

**ROSCOMMON COUNTY COUNCIL**

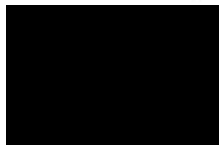
**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

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

**NOTIFICATION OF DECISION**

**REGISTERED POST**

Laura Anne Regan & Aidan O'Donnell,



Reference Number: DED 927  
Application Received: 14<sup>th</sup> July, 2025  
Name of Applicants: Laura Anne Regan & Aidan O'Donnell  
Agent: Will Design & Associates

WHEREAS a question has arisen as to whether the renovation of an existing dwelling with works including 1)insulate, skim, internally all exterior walls; 2)re-wire the house; 3)remove internal chimney breast and make good; 4)replace all timber joinery and internal doors; 5)fit new front and rear doors; 6)replace front windows over the stairs; 7)renovate, tile, fittings in family bathroom; 8)refurbish, tile, new sanitary ware in downstairs toilet; 9)fit laminated flooring on two floors except kitchen and hall & 10)paint internally & externally under the Planning & Development Act (Exempted Development) regulations 2018 at Antogher Road, Roscommon Town, Co. Roscommon, F45 XA37, is or is not development and is or is not exempted development:

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed refurbishment of the existing dwelling as above fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:  
*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**NOW THEREFORE:**

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development the renovation of an existing dwelling with works including 1)insulate, skim, internally all exterior walls; 2)re-wire the house; 3)remove internal chimney breast and make good; 4)replace all timber joinery and internal doors; 5)fit new front and rear doors; 6)replace front windows over the stairs; 7)renovate, tile, fittings in family bathroom; 8)refurbish, tile, new sanitary ware in downstairs toilet; 9)fit laminated flooring on two floors except kitchen and hall & 10)paint internally & externally under the Planning & Development Act (Exempted Development) regulations 2018 at Antogher Road, Roscommon Town, Co. Roscommon, F45 XA37, 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: 22nd August, 2025

CC: Will Desing & Associates  
Email: [bquaine@gmail.com](mailto:bquaine@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 Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

## Caroline Pease

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**From:** Caroline Pease  
**Sent:** Friday 22 August 2025 16:44  
**To:** bquaine@gmail.com  
**Subject:** DED 927 Laura Anne Regan & Aidan O'Donnell  
**Attachments:** DED 927 - Notification.pdf

Dear Sirs,

Please see attached copy notification of decision letter as posted to Laura and Aidan.

Kind regards,  
Caroline

**Caroline Pease | Clerical Officer**

Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98

☎ (090) 6637206 ✉ [cpease@roscommoncoco.ie](mailto:cpease@roscommoncoco.ie)

🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



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

<b>Reference Number:</b>	DED 927
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the renovation of an existing dwelling-house with works including 1)insulate, skim, internally all exterior walls; 2)re-wire the house; 3)remove internal chimney breast and make good; 4)replace all timber joinery and internal doors; 5)fit new front and rear doors; 6)replace front windows over the stairs; 7)renovate, tile, fittings in family bathroom; 8)refurbish, tile, new sanitary ware in downstairs toilet; 9)fit laminated flooring on two floors except kitchen and hall & 10)paint internally & externally.
<b>Name of Applicant:</b>	Laura Anne Regan & Aidan O'Donnell
<b>Location of Development:</b>	Antogher Road, Roscommon Town, Co. Roscommon, F42 XA37
<b>Site Visit:</b>	19/08/2025

**WHEREAS a question has arisen as to whether the following works;** for the renovation 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

**Site Location & Development Description**

The site consists of a north facing, two-story dwelling with a garden area surrounding the property located at Antogher Road, Roscommon Town, Co. Roscommon, F42 XA37. The property is accessed off the L-7052 road. The proposed development consists of the renovation of the dwelling with works including the insulating and skimming internally of all external walls, re-wiring of the house, removal of the internal chimney, replacement of all timber joinery and internal doors, replacement of the front and rear doors, replacement of the front windows over the stairs, renovation of the family bathroom, refurbishment of the downstairs toilet, fitting of laminated flooring on two floors except kitchen and hall and the painting of the dwelling internally and externally.

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**

The subject dwelling is located within the boundaries of the Roscommon Town LAP 2024-2030, Existing residential zone. No Protected structures or structures listed in the National Inventory of Architectural Heritage are in the likely zone of influence of the proposed development.

## **Appropriate Assessment**

The closest European site to the proposed development is Lough Ree PNHA and SAC (Site Code 000440) which are both located circa. 3.6km from the subject site. Also, Ballinturly Turlough PNHA and SAC (Site Code 000588) which are both located circa. 4km from the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment can, therefore, be excluded.

## **Planning History**

As per the Roscommon County Council's Planning Registry, no recent planning history traced to the site.

## **Relevant statutory provisions**

### **Planning and Development Acts 2000 (as amended)**

#### **Section 2. -(1)**

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

#### **Section 3. -(1)**

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

## **Planning and Development Regulations, 2001 as amended**

### **Article 6 (1)**

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

### Article 9 (1) applies;

Development to which article 6 relates shall not be exempted development for the purposes of the Act

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

### **Assessment:**

In accordance with the Planning and Development Act, 2000 Section 3. (1) development is defined as the following: “In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land”. The proposed development is considered to be the carrying out of works. Works are defined in the Act as; “works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....”. It is considered that said works constitute development, as defined in Section 3 of the said Act.

The proposal includes the renovation of a two story house, with works including the insulating and skimming internally of all external walls, re-wiring of the house, removal of the internal chimney, replacement of all timber joinery and internal doors, replacement of the front and rear doors, replacement of the front windows over the stairs, renovation of the family bathroom, refurbishment of the downstairs toilet, fitting of laminated flooring on two floors except kitchen and hall and the painting of the dwelling internally and externally. 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 neighboring structures. The proposed works are deemed an exempt development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on

exemption Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

### **Recommendation**

**WHEREAS a question has arisen as to the renovation of an existing dwelling house at Antogher Road, Roscommon Town, Co. Roscommon, F42 XA37 is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –**

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

### **AND WHEREAS I have concluded that**

- The works outlined above are development.
- The proposed refurbishment of the existing dwelling as above fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

**AND WHEREAS** I have concluded that the said development for the renovation of an existing dwelling house at Antogher Road, Roscommon Town, Co. Roscommon, F42 XA37 is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

*Seán Tiernan*

**Signed:**

**Date:** 21<sup>st</sup> August 2025

Planner



**Signed:**

**Date:** 22<sup>nd</sup> August 2025

A/Senior Planner







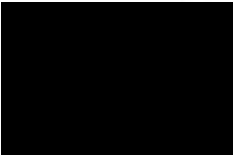




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Laura Anne Regan & Aidan O'Donnell,



Date: 15<sup>th</sup> July, 2025  
Planning Reference: DED 927

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

Development: Permission for the renovation of an existing dwelling with works including 1)insulate, skim, internally all exterior walls; 2)re-wire the house; 3)remove internal chimney breast and make good; 4)replace all timber joinery and internal doors; 5)fit new front and rear doors; 6)replace front windows over the stairs; 7)renovate, tile, fittings in family bathroom; 8)refurbish, tile, new sanitary ware in downstairs toilet; 9)fit laminated flooring on two floors except kitchen and hall & 10)paint internally & externally under the Planning & Development Act (Exempted Development) regulations 2018 at Antogher Road, Roscommon Town, Co. Roscommon, F45 XA37.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of the application which was received on the 14<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/01/0/235741 dated 14<sup>th</sup> July, 2025 receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 927**  
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: Will Design Associates  
[bquaine@gmail.com](mailto:bquaine@gmail.com)

Roscommon County Council  
Aras an Chontae  
Roscommon  
09086 37100

14/07/2025 15:11:32

Receipt No : L01/0/235741

LAURA ANNE REGAN & AIDAN O'DONNELL

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED927	

Total	80 00 EUR
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Tendered	
Credit/Debit Card	80 00
0684	

Change	0 00
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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)	Laura Anne Regan Aidan O'Donnell
Name of Agent	Will Design + Associates (Longford)
Nature of Proposed Works	PAINT INTERNAL/EXTERNAL INTERNAL INSULATION, REWIRE HOUSE NEW BATHROOM, ENSUITE TILING, ONE NEW WINDOW REPLACE INTERNAL JOINERY & DOORS NEW SANITARY WARE, REMOVE CHIMNEY AREA INTERNALLY, LAMINATED FLOORING REFURBISHMENT & upgrade. SEE WILL DESIGN CONFIRMATION OF WORKS ATTACHED
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	ANTOGHER ROAD Roscommon F42 XA37
Floor Area: a) Existing Structure b) Proposed Structure	a) 137 b) 137
Height above ground level:	N/A
Total area of private open space remaining after completion of this development	NO CHANGE
Roofing Material (Slates, Tiles, other) (Specify)	NONE

## Roscommon County Council

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

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NONE SEE WILDESIGN - WORKS REPORT + COSTINGS
Is proposed works located at front/rear/side of existing house.	NO N/A
Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	—
Existing use of land or structure	VACANT HOUSE - RESIDENTIAL
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	C. 18M
Does the proposed development involve the provision of a piped water supply	NO
Does the proposed development involve the provision of sanitary facilities	NO

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

Signature:

Laurence Ryan

Date:

27 June 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





willdesign.ie

WILL DESIGN ASSOCIATES  
KNOCKMARTIN LANE  
LONGFORD

Ph: (043) 33 48551  
Mbl: (086) 875 36 15  
Email: bquaine@gmail.com  
Web: www.willdesign.ie

04<sup>th</sup> June, 2025

**To: Vacant Homes Officer, Roscommon Co. Co.**

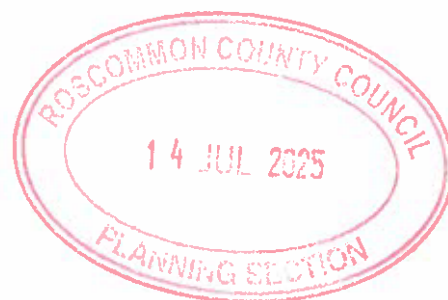
**Re: Confirmation of Costings  
Proposed works to existing dwelling house at  
Antogher Road, Roscommon, Co. Roscommon F42 XA37**

I am Principal in the above-mentioned Architecture and Engineering Firm and confirm the following:

1. My said firm are retained to inspect the works proposed carried out at **Antogher Road, Roscommon, Co. Roscommon F42 XA37** such building or works hereinafter referred to as "the relevant works".
2. I have inspected "the relevant works" and the original dwelling appears to have been vacant for a number of years.
3. I confirm that the "relevant works" proposed renovation and upgrade of the internal which is exempt from planning Permission in accordance with the Planning & Development 2001 (as Amended).
4. Works are proposed
  - a. Insulate, skim, internally all exterior walls
  - b. Re-wire the house,
  - c. Remove internal chimney breast and make good,
  - d. Replace all timber joinery and internal doors
  - e. Fit new front and rear doors
  - f. Replace front window over the stairs
  - g. Renovate, tile, fittings in family bathroom
  - h. Refurbish, tile, new sanitary ware in downstairs toilet
  - i. Fit laminated flooring on two floors except kitchen and hall
  - j. Paint internally and externally
5. I confirm the estimated costs @ [REDACTED] incl VAT.

Copy of professional indemnity insurance enclosed.

**Brendan Quaine, Dip. Arch T, B Sc Eng (Hons), PG Dip Fire Eng (T.C.D)**  
**WILL DESIGN ASSOCIATES**



Broker: [REDACTED]  
Date: Thursday, 05 September 2024

**ARACHAS**  
Protecting You & Yours

**TO WHOM IT MAY CONCERN**

**QA Design Ltd T/A Will Design Associates**  
**Knockmartin Lane Co. Longford**

We act as insurance broker for the above client and as such can confirm the following cover

**Business Description**

Architect

**Professional Indemnity Insurance**

Limit of Indemnity : [REDACTED] any one claim  
Policy Excess : [REDACTED] each and every claim  
Period of Cover : 14/09/2024 to 13/09/2025

Both days inclusive local standard time at above address

Insurers : [REDACTED]  
Policy No : [REDACTED]  
Note : Policy extends to include PSDP cover

The cover provided contains no unusual terms or conditions and is fully applicable to any work which the Insured Practice may be appointed in connection with his business description.



Joey Wynne  
Arachas Corporate Brokers Limited



## Tailte Éireann



CENTRE

**COORDINATES:**

ITM 587462.763416

**PUBLISHED:**

50437887 1

**MAP SERIES:**

### MAP SHEETS:

2550-15

2550-D

**COMPILED AND PUBLISHED BY:**

Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

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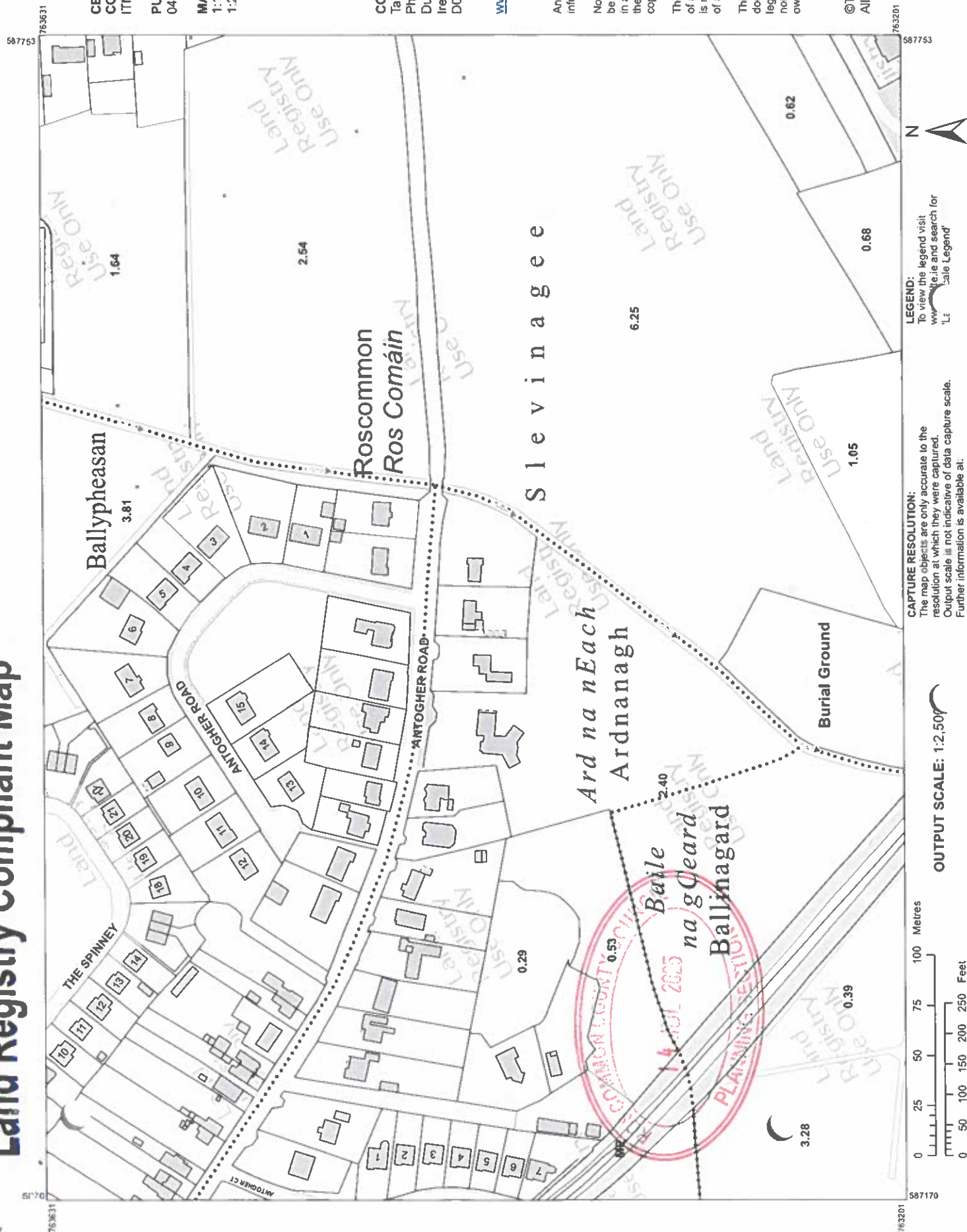
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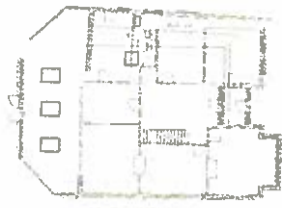
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

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corners of site are shown edge in red line

existing front boundary wall and entrance gateway retained

Site layout Plan  
Scale 1 : 500

