

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Sean Cox,



Reference Number: DED 899  
Application Received: 22<sup>nd</sup> May, 2025  
Name of Applicant: Sean Cox  
Agent: PJ Moran

WHEREAS a question has arisen as to whether the completion of the following works 1)demolish derelict shed (20m<sup>2</sup>); 2)erection of bedroom to Part M Standards (34m<sup>2</sup>); 3) internal alterations; 4) new window in rear wall at Racecourse Road, Roscommon, 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 and 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 extension to rear of a dwelling house as described in this case is an exempted development.
- (c) The proposed demolition of part of the existing garage to the rear of the dwelling as described in this case is an exempted development.
- (d) The proposed refurbishment of the derelict house as above 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;*
- (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 complete the following works 1)demolish derelict shed (20m<sup>2</sup>); 2)erection of bedroom to Part M Standards (34m<sup>2</sup>); 3) internal alterations; 4) new window in rear wall at Racecourse Road, Roscommon, 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:



Alan O'Connell,  
A/Senior Planner,  
Planning.

Date: 26<sup>th</sup> June, 2025

cc agent via email: PJ Moran  
[pjmoraneng@gmail.com](mailto:pjmoraneng@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:** Thursday 26 June 2025 16:09  
**To:** p.j. Moran  
**Subject:** DED899 - Sean Cox  
**Attachments:** DED889 - Notification of Decision.pdf

Hi Pj,

Please see attached Notification of Decision for Section 5 Exempted Development Application DED899 – Sean Cox.

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 899
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development to complete the following works 1) demolish derelict shed (20m <sup>2</sup> ); 2) erection of bedroom to part M Standards (34m <sup>2</sup> ); 3) internal alterations; 4) new window in rear wall
<b>Name of Applicant:</b>	Sean Cox
<b>Location of Development:</b>	Racecourse road, Roscommon, Co. Roscommon
<b>Site Visit:</b>	24/06/2025

**WHEREAS a question has arisen as to whether the following works; to complete the following works 1) demolish derelict shed (20m<sup>2</sup>); 2) erection of bedroom to part M Standards (34m<sup>2</sup>); 3) internal alterations; 4) new window in rear wall 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 and 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 subject site is located on the Racecourse Road, Roscommon Town, Co. Roscommon and is accessed off the N-60 road. The site contains a 2-story dwelling house with a single-story flat roof garage attached to the side. Property is located within the Roscommon Town LAP 2024-2030 -Existing Residential zone. The property has a garden area to the front and rear of the house. The proposed works include the following:

- Demolish part of the existing shed attached to the dwelling.
- Construct a new extension to the rear of existing house.
- Existing window opening to the rear to be altered as well as an additional window to the rear.
- Internal alterations.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

#### **Archaeological and Cultural Heritage**

No RMP recorded in the likely zone of influence of the development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the development.

## **Appropriate Assessment**

The closest European sites to the site of the development are Lough Ree PNHA/SAC (Site Code 000440) which is located circa 4.4km to the southwest and Ballinturly Turlough PNHA/SAC (Site Codes 000588) which is located circa 5.6km to the south of 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, therefore, be excluded.

## **Planning History**

As per the Roscommon County Council's Planning Registry, no recent planning history has been traced relating to the subject 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,

**Class 1 of Part 1 of Schedule 2: Exempted development - General**

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p><b>CLASS 1</b></p> <p>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.</p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</li> <li>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.</li> <li>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.</li> <li>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. 388 (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.</li> <li>7. The roof of any extension shall not be used as a balcony or roof garden.</li> </ol>

## Class 50 of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitations
<p><b>CLASS 50</b></p> <p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p> <p>(ii) an industrial building,</p> <p>(iii) a business premises, or</p> <p>(iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p> <p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</p> <p>(b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>

### Assessment:

In accordance with the Planning and Development Act, 2000 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.

The proposed development of an extension to the rear of a dwelling house which, it is stated as having floor space of 34m<sup>2</sup>.

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

1. a. Proposed work is stated as 34m<sup>2</sup>.
- b. Proposed extension is on ground floor only, therefore N/A.
- c. Proposed work is only on ground floor level.
2. No previous extensions, therefore N/A.
3. Proposed work is only on ground floor level.
4. a. Rear wall does not exceed this height.
- b. Rear wall does not exceed this height.
- c. Roof height of extension is not higher than the existing house.
5. Extension does not reduce the open space to less than 25m<sup>2</sup>
6. a. Windows are greater than 1m from the boundary it faces.
- b. Proposed work is only on ground floor level.
- c. Proposed work is only on ground floor level.
7. No access is indicated.

Having reviewed the proposed works in the context of the Conditions and Limitations associated with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the extension to rear of a dwelling house as described in this case is considered an exempted development.

The proposed development of the demolition of part of the existing attached garage to the side of the dwelling, with regard to the compliance with the conditions and limitations of Class 50 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. This area is not a standalone structure and therefore in ownership of the property.
2. Based on the review of documents provided the area for demolition which forms part of the dwelling house is 20m<sup>2</sup>.

Having reviewed the existing works in the context of the Conditions and Limitations associated with Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the demolition of part of the existing attached garage to the side of the dwelling as described in this case is considered an exempted development.

The proposal includes the modification of a window and the addition of a new window to the rear, internal alterations of an existing house. These works have 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 proposed works are deemed an exempt development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations 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 Art 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 complete the following works 1) demolish derelict shed (20m<sup>2</sup>); 2) erection of bedroom to part M Standards (34m<sup>2</sup>); 3) internal alterations; 4) new window in rear wall on the Racecourse road, Roscommon, Co. Roscommon 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 and 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 extension to rear of a dwelling house as described in this case is an exempted development.
- The proposed demolition of part of the existing garage to the rear of the dwelling as described in this case is an exempted development.
- The proposed refurbishment of the derelict house as above 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 complete the following works 1) demolish derelict shed (20m<sup>2</sup>); 2) erection of bedroom to part M Standards (34m<sup>2</sup>); 3) internal alterations; 4) new window in rear wall on the Racecourse road, Roscommon, Co. Roscommon, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant



**Signed:**

**Date:** 26<sup>th</sup> June 2025

Civil Technician



**Signed:**

**Date:** 26<sup>th</sup> June 2025

Senior Executive Planner













Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Sean Cox,  


Date: 28<sup>th</sup> May, 2025  
Planning Reference: DED 899

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

Development: Permission to complete the following works 1) demolish derelict shed (20m<sup>2</sup>); 2) erection of bedroom to part M Standards (34m<sup>2</sup>); 3) internal alterations; 4) new window in rear wall under the Planning & Development Act (Exempted Development) regulations 2018 at Racecourse Road, Roscommon, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of the application which was received on the 22<sup>nd</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/01/0/234905 dated 27<sup>th</sup> May, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 899**  
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: PJ Moran  
[pjmoraneng@gmail.com](mailto:pjmoraneng@gmail.com)

Roscommon County Council  
Aras an Chontae  
Roscommon  
08086 37100

27/05/2025 13:47:04

Receipt No. L01/0/234905

SEAN COX  
C/O P J MORAN  
HIGHFIELD  
FOUR ROADS  
ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 899	

Total : 80 00 EUR

Tendered :  
Cheque 80 00  
554

Change : 0 00

Issued By : Louis Carroll  
From : Central Cash Office

## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Wednesday 28 May 2025 15:39  
**To:** p.j. Moran  
**Subject:** DED 899 - Sean Cox  
**Attachments:** DED 899 - Ack Letter & Receipt.pdf

Hi PJ,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Exempted Development Application submitted for Sean Cox – DED 899.

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



## Roscommon County Council

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

Name:	SEAN COX
Address:	[REDACTED]
Name & Address of Agent:	P. J. MORAN HIGHWATER FOLL ROAD ROSCOMMON
Nature of Proposed Works	A. DEMOLITION OF DERRICK SHED (20m <sup>2</sup> ) B. ERECTION OF BEDROOM TO PART M STANDARDS (34m <sup>2</sup> ) C. INTERNAL ALTERATIONS D. NEW WINDOW IN REAR WALL
Location (Townland & O.S. No.)	RUCRCOMM ROAD O.S. 2481-25. ROSCOMMON
Floor Area	34 m <sup>2</sup>
Height above ground level	+ 0.3m
Total area of private open space remaining after completion of this development	900 SQ. METRES
Roofing Material (Slates, Tiles, other) (Specify)	FLAT ROOF CONSTRUCTION. GLASS BUTYL MEMBRANE CLADDING
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	BLOCK WALLS RENDERED TO MATCHED FINISH
Is proposed works located at front/rear/side of existing house.	REAR OF DWELLING (SEE DRAWINGS)



## 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)	N.A.
Existing use of land or structure	RESIDENTIAL
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	EXISTING BUILDING LINE — 19m
Does the proposed development involve the provision of a piped water supply	EXISTING SUPPLY
Does the proposed development involve the provision of sanitary facilities	EXISTING SUPPLY



Signature: Alvin P. O'Shea

Date: 01/5/2025.

**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

P. J. Moran , B.E., C. Eng., M.I.E.I.,

chartered civil engineer

email [pjmoraneng@gmail.com](mailto:pjmoraneng@gmail.com)

mob 087 2617161

Highfield  
Four Roads  
Co. Roscommon

21 May 2025

**Re: Reconstruction works to Dwelling house at Racecourse Road Roscommon**

**Applicant Sean Cox**



I refer to attached application for Section 5 Declaration of Exempted Development

The dwelling house was erected circa 50 years ago and there have been no alterations or extensions to the dwelling house since the original construction

The works involved relate primarily to the provision of ground floor bedroom and for the refurbishment and reinstatement of the existing accommodation at ground floor level to facilitate disability access in order to facilitate the habitable requirements of the applicant

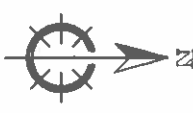
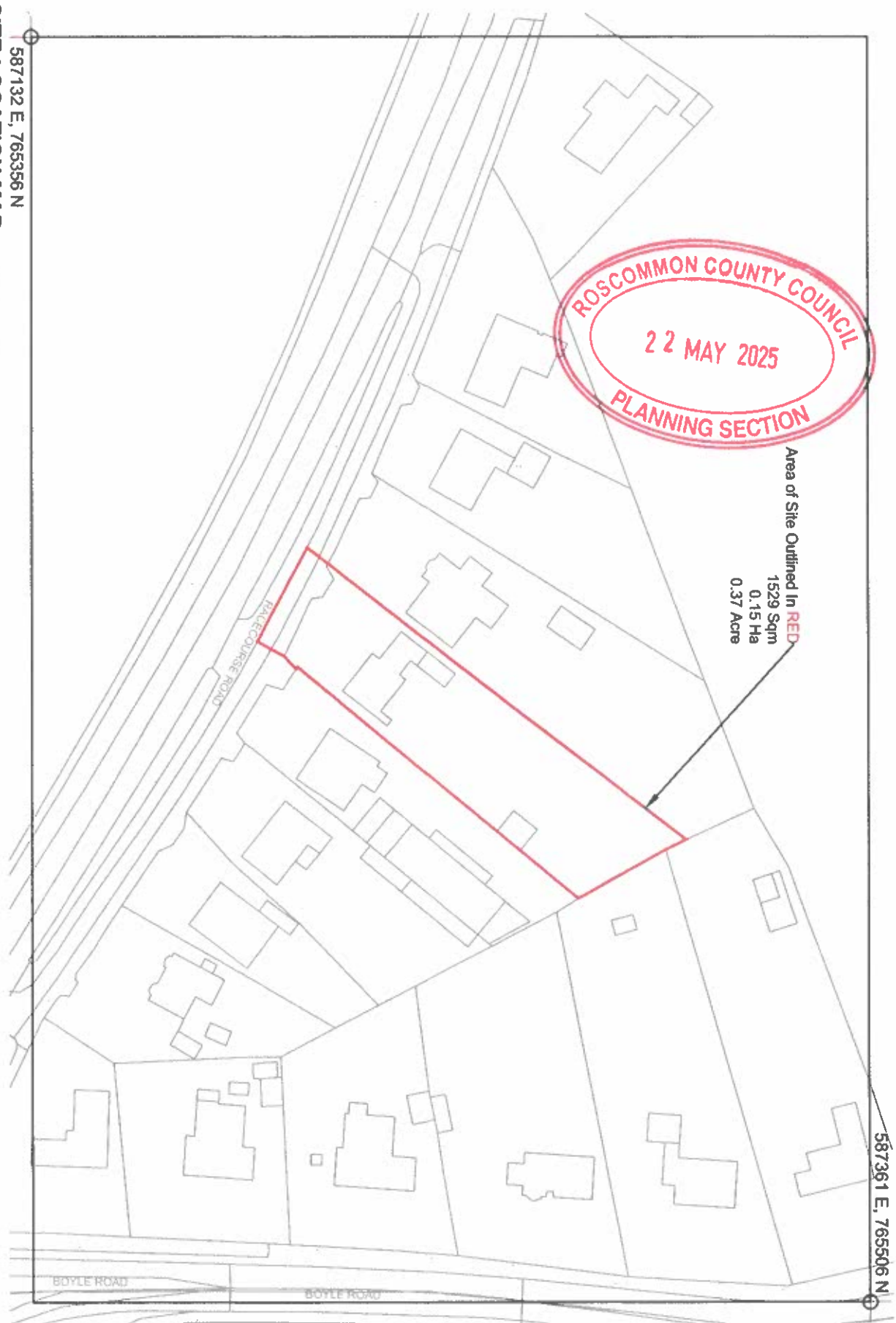
The works are outlined on the accompanying application form and are set out in following schedule

- A. Demolition of semi derelict shed to rear of house Area 20 sq metres
- B. Construction of new bedroom in accordance with detail outlined on drawing to provide accessibility and sanitary accommodation in accordance with the requirements of Tech Guidance Doc M ( 2022)
- C. Provision of window to stairwell in rear wall
- D. Internal alteration to facilitate access and circulation
- E. Provision of steps and platform at front door entrance to comply with standards for ambulant access

# PLACE MAP



Area of Site Outlined in RED  
1529 Sqm  
0.15 Ha  
0.37 Acre



Centre Point Co-ordination  
X, Y = 587250, 765419

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Ordnance Survey Ireland 'Terms of Use'  
[www.osi.ie/about/terms-conditions](http://www.osi.ie/about/terms-conditions)

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THE REPRESENTATION ON THIS MAP OF A ROAD, TRACK OR FOOTPATH IS NOT EVIDENCE OF THE EXISTENCE OF A RIGHT OF WAY.

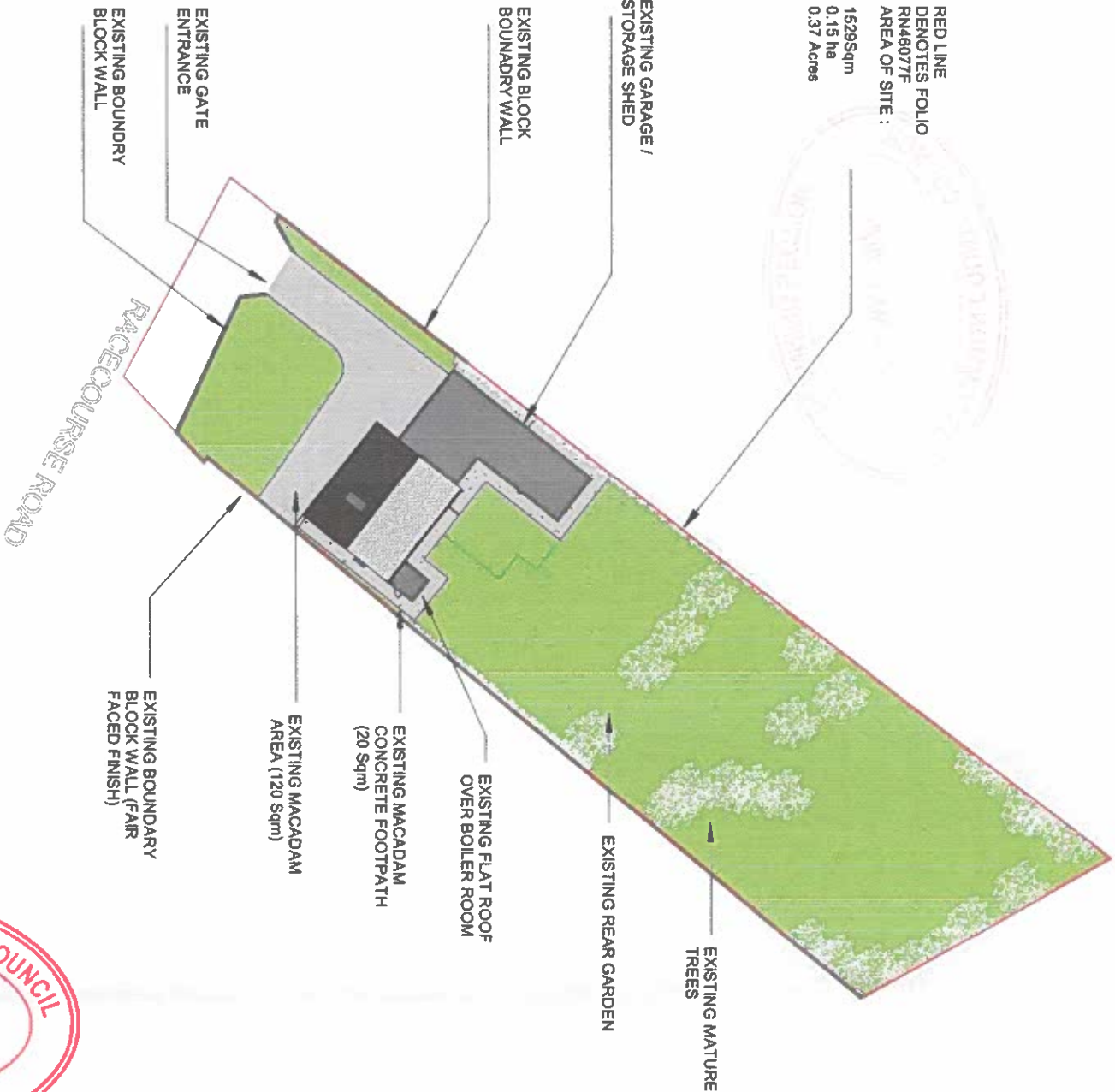
ORDNANCE SURVEY MAPS NEVER SHOW LEGAL PROPERTY BOUNDARIES NOR DO THEY SHOW OWNERSHIP OF PHYSICAL FEATURES

587132 E, 765356 N  
**SITE LOCATION MAP** Scale 1:1,000

**LEGEND**  
Site Boundary Lined RED

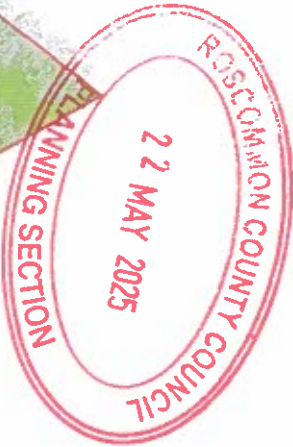
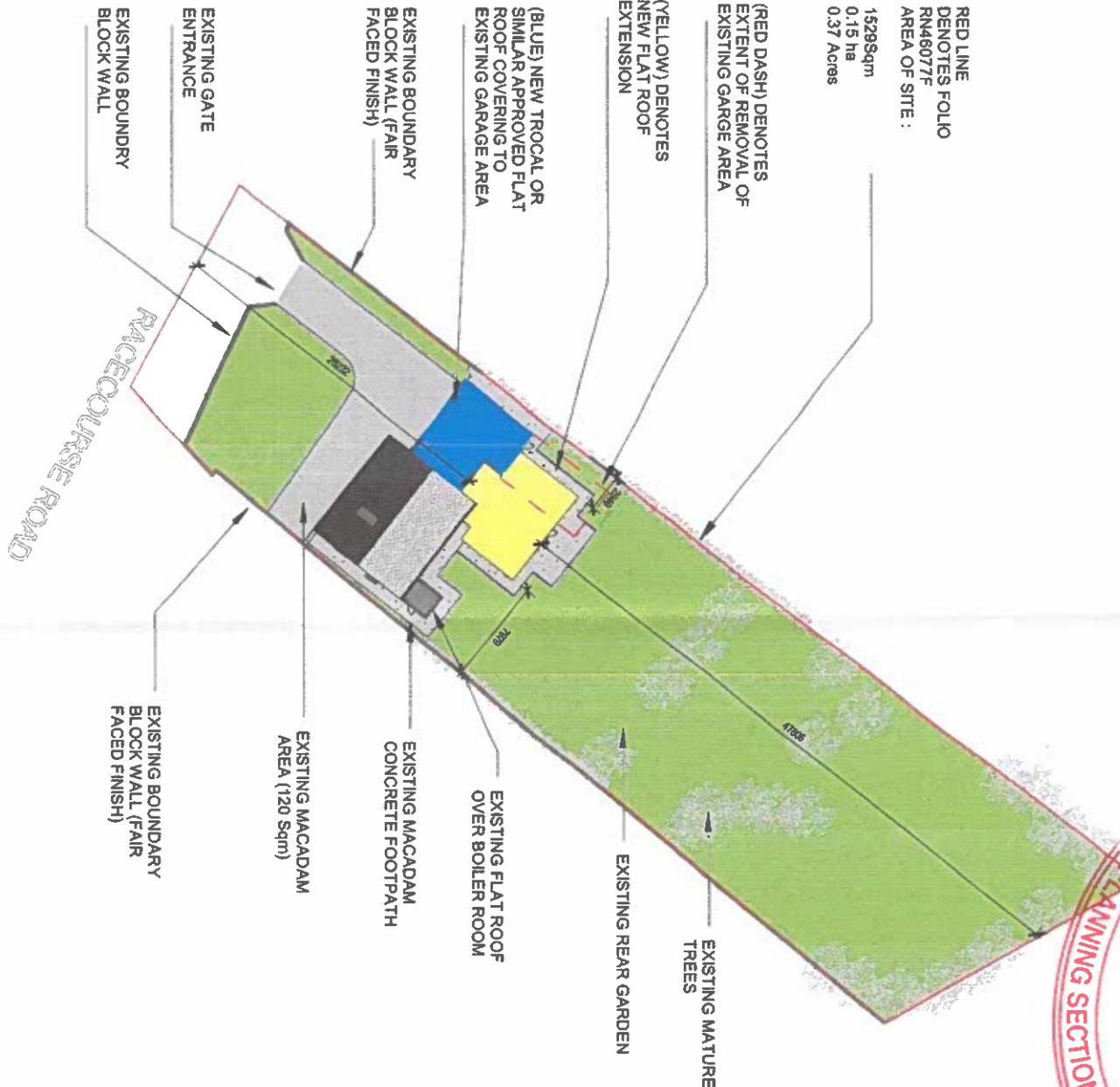
Title: Proposed Extension & Internal Alteration Works at Racecourse Road, Roscommon F42 M43			
Scale: 1:1,000	Date: 30/06/2025	OSI File: 2481.25	Drawing No.: F42 M43-001
Supr: D.E.D	Drawn: TS	Index: R1239946	

RED LINE  
DENOTES FOLIO  
RN46077F  
AREA OF SITE :  
15298sqm  
0.15 ha  
0.37 Acres



NORTH

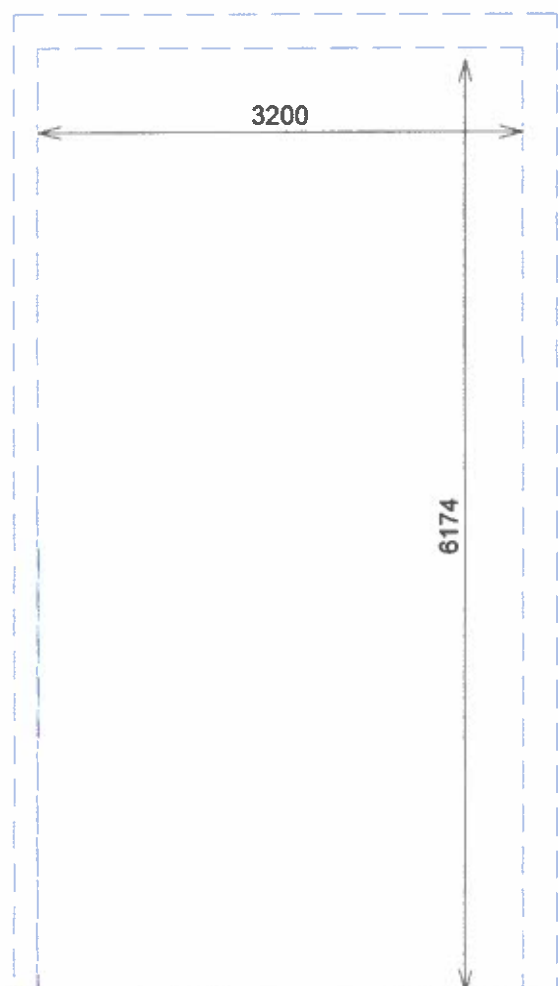
RED LINE  
DENOTES FOLIO  
RN46077F  
AREA OF SITE :  
15298sqm  
0.15 ha  
0.37 Acres



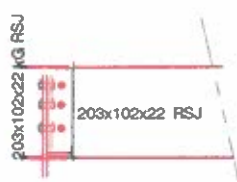
NORTH

1	FOR ISSUE	12/05/25	
REV	DESCRIPTION	DATE	BY
DED Application			
PROJECT: MARY COX RACECOURSE ROAD, ROSCOMMON, F42 A443			
TITLE: EXISTING SITE LAYOUT			
SCALE: 1 : 500	DATE: 12/05/25	DRAWN: BM	CHECKED: BM
PROJECT NO: F42A443	DRAWING NO: 0002		REVISION: 1





existing derelict store shown in blue line to be demolished and removed  
Area of store 20 sq m

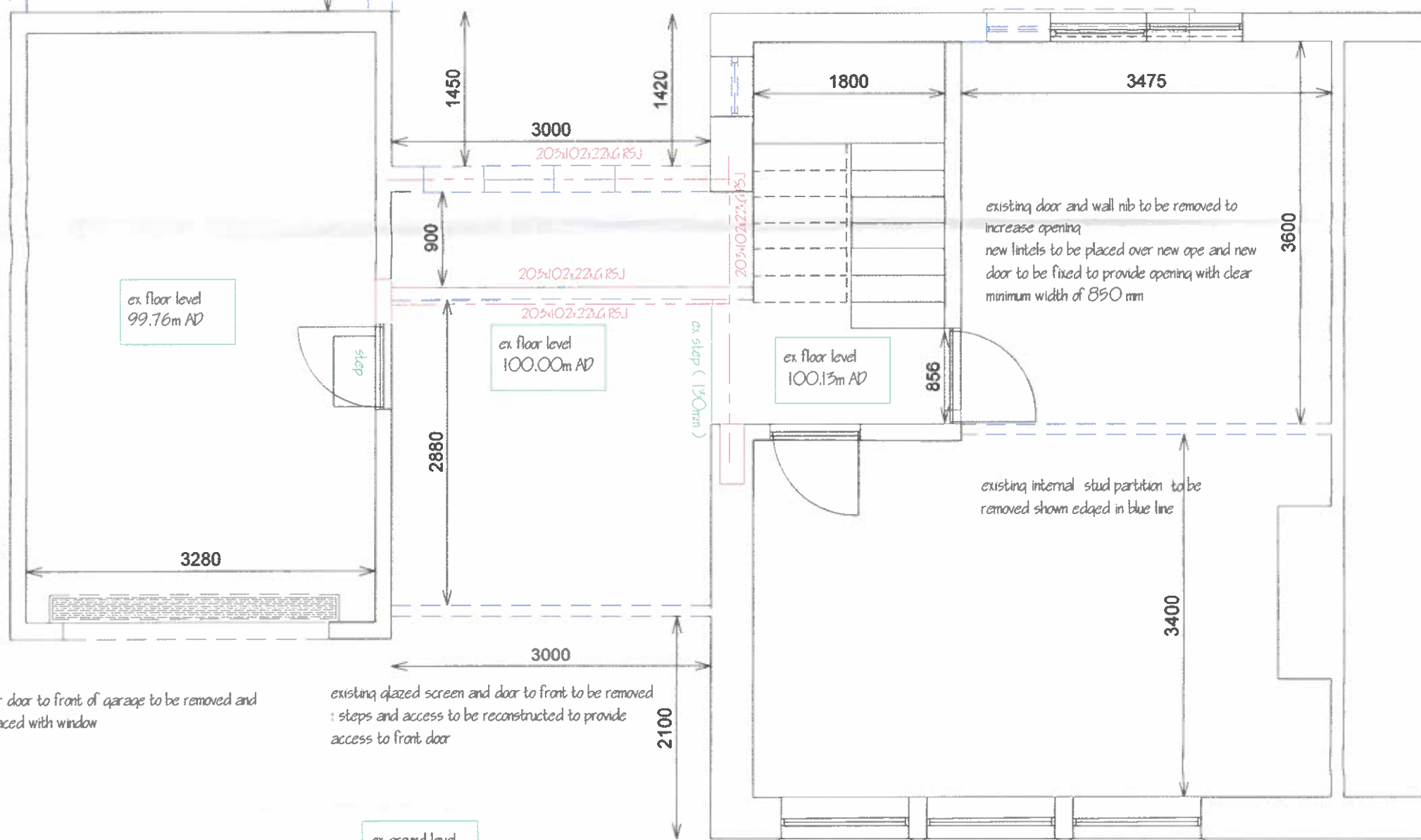


Steel connection Detail

203x102x22 RSJ sections to span laterally to rear of house in lieu of wall segments being demolished  
RSJ sections bolted to similar steel element spanning as shown onto gable wall of main dwelling  
all RSJ sections erected to bear over on walls  
connection formed by provision of 200 x 100 x 10mm angle section, placed both sides of web of RSJ section, with 3 no M16 grade 8.8 bolts to both angle sections forming connection between steel girder sections. ( both sides of joint)

existing internal wall, and rear wall to front lobby, shown in blue line, to be demolished and removed  
window opening under stairwell to be closed up to form recessed shelf in proposed bedroom accommodation

existing window opening to be reformed to provide sliding access door  
door to be 1800 in overall width  
existing lintels removed and new 100 x 150 structural lintels to be placed over newly reformed opening, spanning minimum 300 mm on support piers



roller door to front of garage to be removed and replaced with window

existing glazed screen and door to front to be removed  
steps and access to be reconstructed to provide access to front door

existing internal stud partition to be removed shown edged in blue line

#### Notes

1. All materials used in building must comply with the requirements of Section D 3 of Technical Guidance

All steel to be S275 grade

All bolts used for connection formation to be Grade 8.8. Bolt holes to be 2mm larger than nominal diameter of bolts

Layout plan, and detail regarding seating and fabrication support to be read in conjunction with plan and elevation drawings regarding standards of construction necessary for compliance with the relevant requirements of the Building Regulations

All dimensions to be checked and verified on site prior to any fabrication or erection taking place

EXISTING LAYOUT PLAN



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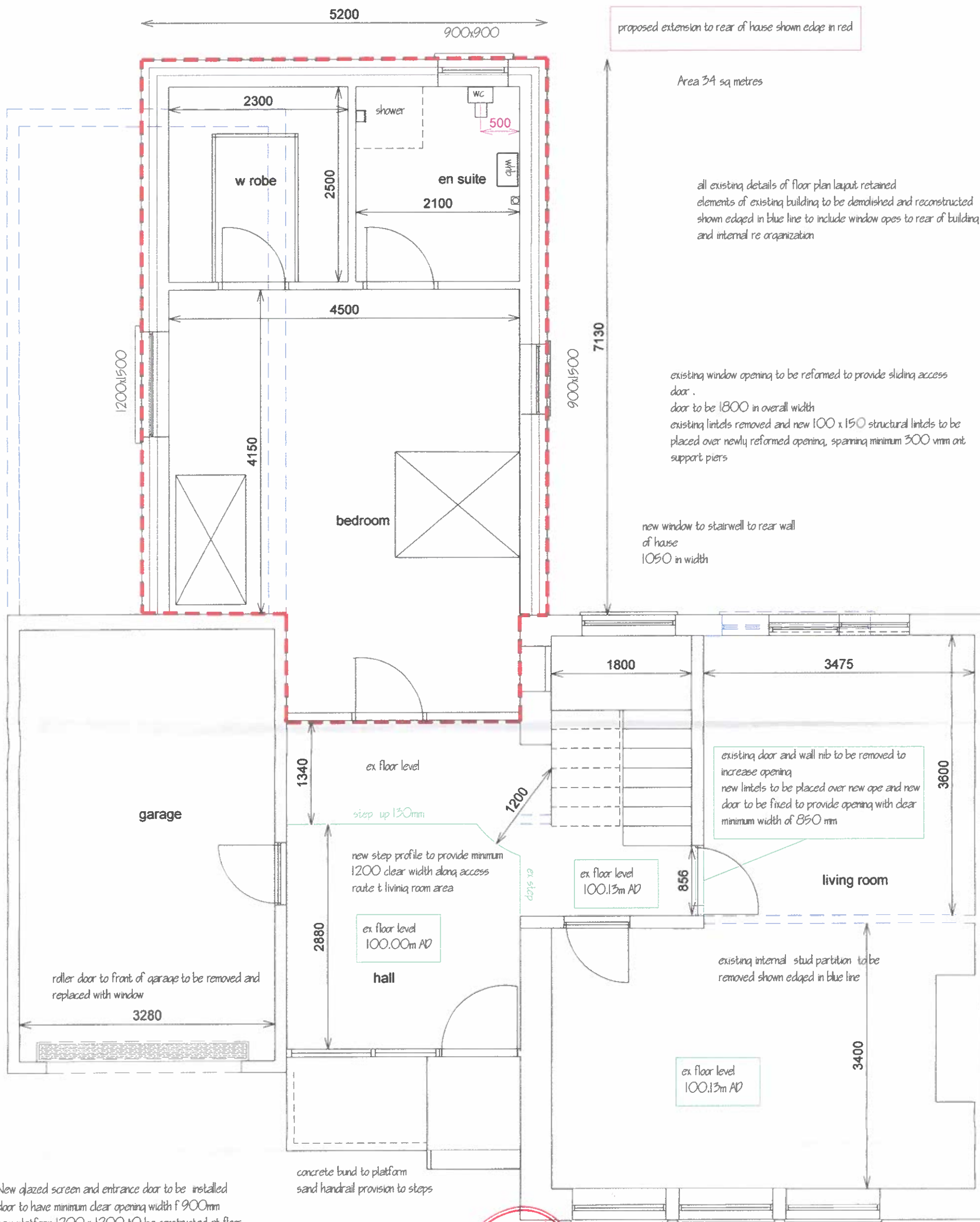
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Proposed Structural Alterations  
At: Racecourse Road

For: Sean Cox

scale: 1:50

dwg no: J/ 2713/1



proposed extension to rear of house shown edge in red

Area 34 sq metres

all existing details of floor plan layout retained  
elements of existing building to be demolished and reconstructed  
shown edged in blue line to include window apes to rear of building  
and internal re organization

existing window opening to be reformed to provide sliding access  
door .  
door to be 1800 in overall width  
existing lintels removed and new 100 x 150 structural lintels to be  
placed over newly reformed opening, spanning minimum 300 mm on  
support piers

new window to stairwell to rear wall  
of house  
1050 in width

existing door and wall nib to be removed to  
increase opening  
new lintels to be placed over new ope and new  
door to be fixed to provide opening with clear  
minimum width of 850 mm

existing internal stud partition to be  
removed shown edged in blue line

ex floor level  
100.13m AD

ex floor level

step up 130mm

new step profile to provide minimum  
1200 clear width along access  
route to living room area

ex floor level  
100.00m AD

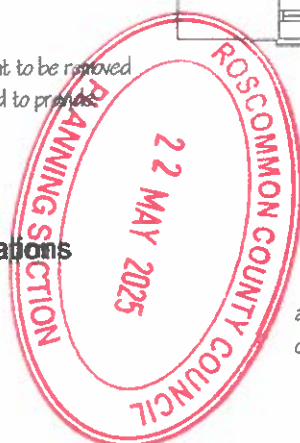
concrete bund to platform  
and handrail provision to steps

existing glazed screen and door to front to be removed  
: steps and access to be reconstructed to provide  
access to front door

existing window apes to front of living room to be retained

New glazed screen and entrance door to be installed  
door to have minimum clear opening width of 900mm  
new platform 1200 x 1200 to be constructed at floor  
level outside access door  
bwp no steps, riser 110mm, and going 250 mm to be  
constructed to form ambulant access provision  
handrails to be fitted at both sides of new steps  
100 mm concrete bund to be formed at open side of  
platform

Proposed Alterations



all details of external access and internal circulation to  
comply with requirements of TeCh Doc M ( 2022)

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Proposed Structural Alterations  
At: Racecourse Road

For: Sean Cox

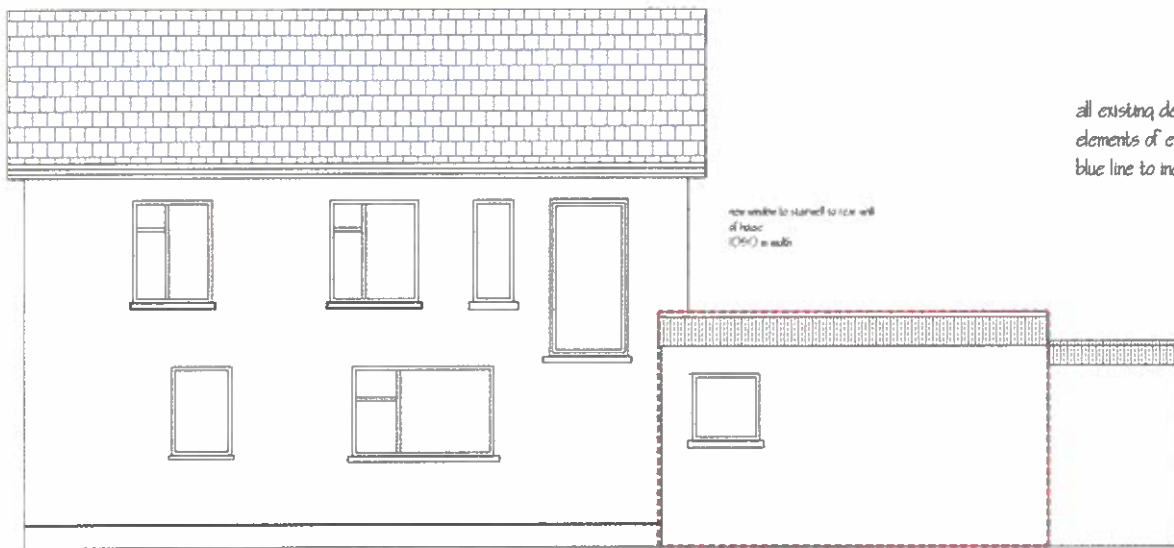
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new window installed to front of existing garage

front elevation



all existing details of floor plan layout retained  
elements of existing building to be demolished and reconstructed shown edged in blue line to include window apertures to rear of building and internal re-organization

new window to be installed to rear wall of house (1000) in width

rear elevation

vertical joint formed between the existing walls of dwelling house and new wall to new extension  
movement joint formed by provision of 18 mm gap at point of abutment to ex walls and joints filled in closed cell polyethylene with mastic pointing  
proprietary bead and pvc strip to be installed in finished render coat externally, over vertical joints in external walls



side elevation

external rendering to extension in sand cement render  
block work to be scaffolded in sand cement (2:1) mix external plaster to be completed in two coats of render mixed in sand : cement : lime proportions 8:2:1, or alternatively in render mix which is in compliance with Table 1 of B.S. 5262 1991  
Any plasticisers used in mix must be used strictly in accordance with manufacturers specification, and contractor shall have responsibility for certifying work and material employed in external rendering

level platform provided at entrance with two no steps, 180 x 250 to provide ambient access detail

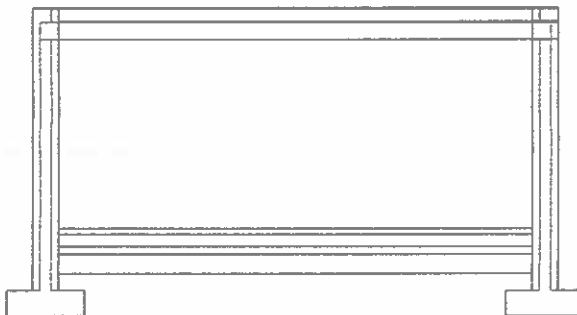
external walls to house to comprise 2 no 100 mm concrete block leaves  
150 cavity in external walls  
thermal insulation provision to habitable envelope to comply with Second Schedule of Building Regulations (1997) as amended by Part L "Conservation of Fuel and Energy" 2011  
External wall construction to include for 150 mm thermal insulation sheeting (k = 0.022) to cavity, attached to inner external surface of inner block leaf.  
The provision in the external walls to provide elemental U Value of 0.21 (W / sqm.K)

75 mm concrete screed  
on 150 high density thermal insulation sheeting  
on 1200 gauge visqueen membrane lapped and stepped through the sub floor area  
on 100 concrete sub floor slab

Ground floor slabs to be laid over hardcore (100 mm clean broken stone) laid in 225 layers and consolidated individually with a vibrating roller  
All top soil and sub soil should be excavated and removed to spoil, down to bearing stratum

roof detail to house  
roof pitch to be 6° (flat roof construction)  
Trocral butyl membrane on wpb deck  
on 150 insulation sheeting  
on 225 x 44 C16 ceiling joists classified in accordance with I.S. 127  
100 x 75 wall plate secured to top of wall with straps 900 in length at 1800 mm centres to all external walls of the house  
175 x 44 C16 ceiling joists to span for width of house at full ceiling height  
all works on the roof construction of the dwelling house to comply with the standards as outlined in I.S. EN 1995 Eurocode 5 "Design of Timber Structures"

Reinforced concrete strip foundations 1050 x 350 to be taken down to solid granular bearing stratum, and to be reinforced in 6 no 12 mm dia high tensile steel bars (H12 with grade stress 500 N / sq. mm)  
Bearing stratum sub grade to be minimum bearing capacity of 200 kN / sq m (0.2N / sq mm)  
Hardcore should conform with I.S. EN 13242:2002 and meet specification as outlined in Annex E of accompanying guidance document "S.R.21 2004+ A1: 2007 "aggregates for unbound and hydraulically bound material (incorporating Amendment 1 2007) "  
All hardcore material delivered to site should be accompanied by documentary confirmation certifying compliance, to be furnished by the contractor to assigned certifier in respect of all hardcore used in construction  
Broken stone to be bladed in Clause 804 material rolled to level surface  
Concrete in foundation strips to be 35 N  
All concrete to be vibrated during curing  
Cover to all reinforcement to be 40 mm



section

proposed extension to rear of house shown in red



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Proposed	Structural Alterations
At:	Racecourse Road
For:	Seán Cox
scale: 1:50	drawn by J.J. 27133