

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

**REGISTERED POST**

Cormac Hoare,

**Reference Number:** DED 925  
**Application Received:** 8<sup>th</sup> July, 2025  
**Name of Applicant:** Cormac Hoare  
**Agent:** Seamus Murray Project Managers, Engineers & Surveyors.

WHEREAS a question has arisen as to whether the construction of a 40sq.m extension to the rear of an existing dwelling house at Stonepark, Roscommon, County 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 Schedule 1 Article 6 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:**

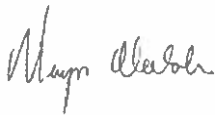
- (a) The work outlined above is development.
- (b) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- (c) The proposed development complies with the conditions and limitations attached to Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, an exempt development.

**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 **the construction of a 40sq.m extension to the rear of an existing dwelling house at Stonepark, Roscommon, County 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: 27<sup>th</sup> November, 2025

c.c. agent via email: Seamus Murray Project Managers, Engineers & Surveyors.  
[seamusmurray60@gmail.com](mailto:seamusmurray60@gmail.com)

**ADVICE NOTE**

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An 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.



## Mervyn Walsh

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**From:** Planning Department  
**Sent:** Thursday 27 November 2025 14:47  
**To:** [REDACTED]  
**Cc:** Seamus Murray  
**Subject:** DED 925 - Notification of Decision - Section 5 Declaration of Exempted Development  
**Attachments:** DED 925 Notification - Section 5 Declaration of Exempted Development.pdf

A Chara,

Please find attached Notification of Decision for your Section 5 Declaration of Exempted Development - Application Ref. No. DED 925.

Mise le meas,

Mervyn Walsh.

**Mervyn Walsh, Administrative Officer,  
Planning Department, Roscommon County Council,  
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98.  
Tel. No.: (090) 6637100**

**Email:** [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie) | [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

**MAP LOCATION**



Comhairle Contae Roscommon  
County Council Roscommon





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

<b>Reference Number:</b>	DED 925
<b>Re:</b>	Permission for the construction of a 40sq.m extension to the rear of an existing dwelling house under the Planning & Development Act (Exempt Development) Regulations 2018
<b>Name of Applicant:</b>	Cormac Hoare
<b>Location of Development:</b>	Stonepark, Roscommon, County Roscommon.
<b>Site Visit:</b>	14 <sup>th</sup> August 2025

**WHEREAS a question has arisen as to whether the following works for the construction of a 40sq.m extension to the rear of an existing dwelling 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 Schedule 1 Article 6 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 southeast facing single storey bungalow situated on the N63 National Secondary Road in the townland of Stonepark. The subject site is located c. 2.7km from Roscommon Town. The proposed development consists of the construction of a 40sq.m extension to the rear of an existing dwelling house.

**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 Ballinturly Turlough SAC (Site Code 000588) located c. 1.7km from the subject site.



Other designations include Lough Ree SAC (Site Code 000440) located c. 5.3km 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**

### **PD/24/79**

**Development Description:** Permission to demolish existing derelict dwelling, construct single storey replacement dwelling, connect to existing public services, associated site development works and services.

**Applicant:** Edward Sharkey

**Decision:** Refused – **1)** Creation of new entrance onto heavily trafficked N63, & **2)** Failure to comply with Section 3.10 'Replacement Dwellings' of the RCDP.

**Pre-Planning occurred with reference number:** 4631

## **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 (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

viiiB) 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 - Exempted Development – General**

*Development within the curtilage of a house*

Development Description	Conditions and Limitations
<p>Class 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<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 permission has been obtained, shall not exceed 40 square metres.</p> <p>(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</p> <p>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</p>



	<p>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</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>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.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <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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## **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.

## **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**

- Construct a 40sq.m extension to the rear of the dwelling

### **Extension**

1. (a) House has no previous extension; proposed extension is 40sq.m.  
(b) Proposed extension is only on ground floor level.  
(c) Proposed extension is only on ground floor level.
2. House has no previous extension; therefore N/A.
3. Proposed extension is only on ground floor level.
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 25sq.m.

6. (a) Windows are greater than 1m from the boundary it faces.

(b) Proposed extension is only on ground floor level.

(c) Proposed extension is only on ground floor level.

7. The proposed roof according to drawings submitted shows a pitched roof and will not be used as a balcony or roof garden.

The proposed extension to the rear of the existing dwelling complies with the conditions and limitations attached to Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended.

### **Recommendation**

**WHEREAS a question has arisen as to whether a proposed development;** for the construction of a 40sq.m extension to the rear of an existing dwelling house as outlined above at Stonepark, Roscommon, 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 Schedule 1 Article 6 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 work outlined above is 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.
- The proposed development complies with the conditions and limitations attached to Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, an exempt development.

**AND WHEREAS** I have concluded that the construction of a 40sq.m extension to the rear of an existing dwelling house as outlined above at Stonepark, Roscommon, County Roscommon is exempted development. I recommend that a declaration to that effect should be issued to the applicant.



**Signed:**   
Graduate Planner

**Date:** 27<sup>th</sup> November 2025

**Signed:**   
Senior Executive Planner

**Date:** 27<sup>th</sup> November 2025













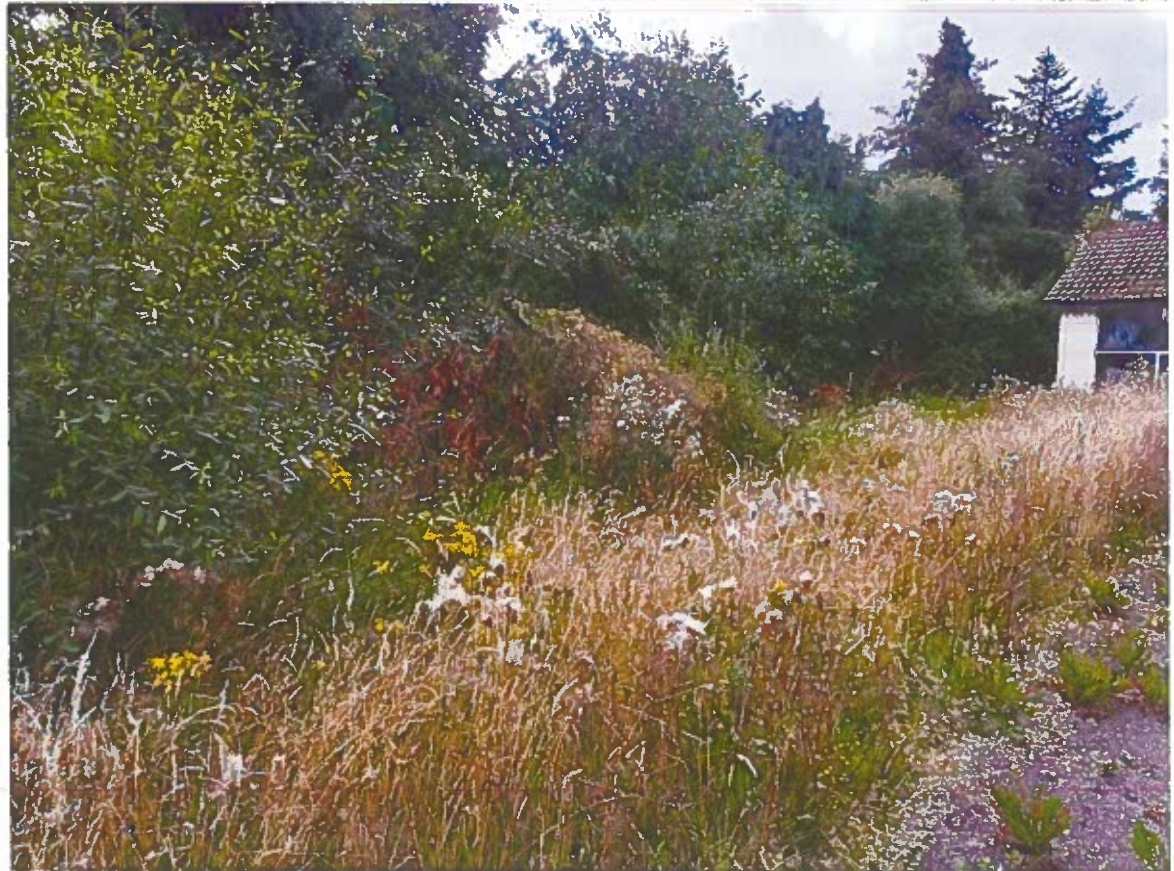




















Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Cormac Hoare,



Date: 15<sup>th</sup> July, 2025  
Planning Reference: DED 925

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

Development: Permission for the construction of a 40m<sup>2</sup> extension to the rear of an existing dwelling house under the Planning & Development Act (Exempted Development) regulations 2018 at Stonepark, Roscommon, Co. Roscommon.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of the application which was received on the 8<sup>th</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/01/0/235734 dated 14<sup>th</sup> July, 2025 receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 925**  
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: Seamus Murray  
[seamusmurray60@gmail.com](mailto:seamusmurray60@gmail.com)



Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

14/07/2025 12:59:16

Receipt No. 101/0/235734

CORMAC HOARE  
C/O SEAMUS MURRAY  
CASTLE ST  
ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED925	

Total : 80.00 EUR

Tendered :  
Credit/Debit Card 80.00  
0007

Change : 0.00

Issued By : Louis Carroll  
From : Central Cash Office





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)	CORMAC HOARE.
Name of Agent	<div>Seamus Murray. Project Managers, Engineers &amp; Surveyors, 2 Cherryside Business Park, Castle Street, Roscommon. Ph- 087 2222874.</div>
Nature of Proposed Works	EXTENSION, 40m TO THE REAR OF AN EXISTING DWELLING HOUSE AT STONE PARK, ROSCOMMON.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	STONE PARK, GALWAY ROAD, ROSCOMMON, F42, BT78 O.S. 29/41 DIGITAL MAP - 2617.
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>67.77m<sup>2</sup></u> b) <u>40.00m<sup>2</sup></u>
Height above ground level:	4.42m
Total area of private open space remaining after completion of this development	0.20 HA.
Roofing Material (Slates, Tiles, other) (Specify)	SLATE



## 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
Is proposed works located at front/rear/side of existing house.	REAR.
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	RESIDENTIAL.
Proposed use of land or structure	RESIDENTIAL.
Distance of proposed building line from edge of roadway	28m
Does the proposed development involve the provision of a piped water supply	WATER SUPPLY IS EXISTING
Does the proposed development involve the provision of sanitary facilities	THE HOUSE IS CONNECTED TO THE PUBLIC SEWER.

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

Signature:

  
ON BEHALF OF CONNAC HOARE

Date:

7-7-2025.

**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



# Site Location Map



National Mapping Agency

**CENTRE COORDINATES**  
ITM 585441, 762770

**ORDER NO.:**  
50164760\_1

**MAP SERIES:**  
6 inch Raster  
6 inch Raster  
6 inch Raster

**MAP SHEETS:**  
GY020  
RN039  
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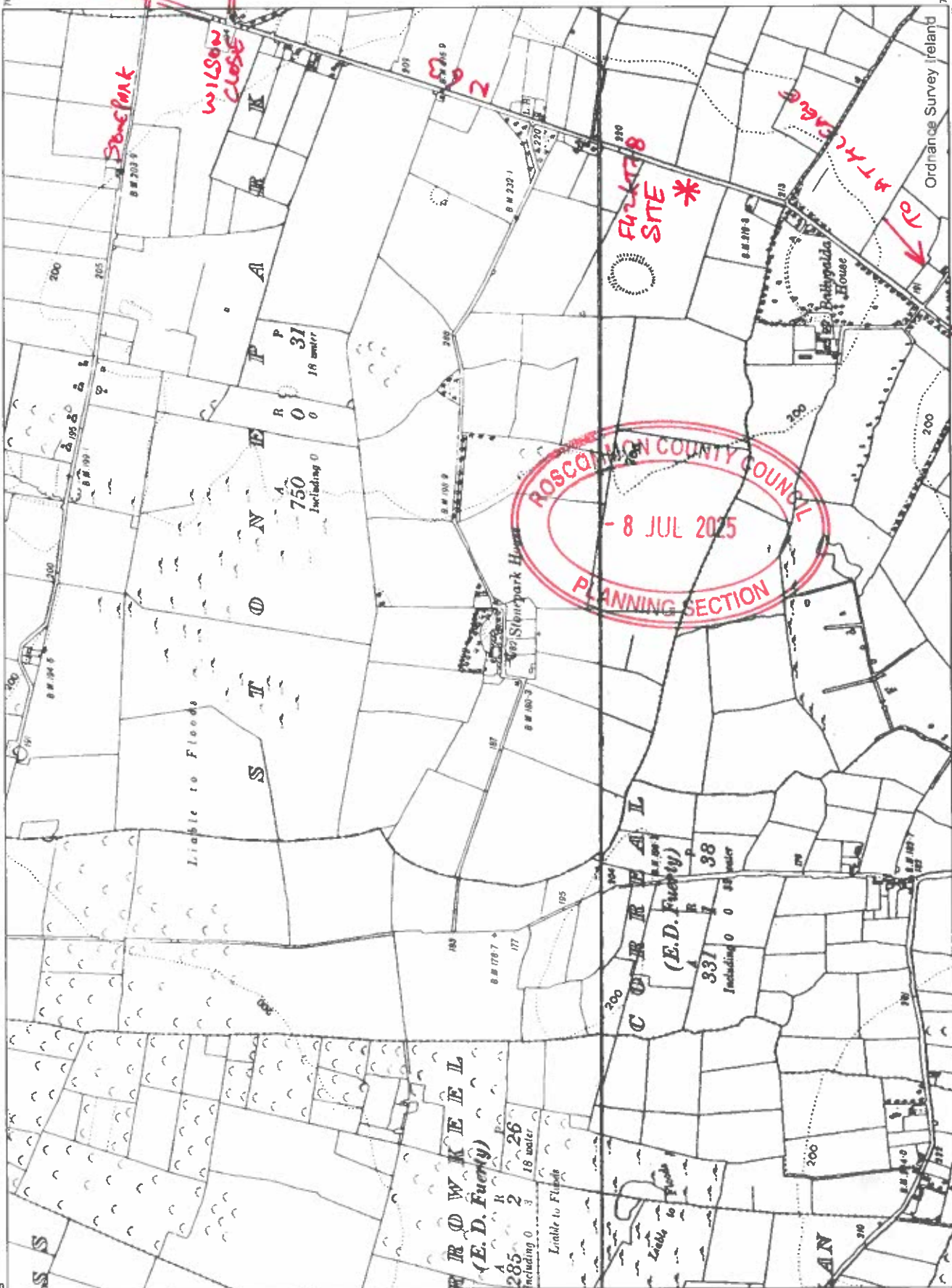
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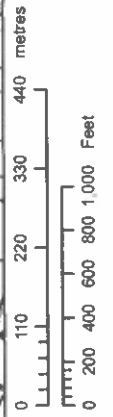
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Output scale is not indicative of data capture scale.  
Further information is available at:  
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**OUTPUT SCALE: 1:10,560**





# Land Registry Compliant Map



**CENTRE COORDINATES**  
ITM 586323, 761471

**PUBLISHED:**  
27/11/2024

**ORDER NO.:**  
50436619\_1

**MAP SERIES:**  
1:5,000

**MAP SHEETS:**  
2617

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

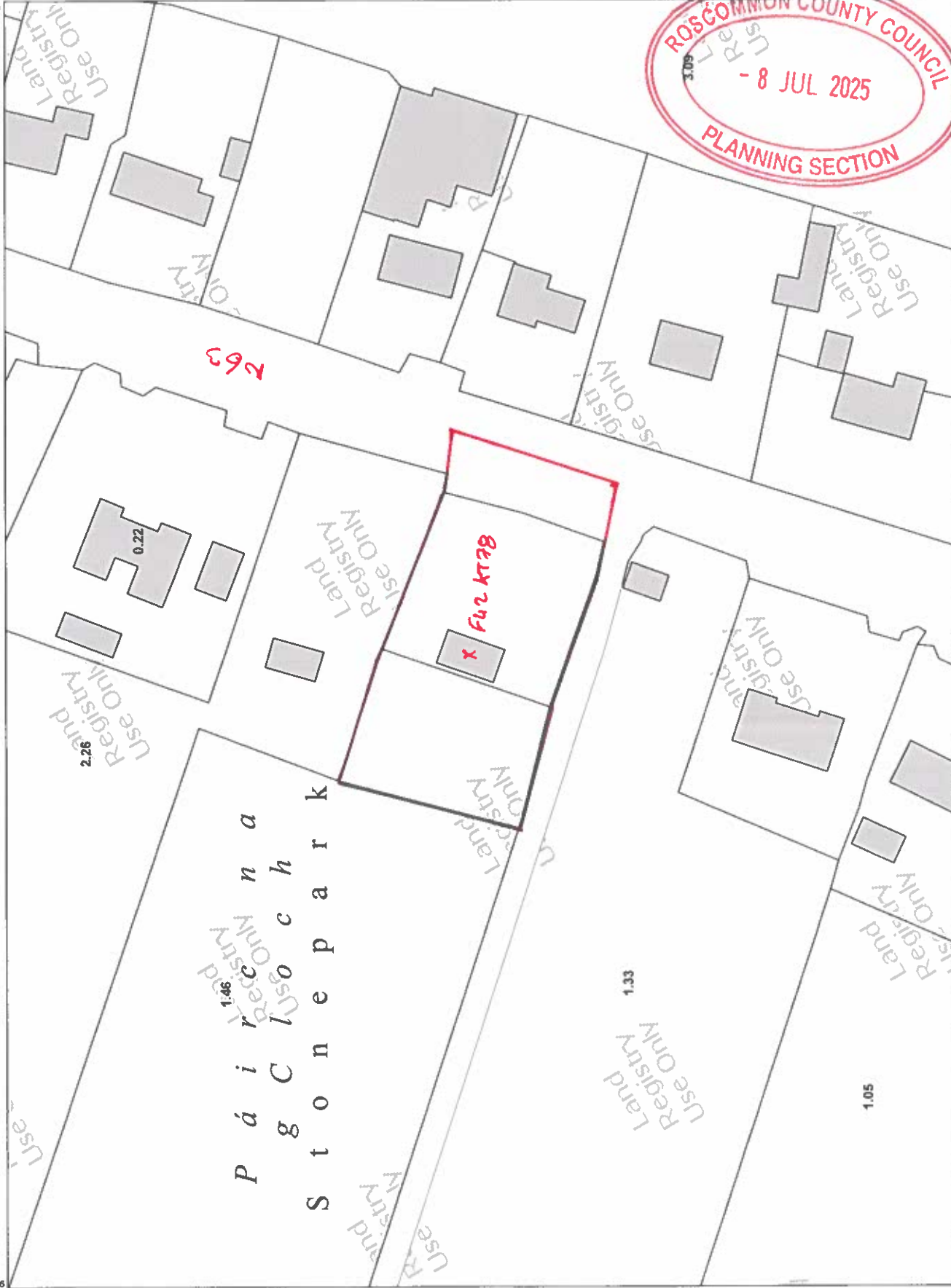
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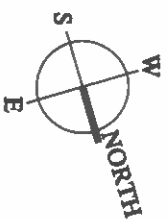


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**OUTPUT SCALE: 1:1,000**





To Athleague

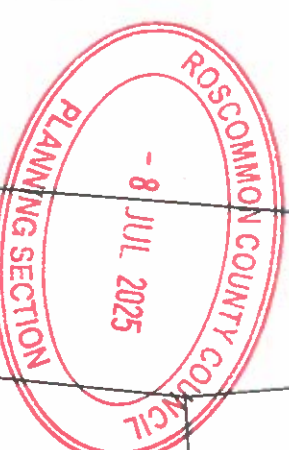
N63

To Roscommon

PROPOSED  
EXTENSION

EXISTING  
DWELLING

SITE OUTLINED RED  
Area = 0.21 ha



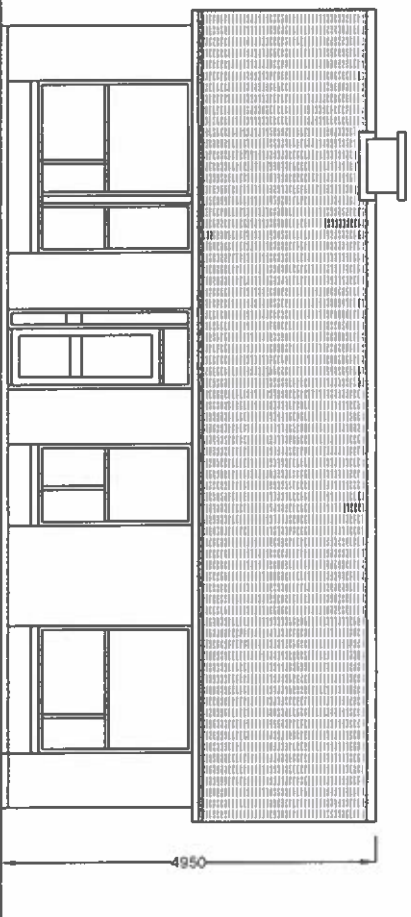
# SITE LAYOUT PLAN

scale 1:500

**SEAMUS MURRAY**  
Project Managers, Engineers & Surveyors  
2 CHERRY SIDE BUSINESS PARK,  
CASTLE STREET,  
ROSCOMMON.  
TEL: 087 2222874  
E-Mail: seamusmurray60@gmail.com

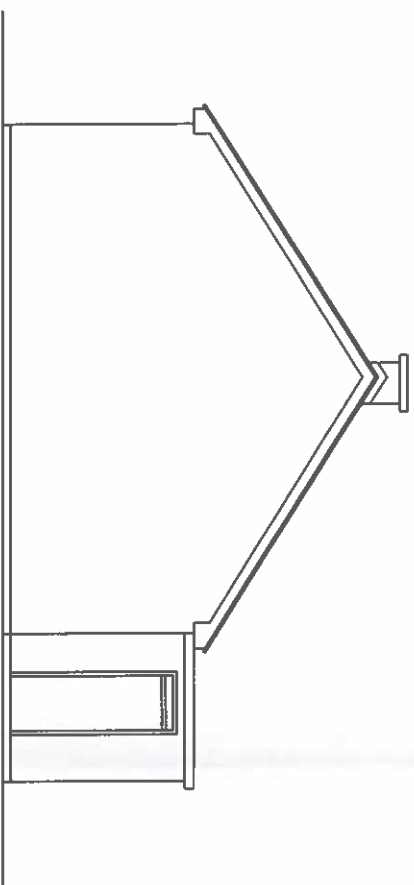
CLIENT Cormac Hoare		DRAWING TITLE Site Layout Plan	
PROJECT Dwelling House at Stonepark, Roscommon. F42 KT78	drawn by: S.D.	date: May 2025	scale: 1:500
	JOB No.	drg. no.	01
			chf: S.M. rev.





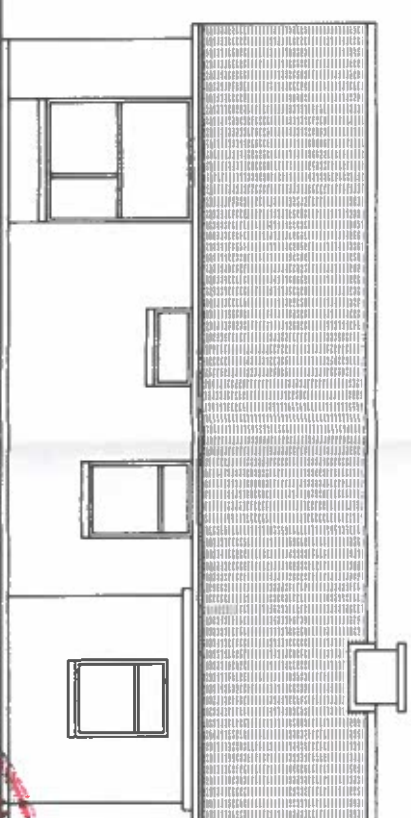
FRONT ELEVATION

Scale: 1:100



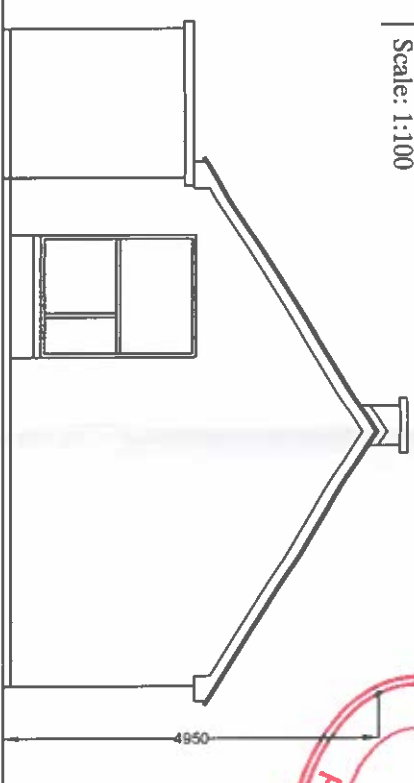
END ELEVATION

Scale: 1:100



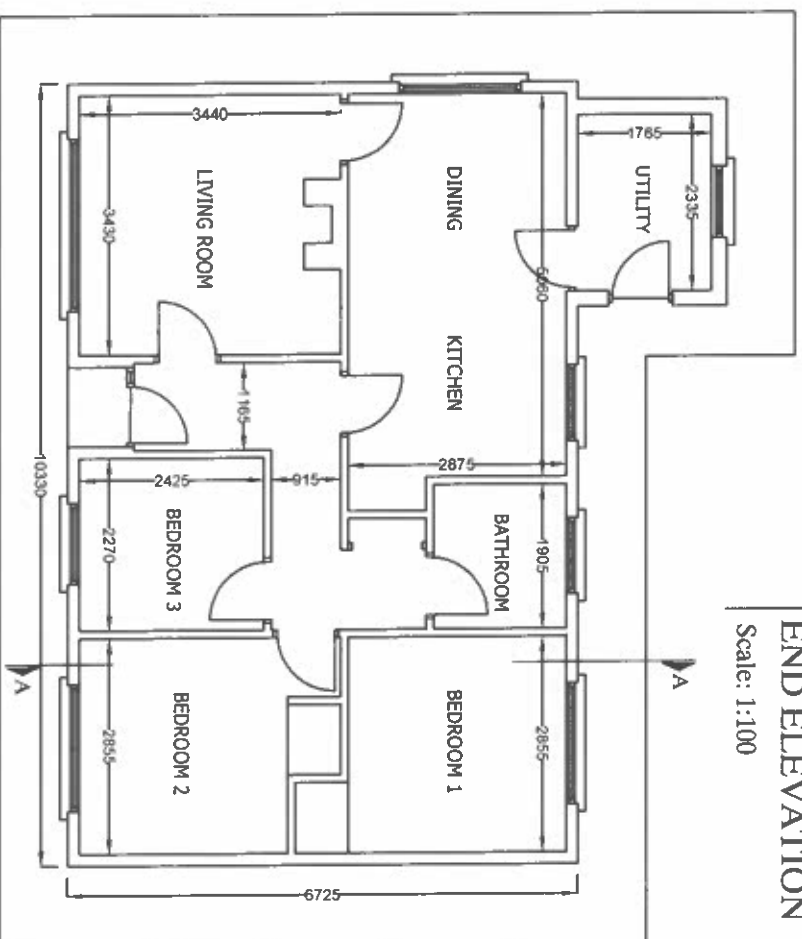
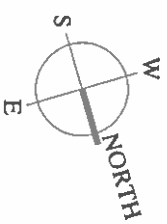
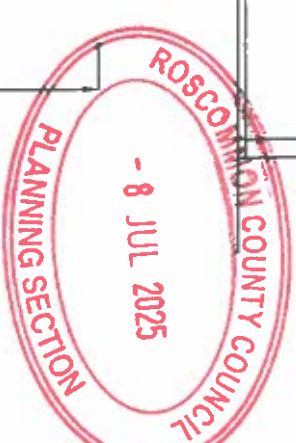
REAR ELEVATION

Scale: 1:100



END ELEVATION

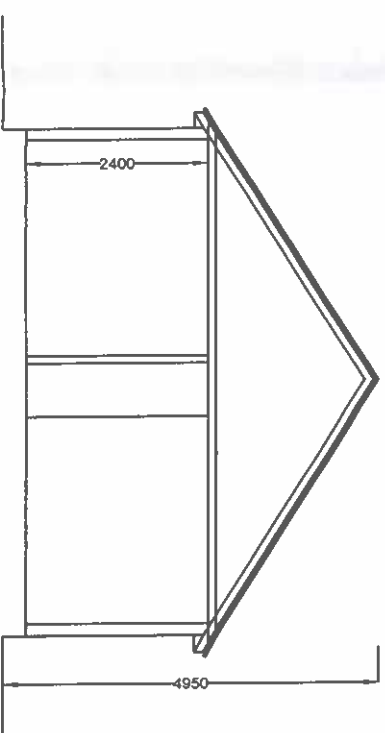
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GROUND FLOOR PLAN

Scale: 1:100

Floor Area: 67.77 sq.m



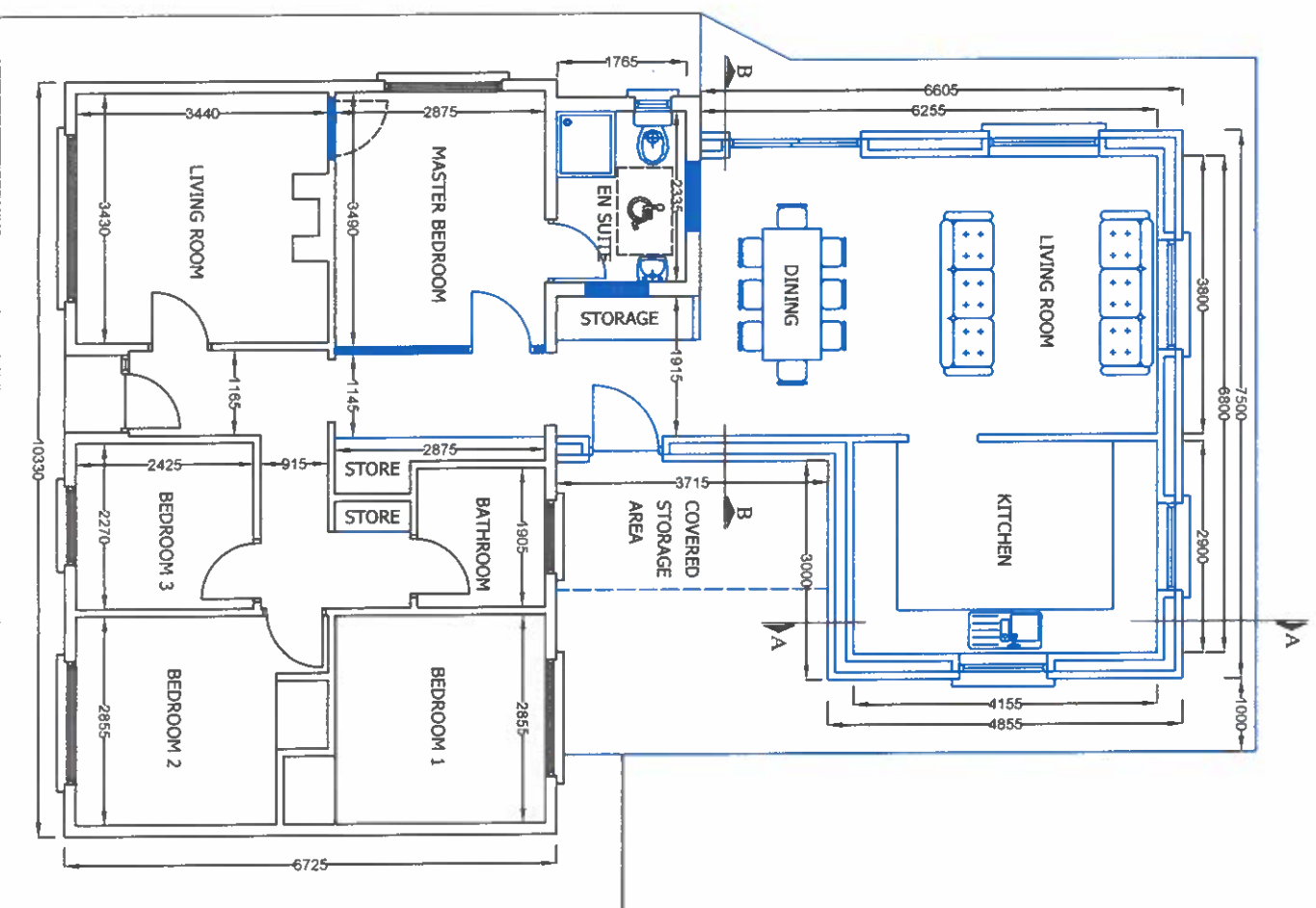
CROSS SECTION A-A

Scale: 1:100

<b>SEAMUS MURRAY</b> Project Managers, Engineers & Surveyors 2 CHERRYSIDE BUSINESS PARK, CASTLE STREET, ROSCOMMON. TEL: 087 2222874 E-Mail: seamusmurray60@gmail.com				
<b>PROJECT</b> Dwelling House at Stonepark, Roscommon, P42 KT78				
<b>CLIENT</b> Cormac Hoare				
<b>DRAWING TITLE</b> Existing House Plan, Elevations & Section.				
drawn by: S.D.	date: May 2025	scale: 1:100	chk: S.M.	
JOB No.		drg. no.	rev.	
		02		

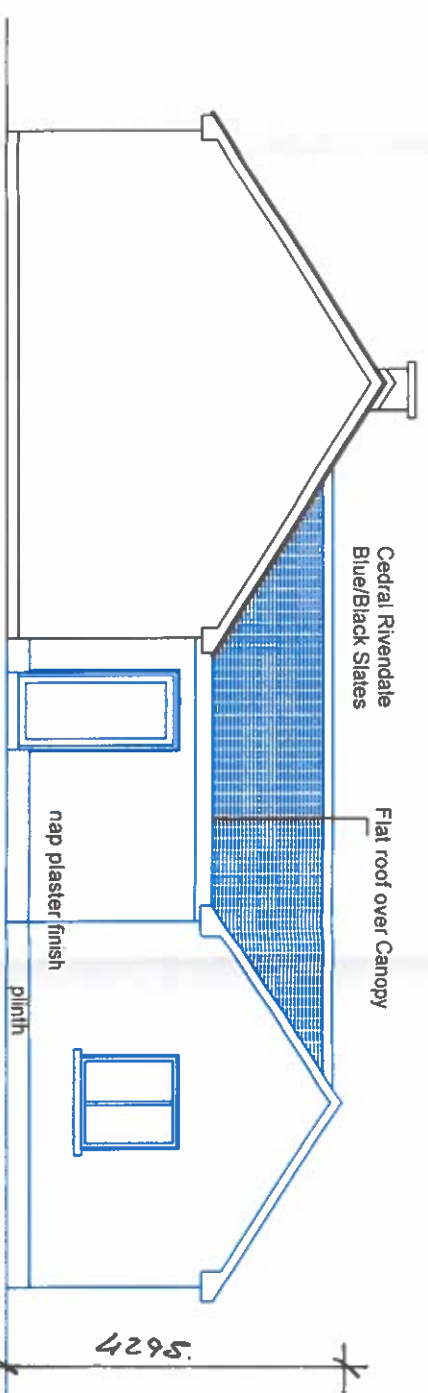


NOTE:  
All masonry to be accordance with  
SR 325 : 2013 + A2 : 2018 / AC:  
2019, Recommendations for the  
design of masonry structures in  
Ireland to Eurocode 6.

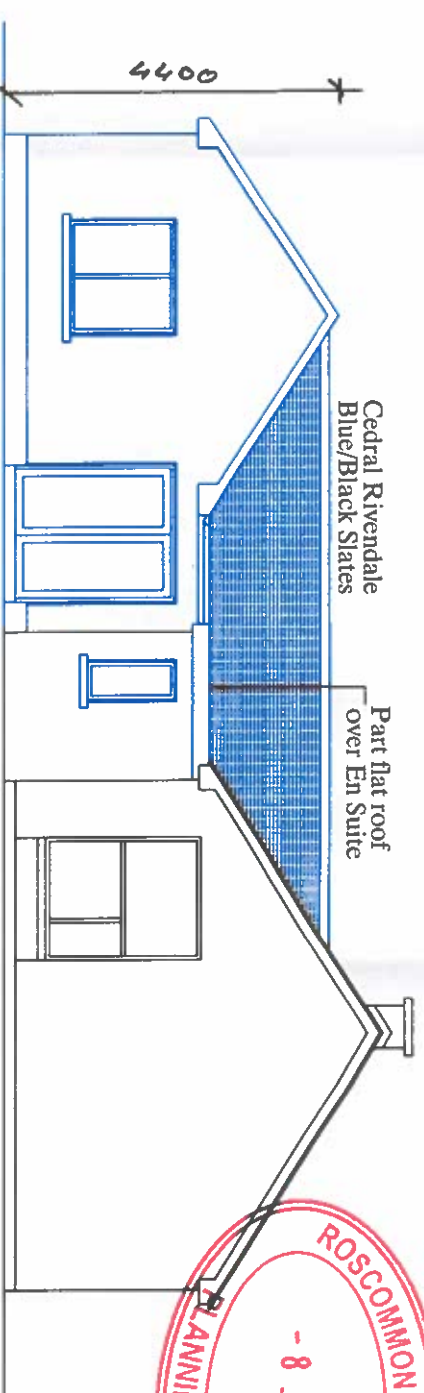


GROUND FLOOR PLAN  
Scale: 1:100

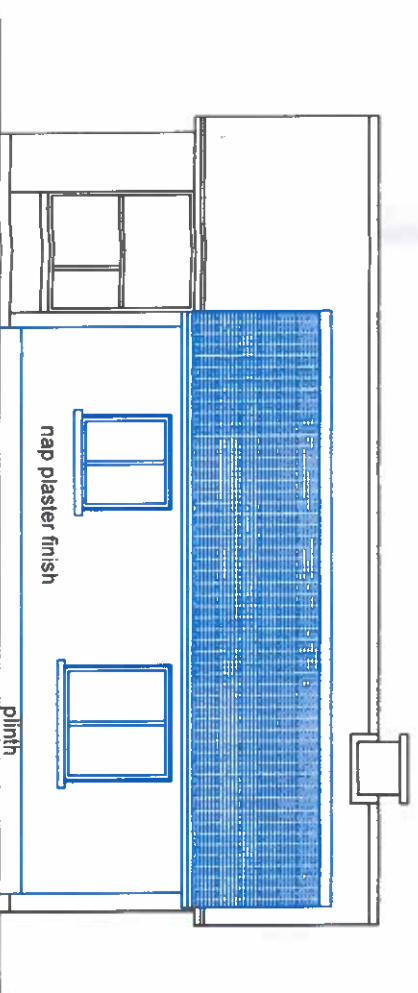
FLOOR AREAS:  
Existing House: 67.77 sq.m  
Proposed Extension: 40.00 sq.m



PROPOSED NORTH ELEVATION  
Scale: 1:100

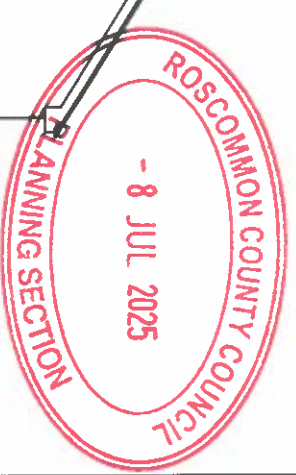


PROPOSED SOUTH ELEVATION  
Scale: 1:100



PROPOSED REAR ELEVATION  
Scale: 1:100

EXISTING BUILDING  
PROPOSED WORK



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PROJECT  
Dwelling House at  
Stonepark,  
Roscommon, F42 KT78

CLIENT  
Cormac Hoare

DRAWING TITLE  
Proposed Floor Plan and Elevations

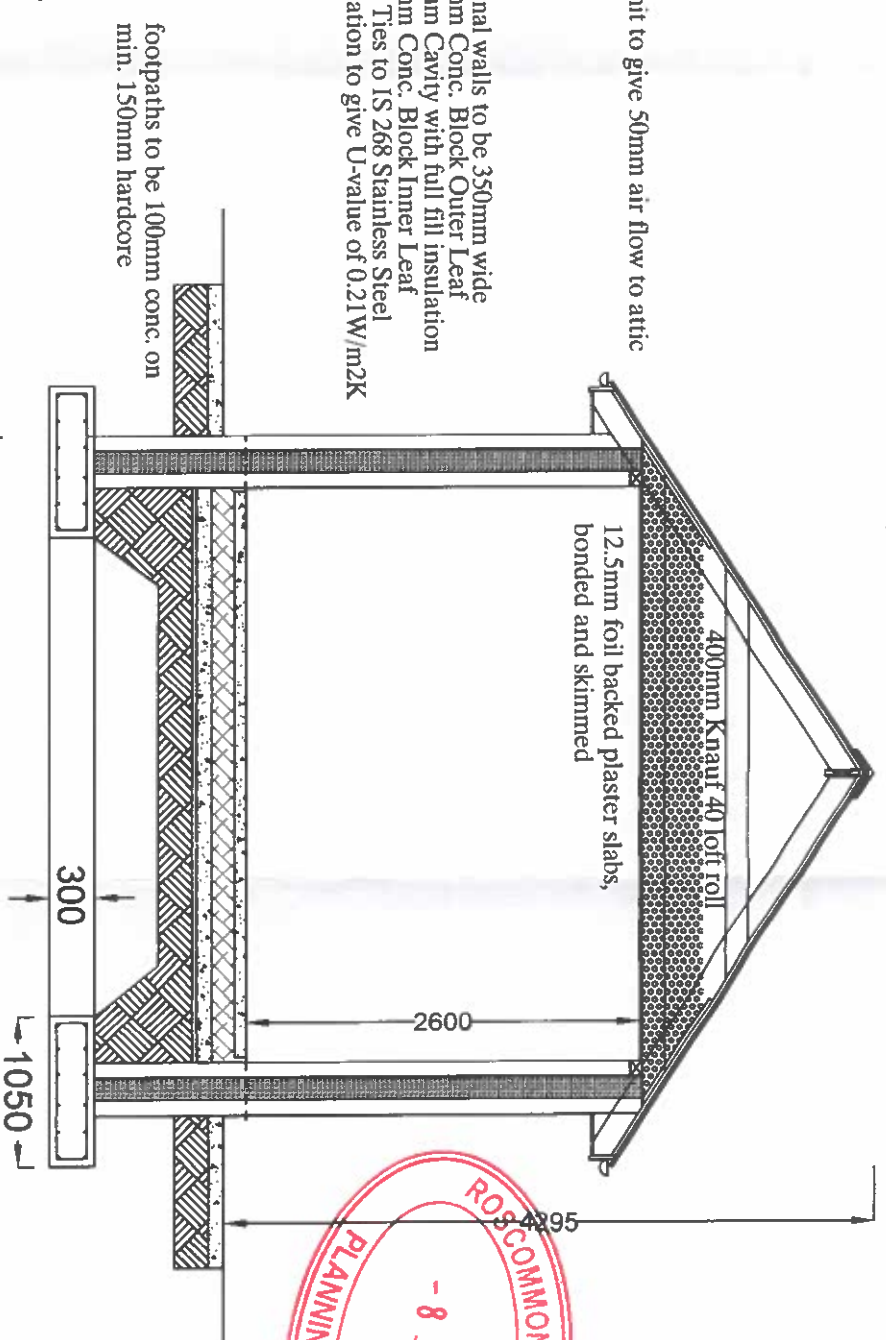
drawn by: S.D. date: May 2025 scale: 1:100 chk: S.M.

JOB No. dfg. no. 03 rev.



ROOF CONSTRUCTION STRICTLY  
TO STRUCTURAL ENGINEERS' DETAIL

wall ties must be galvanised iron or stainless steel to I.S. 268, horizontal spacing to be no more than 750 and vertical spacing not more than 450mm, also provide ties at unbonded jambs to all openings, in cavity walls within 150mm of the opening.



Scale: 1:50

Scale: 1:50

Battens 50 x 44mm on

Tyvex Felt BS 747 on

**Rafters and collars 175 x 50mm**

Ridge Board 225 x 35mm

Purlins 225 x 75mm Grade C.20

Struts 100 x 75mm @ max c/c 2.4m

Collar Ties 125 x 44mm

Hangers 100 x 44mm @ 1.2m c/c

Wallplate 115 x 75mm strapped @ 1.2m c/c

Rafter at Ridge strapped @ 2.0m c/c

Ceiling Joists 175 x 44mm

Facia Board 225 x 35mm

uPVC Facia & Soffit

**Soffit fixed to 50 x 50mm runners**

### Gutters 112mm Seamless Aluminium

Insulation to give U-value of 0.16W/m<sup>2</sup>K

1050 x 300 reinforced conc. strip foundations to structural engineers detail

Floors to be 65mm liquid screed on min. 150mm high density extratherm poly-iso insulation to give U-value of 0.15 W/m<sup>2</sup>K on 200mm reinforced conc. raft on 50mm blinding on rhinoplast radon barrier tape joined as per manufacturers instructions on sand blinding on min. 225mm crushed stone (75mm down) compacted in 150mm layers.

**NOTE:**

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## PROJECT

## Dwelling House at

Stonepark,

Roscommon. F42 KT78

## CLIENT

Cormac Hoare

DRAWING TITLE

## Cross Sections

drawn by: S.D.

date: May 2025

scale: 1:100

chk: S.M.

JOB No.

drg. no.

REV.