

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Fabio Grassi,

Reference Number: DED 944
Application Received: 8th August, 2025
Name of Applicant: Fabio Grassi
Agent: N/A

WHEREAS a question has arisen as to whether the internal refurbishment of a dwelling with works including 1)damp proofing of all the floors throughout the house; 2)removal of 2 internal partition walls; 3)full replumbing and replacement of water tank to current standards; 4)full electric rewiring and upgrading of fuse board; 5)replacement of existing windows; 6)installation of infrared heating system; 7)general decorating and furnishing of the house; 8)connection of rainwater gutter system to existing land water drainage system; 9)repainting of the external walls to traditional whitewash & 10)general upkeep and maintenance of garden area and existing trees at Carrigeen, Kilglass, Co. Roscommon, F42 YX64, 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, 9 and 10 of the Planning and Development Regulations, 2001 (as amended),
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended) and
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- The works outlined above are development.
- The proposed internal refurbishment of the existing dwelling as above 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.

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; the internal refurbishment of a dwelling with works including 1)damp proofing of all the floors throughout the house; 2)removal of 2 internal partition walls; 3)full replumbing and replacement of water tank to current standards; 4)full electric rewiring and upgrading of fuse board; 5)replacement of existing windows; 6)installation of infrared heating system;

7)general decorating and furnishing of the house; 8)connection of rainwater gutter system to existing land water drainage system; 9)repainting of the external walls to traditional whitewash & 10)general upkeep and maintenance of garden area and existing trees, at Carrigeen, Kilglass, Co. Roscommon, F42 YX64, 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:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 28 August, 2025

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.

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

Reference Number:	DED 944
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the internal refurbishment of a dwelling with works including 1)damp proofing of all the floors throughout the house; 2)removal of 2 internal partition walls; 3)full replumbing and replacement of water tank to current standards; 4)full electric rewiring and upgrading of fuse board; 5)replacement of existing windows; 6)installation of infrared heating system; 7)general decorating and furnishing of the house; 8)connection of rainwater gutter system to existing land water drainage system; 9)repainting of the external walls to traditional whitewash & 10)general upkeep and maintenance of garden area and existing trees.
Name of Applicant:	Fabio Grassi
Location of Development:	Carrigeen, Kilglass, Co. Roscommon, F42 YX64
Site Visit:	20/08/2025

WHEREAS a question has arisen as to whether the following works; for the internal refurbishment of a dwelling **at the above address is or is not development and is or is not exempted development.**

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

Site Location & Development Description

The site consists of a south facing, single-story dwelling with a garden area surrounding the property located at Carrigeen, Kilglass, Co. Roscommon, F42 YX64. The property is accessed off the L-6008 road. The proposed development consists of the internal refurbishment of the dwelling with works including the damp proofing of all floors throughout the house, removal of 2 internal partition walls, full replumbing and replacement of water tank to current standards, full electric rewiring and upgrading of fuse board, replacement of existing windows, installation of infrared heating system, general decorating and furnishing of the house, connection of the rainwater gutter system to the existing land water drainage system, repainting of the external walls to traditional whitewash and the general upkeep and maintenance of the garden area and existing trees.

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

Archaeological and Cultural Heritage

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

Appropriate Assessment

The closest European site to the site of the proposed development is Clooneen Bog SAC (Site Code 002348) which is located 7.5km to the south east.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, no recent planning history traced to the site.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies:

Development to which article 6 relates shall not be exempted development for the purposes of the Act

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Assessment:

In accordance with the Planning and Development Act, 2000 Section 3. (1) development is defined as the following: “In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land”. The proposed development is considered to be the carrying out of works. Works are defined in the Act as; “works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....”. It is considered that said works constitute development, as defined in Section 3 of the said Act.

The proposal includes the internal refurbishment of a single storey dwelling, with works including the damp proofing of all floors throughout the house, removal of 2 internal partition walls, full replumbing and replacement of water tank to current standards, full electric rewiring and upgrading of fuse board, replacement of existing windows, installation of infrared heating system, general decorating and furnishing of the house, connection of the rainwater gutter system to the existing land water drainage system, repainting of the external walls to traditional whitewash and the general upkeep and maintenance of the garden area and existing trees. These works have considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighboring structures. The proposed works are deemed an exempt development.

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

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

Recommendation

WHEREAS a question has arisen as to the internal refurbishment of a dwelling at Carrigeen, Kilglass, Co. Roscommon, F42 YX64 is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed internal refurbishment of the existing dwelling as above fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

AND WHEREAS I have concluded that the said development for the internal refurbishment of a dwelling at Carrigeen, Kilglass, Co. Roscommon, F42 YX64, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Seán Tiernan

Signed:

Date: 22nd August 2025

Planner



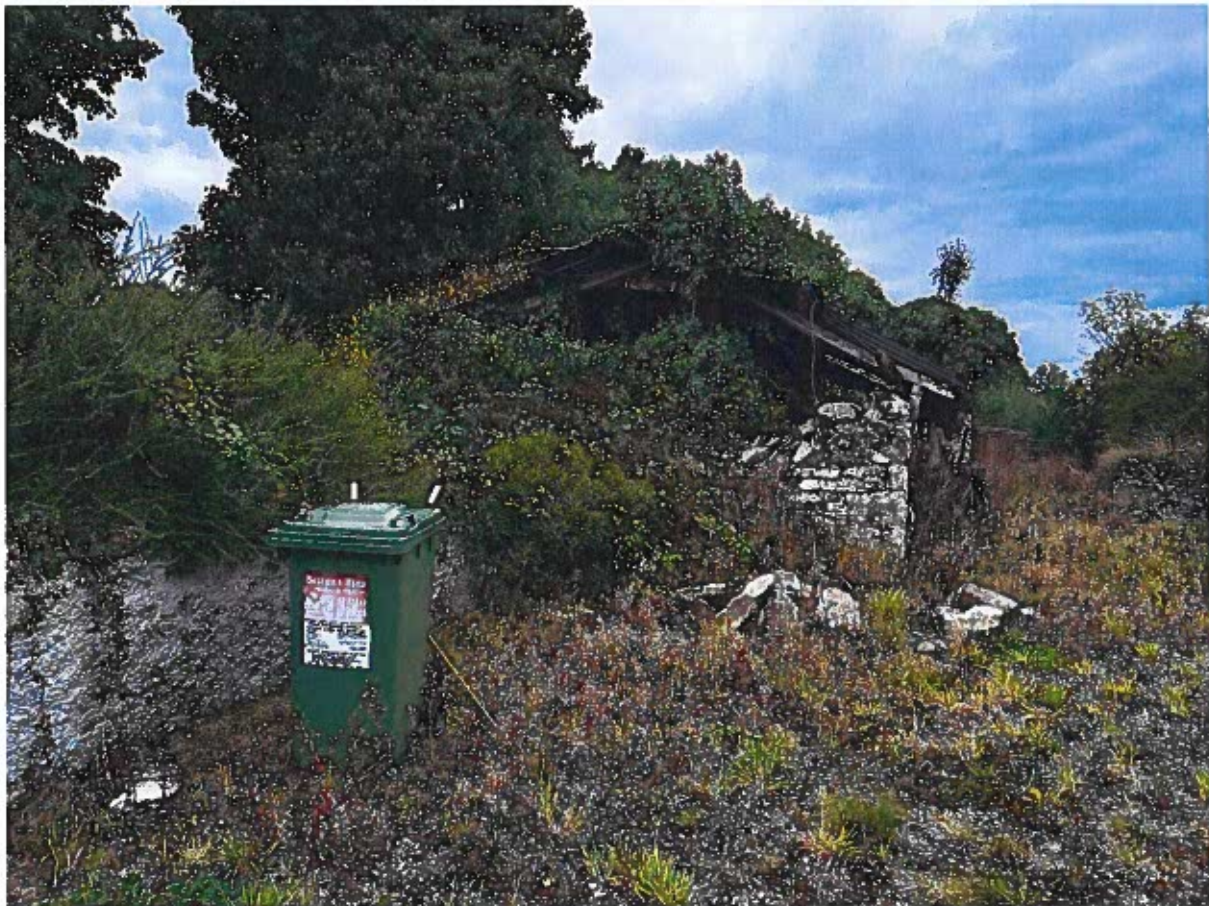
Signed:

Date: 26th August 2025

Senior Executive Planner





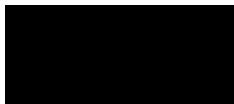




Comhairle Contae
Ros Comáin
Roscommon
County Council



Fabio Grassi,



Date: 14th August, 2025

Planning Reference: DED 944

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 internal refurbishment of a dwelling with works including 1) damp proofing of all the floors throughout the house; 2) removal of 2 internal partition walls; 3) full replumbing & replacement of water tank to current standards; 4) full electric rewiring and upgrading of fuse board; 5) replacement of existing windows; 7) installation of infrared heating system; 8) General decorating and furnishing of the house; 9) connection of rain water gutter system to existing land water drainage system; 10) repainting of the external walls to traditional whitewash & 11) general upkeep and maintenance of garden area & existing trees at Carrigeen, Kilglass, Co. Roscommon, F42 YX64, 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 8th 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: L01/0/236177 dated 14th August, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 944**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

14/08/2025 10:00:14

Receipt No L01/0/236177

FABIO GRASSI

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 944	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
8399

Change : 0.00

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, regarding Exempted Development

Name:	FABIO GRASSI
Address:	[REDACTED]
Name & Address of Agent:	N/A
Nature of Proposed Works	INTERNAL REFURBISHMENT
Location (Townland & O.S No.)	CARRIGLEN, KILGLASS, FLETCHER
Floor Area	82 m ²
Height above ground level	
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	SLATES
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	EXTERNAL WALLS WHITE WASH CONFECTION OF GUTTERING SYSTEM WITH LAND DRAINAGE SYSTEM
Is proposed works located at front/rear/side of existing house.	REPLACEMENT OF WINDOWS AROUND THE 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	NO
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	VACANT DWELLING + UNUSED LAND
Proposed use of land or structure	PERSONAL DWELLING
Distance of proposed building line from edge of roadway	N/A
Does the proposed development involve the provision of a piped water supply	N/A
Does the proposed development involve the provision of sanitary facilities	N/A

Signature:

Date:

16/07/2025

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

599760 mE, 787160 mN



Official Taitte Éireann Registration Map
This map should be read in conjunction with the folio.

Taitte Éireann (TE) Registration mapping is based on TE Surveying mapping. Where TE Registration maps are printed at a scale that is larger than the TE Surveying scale, accuracy is limited to that of the TE Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to Land Registry maps, see www.landireg.ie.

This map incorporates TE Surveying map data under a licence from TE. Copyright © Taitte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- Sub-Leasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbine
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at www.landireg.ie

Taitte Éireann Registration operates a non-conclusive boundary system.

The TE Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TE Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



1:2500

**PLOT OF GROUND MARKED "A"
OUTLINED IN RED SHADED BLUE
TO BE TRANSFERRED FROM Folio RN1667
AREA: 3.501 Acres 1.417(Ha)
Incl. Half of Public Road
SCALE: 1:2500
DATE: May '2024**

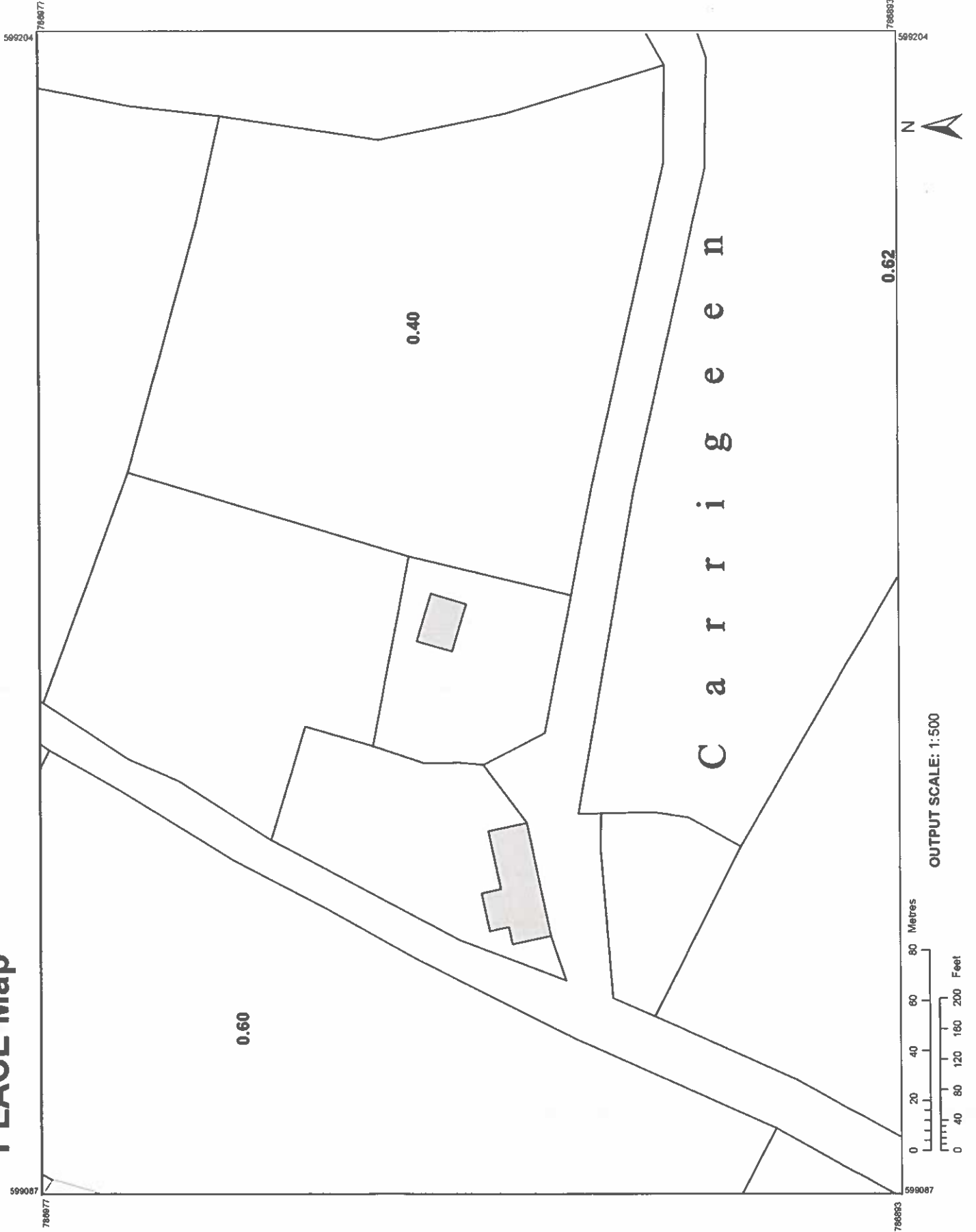


Application Number: S2024LR006838J

Creation Date: 03 May 2024 08:41:56

598960 mE, 786510 mN

PLACE Map



Refurbishment Plan of the property in Carrigeen , Kilglass, Co. Roscommon, F42 YX64

The refurbishment plan will focus primarily on the inside of the property to make it habitable and will include the following:

1. Damp proofing of all the floors throughout the house.
2. Removal of 2 internal partition walls.
3. Full replumbing and replacement of water tank to current standards.
4. Full electric rewiring and upgrading of fuse board.
5. Replacement of existing windows.
6. Internal perimetral walls insulation.
7. Installation of infrared heating system.
8. General decorating and furnishing of the house
9. Connection of rain water gutter system to existing land water drainage system
10. Repainting of the external walls to traditional whitewash.
11. General upkeep and maintenance of the garden area and existing trees.



ROSCOMMON COUNTY COUNCIL
08 AUG 2025



This map should be read in conjunction with the folio.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to Land Registry maps, see www.tai.ie.

(centre-line of parcel(s) edged)

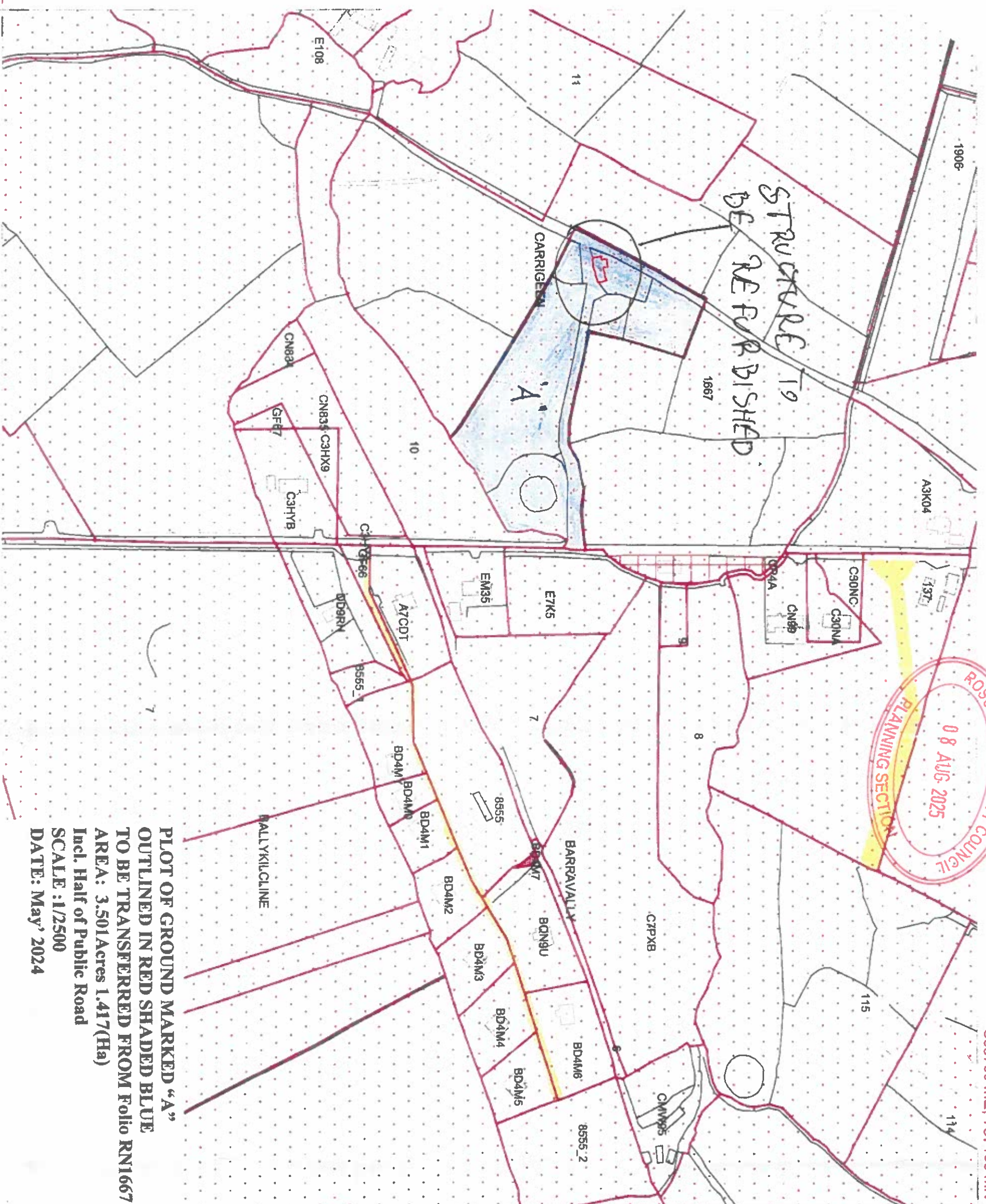
Leasehold

'S' Register

Burdens (may not all be represented on map)
Right of Way / Wayleave

Taite Éireann Registration operates a non-conclusive boundary system.

1:2500



PLACE Map

599087 786977 599204 786977

0.60

STRUCTURE TO
BE REFURBISHED

0.40



C a r r i g e e n

786893 599087 786893 599204



OUTPUT SCALE: 1:500

