

ROSCOMMON COUNTY COUNCIL

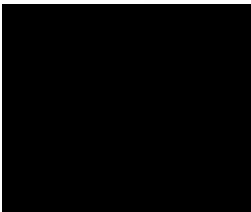
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Sinead King,



Reference Number: DED 891
Application Received: 14th May, 2025
Name of Applicant: Sinead King
Agent: N/A

WHEREAS a question has arisen as to whether the renovation of an existing dwelling at Figh, Lisacul, Castlerea, Co. Roscommon, F45 FV00, is or is not development and is or is not exempted development:

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

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

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed renovation of an existing dwelling 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 renovate an existing dwelling at Figh, Lisacul, Castlerea, Co. Roscommon, F45 FV00, 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: 10th July, 2025

ADVICE NOTE

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

Carmel Curley

From: Carmel Curley
Sent: Thursday 10 July 2025 15:58
To: [REDACTED]
Subject: DED891 - Notification of Decision
Attachments: DED891 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for your Section 5 Declaration of Exempted Development Application No: 891.

Mise le meas,

Carmel

Carmel Curley, Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

[MAP LOCATION](#)



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

Reference Number:	DED 891
Re:	Permission to renovate an existing dwelling under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Sinead King
Location of Development:	Figh, Lisacul, Castlerea, County Roscommon. F45 FV00
Site Visit:	26 th June 2025

WHEREAS a question has arisen as to whether the following works to renovate an existing dwelling at the above address is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

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

Site Location & Development Description

The site consists of a south facing single storey dwelling situated along the L-1229 Local Primary Road. The subject site is located c. 2.2km from the village of Lisacul. The existing dwelling is measured as 10 metres from the roadway with a parking area intersecting both. The proposed development consists of internal renovation works to the existing dwelling along with external sandblasting and paintwork.

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 Drumalough Bog SAC (Site Code 002338) located circa 4.9km from the subject site.

Other Designations include Lough Glinn PNHA (Site Code 001644) located circa 2.8km from the subject site and Drumalough Bog SAC (Site Code 002338) is located circa 4.9km from the proposed development.

Planning History

As per Roscommon County Council's Planning Registry, the existing dwelling in question appears to have been constructed pre-Planning and Development Act.

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,

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

Demolitions/ Site Clearance/Strip-out

- Skip hire, grab lorry to remove site rubbish, rubble/clay. Removal of tiled flooring in back hall, and internal doors, architraves, skirtings, old furniture, laundry cupboard.

Substructure Works

- Damp proofing and wall vents to be installed.

Superstructure Works

- Sandblasting of chimney breast, rebuilt in parts, repointing with lime mortar both in main room and parlour. Repair of stonework window surrounds, sills and lintels. Re-install cupboard

to parlour to right of chimney breast including new lintel and stonework repair. Re-install door frame (left of chimney breast).

- Re-install fireback, hearth, mantel in both rooms and insert a flue in accordance with fire regulations, insert a new fire stove tbc.
- Removal and reinstall damaged ceilings to back part of the house built circa 1960s, New loft hatch. Re-route portable water supply and main heating pipework in existing floor and loft space.
- Sandblast the front of the house, repair render and paint. Repair and paint the rest of the exterior. Reroute water supplies and pipework from washing machine and sink in Utility room.
- Rebuild door surround/frame to house utility room door.

Completions

- Windows and External doors to be replaced (like for like)
- Six new internal doors, 2 x with half frosted glass
- New Skirtings – throughout
- Require full replacement of all fascia's, soffits, rainwater goods in Atlantic Grey UPVC
- Roof completions – repair work to ridge tiles, and some slates

Finishes

- Tiling throughout the property
- Painting and decorating throughout
- Plastering
- Stud wall construction, insulation, vapor barrier and ventilation requirements to front part of the house
- The rear construction of the property has existing cavity walls and will need cavities pumped with insulation.

Services

- Installation of new smoke alarms and co2 detection
- Fully re-wired throughout
- New lighting, sockets and light switches
- Installation of new radiators, run new pipework, valves, thermostat
- Potentially install new water tank, cylinder and emersion heater
- New electrical distribution board/ Meter is to be moved externally by ESB

Fittings

- Installation of a completely new kitchen and appliances
- The bathroom in back part of the house has been completed

External Works

- Repair to existing drainage

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 renovation of an existing dwelling falls under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

After site inspection, it appears that the two existing dwelling structures outlined in the site layout plan are joined to make one dwelling.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the renovation of an existing dwelling as outlined above at Figh, Lisacul, Castlerea, Co. Roscommon, F45 FV00, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

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

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed renovation of an existing dwelling 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 to renovate an existing dwelling as outlined above Figh, Lisacul, Castlerea, Co. Roscommon, F45 FV00, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:

Keith Boyle

Planner

Date: 08-07-25

Signed:

B. R. V.

Senior Executive Planner

Date: 09-07-25









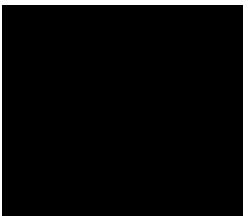




Comhairle Contae
Ros Comáin
Roscommon
County Council



Sinead King,



Date: 15th May, 2025
Planning Reference: DED 891

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

Development: Permission to renovate an existing dwelling under the Planning & Development Act (Exempted Development) regulations 2018 at Figh, Lisacul, Castlerea, Co. Roscommon, F45 FV00.

A Chara,

I wish to acknowledge receipt of the application which was received on the 14th 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/01/0/234693 dated 15th May, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 891**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

15/05/2025 09:43.23

Receipt No. : L01/0/254063

SINEAD KING

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED891	

Total : 80.00 EUR

Tendered :
Credit/Debit Card
2302 80.00

Change : 0.00

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

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)	SINEAD KING
Name of Agent	N/A.
Nature of Proposed Works	PROPERTY RENOVATION OF EXISTING COTTAGE
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	FIGH, LISACUL, CASTLEREA ROSCOMMON F45 FV00
Floor Area: a) Existing Structure b) Proposed Structure	NO CHANGE a) _____ b) _____
Height above ground level:	NO CHANGE
Total area of private open space remaining after completion of this development	NO CHANGE
Roofing Material (Slates, Tiles, other) (Specify)	SLATES - NO CHANGE

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NO CHANGE WILL BE PAINTED
Is proposed works located at front/rear/side of existing house.	NO CHANGE
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	RESIDENTIAL - UNUSED .
Proposed use of land or structure	RESIDENTIAL .
Distance of proposed building line from edge of roadway	10 METERS NO CHANGE
Does the proposed development involve the provision of a piped water supply	NO CHANGE ALREADY THERE
Does the proposed development involve the provision of sanitary facilities	NO CHANGE ALREADY THERE .

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

Signature:

Sinead King

Date:

21-04-25

Note: This application must be accompanied by: -

- (a) €80 fee
 - (b) Site Location map to a scale of 1:2500 clearly identifying the location
 - (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development — NOT REQUIRED
 - (d) Detailed specification of development proposed — NOT REQUIRED BUT A LIST OF PROPOSED WORKS ATTACHED
- House outlined in blue.





No extension to Property

1. Demolitions / Strip-out / Site Clearance

Skip hire, grab lorry to remove site rubbish, rubble/clay. Removal of tiled flooring in back hall, and internal doors, architraves, skirtings, old furniture, laundry cupboard.

2. Substructure Works

Damp proofing and wall vents to be installed.

3. Superstructure Works

Sandblasting of chimney breast, rebuilt in parts, repointing with lime mortar both in main room and parlour. Repair of stonework window surrounds, sills and lintels. Re-install cupboard to parlour to right of chimney breast including new lintel and stonework repair. Re-install door frame (left of chimney breast).

Reinstall fireback, hearth, mantel in both rooms and insert a flue in accordance with fire regulations. Insert a new fire stove tbc.

Removal and reinstall damaged ceilings to back part of the house built circa 1960s, New loft hatch. Re-route potable water supply and main heating pipework in existing floor and loft space.

Sandblast the front of the house, repair render and paint. Repair and paint the rest of the exterior.

Reroute water supplies and pipework from washing machine and sink in Utility room

Rebuild door surround/frame to house utility room door.

4. Completions

- Windows and External doors to be replaced (like for like)
- Six new internal doors, 2 x with half frosted glass
- New Skirtings – throughout
- Require full replacement of all Fascias, soffits, rainwater goods in Anthracite Grey UPVC
- Roof completions – repair work to ridge tiles, and some slates.

5. Finishes

• Tiling throughout the property

- Painting and decorating throughout
- Plastering
- Stud wall construction, insulation, vapor barrier and ventilation requirements to front part of the house.
- The rear construction of the property has existing cavity walls and will need cavities pumped with insulation.

6. Services

- Installation of new smoke alarms and co2 detection
- Fully re-wired throughout
- New lighting, sockets and light switches
- *We are still going to use oil for heating*
- Installation of new radiators, run new pipework, valves, thermostat
- Potentially install new water tank, cylinder and emersion heater
- New electrical distribution board / Meter is to be moved externally by ESB

7. Fittings

- Installation of a completely new kitchen and appliances
- The bathroom in back part of the house has been completed

8. External Works

Repair to existing drainage.



560580 mE, 789190 mN



Official Tailte Éireann Registration Map
This map should be read in conjunction with the folio.

Tailte Éireann (TE) Registration mapping is based on TE Surveying mapping. Where TE Registration maps are printed at a scale that is larger than the TE Surveying scale, accuracy is limited to that of the TE Surveying map scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(i) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system.

The TE Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TE Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



1:500



Application Number: S2025LR006412T

Creation Date: 2 May 2025 07:59:09

560420 mE, 789060 mN

560580 mE, 789190 mN



Tailte Éireann
CLINICAL, LAND &
SURVEYING
SOLUTIONS

Official Tailte Éireann Registration Map
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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: www.landireg.ie

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1:500




Application Number: S2025LR006412T

Creation Date: 2 May 2025 07:59:09

560420 mE, 789060 mN

560900 mE, 789450 mN



The Property
Registration Authority
An tÚdarás
Clárúcháin Maoinne
Folio: RN45498F

This map should be read in conjunction with the folio.

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

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

Leasehold

Subleasehold
- Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at:
www.landdirect.ie

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

