

**ROSCOMMON COUNTY COUNCIL**

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

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

**CHIEF EXECUTIVE'S ORDER**

Order No: \_\_\_\_\_ PL/81/26 \_\_\_\_\_

Reference Number: DED 931

Name of Applicant: Adrain McKenna

Agent: Mick Conlon

WHEREAS a question has arisen as to whether the renovation and material alterations of a dwelling house at Elphin Street, Boyle, Co. Roscommon, F52 R791, 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) 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 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 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 renovate and the material alterations of a dwelling house at Elphin Street, Boyle, Co. Roscommon, F52 R791., 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:

Signed:   
Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 26<sup>th</sup> January, 2026

**ROSCOMMON COUNTY COUNCIL**  
**Chief Executive's Order requesting Further Information**  
**on Section 5 of the Planning & Development Act 2000 (as amended)**

Order No: PH/1003/25

**Subject:** Planning & Development Act 2000 (as amended).  
Planning & Development Regulations 2001 (as amended).

**Applicant:** Adrian McKenna

**Agent:** Mick Conlon

**Ref No.:** DED 931

**Re:** WHEREAS a question has arisen as to whether the renovation and material alterations of a dwelling house, including replacing render, levelling floors, insulation, new foul sewer, stud partitions, replace ceilings and external joinery, floor and wall tiling, kitchen/bathroom fittings, upgrade all plumbing and electrics, and decoration throughout at Elphin Street, Boyle, Co. Roscommon, F52 R791, is or is not development and is or is not exempted development.

**ORDER:** By virtue of the powers vested in me by the Local Government Acts 1925 - 2024 and the Planning & Development Act 2000 (as amended), it is hereby ordered that Further Information in relation to the request for a Declaration on development and exempted development (Reference No. DED 931) be requested from the Applicant & the Agent.

Signed on the 15<sup>th</sup> August, 2025

  
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Alan O'Connell,  
Senior Executive Planner,  
Planning.