

ROSCOMMON COUNTY COUNCIL

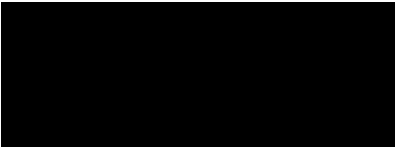
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Declan Flanagan & Amanda Creighton,



Reference Number: DED 902
Application Received: 27th May, 2025.
Name of Applicants: Declan Flanagan & Amanda Creighton
Agent: N/A

WHEREAS a question has arisen as to whether the following works to renovate an existing dwelling with works including: 1) re-wiring; 2) re-plumbing; 3) re-plaster (insulated plasterboard & skim); 4) painting & decorating; 5) demolish internal wall & 6) replace oil boiler, at 3 Lisacul Manor, Lisacul, Castlerea, County Roscommon, is or is not development and is or is not exempted development:

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000(as amended),
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001 (as amended),
- (c) 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) and
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed renovation of an existing dwelling falls 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.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development; to renovate an existing dwelling with works including 1) re-wiring; 2) re-plumbing; 3) re-plaster (insulated plasterboard & skim); 4) painting & decorating; 5) demolish internal wall & 6) replace oil boiler, at 3 Lisacul Manor, Lisacul, Castlerea, County 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,
Senior Executive Planner,
Planning.

Date: 28 August, 2025

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.

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

Reference Number:	DED 902
Re:	Permission to renovate an existing dwelling with works including 1) re-wiring; 2) re-plumbing; 3) re-plaster (insulated plasterboard & skim); 4) painting & decorating; 5) demolish internal wall & 6) replace oil boiler under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Declan Flanagan & Amanda Creighton
Location of Development:	3 Lisacul Manor, Lisacul, Castlerea, County Roscommon, F45RT92
Site Visit:	26 th June 2025

WHEREAS a question has arisen as to whether the following works for the Permission to renovate an existing dwelling with works including 1) re-wiring; 2) re-plumbing; 3) re-plaster (insulated plasterboard & skim); 4) painting & decorating; 5) demolish internal wall & 6) replace oil boiler at the above address is or is not development and is or is not exempted development.

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

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

Site Location & Development Description

The site consists of a west facing two-storey dwelling. The subject site is located in a small estate south of the village of Lisacul. The site is accessed off the R-293 Regional Road. The subject site is located circa 600m from the village core of Lisacul. The proposed development consists of the renovation of an existing dwelling with works including 1) re-wiring; 2) re-plumbing; 3) re-plaster (insulated plasterboard & skim); 4) painting & decorating; 5) demolish internal wall & 6) replace oil boiler.

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 Derrinea Bog SAC (Site Code 000604) located circa 3.7km from the proposed development.

Other Designations include Lough Glinn PNHA (Site Code 001644) located circa 4.6km from the subject site.

Planning History

PD/01/619

Description of Development: Demolition of house and construct res. units & assoc. roads, pavements, services & assoc. landscaping & open spaces - 7 + 9 det.4 bed, 2 storey, 17 det, 4 bed, dormer, 7 - 3 bed + 6 - 2 bed det. bungalows, wheelchair std.& sewage treatment plant.

Applicant: Rook Island Developments Ltd

Decision: Granted permission to construct a smaller number of dwellings after an appeal to An Bord Pleanála.

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

viiiB) 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.

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.

Proposed Works

- Re-wiring
- Re-plumbed
- Plasterboard - Insulated plasterboard + skim
- Internal works – paint & decorating
- Demolish an internal wall
- Replace oil boiler – like with like.

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).

Environmental Considerations

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

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

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to renovate an existing dwelling with works including 1) re-wiring; 2) re-plumbing; 3) re-plaster (insulated plasterboard & skim); 4) painting & decorating; 5) demolish internal wall & 6) replace oil boiler as outlined above at 3 Lisacul Manor, Lisacul, Castlerea, County Roscommon, F45RT92, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

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

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed renovation of an existing dwelling falls within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

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

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

AND WHEREAS I have concluded that the said development for the renovation of an existing dwelling as outlined above at 3 Lisacul Manor, Lisacul, Castlerea, County Roscommon, F45RT92, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 26th August 2025

Signed: 
Senior Executive Planner

Date: 26th August 2025









Comhairle Contae
Ros Comáin
Roscommon
County Council



Declan Flanagan & Amanda Creighton,

Date: 5th June, 2025
Planning Reference: DED 902

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

Development: Permission to renovate an existing dwelling with works including 1)re-wiring; 2)re-plumbing; 3)re-plaster (insulated plasterboard & skim); 4) painting & decorating; 5)demolish internal wall & 6)replace oil boiler under the Planning & Development Act (Exempted Development) regulations 2018 at 3 Lisacul Manor, Lisacul, Castlerea, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of the application which was received on the 27th 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/01/0/235038 dated 4th June, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 902**
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
09068 37100

04/06/2025 12:46:48

Receipt No : L01/0/235038

DECLAN FLANAGAN & AMANDA CREIGHTON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED902	

Total :	80.00 EUR
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Tendered	
Credit/Debit Card	80.00
7273	

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



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, regarding Exempted Development

Name:	Declan Flanagan
Address:	[REDACTED]
Name & Address of Agent:	
Nature of Proposed Works	Renovate all inside of house.
Location (Townland & O.S No.)	Lisacul Co. Roscommon
Floor Area	168m ²
Height above ground level	House built on ground
Total area of private open space remaining after completion of this development	168m ²
Roofing Material (Slates, Tiles, other) (Specify)	Slates
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	N/A
Is proposed works located at front/rear/side of existing house.	Inside

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
Proposed use of land or structure	Residential
Distance of proposed building line from edge of roadway	Same
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:

Dedagh

Date:

13/5/25

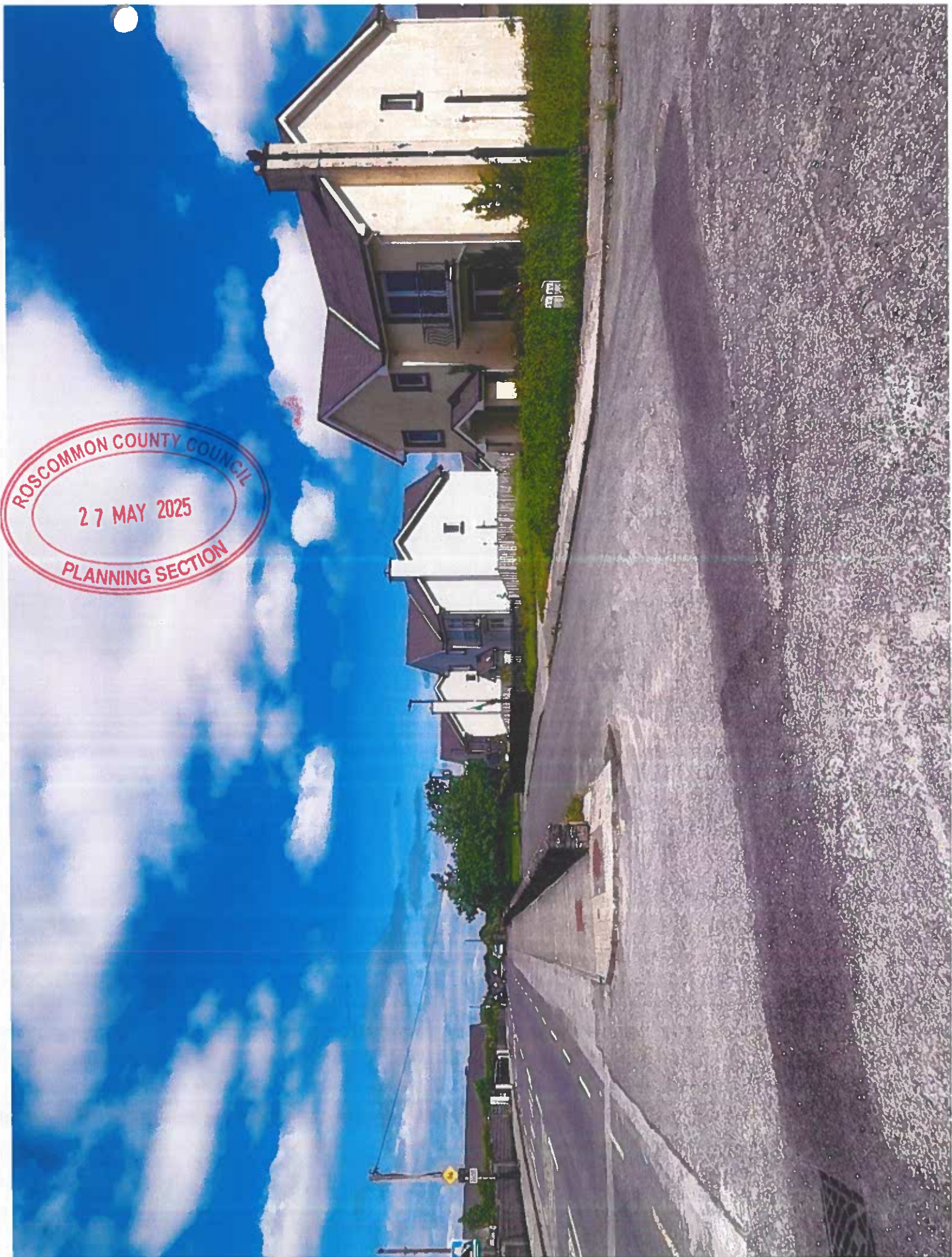
Note: This application must be accompanied by:-

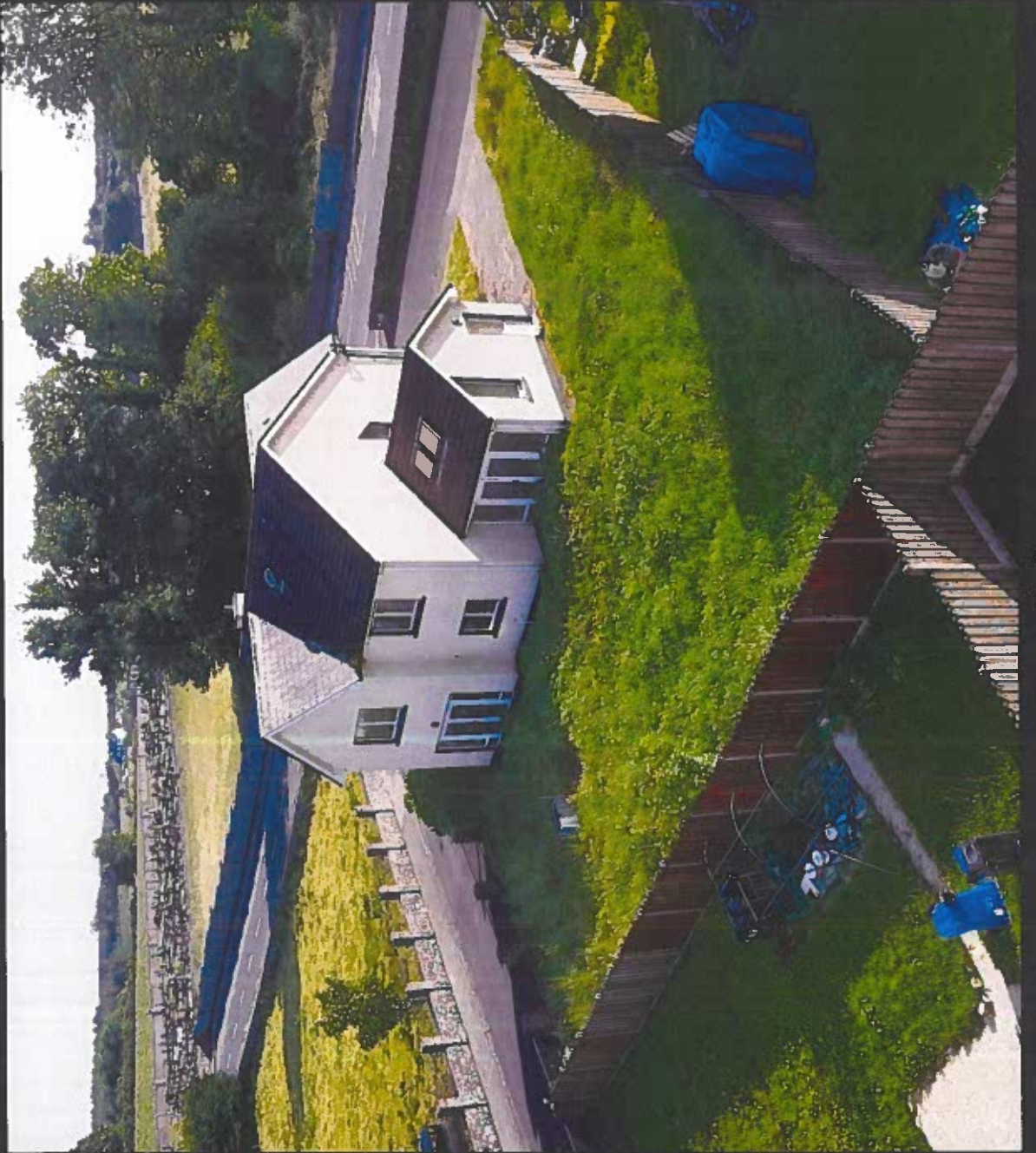
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



- Re-wiring.
- Re-plumbed.
- Re plasterboard. Insulated plaster board + Skim.
- Internal works - Paint & Decorating.
- ~~Re-plumb~~ Demolish an Internal wall.
- Replace oil boiler. - Like with Like.







24/7/23

ROSCOMMON COUNTY COUNCIL
27 MAY 2025

ROSCOMMON COUNTY COUNCIL
27 MAY 2025
PLANNING SECTION







ROSCOMMON COUNTY COUNCIL
27 MAY 2025

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PLANNING SECTION

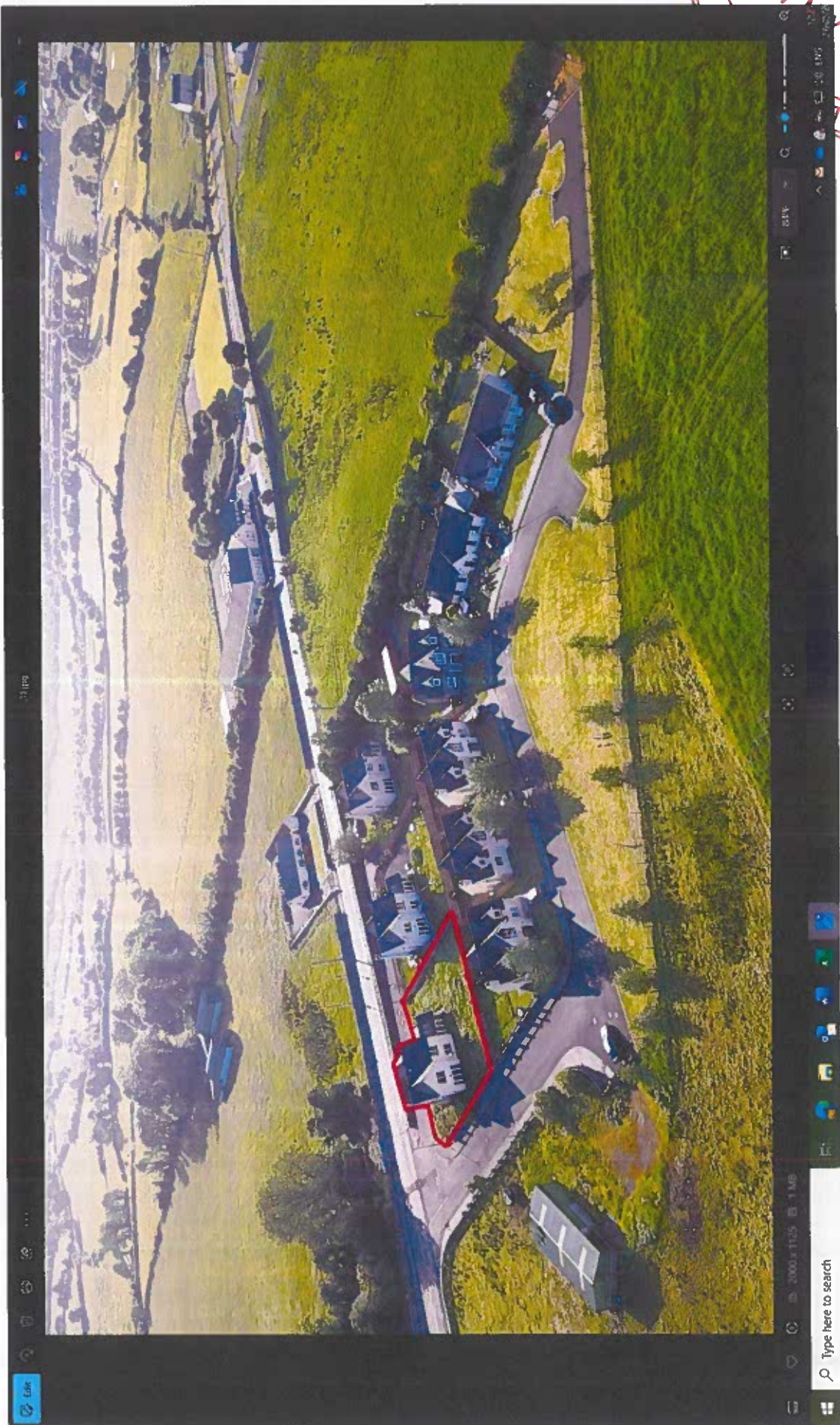


ROSCOMMON COUNTY COUNCIL
27 MAY 2025
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27 MAY 2025
PLANNING SECTION





Property Details

> Back

Folio Number	██████████
Title Level	Freehold
Plan Number	██████████
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio	1
Address	3 Lisacul Manor, Lisacul, Castleroa, Co. Roscommon, R45 RT92

View Folios PDF

Request Certified Copy

*Taille Éireann Register on Boundaries and plan area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(5) of the Land Registration Rules 2012

Print Current View

Help



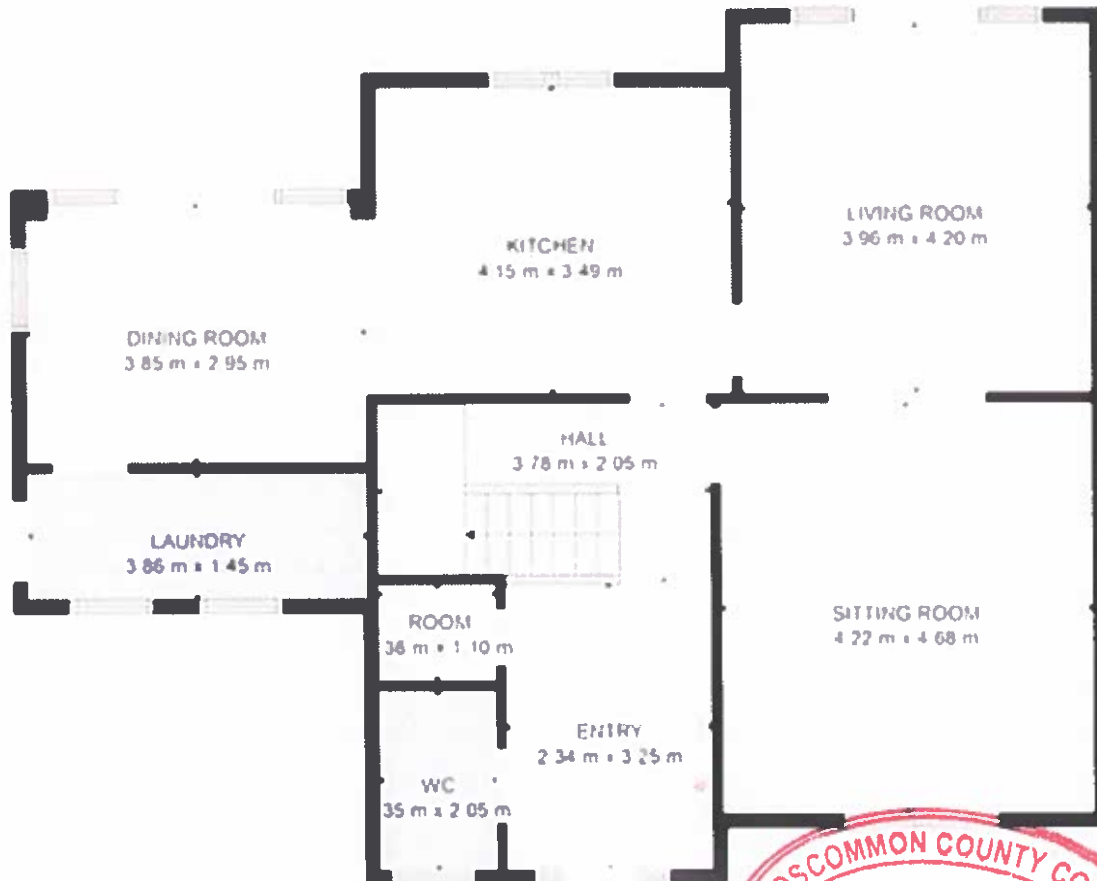
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Scale 1 : 1000

Townland Corragogill North

Barony Frenchpark

County Roscommon



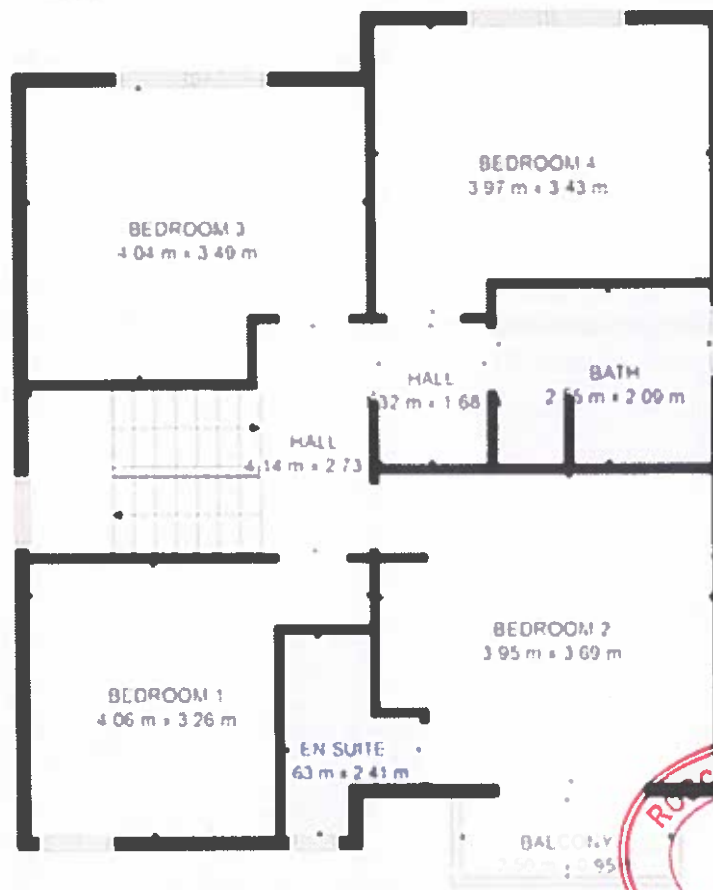
Total: 168 m²

Size and dimensions are approximate and may vary.

James Kilcoyne
AUCTIONEERS & ESTATE AGENTS
ESTATE & LETTING AGENTS

ROSCOMMON COUNTY COUNCIL
27 MAY 2025
PLANNING SECTION

3 Lisacul Manor



Total: 168 m²

Size and dimensions are approximate, actual may vary.

James Kilcoyne
AUCTIONEERS & VALUERS
ESTATE & LETTING AGENTS



3 Lisacul Manor