

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

REGISTERED POST

Joseph Lynch,



Reference Number: DED 922

Application Received: 7th July, 2025

Name of Applicant: Joseph Lynch

Agent: James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether the refurbishment of a derelict house with works including; 1)strip out walls, floors and ceilings; 2)install new ceiling joists and internal stud works, plasterboard and skim; 3)re-wire the entire property; 4)re-plumb the entire property; 5)install new windows and doors; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally; 8)construct a 29sqm extension to accommodate a kitchen, one bedroom and an ensuite & 9)install new floors at Cloongowna, 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) Class 1 Part 1 Schedule 2 of the Planning and Development Regulations, 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.

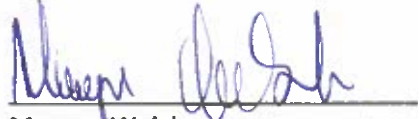
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed works 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 extension to the rear of the dwelling having reviewed the proposed 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, is considered to be exempted development.
- (d) 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 derelict house with works including; 1)strip out walls, floors and ceilings; 2)install new ceiling joists and internal stud works, plasterboard and skim; 3)re-wire the entire property; 4)re-plumb the entire property; 5)install new windows and doors; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally' 8)construct a 29sqm extension to accommodate a kitchen, one bedroom and an ensuite & 9)install new floors at Cloongowna, 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:



Mervyn Walsh,
Administrative Officer,
Planning.

Date: 12th November, 2025

cc agent via email: James Lohan Consulting Engineers Ltd
james@jlce.ie

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: Wednesday 12 November 2025 14:31
To: James Lohan; Camila Zen
Subject: DED 922 - Notification of Determination
Attachments: DED922 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for the Section 5 Declaration of Exempted Development Application submitted on behalf of Joseph Lynch - DED 922.

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 922
Re:	Permission for the refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterboard and skim; 3) re-wire the entire property; 4) re-plumb the entire property; 5) install new windows and doors; 6) re-slate the roof; 7) second fix carpentry and paint and decorate internally 8) construct a 29sq.m extension to accommodate a kitchen, one bedroom and an ensuite & 9) install new floors under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Joseph Lynch
Location of Development:	Cloongowna, County Roscommon.
Site Visit:	8 th August 2025

WHEREAS a question has arisen as to whether the following works for the refurbishment and construction of an extension to the rear of a derelict house 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) Class 1 Part 1 Schedule 2 of the Planning and Development Regulations, 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 consists of a south facing long two storey dwelling with attached domestic shed. The subject site is accessed off L-75601 Local Tertiary Road and is located c. 1.2km northeast of Bealnamullia village. The proposed development consists of refurbishment of a derelict house with works including; 1) strip out walls, floors and ceilings; 2) install new ceiling joists and internal stud works, plasterboard and skim; 3) re-wire the entire property; 4) re-plumb the entire property; 5) install new windows and doors; 6) re-slate the roof; 7) second fix carpentry and paint and decorate internally 8) construct a 29sq.m extension to accommodate a kitchen, one bedroom and an ensuite & 9) install new floors.

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 Lough Ree SAC (Site Code 000440) located c. 2.7km 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

Site: Adjacent to the south

PD/06/2519

Development Description: To construct a three bay back-to-back slatted shed with Creep

Applicant: Joe Lynch

Decision: 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,

PART 1 - Article 6 -Schedule 1 - Exempted Development – General

Development within the curtilage of a house

Development Description	Conditions and Limitations
CLASS 1 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>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(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.</p> <p>(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.</p> <p>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</p>

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

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.

	<p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 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>
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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

- Strip out walls, floors and ceilings.
- Install new ceiling joists and internal stud work, plasterboard, and skim.
- Re-wire the entire property.
- Re-plumb the entire property.
- Install new windows and doors.
- Re-slate the roof.
- Second fix carpentry and paint and decorate internally.
- Install new floors.

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).

Extension

- Construct a 29sq.m extension to accommodate a kitchen, one bedroom, and an ensuite.

1. (a) House has no previous extension; proposed extension is 29sq.m.
(b) House is not semi-detached or terraced.

- c) House has not been extended previously.
- 2. House has no previous extension; therefore N/A.
- 3. Proposed extension is more than 2m from any party boundary.
- 4. (a) Rear wall does not exceed this height.
(b) Rear wall does not exceed this height.
(c) Roof height of extension is not higher than the existing house.
- 5. Extension does not reduce the open space to less than 25m² (980m² remaining).
- 6. (a) Windows are greater than 1m from the boundary it faces.
(b) Proposed extension is more than 11m from any party boundary.
(c) Proposed extension is more than 11m from any party boundary.
- 7. The proposed flat roof according to drawings submitted, will not be used as a balcony or roof garden.

The proposed extensions are to the rear of the dwelling, in two separate sections. Both extensions are split by a structural element of the existing dwelling. According to submitted documents the existing extension was constructed pre-Planning and Development Act. The proposed extensions are located 1) to the rear of the two-storey dwelling and 2) to the single storey section of the dwelling, both adding to the cumulative total of 29sq.m.

Having reviewed the proposed 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 proposed development in this case is considered to be exempted development.

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 and construction of an extension to the rear of a derelict house as outlined above at Cloongowna, County 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 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 Part 1 Schedule 2 of the Planning and Development Regulations, 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 works 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 extension to the rear of the dwelling having reviewed the proposed 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, is considered to be 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 refurbishment and construction of an extension to the rear of a derelict house as outlined above at Cloongowna, County Roscommon is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 11th November 2025

Signed: 
Senior Executive Planner

Date: 11th November 2025









Carmel Curley

From: Carmel Curley
Sent: Tuesday 15 July 2025 16:13
To: James Lohan; Camila Zen
Subject: DED 922 - Joseph Lynch
Attachments: DED 922 - Ack Letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Declaration of Exempted Development Application submitted for Joseph Lynch – DED 922

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](#)





Comhairle Contae
Ros Comáin
Roscommon
County Council



Joseph Lynch,



Date: 15th July, 2025
Planning Reference: DED 922

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 derelict house with works including; 1)strip out walls, floors and ceilings; 2)install new ceiling joists and internal stud works, plasterboard and skim; 3)re-wire the entire property; 4)re-plumb the entire property; 5)install new windows and doors; 6)re-slate the roof; 7)second fix carpentry and paint and decorate internally' 8)construct a 29sqm extension to accommodate a kitchen, one bedroom and an ensuite & 10)install new floors under the Planning & Development Act (Exempted Development) regulations 2018 at Cloongowna, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of the application which was received on the 7th 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/01/0/235692 dated 10th July, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 922**
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: James Lohan Consulting Engineers Ltd
james@jlce.ie

Roscommon County Council
Aras an Chontae
Roscommon
08068 37100

10/07/2025 15:34:45

Receipt No L01/0/235692

JOSEPH LYNCH
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
BALLYPHEASON HOUSE
CIRCULAR ROAD, ROSCOMMON
PL REF: DED 922

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED922	

Total	80.00 EUR
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Tendered	
Cheque	80.00
500414	

Change	0.00
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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 (as amended), regarding Exempted Development

Name of Applicant(s)	Joseph Lynch
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 6, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	CLOONGOWNA, CO. ROSCOMMON O.S No. 3034- 3034D XY: 599751- 742569 Townland CLOONGOWNA
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>114 Sqm House 18Sqm Garage</u> b) <u>29 Sqm extension</u>
Height above ground level:	Floor level- between 200mm – 350 mm above ground level (Ridge height existing 7100 mm above ground level)
Total area of private open space remaining after completion of this development	0.098 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof Proposed new Flat roof (40 sqm) at the rear of the building, matching with the existing extension.

Roscommon County Council



Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Nap Plaster to match existing
Is proposed works located at front/rear/side of existing house.	Proposed extension to the rear of the house, under 40 Sqm and lower than the existing building.
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	Existing Dwelling House
Proposed use of land or structure	Refurbish House to be lived in by applicants
Distance of proposed building line from edge of roadway	Existing -32.7 from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature:



Date:

16/05/2025

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



Design Report

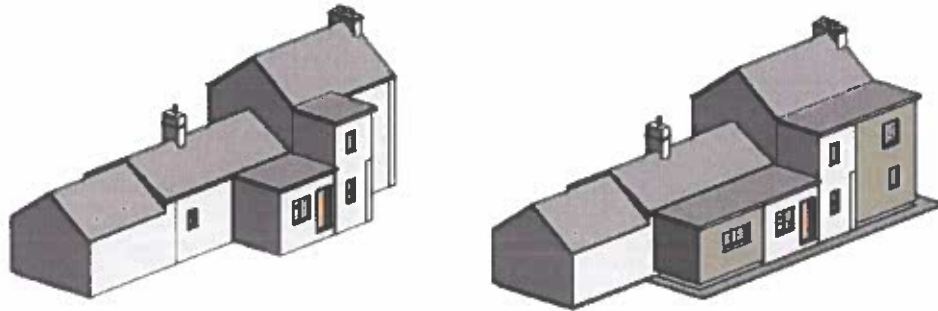
Dear Planner,

Design Justification Report – Rear Extension Proposal

1. Introduction This report supports the accompanying technical drawings for a proposed rear extension to an existing dwelling. The intention of this proposal is to improve the internal layout and functionality of the house while respecting the original character of the existing structure.

2. Existing Context Part of the rear structure was built before 1964 and is part of the original house. The existing garage/storage, with a floor area of 18.0m², is physically attached to the house, though it has a lower height and a corrugated sheet roof. It will remain unchanged in terms of structure and location.

3. Proposed Works A new rear extension is proposed, as shown in the submitted plans. The design aims to maintain a square, compact footprint with an overall width of less than 8 metres. This approach ensures proportionality and integration with the existing dwelling.



3D Views showing the rear of the house before and after the proposed works are included for visual clarity and comparison.

4. Visual Integration and Roof Design To visually connect the existing structure with the new rear extension, a flat roof is proposed between the two elements. This solution allows for a smoother transition in massing and aligns with other elements of the property, contributing to a coherent architectural language.

5. Existing Detached Garage The existing detached garage will be externally painted and refurbished to match the updated appearance of the house. No structural changes are proposed to the garage.

6. Conclusion This proposal maintains respect for the existing built form while offering an efficient and visually integrated extension. The approach taken ensures that new additions complement the existing dwelling and result in a cohesive overall design.

Kind Regards,



Camila Zen, B. Arch (Hons)



Planning Dept,
Roscommon Co.Co.
Aras An Chontae,
Roscommon.

Detailed Specification Of The Development Proposed

Ref: Joseph Lynch for Property at Cloongowna, Co. Roscommon

The property is being stripped back to its original walls and will be renovated and put back into use as it was originally a three-bed dwelling house. Additionally, a 29sqm extension will be added to accommodate a kitchen, one bedroom, and an ensuite.. The works involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Re-wire the entire property.
4. Re-plumb the entire property.
5. Install new windows and doors.
6. Re-slate the roof.
7. Second fix carpentry and paint and decorate internally.
8. Construct a 29sqm extension to accommodate a kitchen, one bedroom, and an ensuite.
9. Install new floors.

Kind Regards

Camila Zen

16/05/25

James Lohan Consulting Engineer Ltd,

Unit 6, Ballypheason House, Circular Road

Roscommon F42 T384

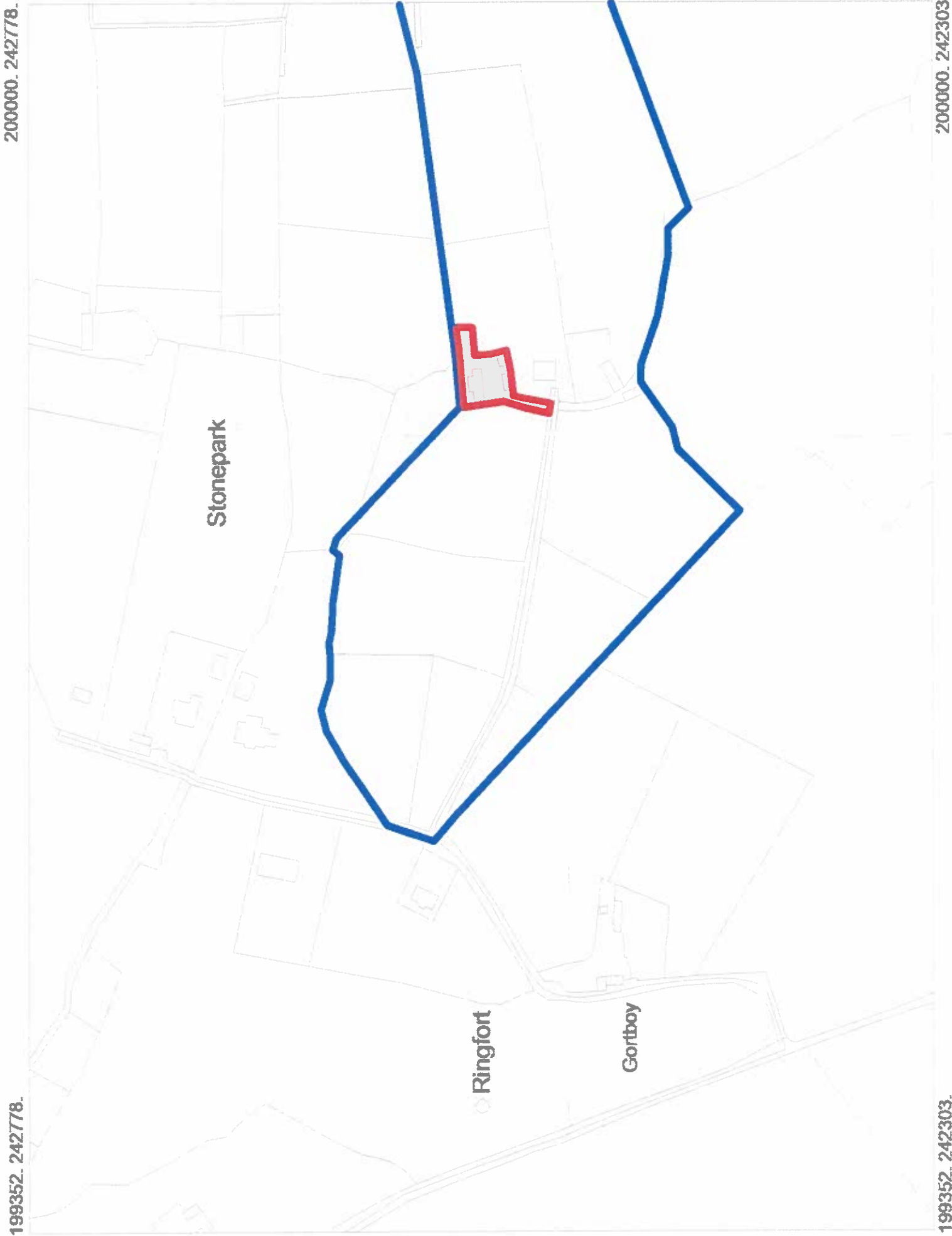
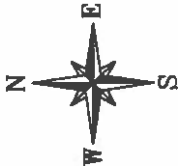


ADDRESS:
CLOONGOWNA
CO. ROSCOMMON

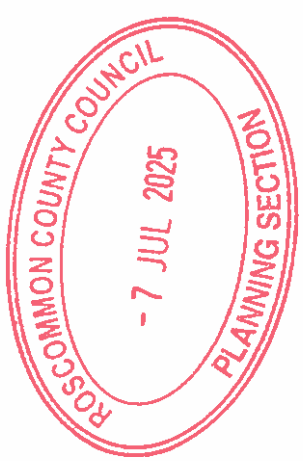
LEGEND

- SITE BOUNDARY OUTLINED IN RED
(0.098 HECTARES)
- LAND HOLDINGS OUTLINED IN BLUE

OS MAPS : 3034- 3034D



1 Site Location Plan
1 : 2500



LEGEND

- SITE BOUNDARY OUTLINED IN RED (0.098 HECTARES)
- LAND HOLDINGS OUTLINED IN BLUE

LEGEND

EXISTING HOUSE

PROPOSED EXTENSION TO EXISTING HOUSE

GRASSED AREA

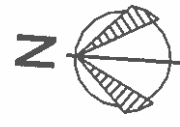
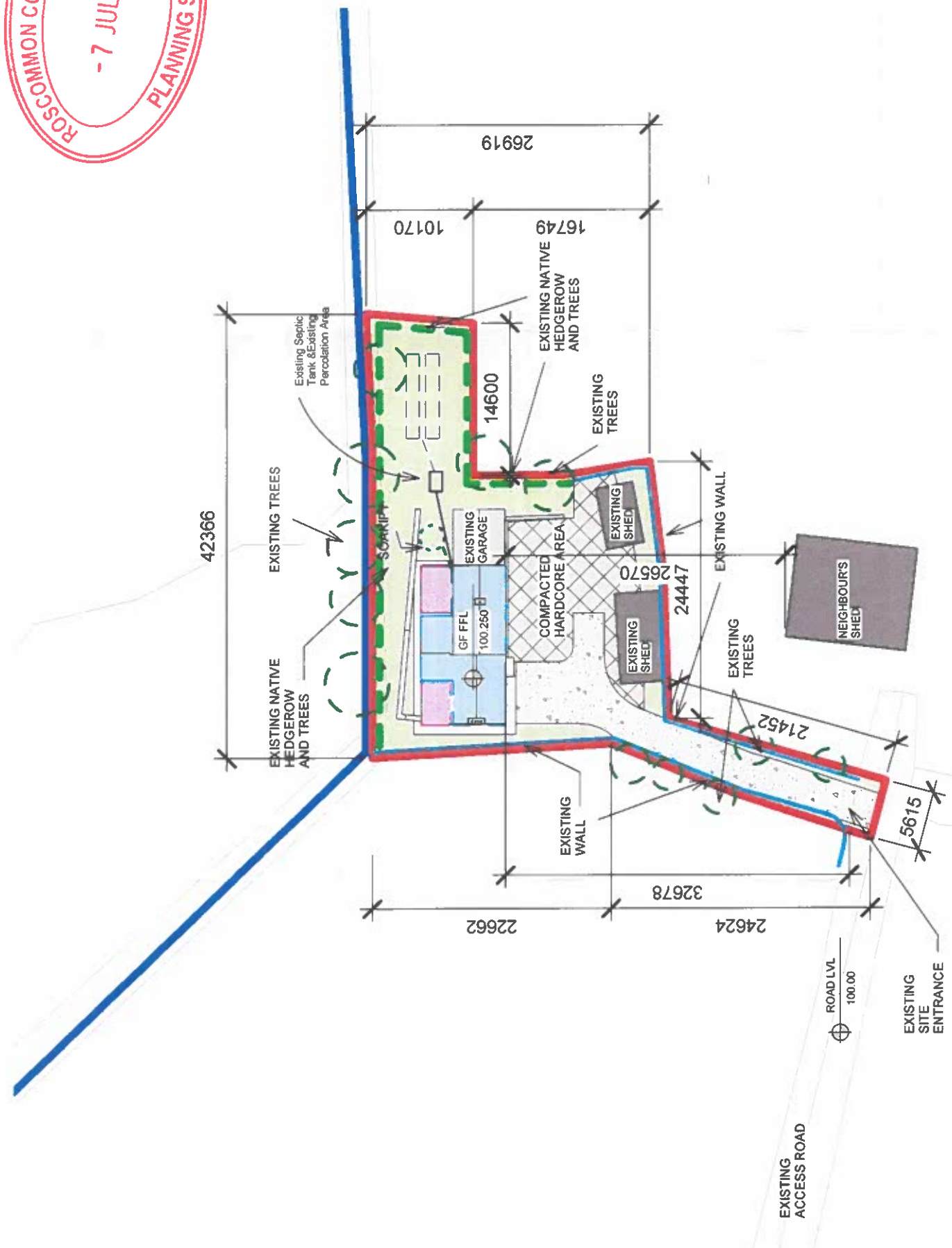
EXISTING GARAGE/STORAGE

COMPACTED HARDCORE AREA

EXISTING NATIVE HEDGEROW AND TREES

EXISTING WALL

EXISTING TREES



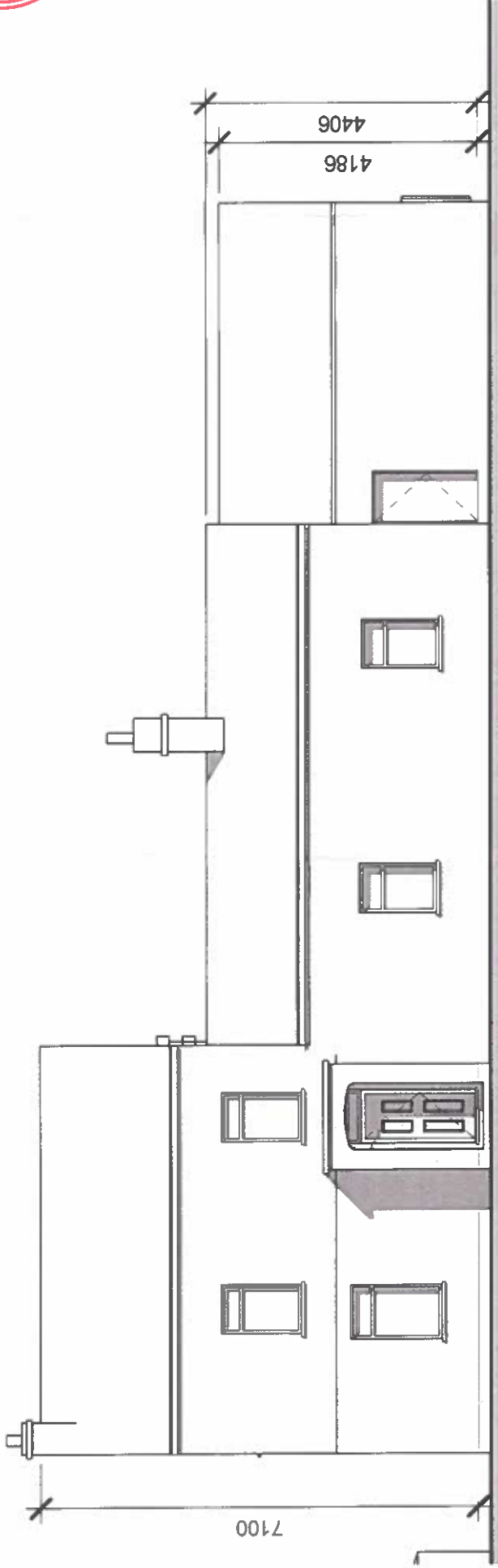
1 0 Site Layout Plan
1 : 500

James Lohan
Planning & Design Consulting Engineers

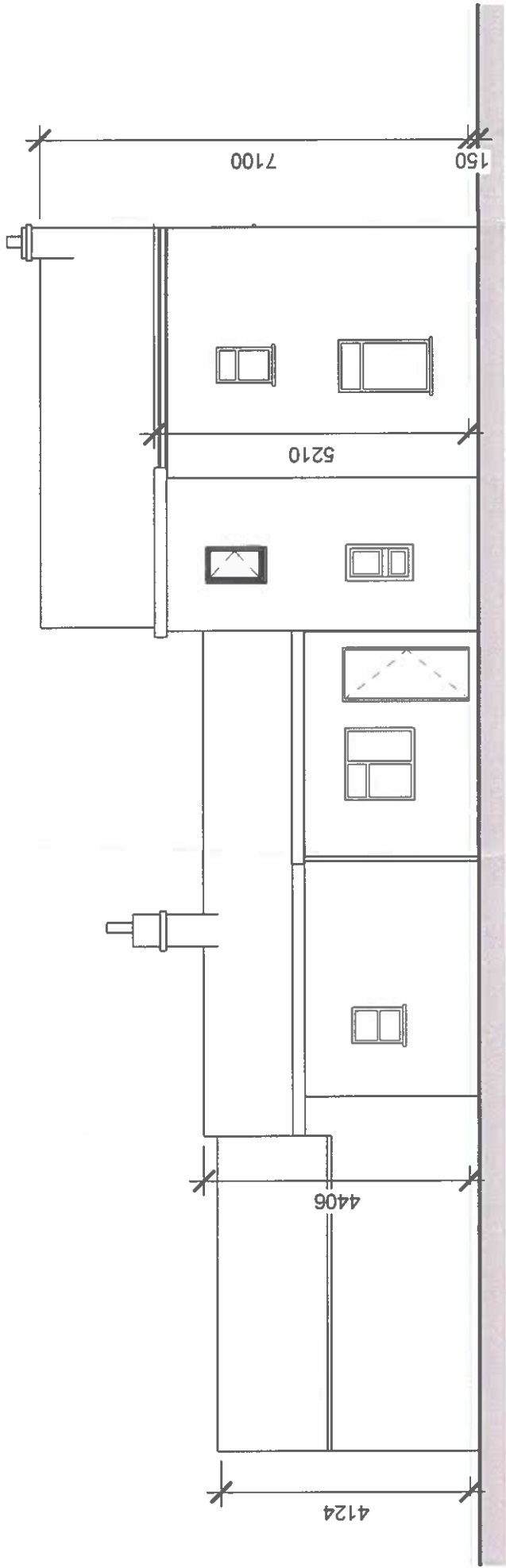
DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM FIGURED DIMENSIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS: 4EY: SK SKETCH DESIGN PR PRELIMINARY FOR TENDER FOR CONSTRUCTION SS SUPERSEDED

EXEMPT DEVELOPMENT

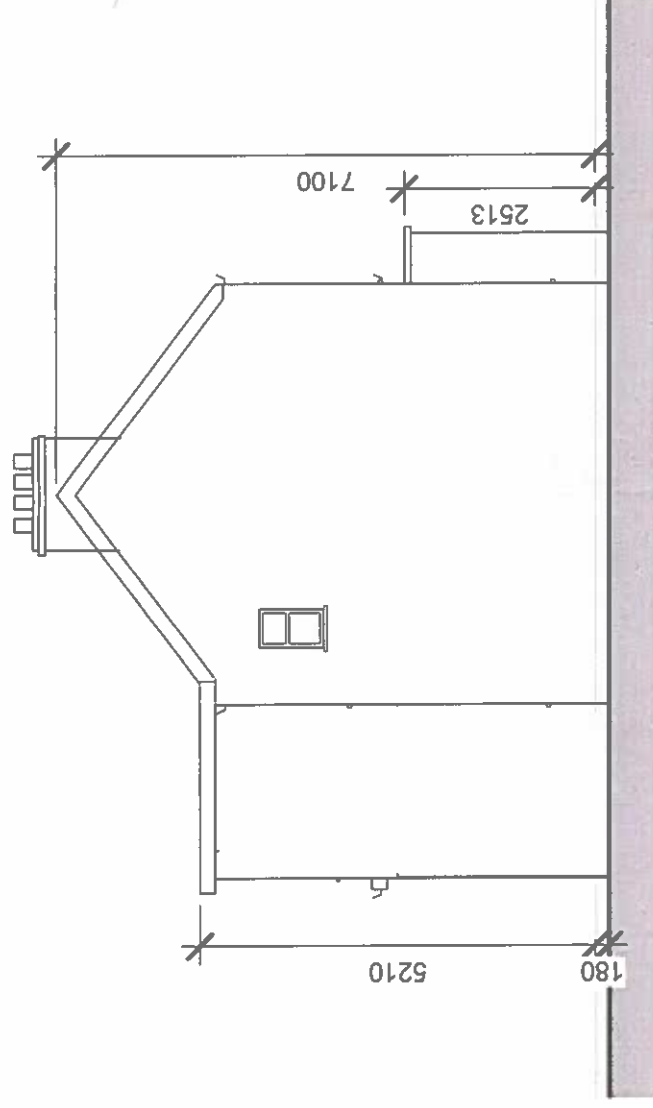
James Lohan Planning & Design Consulting Engineers Unit 5, Ballykeegan House, Roscommon F22C882 Tel: (090) 6531355		Client Joseph Lynch CLOONGOWNA CO. ROSCOMMON	Project Status DRAWING C Site Layout Plan	Drawn J. O. B. N. O. 24-017 16/05/2025	Checked J. O. B. N. O. 002 AS INDICATED @ A3
--	--	---	---	---	---



1 Existing Front Elevation (S)
1 : 100



2 Existing Rear Elevation (N)
1 : 100



Technical drawing of a window frame assembly. The drawing shows a cross-section of the frame with various dimensions and components labeled.

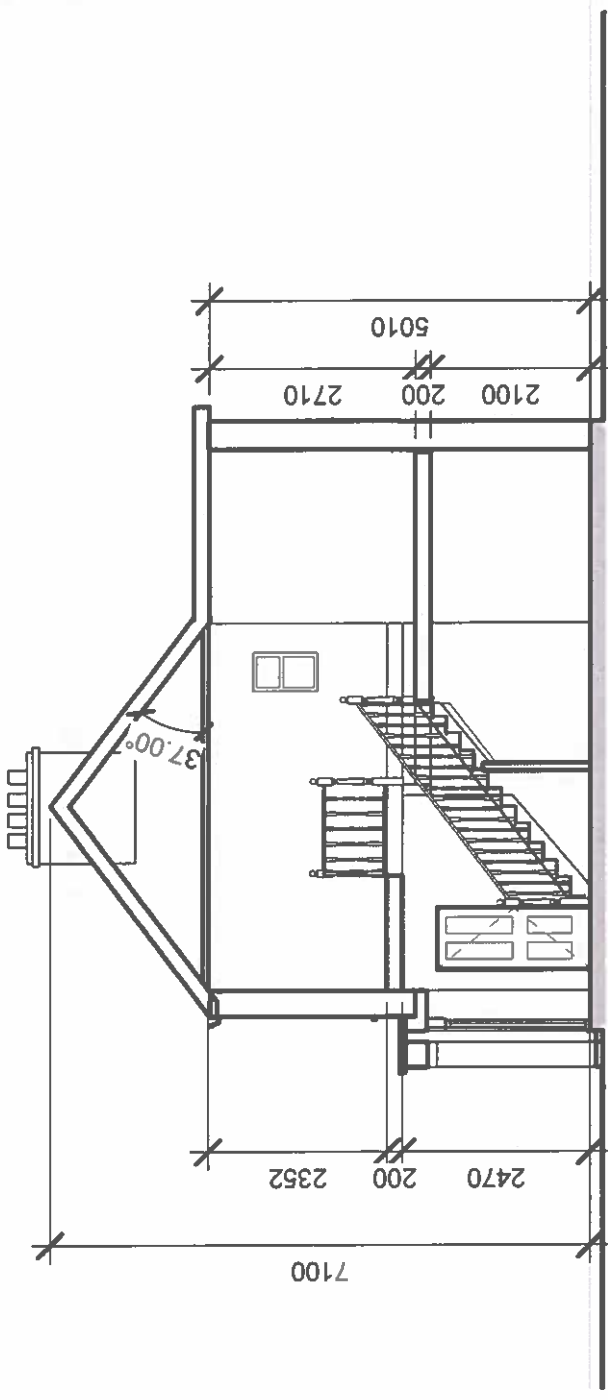
Dimensions:

- 7100 (Total width)
- 4406 (Width of the main frame section)
- 5210 (Height of the upper frame section)
- 2945 (Height of the lower frame section)

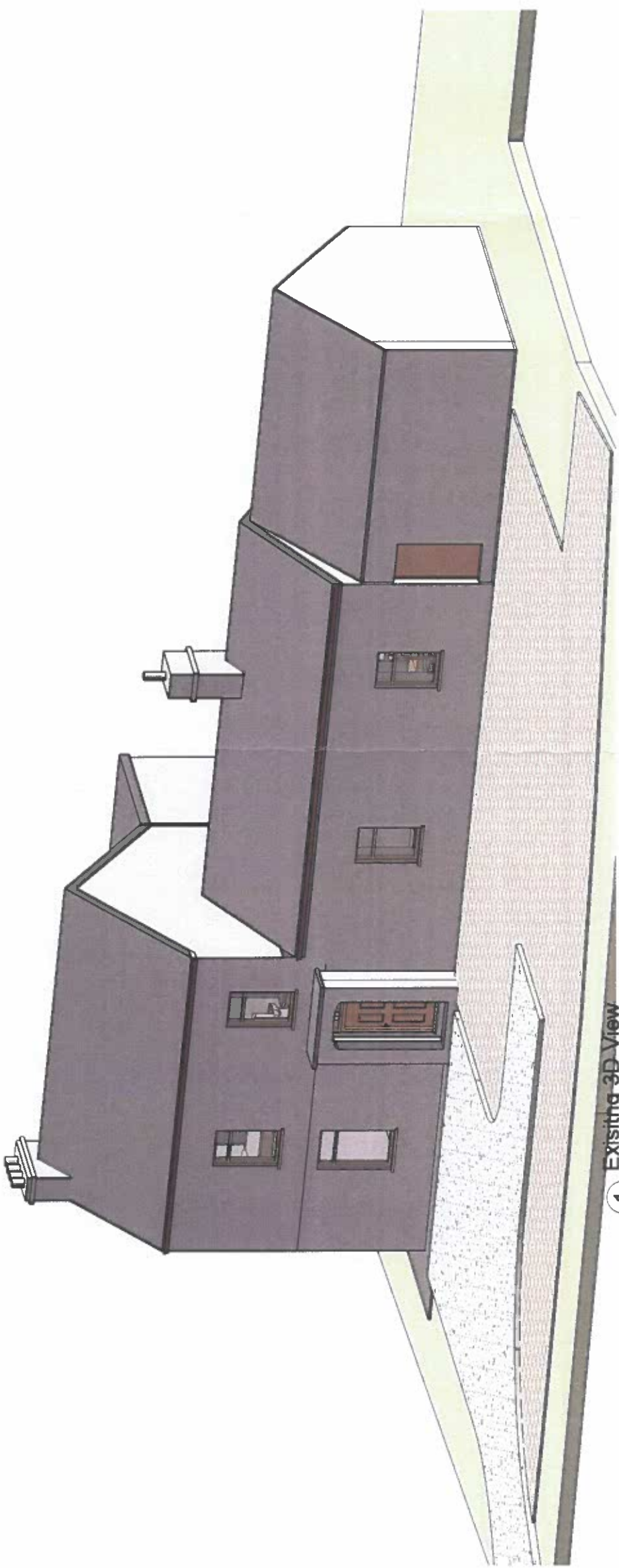
Components:

- Window frame assembly
- Window pane
- Window handle
- Window latch
- Window seal

1 Existing Right Side Elevation (W)
1 : 100

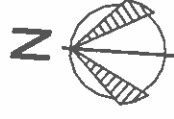
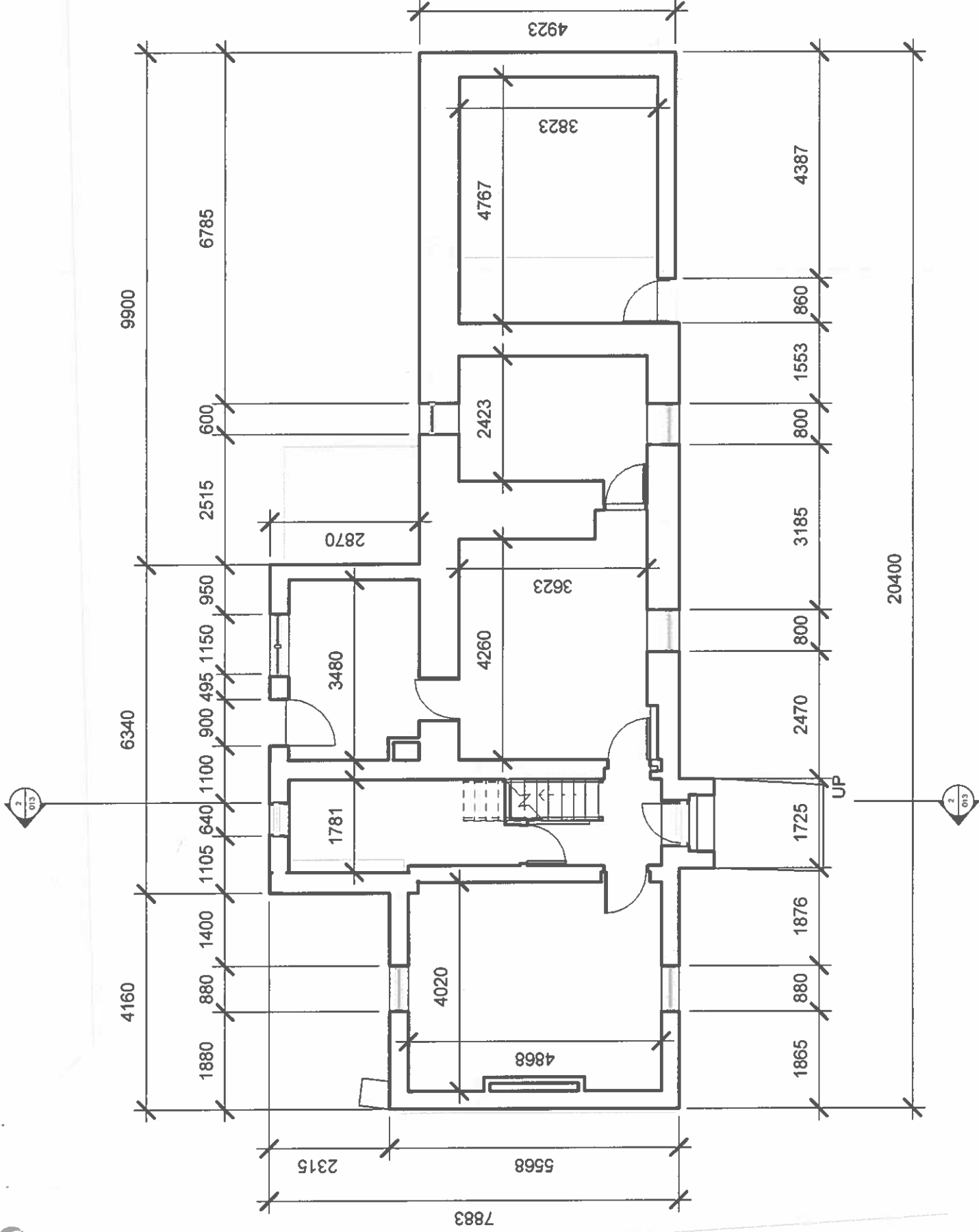


2 Existing Section 1
1 : 100

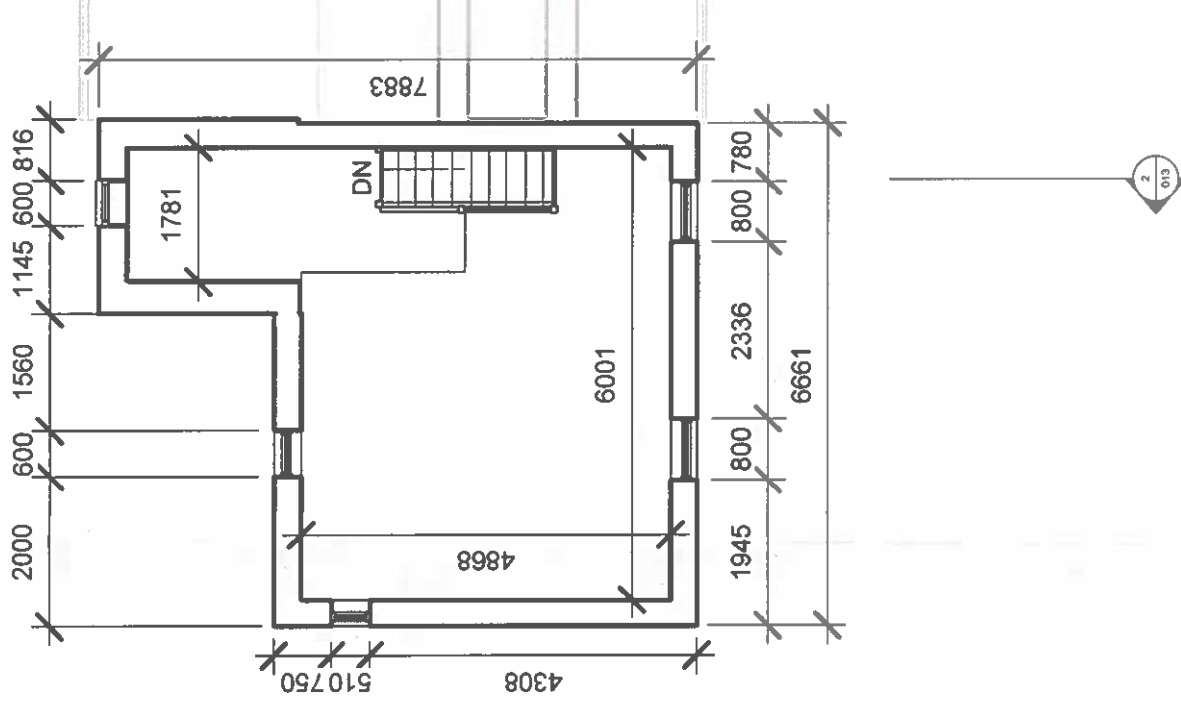


1 Existing 3D View

**EXEMPT
DEVELOPMENT**



1 03-Existing Ground Floor Plan
1 : 100



2 04-Existing First Floor Plan
1 : 100



James Lohan
Planning & Design Consulting Engineers

DO NOT SCALE FROM THIS DRAWING WORK ONLY FROM FIGURED DIMENSIONS.
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
STATUS: KEY: SK SKETCH DESIGN PH: PRELIMINARY/T FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

EXEMPT
DEVELOPMENT

STA	DATE	REV
1		1
2		2
3		3
4		4
5		5
6		6
7		7
8		8
9		9
10		10

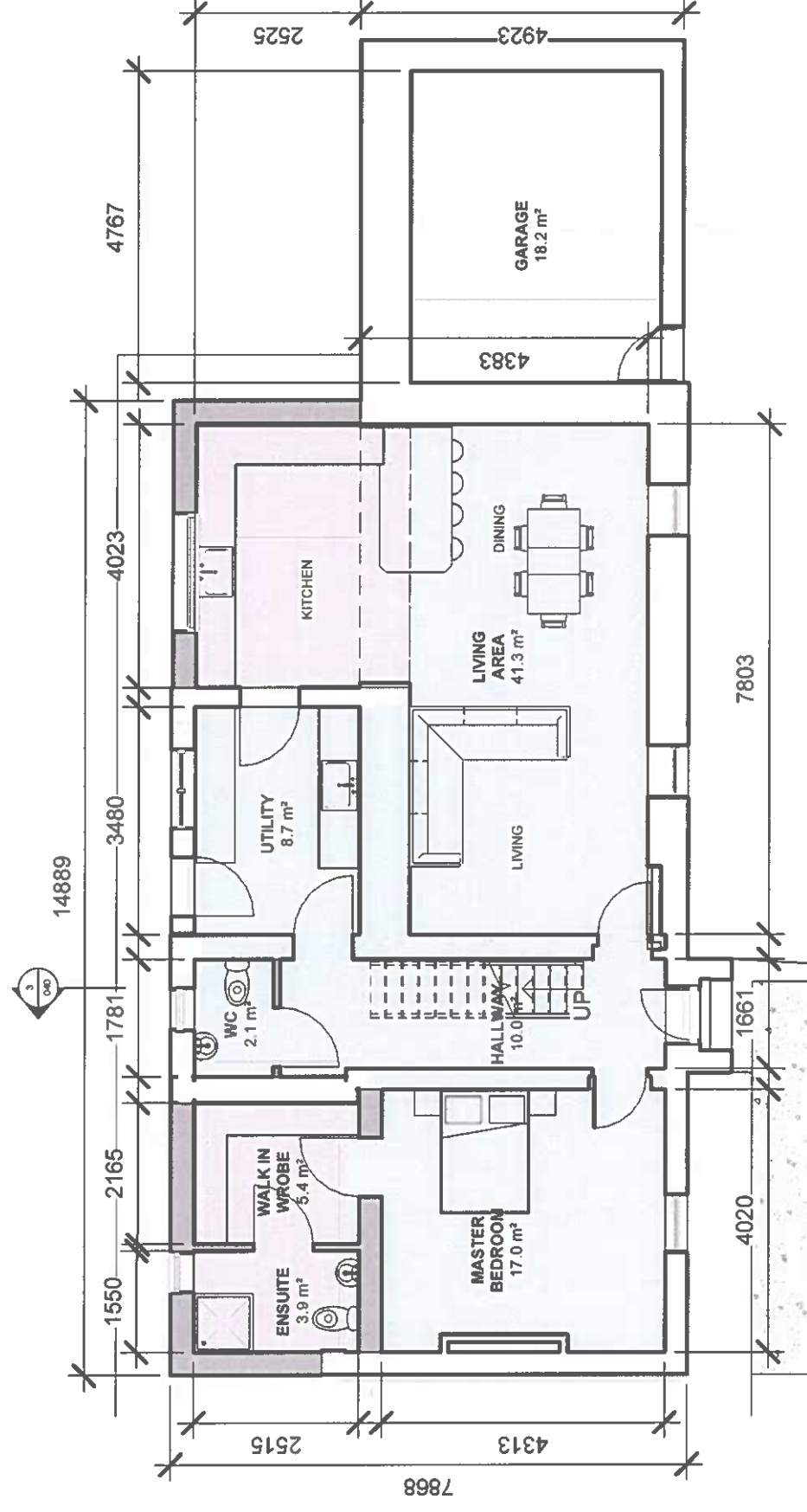
James Lohan Civil Engineering Architectural Design Surveying Planning & Design Consulting Engineers	James Lohan House, Rathfriland, Co. Wick Roscommon F20C982	E-mail: jlohan@jlohan.ie Tel: (090) 844145
CLIENT Joseph Lynch SITEL CLOONAGOWNA CO. ROSCOMMON	PROJECT Status Ground Floor Plan Existing	DRAWING NO 24-017 D.R.G. NO 010 SCALE 1:100 @ A3
		DATE 15/05/2025 REV CEN

AREASCHEDULE

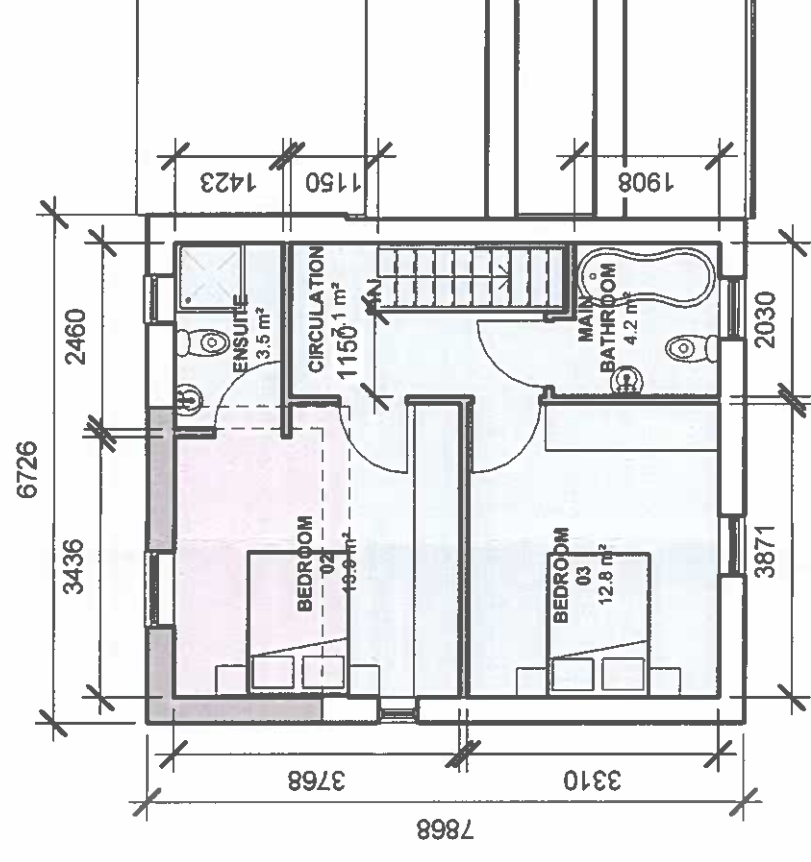
EXISTING GROUND FLOOR AREA	: 79m ²
EXISTING FIRST FLOOR AREA	: 35m ²
TOTAL EXISTING AREA	: 114m²
EXTENSION GROUND FLOOR AREA	: 22.0m ²
EXTENSION FIRST FLOOR AREA	: 9.0m ²
EXTENSION TOTAL AREA	: 29.0m²
TOTAL AREA	: 140.5m²
EXISTING GARAGE	: 18.0m²

LEGEND

- ORIGINAL WALLS OF EXISTING HOUSE
- PROPOSED NEW WALLS TO BE BUILT
- EXISTING HOUSE
- PROPOSED EXTENSION



① 01-Proposed Ground Floor Plan
1 : 100



2 02- Proposed First Floor Plan
1 : 100



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Planning & Design Consulting Engineers

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STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY TT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

EXEMPT DEVELOPMENT

[illegible]



James Lohan

ARCHITECTS & ADAPT (LIFE) FIRM LIMITED

Civil Engineering
Structural Design
35 Years
Experience

Client
Joseph Lynch

Site
**CLONGOWNA
CO. ROSCOMMON**

Project Status
DRAWING

Drawing
**Ground Floor Plan &
First Floor Plan**

Proposed
Proposed

E-mail: jlohan@jcl.ie

Tel: (086) 844345

Units
**Widdowson House,
Cinderhill Road,
Roccommon**

N°
1425882

JOB N°
24-017

DRC N°
020

REV
**As indicated @ A3
C.zen**

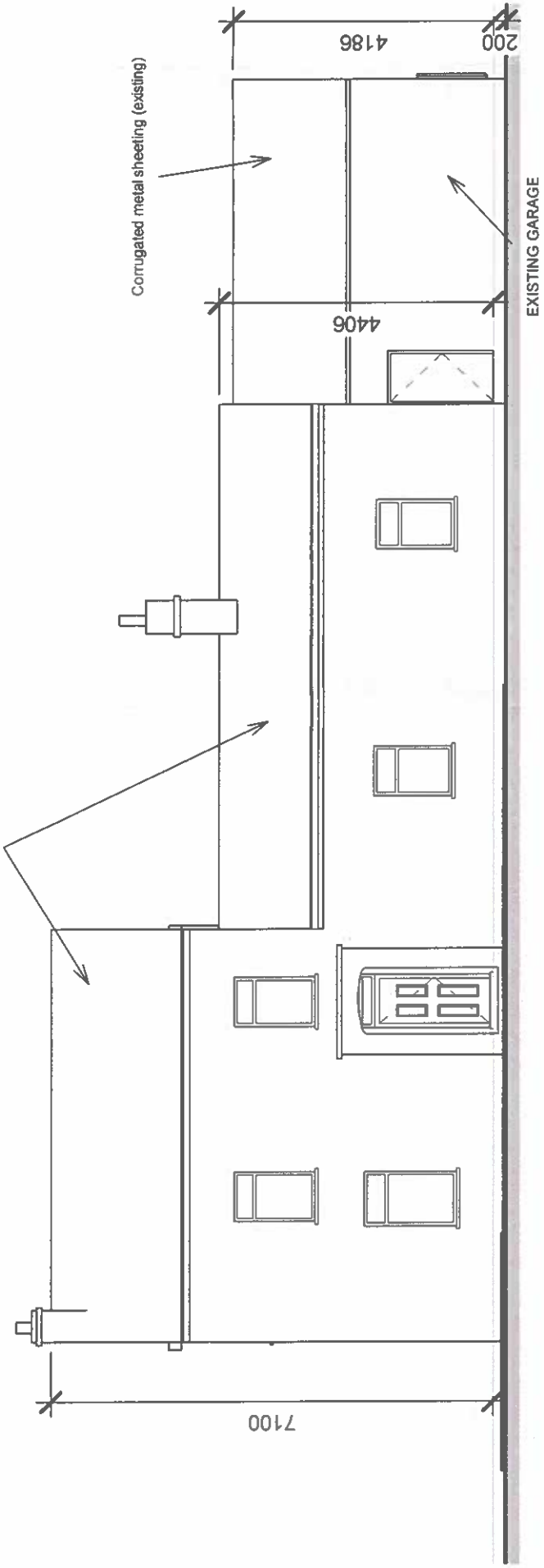
DATE
16/05/2025

DESIGNED BY
C.zen

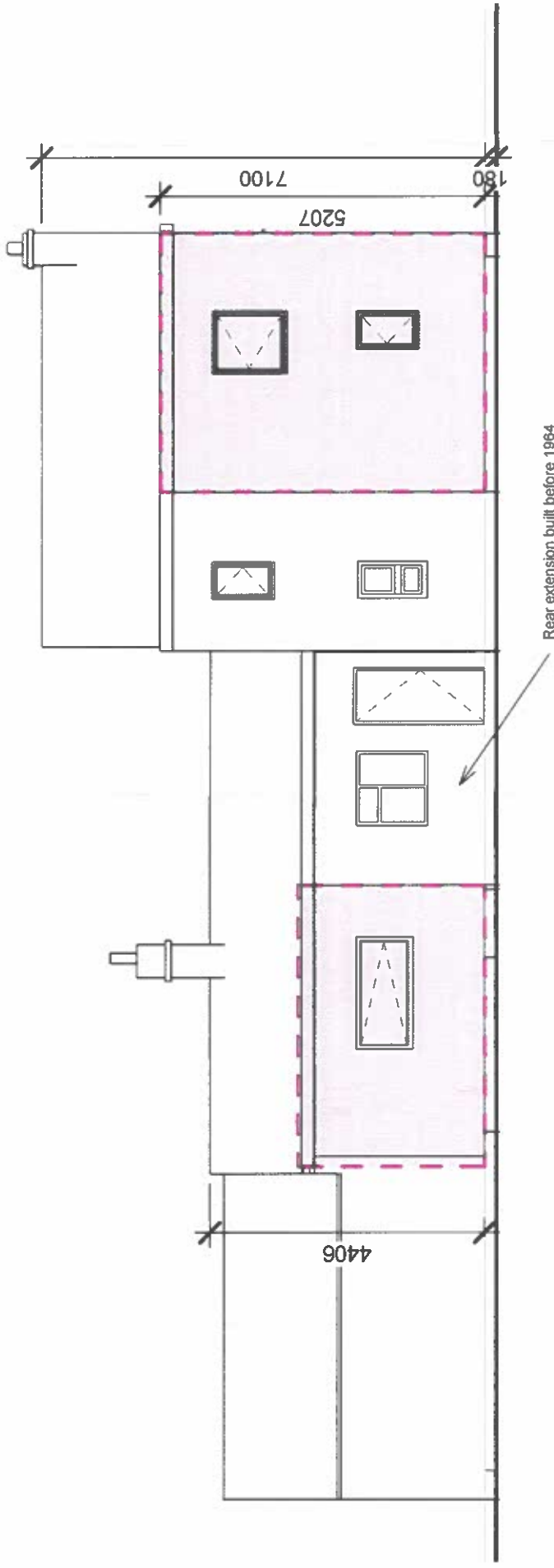
LEGEND

PROPOSED EXTENSION TO EXISTING HOUSE

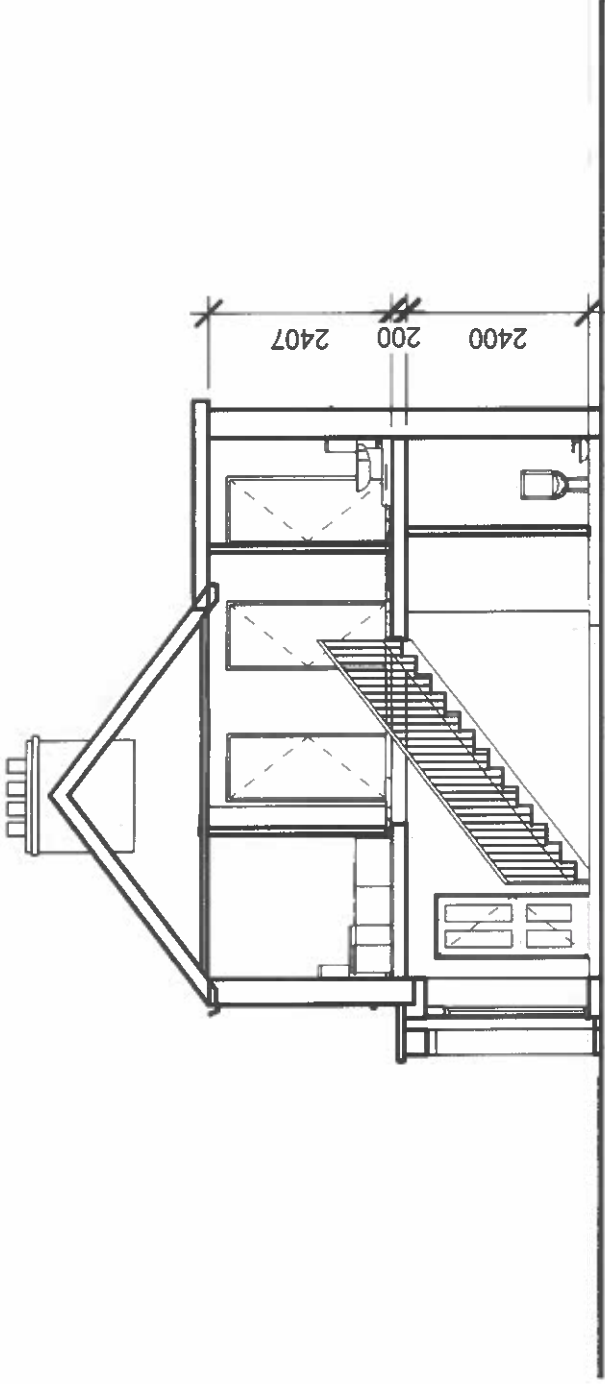
PROPOSED NATURAL SLATE TO ROOF (OR
SIMILAR TO MATCH EXISTING APPROVED)



1 Proposed Front Elevation (N)
1 : 100

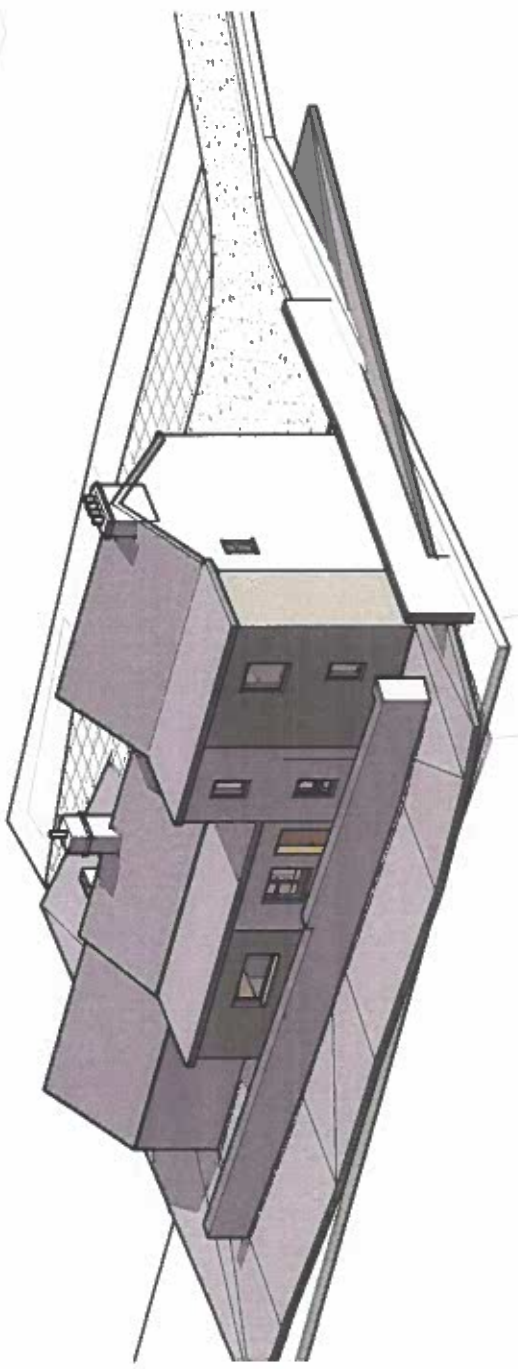


2 Proposed Rear Elevation (S)
1 : 100

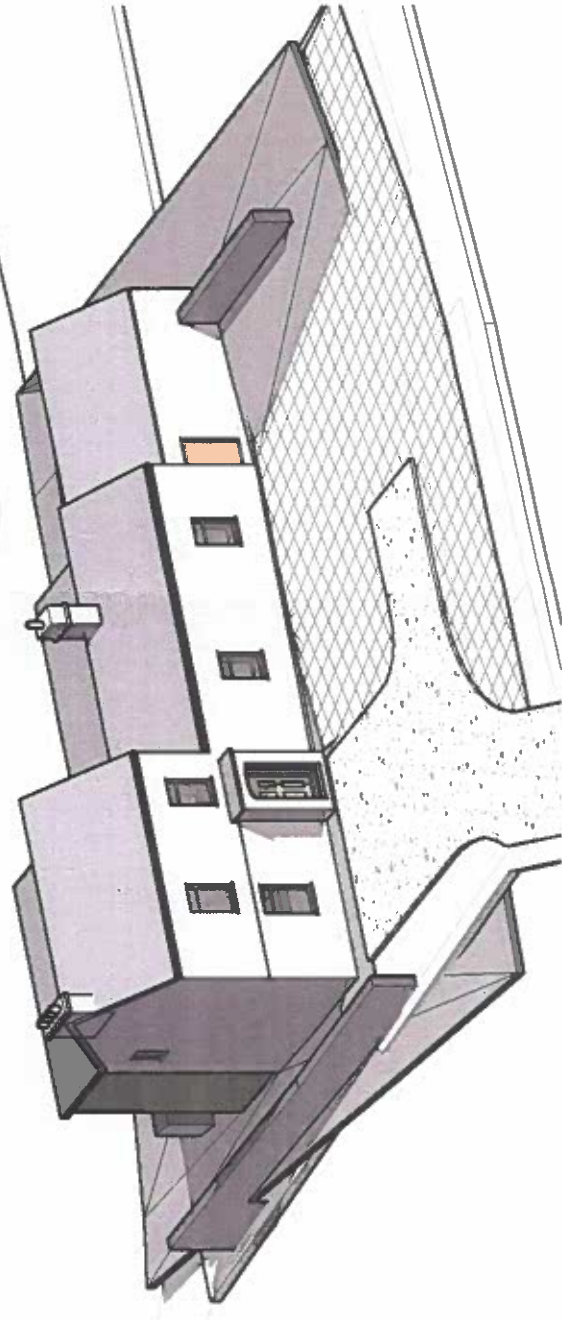


3 Proposed Section 1
1 : 100

ROSCOMMON COUNTY COUNCIL
- 7 JUL 2025
PLANNING SECTION



2 Rear Perspective - Proposed



1 Front Perspective - Proposed

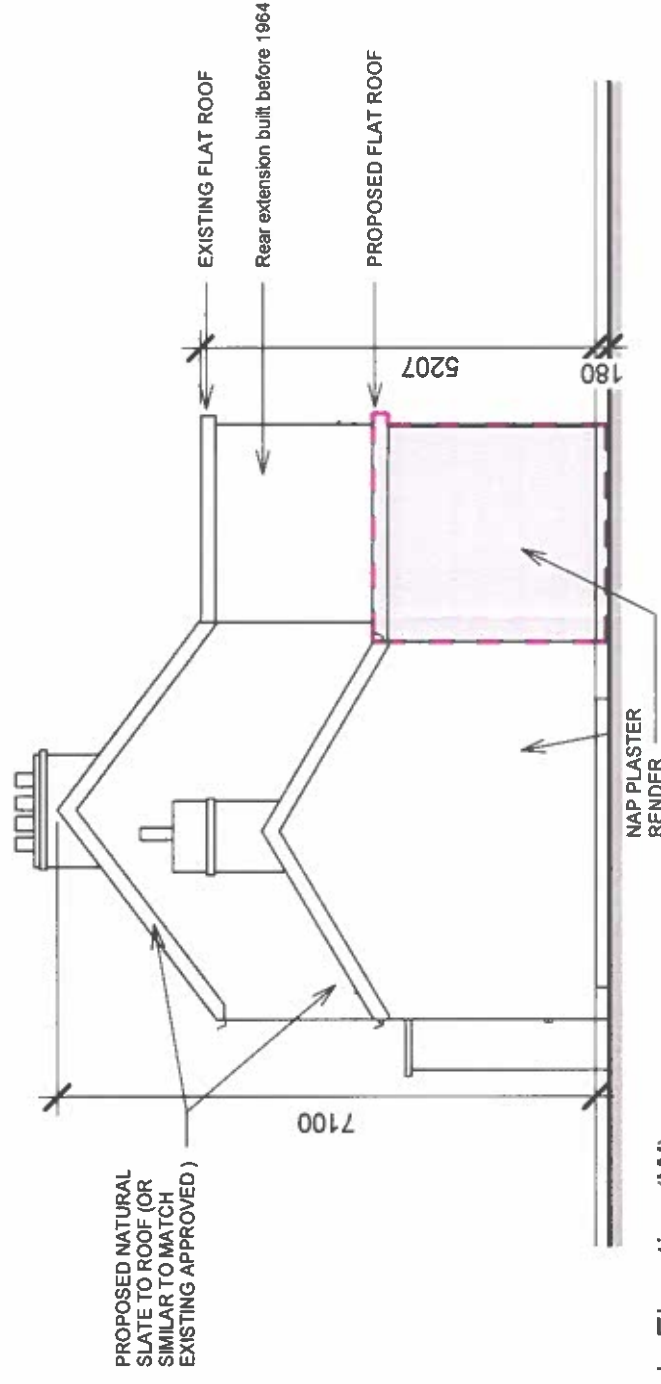
**EXEMPT
DEVELOPMENT**

PROPOSED FLAT ROOF

Architectural floor plan of a rectangular room. A large rectangular area at the bottom is shaded in light pink. A window with two panes is located on the left wall. A door is indicated by an arrow pointing into the room from the left. A small square feature is on the bottom wall. A vertical line on the right side is labeled "MUR DI ATER". Arrows point to the pink area and the right wall.

NAP PLASTER
RENDER

1 : 100



PROPOSED NATURAL
SLATE TO ROOF (OR
SIMILAR TO MATCH
EXISTING APPROVED)

EXISTING F1 AT ROOF

Rear extension built before 1964

PROPOSED FLAT ROOF

NAP PLASTER
RENDER

1:100