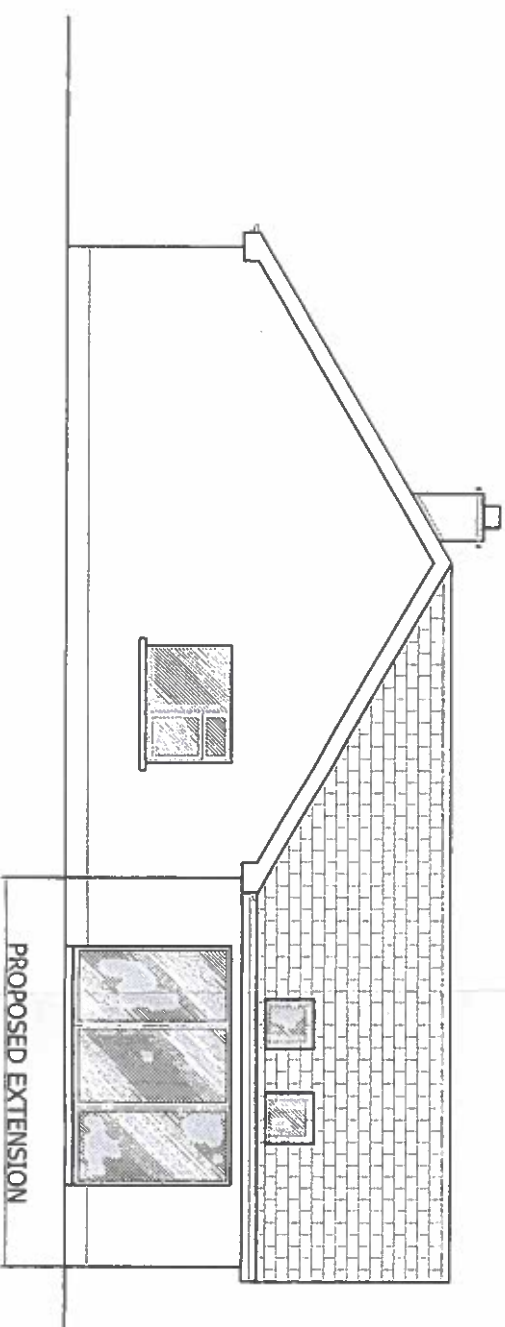
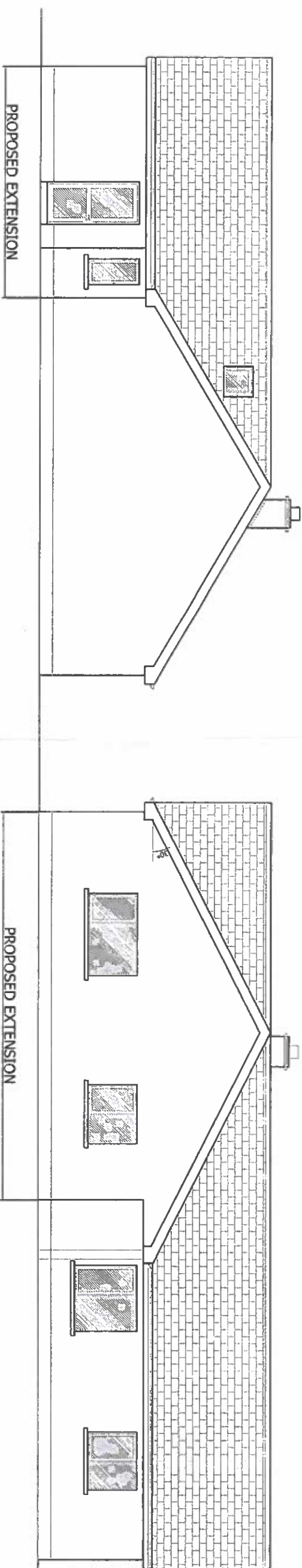


**Ignatius Gaynor**



Ground floor plan scale 1:75

NO		BY	DATE	
REVISIONS				
CLIENT				
DAVID FRIUM				
DESIGNED BY				
GAYNOR				
ARCHITECTURAL &				
DESIGN SERVICES L.T.D.				
FALLOU AVENUE,				
ROSCOMMON				
email: TEL: 00-5626974				
FAX: 00-6617353				
p.frium@tdsccs.ie@hotmail.com				
JOB TITLE				
overalls				
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SCALE				
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DATE				
04/07/2022				
DRAWN				
O. Stephens				
C.A.D. REF				
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1157		6		C



ELEVATIONS SCALE 1:100

NO. BY DATE		
REVISIONS		
CLIENT DAVID FRYAN		
DESIGNED BY GAYNOR ARCHITECTURAL & DESIGN SERVICES LTD. FALLOON AVENUE, ROSCOMMON email: 090-667753 gaynorarchitects@hotmail.com		
JOB TITLE DRAWINGS		
DRAWING ELEVATIONS		
SCALE	1:100	
DATE	04/07/2022	
DRAWN	O. Stephens	
CAD REF		
JOB NO.	DWG NO.	REV NO.
1157	7	B



## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Wednesday 11 June 2025 13:20  
**To:** Ignatius Gaynor  
**Subject:** DED 889 - David Finan  
**Attachments:** DED 889 - FI Request Letter.pdf

Hi Ignatius,

Please find attached Further Information Request Letter for David Finan - DED Application 889.

Regards,

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**







Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



David Finan,

Date: 10<sup>th</sup> June, 2025  
Reference: DED 889

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

Development: WHEREAS a question has arisen as to whether the refurbishment of a dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally; 8) supply & fit intruder alarms & 9) supply & fit smoke detectors at Brackloon, Ballintubber, Co. Roscommon., is or is not development and is or is not exempted development.

\*\*\*\*\*

A Chara,

Further to your application received on the 8<sup>th</sup> May, 2025 and in order for the Planning Authority to determine as to whether the refurbishment of a dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally; 8) supply & fit intruder alarms & 9) supply & fit smoke detectors at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. It was noted during site inspection in relation to the development described that construction works were underway in relation to an extension the design of which (albeit partially constructed) appears to differ from the subject of the request for an opinion hereunder. Please clarify this matter and where applicable update plans and particulars (including fully dimensioned plan) to reflect the design of works progressed to date (and presumably intended to be completed as the extension described under this request for an opinion).

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 889**

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

Mis meas,



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

cc agent via email: **Gaynor Architectural & Design Services Ltd**  
[gaynorarchitects@gmail.com](mailto:gaynorarchitects@gmail.com)

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

<b>Reference Number:</b>	DED 889
<b>Re:</b>	Permission for refurbishment of existing dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally 8) supply & fit intruder alarms & 9) supply & fit smoke detectors under the Planning & Development Act (Exempt Development) Regulations 2018
<b>Name of Applicant:</b>	David Finan
<b>Location of Development:</b>	Brackloon, Ballintubber, County Roscommon F45R662.
<b>Site Visit:</b>	_____

**WHEREAS** a question has arisen as to whether the following works for refurbishment of existing dwelling, with works including 1) construction of an 39sq.m extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally 8) supply & fit intruder alarms & 9) supply & fit smoke detectors 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 2 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 northeast facing single storey bungalow at Brackloon, Ballintubber, County Roscommon. The site is accessed off the L6582 local secondary road with a speed limit of 60 km/h. The subject site is c. 3.3km from the village of Castleplunkett and c. 3.7km in distance from the village of Ballintober. The proposed development consists of the construction of an 39sq.m extension; upgrade electrical services; new heating system; insulation to attic area; dry line internal face of

external walls; new floor covering; paint & decorate internally & externally; supply & fit intruder alarms and supply & fit smoke detectors.

### **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 is Mullygollan Turlough SAC (Site Code 000612) which is located c. 5.3km northeast of the proposed development. Corliskea/Trien/Cloonfelliv Bog SAC (Site Code 002110) is also located c. 7.5km west the subject site.

Other Designations: Rathnalulleagh Turlough Proposed Natural Heritage Area (Site Code 000613) is located circa 0.7km from the proposed development. Carrowreagh Turlough (Site Code 001624) is located circa 1.4km away from 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**

#### **17054/87**

Permission granted for the erection of a bungalow and septic tank on 8<sup>th</sup> of May 1987.

Applicant: PJ Finan

### **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
<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.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(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>CLASS 2</p> <p>(d) The installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump.</p>	<p>7. The roof of any extension shall not be used as a balcony or roof garden.</p> <p>1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.</p> <p>2. The total area of such a heat pump, taken together with any other such pump previously erected, shall not exceed 2.5 square metres.</p> <p>3. The heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted.</p> <p>4. No such structure shall be erected on, or forward of, the front wall or roof of the house.</p> <p>5. Noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling.</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 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.

- Construction of an 39sq.m extension

The floor area of the proposed extension to the subject dwelling is 39sq.m. This does not exceed the conditions and limitations of Class 1 Part 1 1(a) of the Planning and Development Regulations 2001, as amended where the floor area of any such extension shall not exceed 40 square metres.

The subject dwelling does not appear to have been extended previously so Class 1 (2) (a), (b) and (c) are not applicable to the proposed development.

The proposed extension is a single storey extension to the rear, therefore Class 1 (3) is not applicable.

The proposed plans and elevations show that the proposed development will not exceed the current height of the existing dwelling and therefore, align with Class 1 (4)(c) where the height of the highest

part of the roof of any such extension shall not exceed the height of the highest part of the roof of the dwelling.

The proposed extension in accordance with Class 1 (5), does not reduce the area of private open space to less than 25 square metres.

The window at the rear of the proposed dwelling is in accordance with Class 1 (6)(a), any window proposed at ground level in any such extension is more than 1 metre from the boundary it faces.

The proposed roof according to drawings submitted is not a flat roof therefore, Class 1 (7) is not applicable.

Therefore, having reviewed the proposed extension to the existing dwelling under the limitations and conditions of Class 1 of the Planning and Development Regulations 2001, as amended, I am satisfied that the proposed extension is an exempted development.

Following site inspection a question arises concerning the precise design of the development as constructed on site. Elements of the design appear to differ from those provided with documents lodged and dimensioned drawings of the extension as constructed are now required to confirm that the conditions and limitations of Class 1 are not exceeded by the development as constructed.

- New heating system

Class 2 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations 2001, as amended, sets out conditions and limitations for the installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump.

The proposed development states the installation of an external heat pump to the rear of the proposed development. In accordance with Class 2 Parts 1, 2 and 3 of the Planning and Development Regulations 2001, as amended, the ground on which the proposed heat pump will be erected is proposed not to change levels when mounted; the total area in which the pump takes up is less than 2.5 square metres; and according to submitted drawings and elevations, the heat pump is greater than 50cm from any edge of the wall or roof on which it is mounted. Therefore, the installation of a heating pump to the proposed dwelling is an exempted development.

Additional works include:

- Upgrade electrical services;
- Insulation to attic area;
- Dry line internal face of external walls;
- New floor covering;
- Paint & decorate internally & externally;
- Supply & fit intruder alarms;
- Supply & fit smoke detectors.



## **Recommendation**

**I recommend that Further information be sought as follows:**

**It was noted during site inspection in relation to the development described that construction works were underway in relation to an extension the design of which (albeit partially constructed) appears to differ from the subject of the request for an opinion hereunder. Please clarify this matter and where applicable update plans and particulars (including fully dimensioned plan) to reflect the design of works progressed to date (and presumably intended to be completed as the extension described under this request for an opinion).**

**Signed:**



**Date:** 5<sup>th</sup> June 2025

Planner

**Signed:**



**Date:** 5<sup>th</sup> June 2025

Senior Executive Planner



















Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



David Finan,

Date: 14<sup>th</sup> May, 2025  
Planning Reference: DED 889

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 dwelling with works including 1) construction of an 39sq.m. extension; 2) upgrade electrical services; 3) new heating system; 4) insulation to attic area; 5) dry line internal face of external walls; 6) new floor covering; 7) paint & decorate internally & externally; 8) supply & fit intruder alarms & 9) supply & fit smoke detectors under the Planning & Development Act (Exempted Development) regulations 2018 at Brackloon, Ballintubber, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of the application which was received on the 8<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/01/0/234662 dated 13<sup>th</sup> May, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 889**  
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: [Gaynor Architectural & Design Services Ltd](mailto:Gaynor Architectural & Design Services Ltd)  
[gaynorarchitects@gmail.com](mailto:gaynorarchitects@gmail.com)



Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

13/05/2025 13.52 42

Receipt No. : L01/0/234862

DAVID FINAN  
C/O GAYNOR ARCHITECTURAL & DESIGN SERVIC  
FALLON AVE  
ROSCOMMON

EXEMPTED DEVELOPMENT

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

Total : 80.00 EUR

Tendered

## Carmel Curley

---

**From:** Carmel Curley  
**Sent:** Wednesday 14 May 2025 12:50  
**To:** Ignatius Gaynor  
**Subject:** DED889 - David Finan  
**Attachments:** DED889 - Ack Letter & Receipt.pdf

Hi Ignatius,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Exempted Development Application submitted for David Finan – DED889.

Regards,

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**





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, regarding Exempted Development**



Name:	DAVID FINAH
Address:	[REDACTED]
Name & Address of Agent:	IGNATIUS GAYNOR: ARCHITECT TAYLOR AVENUE ROSCOMMON
Nature of Proposed Works	REFURBISHING WORKS TO DWELLING & EXTENSION TO EXISTING DWELLING
Location (Townland & O.S No.)	BRACKLOOH, BALLINTUBBER Co. ROSCOMMON
Floor Area	130.00
Height above ground level	4.950.
Total area of private open space remaining after completion of this development	SEE LOCATION MAP
Roofing Material (Slates, Tiles, other) (Specify)	SLATES
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	HAF PLASTER FINISH SELECTED COLOUR PAINT
Is proposed works located at front/rear/side of existing house.	EXTENSION TO REAR, & REFURBISHING WORKS.



## Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,  
regarding Exempted Development

Has an application been made previously for this site	No.
If yes give ref. number (include full details of existing extension, if any)	No.
Existing use of land or structure	DOMESTIC DWELLING
Proposed use of land or structure	DOMESTIC DWELLING
Distance of proposed building line from edge of roadway	
Does the proposed development involve the provision of a piped water supply	No: EXISTING SUPPLY
Does the proposed development involve the provision of sanitary facilities	No: EXISTING SEPTIC TANK & PERCOLATION AREA

Signature:

*David Finnan* PP. DAVID FINNAN

Date:

26<sup>th</sup> APRIL 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 (SEE DRAWINGS ATTACHED.)





Fallon Avenue  
Roscommon  
Co. Roscommon  
F42 W327  
090 6626974  
Fax : 090 6627353  
Mobile : 086 8115449  
Email : [gaynorarchitects@gmail.com](mailto:gaynorarchitects@gmail.com)



**CEO  
Roscommon Co Council  
Planning Section  
Aras an Chontae  
Roscommon**

**For Alan O'Connell**

8<sup>th</sup> May 2025

**Proposed extension and refurbishing works to existing dwelling at  
Brackloon, Ballintubber Co. Roscommon for David Finan  
Declaration/Section 5 application**

Your letter dated 7<sup>th</sup> May 2025 refers to the above and your comments are noted

The proposed works to existing dwelling includes extension to rear coloured green on attached drawing 6C (39.00 sq. mets Exempt Development)

Demolition work internally coloured yellow

The following internal works proposed are as follows :-

1. Upgrade electrical services
2. New heating system with heat pump and aluminium radiators  
Grant HPID 10R32 10Kw model located to side of extension with integrated 200-33 litre pre-plumbed hot water cylinder (see attached drawing 6C for location of units)
3. Additional insulation to attic area
4. Dry line internal face of external walls
5. New floor covering
6. Painting and decorating internally and externally

7. Supply and fit intruder alarm
8. Supply and fir smoke detectors

If further information or details please do not hesitate to contact us

Yours Sincerely



Ignatius Gaynor

**Ignatius Gaynor**







# Grant Renewable Heating Solutions

Our individually tailored integrated heating packages for new build homes help to keep your home warm and comfortable.







Grant Engineering has been designing and manufacturing reliable, efficient and innovative heating products since 1978. Specialising in condensing oil-fired boilers and an expanding range of renewable products including air source heat pumps, biomass boilers, solar thermal, heat emitters including underfloor heating and aluminium radiators, the Grant brand has established a reputation for quality that is second to none.

Here at Grant, we combine precision engineering, innovation, performance and value for money to produce sustainable heating solutions that are trusted by installers and homeowners alike. While the technology is sophisticated, Grant products are easy to install, straightforward to maintain and backed-up by excellent after-sales support. When customers choose Grant, they also get the added peace of mind that comes with the excellent reliability and superb efficiencies of our products.

At the heart of everything we do is continuous product development. Every Grant product incorporates the latest technologies and materials which enable them to exceed performance and environmental standards ensuring that they make the best use of our natural resources. Consequently, Grant products meet the heating needs of tomorrow, today.



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Aerona<sup>3</sup> Air Source Heat Pump

4



High Performance Cylinders

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Uflex Underfloor Heating

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Biomass

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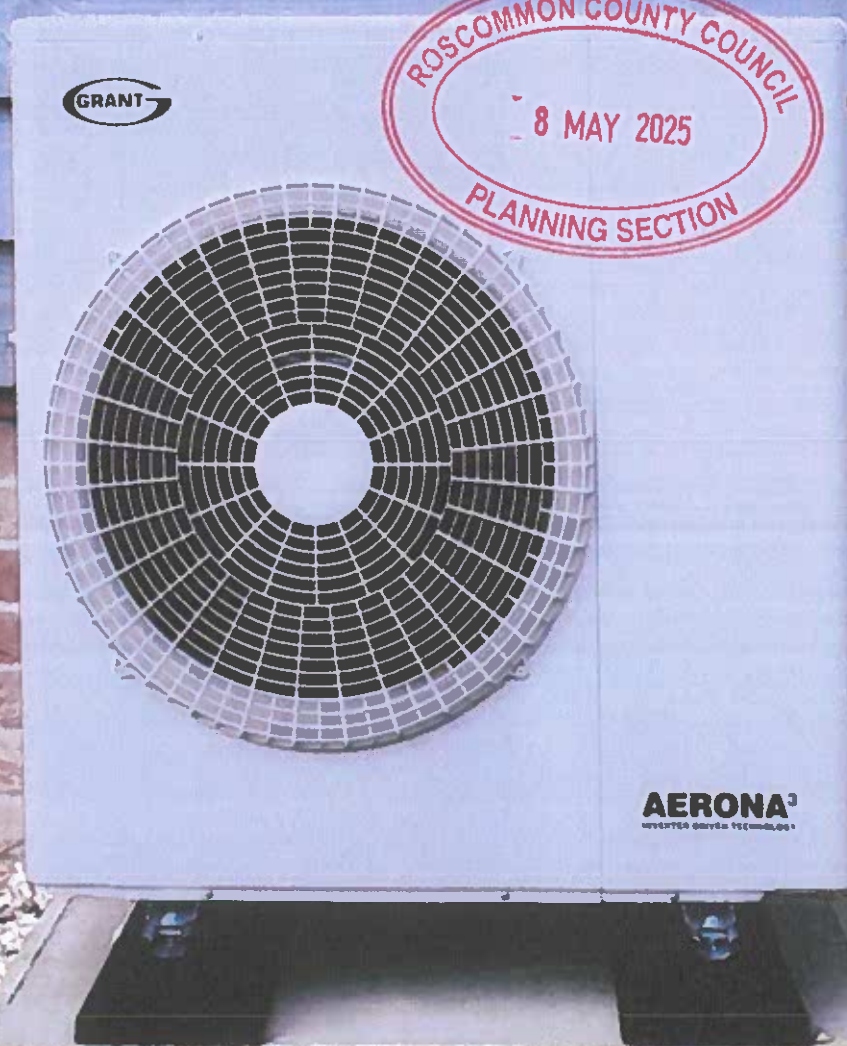


Home Heating Design Service

26

# Aerona<sup>3</sup> Air Source Heat Pump

Inverter driven Air to water heat pump range with outputs of 6kW, 10kW, 13kW & 17kW. High SCOP's sustainable at low temperatures. Easy to install with its compact size. ERP A+++ rating. R32 refrigerants as standard.

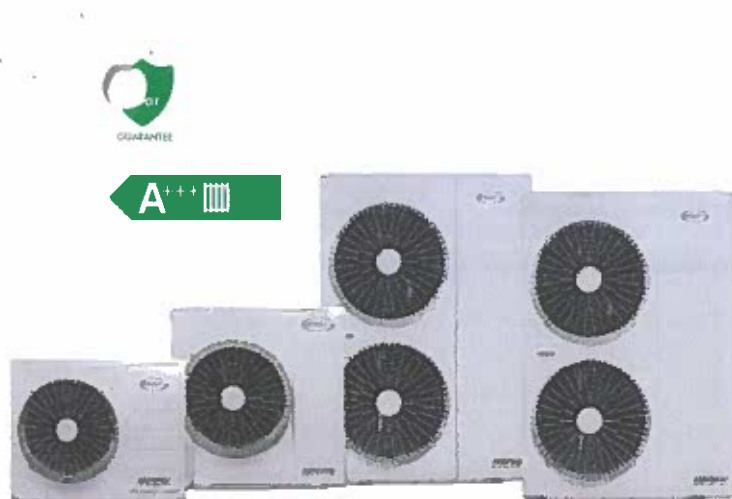


# AERONA<sup>3</sup>

INVERTER DRIVEN TECHNOLOGY







- Output**
- R32 Gas**
- Outdoor**
- Highly efficient**
- Weather Compensation**
- Inverter Driven**
- Domestic hot water/  
Central heating**



### Features & benefits

The new Grant AERONA<sup>3</sup> air source heat pump uses R32 refrigerant which has a significantly lower Global Warming Potential (GWP) than other typical refrigerants. R32 is a single molecule refrigerant which removes the risk of temperature glide. This enables the system to recharge and recycle with greater ease, thus leading the system to be more efficient. The AERONA<sup>3</sup> R32 is our most efficient heat pump to date. It incorporates all the features and benefits of our existing AERONA<sup>3</sup> range such as DC inverter driven, built in weather compensation and base tray heating element to prevent against freezing.

### How the AERONA<sup>3</sup> Heat Pump works

Air source heat pumps use basic thermodynamic principles to convert thermal energy contained within the air we breathe to heat energy that can be used to provide heating and hot water. This "ambient heat" is replenished by the sun making our heat pumps both effective and environmentally friendly.

#### How the Heat Pumps work

Grant AERONA<sup>3</sup> heat pumps use an air to water system which uses energy absorbed from the air and transfers it to a water based heating system. The process uses the same vapor/compression cycle that extracts heat in a domestic fridge. A refrigerant with a low boiling point is exposed to external air temperatures in an evaporator. The liquid boils off to a gas and absorbs the thermal energy of the air.

This gas is then compressed, increasing the heat energy contained within the refrigerant. It then passes through a heat exchanger where it condenses back to a liquid form, whilst transferring the heat to the water of the heating system. The liquid refrigerant is then re-circulated through the evaporator and the cycle is repeated.

#### Fit for the Future

With the recent fluctuations in price and supply of fossil fuels, air source heat pumps offer both an environmentally and economically sustainable alternative. Home heating accounts for approximately 30% of CO<sub>2</sub> emissions. The heat source used by Grant AERONA<sup>3</sup> heat pumps is entirely renewable which helps reduce the amount of harmful greenhouse gases being released into the atmosphere and, in doing so, lowers the carbon footprint of the household.

#### Lower Heating Costs

Compared with other domestic heating methods, the Grant AERONA<sup>3</sup> can benefit homeowners by creating annual savings on fuel bills. The units can deliver over four times the amount of energy for every 1 kW of electricity used depending on the flow temperature and the climate conditions prevailing at the time. Homes utilising this type of heat generator will obviously have a lower dependency on fossil fuels, making them less susceptible to rising fuel costs.

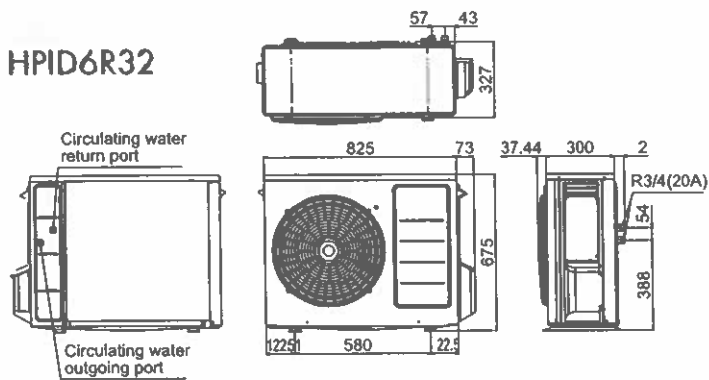
## Technical Specifications

		HPID6R32	HPID10R32	HPID13R32	HPID17R32
ErP Rating*	Heating	A+++	A+++	A+++	A+++
Height (mm)		675	882	1418	1418
Width (mm)		898	874	1024	1024
Depth (mm)		379.4	405	403	403
Weight (kg)	Empty	51	70	99	118
	Full	52.8	71.8	101	120
Heating Capacity (kW) (BS EN 14511 - air 7°C/ Water 35°C)		6.92	11.1	13.6	18.0
Power input (kW) (BS EN 14511 - air 7°C/ Water 35°C)		1.41	2.10	2.59	3.76
COP (BS EN 14511 - air 7°C/ Water 35°C)		4.91	5.28	5.25	4.79
SCOP average climate conditions (BS EN 14511 - air 7°C/ Water 35°C)		4.61	5.19	5.4	4.47
Refrigerant (R32) (kg)		0.80	1.55	2.20	2.80
Power supply		~230V 1ph 50Hz			
Water connections (BSPF)		¾"	1"	1 ¼"	1 ¼"
Min/ Max operating temperatures Air (°C)		-20/43	-20/43	-20/43	-20/43
Sound power level dB(A) (BS EN ISO 3743-1:2010)		65.2	64	60.8	61.6
Sound pressure level at 1 m - external dB(A) (Q=1)		54.2	53	49.8	50.6
Electrical Installation Requirements					
Max running current (A)		11.2	17.5	23.0	25.3
RCBO	Rating (A)	16	20	32	32
	Type	C	C	C	C

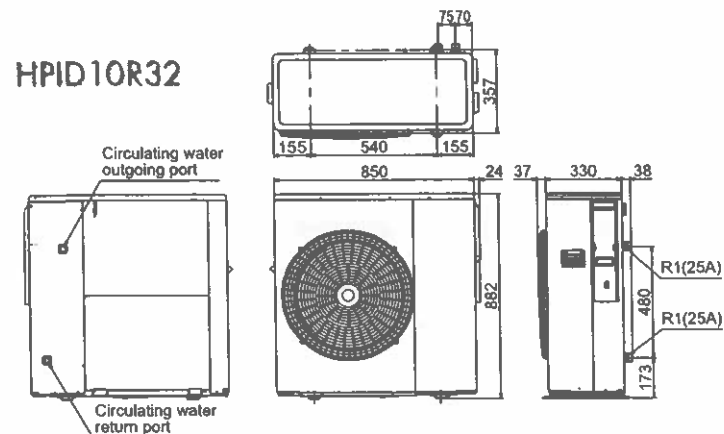
\* Low temperature: 35°C flow (heating). From September 2019

## Dimensions

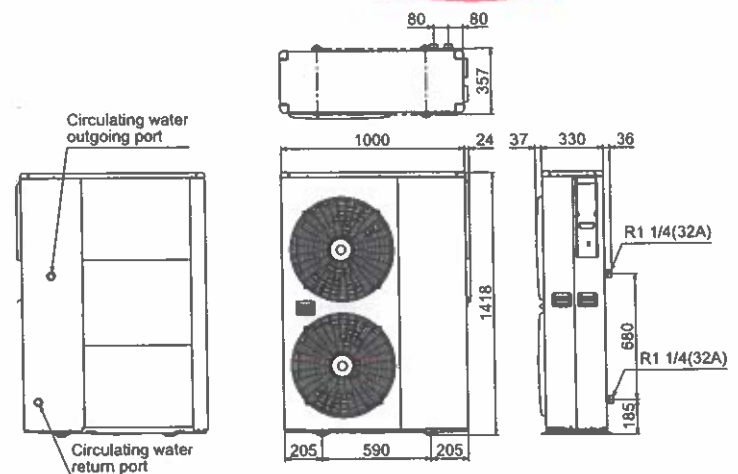
### HPID6R32



### HPID10R32



### HPID13R32 & HPID17R32



## Accessories

### Cylinders

Grant have a range of options to suit all needs and locations.

- High efficiency high gain indirect stainless steel cylinder, with a purpose designed coil to operate efficiently and reliably with the Aerona<sup>3</sup> ASHPs. An option for a solar coil is also available.
- The Grant pre-plumbed pre-wired cylinder is purposely designed for ease and speed of installation. The cylinder comes pre-wired for a 3 zone system with further options available. It comes pre-plumbed with motorised valves, automatic by pass, cold water inlet and pressure reducing assembly. The coil, insulation and performance of the cylinder is of the highest quality.
- The Integrated Unit is a sleek design to allow the unit to be installed in multiple locations from utility rooms to airing cupboards etc. Manufactured by Grant to help with ease of installation and accessibility for commissioning and service. The Integrated Unit has all the benefits of the pre-plumbed pre-wired cylinder with connections on the pipe at a high level.
- The Slimline is a high efficiency high gain indirect stainless steel cylinder, with a nominal diameter of only 478mm. Ideal choice for those extra tight installations where space is at a premium.

### Sealed System Kits

Sealed system kits are available to suit all of our Aerona<sup>3</sup> heat pump models. These kits are available in 2 sizes, 18ltr and 50ltr. The kits include expansion vessel, filling loop, pressure gauge, PRV and air vent.

### Glycol

Antifreeze which is installed into the heating system to prevent freezing.

### Buffer Vessel/Volumiser

The Grant Aerona<sup>3</sup> is complimented with a 30ltr volumiser, where required.

### Blygold

If within 5km of the coast, Grant recommend that your ASHP be treated with a Blygold anti-corrosion coating to protect against the elements.

### Flexi-foot kit with fixings

The flexi foot kit comprises 2 x 600mm feet for mounting the Aerona<sup>3</sup> heat pump range. These feet serve both as anti-vibration mounts and also raise the heat pump from the ground.

### Through wall insulation kit

This is a heavy-duty flexi hose in 22-28mm specifically designed to connect onto the Aerona<sup>3</sup> heat pump range.

### Domestic hot water (DHW) boost kits

Our DHW time boost kit is used to control the cylinders electric immersion. The Aerona<sup>3</sup> heat pump range will maintain the cylinder temperature at 45-55°C. The time boost kit is then used to raise the cylinders temperature once a week to provide Legionella protection. It may also be used as a boost for the hot water if required.

### Mag One Filter

The Grant Mag One Filter is used to prevent breakdowns caused by both magnetic and non-ferrous particulates in the central heating system. The triple action filter collects all types of magnetites and non-ferrous debris in the system.

### Wiring Centre

The Grant Wiring centre is a pre-configured electronic wiring centre that allows the installer to connect controls (stats, clocks etc), pumps, motorised valves, etc, together in a coherent and simple to understand manner. The Grant wiring centre takes care of all the complicated cross wiring during installation and all that remains for the installer is to connect to the heat pump.

### Protective Cages

Suitable for 6kW & 10kW heat pumps and can also be wall hung. Weather resistant, steel mesh guards offer a safe solution to vandalism and accidental damage.

### Wall Brackets

These flat packed, self assembly brackets provide a professional finish to the installation of wall mounted outdoor air source heat pumps. Suitable for 6kW and 10 kW units.



PRODUCT	ACCESSORY CODE
Sealed System Kits	18ltr HPAWSSK18IR, 50ltr HPAWSSK50IR
Flexi-foot kit with fixings	HPIDFOOT/KITIR
Through wall insulation kit	HPIDINSU/KITIR
Domestic hot water (DHW) boost kits	HPPSPSF247
Electrical Wiring Centre	HPWC1IR
20ltr Glycol fluid	HPCF20IR
Heat pump wall brackets	HPCBR2IR
30ltr Volumiser	HPIDBUFFER30IR
28mm Magnetic filter	MAGFILTER28
Aerona Master Controller	HPIDCONT
Protective cage for 6kW Aerona	HPCAGESMALL
Protective cage for 10kW Aerona	HPCAGEMEDIUM
Base for protective cage (if wall hung)	HPCAGEBASE



AWave Cylinder Controls



Pre-Plumbed Cylinder Controls



AWave Cylinder Wiring Centre



Mag One Filter





## High Performance Wave Cylinder

Grant high performance wave cylinders have been designed to heat water quicker and more efficiently than a standard cylinder, making it a perfect partner for our renewable ranges, in particular our Grant Aerona<sup>3</sup> heat pump range. We offer indirect single and twin coil cylinders ranging from 180ltr - 300ltr, including a Pre-Plumbed Pre-Wired and integrated option, While also offering a Slimline option sized at 180L.





# Grant Pre-Plumbed Cylinders

## Features & benefits

Our 210 litre pre-plumbed cylinder still features the same quality and efficiencies of the existing Grant cylinder range.

It comes configured for 2 heating zones and a domestic hot water zone, with an option to add an extra heating zone. It also includes a factory fitted automatic bypass. The Grant wiring centre now comes pre-fitted onto the cylinder for speed and ease of installation. This is a pre-configured electronic wiring centre that allows the installer to connect controls (stats, clocks etc), pumps, motorised valves etc together in a coherent and simple to understand manner. The wiring centre does all the complicated cross wiring during installation.

- Pre-plumbed & Pre-wired for speed of installation
- Available in 210ltr
- \*10 year guarantee (subject to T&C's)
- Comes with a plinth for increased options for pipe runs
- Timed boost kit
- Filling valve
- Digital cylinder stat
- Domestic hot water zone that allows hot water priority and a two-zone heating, with an option for a third heating zone
- Heating and DHW expansion vessels are installed
- Pressure reducing manifold installed and plumbed
- Fitted with fill and flush point
- Automatic by pass fitted as standard
- Good flow rate ideal for homes with multiple bathrooms and fast filling of baths
- Economical to run with minimal maintenance
- Fast reheat times for quick availability of hot water



## Technical Specifications

Cylinder code		Height (mm)	Diameter (mm)
HPMONO/210PPG	210L stainless steel indirect pre-plumbed cylinder	1496	550

NOTE: Not suitable for a private well or bore hole

Cylinder Plinth code		Height (mm)	Diameter (mm)
MBK-24	Cylinder Plinth	100	550
470CP		470	550

# Grant Integrated Unit

## Features & benefits

Standing at 1.8 metres high and with a footprint of 625 x 595mm, the Grant Integrated Unit can be installed neatly within domestic spaces of a property. Featuring aesthetically pleasing white paneling, the unit is easily incorporated into the design of most modern homes, with the system controls and display easily accessed by the homeowner if required. If access is required, homeowners can find the system's controls, digital time boost kit, heat pump controller and pressure gauge behind the top door of the easy open unit.

The Integrated Unit has been pre-plumbed and pre-wired for a domestic hot water zone that allows hot water priority and a two-zone heating, with an option for a third heating zone. As the unit is pre-plumbed and pre-wired, it is time saving and enables a hassle free installation for the installer. The quick recovery 210 litre capacity single coil Integrated Unit has a solid, stainless steel coil which will lead to a much faster heating and recovery time.

When installing a Grant Integrated Unit with a Grant Aeronas<sup>3</sup> heat pump, it is very important that the unit has been correctly sized to ensure the hot water needs of the property are fulfilled. Sizing will be carried out by the Grant technical team as part of the home heating design service.

Stainless steel cylinders should not to be fitted on private water source, bore hole or well.

- High gain 210 litre capacity single coil
- Solid stainless steel coil
- System controls and display easily accessed
- Pre-plumbed and pre-wired
- Domestic hot water zone that allows hot water priority and a two-zone heating, with an option for a third heating zone
- Heating and DHW expansion vessels are installed
- Pressure reducing manifold installed and plumbed
- Fitted with fill and flush point
- Automatic by pass fitted as standard
- Good flow rate ideal for homes with multiple bathrooms and fast filling of baths
- Economical to run with minimal maintenance
- Fast reheat times for quick availability of hot water



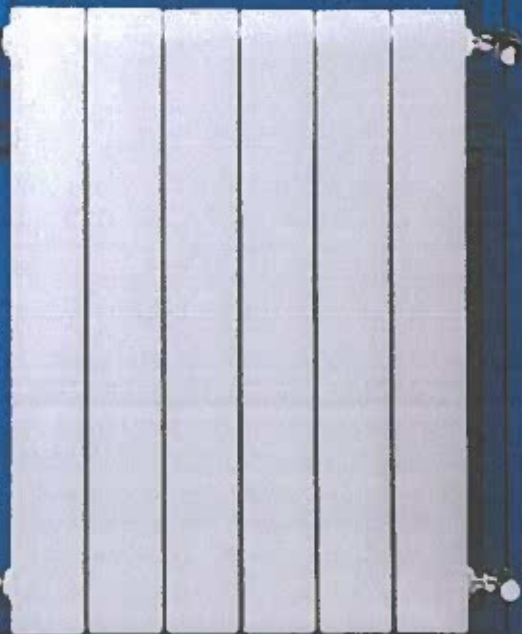
## Technical Specifications

Cylinder code	Description	Height (mm)	Width (mm)	Depth (mm)
HPINT210G	210L stainless steel indirect pre-plumbed cylinder housed within a powder coated casing	1821	594	633

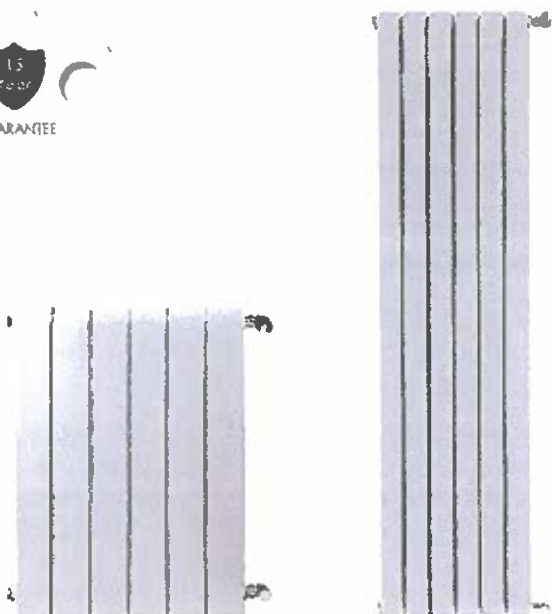
NOTE: Not suitable for a private well or bore hole

# Afinia Aluminium Radiators

Grant Afinia Aluminium Radiators are designed to work with both low and high temperature heating systems, making them easy to pair with both our range of Aeronair air source heat pumps and Vortex/Euroflame condensing oil boilers.





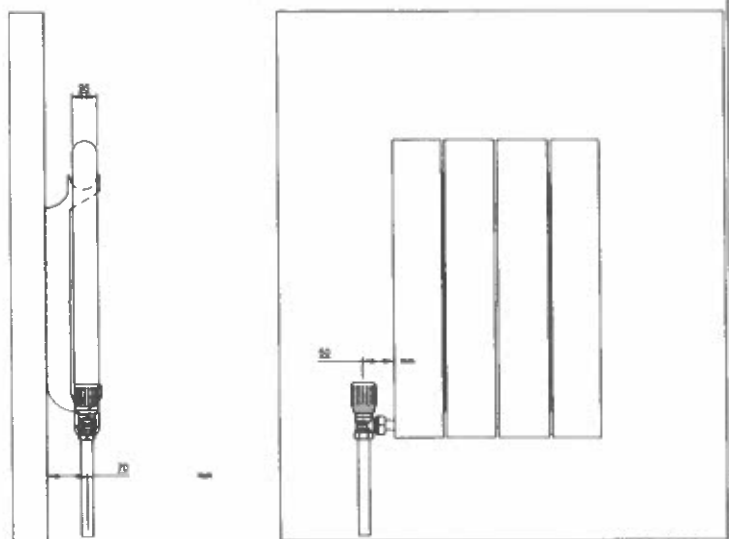


### Features & benefits

The Afinia Aluminium Radiator has curved surfaces, a brilliant white powder coated finish and is available from 6 to 20 sections, as either a standard rad or vertical rad, ensuring that it can fit any application.

Designed to work with both low and high temperature heating systems, the Afinia radiators deliver superior quality and performance matched by the sleek and stylish finish.

### Dimensions



**White powder coated finish**



**Curved surfaces**



**6-20 sections**



**Easy installation**



**Highly efficient**



**Low surface temperature**



**Slim and compact design**



**Standard colour RAL 9010 Faral**



**The thermal power complies with the European standard UNI EN 442-2**



Assembly Bracket



Assembly Kit



## Technical Specifications



	430MM	580MM	680MM
Height (mm)	430	580	680
Width per section (mm)	80	80	80
Depth (mm)	95	95	95
Centres (mm)	Add 100mm to width of rad	Add 100mm to width of rad	Add 100mm to width of rad
Water Volume (L)	0.25	0.34	0.39
Output 20(W)	28	38	41
Output 50(W)	92	124	142

	430MM			580MM			680MM			
Sections	Code	Output	Output	Code	Output	Output	Code	Output	Output	Width of rad (mm)
		W ΔT20	W ΔT50		W ΔT20	W ΔT50		W ΔT20	W ΔT50	
6	GALU4306	169	552	GALU5806	228	744	-	-	-	480
8	GALU4308	225	736	GALU5808	304	992	GALU6808	330	1136	640
10	GALU43010	281	920	GALU58010	380	1240	GALU68010	413	1420	800
12	GALU43012	338	1104	GALU58012	456	1488	GALU68012	495	1704	960
14	GALU43014	394	1288	GALU58014	532	1736	GALU68014	578	1988	1120
15	-	-	-	GALU58015	570	1860	-	-	-	1200
16	-	-	-	GALU58016	608	1984	-	-	-	1280
18	-	-	-	GALU58018	684	2232	-	-	-	1440
20	-	-	-	GALU58020	760	2480	-	-	-	1600

## Vertical

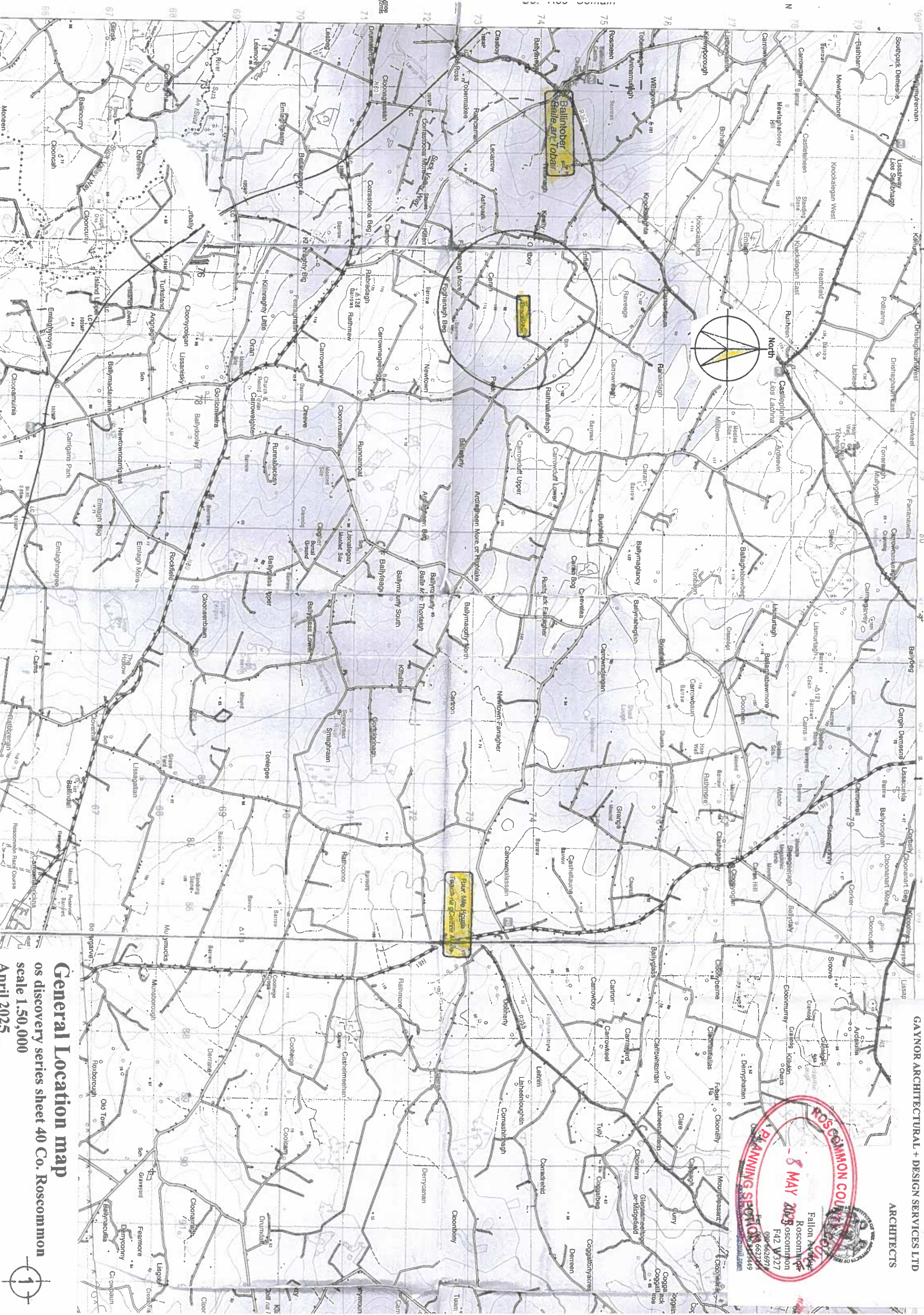
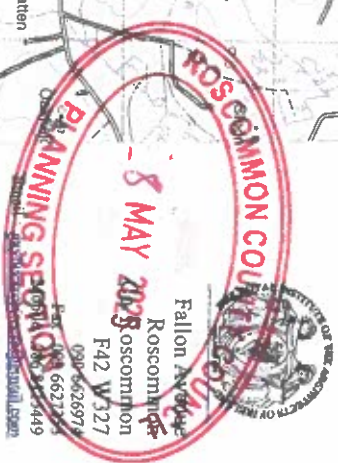
	1842MM	2042MM
Height (mm)	1842	2042
Width per section (mm)	80	80
Depth (mm)	80	80
Centres	Add 100mm to width of rad	Add 100mm to width of rad
Water Volume (L)	0.68	0.75
Output 20(W)	79	85
Output 50(W)	271	293

	1842MM			2042MM			
Sections	Code	Output	Output	Code	Output	Output	Width of rad (mm)
		W ΔT20	W ΔT50		W ΔT20	W ΔT50	
6	GALUV18426	474	1626	GALUV20426	510	1758	480
8	GALUV18428	632	2168	GALUV20428	680	2344	640

Please note: Afinia aluminium radiators are sized in accordance with the heat requirement of each individual room. If radiators need to be changed to facilitate wall space or existing pipes, please make us aware of this.







# General Location map

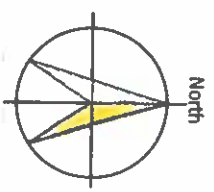
os discovery series sheet 40 Co. Roscommon  
scale 1:50,000  
April 2025





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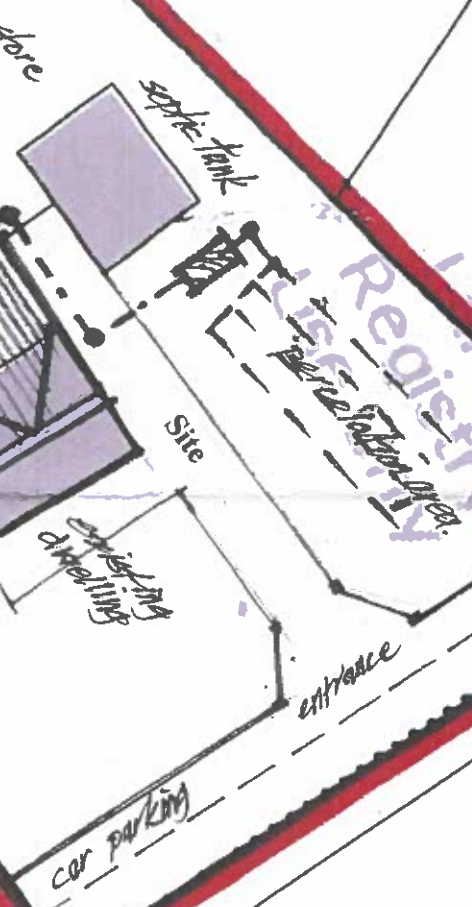
Ráth na Loilíoch  
Rathnalilea



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3.92

4.97



Site layout map

scale 1:500

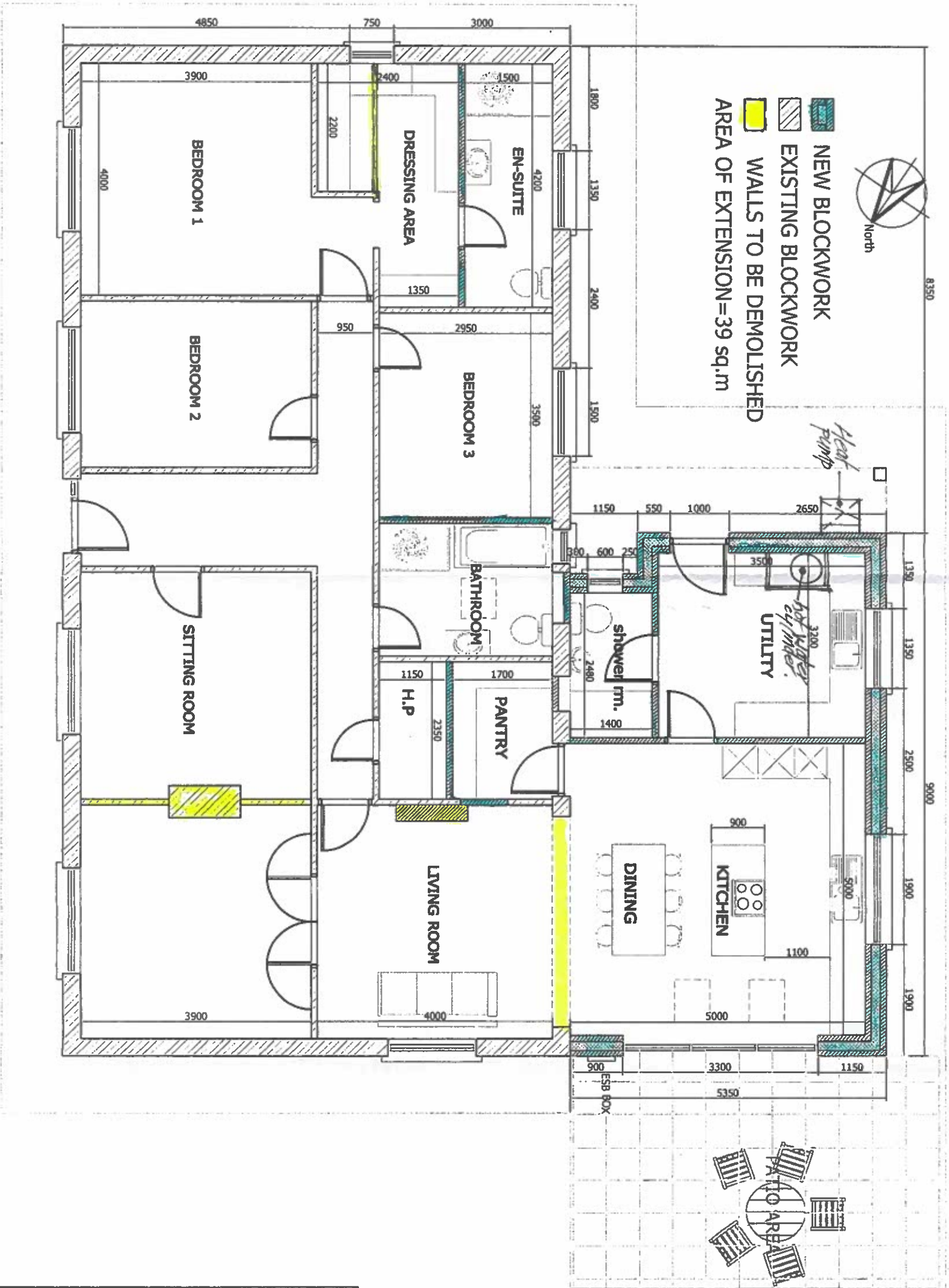
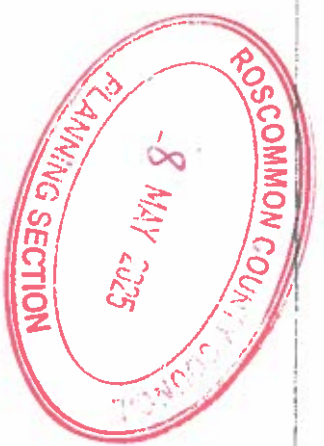
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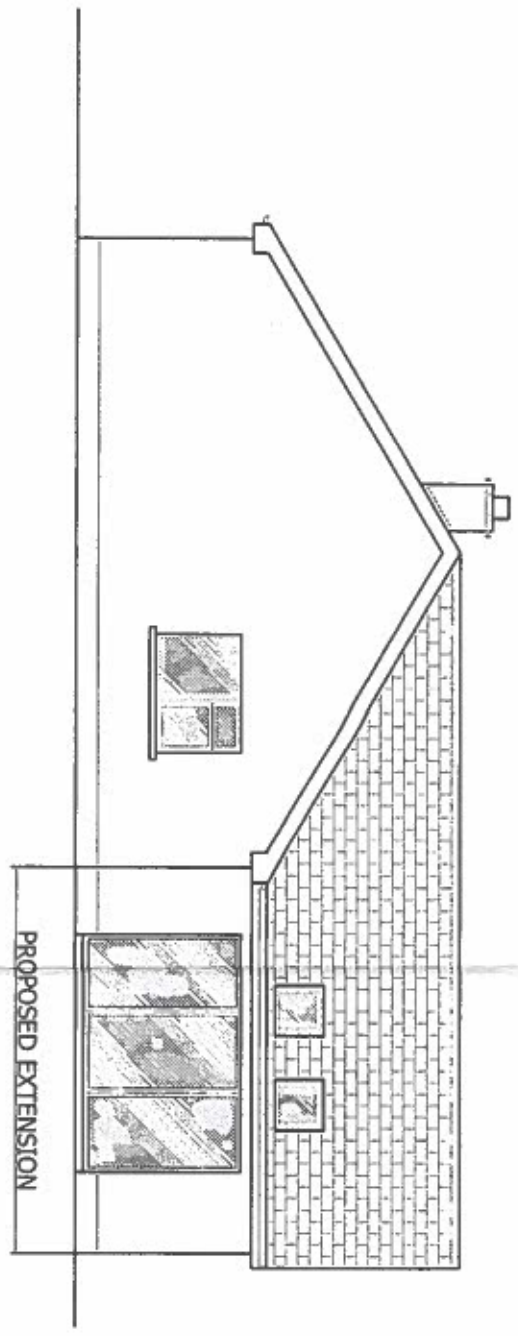
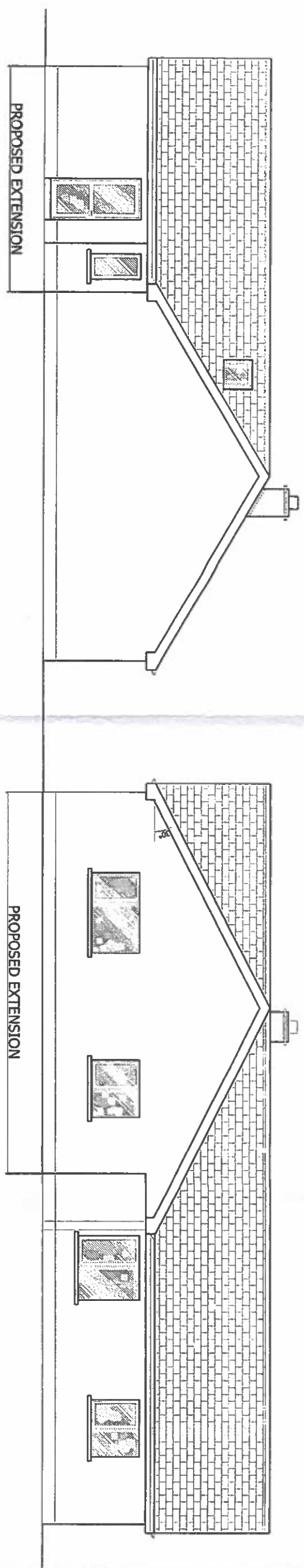
GAYNOR ARCHITECTURAL + DESIGN SERVICES LTD



NO.	BY	DATE
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DESIGNED BY	GAYNOR ARCHITECTURAL & DESIGN SERVICES LTD.	
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email: gavin.architects@bt.com		
JOB TITLE	DWELLING	
DRAWING	SUNSET DRAWING	
SCALE	1:100	
DATE	04/07/2022	
DRAWN	O. Stephens	
CAD REF		
JOB NO.	DWG NO.	REV NO.
1157	6	C

Ground floor plan scale 1:75





ELEVATIONS SCALE 1:100

NO.   BY   DATE	
REVISIONS	
CLIENT DAVID PHAN	
DESIGNED BY GAYNOR ARCHITECTURAL & DESIGN SERVICES LTD. FALLOON AVENUE, ROSCOMMON email: TEL: 091-461974 091-4619743 gnyorarchitects@hotmail.com	
JOB TITLE DWELLING	
DRAWING ELEVATIONS	
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DRAWN O. Stephens	CAD REF
JOB NO. 1157	DWG NO. 7
REV NO. 8	



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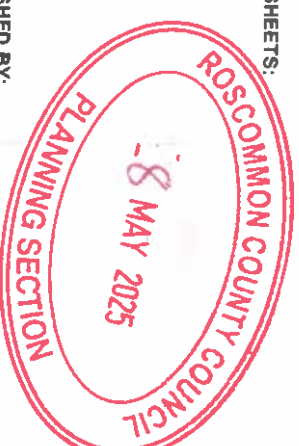
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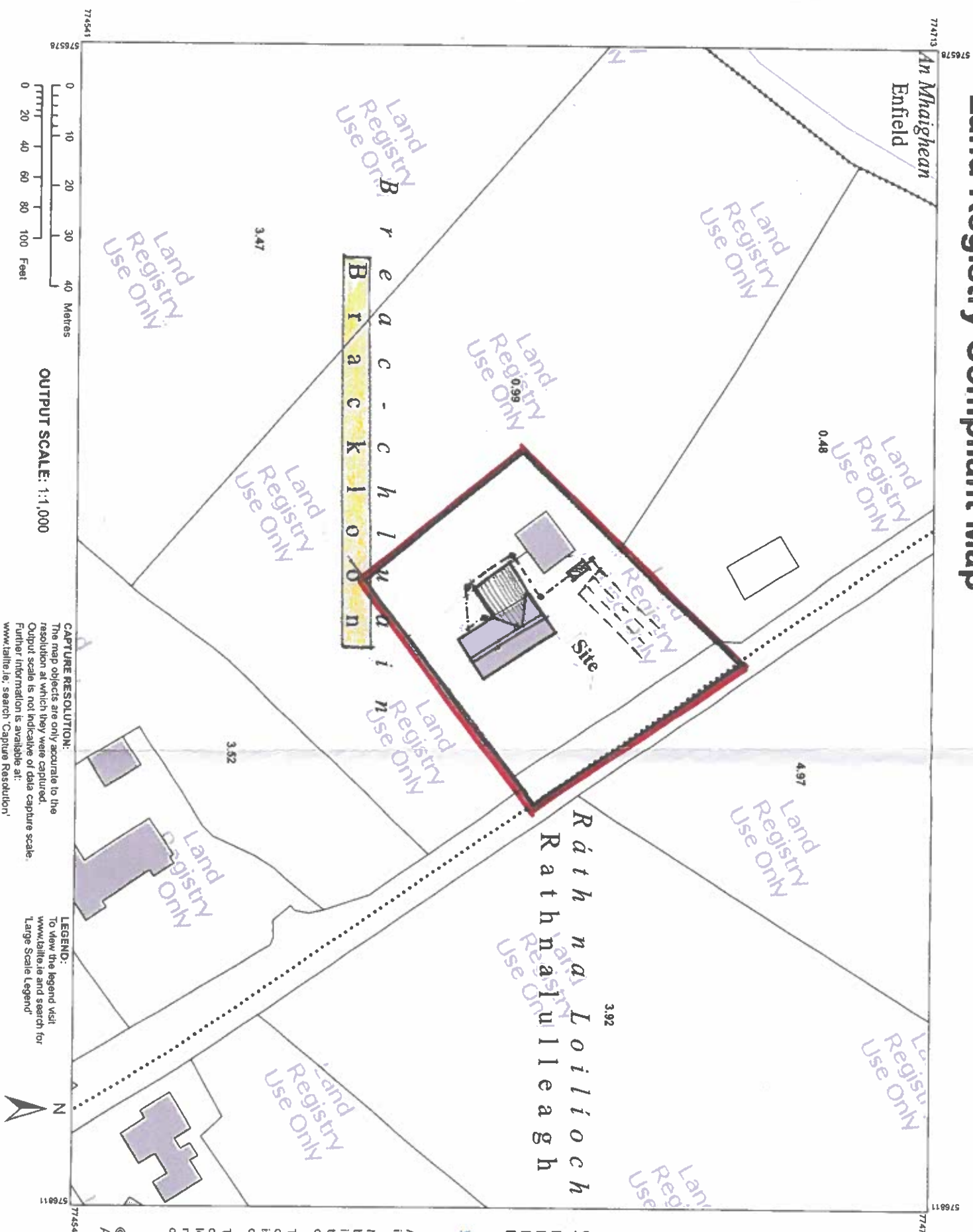
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# Land Registry Compliant Map



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## Site location map

os digital map Co. Roscommon 2286

April 2025

