

ROSCOMMON COUNTY COUNCIL

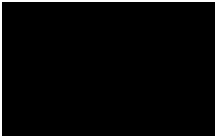
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DETERMINATION

REGISTERED POST

Donal Donnelly,



Reference Number: DED 933
Application Received: 23rd July, 2025
Name of Applicant: Donal Donnelly
Agent: N/A

WHEREAS a question has arisen as to whether the renovation of a dwelling house at Rahara House, Athleague, Co. Roscommon, F42 YA72, 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.

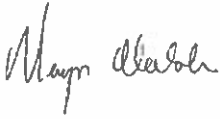
AND WHEREAS Roscommon County Council has concluded that:

- (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 a dwelling house at Rahara House, Athleague, Co. Roscommon, F42 YA72., 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: 26th January, 2026

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: Monday 26 January 2026 13:48
To: Donal Donnelly
Subject: DED 933 - Notification of Determination
Attachments: DED 933 Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for your Section 5 Application – DED933.

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 933
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the renovation of dwelling-house to include 1) Roof repair with new felt, laths and slates; 2) External replastering; 3) Relay of sewage network & 4) Painting and decorating.
Name of Applicant:	Donal Donnelly
Location of Development:	Rahara House, Athleague, Co. Roscommon, F42 YA72.
Site Visit:	_____

WHEREAS a question has arisen as to whether the following works for the renovation of dwelling-house to include 1) Roof repair with new felt, laths and slates; 2) External replastering; 3) Relay of sewage network & 4) Painting and decorating 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) 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 south-east facing, long, two-story dwelling with a garden area surrounding the property located at Rahara House, Athleague, Co. Roscommon, F42 YA72. The property is accessed off the R-362 road. The proposed development consists of the renovation of the dwelling with works including the repairing of the kitchen roof with new felt, laths and slates, external replastering, the relay of the sewage network, painting and decorating and varies internal works.

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 Funshinagh SAC (Site Code 000611) located c. 0.6km to the east.

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 Roscommon County Councils' Planning Registry, no recent planning history traced to this site. It appears that the existing dwelling was constructed pre- Planning and Development Act.

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.

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

- Repairing of the kitchen roof with new felt, laths and slates.
- External replastering.
- The relay of the sewage network.

- Painting and decorating and various internal works.

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 neighboring structures. The proposed works are deemed an exempt development.

Further information was requested regarding the relay of the sewage network. The applicant has responded to this query confirming that there is no change or upgrade to the existing wastewater treatment system and the references appear to relate to maintenance related works only.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the renovation of dwelling-house as outlined above at Rahara House, Athleague, Co. Roscommon, F42 YA72, 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) 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 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 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 dwelling-house as outlined above at Rahara House, Athleague, Co. Roscommon, F42 YA72 is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 26th January 2026

Signed:



Senior Executive Planner

Date: 26th January 2026

Carmel Curley

From: Donal Donnelly [REDACTED]
Sent: Tuesday 30 September 2025 15:39
To: Carmel Curley
Subject: Re: DED 933 - Further Information Request
Attachments: Sewage Map.jpeg

Hi Carmel,

Further to our previous discussion on this matter and receipt of the letter below (I also received the original letter by post)

I can confirm that in the proposed works, there is no change or upgrade to the existing wastewater treatment system

- The intention is that the existing pipes and tank is serviced/ cleared if appropriate
- The proposed works include the replacement of existing bathroom units, and the existing system has not been maintained in several years
- For completeness, I attached a map (highlighted in red) showing the location of the existing sewage tank and an approximate location of where the underground pipes connect this to the house
- I am in the process of applying for the Vacant Homes grant, hence the reason for this application. Your earliest reply to this information would be appreciated.

If you have any further queries or require any further information on this matter, please let me know.

Regards

Donal
[REDACTED]

From: Carmel Curley <CCurley@roscommoncoco.ie>
Sent: Thursday 18 September 2025 09:39
To: [REDACTED]
Subject: DED 933 - Further Information Request

Hi Donal,

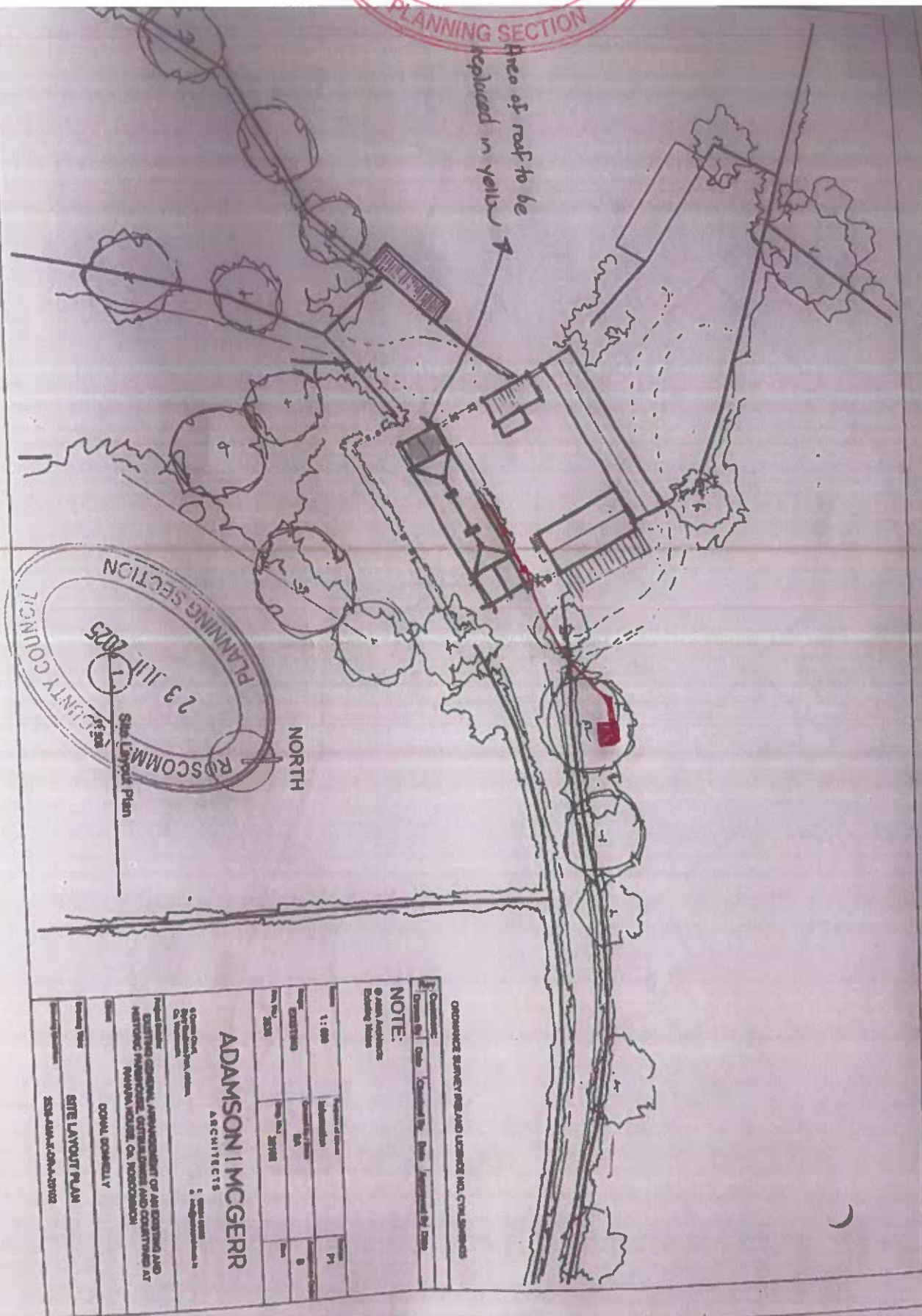
As per our telephone conversation this morning, please see attached Further Information Request Letter & Site Location & Site Layout Plans as discussed.

Regards,

Carmel

Carmel Curley, Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100



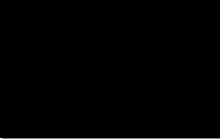




Comhairle Contae
Ros Comáin
Roscommon
County Council



Donal Donnelly,



Date: 3rd September, 2025
Reference: DED 933

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

Development: WHEREAS a question has arisen as to whether the renovation of a dwelling house to include roof repairs with new felt, laths & slates, external replastering, relay of sewage network and painting and decorating at Rahara House, Athleague, Co. Roscommon, F42 YA72, is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 23rd July, 2025 and in order for the Planning Authority to determine as to whether the renovation of a dwelling house to include roof repairs with new felt, laths & slates, external replastering, relay of sewage network and painting and decorating at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. It is noted that item 4 of the correspondence received with this application refers to a "partial relay" of the sewage network in a "problematic area". Please provide detailed specifications (including updated site layout plan indicating the design and location of any works to the existing wastewater management arrangements on site.

You are advised that wastewater treatment system upgrade works do not constitute exempt development.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 933**

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

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

Reference Number:	DED 933
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the renovation of dwelling-house to include 1) Roof repair with new felt, laths and slates; 2) External replastering; 3) Relay of sewage network & 4) Painting and decorating.
Name of Applicant:	Donal Donnelly
Location of Development:	Rahara House, Athleague, Co. Roscommon, F42 YA72
Site Visit:	13/08/2025

WHEREAS a question has arisen as to whether the following works; for the renovation of a 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 south-east facing, long, two-story dwelling with a garden area surrounding the property located at Rahara House, Athleague, Co. Roscommon, F42 YA72. The property is accessed off the R-362 road. The proposed development consists of the renovation of the dwelling with works including the repairing of the kitchen roof with new felt, laths and slates, external replastering, the relay of the sewage network, painting and decorating and various internal works.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Archaeological and Cultural Heritage

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

Appropriate Assessment

The closest European site to the site of the proposed development is Lough Funshinagh SAC (Site Code 000611) which is located circa 0.6km to the east.

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, 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 repairing of the kitchen roof with new felt, laths and slates, external replastering, the relay of the sewage network, painting and decorating and various internal works. 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 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

I recommend that an opinion under Section 5 of the Planning and Development Act 2000 (as amended) be Deferred pending receipt of the following further information:

1. It is noted that item 5 of the correspondence received with this application refers to a "partial relay" of the sewage network in a "problematic area". Please provide detailed specifications (including updated site layout plan indicating the design and location of any works to the existing wastewater management arrangements on site. You are advised that wastewater treatment system upgrade works do not constitute exempt development.

Seán Tiernan

Signed:

Date: 2nd September 2025

Planner



Signed:

Date: 2nd September 2025

Senior Executive Planner

















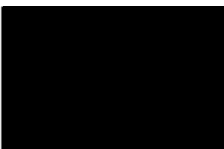




Comhairle Contae
Ros Comáin
Roscommon
County Council



Donal Donnelly,



Date: 25th July, 2025

Planning Reference: DED 933

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

Development: Permission for renovation of dwelling-house to include roof repair with new felt, laths and slates, external replastering, relay of sewage network and painting and decorating under the Planning & Development Act (Exempted Development) regulations 2018 at Rahara House, Athleague, Co. Roscommon, F42 YA72.

A Chara,

I wish to acknowledge receipt of the application which was received on the 23rd 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: L01/0/235916 dated 24th July, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 933**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

24/07/2025 15:20:54

Receipt No : L01/0/235916

DONAL DONNELLY

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 933	

Total : 80.00 EUR

Tendered :
Cheque 80.00
500008

Change : 0.00

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)	Donal Donnelly
Name of Agent	n/a - no structural work Quote from Donal Kilduff Builders.
Nature of Proposed Works	- Vacant Property Refurb (attached) - Internal works mainly - Paintings + decorating - Replacement of "Kitchen" roof
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Rahura House, Rathleague, Co. Rosc F42 YA72
Floor Area: a) Existing Structure b) Proposed Structure	a) _____ b) _____
Height above ground level:	n/a
Total area of private open space remaining after completion of this development	- no change - no structural work.
Roofing Material (Slates, Tiles, other) (Specify)	Slates - Like for Like replacement on Kitchen roof only

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	n/a - painting only / roof repair in part of roof
Is proposed works located at front/rear/side of existing house.	Internal +
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	circa 100m From R362
Does the proposed development involve the provision of a piped water supply	existing water supply
Does the proposed development involve the provision of sanitary facilities	existing sanitary facilities

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

Signature:

David Dineen

Date:

10/3/25

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



Planning Department
Roscommon County Council
Aras An Chontae
Roscommon
Co Roscommon



22nd July 2025

Re: Declaration of Exempted Development

Dear sir/madam,

Further to your letter dated 20th March 2025 (copy attached) - please see attached the additional information/ detail requested for the application to proceed

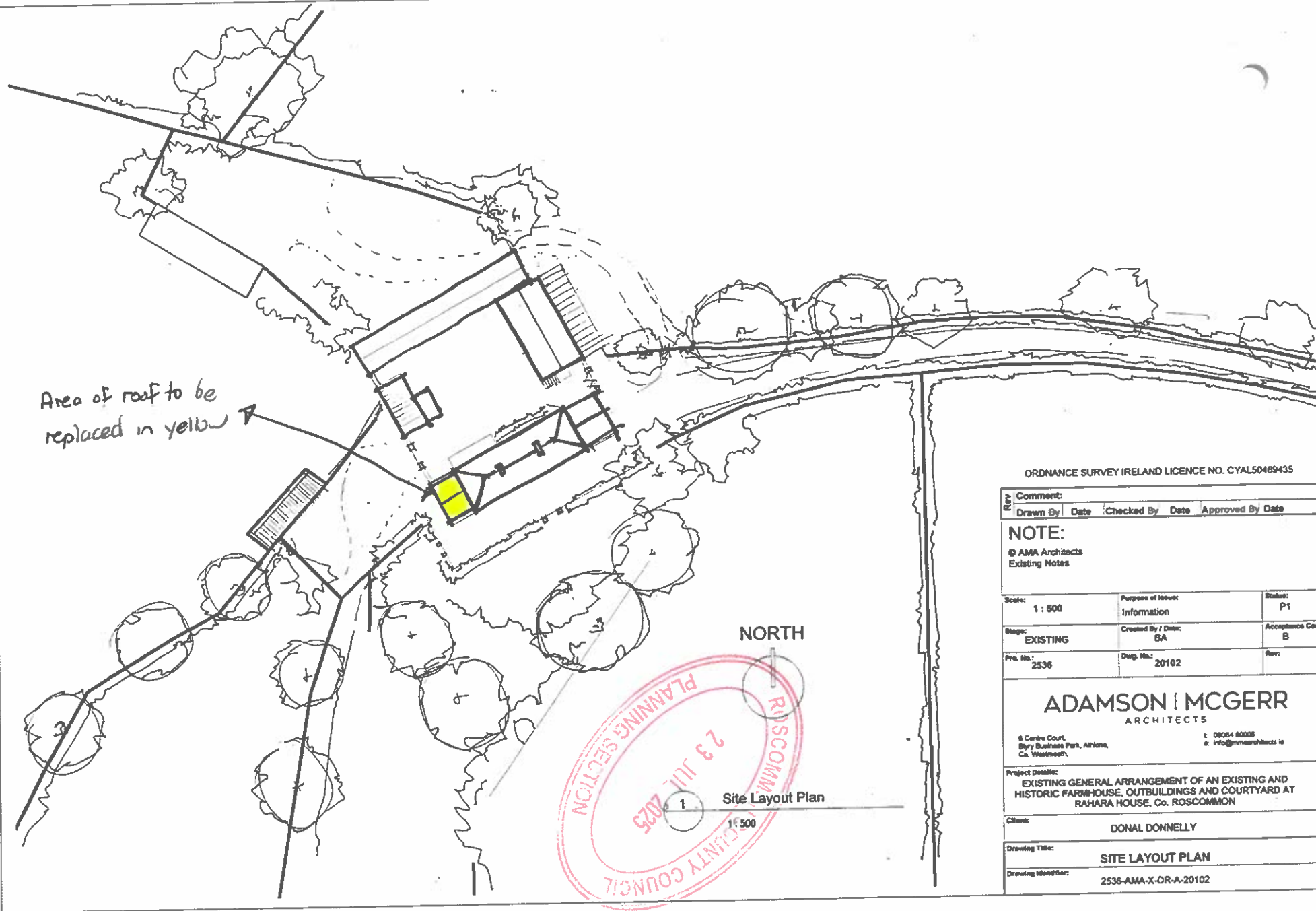
1. Attached is a 1:500 map of the house. Specifically, identified is the portion of the roof which it is proposed will be replaced. Also attached is a 1:2500 map and photos of the house from front and rear.
2. Specification of works to roofscape for the portion of the roof been replaced are: Strip single store kitchen annex of slates and replace compromised roof timbers. Install new felt, laths and slates with suitable ridge tile.
3. Area of roof scape is circa 35 sqm
4. The external replastering is in relation to the back of the kitchen annex (area been reroofed) where some of the old plastering had fallen off (the proposed replastering will be consistent with the existing plastering in place). Sewage network require partial relay in problematic area to connect new bathroom upstairs. needs to be relayed between ensuite AJ and two storey soil stack pipe. The works on the avenue is just the application of some new gravel.
5. Also attached is a new payment/cheque for €80 (the previous cheque had been returned)

If you have any queries on this, please feel free to contact me.

Regards

Donal Donnelly

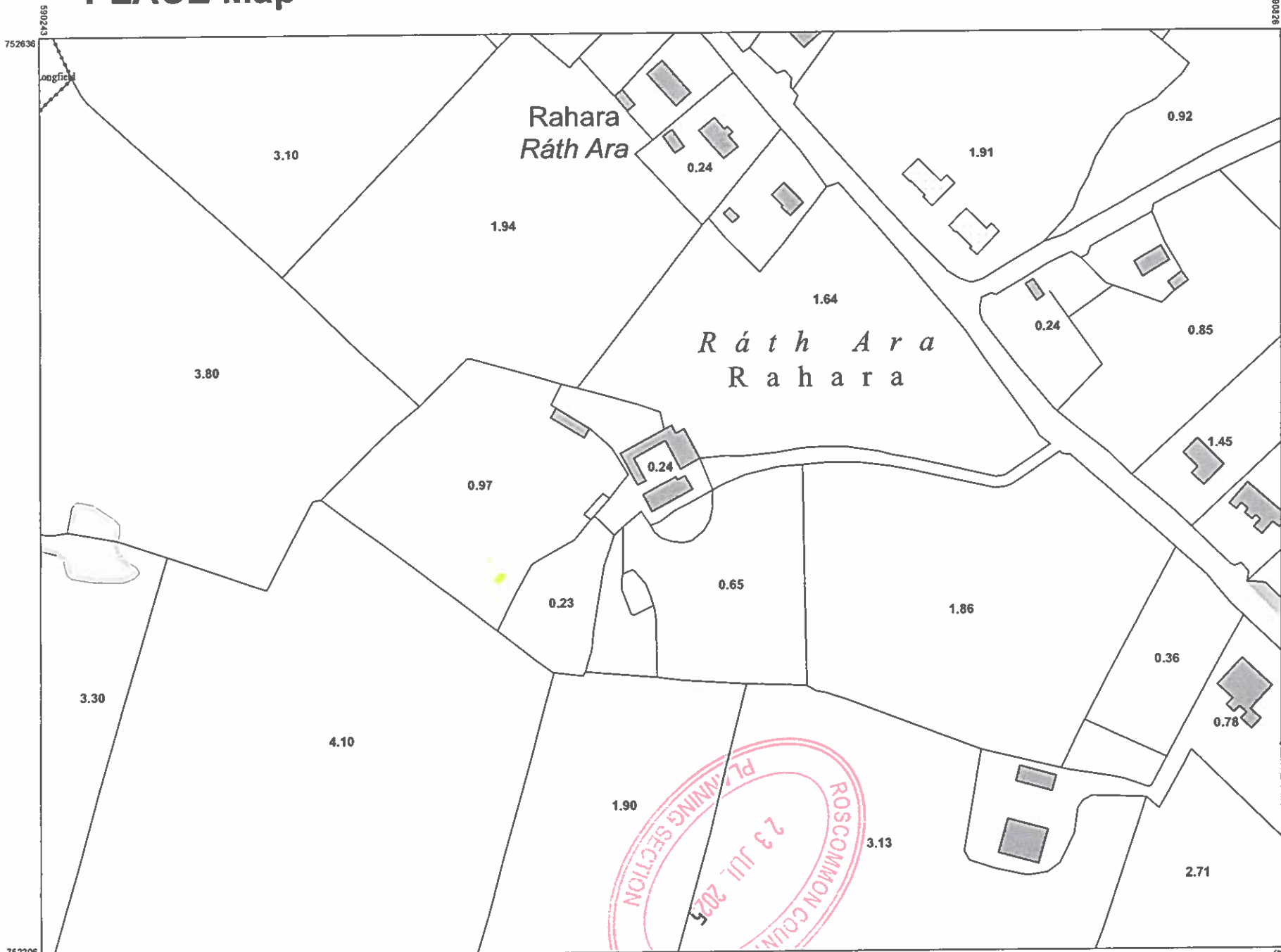




ORDNANCE SURVEY IRELAND LICENCE NO. CYAL50469435

Rev		
Comment:		
Drawn By	Date	Checked By Date Approved By Date
NOTE:		
© AMA Architects Existing Notes		
Scale:	Purpose of Issue:	Status:
1 : 500	Information	P1
Stage:	Created By / Date:	Acceptance Code:
EXISTING	BA	B
Proj. No.:	Draw. No.:	Rev:
2536	20102	
ADAMSON MCGERR ARCHITECTS		
6 Centre Court, Bryr Business Park, Athlone, Co. Westmeath.		
t. 08064 80008 e. info@mmarchitects.ie		
Project Details:		
EXISTING GENERAL ARRANGEMENT OF AN EXISTING AND HISTORIC FARMHOUSE, OUTBUILDINGS AND COURTYARD AT RAHARA HOUSE, Co. ROSCOMMON		
Client:		
DONAL DONNELLY		
Drawing Title:		
SITE LAYOUT PLAN		
Drawing Identifier:		
2536-AMA-X-DR-A-20102		

PLACE MAP



CENTRE COORDINATES:
590535,75241

PUBLISHED: 14/07/2025 **OR** 504

MAP SERIES: MA 1:5,000 282

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nor does it show
ownership of physical fea

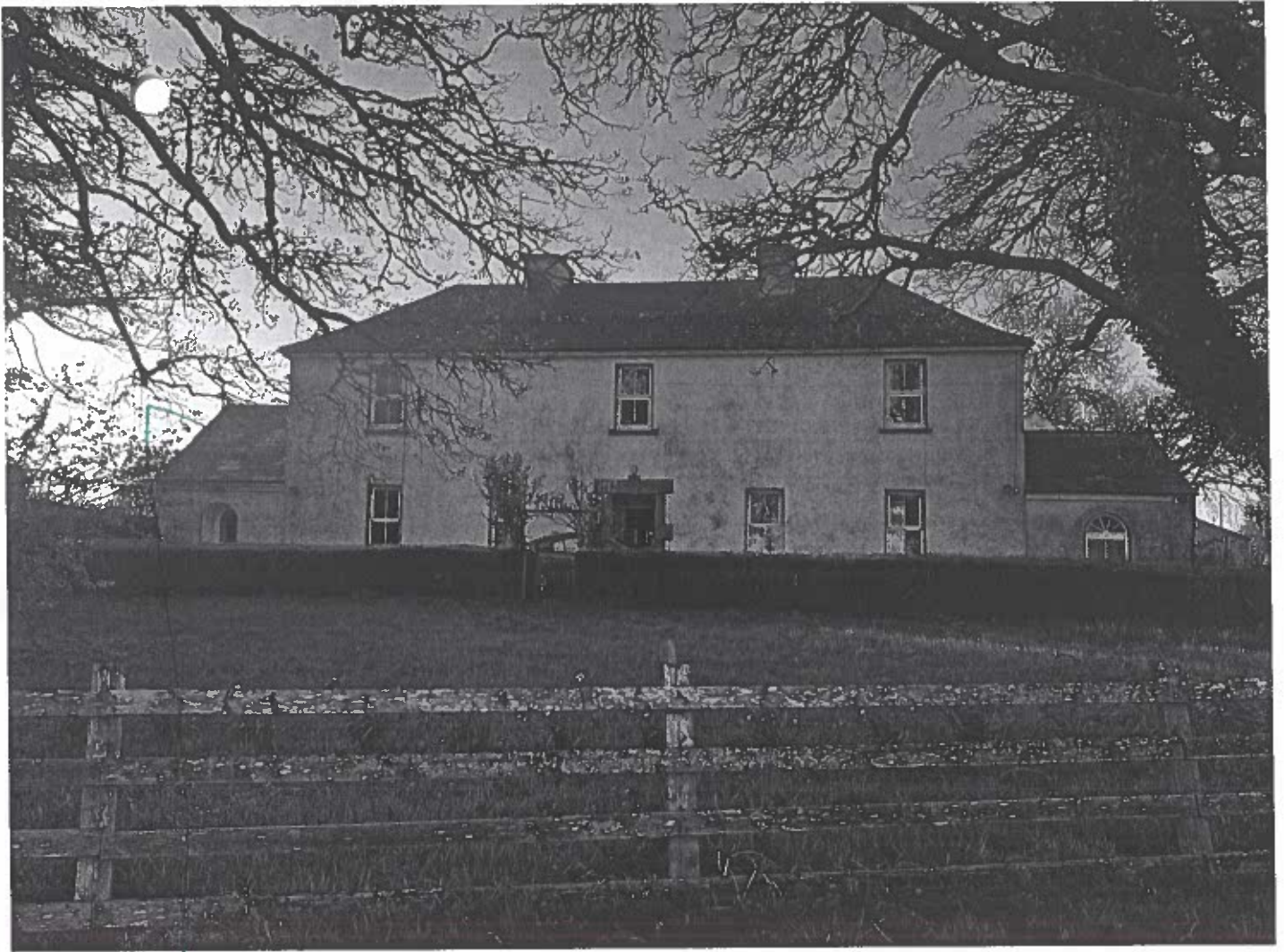
©Tailte Éireann, 2025.
All rights reserved.

OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

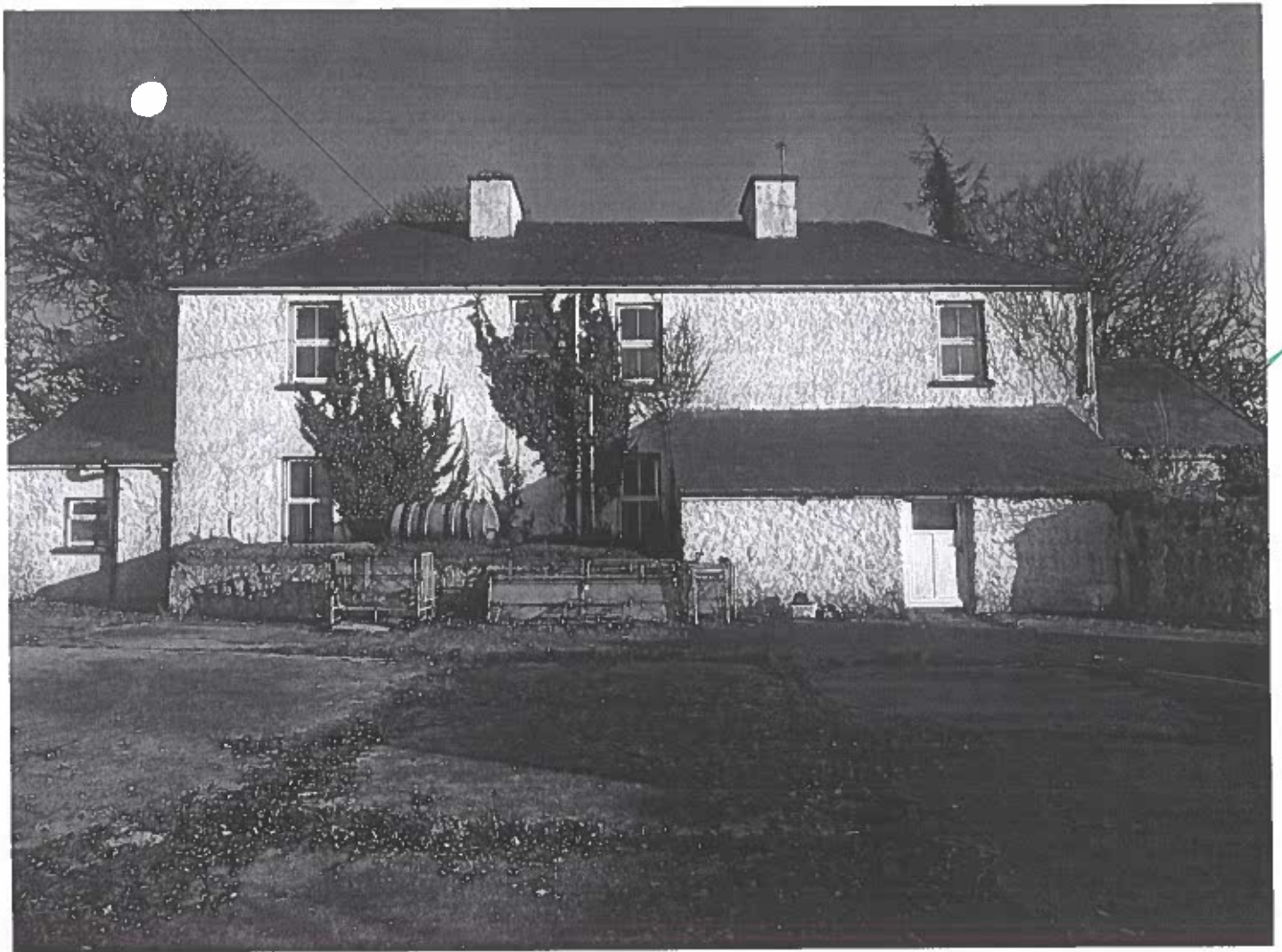
LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'





roof



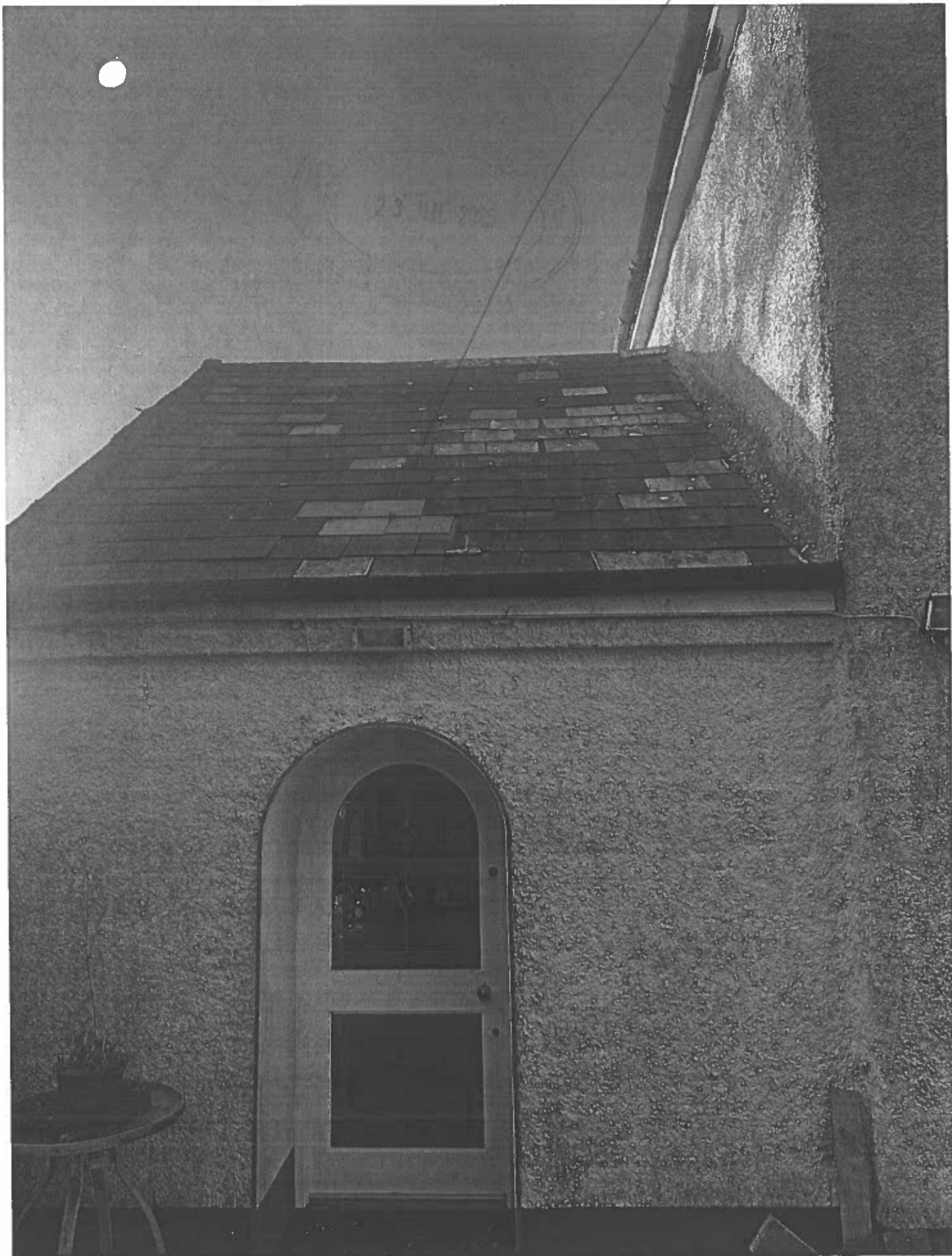


Roof



roof

23-111-202



COPY



Application Form

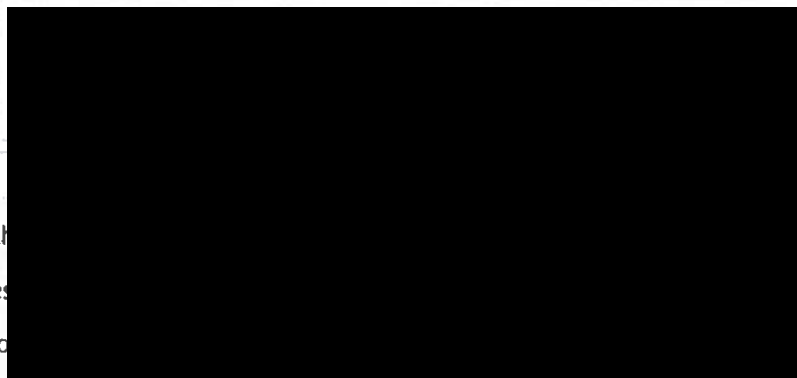
Please answer all of the following questions using BLOCK CAPITALS.
Failure to fully complete any of the below sections may result in delays to your application.

Details of who the grant is for

Name

DONAL DONNELLY

Address



Eircode

Date of birth

Email address

Contact phone



Please provide additional details here along with any relevant supporting documentation:

House has been vacant since Dec 2020 - [REDACTED] has recently been granted on it.

The refurbishment works required on the house include

- Utility room to be partitioned + new units, etc
- Main bathroom requires modern equipment/structure
- Significant painting + decorating required.
- Roof over kitchen requires significant works
- Exterior works to the site (avenue to house)
- Other => attic timbers, gutters, sewage, ivy removal, replastering



