

**ROSCOMMON COUNTY COUNCIL**  
**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**  
**NOTIFICATION OF DETERMINATION**

**REGISTERED POST**

Loftus Care Ltd.,  
Suite 204, Birr Technology Park,  
St. Brendan's Park,  
Birr,  
Co. Offaly,  
R51 E891.

**Reference Number:** DED 936

**Application Received:** 1<sup>st</sup> August, 2025

**Name of Applicant:** Loftus Care Ltd

**Agent:** Feargal Connell, Conn-Struct Consulting Ltd

**WHEREAS** a question has arisen as to whether the change of use from a dwelling house to a community residence at No. 1 The Walk, Roscommon, Co. Roscommon, F42R996, 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 14 Part 1 Article 6 Schedule 2 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.

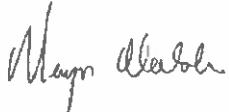
**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed change of use complies with the conditions and limitations associated with Class 14 Article 6 Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- (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 change the use from a dwelling house to a community residence at No. 1 The Walk, Roscommon, Co. Roscommon, F42R996, 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: 26<sup>th</sup> January, 2026

c.c. agent via email: Feargal Connell, Conn-Struct Consulting Ltd.  
[info@connstruct.ie](mailto:info@connstruct.ie)

**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

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**From:** Carmel Curley  
**Sent:** Monday 26 January 2026 12:42  
**To:** Conn-Struct  
**Subject:** DED936 - Notification of Determination  
**Attachments:** DED 936 Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for the Section 5 Application submitted on behalf of Loftus Care Ltd – DED 936.

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

**MAP LOCATION**



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

<b>Reference Number:</b>	DED 936
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the change of use from a dwelling house to a community residence.
<b>Name of Applicant:</b>	Lotus Care td.
<b>Location of Development:</b>	No.1 The Walk, Roscommon, County Roscommon, F42 R996.
<b>Site Visit:</b>	27 <sup>th</sup> August 2025

**WHEREAS a question has arisen as to whether the following works for the change of use from a dwelling house to a community residence 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 14 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 two-storey dwelling with parking to the front and side and garden to the rear of the property at No.1 The Walk, Roscommon, County Roscommon. The site is located on the junction where the roads L-1807 and N61 intersect. The property is in zoned land (Local Area Plan Zoning: Existing Residential). The proposed development consists of the change of use from a dwelling house to a community residence, with minor internal works to the property.

**Archaeological and Cultural Heritage**

The proposed development is located within a zone of Archaeological Notification (Zone: R183992) associated with SMR Number RO039-044---- (Avenue).

**Appropriate Assessment**

The closest European site to the proposed development is Lough Ree SAC (Site Code 000440) located c. 3.8km 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/06/294**

**Development Description:** To demolish existing house and to erect a two-storey house & to connect to all public services including sewerage, water, surface water and all associates site works.

**Applicant:** Trevor McNamara

**Decision:** Conditional

#### **Relevant statutory provisions**

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

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###### **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.

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.

Class 14 Schedule 2 Article 6 Part 1 Exempted Development - General

Development Description	Conditions and Limitations
<i>Change of use</i>  CLASS 14  Development consisting of a change of use –  f) From use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons.	The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.

**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.

**Planning 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 upgrades in relation to fire safety standards.
- Internal painting and redecorating.

Further information was requested from the applicants for it was unclear from the documentation submitted what the precise proposed use of the structure would be, i.e. elaborate on the term 'community residence' and number of occupants proposed for the community dwelling. In the interests of transparency and in order to make a fully informed decision, it was deemed prudent to establish this information and have it on file. Further information received by the Local Authority outlined the definition of 'community residence' and clarified the number of occupants that will frequent the property being five people with intellectual or physical disability or mental illness and two carers.

After a site inspection, it appeared that internal works were being carried out to the existing dwelling. According to the submitted documents, there was no detailed specification of internal works to be carried out. It was noted that the application states that there are minor internal alterations and modifications proposed but no detailed specification was included. Further information was received by the local authority in relation to this query and where the applicants have stated that the alterations and modifications are upgrades for fire safety standards and minor internal decoration works including painting and new floor coverings.

It was also noted, according to RCC Map Viewer, the existing dwelling has a shared Eircode being residential and commercial. It appears the existing dwelling was used in part as a B&B by the name of 'Arch House B&B'. It is not clear how many rooms of the dwelling had been dedicated to such use however it is noted that the subject request for an opinion refers to existing dwelling use only and furthermore that the applicant has recently acquired the property.

The proposed change of use from a dwelling house to a community residence complies with the conditions and limitations associated with Class 14 Article 6 Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

### **Recommendation**

**WHEREAS** a question has arisen as to whether the proposed change of use from a dwelling house to a community residence as outlined above at No.1 The Walk, Roscommon, County Roscommon, F42 R996, 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 14 Part 1 Article 6 Schedule 2 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 works outlined above are development.
- The proposed change of use complies with the conditions and limitations associated with Class 14 Article 6 Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- 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 change of use from a dwelling house to a community residence as outlined above at No.1 The Walk, Roscommon, County Roscommon, F42 R996, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

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Signed:



Graduate Planner

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

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Signed:



Senior Executive Planner

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

Carmel Curley

**From:** Conn-Struct <info@connstruct.ie>  
**Sent:** Wednesday 1 October 2025 08:46  
**To:** Carmel Curley  
**Subject:** Re: DED 936 - Request for Further Information  
**Attachments:** 2025.10.01\_DEC2599\_FI\_Response.pdf

Good morning Carmel, please find attached letter of response to Further Information request.

Regards



**Feargal Connell** B.Sc(Hons)  
**Conn-Struct Consulting Ltd**  
Building Engineers / Building Surveyors  
**Brookland House,**  
**Glackstown, Collinstown,**  
**Co. Westmeath**  
**Mobile: 087 2237087**  
**Email: info@connstruct.ie**  
BCA 2007 Stat Registration No. 00347



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**From:** Carmel Curley <CCurley@roscommoncoco.ie>  
**Sent:** 29 September 2025 10:56  
**To:** Conn-Struct <info@connstruct.ie>  
**Subject:** DED 936 - Request for Further Information

A Chara,

Please find attached Further Information Request for the Section 5 Declaration of Exempted Development submitted on behalf of Lotus Care Ltd – Application Reference No. DED 936.

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

**MAP LOCATION**



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Planning Section  
 Áras an Chontae  
 Roscommon,  
 Co. Roscommon


 1<sup>st</sup> October 2025

<b>Applicant</b>	Lotus Care Limited
<b>Application</b>	DED 936 - Section 5 Declaration
<b>Development</b>	Change of use of an existing dwelling house to a community residence
<b>Address</b>	No.1 The Walk, Roscommon, Co. Roscommon

I refer to the above and specifically to your letter dated 29/09/2025 requesting further information and wish to confirm,

Q1. Please provide further detail in relation to the referenced term 'community residence' and the precise nature of the intended use.

*The term "community residence" is a widely used name for dwelling houses other than single family homes (used and operated as a residence by social care organisations providing community residential services) to accommodate single or a number of vulnerable individuals with physical and/or mental disabilities or a mental illness.*

*Lotus Care are one such organisation providing such services. Their houses are registered by HIQA as Designated Centres & individuals are referred by TUSLA and or the HSE to services/houses that fit the individual's needs.*

*The current cohort of residents proposed by Lotus Care at this property are people with an intellectual disability. However, this may not always be the case, and the resident profile may change, but we can confirm that the residents will always fall within the category of persons with an intellectual or physical disability or mental illness.*

Q2. Please confirm the number of occupants proposed for the 'community residence' including where applicable persons providing care (Class 14 Schedule 2 Part 1 of the Planning and Development (Exempted Development) Regulations refers).

*The number of residents currently proposed at the community residence is 5, an application is currently with HIQA detailing such. Care is provided in the house on a 24 hour basis. Two resident carers are present at any one time on a rotating shift basis.*

Q3. Please provide a detailed specification of the minor internal alterations and modifications that are proposed on the submitted documents.

*The alterations and modification proposed are internal in nature and almost entirely relate to an upgrade in Fire Safety Standards imposed due to the "Change of Use" vis a vis Part B of the Building Regulations. Change of use with reference to TGD B 2017 is a change from a dwelling house Purpose Group 1(a) to a Community Dwelling Purpose Group 1(d). Fire Safety requirements in community houses are of a higher standard than those in a single family house. The changes that we refer to in our application specific to this property include;*

- **Provision of a fire detection and alarm system**, LD1 requirement, commonly provided by Lotus Care to an L1 standard, above and beyond the requirement of the Building Regulations.
- **Provision of an emergency (EM) lighting system**, requirement to provide EM lighting to escape routes, commonly provided by Lotus Care to a higher standard (throughout), above and beyond the requirement of the Building Regulations.
- **Upgrade to the fire resisting standards of the escape routes** by forming a 'Protected Corridor' which serves all bedrooms and accommodation as a safe and adequate means of escape.
- **Provision of Fire Doors** to the protected corridor.
- **Minor alterations and modifications** typically also include re-decoration and including painting and decorating and relaying new floor coverings.

I trust this response adequately addresses all of your queries, but I am happy to clarify or elaborate on any issue should you need.

Yours faithfully



Feargal Connell  
For and on behalf of Conn-Struct Consulting Ltd





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



**Lotus Care Ltd,**  
**Suite 204, Birr Technology Park,**  
**St. Brendan's Park,**  
**Birr,**  
**Co. Offaly,**  
**R51 E891.**

**Date:** 29<sup>th</sup> September, 2025  
**Reference:** DED 936

**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 change of use from a dwelling house to a community residence at No. 1 The Walk, Roscommon, Co. Roscommon, F42 R996, is or is not development and is or is not exempted development.

\*\*\*\*\*

A Chara,

Further to your application received on the 1<sup>st</sup> August, 2025 and in order for the Planning Authority to determine as to whether the change of use from a dwelling house to a community residence 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. Please provide further detail in relation to the referenced term 'community residence' and the precise nature of the intended use.
2. Please confirm the number of occupants proposed for the 'community residence' including where applicable persons providing care (Class 14 Schedule 2 Part 1 of the Planning and Development (Exempted Development) Regulations refers).
3. Please provide a detailed specification of the minor internal alterations and modifications that are proposed on the submitted documents.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 936

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

Mise le meas,



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

**cc agent via email:**    **Feargal Connell, Conn -Struct Consulting Ltd**  
**[info@connstruct.ie](mailto:info@connstruct.ie)**

## Carmel Curley

---

**From:** Carmel Curley  
**Sent:** Monday 29 September 2025 10:56  
**To:** Conn-Struct  
**Subject:** DED 936 - Request for Further Information  
**Attachments:** DED 936 - Further Information Request.pdf

A Chara,

Please find attached Further Information Request for the Section 5 Declaration of Exempted Development submitted on behalf of Lotus Care Ltd – Application Reference No. DED 936.

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

### **MAP LOCATION**



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

<b>Reference Number:</b>	DED 936
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the change of use from a dwelling house to a community residence.
<b>Name of Applicant:</b>	Lotus Care td.
<b>Location of Development:</b>	No.1 The Walk, Roscommon, County Roscommon, F42 R996.
<b>Site Visit:</b>	27 <sup>th</sup> August 2025

**WHEREAS a question has arisen as to whether the following works for the change of use from a dwelling house to a community residence 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 14 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 two-storey dwelling with parking to the front and side and garden to the rear of the property at No.1 The Walk, Roscommon, County Roscommon. The site is located on the junction where the roads L-1807 and N61 intersect. The property is in zoned land (Local Area Plan Zoning: Existing Residential). The proposed development consists of the change of use from a dwelling house to a community residence, with minor internal works to the property.

#### **Archaeological and Cultural Heritage**

The proposed development is located within a zone of Archaeological Notification (Zone: R183992) associated with SMR Number RO039-044---- (Avenue).

#### **Appropriate Assessment**

The closest European site to the proposed development is Lough Ree SAC (Site Code 000440) located c. 3.8km 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/06/294**

**Development Description:** To demolish existing house and to erect a two-storey house & to connect to all public services including sewerage, water, surface water and all associates site works.

**Applicant:** Trevor McNamara

**Decision:** Conditional

### **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.

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.

**Class 14 Schedule 2 Article 6 Part 1 Exempted Development - General**

Development Description	Conditions and Limitations
<p><i>Change of use</i></p> <p>CLASS 14</p> <p>Development consisting of a change of use –</p> <p>f) From use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons.</p>	The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.

**Initial Planning Assessment:**

It is unclear from the documentation submitted what the precise proposed use of the structure will be, i.e. elaborate on the term 'community residence' and number of occupants proposed for the community dwelling. In the interests of transparency and in order to make a fully informed decision, it is deemed prudent to establish this information and have it on file.

It is also noted, according to RCC Map Viewer, the existing dwelling has a shared Eircode being residential and commercial. It appears the existing dwelling was used in part as a B&B by the name of 'Arch House B&B'. It is not clear how many rooms of the dwelling had been dedicated to such use however it is noted that the subject request for an opinion refers to existing dwelling use only and furthermore that the applicant has recently acquired the property.

After a site inspection, it appears that internal works are being carried out to the existing dwelling. According to the submitted documents, there is no detailed specification of internal works to be carried out. It is noted that the application states that there is minor internal alterations and modifications proposed but no detailed specification is included.

Accordingly, a further information request will be made in this regard.

## Recommendation

Please provide a detailed response to each point set out below:

- Please provide further detail in relation to the referenced term 'community residence' and the precise nature of the intended use.
- Please confirm the number of occupants proposed for the 'community residence' including where applicable persons providing care (Class 14 Schedule 2 Part 1 of the Planning and Development (Exempted Development) Regulations refers).
- Please provide a detailed specification of the minor internal alterations and modifications that are proposed on the submitted documents.

Signed:



Graduate Planner

Date: 26<sup>th</sup> September 2025

Signed:



Senior Executive Planner

Date: 26<sup>th</sup> September 2025

















## Carmel Curley

---

**From:** Carmel Curley  
**Sent:** Thursday 7 August 2025 12:22  
**To:** info@connstruct.ie  
**Subject:** DED 936 - Lotus Care Ltd  
**Attachments:** DED 936 - Ack letter & receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Exempted Development Application submitted for Lotus Care Ltd – DED 936.

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

**MAP LOCATION**





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



**Lotus Care Ltd.,  
Suite 204, Birr Technology Park,  
St Brendan's Park,  
Birr,  
Co. Offaly,  
R51 E891.**

**Date:** 6<sup>th</sup> August, 2025  
**Planning Reference:** DED 936

**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 change of use from a dwelling house to a community residence at No. 1 The Walk, Roscommon, Co. Roscommon, F42 R996, is or is not development and is or is not exempted development.

\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of the application which was received on the 1<sup>st</sup> August, 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: L01/0/236053 dated 6<sup>th</sup> August, 2025 receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is DED 936  
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:** Feargal Connell, Conn-Struct Consulting Ltd  
[info@connstruct.ie](mailto:info@connstruct.ie)

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

06/08/2025 09:36:16

Receipt No : L01/0/238053

LOTUS CARE LTD  
C/O CONN-STRUCT CONSULTING LTD  
GLACKSTOWN, COLLINSTOWN  
CO. WESTMEATH

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED036	

Total : 80.00 EUR

Tendered	
Cheque	80.00
500003	

Change : 0.00

Issued By : Louis Carroll  
From : Central Cash Office



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, regarding Exempted Development

Name:	Lotus Care Ltd
Address:	Suite 204, Birr Technology Park, St Brendans Park, Birr, Co Offaly, R51 E891
Name & Address of Agent:	Feargal Connell Conn-Struct Consulting Ltd Brookland House, Glackstown, Collinstown, Co. Westmeath.
Nature of Proposed Works	Change of use of a dwelling house to a community Residence
Location (Townland & O.S No.)	No.1 The Walk Roscommon, F42R996
Floor Area	G.F 165, FF 209 Total GFIA = 374M <sup>2</sup>
Height above ground level	3M
Total area of private open space remaining after completion of this development	Unchanged
Roofing Material (Slates, Tiles, other) (Specify)	Unchanged - exist slates
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Unchanged - exist stone & render
Is proposed works located at front/rear/side of existing house.	Change of use of house

## Roscommon County Council

### Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development

Has an application been made previously for this site	Yes
If yes give ref. number (include full details of existing extension, if any)	06/294 - no extensions since original permission
Existing use of land or structure	Dwelling House
Proposed use of land or structure	Community Residence
Distance of proposed building line from edge of roadway	17M to L1807
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	No

Signature:

*Reagan Corcoran 11.*

30/07/2025

Date:

Note: This application must be accompanied by:-

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location of proposed development
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



# Planning Pack Map



785311

CENTRE COORDINATES: 587658,765225  
ITM  
PUBLISHED: ORDER NO.: 50481666\_1  
29/07/2025  
MAP SERIES: MAP SHEETS:  
1:1,000 248-1-25

COMPILED AND PUBLISHED BY  
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Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

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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  
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LEGEND:  
To view the legend visit  
[www.tailte.ie](http://www.tailte.ie) and search for  
'Large Scale Legend'

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](http://www.tailte.ie); search 'Capture Resolution'

OUTPUT SCALE: 1:1,000

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GRECIAN VIEW  
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1 4 AUG 2025  
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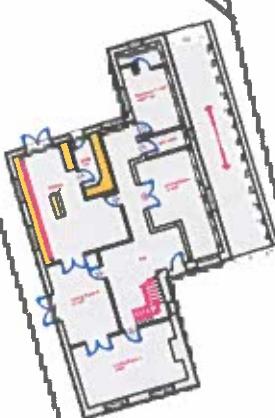


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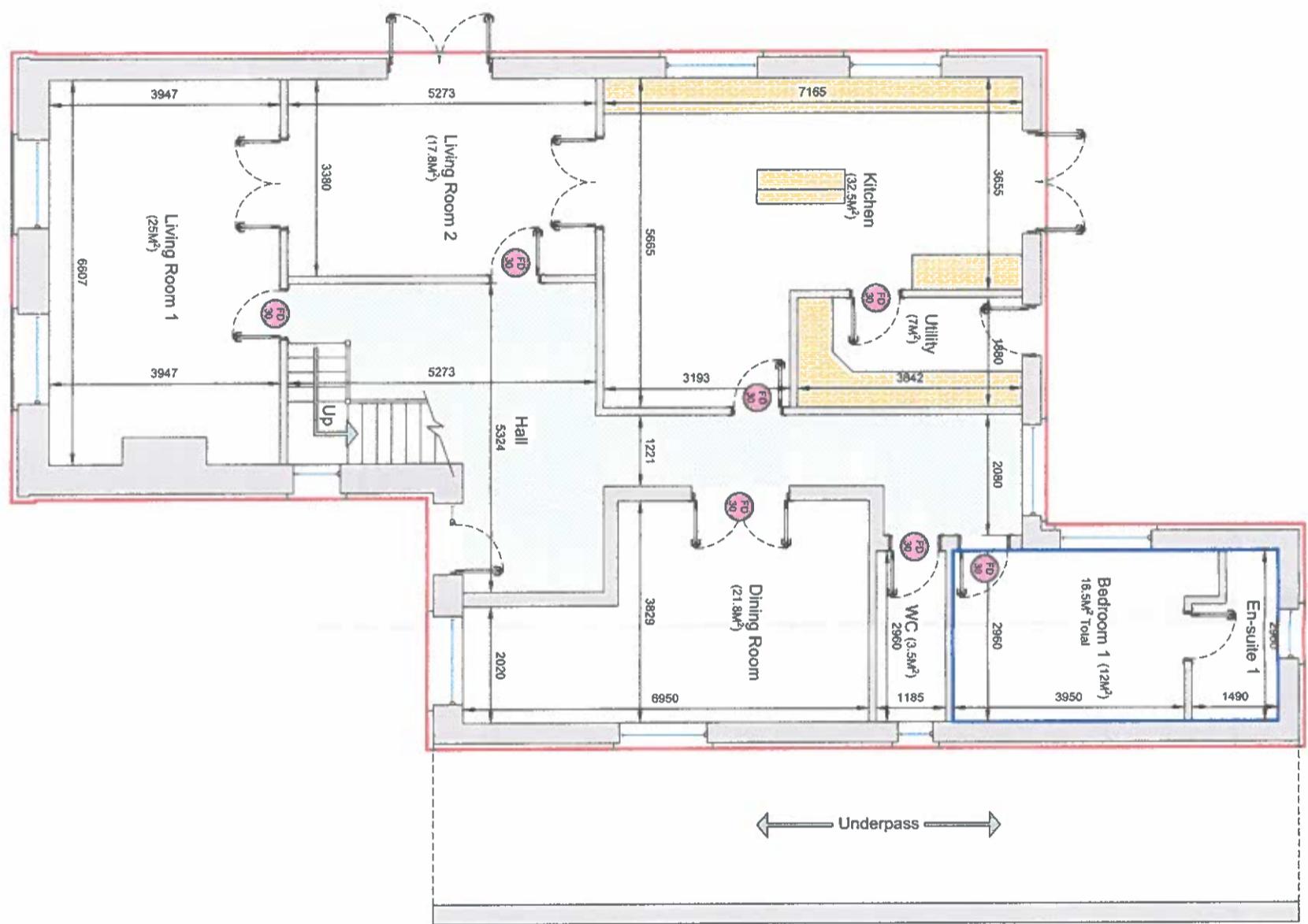
# Roscommon Ros Comáin

CIRCULAR ROAD THE WALK

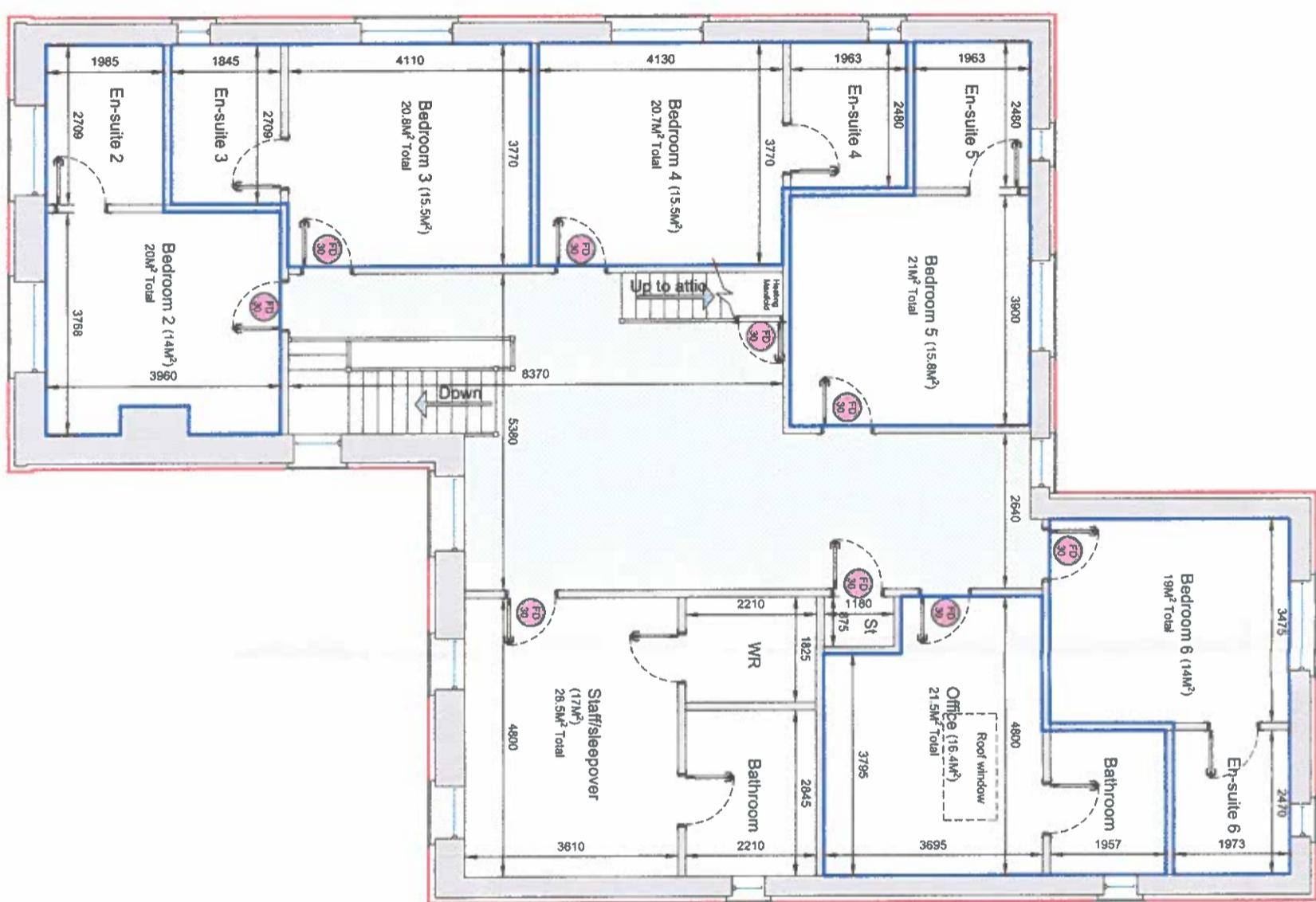
SITE LAYOUT PLAN - 1/500



## GROUND FLOOR PLAN GIFA = 165M2



<b>CONN-STRUCT CONSULTING LTD</b> <small>Building Engineers &amp; Surveyors   Design Consultants</small> Brodland House, Glacksdown, Collooney, Co. Westmeath Mobile: +353 87 2239087 Email: info@connstruct.ie	
<input checked="" type="checkbox"/> Survey <input type="checkbox"/> Design <input type="checkbox"/> Planning <input type="checkbox"/> DAC Application <input type="checkbox"/> Fire Cert Application <input type="checkbox"/> Tender <input type="checkbox"/> Construction	
<b>CLIENT</b> Lotus Care Ltd	
<b>SITE ADDRESS</b> No. 1 The Walk Roscommon Co. Roscommon	
<b>JOB TITLE</b> Survey Plans "As built" H1QA Registration	
<b>DRAWING TITLE</b> Ground floor plan	
SCALE	1:100@A3
DRAWN BY	F. Connell
DATE	29/07/2025
CHECKED BY	
DRAWING NO.	LC_04.7_0100
	<b>A3</b>
	Rev.



**CONN-STRUCT**  
CONSULTING LTD

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Email: info@connstruct.ie

Survey  Design  Planning  DAC Application  
 Fire Cert Application  Tender  Construction

CLIENT

Lotus Care Ltd

SITE ADDRESS

No. 1 The Walk  
Roscommon  
Co. Roscommon

JOB TITLE

Survey Plans "As built"  
HQA Registration

DRAWING TITLE  
First floor plan

SCALE 1:100@A3 DRAWN BY F. Connell  
DATE 29/07/2025 CHECKED BY

DRAWING NO. LC\_04.7\_0101 A3 Rev.



Planning Department  
Áras an Chontae  
Roscommon  
Co. Roscommon



<b>Applicant</b>	Lotus Care Limited
<b>Application</b>	Section 5 Declaration
<b>Development</b>	Change of use of an existing dwelling house to a community residence
<b>Address</b>	No.1 The Walk, Roscommon F42R996



Please find attached documentation in support of the above-mentioned application for the change of use of house to community residence.

1. Section 5 Declaration application form
2. Tailte Eireann site location map 1/1000
3. Site layout plan 1/500
4. Ground floor plan 1/100
5. First floor plan 1/100

The applicants have recently acquired this property and it is their intention to carry out minor internal alterations and modifications to the house to comply with the requirements of the Building Regulations Part B (TGD B 2017 Section 1.3.5) and the Code of Practice "*fire safety in community dwelling houses, code of practice for fire safety in new and existing community dwelling houses*" without the need for significant external alteration or any extension or addition to the property, i.e the property is of sufficient layout and size to cater for their needs.

The applicants intend to register the property with HIQA and occupy it within the specific provisions for exempted development as set out at Class 14 (f) Part 1 Schedule 2 of S.I. No. 600/2001 - Planning and Development Regulations, 2001.

Yours faithfully

*Feargal Connell*

Feargal Connell  
For and on behalf of Conn-Struct Consulting Ltd

