

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Michelle Reynolds,



Reference Number: DED 913
Application Received: 12th June, 2025
Name of Applicant: Michelle Reynolds
Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of a two storey dwelling at Slattabeg, Rooskey, Co. Roscommon, N41 X768, 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) 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 the existing dwelling 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;
- (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 a two storey dwelling at Slattabeg, Rooskey, Co. Roscommon, N41 X768, 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: 12th August, 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 Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

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

Reference Number:	DED 913
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the refurbishment of a two storey dwelling
Name of Applicant:	Michelle Reynolds
Location of Development:	Slattabeg, Rooskey, Co. Roscommon, N41 X768.
Site Visit:	15/07/2025

WHEREAS a question has arisen as to whether the following works; for the refurbishment of a two-storey 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, 9 and 10 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 property is a two-story dwelling with a small garden area to the front and side of the property in Slattabeg, Rooskey Co. Roscommon. The property is accessed off the L-1418 road. The proposed development consists of the renovation of the dwelling with works including the replacement of external doors and windows with minor alterations to same existing openings, additional window to the side and Velux window to the rear, as well as various other internal works.

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 proposed development are Lough Boderg And Lough Bofin PNHA (Site Code 001642) which is located circa 2.9km to the northeast and Kilglass And Grange Loughs PNHA (Site Code 000608) which is located circa 3.2km 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, recent planning history traced to the site.

- 07/2085 – For the construction of a proposed slatted shed, a proposed dry bed shed and associated works - Conditional

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 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 proposal includes the renovation of a two story house, external works include the replacement of windows/doors with alterations to one window opening to the rear and an additional window to the side, a new velux window to the roof of a single story section to the rear, as well as various other internal works. 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 neighboring 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 the refurbishment of a two-storey dwelling in Slattabeg, Rooskey, 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) 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 the existing dwelling 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 of the refurbishment of a two-storey dwelling in Slattabeg, Rooskey, Co. Roscommon, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Civil Technician

Date: 15th July 2025

Signed: 
Senior Executive Planner

Date: 11th August 2025





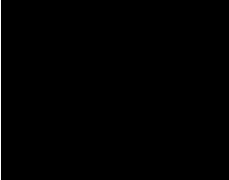




Comhairle Contae
Ros Comáin
Roscommon
County Council



Michelle Reynolds,



Date: 18th June, 2025
Planning Reference: DED 913

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 a two storey dwelling under the Planning & Development Act (Exempted Development) regulations 2018 at Slattabeg, Rooskey, Co. Roscommon, N41 X768.

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/01/0/235281 dated 18th June, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 913**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

planning
Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

18/06/2025 15 28 15

Receipt No : L01/0/235281

MICHELLE REYNOLDS


PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 913	

Total	80.00 EUR
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Tendered	
Credit/Debit Card	80.00
4308	

Change	0.00
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Issued By : Aine McDermott
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:	MICHELLE REYNOLDS
Address:	<div style="background-color: black; width: 150px; height: 50px;"></div>
Name & Address of Agent:	AS ABOVE
Nature of Proposed Works	REFURBISHMENT OF TWO STOREY DWELLING UNDER VACANT HOME SCHEME
Location (Townland & O.S No.)	SLATTABEG, ROOSKEY, N41X768
Floor Area	125m2
Height above ground level	TWO STOREY
Total area of private open space remaining after completion of this development	125m2
Roofing Material (Slates, Tiles, other) (Specify)	REMAINING THE SAME
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	REMAINING THE SAME
Is proposed works located at front/rear/side of existing house.	INTERNAL ONLY

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	VACANT/RESIDENTIAL
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	8METERS
Does the proposed development involve the provision of a piped water supply	REMAINING THE SAME
Does the proposed development involve the provision of sanitary facilities	REMAINING THE SAME

Signature: MICHELLE REYNOLDS

Date: 3/6/25

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



601760 mE, 784930 mN



Tailte
Éireann

Clárúcháin, Luchtáil,
Súilbhreacáil,
Riaghláiríocht, Valúiríocht,
Súilbhreacáil

Folio: RN13451F

This map should be read in conjunction with the folio.

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

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

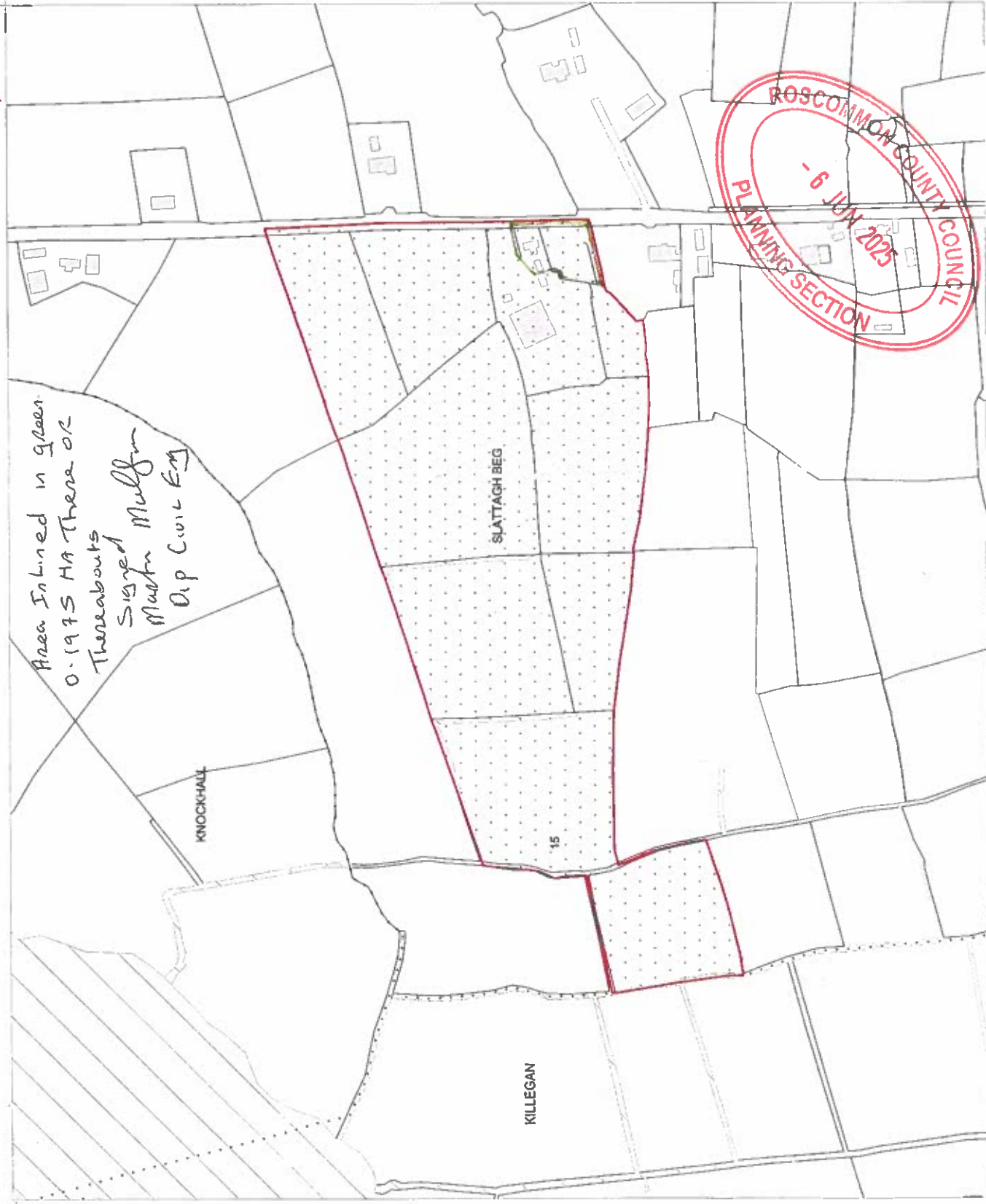
Septic Tank

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 TE Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TE 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.

1:2500 Scale
Page 6 of 9



Re: House refurb quotation



Mon, May 12, 2025 at 10:54 AM

To: [redacted], Michelle Reynolds [redacted]

Hi Ronan, Michelle,

Once again apologies for delay and appreciate your patience.

Details of all work including additional (underlined), as discussed on day of site visit are as follows:

Downstairs:

Utility - Construction of insulated stud wall for toilet room, external walls cosy boarded, ceiling & walls insulated, slabbed and plastered, regency panel door fitted, skirting and architrave, Velux roof window fitted, re felt, latte and slate roof including new flashings & trims, external door risen and new heads installed.

Back room - remove kitchen units, cosyboard 3 walls including fire proof slab around flue, plaster and skirting board fitted.

Front room 1 - Cut out window and install window sill, head etc., batten, slab and plaster ceiling, removal of existing suspended floor, insulate with PIR boards and install cement based floor screed, Cosy board 3 external walls, plaster and install skirting board, build up fire place and slab full wall 12mm slab, plaster and skirting board and architrave fitted.

Front room 2 - Batten, slab and plaster ceiling, Cosy board 3 external walls, plaster and install skirting board, remove old carpet, timber unit/press, slab chimney wall 12mm plasterboard, plaster, skirting and architrave, leave fireplace.

Porch/hallway - Slab walls (12mm slabs) out to new door, plaster and skirting boards, remove stud wall and door, batten, Slab and plaster full ceiling.

Upstairs:

Landing - Batten ceiling, install 100mm pir board insulation on coving, cosyboard ceiling & plaster, repair sections of floor boards with plywood as needed, remove and install new stair spindles meeting building regs.

Front room 1 - Chimney opening to be built up, Chimney wall slabbed 12mm board and cosy board 3 external walls, plaster and skirting installed, batten ceiling, install 100mm pir board insulation on coving, cosyboard ceiling & plaster

Front room 2 - Construction of stud wall, insulated slabbed, New door cut out to landing, head installed, regency door and architrave fitted, window widened, new sill & head installed, Chimney opening to be built up and wall slabbed 12mm board and 3 external walls cosy boarded, batten ceiling, install 100mm pir board insulation on coving, cosyboard ceiling All walls and ceilings plastered and skirting fitted.

EAT: 697

Bathroom - Removal of existing studded wall, room widened, new studded wall insulated, slabled, Cosy board outside wall, remove toilet, bath, and hand basin, double plywood floor for tiling.

Back room - Cosy board 2 external walls only, plaster and install skirting board.

Note: Although walls are very straight and plumb in this house, it is expected insulated slabs will be installed in same manor as walls, as price does not include straightening of walls with plaster prior to slabbing.

Total price including material and labour associated with all above is
[REDACTED] inc VAT



As mentioned separate prices are as follows.

Chimney-

Reline with twin wall flexi stainless steel flue liner, replace clay flue on chimney cap and associated works
[REDACTED] inc vat

Internal doors

Remove and Replace all internal doors, door frames, hinges handles, architrave etc, alter new doors to match existing openings.
[REDACTED] inc Vat

Timber floors

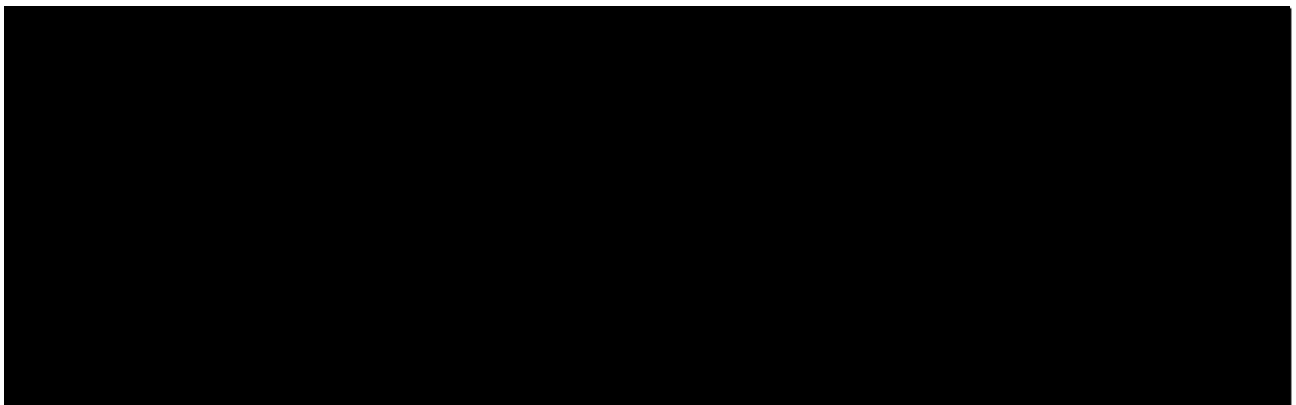
Install timber floors only not supply material
@ [REDACTED] inc vat.

Any questions feel free to contact me on the same.

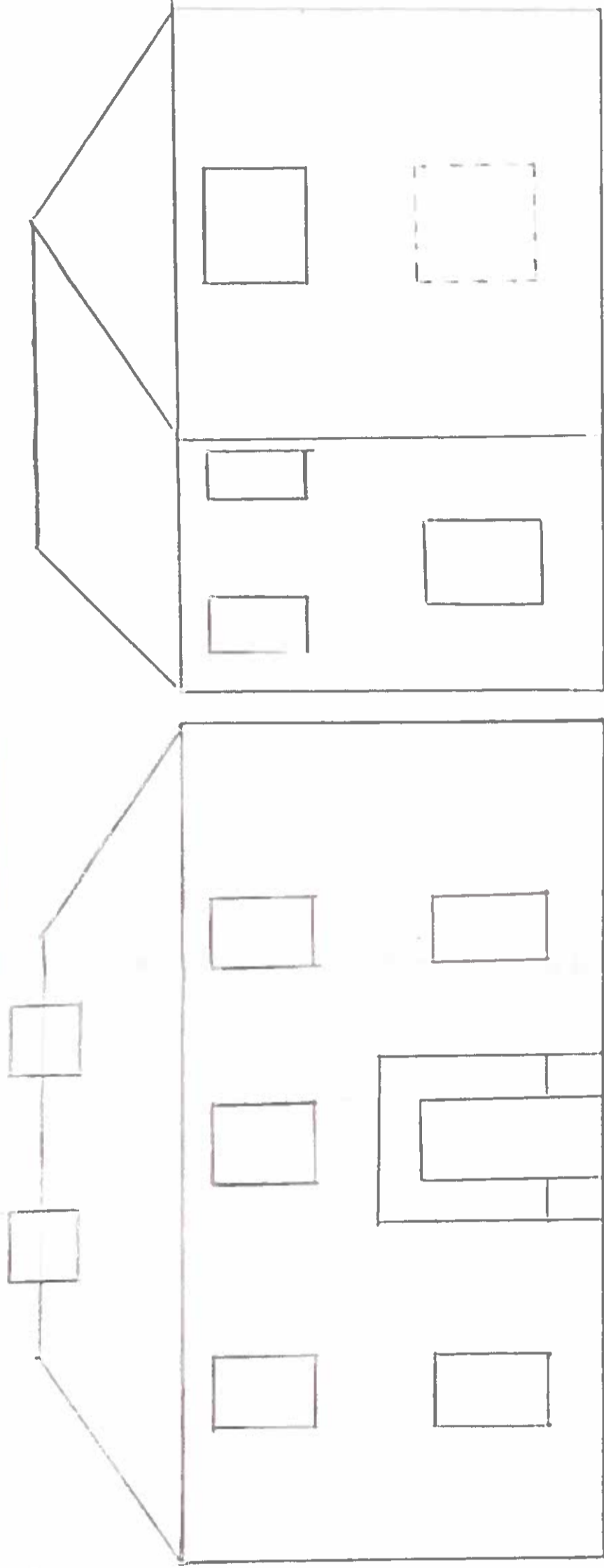
Kind regards,

[REDACTED]

Sent from Yahoo Mail for iPhone



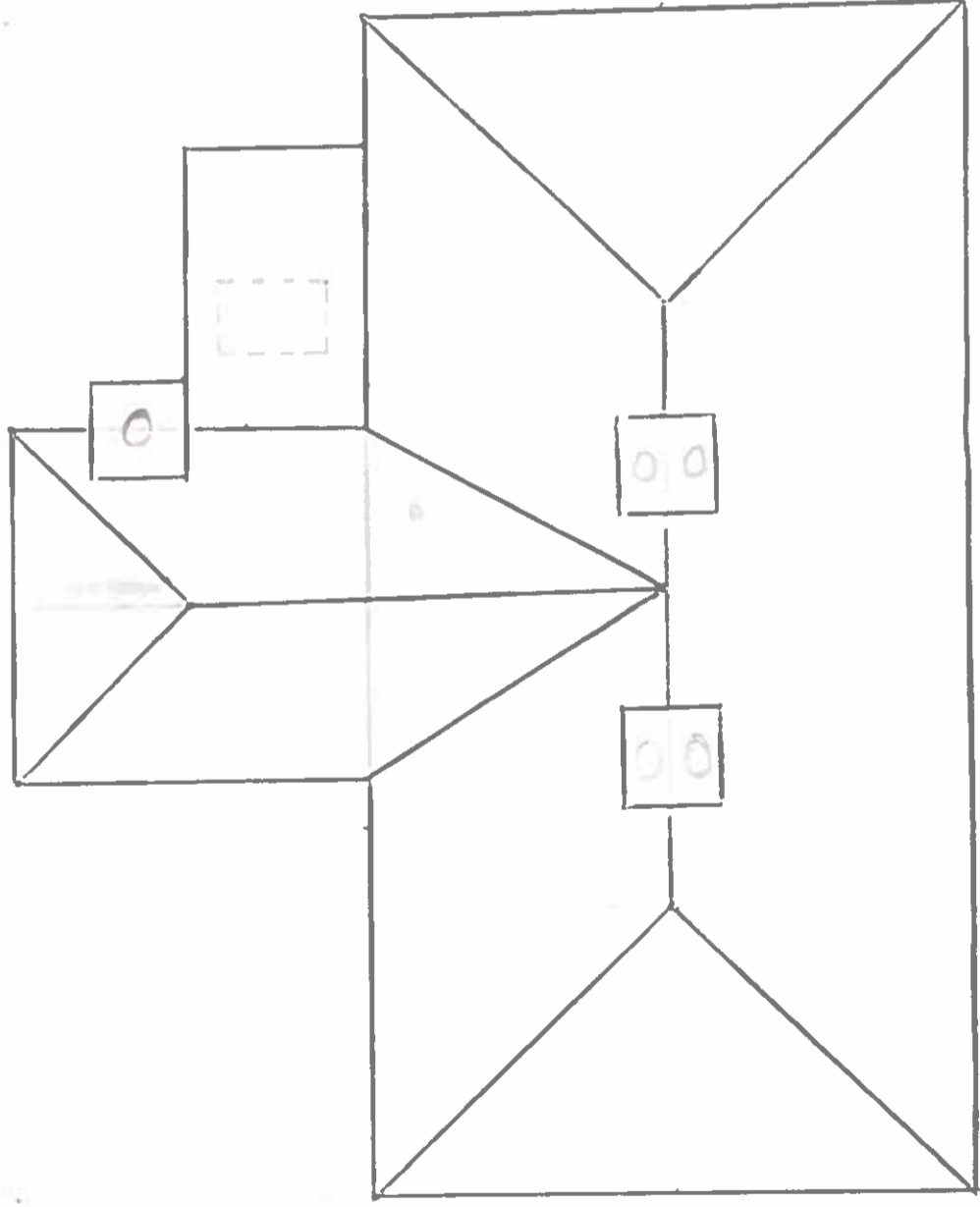
SLATTAGE
 DOOSKEY
 N41X768
 LOT NO.
 134517



EAST
 ELEVATION

SOUTH
 ELEVATION

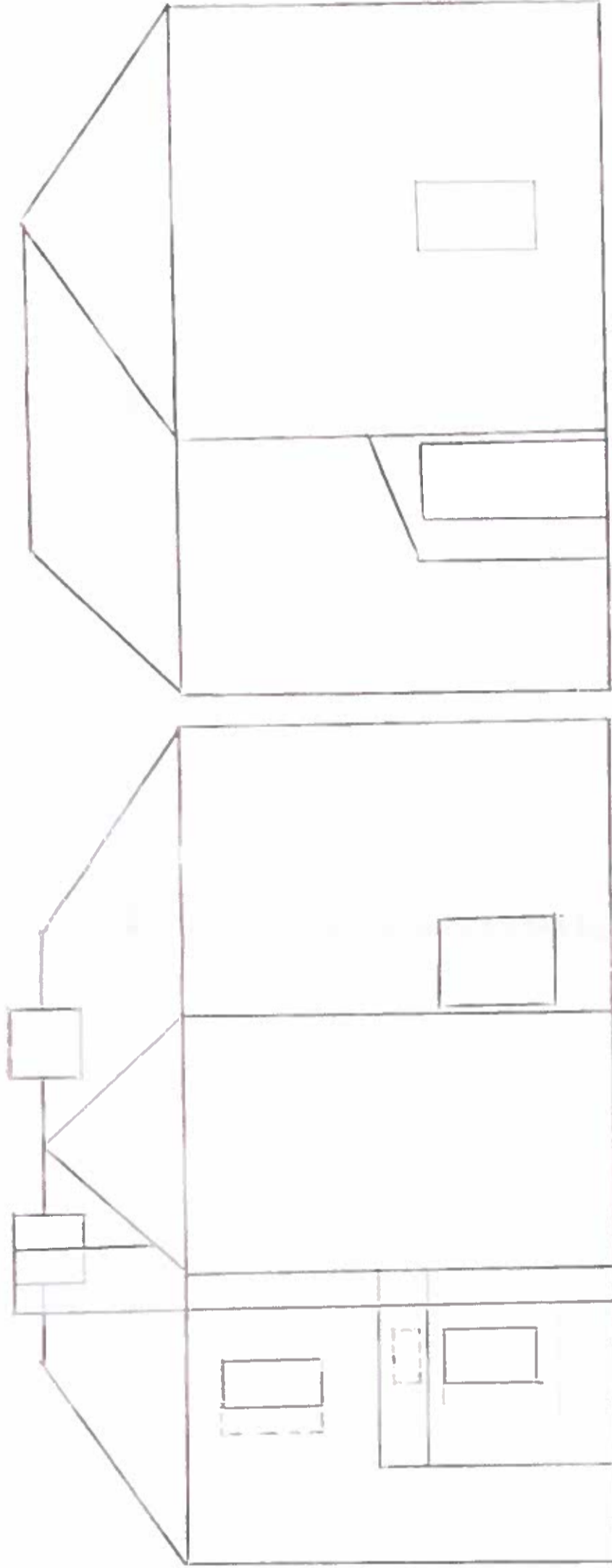
- PROPOSED CHANGE: ADD GROUND FLOOR WINDOW ON SOUTH ELEVATION AS SHOWN. (DASHED)
- ADDITION OF VELUX WINDOW IN WEST FACING GROUND FLOOR ROOF (DASHED)



PLAN VIEW



SLATTABEG
ROOSKEY
N41 X 968
SECTION
2N134S2E



NORTH ELEVATION

WEST ELEVATION

- PROPOSED CHANGE: TERRACE FIRST FLOOR WINDOW WITH LARGER ONE (DASHED LINE)
- ADDITION OF VELUX WINDOW IN WEST FACING GROUND FLOOR TROOP (DASHED LINE)





130M SIGILLINES

WATERRAIN



NORTH

EX-HOUSE

EX-GARAGE

EX-SEPTIC TANK

slated shed

SLATTABEG RD
N41 X768

AREA 0.1975 HA

DRAWING NO	DRAWN BY M.M	D.S SHEET NO XXIV-5-6-10	SCALE 1:500	DATE 06/06/2025
DRAWING TITLE: SITE LOCATION MAP	JOB TITLE: SITE MAP FOR MICHELLE REYNOLIA AND RONAN ERADY		DRAWN BY MARTIN MULLIGAN GORTFADDA MDHILL CD LEITRIM 087-7662190 071-9631705	

DRAWING NO	DRAWN BY M.M	D.S SHEET NO XXIV-5-6-10	SCALE 1:2500	DATE 06/06/2025
DRAWING TITLE: SITE LOCATION MAP	JOB TITLE: SITE MAP FOR MICHELLE REYNOLDA AND RONAN BRADY		DRAWN BY MARTIN MULLIGAN GORTFADDA MOHILL CD LEITRIM 087-7662190 071-9631705	