

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

REGISTERED POST

Paul Mannion,



Reference Number: DED 910
Application Received: 12th June, 2025
Name of Applicant: Paul Mannion
Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling with works including; 1)roof repairs; 2)chimney rebuild & 3) full internal refurbishment at Culmore, Bealnamulla, Athlone, 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 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed refurbishment 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;
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to refurbish an existing dwelling with works including; 1)roof; 2)chimney rebuild & 3)full internal refurbishment at Culmore, Bealnamulla, Athlone, 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,
Senior Executive Planner,
Planning.

Date: 29th September, 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: Monday 29 September 2025 10:44
To: Paul Mannion
Subject: DED 910 - Notification of Determination
Attachments: DED 910 - Notification of Determination.pdf

Hi Paul,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development – DED 910.

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



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

Reference Number:	DED 910
Re:	Permission for the refurbishment of an existing dwelling with works including 1) roof repairs; 2) chimney rebuild & 3) full internal refurbishment under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Paul Mannion
Location of Development:	Culmore, Bealnamulla, Athlone, Co. Roscommon, N37X6N4.
Site Visit:	25 th July 2025

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

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

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

Site Location & Development Description

The site consists of an east facing two-storey dwelling with domestic garage/store attached to the rear and side. The site is accessed off the L-75771 Local Tertiary Road. The village of Bealanamullia is located c. 4.1km from the subject site. The proposed development consists of the refurbishment of an existing dwelling with works including 1) roof repairs; 2) chimney rebuild & 3) full internal refurbishment.

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 Castlesampson Esker SAC (Site Code 001625) is located c. 1.5km from the subject site.

Other designations include Castlesampson Esker PNHA (Site Code 001625) located 1.5km 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 Councils Planning Registry, there is no planning history traced to this site. The existing dwelling appears to be of pre Planning and Development Act construction.

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,

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

1) Roof Repairs

- Repair and replacement of damaged roof tiles using matching materials to retain the original look.
- No changes to the roof structure, pitch or design.

2) Chimney Rebuild

- Rebuilding of the existing chimney on the left side of the property. The chimney will be reconstructed to match the original design, materials, and finish, ensuring no visual change to the external appearance.

3) Internal Renovation Works

- Full internal refurbishment including:
 - Electrical rewiring and lighting upgrades
 - Plumbing and heating system updates
 - Installation of new kitchenware and bathroom fittings
 - Plastering, painting, and decorating
 - Flooring replacement throughout the property
 - Insulation improvements

4) *No External Alterations*

- All windows, doors, and external finishes will remain unchanged.
- No extensions, demolitions, or structural changes are proposed.

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; for the refurbishment of an existing dwelling as outlined above at Culmore, Bealnamulla, Athlone, Co. Roscommon, N37X6N4, 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 refurbishment 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 refurbishment of an existing dwelling as outlined above at Culmore, Bealnamulla, Athlone, Co. Roscommon, N37X6N4, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.


Signed:
Graduate Planner

Date: 26th September 2025


Signed:
Senior Executive Planner

Date: 26th September 2025









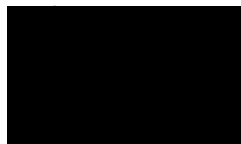




Comhairle Contae
Ros Comáin
Roscommon
County Council



Paul Mannion,



Date: 24th June, 2025
Planning Reference: DED 910

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

Development: Permission for the refurbishment of an existing dwelling with works including 1) roof repairs; 2) chimney rebuild & 3) full internal refurbishment under the Planning & Development Act (Exempted Development) regulations 2018 at Culmore, Bealnamulla, Athlone, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of the application which was received on the 12th 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/01/0/235334 dated 20th June, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 910**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

20/06/2025 14.21.34

Receipt No.: L01/0/235334

PAUL MANNION

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 910	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
0977

Change : 0.00

Issued By : Aine McDermott
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, regarding Exempted Development

Name:	Paul Mannion
Address:	[REDACTED]
Name & Address of Agent:	[REDACTED]
Nature of Proposed Works	Full house refurbishment No new structures
Location (Townland & O.S No.)	Culmae, M95979 38786
Floor Area	same as existing
Height above ground level	7 meters / No change.
Total area of private open space remaining after completion of this development	NA.
Roofing Material (Slates, Tiles, other) (Specify)	Slates - existing
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Dash, white / no change
Is proposed works located at front/rear/side of existing house.	NA Interior works



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	Domestic dwelling
Proposed use of land or structure	Domestic dwelling
Distance of proposed building line from edge of roadway	NA / No change
Does the proposed development involve the provision of a piped water supply	No change
Does the proposed development involve the provision of sanitary facilities	No

Signature:

Paul H

Date:

25/5/25

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

email -

phone -





Tailte Éireann

Clárachán, Luacháil,
Suirbhreacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

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.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

Subleasehold

S' Register

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

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

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

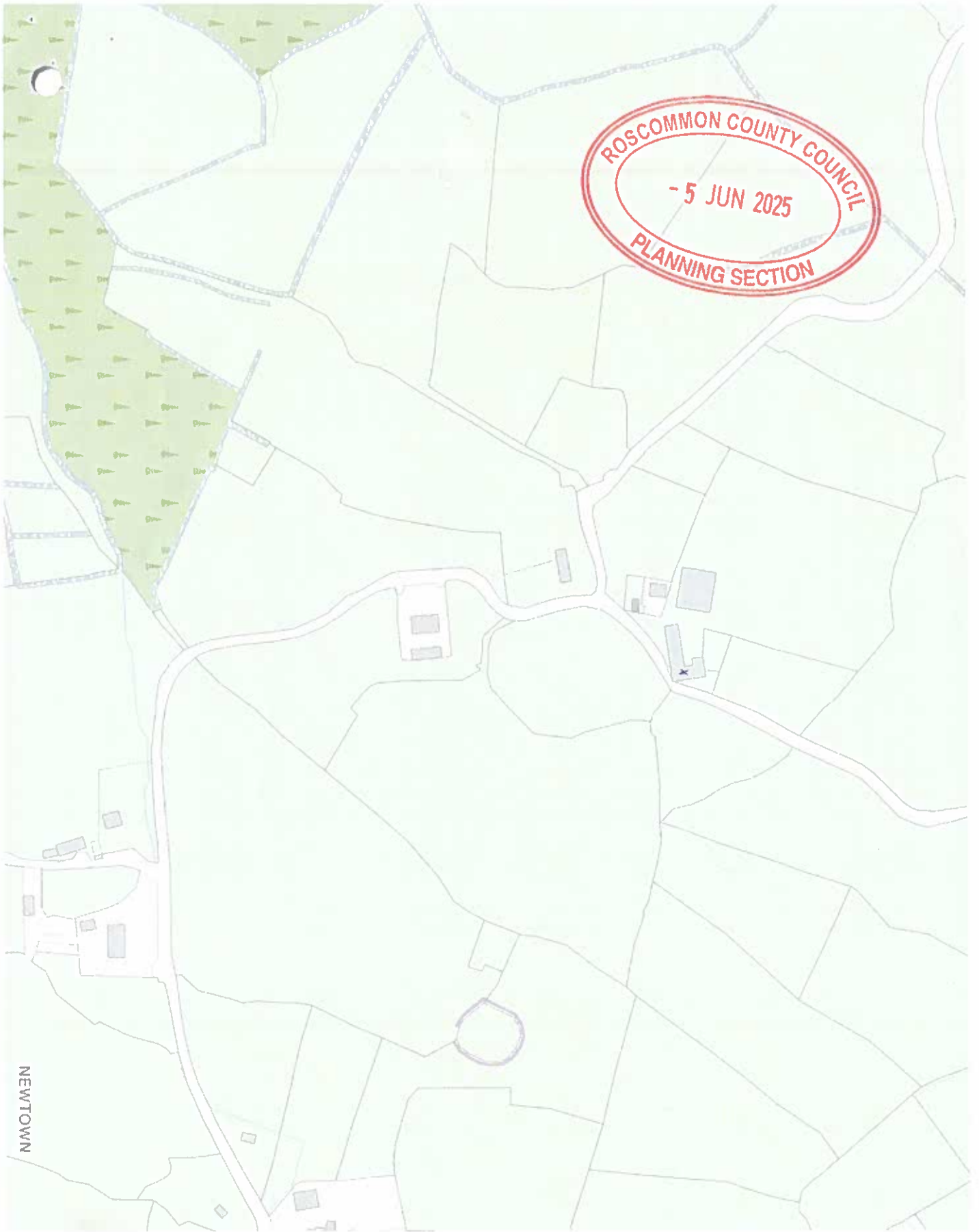
Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006

Creation Date: Friday, May 23, 2025 4:12:18 PM

x - dwelling





x-clueing



X-dwell



Carmel Curley

From: Paul Mannion [REDACTED]
Sent: Thursday 12 June 2025 12:26
To: Carmel Curley
Subject: Re: Section 5 Exempted Development

Hi Carmel,

The proposed works involve renovation of the existing property with a focus on preserving the original external appearance of the house. No alterations will be made to the external structure or visual character of the property. The scope of the renovation includes:

1. Roof Repairs
 - Repair and replacement of damaged roof tiles using matching materials to retain the original look.
 - No changes to the roof structure, pitch, or design.
2. Chimney Rebuild

Rebuilding of the existing chimney on the left side of the property.
The chimney will be reconstructed to match the original design, materials, and finish, ensuring no visual change to the external appearance.
3. Internal Renovation Works
 - Full internal refurbishment including:
 - Electrical rewiring and lighting upgrades
 - Plumbing and heating system updates
 - Installation of new kitchenware and bathroom fittings
 - Plastering, painting, and decorating
 - Flooring replacement throughout the property
 - Insulation improvements
4. No External Alterations
 - All windows, doors, and external finishes will remain unchanged.
 - No extensions, demolitions, or structural changes are proposed.

The renovation is intended to modernize the interior while maintaining the historical and architectural integrity of the building's exterior.

Below is the site layout of the dwelling house which will remain same. Outside blue lines are the attached sheds.



Regards,

Paul

From: Carmel Curley <CCurley@roscommoncoco.ie>

Sent: Thursday 5 June 2025 12:36

To: [REDACTED]

Subject: Section 5 Exempted Development

Hi Paul,

I refer to your Section 5 Declaration of Exempted Development Application received 5th June, 2025, please note we require the following before your application can be deemed valid;

1. Detailed specification of development proposed – please provide a listing of the proposed works
2. Outline the extent of the site on the site layout plans

Please see attached copy of your application.

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



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