

**ROSCOMMON COUNTY COUNCIL**

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

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

**John & Joan O’Gara,**



**Reference Number:** DED 918  
**Application Received:** 1<sup>st</sup> July, 2025  
**Name of Applicants:** John & Joan O’Gara  
**Agent:** MMKDA Consulting Engineers

**WHEREAS** a question has arisen as to whether the change of use of the existing first floor office / commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roof (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new velux window (at flat roof), new vents (w/c at flat roof and smoke vent at pitched roof) and all associated works at Main Street, Roscommon, Co. Roscommon., is or is not development and is or is not exempted development:

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) Part 1 and 4 of Article 6 of Schedule 2 of the Planning and Development, 2001, 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 change of use from office/commercial area into residential as described in this case is an exempted development.
- (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 for the change of use of the existing first floor office /commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roof (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new velux window (at flat roof), new vents (w/c at flat roof and smoke vent at pitched roof) and all associated works at Main Street, Roscommon, Co. Roscommon., is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



---

Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 15<sup>th</sup> August, 2025

cc agent via email: MMKDA Consulting Engineers  
[info@mmkda.com](mailto:info@mmkda.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 15:23  
**To:** MMKDA  
**Subject:** DED918 - John & Joan O'Gara  
**Attachments:** DED 918 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for the Section 5 Declaration of Exempted Development Application submitted for John & Joan O'Gara – DED 918. A hard copy will be issued to the applicants 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](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

MAP LOCATION



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

<b>Reference Number:</b>	DED 918
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the change of use of the existing first floor office / commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roof (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new velux window (at flat roof), new vents (w/c at flat roof and smoke vent at pitched roof) and all associated works.
<b>Name of Applicant:</b>	John & Joan O'Gara
<b>Location of Development:</b>	Main Street, Roscommon, Co. Roscommon
<b>Site Visit:</b>	13/08/2025

**WHEREAS a question has arisen as to whether the following works;** for the change of use of the existing first floor office / commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roof (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new velux window (at flat roof), new vents (w/c at flat roof and smoke vent at pitched roof) and all associated 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) Part 1 and 4 of Article 6 of Schedule 2 of the Planning and Development, 2001, 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 site contains a derelict office/commercial area on 1<sup>st</sup> floor of the two story building on Main street, Athleague, Co. Roscommon on the R366 road. It is proposed for the change of use of the office/commercial area to residential accommodation along with replacement of the pitched roof to the rear, replacement of external roof doors to windows and a new velux window and vents to the existing roof. The proposed works are located in Roscommon ACA and Roscommon Town LAP 2024-2030 - Town Core.

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

## **Appropriate Assessment**

The closest European site to the site of the proposed development is Lough Ree SAC (Site Code 000440) which is located circa 3.8km to the southwest 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. Therefore, exclude the need for further Appropriate Assessment.

## **Planning History**

As per the Roscommon County Council's Planning Registry, recent planning history has been traced relating to the subject site.

- 12/232 - The development will consist of the following: introduction of projecting green cross sign - Conditional
- 08/625 - (1) Of alterations to front facade of premises from that granted under Ref No. 07/2233. (2) Of office and kitchen compartment at first floor level (3) Provision of additional door and alterations to rear wall of premises. (4) Provision of additional car parking within the site curtilage and amendment of condition no. 3 attaching to grant of planning permission ref no. 07/2233 - Conditional
- 07/2233 - For change of use of premises from licensed premises to retail and office accommodation at ground floor level and from bedroom accommodation to office use on first floor level, together with alterations to existing front façade - Conditional
- 00/783 - RETENTION and completion of alterations to Tatlers Restaurant and Licensed premises comprising a) Provision of new entrance and foyer area, b) Erection of new access corridor to bedrooms, c) Conversion of existing offices to 3 no guest bedrooms - 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 4 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 4 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 change of use from commercial to residential along with replacement of the pitched roof to the rear (like for like), replacement of external roof doors to windows and a new velux window and vents to the existing roof. These works have considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The proposed works are deemed an exempt development.

This proposal includes the change of use from commercial to residential which appeared to have last been used as an office/commercial area. The applicant is proposing to convert the first floor office/commercial area to form 2no. 1 bed residential units. It would appear from the dereliction report submitted with the application that the property has been vacant for more than 2 years.

The proposal of the change of use to form 2no. 1 bed residential units. Following review of article 10(6) of the Planning and Development Regulations, 2001, as amended and part 4 of Schedule 2 of the Planning and Development, 2001, as amended. The proposed change of use appears to fall under Class 3 of Part 4 of Schedule 2 and therefore fall under Article 10(6) of the regulations. Following review of the drawing provided it appears the proposed works fully comply with the conditions and limitations set out in Article 10(6)(d) of the Planning and Development Regulations, 2001, as amended, and the requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued under section 28 of the Act. For this reason the proposed works are deemed an exempt development.

## Recommendation

**WHEREAS a question has arisen as to** for the change of use of the existing first floor office / commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roof (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new velux window (at flat roof), new vents (w/c at flat roof and smoke vent at pitched roof) and all associated works on Main Street, Roscommon, Co. Roscommon **is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –**

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) Part 1 and 4 of Article 6 of Schedule 2 of the Planning and Development, 2001, 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 change of use from office/commercial area into residential as described in this case is an exempted development.
- 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 change of use of the existing first floor office / commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roof (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new velux window (at flat roof), new vents (w/c at flat roof and smoke vent at pitched roof) and all associated works on Main Street, Roscommon, Co. Roscommon is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 

Date: 15<sup>th</sup> August 2025

Assistant Engineer



Signed:

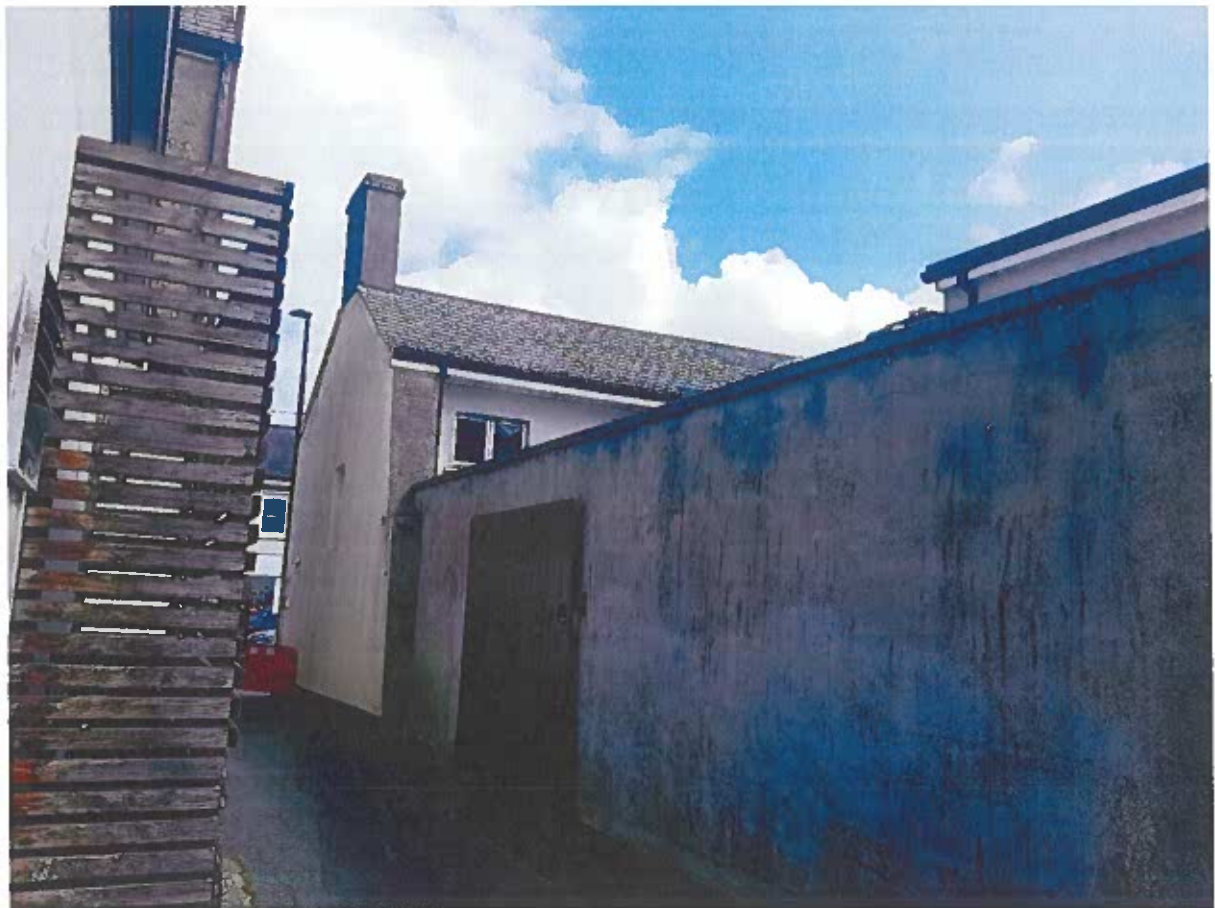
Date: 15<sup>th</sup> August 2025

Senior Executive Planner











Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



John & Joan O'Gara,

Date: 15<sup>th</sup> July, 2025  
Planning Reference: DED 918

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

Development: Permission for the change of use of the existing first floor office / commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roof (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new velux window (at flat roof), new vents (w/c at flat roof and smoke vent at pitched roof) and all associated works under the Planning & Development Act (Exempted Development) regulations 2018 at Main Street, Roscommon, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of the application which was received on the 1<sup>st</sup> July, 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/01/0/235731 dated 14<sup>th</sup> July, 2025 receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 918**  
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: **MMKDA Consulting Engineers**  
[info@mmkda.com](mailto:info@mmkda.com)

Áras an Chontae, Roscommon, F42 VR98

T 090 6637100 F 090 6625599 E [customerservice@roscommoncoco.ie](mailto:customerservice@roscommoncoco.ie)

W [roscommon.ie](http://roscommon.ie) f [RoscommonCountyCouncil](https://www.facebook.com/RoscommonCountyCouncil) t [@roscommoncoco](https://www.twitter.com/roscommoncoco)



Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

14/07/2025 11:45:21

Receipt No L01/0/235731

JOHN & JOAN O'GARA  
C/O MMKDA CONSULTING ENGINEERS  
EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 918	

Total	80.00 EUR
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Tendered	
Credit/Debit Card	80.00
0508	

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

Sharon Kelly

---

**From:** MMKDA <info@mmkda.com>  
**Sent:** Monday 30 June 2025 21:11  
**To:** Planning Department  
**Cc:** [REDACTED]  
**Subject:** Exempted Development - Application for Declaration under Section 5 - First Floor Apartments, Main Street, Roscommon  
**Attachments:** 4242.20 declaration-under-section-5-application-form dJMCG 300625.pdf; 4242.20 \_DED-5 Elevations Existing & Proposed.pdf; 4242.20\_DED-4 GF & FF Plans Proposed.pdf; 4242.20\_DED-3 GF & FF Plans Existing.pdf; 4242.20\_DED-2 Site Layout.pdf; 4242.20\_DED-1 Site Location.pdf; 4242.20 Accommodation Statement of Compliance 290625 SS.pdf; 4242.10 Dereliction Report 300625 dJMCG.pdf

Dear Sir/Madam,

Our Ref.: 4242.20

On behalf of our Clients John & Joan O'Gara we would like to apply for Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development at Main Street, Roscommon, Co. Roscommon.

Exempt Development: Change of use of the exiting first floor office/commercial area into residential (two no. 1 bed apartments), internal alterations, material alterations, replacement of pitched roofs (rear, like for like), replacement of the roof access external doors with windows (no change in size), proposed new Velux window (at flat roof), new vents (w/c at flat roof and and smoke vent at pitched roof) and all associated works. Property deemed derelict, dereliction report enclosed with application.

Please find attached completed application and supporting drawings and documents.

Application fee (€80) will be paid over the phone, please contact our office on 0906493388 or 0892135804 re payment.

Thank you.

I trust all is in order however should you require any further assistance please do not hesitate to contact me.

Regards,

Sebastian Sokolowski

**MMKDA**

Consulting Engineers

(A) 7 Main Street, Athlone, Co. Westmeath, N37 X5K7

(M) 089 213 58 04 (T) 090 649 33 88









Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)



## **Roscommon County Council**

### **Application for a Declaration under Section 5 of the**

### **Planning & Development Act 2000 (as amended), regarding Exempted Development**

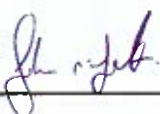
Name of Applicant(s)	JOHN & JOAN O'GARA
Name of Agent	JOHN MCGRATH MMKDA CONSULTING ENGINEERS 7 MAIN STREET, ATHLONE, CO. WESTMEATH, N37X5K7
Nature of Proposed Works	CHANGE OF USE OF THE EXISTING FIRST FLOOR OFFICE/COMMERCIAL AREA INTO RESIDENTIAL (TWO NO. 1 BED APARTMENTS), INTERNAL ALTERATIONS, MATERIAL ALTERATIONS, REPLACEMENT OF PITCHED ROOFS (REAR, LIKE FOR LIKE), REPLACEMENT OF THE ROOF ACCESS EXTERNAL DOORS WITH WINDOWS (NO CHANGE IN SIZE), PROPOSED NEW VELUX WINDOW (AT FLAT ROOF), NEW VENTS (W/C AT FLAT ROOF AND AND SMOKE VENT AT PITCHED ROOF) AND ALL ASSOCIATED WORKS. PROPERTY DEEMED DERELICT, DERELICTION REPORT ENCLOSED WITH APPLICATION.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	MAIN STEET, ROSCOMMON, CO. ROSCOMMON (ABOVE THREE STORE AND BOOTS) OSI 2550-05
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>150M2</u> b) <u>150 M2</u>
Height above ground level:	3 METERS. FIRST FLOOR APARTMENTS
Total area of private open space remaining after completion of this development	NONE EXISTING
Roofing Material (Slates, Tiles, other) (Specify)	SLATE PITCHED ROOFS AND FLAT ROOFS

## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	EXISTING, NAP-PLASTERED, NO CHANGE
Is proposed works located at front/rear/side of existing house.	NO EXTENSION PROPOSED.
Has an application been made previously for this site	YES
If yes give ref. number (include full details of existing extension, if any)	PL. REF.: PD/07/2233, PL. REF.: PD/08/625
Existing use of land or structure	OFFICES / COMMERCIAL
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	2 METERS
Does the proposed development involve the provision of a piped water supply	YES
Does the proposed development involve the provision of sanitary facilities	YES

### Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature:  (AGENT)  
Date: 30/06/2025



**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



FRONT ELEVATION (MAIN STREET)

**SIDE ELEVATION (NORTH SIDE)**

REAR ELEVATION APT. 1

REAR ELEVATION APT. 1 &amp; APT. 2

**SIDE ELEVATION APT 1 & APT 2**

**LEGEND:**

APPLICATION AREA

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REPRODUCED WITHOUT THEIR WRITTEN CONSENT

Mr. J. M. K. D. A.  
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San Francisco, CA 94103

**E. info@omniplay.com W. www.omniplay.com**  
**V. +390258340000 P. +390258340000**

PROPOSED APARTMENT 8 AT MAIN STREET,  
BOSCONION

JOHN O'GARA

DATE	TIME	BY	REMARKS
10/10/10	10:00	SS	KH

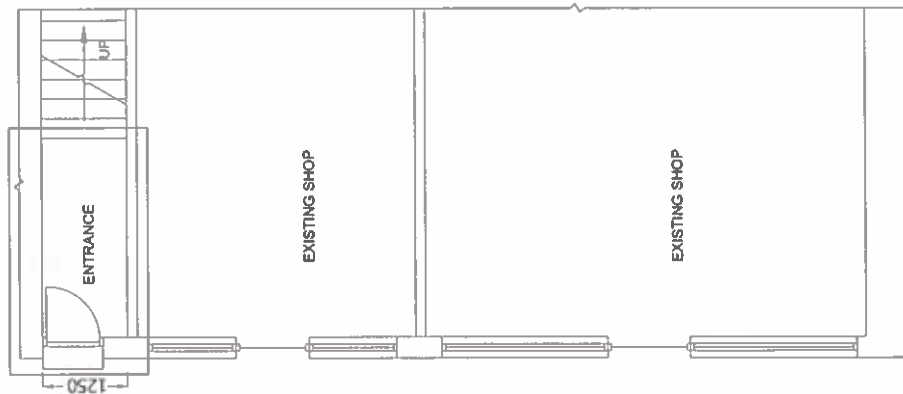
100	A3	17/06/2025
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### PLUMBING ELEVATIONS EXISTING & PROPOSED

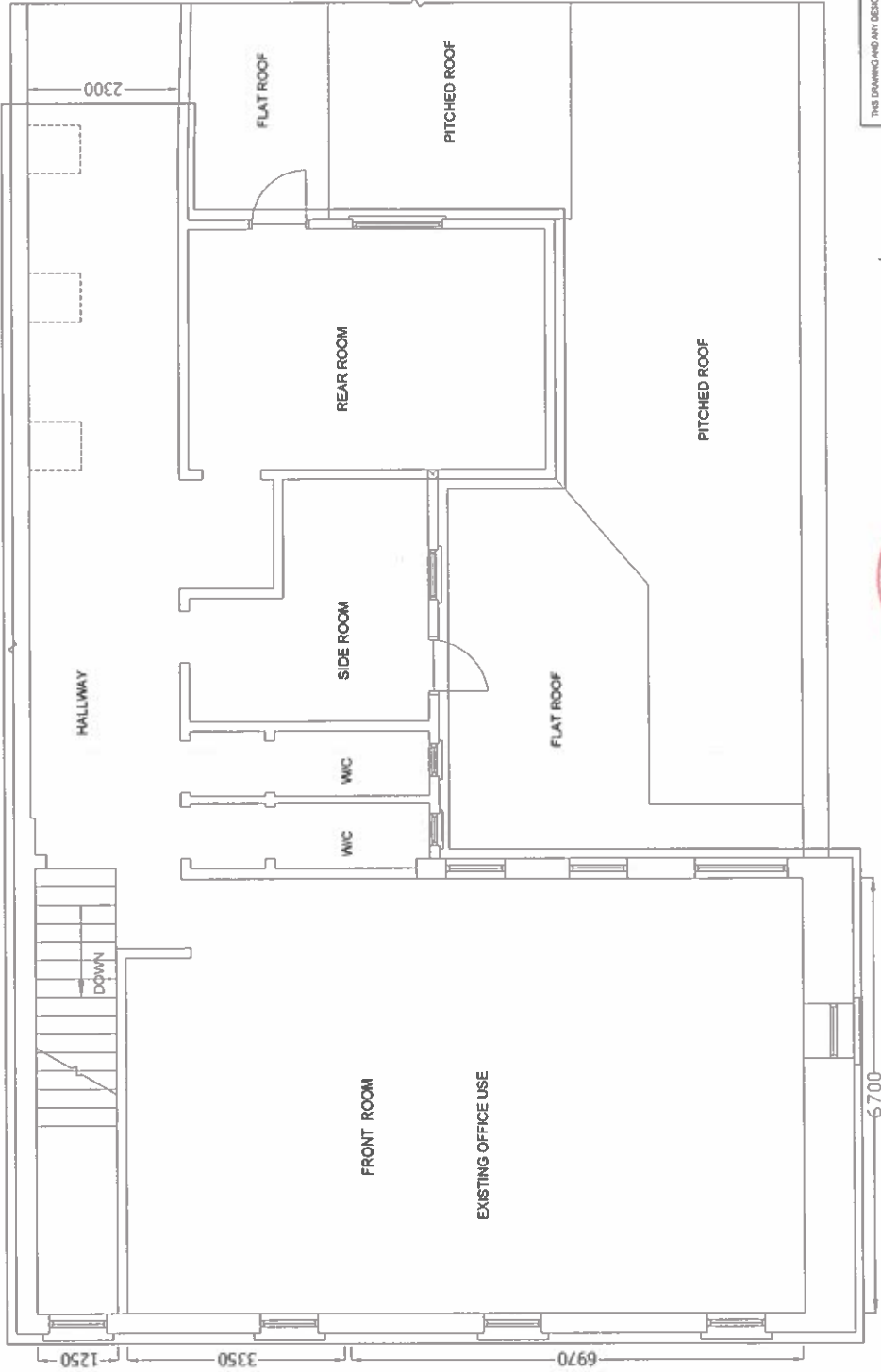
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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424220	DED-5
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GROUND FLOOR PLAN. SCALE 1:75



FIRST FLOOR PLAN. SCALE 1:75



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DATE	17/06/2025	BY	MMKDA
DATE	17/06/2025	BY	MMKDA
DATE	17/06/2025	BY	MMKDA

PROPOSED APARTMENTS AT MAIN STREET, ROSCOMMON

JOHN O'GARA

DED 17/06/2025

SS 17/06/2025

2004/2025

GROUND & FIRST FLOOR PLANS EXISTING

4242.20

DED-3

LEGEND:  
☐ APPLICATION AREA







**MMKDA**  
Consulting Engineers

7 Main Street  
Athlone  
Co. Westmeath  
N37 X5K7  
Ireland

Tel 090 6493388  
info@mmkda.com  
www.mmkda.com

## STATEMENT OF COMPLIANCE

**Address of Property:** Apartments 1 & 2 at Main Street, Roscommon

**Name of Client:** John O'Gara

Document Control					
Rev.	Status	Author(s)	Reviewed By	Approved By	Issue Date
-	Issue	SS	DS	SS	29/06/2025



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## INTRODUCTION

This is a Statement of Compliance for the proposed two, 1 bedroom apartments at Main Street, Roscommon, Co. Roscommon.

The purpose of this Statement of Compliance is to confirm that the proposed apartments comply with "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" 2022.

Floor areas and dimensions of living/dining/kitchen areas, bedrooms and storage space areas (as per drawing 4242.20\_DED-4 Proposed Floor Plans) will be detailed and compared with the above guidelines in order to confirm compliance.

**REQUIRED MINIMUM FLOOR AREAS AND STANDARDS****Minimum overall apartment floor areas**

The required minimum overall apartment floor area for 1 bedroom apartment is 45 sq meters. All apartments comply with the guidelines. See below table for details.

Apartment #	Type	Required [sq m]	Proposed [sq m]	Status
Apartment 1	1 Bedroom	45	73.35	Compliant
Apartment 2	1 Bedroom	45	63.56	Compliant

**Minimum aggregate floor areas for living/dining/kitchen area**

The required minimum aggregate floor area for living/dining/kitchen areas for 1 bedroom apartment is 23 sq m. All apartments comply with the guidelines. See below table for details.

Apartment #	Type	Required [sq m]	Proposed [sq m]	Status
Apartment 1	1 Bedroom	23	41.52	Compliant
Apartment 2	1 Bedroom	23	30.64	Compliant



**Minimum width of living/dining room**

The required minimum width for living/ dining room in case of 1 bedroom apartment is 3.3 meters. All apartments comply with the guidelines. See below table for details.

Apartment #	Type	Required [m]	Proposed [m]	Status
Apartment 1	1 Bedroom	3.3	5.50	Compliant
Apartment 2	1 Bedroom	3.3	3.71	Compliant

**Minimum bedroom floor areas**

The required minimum bedroom area in the case of 1 bedroom apartment is 7.1 sq meters for a single bedroom and 11.4 sq meters for double bedroom. A higher, double bedroom standard was used for the assessment. All apartments comply with the guidelines. See below table for details.

Apartment #	Type	Required [sq m]	Proposed [sq m]	Status
Apartment 1	1 Bedroom	11.4	18.45	Compliant
Apartment 2	1 Bedroom	11.4	15.86	Compliant

**Minimum width of bedroom**

The required minimum width of bedroom in case of 1 bedroom apartment is 2.1 meters for single bedroom and 2.8 meters for double bedroom. A higher, double bedroom standard was used for the assessment. All apartments comply with the guidelines. See below table for details.

Apartment #	Type	Required [m]	Proposed [m]	Status
Apartment 1	1 Bedroom	2.8	3.35	Compliant
Apartment 2	1 Bedroom	2.8	3.49	Compliant



**Minimum storage space areas**

The required minimum storage space area for 1 bedroom apartment is 3 sq meters. Storage area is in addition to minimum aggregate living/ dining/ kitchen or bedroom floor areas. No individual storage room within an apartment should exceed 3.5 square metres. All apartments comply with the guidelines. See below table for details.

Apartment #	Type	Required [sq m]	Proposed [sq m]	Status
Apartment 1	1 Bedroom	3	3.25	Compliant
Apartment 2	1 Bedroom	3	3.50	Compliant

**CONCLUSION**

All floor areas and dimensions of living/ dining/ kitchen areas, bedrooms and storage space areas of Apartments 1 & 2 at Main Street, Roscommon, Co. Roscommon are compliant with "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" 2022, Appendix 1.

Dated: 29<sup>th</sup> June 2025

Signed: \_\_\_\_\_

Sebastian Sokolowski

For & on behalf of MMKDA Consulting Engineers



## DERELICTION REPORT



**Type of Property:** Existing Vacated First Floor Commercial Unit at

**Address of Property:** Main Street, Roscommon, Co. Roscommon

**Name of Client:** John O'Gara

Document Control					
Rev.	Status	Author(s)	Reviewed By	Approved By	Issue Date
-	ISSUE	JMcG	DS	JMcG	30/06/25



MMKDA Ref.: 4245.10

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**1. Introduction:**

The subject property is located at the First Floor, Mains Street, Roscommon, Co. Roscommon, was inspected for structural integrity and safety concerns.

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**2. Property Overview**

- **History:** Internal works commenced in 2007/08 to accommodate changes to front elevation at Ground Floor and internal layout at First Floor. Works were never completed due to financial crisis of 2008.
  - **Use Type:** Commercial
  - **Storeys:** Two Storeys, First Floor Commercial Unit with independent access at the Ground Floor.
  - **External Walls:** Masonry external walls, stone and rendered block finish (assumed).
  - **Roof Structure:** Mixed roof type (flat and pitched);
    - Approx. 80% pitched roof (slate finish)
    - Approx. 20% flat roof.
- 

**3. Condition Summary:**

**3.1 External Fabric:**

**Pitched Roof:**

- Rear section of Roof requires removal and thereafter felting, battening and slating.

**Flat Roof:**

- Generally intact and in reasonable condition.

**External Walls:**

- Generally intact but age-related wear present

**Windows/Doors:**

- Generally intact. Airtightness works to be inspected and completed.

**3.2 Internal Condition:**

**Ceilings:**

- Missing plasterboard throughout the property.

**Walls:**

- Missing plasterboard throughout the property.

**Floors:**

- Missing floors throughout the property.

**Services:**

- All M&E (Mechanical & Electrical) systems appear to be decommissioned or removed. No lighting, heating or plumbing confirmed as operational. Complete first, second and final fix electrics, plumbing and heating required
- 



**4. Health & Safety Concerns:**

- Unsafe electrical conditions
  - Potential trip and fall hazards from partially complete works and damaged flooring
- 

**5. Planning & Compliance Considerations:**

- Building complies for Croi Conaithe redevelopment incentives, more particularly the vacant-property-refurbishment-grant.
  - Proposed works are exempt from planning permission. See attached drawings etc. illustrating proposed plans, elevations etc.
-



## 6. Recommendations

### 6.1 Actions

#### Immediate:

- Secure the property fully to prevent unauthorised access.

#### Short-term:

- Engage with a qualified electrician to undertake a full inspection of the property to ensure wiring of the property due to the unsafe condition of the existing system.

#### Long-term:

- On stripping back remaining internal plasterboard, etc. carry out further inspection to assess the required structural repair.
- Engage with local planning authority and Croi Conaithe officials in Roscommon County Council.

### 6.2 Works

#### Internal Walls & Stud Work:

- Completion and replacement of plasterwork / plaster-boarding & and timber studs as necessary.

#### Ceilings:

- Completion and replacement of plaster-boarding as necessary.

#### Flooring

- Completion and replacement of floorboarding as necessary.

#### Electrical System:

- A qualified electrician should undertake a full inspection of the property to ensure wiring of the property due to the unsafe condition of the existing system.





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**Plumbing:**

- A qualified plumbing contractor should undertake a full inspection of the property and carry out necessary works to plumbing system.

**External Works – Roof:**

- On inspection of the roof it is clear that it is in poor condition and a significant portion of the roof needs to be removed, felted, battened and slated.

---

**7. Conclusion:**

Upon thorough investigation, it has been confirmed that the First Floor Unit at Main Street, Roscommon is confirmed to be present a danger due to extensive and visible damage in multiple areas, particularly in the roof, ceilings, floors and internal walls and that same require extensive works to ensure the building's safety for any future use. As such it is our opinion that the first floor level is derelict.

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**8. Photographic Evidence:**

Attached are inspection photos showing roof sections, internal ceiling, floors and walls condition and damage, etc.

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**NOTE:**

This report highlights all critical defects with photographic evidence and suggests necessary corrective measures to restore the property.

This inspection was a superficial one only and no opening up was carried out. No comment can be made on the condition of timbers, foundations, or any other concealed area in unexamined parts of the building or where to gain access would have caused material damage. No tests or inspections were carried out on the electrical, plumbing, sanitary, heating installations or external pipework. Any of the recommendations set out above in terms of condition or regulation should be considered and acted upon as necessary.

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Dated: 30<sup>th</sup> June 2025

Signed: \_\_\_\_\_

  
John McGrath BE (Civil) M.IEI

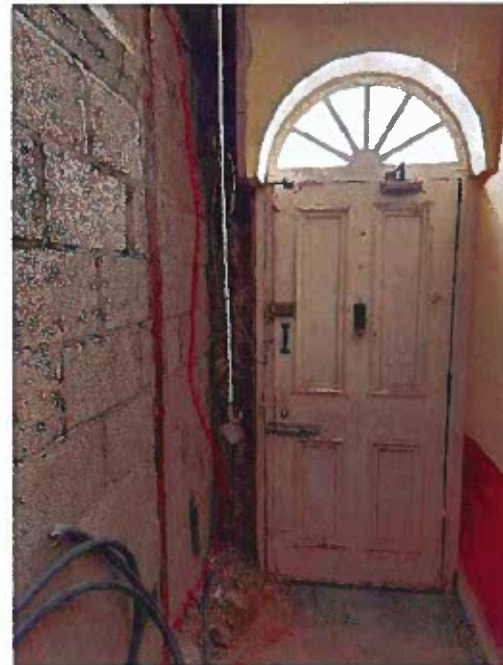
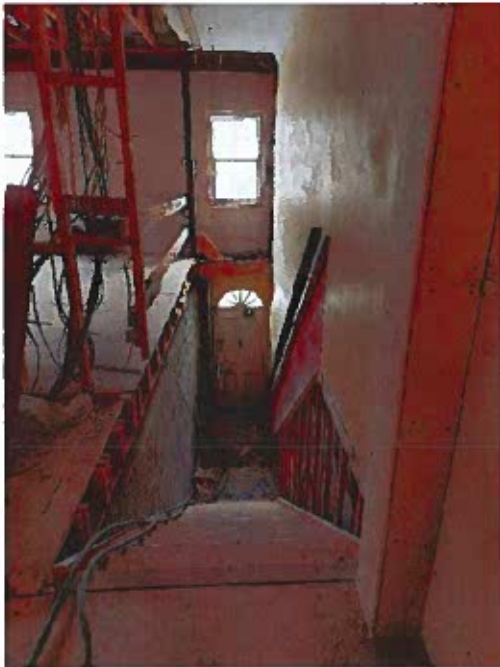
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**PHOTOGRAPHS:**

**Entrance & Staircase**



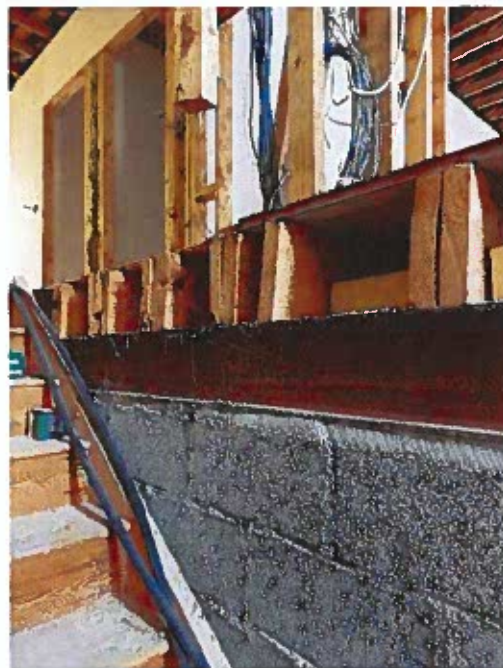
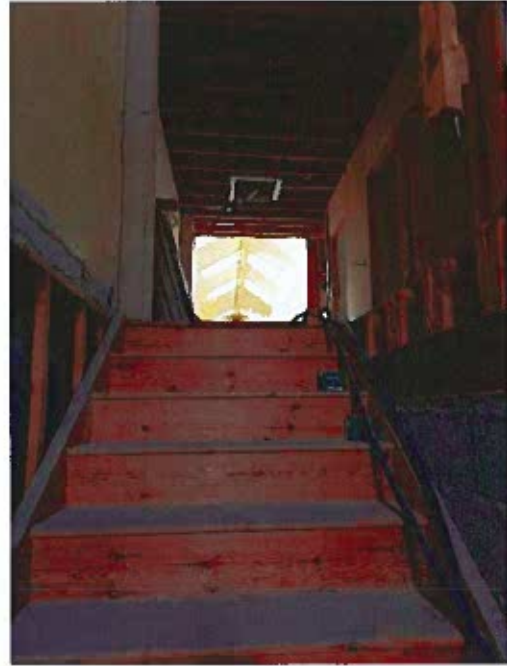


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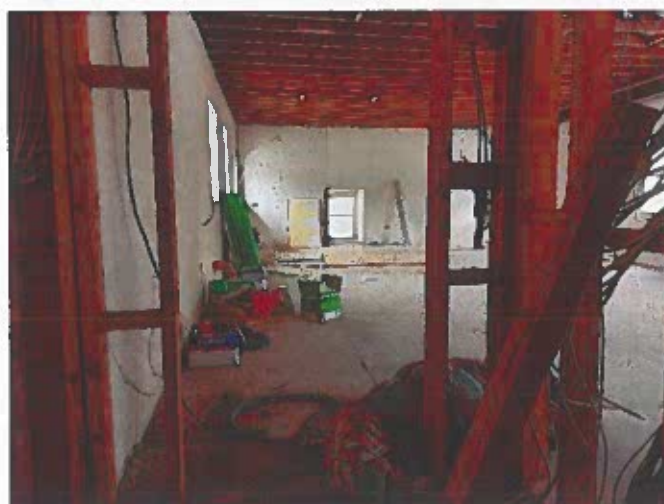
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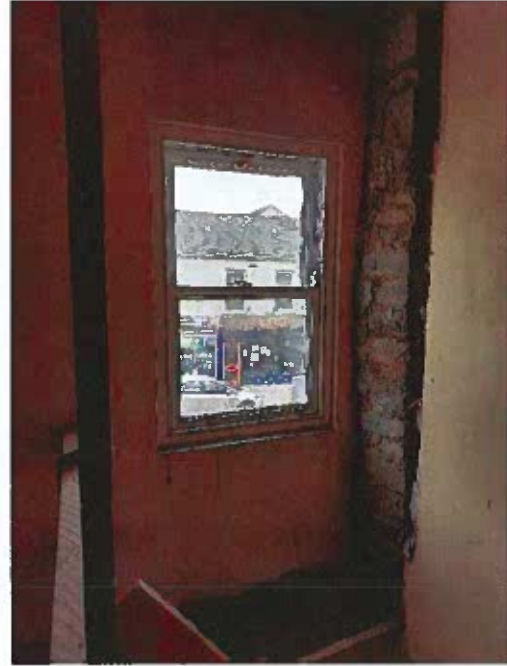
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**First Floor Front**



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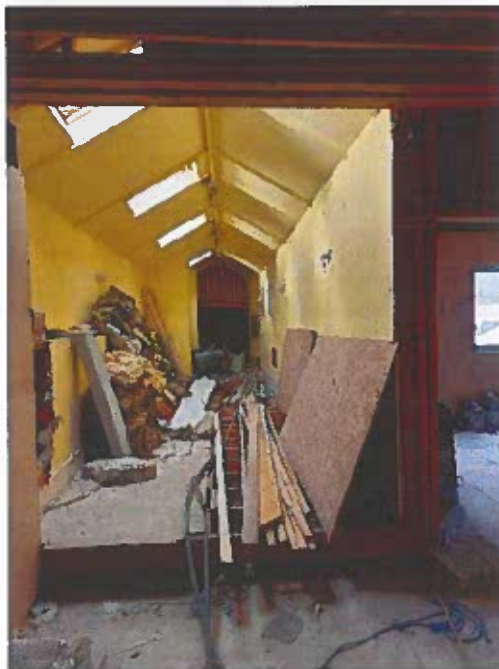
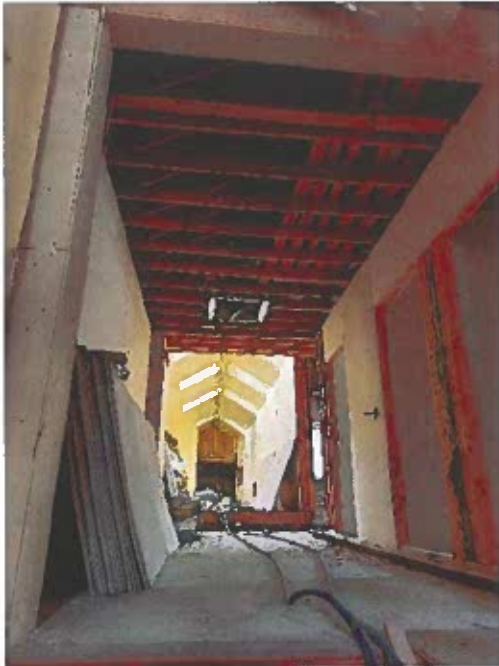


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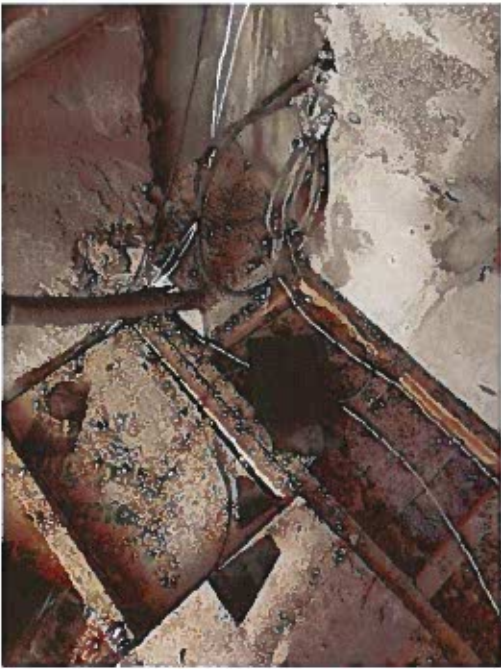
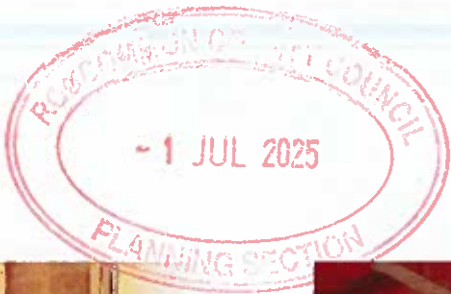
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**First Floor Hallway**





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First Floor W/Cs





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**First Floor Side Room & Flat Roof Area**



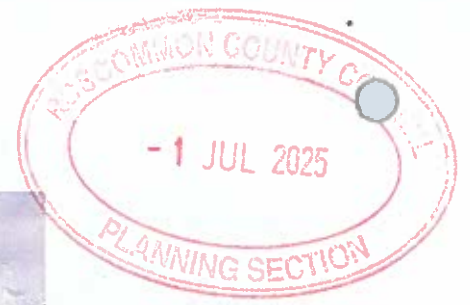


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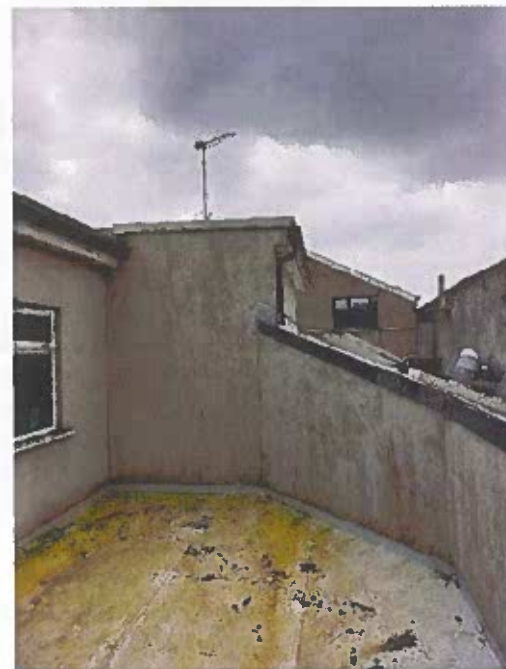


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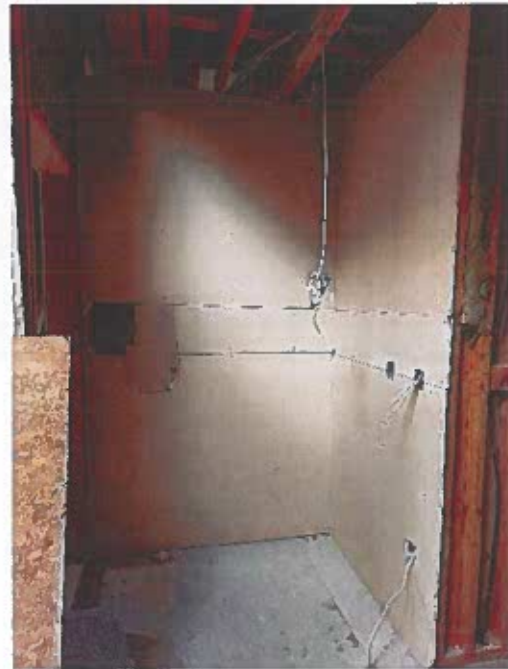
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Rear Room & Flat Roof Area



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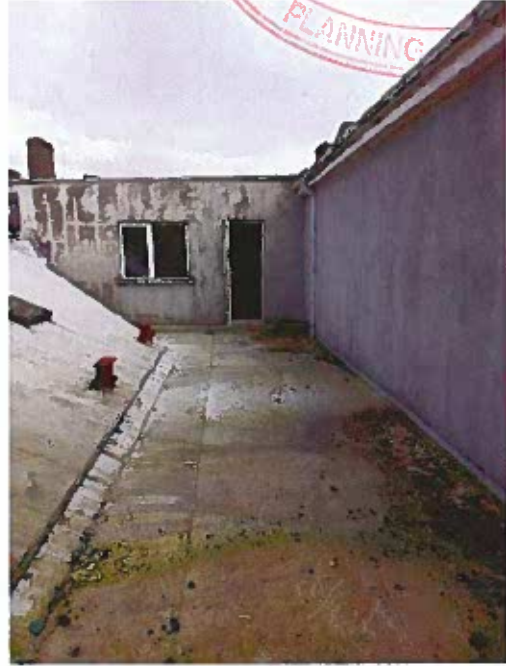
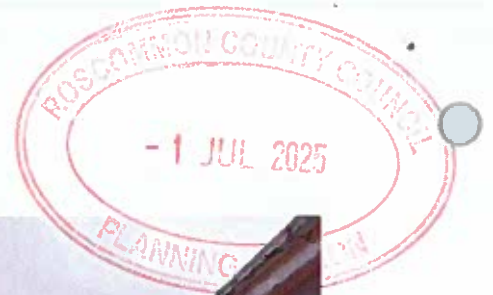




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