

ROSCOMMON COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
NOTIFICATION OF DETERMINATION

REGISTERED POST

Gerry & Carol Tomas,



Reference Number: DED 940
Application Received: 5th August, 2025
Name of Applicants: Gerry & Carol Tomas
Agent: Seamus Dowd & Associates Ltd

WHEREAS a question has arisen as to whether the proposed accessible bedroom/bathroom facility extension to the existing dwelling house at 4 Glenview, Galway Road, Roscommon, Co. Roscommon., 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) 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 works comply with the conditions and limitations associated with Class 1 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 for the proposed accessible bedroom/bathroom facility extension to the existing dwelling house at 4 Glenview, Galway Road, Roscommon, Co. Roscommon., 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: 27th January, 2026

cc agent via email: Seamus Dowd & Associates Ltd
 seamusdowd@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: Tuesday 27 January 2026 15:01
To: [REDACTED]
Cc: seamusdowd@gmail.com
Subject: DED940 - Notification of Determination
Attachments: DED 940 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development Application – DED940.

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 940
Re:	Application for a proposed accessible bedroom/bathroom facility extension to the existing dwelling house is or is not exempted development under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Gerry & Carol Tomas
Location of Development:	No.4 Glenview, Galway Road, Roscommon, County Roscommon.
Site Visit:	10 th September 2025

WHEREAS a question has arisen as to whether the proposed accessible bedroom/bathroom facility extension to the existing dwelling house at the above address is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 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

Site Location & Development Description

The site consists of a northwest facing detached two-storey dwelling. The proposed development site is zoned as part of the Roscommon Town LAP as Existing Residential. The site is located c. 1.1km from Roscommon Town Core. The proposed development consists of a proposed accessible bedroom/bathroom facility extension to the existing dwelling house.

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 Ballinturly Turlough SAC (Site Code 000588) located c. 3.7km 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/11964A/90

Development Description: Development of twenty-three (23) housing sites

Applicant: Mrs Anne Rabbitte

Decision: Granted Outline Permission for 21 dwellings

PD/97/745

Development Description: Erect 7 detached dwelling houses, change of layout to plans approved under PD/11964A

Applicant: Roscommon Building Co. Ltd

Decision: Granted Planning Permission

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.

Part 1 Article 6 Schedule 2 Exempted Development - General

Development Description	Conditions and Limitations
<p>CLASS 1</p> <p><i>Development within the curtilage of a house</i></p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964,</p>

	<p>including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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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

- 32.20sq.m rear extension

Extension

1. (a) House has no previous extension; proposed extension is 32.2sq.m.

(b) Proposed extension is only on ground floor level.

(c) Proposed extension is only on ground floor level.

2. House has no previous extension; therefore N/A.

3. Proposed extension is only on ground floor level.

4. (a) Rear wall does not exceed this height.

(b) Rear wall does not exceed this height.

(c) Roof height of extension is not higher than the existing house.

5. Extension does not reduce the open space to less than 25sq.m.

6. (a) Windows are greater than 1m from the boundary it faces.

(b) Proposed extension is only on ground floor level.

(c) Proposed extension is only on ground floor level.

7. As per submitted documents, the extension roof will not be used as a balcony or roof garden.

After a site inspection, it is noted the proposed extension to the rear of the existing dwelling will be visible to the from the front of the dwelling. This is not however considered to be such a substantive matter as to render the appearance of the development inconsistent with the character of neighbouring structures. The extension complies with Class 1 Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, 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 the proposed accessible bedroom/bathroom facility extension to the existing dwelling house as outlined above at No.4 Glenview, Galway Road, Roscommon, County Roscommon, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

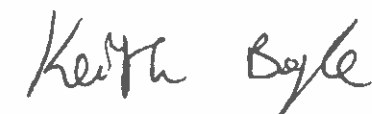
- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon 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 works comply with the conditions and limitations associated with Class 1 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 said development for the proposed accessible bedroom/bathroom facility extension to the existing dwelling house as outlined above at No.4 Glenview, Galway Road, Roscommon, County Roscommon, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

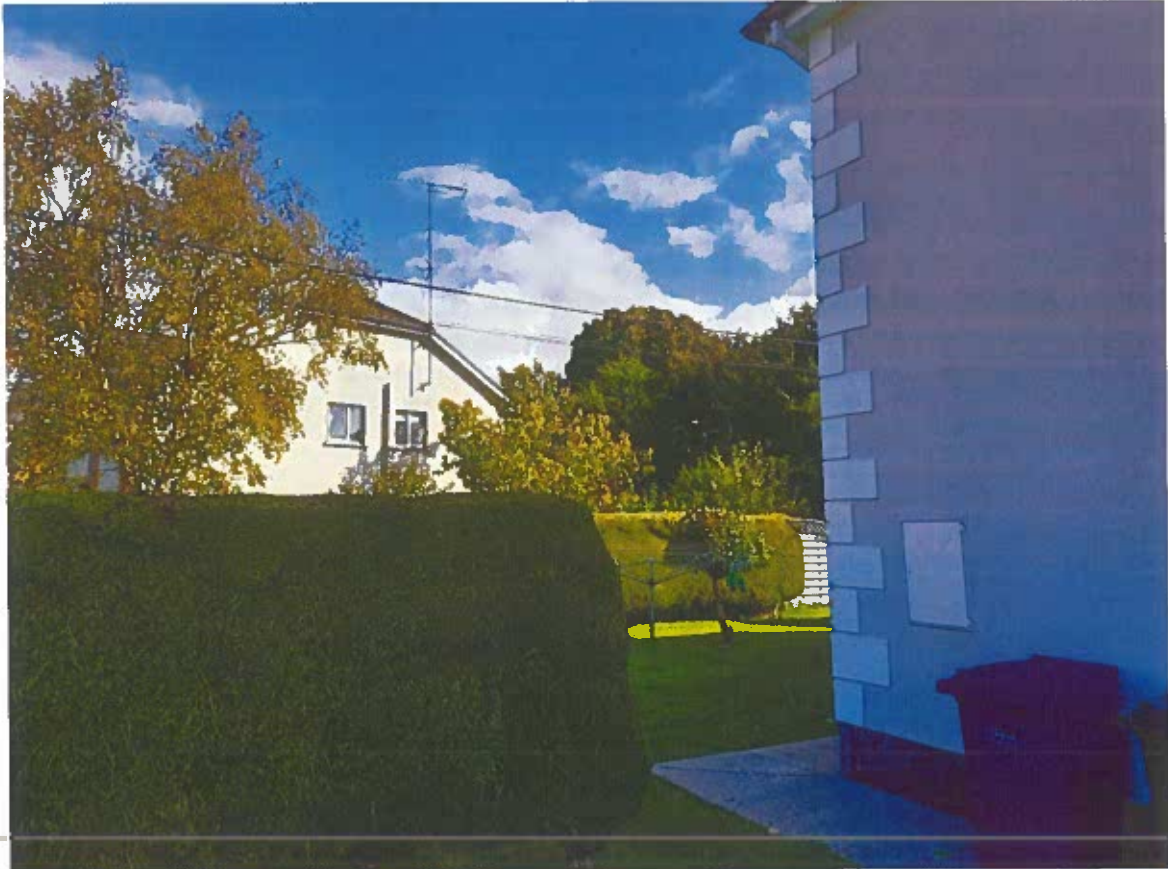
Date: 26th January 2026

Signed:



Senior Executive Planner

Date: 26th January 2026







Carmel Curley

From: Carmel Curley
Sent: Thursday 7 August 2025 12:14
To: seamusdowd@gmail.com
Subject: DED940 - Gerry & Carol Tomas
Attachments: DED 940 - Ack Letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Exempted Development Application submitted for Gerry & Carol Tomas – DED940.

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

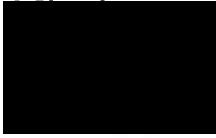




Comhairle Contae
Ros Comáin
Roscommon
County Council



Gerry & Carol Tomas,



Date: 6th August, 2025
Planning Reference: DED 940

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 proposed accessible bedroom/ bathroom facility extension to the existing dwelling house at 4 Glenview, Galway Road, Roscommon, Co. Roscommon, 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 5th 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: L01/0/236067 dated 6th August, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 940**
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: [Seamus Dowd & Associates Ltd
seamusdowd@gmail.com](mailto:SeamusDowd&AssociatesLtd@seamusdowd@gmail.com)

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

06/08/2025 14.22.08

Receipt No : L01/0/236067

GERRY TOMAS

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED940	

Total	80.00 EUR
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Tendered	
Credit/Debit Card	80.00
0281	

Change	0.00
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Issued By : Louis Carroll
From : Central Cash Office



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)	Gerry and Carol Tomas
Name of Agent	Seamus Dowd Seamus Dowd and Associates Ltd Registered Building Surveyors
Nature of Proposed Works	Proposed accessible bedroom/bathroom facility extension to existing dwelling house.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	4 Glenview, Galway road, Roscommon
Floor Area: a) Existing Structure b) Proposed Structure	a) 205.00m ² b) 32.20m ²
Height above ground level:	3.00m
Total area of private open space remaining after completion of this development	529.30m ²
Roofing Material (Slates, Tiles, other) (Specify)	Trocal flat roof membrane

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Nap plaster finish
Is proposed works located at front/rear/side of existing house.	Rear of existing house
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	Existing dwelling house
Proposed use of land or structure	Accessible bedroom and bathroom facility
Distance of proposed building line from edge of roadway	17m
Does the proposed development involve the provision of a piped water supply	No
Does the proposed development involve the provision of sanitary facilities	Yes

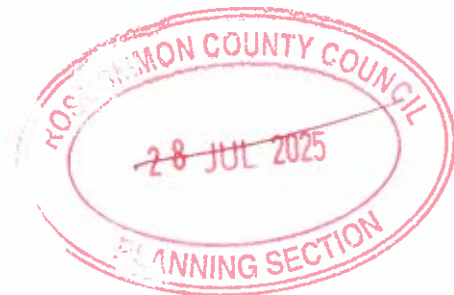
Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: 

Date: 28th July 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



Land Registry Compliant Map

SITE LOCATION MAP
1:1000 SITE
OUTLINED IN RED



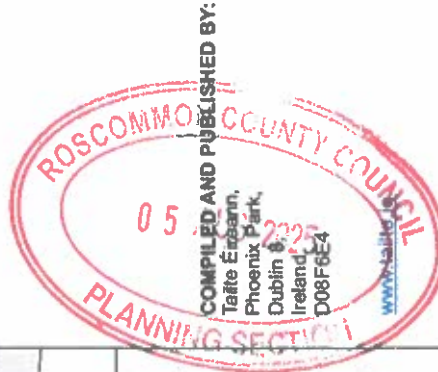
CENTRE COORDINATES:
ITM 586921,763073

PUBLISHED:
14/07/2025

ORDER NO.:
50478508_1

MAP SERIES:
1:2,500

MAP SHEETS:
2550-D



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LEGEND:
To view the legend visit 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, search 'Capture Resolution'

OUTPUT SCALE: 1:1,000

DATE: July 2025 **SCALE:** 1:250.

Prepared by:
SEAMUS DOWD & ASSOCIATES LTD
Surveyors, Project Managers & Building Consultants
Lisnabry, Mount Talbot
Co. Roscommon
Mobile 088 8548035
Email: seamusdowd@gmail.com

PROJECT
Proposed Dwelling house extension at Glenview, Roscommon.

CLIENTS
Gerry and Carol Tomas.

DRAWING TITLE
Site location plan

Scale bar:
0 10 20 30 40 Metres
0 20 40 60 80 100 Feet

PREPARED BY:
SEAMUS DOWD & ASSOCIATES LTD
Surveyors, Project Managers & Building Consultants
Lisduff, Mount Talbot
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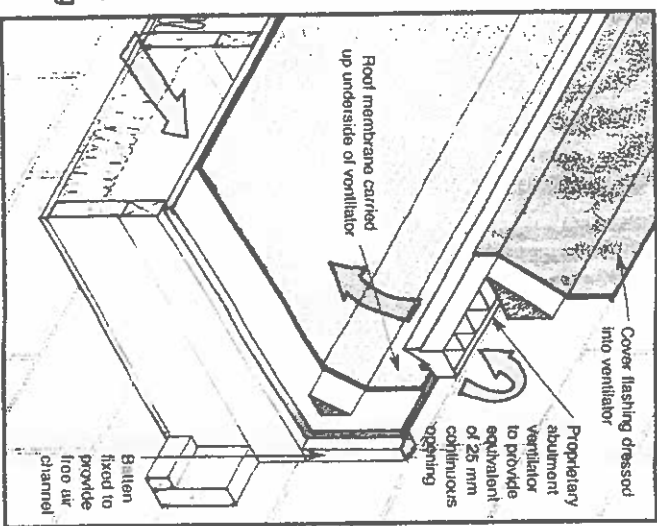
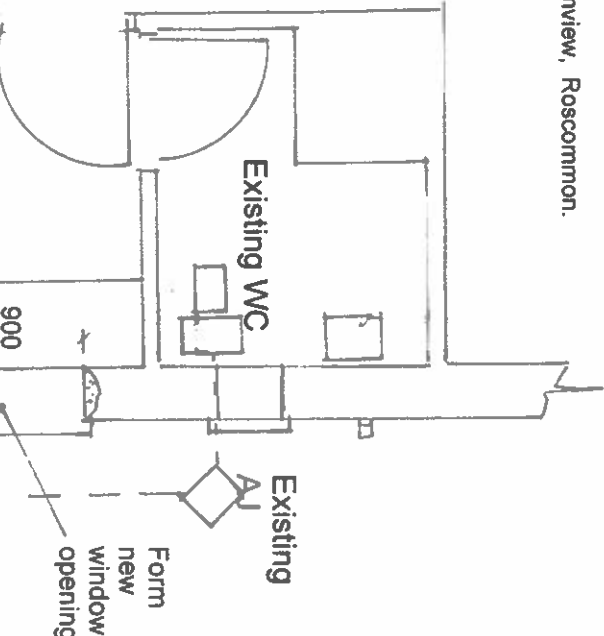
PROJECT
Proposed Dwelling extension at 4 Glenview, Roscommon.

CLIENTS
Gerry and Carol Tomas.

DRAWING TITLE
Accessible bedroom/shower.

DATE: July 2025 SCALE: 1:50.

Existing Kitchen



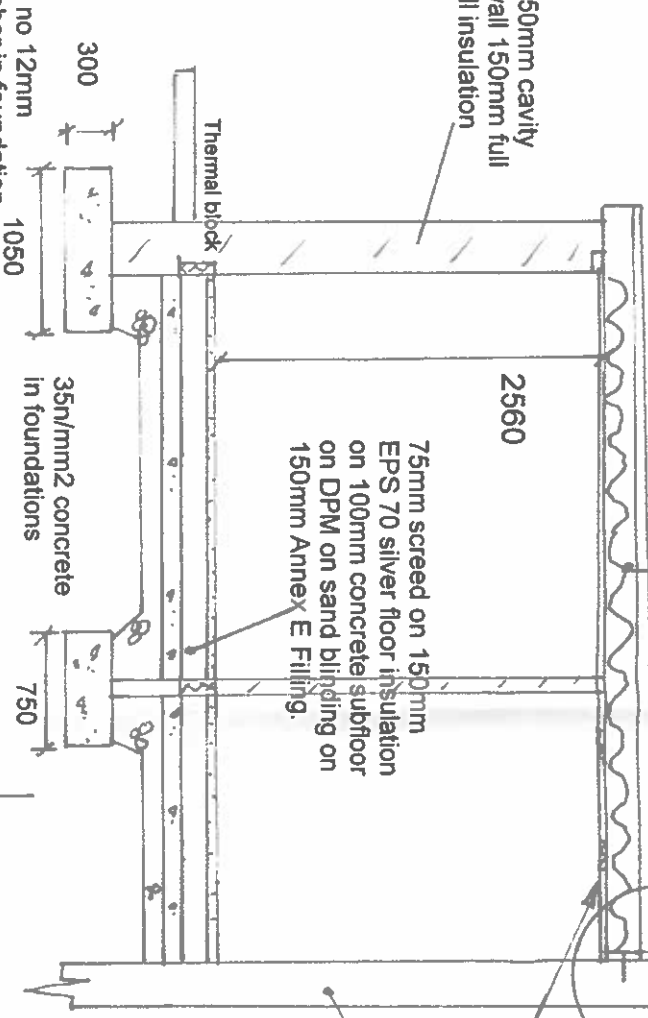
Trocal membrane on isolation fleese
on 18mm plywood deck on 75- 25mm
firings on 225 x 44mm C16 flat roof joists

Detail B

62.5mm Kingspan K18
insulated slab on VCL
membrane.

Existing rear wall

SECTION A-A
Scale: 1:50



350mm cavity
wall 150mm full
fill insulation

75mm screed on 150mm
EPS 70 silver floor insulation
on 100mm concrete subfloor
on DPM on sand blinding on
150mm Annex E Filling.

62.5mm Kingspan K18
insulated slab on VCL
membrane.

Existing rear wall

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rebar in foundation
lacers at 600mm c/c

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6 no 12mm
rebar in foundation
lacers at 600mm c/c

350mm2 concrete
in foundations

750

300

1050

750

6 no 12mm
rebar in foundation
lacers at 600mm c/c

350mm2 concrete
in foundations

750

300

1050

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6 no 12mm
rebar in foundation
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350mm2 concrete
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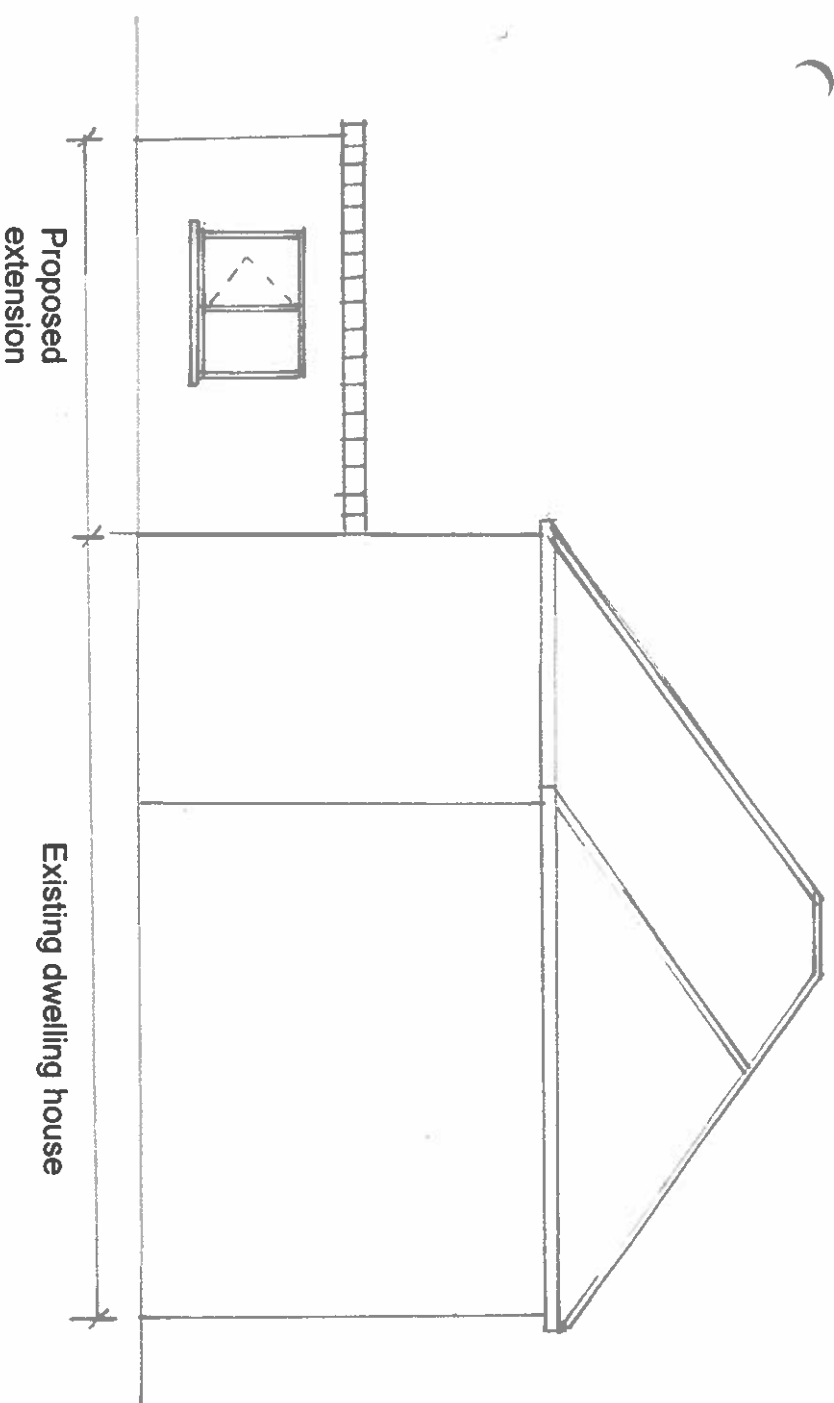
750

300

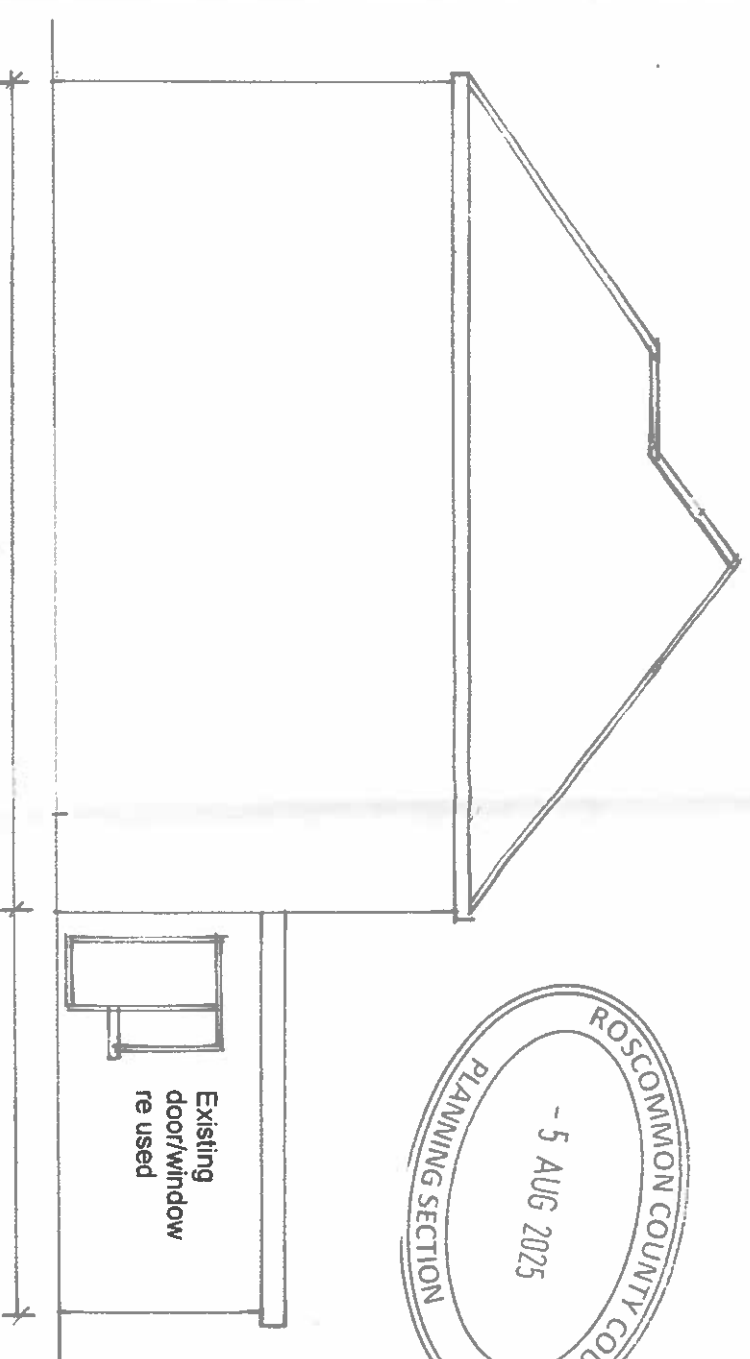
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750

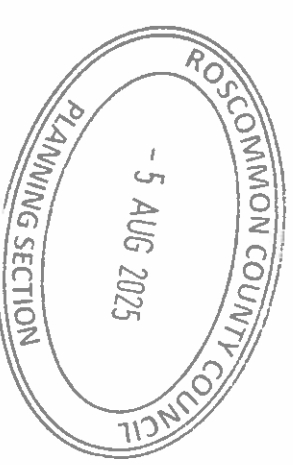
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rebar in foundation
lacers at 600mm c/c



FRONT ELEVATION
Scale: 1:100



SIDE ELEVATION
Scale: 1:100



PLANNING ISSUE

Rev: Date: Amendments: By:
Ckd:

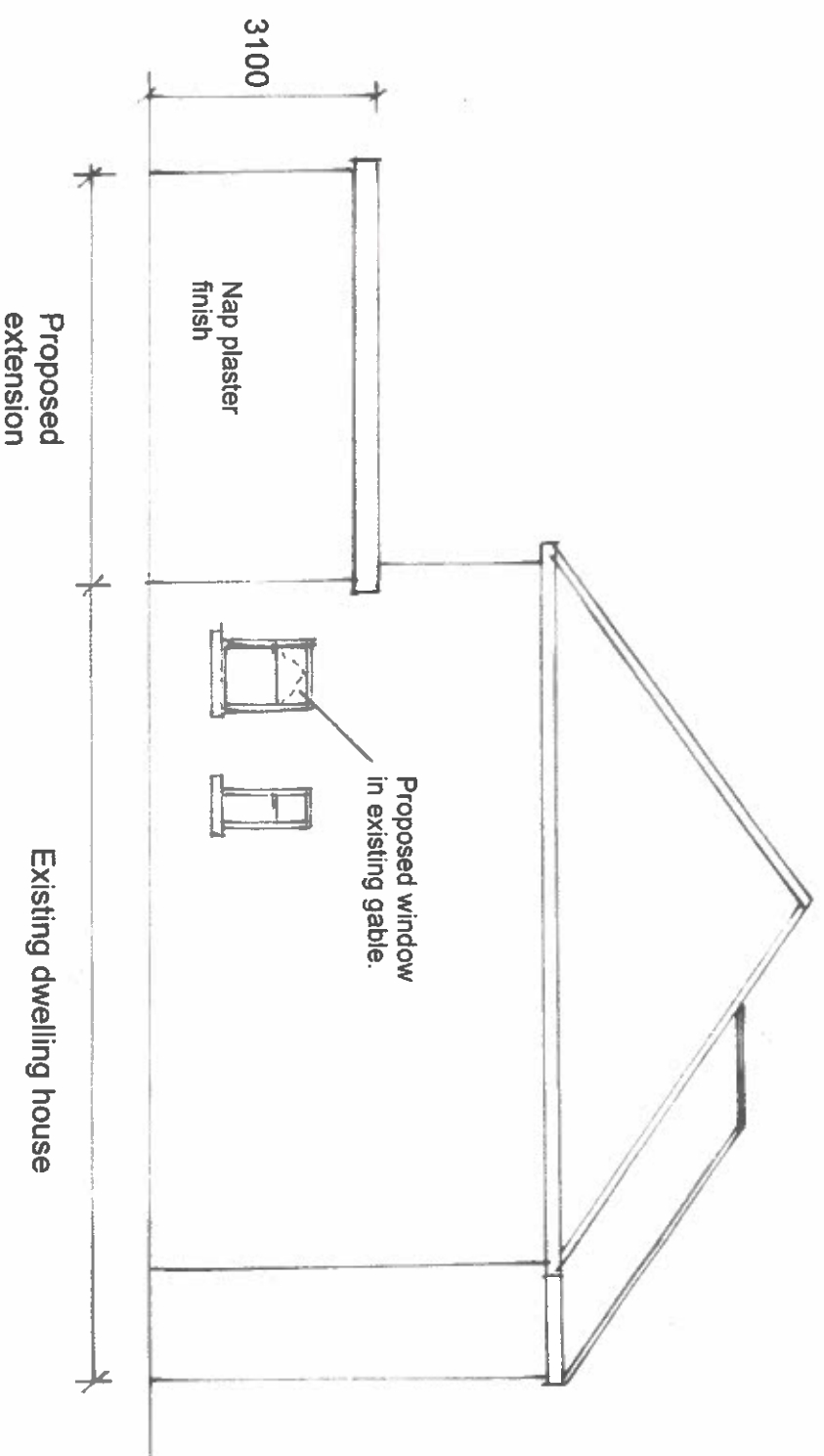
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PROJECT
Proposed Dwelling house extension at
Glenview, Roscommon.

CLIENTS
Gerry and Carol Tomas.

DRAWING TITLE
Elevations

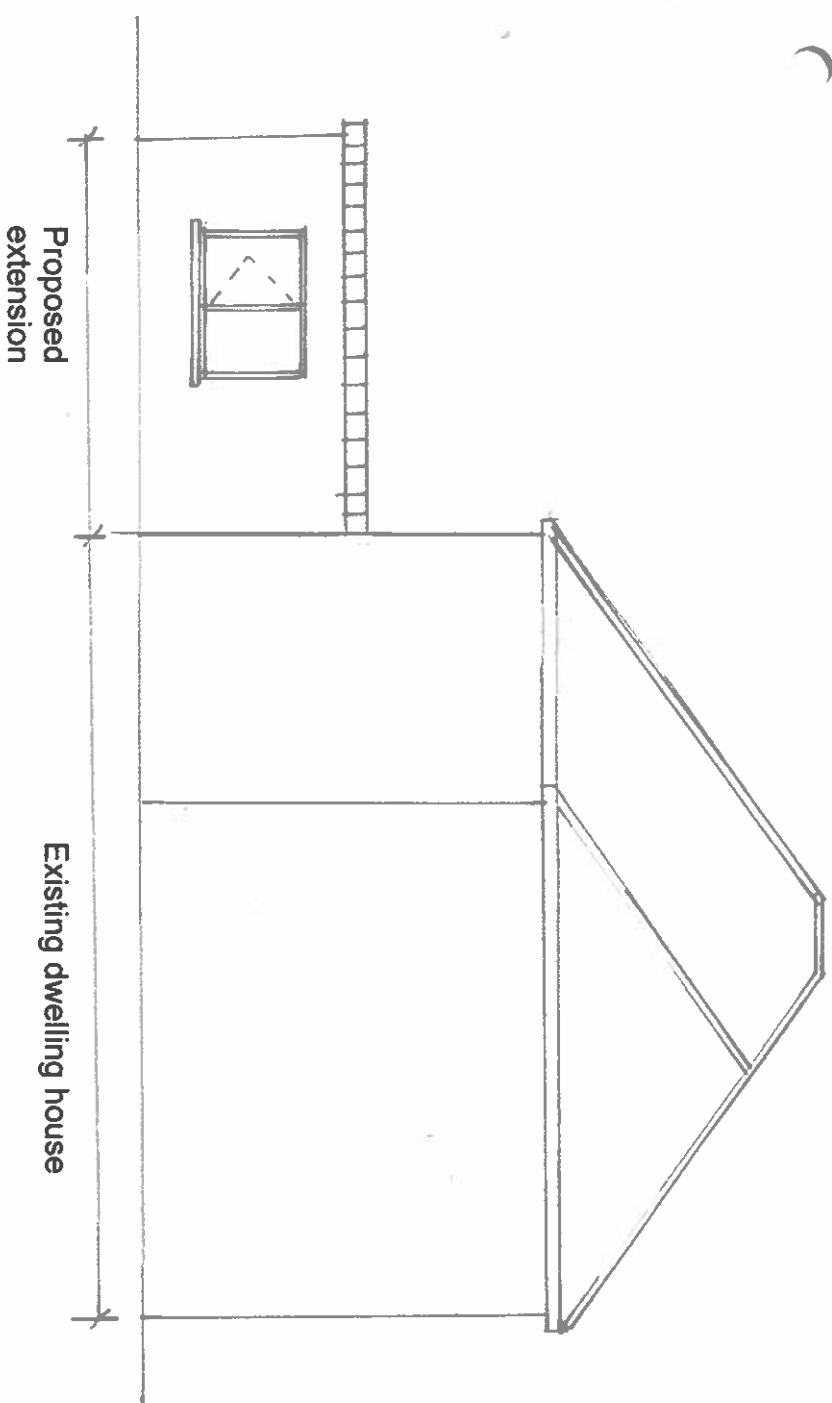
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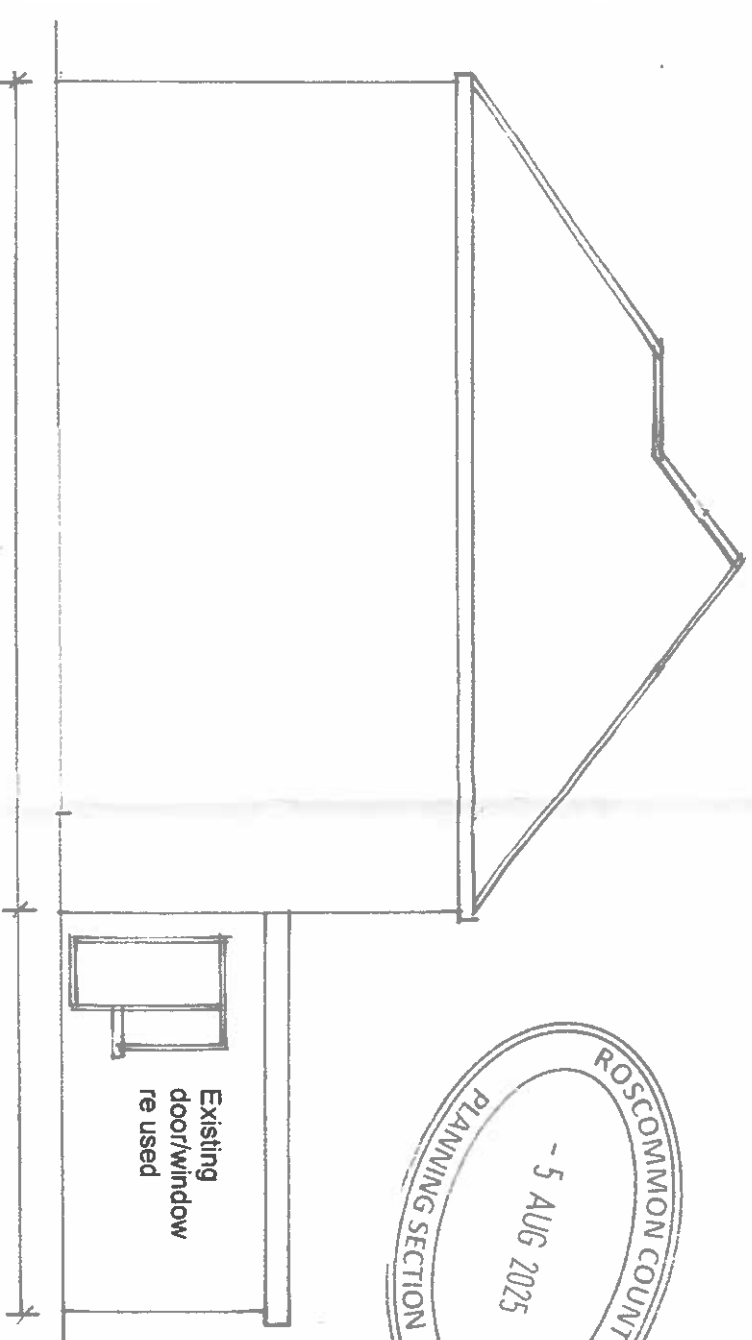
SIDE ELEVATION
Scale: 1:100



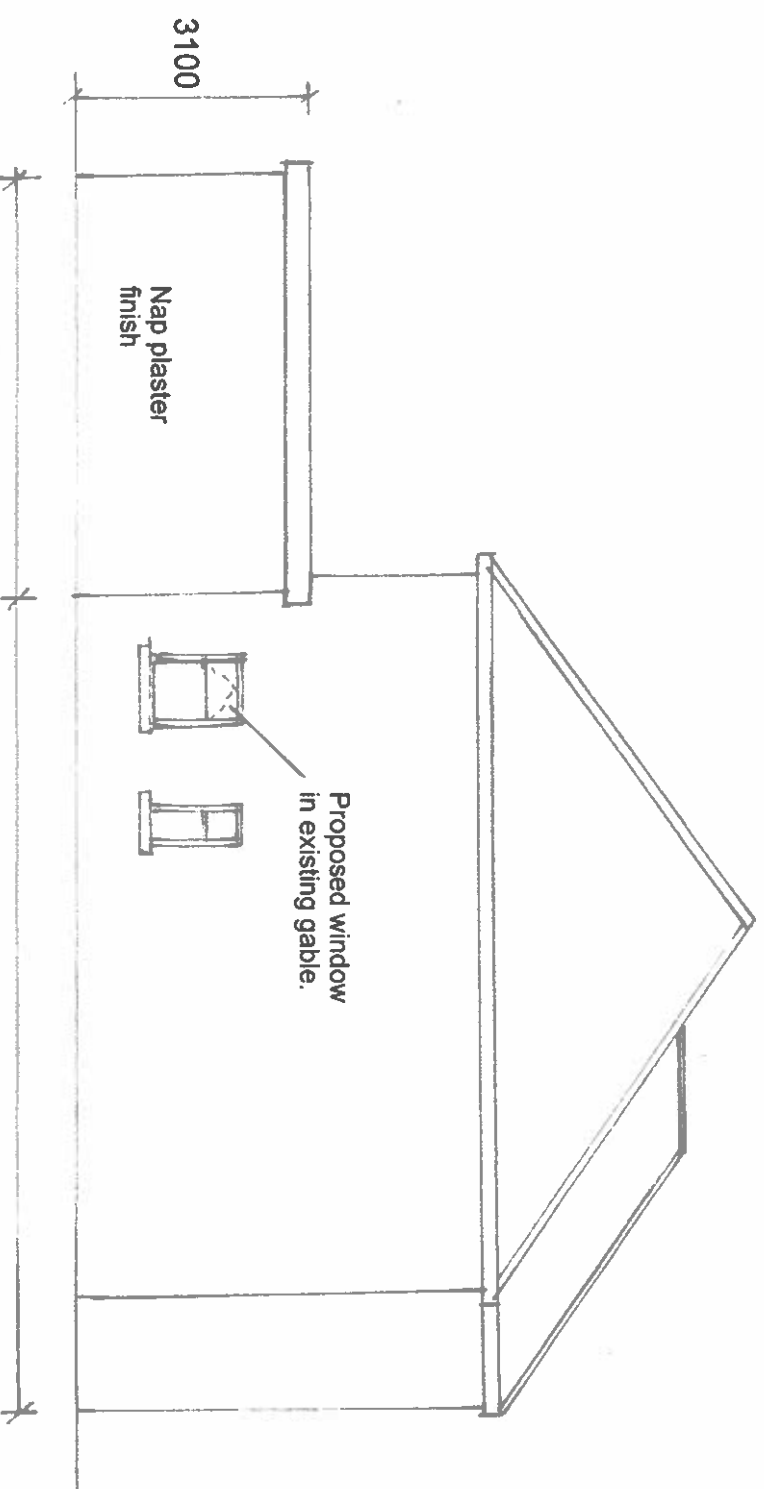
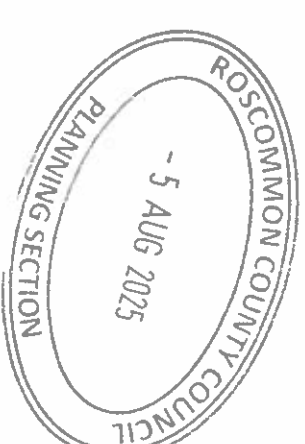
View from proposed extension towards front public road



FRONT ELEVATION
Scale: 1:100



SIDE ELEVATION
Scale: 1:100



SIDE ELEVATION
Scale: 1:100



View from proposed extension towards front public road

PLANNING ISSUE

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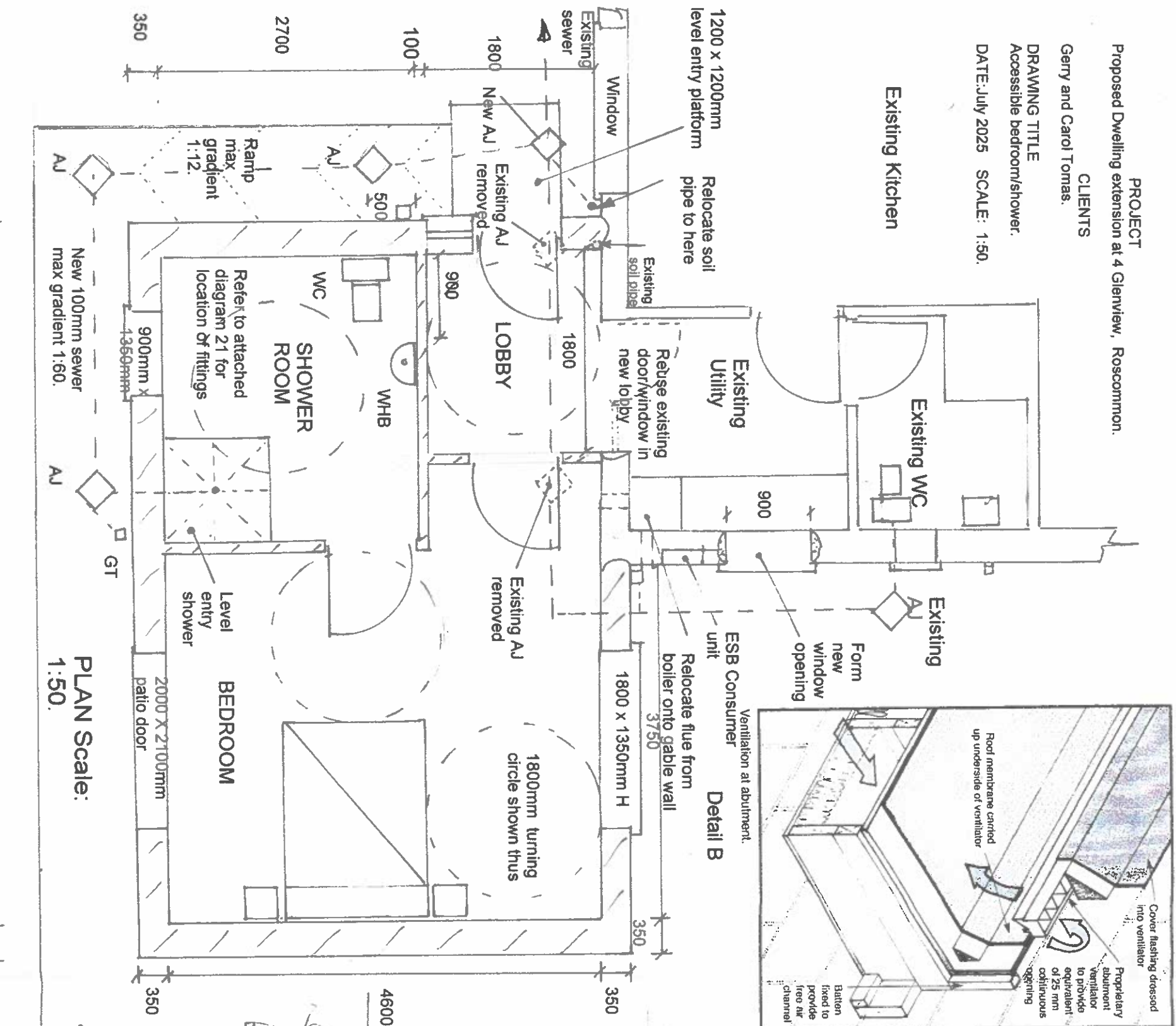
PROJECT
Proposed Dwelling extension at 4 Glenview, Roscommon.

CLIENTS
Gerry and Carol Tomas.

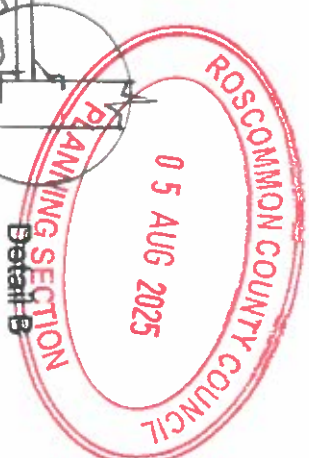
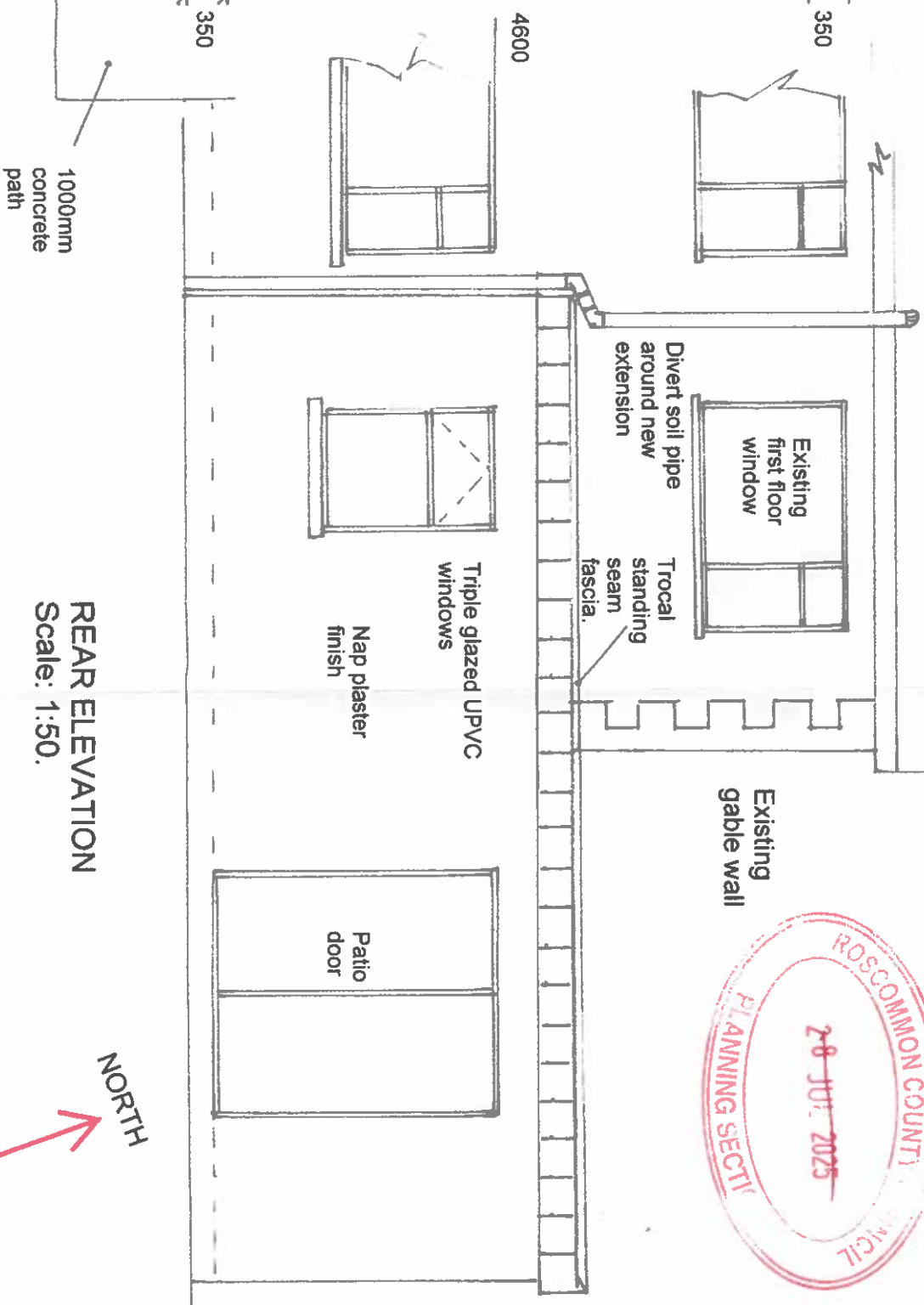
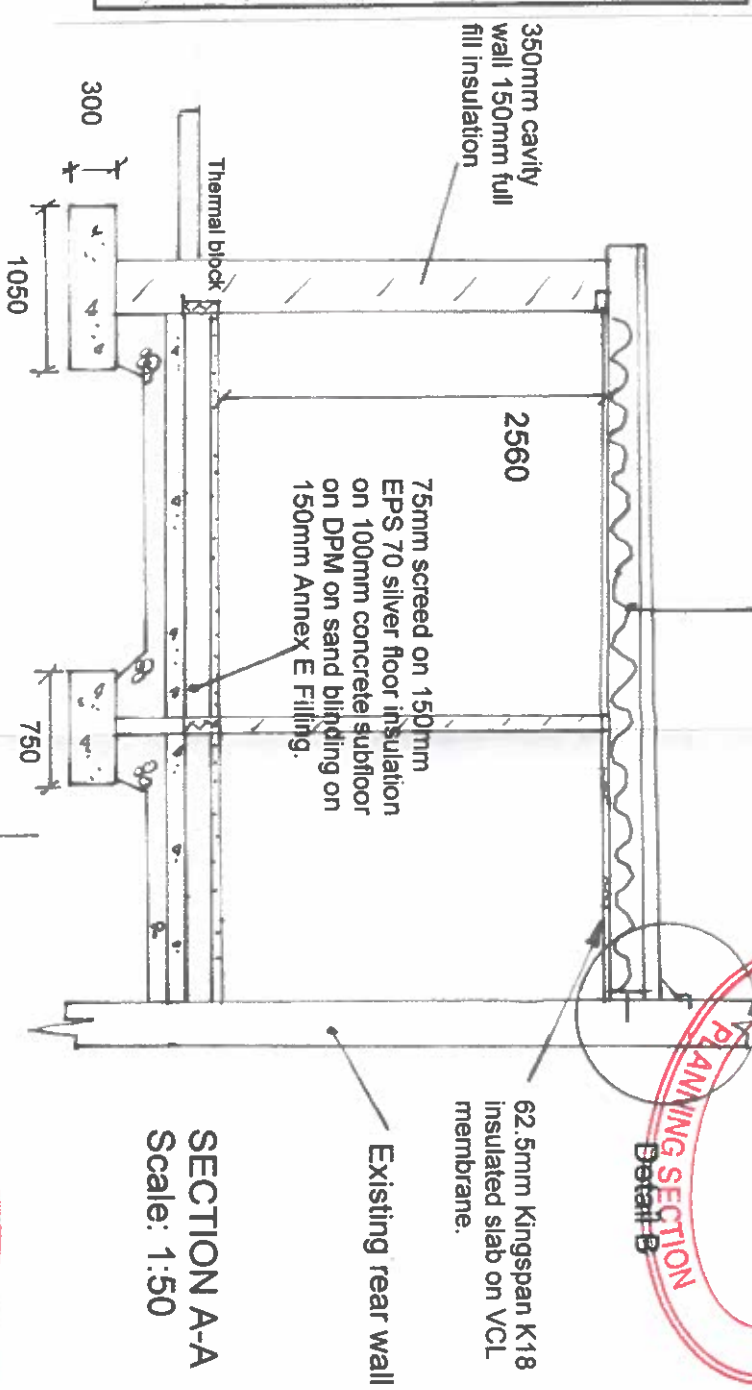
DRAWING TITLE
Accessible bedroom/shower.

DATE: July 2025 SCALE: 1:50.

Existing Kitchen



Trocal membrane on isolation fleese on 18mm plywood deck on 75-25mm firings on 225 x 44mm C16 flat roof joists



The diagram is a site plan for a property. A red line delineates the property boundaries. Inside the boundary, an irregular shape represents the 'Applicant existing dwelling house'. To its right is a rectangular area outlined in blue, labeled 'Proposed extension shaded blue'. A line points from this label to the blue rectangle. To the right of the blue rectangle is another rectangular area labeled 'Extend existing footpath around extension.' with a line pointing to it. At the top of the property, an 'Entrance drive' is shown. To the right of the entrance drive is an 'Existing access gate 900mm clear opening'. To the left of the property is an 'Adjoining dwelling house'. To the right of the property is a 'Public road'. At the bottom of the property is another 'Adjoining dwelling house'. A label 'Mature hedging to all 3 boundaries' is located near the bottom boundary line.

SITE LAYOUT PLAN.
Site outlined in red
Scale: 1:250

Diagram 21 An Example of a Shower Room Incorporating a Corner WC for Independent Use

Horizontal grab rails, WC fittings, shower curtain/closure rail and towel rail not shown for clarity. Fixing height of horizontal rails to be the same as drop down rails.

NOTE:
Horizontal grab rails, WC fittings, shower curtain/enclosure rail and towel rail not shown for clarity. Fixing height of horizontal rails to be the same as drop down rails.

500 mm

480 mm

680 mm

100 mm (max)

Vertical grab rail

Vertical grab rail

Detachable shower head should have an adjustable range 1050 to 1850 mm above floor level

WC pan omitted for clarity

Drop-down rail

Tip-up seat

Back rest

Toilet/shelf

Horizontal grab rails

WC fittings, shower curtain/enclosure rail and towel rail not shown for clarity

Fixing height of horizontal rails to be the same as drop down rails

a) Elevation of Wall B

Shower control and adjustable shower head

200 mm

600 mm

1500 mm

Wall B (See a) above) 2500 mm (min)

Vertical grab rail

320 mm 500 mm

Refer to Diagram 15h for details of W/C and associated fittings

b) Plan

NOTE:

Example layout shown is for left-hand transfer to WC and shower seat. The overall dimensions should exclude such items as heat emitters, skirting boards, tiles and boxing in of pipework. Adjustments in room sizes will be needed to accommodate these items. A shower enclosure should be easy to use and not impinge on the transfer or turning space when fully open.

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CLIENTS
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DRAWING TITLE
Site layout plan

DATE: July 2025 SCALE: 1:250.

NOTICE

AUG 2025