

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Sarah Cregg,

Reference Number: DED 935
Application Received: 25th July, 2025
Name of Applicant: Sarah Cregg
Agent: Mick Conlon

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling house, with works including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath at Glen Tara, The Demesne, Frenchpark, Co. Roscommon, F45 PX94, 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 refurbish an existing dwelling house, with works including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath at Glen Tara, The Demesne, Frenchpark, Co. Roscommon, F45 PX94, 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,
Administrator Officer,
Planning.

Date: ~~17~~¹⁸ September, 2025

cc agent via email: Mick Conlon
mickconlon36@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.

Carmel Curley

From: Carmel Curley
Sent: Wednesday 17 September 2025 14:05
To: mickconlon36@gmail.com
Subject: DED 935 - Sarah Cregg
Attachments: DED 935 - Notification of Decision.pdf

Hi Mick,

Please find attached Notification of Decision for the Section 5 Declaration of Exempted Development Application submitted on behalf of Sarah Cregg – DED 935 . Please note that a hard copy will be issued to the applicant via registered post.

Regards,

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 935
Re:	Permission for refurbishment of existing dwelling-house including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Sarah Cregg
Location of Development:	3 Glen Tara, The Demesne, Frenchpark, County Roscommon, F45 PX94.
Site Visit:	19 th August 2025

WHEREAS a question has arisen as to whether the following works for refurbishment of existing dwelling-house including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath 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 north facing detached bungalow located in a residential area to the north of Frenchpark village. The site is accessed off L-5684 Local Secondary Road. The proposed development consists of the refurbishment of existing dwelling-house including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath.

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 Cloonshanville Bog SAC (Site Code 000614) located c. 700m from the proposed development 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 Roscommon County Council's Planning Registry, there is no planning history traced to this 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,

PART 1 - Article 6 - Exempted Development – General

Development within the curtilage of a house

Development Description	Conditions and Limitations
CLASS 6 (a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.	The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.

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

Internal works

- Clear out internally
- Excavate existing ground floor to reduced level
- Disposal of material off site to licensed landfill
- Hardcore filling to make up levels under floor slab
- Level and compact
- 50mm thick sand blinding
- Services under floor slab
- Floor insulation 100mm xtratherm
- A142 mesh

- 150mm thick concrete slab
- Radon barrier incl. sump and pipework
- 25mm vertical insulation
- 60mm screed
- Airtightness membrane to perimeter of floor
- D.P.C to floor
- Powerfloat finish
- Replace external joinery PC Sum
- Stud Partitions
- Ceilings
- Internal doors and frames
- Wall finish and skim
- Insulation to external wall. 92.5mm insulated plasterboard on 50mm wall battens incl. vapour membrane
- External plastering. 2 coats
- Softwood skirtings and architrave and window boards
- Floor and wall tiling
- Laminate flooring
- Reconstruction of roof to provide structural stability Prov Sum
- Kitchen units and presses
- Bathroom fittings
- Installation of electrical services incl. builder's work
- Plumbing and heating installations incl. builder's work
- Painting and Decoration internal

External works

- Painting and Decoration external
- Formwork to footpaths (150mm concrete to footpath incl. A142 mesh)

The applicant is proposing the installation of external footpaths and the site clearance of overgrowth around the existing dwelling. Consideration must be taken to the conditions and limitations under Class 6 Part 1 Schedule 2 of the Planning and Development Regulations 2001, as amended when constructing external paths and carrying out the site clearance for the proposed development.

These works have been considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The stated works fall under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Environmental Considerations

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for refurbishment of existing dwelling-house including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath as outlined above at 3 Glen Tara, The Demesne, Frenchpark, County Roscommon, F45 PX94, 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 refurbishment of existing dwelling-house including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath as outlined above at 3 Glen Tara, The Demesne, Frenchpark, County Roscommon, F45 PX94, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 10th September 2025

Signed: 
Senior Executive Planner

Date: 10th September 2025





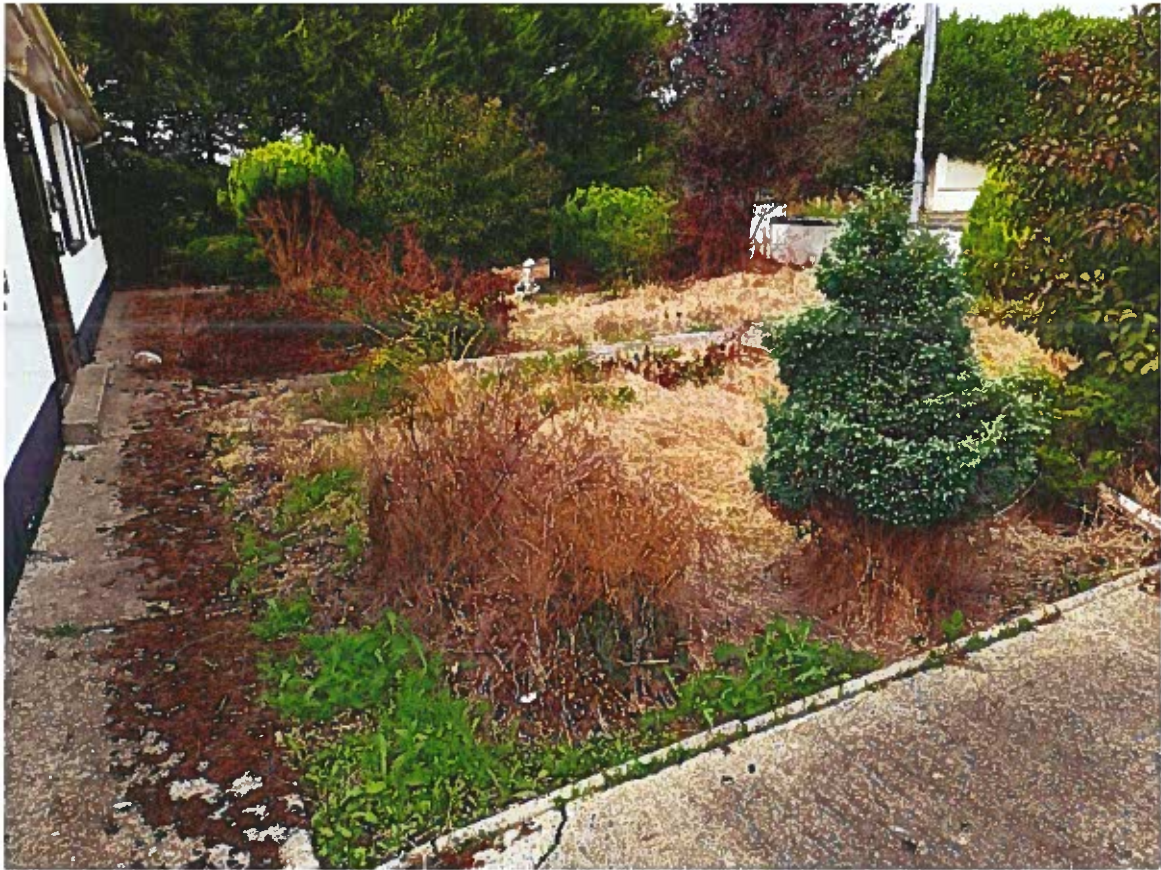














Comhairle Contae
Ros Comáin
Roscommon
County Council



Sarah Cregg,

Date: 1st August, 2025
Planning Reference: DED 935

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

Development: Permission for refurbishment of existing dwelling-house including internal roof structure, heating, plumbing and electrics, replace external joinery and concrete footpath under the Planning & Development Act (Exempted Development) regulations 2018 at Glen Tara, The Demesne, Frenchpark, Co. Roscommon, F45 PX94.

A Chara,

I wish to acknowledge receipt of the application which was received on the 25th 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: L01/0/235969 dated 30th July, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 935**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

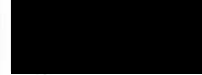
CC: Agent: Mick Conlon
Email: mickconlon36@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
08066 37100

30/07/2025 14:39:45

Receipt No : L01/0/235969

SARAH CREGG



EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 935	

Total : 80.00 EUR

Tendered :
Cheque 80.00
500649

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office

Caroline Pease

From: Caroline Pease
Sent: Friday 1 August 2025 12:37
To: mickconlon36@gmail.com
Subject: DED935 - Sarah Cregg
Attachments: DED935 Acknowledgement Letter - Signed.pdf; DED935 Receipt.pdf

Dear Mick,

Copy acknowledgment letter and receipt as posted today to Sarah Cregg.

Kind regards,
Caroline

Caroline Pease | Clerical Officer

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

☎ (090) 6637206 ✉ cpease@roscommoncoco.ie

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



DEO 935



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Roscommon,
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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)	SARAH CREGG
Name of Agent	MICK CONLON
Nature of Proposed Works	Refurbishment of house internally to include heating, plumbing & electrical Replace external joinery & concrete footpath. Internal works to roof structure
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Glen Tara, The Demesne, Frenchpark F45 PX94 1:2500 Vector map No 1979 - A
Floor Area: a) Existing Structure b) Proposed Structure	a) 173 M ² b) No proposed structure.
Height above ground level:	300MM existing structure
Total area of private open space remaining after completion of this development	c 2000 M ²
Roofing Material (Slates, Tiles, other) (Specify)	Existing tiles

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing walling painted to Selected Colour
Is proposed works located at front/rear/side of existing house.	NA
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	RESIDENTIAL
Proposed use of land or structure	RESIDENTIAL
Distance of proposed building line from edge of roadway	NO BUILDING PROPOSED.
Does the proposed development involve the provision of a piped water supply	EXISTING SUPPLY
Does the proposed development involve the provision of sanitary facilities	EXISTING PUBLIC SEWER

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

Signature:



Date:

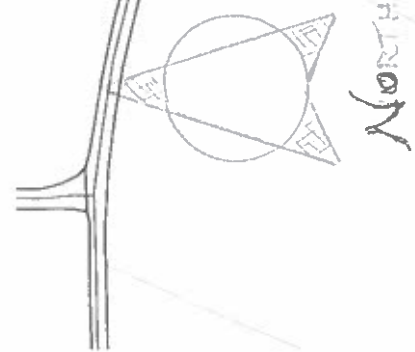
23/7/2025

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



VECTOR MAP NO. 1979 - A

SCALE 1:2500



NORTH



SITE LAYOUT PLAN

SCALE 1:500

Michael Conlon B.E, M.I.E.I

Details		
All works are to interior of house. No external works other than replacement of footpaths.		
Clear out internally		
Excavate existing ground floor to reduced level.		
Disposal of material off site to licensed landfill.		
Hardcore filling to make up levels under floor slab. (150mm stone)		
Level and compact.		
50 mm thick sand blinding.		
Services under floor slab.		
Floor insulation 100mm xtratherm.		
A142 mesh.		
150mm thick concrete slab.		
Radon barrier incl. sump and pipework.		
25mm vertical insulation.		
60mm screed.		
Airtightness membrane to perimeter of floor.		
D.P.C to floor.		
Powerfloat finish.		
Replace external joinery PC Sum.		
Stud Partitions.		
Ceilings.		
Internal doors and frames.		
Wall finish and skim.		
Insulation to external wall. 92.5mm insulated plasterboard on 50mm wall battens incl. vapour membrane.		
External plastering. 2 coats.		
Softwood skirtings and architrave and window boards.		
Floor and wall tiling.		
Laminate flooring.		
Reconstruction of roof to provide structural stability Prov Sum		
Kitchen units and presses.		
Bathroom fittings.		
Installation of electrical services incl. builders work.		
Plumbing and heating installations incl. builders work.		
Painting and decoration. Internal and external.		
Formwork to footpaths.		
150mm concrete to footpath incl. A142 mesh.		

