

ROSCOMMON COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
NOTIFICATION OF DETERMINATION

REGISTERED POST

Gerard & Evelene Kirrane,

Reference Number: DED 896
Application Received: 21st May, 2025
Name of Applicants: Gerard & Evelene Kirrane
Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of an existing house at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, Co. Roscommon, F35 X032, 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 2 of Part 1 of Article 6 Schedule 2 of the Planning and Development Regulations .
- (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.

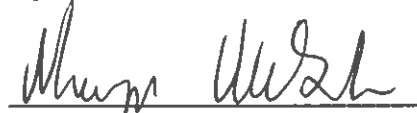
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed development complies with the conditions and limitations of Class 2 of Part 1 of Schedule 2 (Exempted development - General) of the Planning and Development Regulations 2018, as amended.
- (c) 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;
- (d) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to refurbish an existing house at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, Co. Roscommon, F35 X032, 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:



Mervyn Walsh,
Administrative Officer,
Planning.

Date: 16TH October, 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 Coimisiún Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

Carmel Curley

From: Carmel Curley
Sent: Wednesday 15 October 2025 14:00
To: Gerry Kirrane
Subject: DED896 - Notification of Determination
Attachments: DED 896 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development Application - DED 896.

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 896
Re:	Permission to refurbish existing house under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Gerard & Evelene Kirrane
Location of Development:	Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, County Roscommon, F35 X032.
Site Visit:	4 th of July 2025

WHEREAS a question has arisen as to whether the following works to refurbish existing house 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 2 of Part 1 of Article 6 Schedule 2 of the Planning and Development Regulations
- (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 an east facing single storey structure with a garage attached to the southern side of the dwelling. The subject site is located c. 2.6km from Cloonfad village. The site is accessed off the L-6608 Local Secondary Road. The proposed development consists of the refurbishment of an existing dwelling with internal and external works being carried out at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, County Roscommon, F35 X032.

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 Lough Corrib SAC (Site Code 000297) located c. 800m from the subject site. Other Designations in the surrounding areas include Williamstown Turloughs SAC (Site Code 002296) located c. 3.5km 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

As per Roscommon County Council's Planning Registry, there is no planning history traced to this site.

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

Development Description	Conditions and Limitations
CLASS 2 (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.	1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground. 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. 3. The heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted. 4. No such structure shall be erected on, or forward of, the front wall or roof of the house. 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. 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.

	7. The roof of any extension shall not be used as a balcony or roof garden
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Environmental Considerations

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

Extent of Works

- Clear house including plasterboard, floors, water damaged structural timbers and strip tiles with removal of all material to licensed waste facility.
- Remove existing windows and doors and supply and fit new uPVC windows.
- Roof works, treat timbers, replace any bad rot and include felt, batten and slate including scaffolding and fascia's, soffit and gutter works.
- Chimney repairs to include new liners, capping lead work and new render.
- New 26kw condensing oil boiler inclusive of all new radiators and domestic water system including new sanitary ware and mains booster water storage tank.
- New electrical system to current regulations including alterations and wall chasing.
- New internal doors, skirting, architrave and kitchen.
- New bathroom tiles, kitchen floors and all splashback areas.
- Installation of insulating plasterboard to internal walls.

- Installation of new floors with insulation.
- Replace water damaged structural joists and flooring.
- General external render and footpath repair works.
- Full internal and external paint and decorate.

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

It is proposed that an external boiler be installed to the existing property. Having examined the documents submitted for the installation of the proposed external boiler, it does not exceed the conditions and limitations attached to Class 2 Article 6 Schedule 2 of the Planning and Development Regulations 2001, as amended.

Following an examination of the documents submitted, it appeared there was no clear document which includes the specification of works to be carried out on the existing dwelling. A condition report of the existing dwelling was submitted but fails to give a conclusive description of the specified works to be carried out.

Following a request for further information, additional documentation was received from the applicant containing a detailed specification of works to be carried out to the existing dwelling. The further information received refers to completion of works to the property “for the rental market”. This assessment is on the basis of the works described “upgrade existing house” only.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to refurbish existing house as outlined above at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, County Roscommon, F35 X032, 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 2 of Part 1 of Article 6 Schedule 2 of the Planning and Development Regulations
- (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 development complies with the conditions and limitations of Class 2 of Part 1 of Schedule 2 (Exempted development - General) of the Planning and Development Regulations 2018, as amended.
- The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

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

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

AND WHEREAS I have concluded that the said development to refurbish existing house only as outlined above at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, County Roscommon, F35 X032, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 14th October 2025

Signed: 
Senior Executive Planner

Date: 14th October 2025

Carmel Curley

From: Gerry Kirrane [REDACTED]
Sent: Friday 5 September 2025 12:33
To: Carmel Curley
Subject: DED896

DETAILED WORKS DESCRIPTION

Gerard Kirrane
[REDACTED]

5/9/25



House Upgrade Works – Cloonkaun, Cloonarkin, Cloonfad, Co. Roscommon, F35X032

Dear Carmel

Further to our conversation of the above-named property please see below description to complete the property for the rental market. breakdown and detailed works description is as follows:
Item Description:

Clear house including plasterboard, floors, water damaged structural timbers and strip tiles with removal of all material to licensed waste facility.

Remove existing windows and doors and supply and fit new uPVC windows.

Roof works, treat timbers, replace any bad rot and include felt, batten and slate including scaffolding and fascia's ,soffit and gutter works, Chimney repairs to include new liners, capping, lead work and new render.

New 26kW condensing oil boiler inclusive of all new radiators and domestic water system including new sanitaryware and mains booster water storage tank.

New electrical system to current regulations including alterations and wall chasing.

New internal doors, skirting, architrave and kitchen,

New bathroom tiles, kitchen floors and all splashback areas,

Works to include insulating plasterboard to internal walls.
installation of new floors with insulation, replace water damaged structural joists and flooring, general external render and footpath repair works

Full internal and external paint and decorate.

Regards Gerard.



Carmel Curley

From: Gerry Kirrane [REDACTED]
Sent: Friday 5 September 2025 11:58
To: Carmel Curley
Subject: Fwd: DED896
Attachments: doc10279320240917120232.pdf; Quote - Renovation Works Rev01.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Gerry Kirrane [REDACTED]
Date: 5 September 2025 at 11:57:29 IST
To: Gerry Kirrane [REDACTED]
Subject: DED896

Sent from my iPhone



Dwelling House, Cloonerkaun, Cloonfad, Co. Roscommon

Condition Report

Property at: Cloonerkaun, Cloonfad, Co. Roscommon

Client: Gerard Kirrane

Issue: A

Rev: 00

Date of Inspection: 02nd September 2024

Report Prepared by: Padraic Kirrane BE CEng MIEI

Date of Report Issue: 16th September 2024



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1 Introduction

This report relates to the visual inspection of a detached bungalow dwelling located at Cloonerkaun, Cloonfad, Co. Roscommon. The inspection was completed on the 02nd September 2024.

The survey comprised of a visual inspection with some minimal opening up works for inspection of inaccessible roof areas. The property has been vacant for an extended period of time as evidenced by the overgrown nature of the site and the dilapidated exterior appearance of the building. Internally the property is poorly presented with extensive dampness issues and very poor finishes. The main section of the dwelling is a stone constructed cottage with a tiled roof and timber. Later extensions were added with some form of masonry blockwork. It is unclear the exact age of the extensions however due to the methods of construction used and the dated finishes on the house it is likely constructed in the 1960's. It appears that the plumbing to the extension and the original cottage was carried out post construction as all pipework and radiators were surface mounted.

1.1 Walls

The walls of the dwelling are solid stone masonry walls rendered externally and internally with an additional drylining layer to the internal face consisting of plasterboard. Cracks were observed throughout the walls and these need to be repaired.

Structural cracks were noted on the chimney with dampness present. It is recommended that the chimney is knocked and re-built or made redundant and knocked below the roof line.

1.2 Roof

The roof is a tiled pitched roof with rafters at circa 400mm centers. Roof tiles are missing from the roof and the central concrete barge is cracked. Wood worm in noted throughout the rafters and dips are noted on the main roof spans and these need to be treated or replaced and structurally supported. The fascia and soffits through are in painted timber with uPVC guttering and downpipes. Some of the gutters are damaged and need to be repaired and cleaned out.



1.3 Floor

The ground floor consists of a weak concrete screed laid directly on the gravel subsoil. There is no evidence of a damp proof / Radon membrane or insulation in the floors.

1.4 Windows and Doors

The front door is a timber door and is in a poor state of repair. The windows are double glazed uPVC windows and are in a very poor state of repair.

1.5 Site Boundaries

The associated Folio is [REDACTED] Plan Number 42. Based on review of the Land Registry maps online, the registered boundary appears to be consistent with the position on the ground.

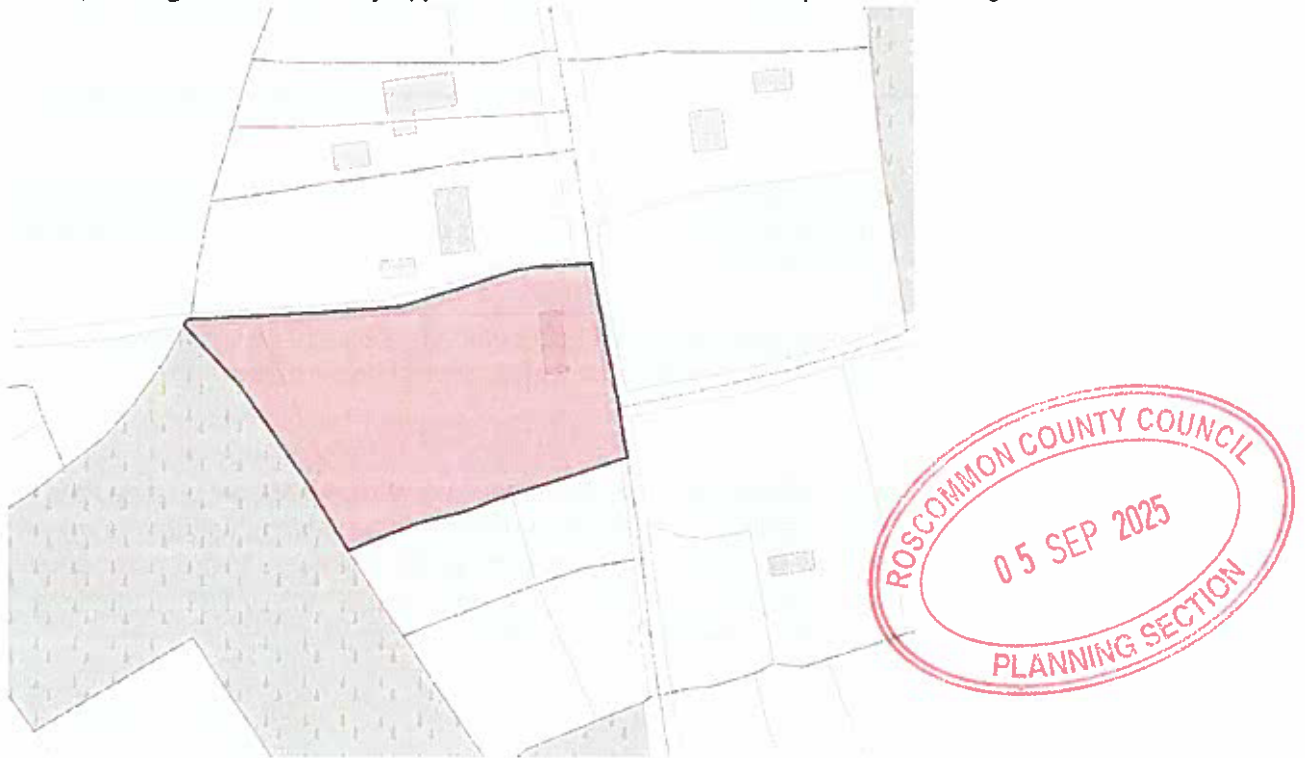


Figure 1 Screen Shot of Land Registry Folio [REDACTED]

2 Building Services

The property is serviced by a traditional septic tank as would be expected from a property this age. The septic tank has been registered on the "*Protect Our Water*" register under registration number [REDACTED] as required under legislation. Potable water is provided by public mains located on the road to the front of the property.

Heating is provided by a Gas-fired boiler. The heating is not operational and the boiler and surface mounted pipework are in very poor condition. The plumbing pipework and sanitaryware is very aged and in a poor state of repair. No hot water cylinder was visible either.

The mains ESB fuse board is located over the head of the front door. The fuseboard is over 20 years old and it is recommended that this board is inspected by a qualified electrician to ensure its in safe working order.

3 Building Defects

The property is in a very poor state of repair with numerous structural issues. The following is a schedule of the defects and likely remedial works that will be required to bring the property to a suitable living standard.

3.1 Roof

The roof is a tiled roof with some felt present on timber rafters which would be common on a property of this age. Woodworm is visible in the rafters and internal carpentry throughout. There is pronounced sagging evident in the plane of the roof which suggests that the structural condition of the timber supports is compromised. Some roof tiles are missing and the exposed timber looks to be in a poor weathered condition. The ends of the rafters and backing board were found to be in poor condition with evidence of wet rot present. The wall plate would appear to be in poor condition with evidence of wet rot.

In the context of the items raised above and the presence of sagging the roof should be replaced to include new treated wall plates, structural roof timbers and new slates with breathable felt.

Fascia, soffit and rain water goods: The fascia and soffits through are in painted timber with uPVC guttering and downpipes. The timber work is badly rotted in some locations and should be replaced with a uPVC equivalent when the roofs are being replaces. Seamless aluminum gutters should be provided to new roof as the existing guttering is in very poor condition throughout.

3.2 External Walls

There is evidence of severe dampness on all external walls as can be seen on the attached photos. This dampness is likely occurring for the following reasons:

- No DPS as would be expected in this type of construction.
- The external ground level for the most part is at if not above the level of the finished floor.
- The poor roof condition and leaking rain water goods are allowing the external walls to get saturated which is contributing to the dampness.

The external walls have a lot of structural hairline cracks with cracks evident over some window heads. In this instance the window heads would need to be investigated further and properly supported as part of any remedial works.



Consideration should be given as part of an overall approach to externally wrap the entire building to achieve a consistent level of insulation and weathering to the building or carry out an internal dry-lining system.

3.3 Floor

The ground floor consists of a weak concrete screed laid directly on the gravel subsoil. There is no evidence of a damp proof / Radon membrane or insulation in the floors. The dampness issue in the external walls is exacerbated by the lack of Damp Proof Courses in the floors.

Consideration should be given to removing all existing floors and providing new insulated floors with appropriate DPM and Radon Barriers.

3.4 Windows and Doors

The windows and doors are in a very poor state of repair. The doors are also single skin timber construction and in poor order. As part of the overall renovations all windows and doors should be replaced with A-Rated equivalents and ensure all DPC's are replaced and cold bridging remedied.

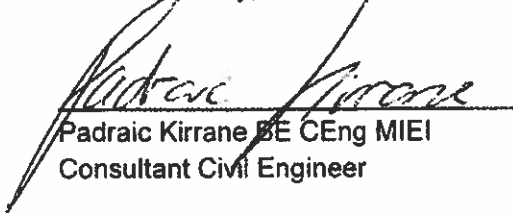
4 Conclusion

The house was found to be in poor condition in terms of structure and energy efficiency. The building needs total refurbishment to include the following:

- All existing roofs, fascia's soffits and rainwater goods to be replaced with modern equivalents. Roof spaces to be insulated to meet current regulation and appropriately ventilated.
- External walls need to be insulated either by external wrap or internal dry-lining. Works can be completed by a registered SEAI approved contractor.
- All floors to be removed and reinstated with an insulated floor to include all necessary Damp proof courses and radon barriers.
- All windows and doors to be replaced.

All works should be carried out in compliance with all current building regulations.

Yours Sincerely,


Padraic Kirrane BE CEng MIEI
Consultant Civil Engineer



Appendix A – Images



Image 1: Front Elevation



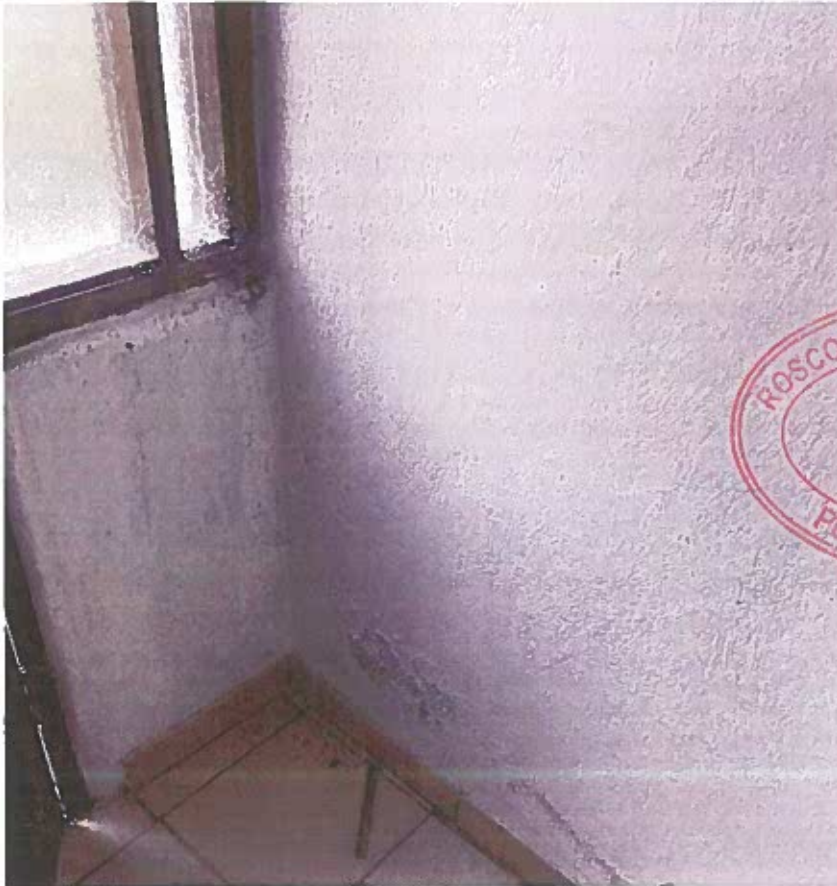


Image 2: Internal Dampness



Image 3: Internal Dampness, Water-staining and Cracks on Chimney Breast

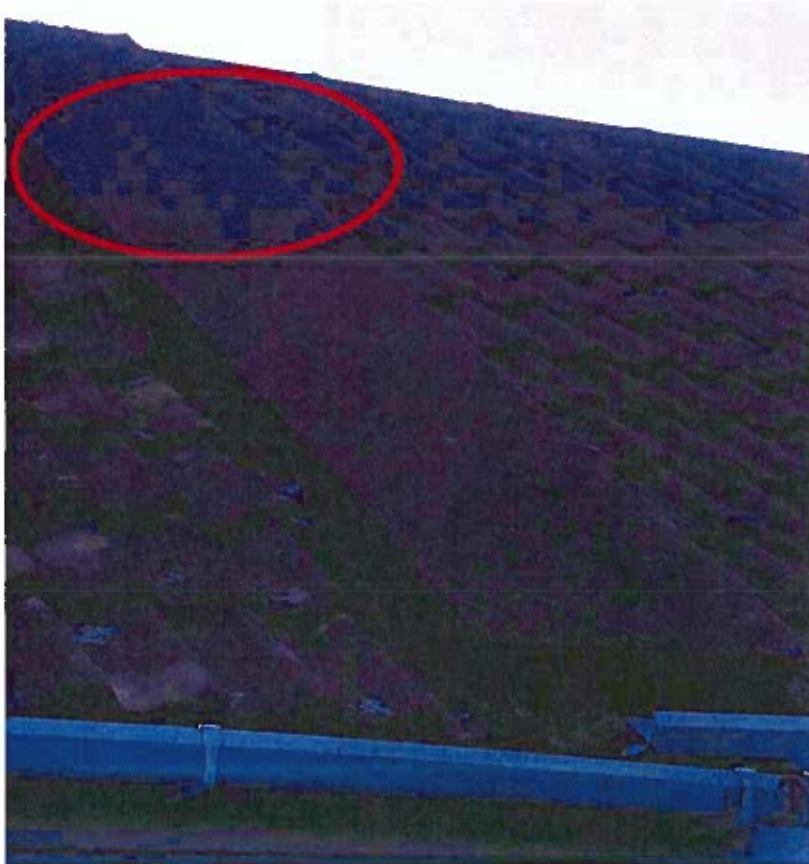


Image 4: Cracked Roof Barge



Image 5: Missing Roof Tiles, Rotten Rafters and Inadequate Gutters and Flashings





Image 6: Rotten Roof Timbers



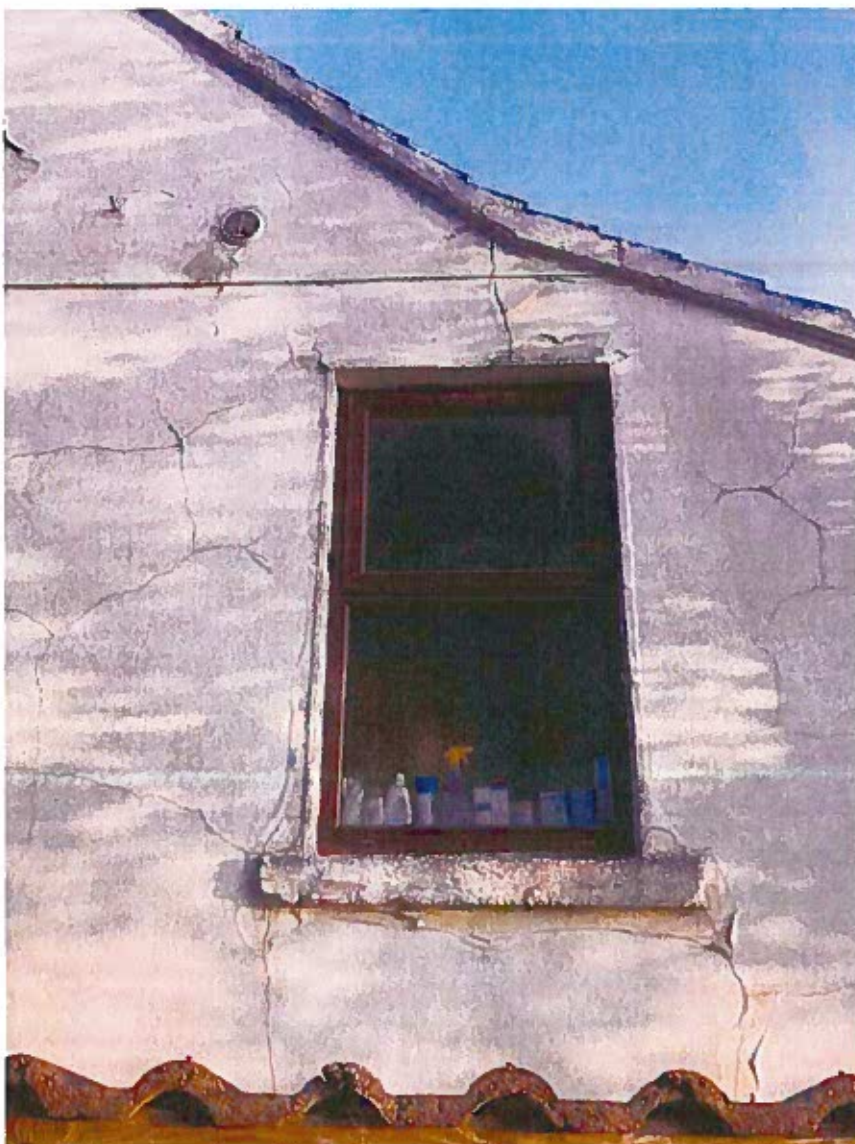


Image 7: Hairline Cracking throughout walls and Structural Crack over Window





Image 8: Structural Crack over Window and up through roof verge pointing



Image 9: Structural Crack over Window



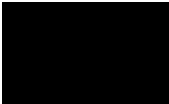
Image 10: Front Door in Poor State of Repair





QUOTATION / DETAILED WORKS DESCRIPTION

Gerard Kirrane



09th May 2025

Re: Dwelling House Upgrade Works – Cloonkaun, Cloonarkin, Cloonfad, Co. Roscommon, F35X032

Dear Gerard,

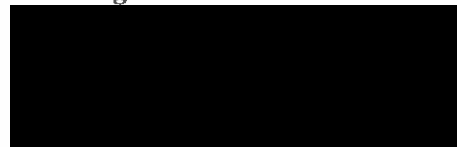
Further to our inspection of the above-named property please see below quotation to complete the property for the rental market. Our quote breakdown and detailed works description is as follows:

Item Description:	Cost:
Clear house including plasterboard, floors, water damaged structural timbers and strip roofs with removal of all material to licensed waste facility	
Remove existing windows and doors and supply and fit new uPVC windows	
Complete new roof to include new structural timberwork, felt, batten and slate including scaffolding. Chimney repairs to include new liners, capping, lead work and new render.	
New 26kW condensing oil boiler inclusive of all new radiators and domestic water system including new sanitaryware and mains booster water storage tank	
New electrical system to current regulations including alterations and wall chasing	
New internal doors, skirting, architrave and kitchen – supply and fit	
New bathroom tiles, kitchen floors and all splashback areas	
All builders works to include plasterboard to all external walls, skimming, installation of new floors with insulation, replace water damaged structural joists and flooring, general external render and footpath repair works	
Full internal and external paint and decorate – supply and fit	
Sub-total:	
VAT @ 13.5%:	
Total:	

Contact Details:

Name: Padraic Kirrane
Email: info@kirraneeng.ie
Tel: 094 9646079
Mob: 086 4085745

Banking Details:



VAT Registration Number:

Manozo Ltd., Ballyglass, Ballyhaunis, Co. Mayo.
CRO Number 624662. Director: Padraic Kirrane.

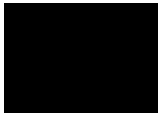


Comhairle Contae
Ros Comáin
Roscommon
County Council



REGISTERED POST

Gerard & Evelene Kirrane,



Date: 27/08/2025

Planning Reference: DED 896

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

Development: **Permission to refurbish existing house under the Planning & Development Act (Exempted Development) Regulations 2018, at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, Co. Roscommon.**

A Chara,

Further to your application received on the 21st May, 2025 and in order for the Planning Authority to determine as to whether works to refurbish existing house at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, Co. Roscommon, is or is not development or is or is not exempted development, you are requested to submit the following further information:

- 1) Please provide a detailed specification of works to be completed to the existing dwelling as the report submitted does not give a sufficiently detailed and conclusive account of the specific proposed works to be carried out for the provision of a Planning Authority Declaration.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 896**.

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

Mise le meas,



Senior Executive Planner,
Planning.

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

Reference Number:	DED 896
Re:	Permission to refurbish existing house under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Gerard & Evelene Kirrane
Location of Development:	Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, County Roscommon, F35 X032.
Site Visit:	4 th of July 2025

WHEREAS a question has arisen as to whether the following works to refurbish existing house 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 2 of Part 1 of Article 6 Schedule 2 of the Planning and Development Regulations
- (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 an east facing single storey structure with a garage attached to the southern side of the dwelling. The subject site is located c. 2.6km from Cloonfad village. The site is accessed off the L-6608 Local Secondary Road. The proposed development consists of the refurbishment of an existing dwelling with internal and external works being carried out at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, County Roscommon, F35 X032.

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 Lough Corrib SAC (Site Code 000297) located c.800m from the subject site. Other Designations in the surrounding areas include Williamstown Turloughs SAC (Site Code 002296) located c. 3.5km from the subject site.

Planning History

As per Roscommon County Council's Planning Registry, there is no planning history traced to this site.

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

Development Description	Conditions and Limitations
CLASS 2 (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.	1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground. 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. 3. The heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted. 4. No such structure shall be erected on, or forward of, the front wall or roof of the house. 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.

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.

It is proposed that an external boiler be installed to the existing property. Having examined the documents submitted for the installation of the proposed external boiler, it does not exceed the conditions and limitations attached to Class 2 Article 6 Schedule 2 of the Planning and Development Regulations 2001, as amended.

Following an examination of the documents submitted, it appears there is no clear document which includes the specification of works to be carried out on the existing dwelling. A condition report of the

existing dwelling was submitted but fails to give a conclusive description of the specified works to be carried out.

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

In relation to the proposed development to the refurbishment of an existing house, at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, Co. Roscommon, F45 X032, it is recommended that further information be sought as set out below:

- 1) Please provide a detailed specification of works to be completed to the existing dwelling as the report submitted does not give a sufficiently detailed and conclusive account of the specific proposed works to be carried out for the provision of a Planning Authority Declaration.

Signed:



Graduate Planner

Date: 26th August 2025

Signed:



Senior Executive Planner

Date: 26th August 2025



Comhairle Contae
Ros Comáin
Roscommon
County Council



Gerard & Evelene Kirrane,

Date: 22nd May, 2025
Planning Reference: DED 896

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

Development: Permission to refurbish existing house under the Planning & Development Act (Exempted Development) regulations 2018 at Cloonkaun, Cloonarkin, Cloonfad, Ballyhaunis, Co. Roscommon, F35 X032.

A Chara,

I wish to acknowledge receipt of the application which was received on the 21st 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/01/0/234816 dated 22nd May, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 896**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

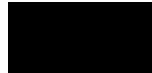
Alan O'Connell,
Senior Executive Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09086 37100

22/05/2025 10:32 18

Receipt No : L01/0/234816

GERARD KIRKANE



EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED886	

Total	80.00 EUR
-------	-----------

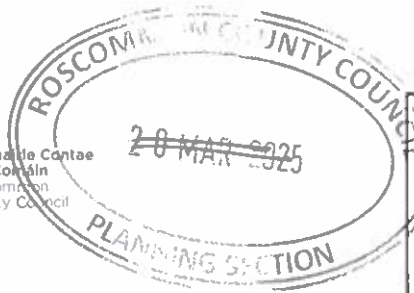
Tendered	
Cheque	80.00
137	

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



Comhairle Contae
Ros Comáin
Roscommon
County Council



Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie



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)	Gerard Kirrane Evelene Kirrane
Name of Agent	Gerard Kirrane
Nature of Proposed Works	upgrade existing House
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	F35X032 Cloonkaun Cloonarkin Cloonfad Ballyhann's 53.67269°N, 8.71554°W
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>985 sq feet</u> b) <u>None</u>
Height above ground level:	
Total area of private open space remaining after completion of this development	1.43 Acres
Roofing Material (Slates, Tiles, other) (Specify)	Slates / Tiles

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)	
Existing use of land or structure	Residential use
Proposed use of land or structure	Rental, long term Rental
Distance of proposed building line from edge of roadway	No extension
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

Signature:

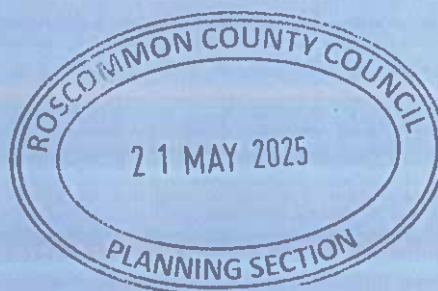
Gerard Kieran

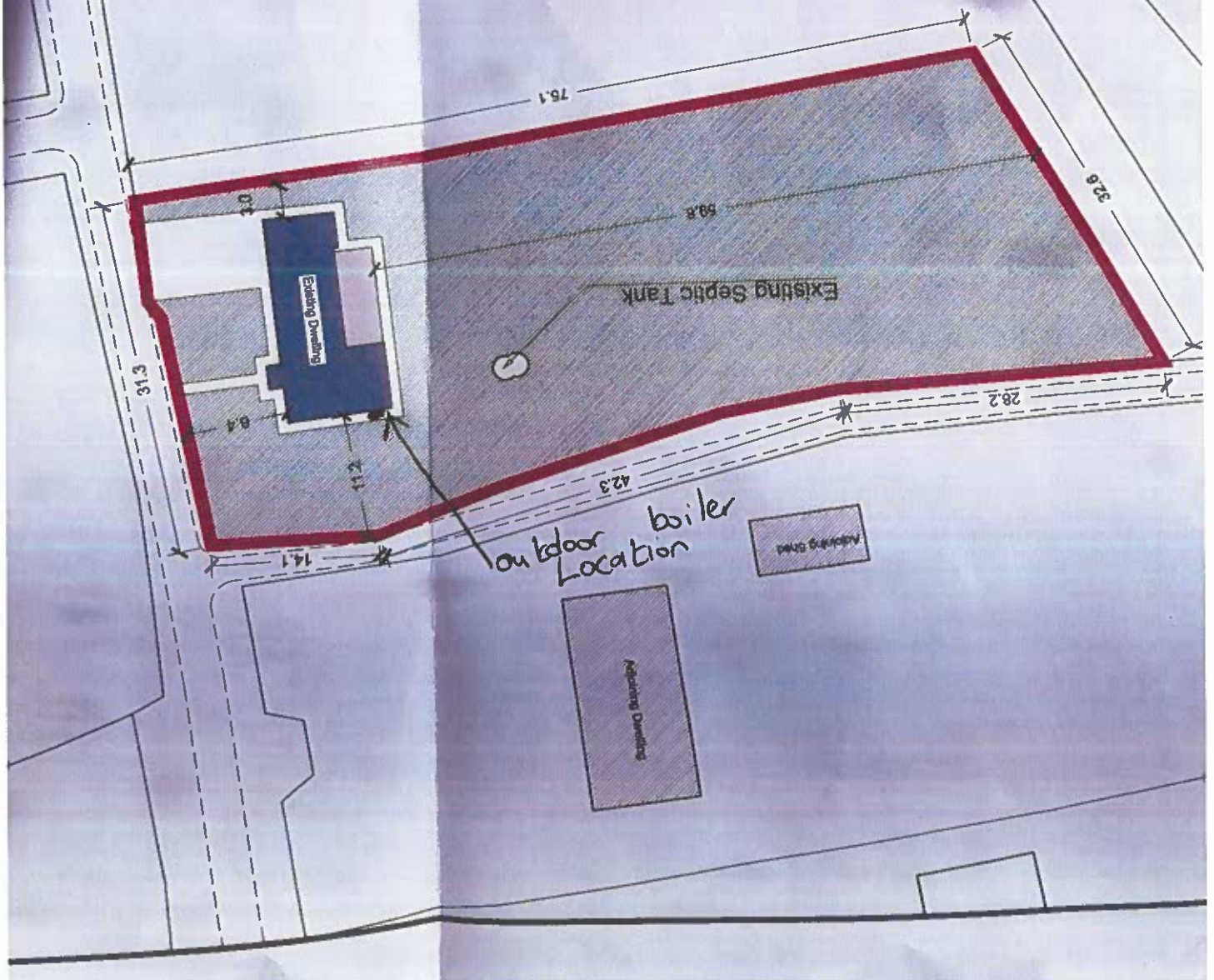
Date:

21/5/25

Note: This application must be accompanied by:-

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

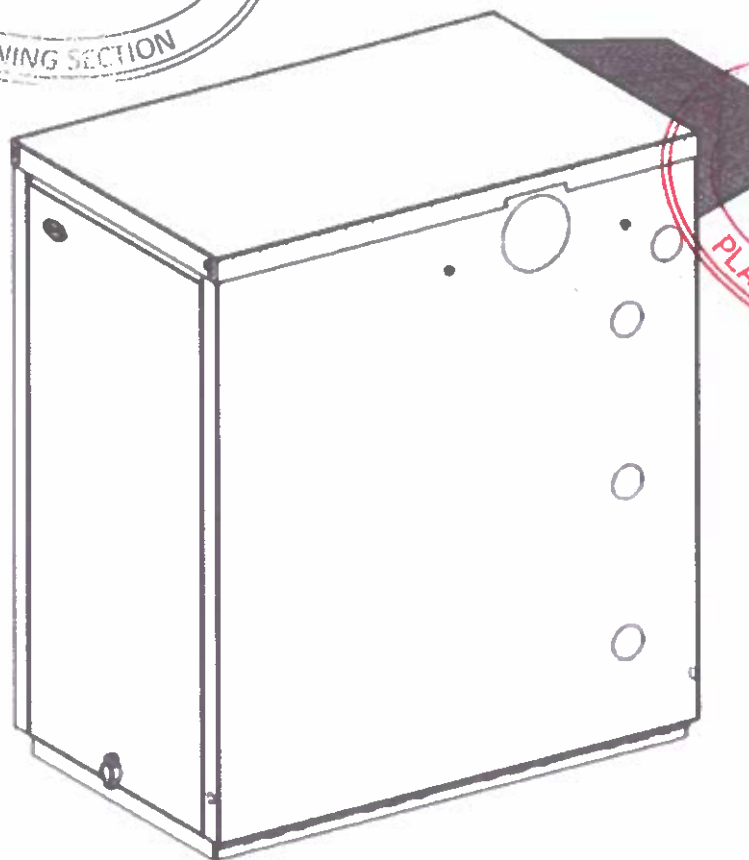




Grant Vortex

Outdoor Module / External Condensing Oil Boiler Range

Installation and Servicing Instructions



IRL | DOC 0018 | Rev 02.00 | October 2022



grant.ie



2.6 BOILER DIMENSIONS

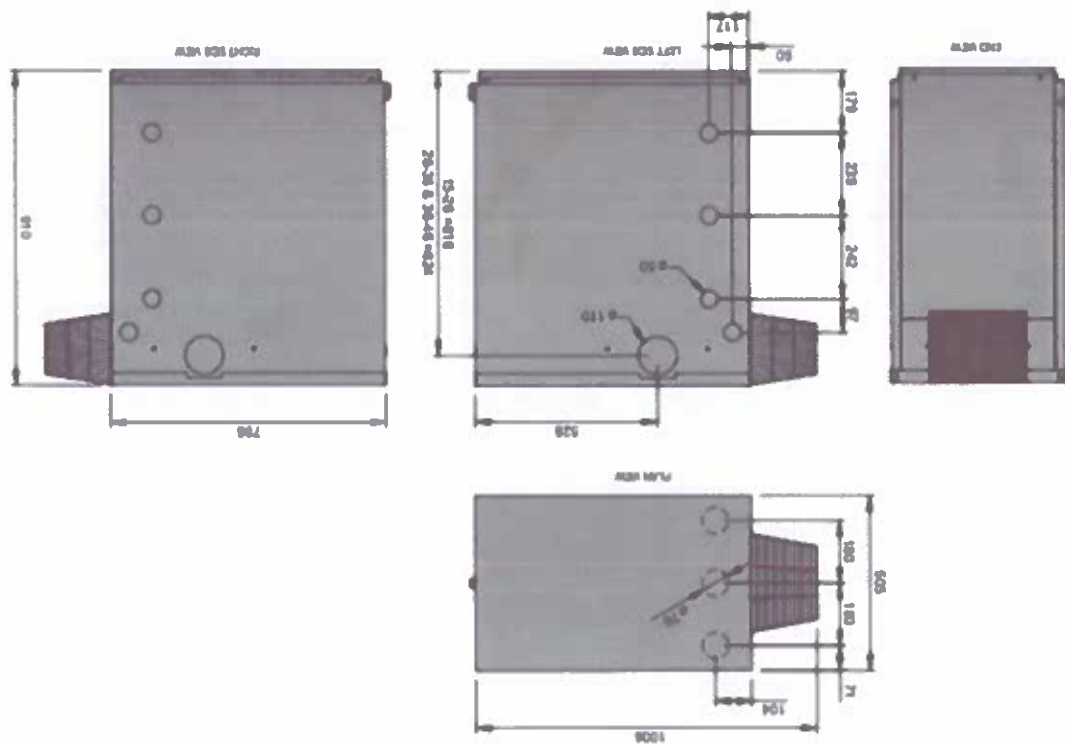


Figure 2-1 15/26, 26/26 and 36/46 Module dimensions





**Dwelling House, Cloonerkaun, Cloonfad, Co.
Roscommon**

Condition Report

Property at: Cloonerkaun, Cloonfad, Co. Roscommon

Client: Gerard Kirrane

Issue: A

Rev: 00

Date of Inspection: 02nd September 2024

Report Prepared by: Padraic Kirrane BE CEng MIEI

Date of Report Issue: 16th September 2024





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1.2	Roof	3
1.3	Floor	4
1.4	Windows and Doors	4
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3.2	External Walls	5
3.3	Floor	6
3.4	Windows and Doors	6
4	Conclusion	6
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1 Introduction

This report relates to the visual inspection of a detached bungalow dwelling located at Cloonerkaun, Cloonfad, Co. Roscommon. The inspection was completed on the 02nd September 2024.

The survey comprised of a visual inspection with some minimal opening up works for inspection of inaccessible roof areas. The property has been vacant for an extended period of time as evidenced by the overgrown nature of the site and the dilapidated exterior appearance of the building. Internally the property is poorly presented with extensive dampness issues and very poor finishes. The main section of the dwelling is a stone constructed cottage with a tiled roof and timber. Later extensions were added with some form of masonry blockwork. It is unclear the exact age of the extensions however due to the methods of construction used and the dated finishes on the house it is likely constructed in the 1960's. It appears that the plumbing to the extension and the original cottage was carried out post construction as all pipework and radiators were surface mounted.

1.1 Walls

The walls of the dwelling are solid stone masonry walls rendered externally and internally with an additional drylining layer to the internal face consisting of plasterboard. Cracks were observed throughout the walls and these need to be repaired.

Structural cracks were noted on the chimney with dampness present. It is recommended that the chimney is knocked and re-built or made redundant and knocked below the roof line.

1.2 Roof

The roof is a tiled pitched roof with rafters at circa 400mm centers. Roof tiles are missing from the roof and the central concrete barge is cracked. Wood worm in noted throughout the rafters and dips are noted on the main roof spans and these need to be treated or replaced and structurally supported. The fascia and soffits through are in painted timber with uPVC guttering and downpipes. Some of the gutters are damaged and need to be repaired and cleaned out.



1.3 Floor

The ground floor consists of a weak concrete screed laid directly on the gravel subsoil. There is no evidence of a damp proof / Radon membrane or insulation in the floors.

1.4 Windows and Doors

The front door is a timber door and is in a poor state of repair. The windows are double glazed uPVC windows and are in a very poor state of repair.

1.5 Site Boundaries

The associated Folio is [REDACTED], Plan Number 42. Based on review of the Land Registry maps online, the registered boundary appears to be consistent with the position on the ground.

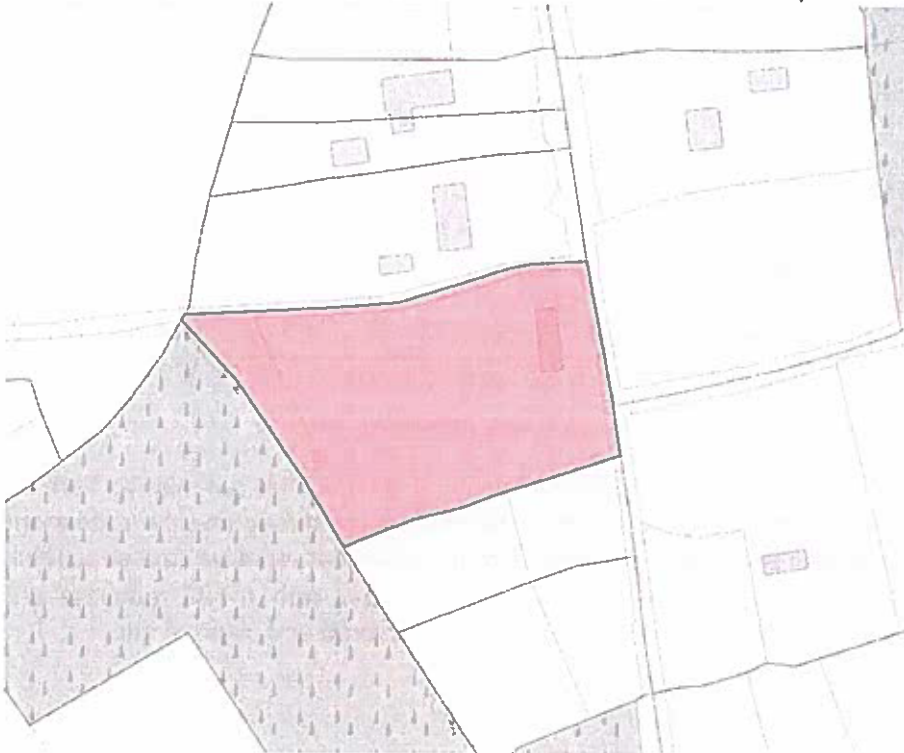


Figure 1 Screen Shot of Land Registry Folio [REDACTED]

2 Building Services

The property is serviced by a traditional septic tank as would be expected from a property this age. The septic tank has been registered on the "**Protect Our Water**" register under registration number [REDACTED] as required under legislation. Potable water is provided by public mains located on the road to the front of the property.



Heating is provided by a Gas-fired boiler. The heating is not operational and the boiler and surface mounted pipework are in very poor condition. The plumbing pipework and sanitaryware is very aged and in a poor state of repair. No hot water cylinder was visible either.

The mains ESB fuse board is located over the head of the front door. The fuseboard is over 20 years old and it is recommended that this board is inspected by a qualified electrician to ensure its in safe working order.

3 Building Defects

The property is in a very poor state of repair with numerous structural issues. The following is a schedule of the defects and likely remedial works that will be required to bring the property to a suitable living standard.

3.1 Roof

The roof is a tiled roof with some felt present on timber rafters which would be common on a property of this age. Woodworm is visible in the rafters and internal carpentry throughout. There is pronounced sagging evident in the plane of the roof which suggests that the structural condition of the timber supports is compromised. Some roof tiles are missing and the exposed timber looks to be in a poor weathered condition. The ends of the rafters and backing board were found to be in poor condition with evidence of wet rot present. The wall plate would appear to be in poor condition with evidence of wet rot.

In the context of the items raised above and the presence of sagging the roof should be replaced to include new treated wall plates, structural roof timbers and new slates with breathable felt.

Fascia, soffit and rain water goods: The fascia and soffits through are in painted timber with uPVC guttering and downpipes. The timber work is badly rotted in some locations and should be replaced with a uPVC equivalent when the roofs are being replaces. Seamless aluminum gutters should be provided to new roof as the existing guttering is in very poor condition throughout.

3.2 External Walls

There is evidence of severe dampness on all external walls as can be seen on the attached photos. This dampness is likely occurring for the following reasons:

- No DPS as would be expected in this type of construction.
- The external ground level for the most part is at if not above the level of the finished floor.
- The poor roof condition and leaking rain water goods are allowing the external walls to get saturated which is contributing to the dampness.

The external walls have a lot of structural hairline cracks with cracks evident over some window heads. In this instance the window heads would need to be investigated further and properly supported as part of any remedial works.



Consideration should be given as part of an overall approach to externally wrap the entire building to achieve a consistent level of insulation and weathering to the building or carry out an internal dry-lining system.

3.3 Floor

The ground floor consists of a weak concrete screed laid directly on the gravel subsoil. There is no evidence of a damp proof / Radon membrane or insulation in the floors. The dampness issue in the external walls is exacerbated by the lack of Damp Proof Courses in the floors.

Consideration should be given to removing all existing floors and providing new insulated floors with appropriate DPM and Radon Barriers.

3.4 Windows and Doors

The windows and doors are in a very poor state of repair. The doors are also single skin timber construction and in poor order. As part of the overall renovations all windows and doors should be replaced with A-Rated equivalents and ensure all DPC's are replaced and cold bridging remedied.

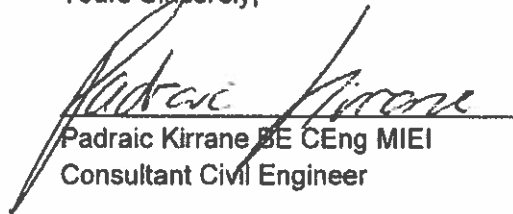
4 Conclusion

The house was found to be in poor condition in terms of structure and energy efficiency. The building needs total refurbishment to include the following:

- All existing roofs, fascia's soffits and rainwater goods to be replaced with modern equivalents. Roof spaces to be insulated to meet current regulation and appropriately ventilated.
- External walls need to be insulated either by external wrap or internal dry-lining. Works can be completed by a registered SEAI approved contractor.
- All floors to be removed and reinstated with an insulated floor to include all necessary Damp proof courses and radon barriers.
- All windows and doors to be replaced.

All works should be carried out in compliance with all current building regulations.

Yours Sincerely,



Padraic Korrane BE CEng MIEI
Consultant Civil Engineer

16 MAY 2025
PLANNING SECTION

Appendix A – Images



Image 1: Front Elevation

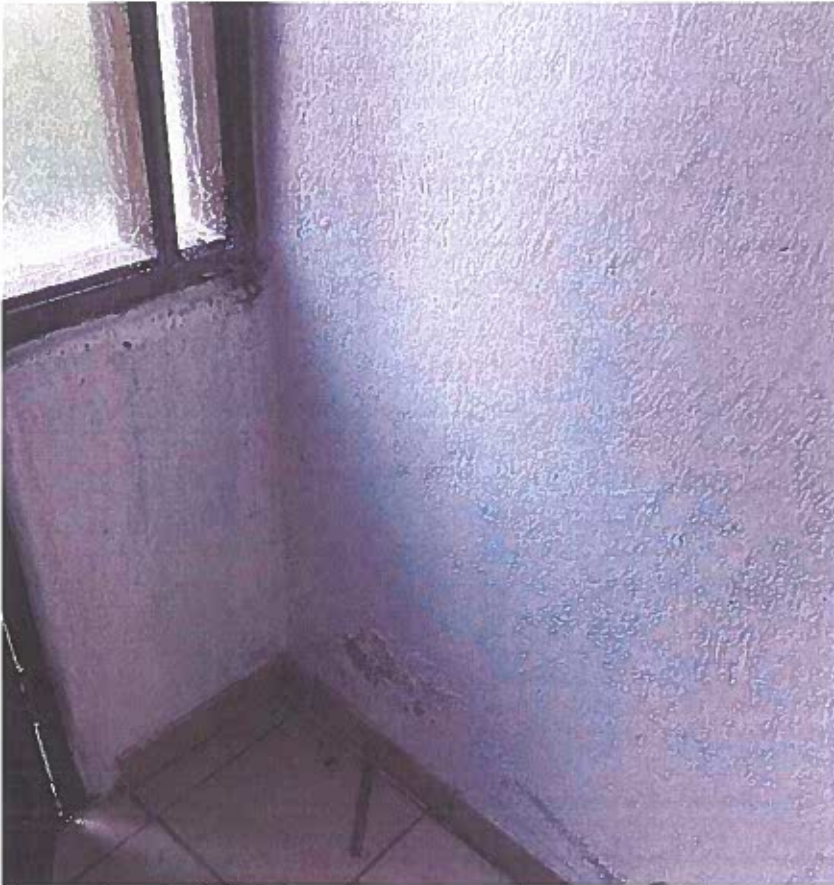


Image 2: Internal Dampness



Image 3: Internal Dampness, Water-staining and Cracks on Chimney Breast



P.C.
16 MAY 2025
PLANNING SECTION

Image 4: Cracked Roof Barge



Image 5: Missing Roof Tiles, Rotten Rafters and Inadequate Gutters and Flashings



Image 6: Rotten Roof Timbers



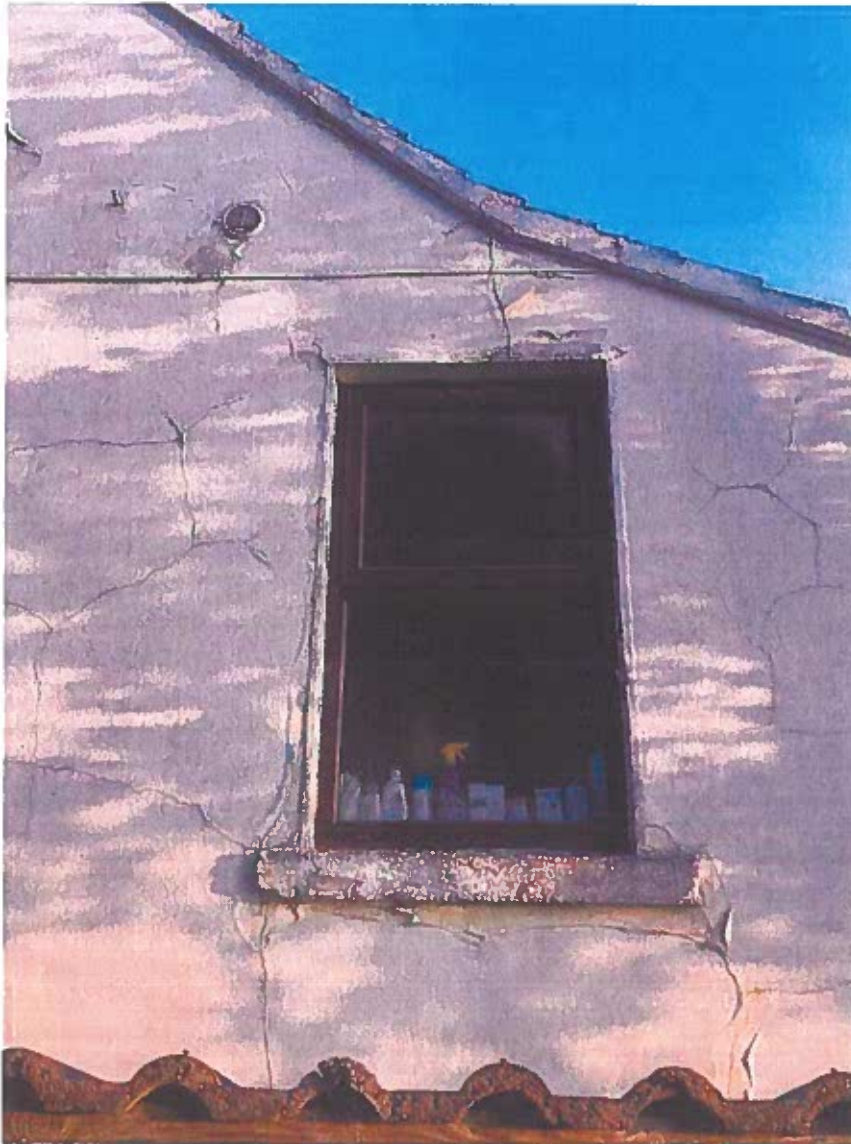


Image 7: Hairline Cracking throughout walls and Structural Crack over Window





Image 8: Structural Crack over Window and up through roof verge pointing



Image 9: Structural Crack over Window

6 MAY 2025
PLANNING SECTION



Image 10: Front Door in Poor State of Repair



553070 mE, 769760 mN



Folio: RN4503F

This map should be read in conjunction with the folio.

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

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

Subleasehold

Burdens (may not all be represented on map)

Right of Way / Wayside

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

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

www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system.

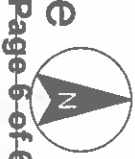
The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62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

552270 mE, 769110 mN
Date Printed: 31/05/2024

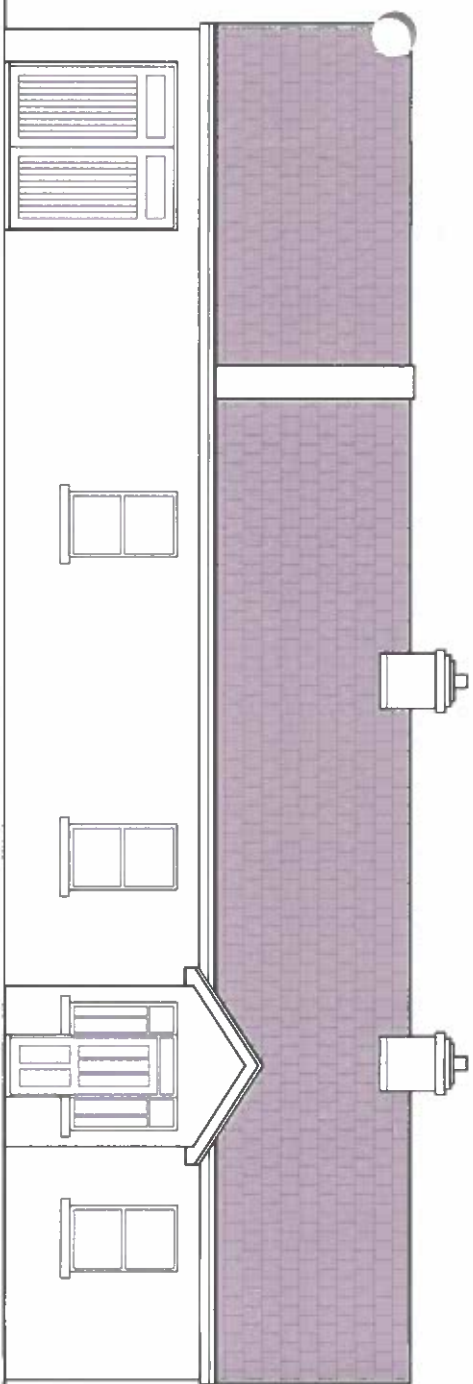
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Application Number: D2024LR084327H

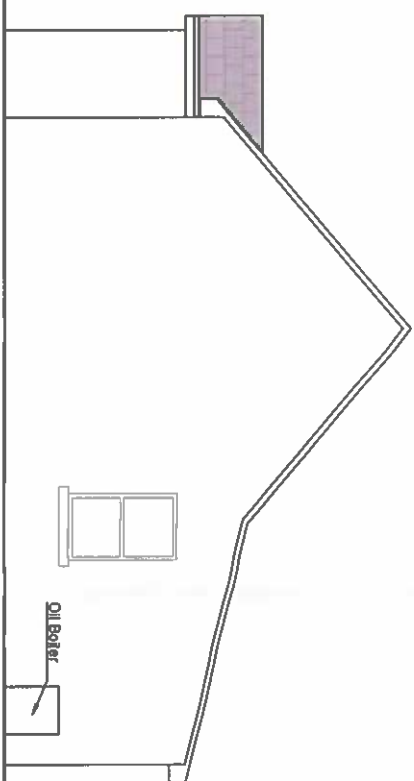
1:2500 Scale



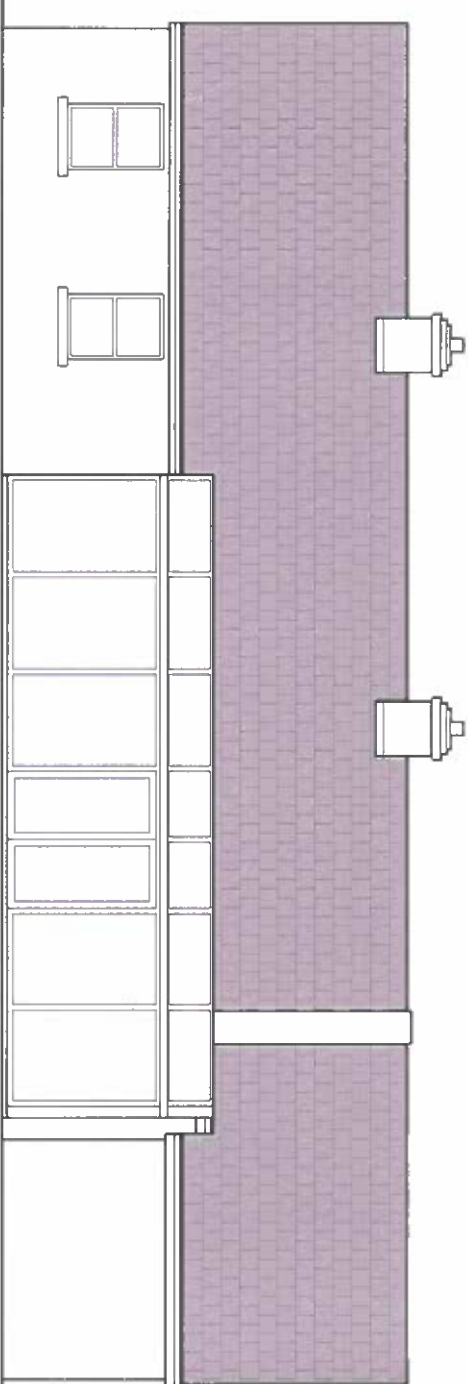
EXISTING PLANS



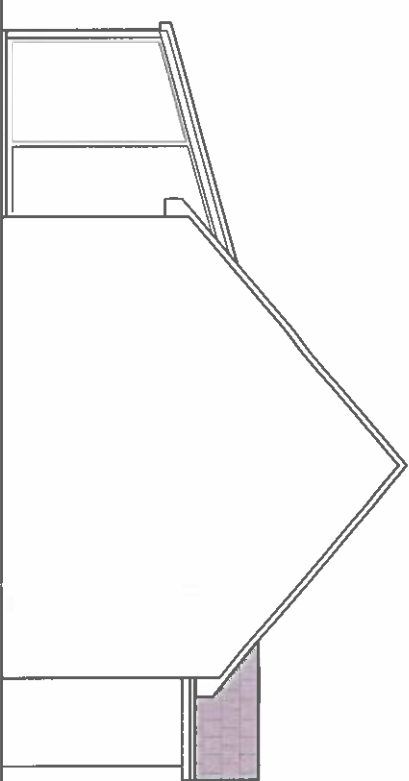
FRONT ELEVATION



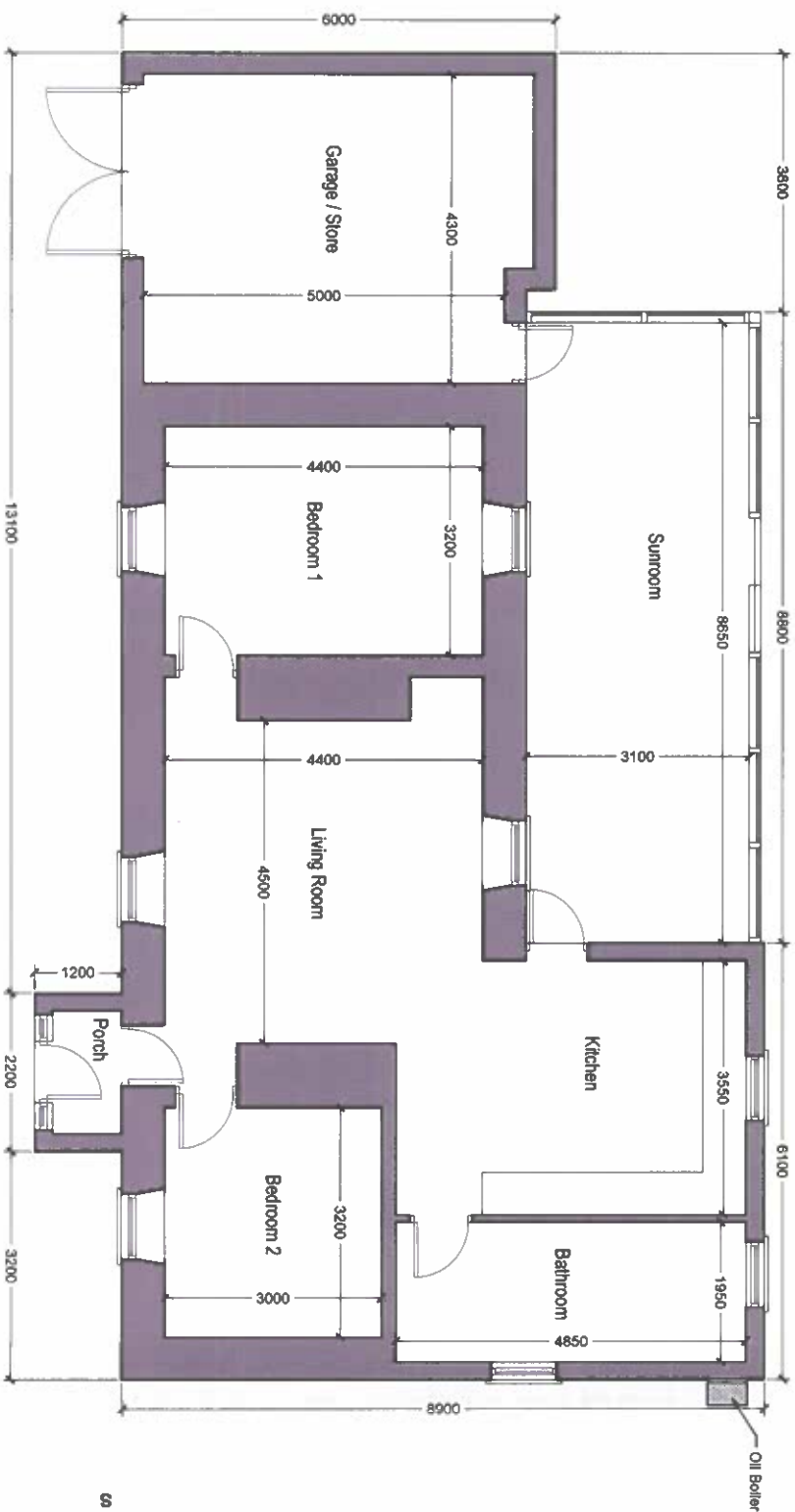
SIDE ELEVATION



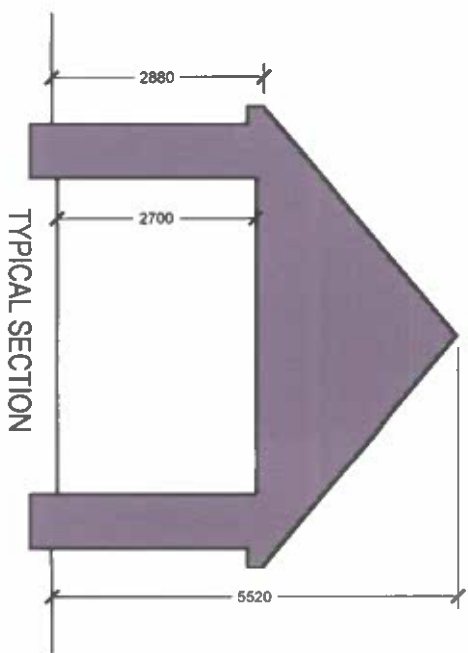
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN



TYPICAL SECTION



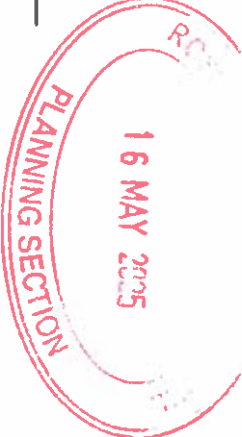
JOHN HEALY
design - project management
Marine - Oranmore - Co. Galway
P. 087 2102171 E. design@jhe

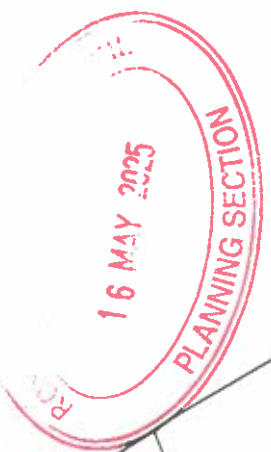
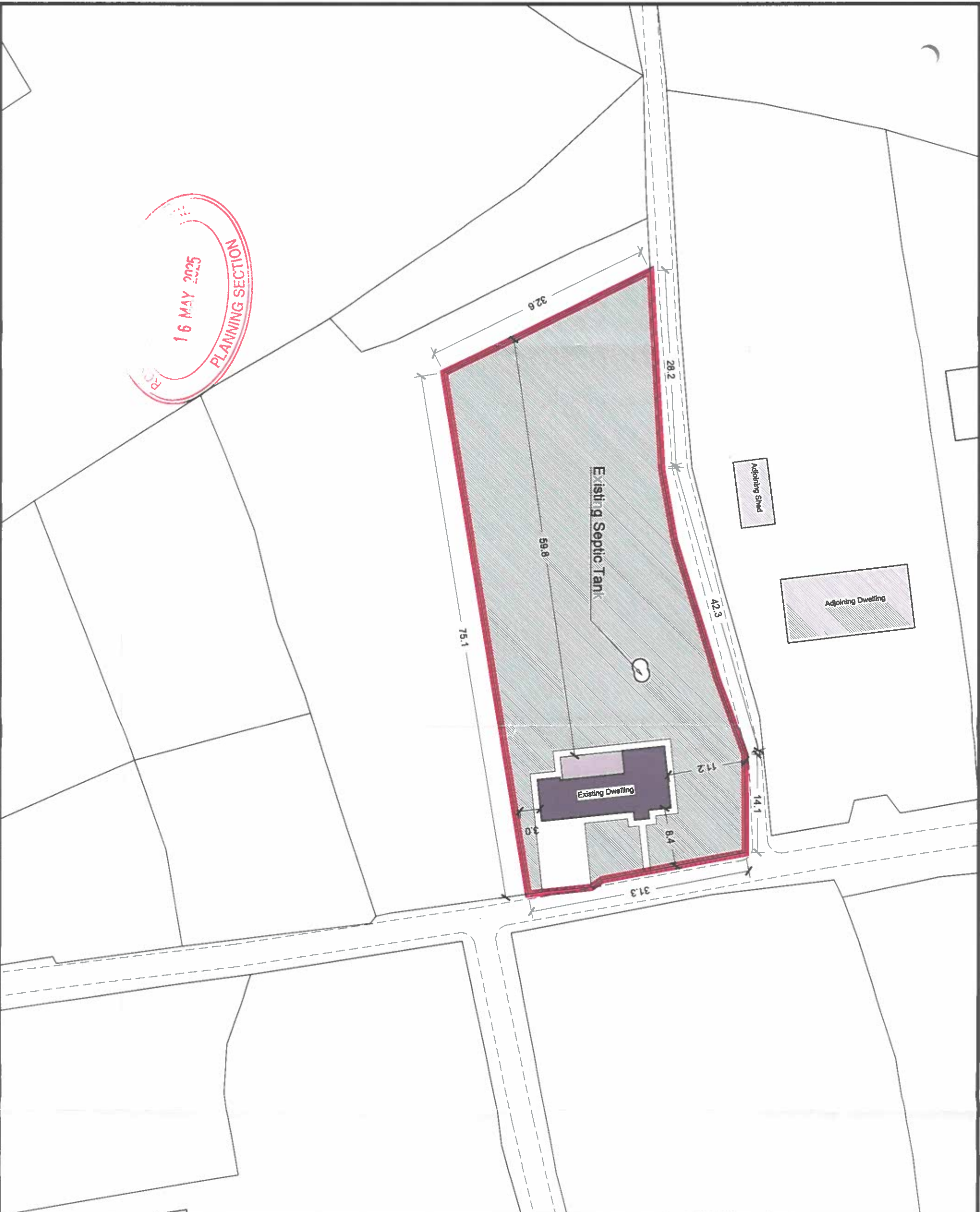
Project
Dwelling House at Cloonerkau, Cloontad,
Co. Roscommon

Drawing title
Existing Floor Plan, Elevations & Section

Client	Gerard Kirrane
Drawn by	JH
Date	06/05/2025
Scale	1:100
Drawing number	25/101/01
Revision	
Status	As Built

This drawing is copyright of the designer. No dimensions to be scaled from this drawing. Use figured dimensions only. All dimensions to be checked on site. Designer to be informed immediately of any discrepancy before work proceeds. All works to comply with current Building Regulations.





Site Outlined RED
Area = 0.60 Acres

JOHN HEALY
design - project management
Mare - Oronore - Co. Galway
P. 007 2102171 E. design@jhe

Project
Dwelling House at Cloonerkau, Cloonfad,
Co. Roscommon
Drawing title
Site Layout Plan

Gerard Kirrane			
drawn by	date	scale	1:500
24/10/02	07/05/2025		
number	revision	status	Planning
24/10/02			

This drawing is copyright of the designer. No dimensions to be scaled from this drawing. Use figured dimensions only. All dimensions to be checked on site. Designer to be informed immediately of any discrepancy before work proceeds. All works to comply with current Building Regulations.

From: Gerry Kirrane [REDACTED]
Sent: Wednesday 21 May 2025 12:53
To: Carmel Curley
Subject: Re: Section 5 Exempted Development Application

Answer to Point 2: the current boiler is external and the new boiler will be external too. It is shown on the side elevation of the house.

Answer to Point 3: the plans are existing and there are no proposed changes, just upgrade works such as replacing windows and doors, new roof covering etc.

Answer to point 1, it's goin to b used as a rental property for some one, I'm not sure is that the answer ur looking for, thanks

Regards Gerry

Carmel Curley

From: Carmel Curley
Sent: Tuesday 20 May 2025 13:58
To: [REDACTED]
Subject: Section 5 Exempted Development Application
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Hi Gerard,

I wish to acknowledge receipt of your Section 5 Exempted Development Application which was received on the 16th May, 2025 – before your application can be deemed valid can you please clarify the following;

1. On page 2 of the application form – the proposed use of land or structure – you have ‘Garden’ in - can you please update this
2. Will the proposed boiler be placed internally or externally – if externally please indicate the exact location on the site layout map attached
3. The plans and elevations provided – does this demonstrate proposed changes also as it is titled as ‘Existing Floor Plan, Elevations & Sections’

On receipt of the above mentioned , your application will be considered further.

Regards,

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

