

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Sarah Cosgrove,

Reference Number: DED 908

Application Received: 9th June, 2025

Name of Applicant: Sarah Cosgrove

Agent: Andrew Leaver MSCSI MRICS Chartered Building Surveyor

WHEREAS a question has arisen as to whether the renovation, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works at Abbeytown, Boyle, 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 5 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 boundary fence to the side and rear of a dwelling house as described in this case is an exempted development.
- (d) The completed renovation and material alterations to a dwelling 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;
And is considered as described in this case is not an exempted development, as the existing chimney stacks have not been rebuilt or replaced.
- (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 for the renovation, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works at Abbeytown, Boyle, Co. Roscommon., is a split decision with the construction of the described extension and the construction of a boundary fence to the rear of the property an exempted development and the renovation and material alterations to the roof of the existing dwelling house is not an exempted development as the chimneys have not been rebuilt/replaced and affects the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, 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: 15th August, 2025

cc agent via email: Andrew Leaver MSCSI MRICS Chartered Building Surveyor
andrew.leaver@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

From: Carmel Curley
Sent: Friday 15 August 2025 16:15
To: Andrew Leaver
Subject: DED908 - Notification of Decision
Attachments: DED908 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for the Section 5 Declaration of Exempted Development Application submitted for Sarah Cosgrove – DED 908. A hard copy will be issued to the applicant today via registered post.

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 908 |
| Re: | Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development for the renovation, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works. |
| Name of Applicant: | Sarah Cosgrove |
| Location of Development: | Abbeytown, Boyle, Co. Roscommon |
| Site Visit: | 24/07/2025 |

WHEREAS a question has arisen as to whether the following works; for the renovation, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works 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 5 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 in Abbeytown, Boyle, Co. Roscommon and is accessed off the L-1032 road. The site contains a semi-detached single dwelling house with vehicle access to the side of the property. The proposed works have already been completed with the existing roof and chimneys removed and a new slate roof with no chimneys in place. An extension has been constructed to the rear as per the drawings within the application as well a new concrete post and timber panel fence to the rear of the property.

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 Drum Bridge (Lough Key) PNHA (Site Code 001631) which is located circa 1.3km to the northeast and Lough Gara PNHA (Site Codes 000587) which is located circa 4km to the west 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>CLASS 1</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"> 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres. 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling. 5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres. 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. 388 (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 |

| | |
|--|---|
| | <p>square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p> |
|--|---|

Class 5 of Part 1 of Schedule 2: Exempted development - General

| Description of Development | Conditions and Limitations |
|---|---|
| <p>CLASS 5</p> <p>The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.</p> | <ol style="list-style-type: none"> 1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres. 2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered. 3. No such structure shall be a metal palisade or other security fence. |

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 a combined floor space of 39m².

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 39m².
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 include a gable, therefore N/A.
c. Proposed pitch roof extension does not exceed the height of the eaves of the existing dwelling.
5. Extension does not reduce the open space to less than 25m²
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. Pitch roof extension, therefore N/A.

Having reviewed the existing 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 includes the construction of a 1.86m high new concrete post and timber panel fence to the side and rear of the existing dwelling, with regard to the compliance with the conditions and limitations of Class 5 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. Following site inspection, the fence is 1.86m high and to the side and rear of the property.
2. N/A as proposed concrete post and timber panel fence.
3. N/A as proposed concrete post and timber panel fence.

Having reviewed the proposed works in the context of the Conditions and Limitations associated with Class 5 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the construction of a 1.86m high new concrete post and timber panel fence to the side and rear of the existing dwelling as described in this case is considered an exempted development.

The proposal includes the renovation and material alterations to a semi-detached dwelling in Abbeytown, Boyle. These works include the replacement of the existing roof and demolition of chimney stacks. While the roof has been replaced with a fibre cement slate roof the chimneys have not been rebuilt. 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 not 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 for the renovation, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works in Abbeytown, Boyle, 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 5 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 boundary fence to the side and rear of a dwelling house as described in this case is an exempted development.
- The completed renovation and material alterations to a dwelling 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;

And is considered as described in this case is not an exempted development, as the existing chimney stacks have not been rebuilt or replaced.

- 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, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works in Abbeytown, Boyle, Co. Roscommon is a split decision with the construction of as described extension and the construction of a boundary fence to the rear of the property an exempted development and the renovation and material alterations to the roof of the existing dwelling house not an exempted development as the chimneys have not been rebuilt/replaced and affects the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. I recommend that a declaration to that effect should be issued to the applicant.



Ian Murray

Signed:

Date: 29th July 2025

Assistant Engineer



Signed:

Date: 29th July 2025

Senior Executive Planner













Comhairle Contae
Ros Comáin
Roscommon
County Council



Sarah Cosgrove,

Date: 12th June, 2025
Planning Reference: DED 908

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

Development: Permission for the renovation, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works under the Planning & Development Act (Exempted Development) regulations 2018 at Abbeytown, Boyle, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of the application which was received on the 9th June, 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/01/2/226695 dated 25th January, 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 908**
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: **Andrew Leaver MSCSI MRICS Chartered Building Surveyor**
andrew.leaver@gmail.com

Roscommon County Council
Ara an Chontae
Roscommon
09068 37100

25/01/2024 14:21:04

Receipt No L0160226695

SARAH O'NEILL

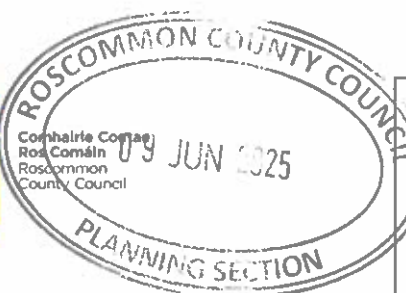
PLANNING APPLICATION FEES 80.00
GOCHUS 80.00
VAT Exempt/Non-vatable
DED 651

Total 80.00 EUR

Tendered
Credit/Debit Card 80.00
4101

Change 0.00

Issued By: Bernadette Dunne
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

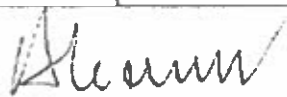
| | |
|--|--|
| Name: | Sarah Cosgrove |
| Telephone No : | [REDACTED] |
| Email Address : | [REDACTED] |
| Address: | [REDACTED] |
| Name & Address of Agent: | Andrew Leaver MSCSI MRICS Chartered Building Surveyor Farranagalliagh East Cootehall Boyle, Co. Roscommon |
| Nature of Proposed Works | Renovation, material alterations and the construction of a single storey extension to the rear of an existing single storey dwelling house and ancillary site works. |
| Location (Townland & O.S No.) | Abbeytown, Boyle. ITM Centre X,Y = 580732,802822 |
| Floor Area | 39 m2 - proposed extension. |
| Height above ground level | 4.8 m - proposed extension roof. |
| Total area of private open space remaining after completion of this development | 222 m2 at rear of dwelling house. |
| Roofing Material (Slates, Tiles, other) (Specify) | Fibre cement slates to existing pitched roof and new extension roof. |
| Proposed external walling (plaster, stonework, brick or other finish, giving colour) | Nap render, white. |
| Is proposed works located at front/rear/side of existing house. | Rear. |

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 | Dwelling house. |
| Proposed use of land or structure | Dwelling house. |
| Distance of proposed building line from edge of roadway | Existing building line is 3m from edge of roadway. Proposed extension is located to the rear of the existing building. |
| Does the proposed development involve the provision of a piped water supply | Existing connection to public mains. |
| Does the proposed development involve the provision of sanitary facilities | Yes. Existing sewer connection to public mains. |

Signature:



Date:

09 June 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

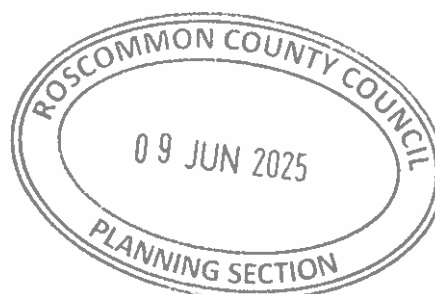


9th June 2025

APPLICATION FOR A SECTION 5 DECLARATION

SCHEDULE OF DOCUMENTS – RENOVATION, EXTENSION AND MATERIAL ALTERATIONS TO A DWELLING HOUSE AT ABBEYTOWN, BOYLE, CO. ROSCOMMON, F52T685

| Documents | Reference | Description / Remarks |
|------------------------------|-----------|--|
| Site Location Map | 50363069 | Location of proposed development |
| Proposed Floor Plan | 1 | General arrangement of proposed ground floor. |
| Proposed Elevations | 2 | External elevation drawings of the proposed development. |
| Specification of Development | | Description of proposed works |



SPECIFICATION OF DEVELOPMENT

PROPOSED SINGLE STOREY EXTENSION

1. FOUNDATIONS:

- 1050 X 350MM RC STRIP FOUNDATIONS TO EXTERNAL WALLS.
- 35N CONCRETE WITH A393 MESH REINFORCEMENT.
- MINIMUM 1000MM BELOW FINISHED GROUND LEVEL.

2. FLOOR:

- 75MM SAND CEMENT SCREED, STEEL TOWELLED.
- 150MM KINGSPAN KOOLTHERM K103 INSULATION (U-VALUE 0.12W/M²K).
- 'MONERFLEX' REFLEX SUPER RADON BARRIER WITH EASI SUMP.
- 110MM DIA. PVC RADON COLLECTION PIPEWORK.
- 50MM SAND BLINDING.
- 150MM CONCRETE.
- 50MM SAND BLINDING.
- CLEAN CONSOLIDATED HARDCORE (MAX STONE SIZE 100MM, LAID IN 150MM LAYERS).

3. WALLS:

- 350MM CAVITY WALL CONSTRUCTION.
- 100MM SOLID CONCRETE BLOCK OUTER LEAF.
- 150MM FULL FILL BONDED BEAD INSULATION (NSAI CERTIFIED).
- 100MM SOLID CONCRETE BLOCK INNER LEAF.
- STAINLESS STEEL WALL STARTER KIT TO CONNECT WITH EXISTING HOUSE.

4. ROOF:

- FIBRE CEMENT SLATES FIXED TO SLATING BATTENS OVER BREATHABLE MEMBRANE.
- 215 X 50MM RAFTERS AND CEILING JOISTS AT 400MM CENTERS.
- KNAUF LOFT ROLL INSULATION LAID BETWEEN AND ACROSS CEILING JOISTS.
- AIR TIGHTNESS MEMBRANE FIXED TO UNDERSIDE OF CEILING JOISTS>

5. RAINWATER GUTTERS & DOWNPIPES:

- 200 X 19MM TREATED TIMBER FASCIA AND SOFFIT.
- BLACK ALUMINIUM FASCIA AND SOFFIT.
- 112MM ALUMINIUM SEAMLESS RAINWATER GUTTERS.
- 75MM BLACK UPVC DOWNPIPE.

6. LINTELS / CILLS:

- STEPPED DPC AND PRE-STRESSED CONCRETE LINTELS.
- PRECAST CONCRETE CILLS WRAPPED IN DPC.
- 25MM EXTRUDED POLYSTYRENE INSULATION BEHIND CILLS.

7. CEILING FINISH:

- 12.5MM PLASTERBOARD WITH SKIM COAT FINISH.



8. PLASTER FINISH:

- EXTERNAL PLASTER TO MATCH EXISTING.
- INTERNAL SAND/CEMENT PLASTER FINISH FOR AIR TIGHTNESS.

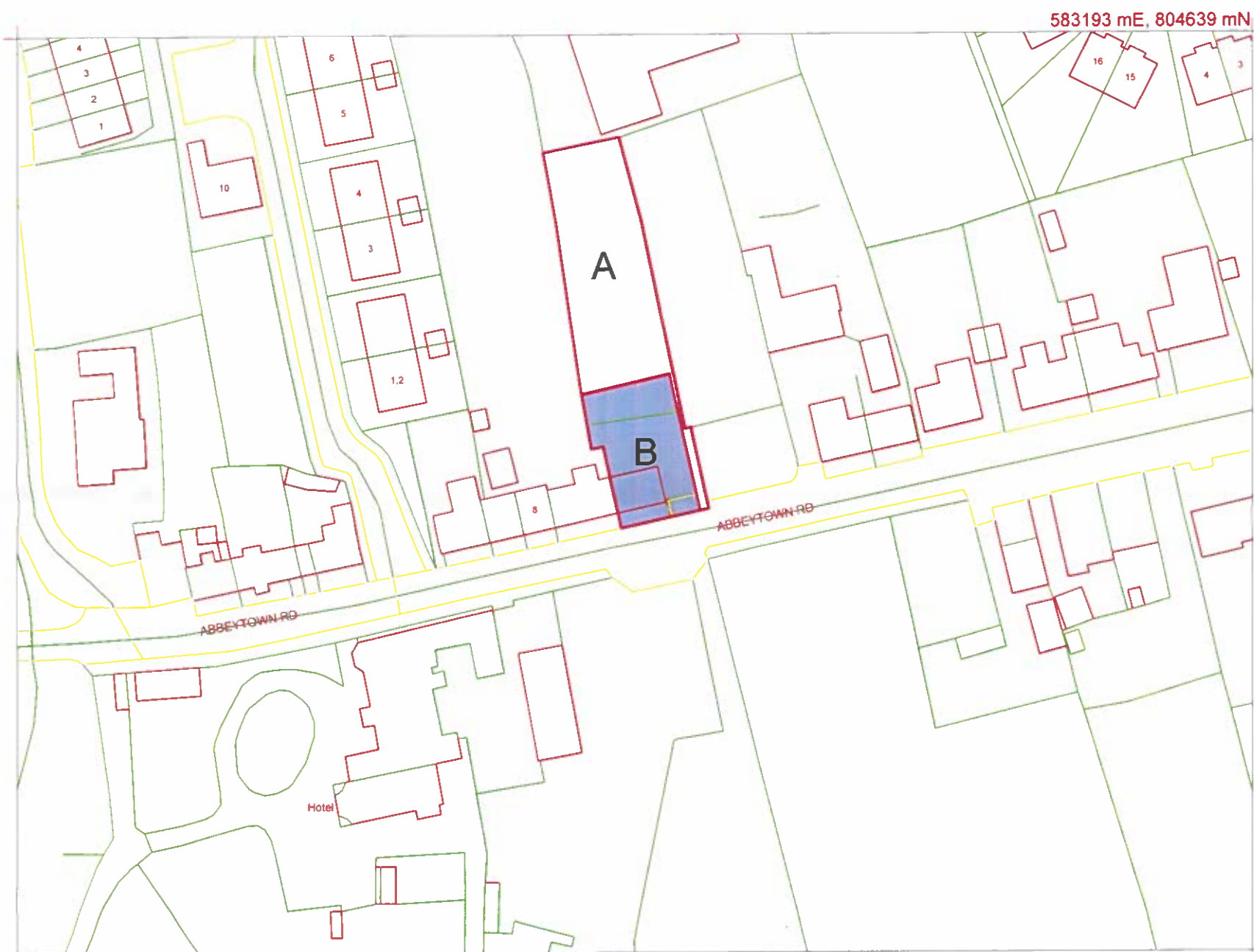
9. ELECTRICS:

- COMPLETE REWIRING INCLUDING SMOKE/HEAT ALARMS.
- WORK TO BE COMPLETED BY SAFE ELECTRIC APPROVED CONTRACTOR.

10. PLUMBING & HEATING:

- NEW AIR TO WATER HEAT PUMP.
- APPROPRIATELY SIZED RADIATORS IN ALL ROOMS.
- INSULATED PIPEWORK IN FLOORS.





County: Roscommon

Folio: RN12161F

Property: Abbetown,
Boyle, Co. Roscommon, F52 T685

Site "A": Folio RN12161F (Outlined
Red)

Site "B": Area of Site to be
Transferred from Folio RN12161F
(Outlined Red and Shaded Blue):
0.042 Ha (0.103 Ac)

Map Prepared By:
Andrew Leaver MSCSI MRICS
Chartered Building Surveyor
Farranagallagh East, Cootehall,
Boyle, Co. Roscommon,
F52 CH94



Created

Date: 17 October 2023 10:18:19

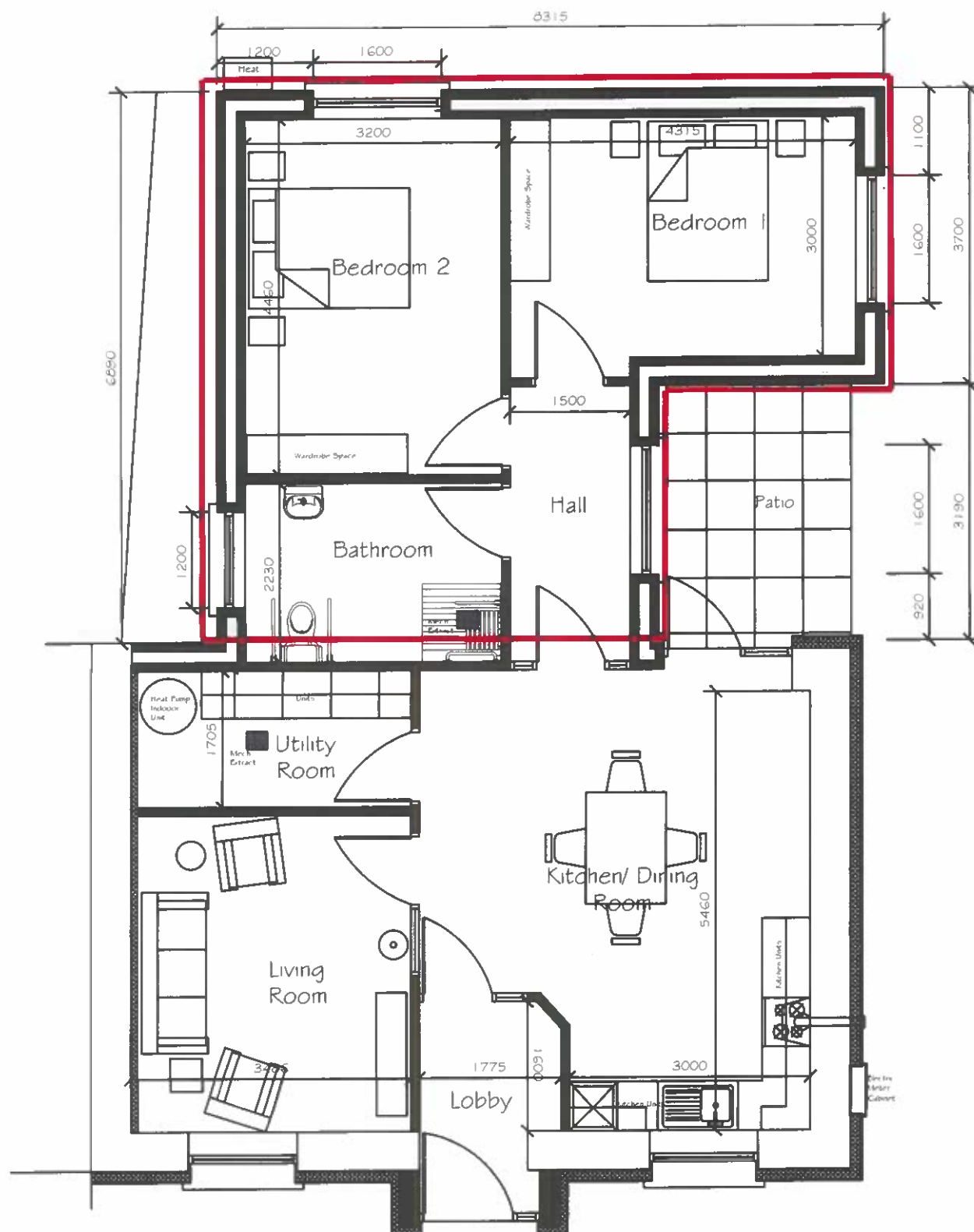
OS Sheet Number: 50363069

1:1,000 Scale

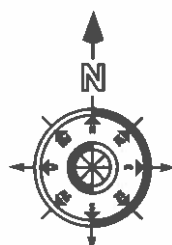
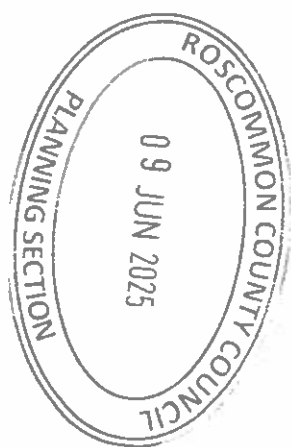
578271 mE, 801005 mN

ITM Centre X,Y = 580732,802822





PROPOSED PLAN LAYOUT



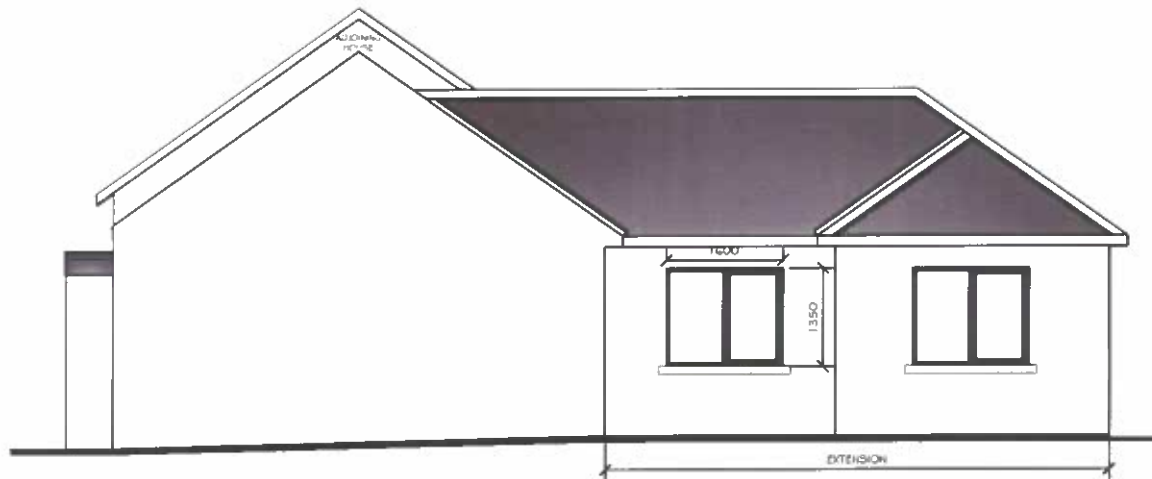
TITLE: Proposed Extension To Existing House
at Abbeytown, Boyle, Co. Roscommon

Drawing: Proposed Plan Layout

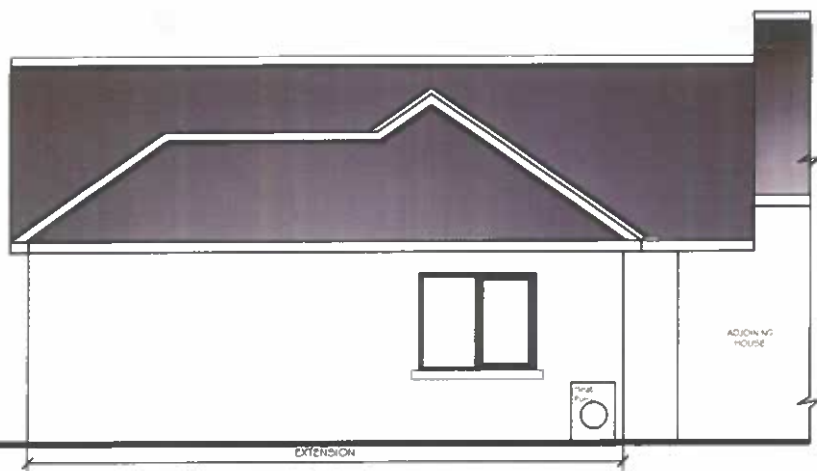
Scale: 1/100 Date: Feb. 2024 Drawing No: 1



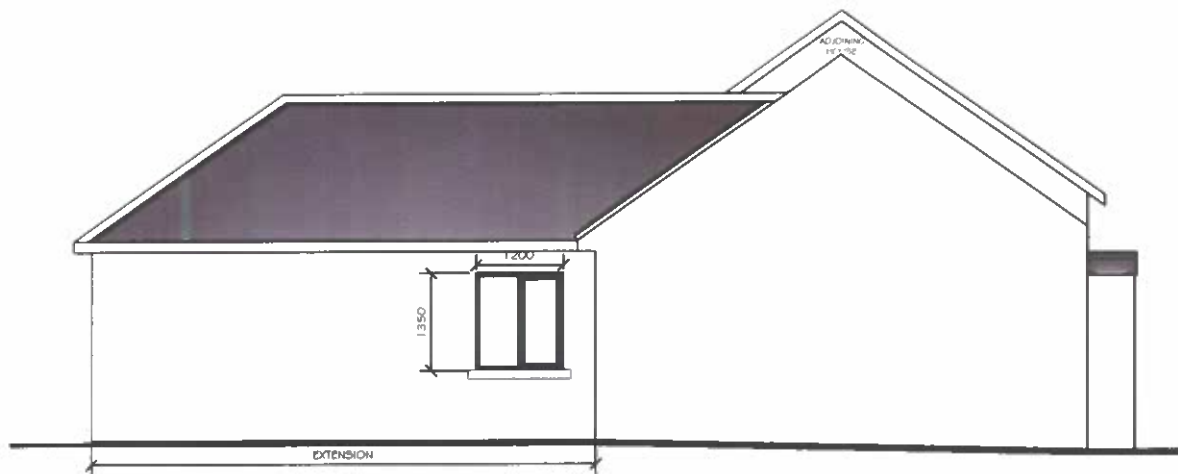
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

| | | | |
|---|-----------------|---------------|--|
| TITLE: Proposed Extension To Existing House at Abbeytown, Boyle, Co. Roscommon | | | |
| Drawing: Proposed Elevations | | | |
| Scale: 1/100 | Date: Feb. 2024 | Drawing No: 2 | |
| | | | |

