

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Paula Reynolds,



Reference Number: DED 945
Application Received: 18th August, 2025
Name of Applicant: Paula Reynolds
Agent: Denis Haran

WHEREAS a question has arisen as to whether the renovation of existing cottage, with works including 1) replacing windows and doors; 2) improve thermal performance; 3) upgrade plaster; 4) concrete floors; 5) ceilings and joists; 6) footpaths; 7) chimney stack; 8) install new surface water drainage system; 9) new stud partitions; 10) full electrical rewire; 11) fit two new bathrooms and 12) landscaping at Ballagh, Kilmore, Co. Roscommon, N41 H923, 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) Class 1 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.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed extension to rear of a dwelling house as described in this case is an exempted development.
- (c) The completed renovation to the existing cottage 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
- (d) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to renovate an existing cottage with works including 1) replacing windows and doors; 2) improve thermal performance; 3) upgrade plaster; 4) concrete floors; 5) ceilings and joists; 6) footpaths; 7) chimney stack; 8) install new surface water drainage system; 9) new stud partitions; 10) full electrical rewire; 11) fit two new bathrooms and 12) landscaping at Ballagh, Kilmore, Co. Roscommon, N41 H923, 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: 3rd September, 2025

cc agent via email:

Denis Haran
denis@haranassociates.com

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Coimisiún Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

Carmel Curley

From: Carmel Curley
Sent: Wednesday 3 September 2025 15:11
To: [REDACTED]
Cc: denis@haranassociates.com
Subject: DED945 - Section 5 Declaration of Exempted Development - Decision
Attachments: DED 945 - Notification of Decision.pdf

A Chara,

Please find attached Notification of Decision for the Section 5 Declaration of Exempted Development Application submitted– DED 945. Please note that a hard copy will also be issued via registered post.

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 945
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development for the renovation of an existing cottage, with works including 1)replacing windows and doors; 2)improve thermal performance; 3)upgrade plaster; 4)concrete floors; 5)ceilings and joists; 6)footpaths; 7)chimney stack; 8)install new surface water drainage system; 9)new stud partitions; 10)full electrical rewire; 11)fit two new bathrooms & 12)landscaping.
Name of Applicant:	Paula Reynolds
Location of Development:	Ballagh, Kilmore, Co. Roscommon, N41 H923
Site Visit:	28/08/2025

WHEREAS a question has arisen as to whether the following works; for the renovation of an existing cottage 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) Class 1 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 subject site is located in Ballagh, Kilmore, Co. Roscommon, N41 H923 and is accessed off the L-1031 road. The site contains a single storey dwelling with a garden area surrounding the property. The proposed works include the replacing of all windows and doors, improvement of thermal performance, upgrading of plaster, replacement of concrete floors, replacing of ceilings and joists, replacement of footpaths, demolition and replacement of chimney stack, installation of new surface water drainage system, installation of new stud partitions, full electrical rewiring, installation of two new bathrooms and landscaping.

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 sites to the site of the development are Annaghmore Lough SAC (Site Code 001626) which is located circa 10.6km to the southwest and Clooneen Bog SAC (Site Codes 002348) which is located circa 13.8km to the southeast of 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, therefore, be excluded.

Planning History

PD/18409/91

Development Description: Permission for the erection of extension and construction of septic tank

Applicant: John Rumley

Decision: Granted

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,

Class 1 of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</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>(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 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, 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. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. 388 (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres 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 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 proposed development of an extension to the rear of a dwelling house which, it is stated as having a combined floor space of 14.10m².

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. a. Proposed work is stated as 14.10m².
b. Proposed extension is on ground floor only, therefore N/A.
c. Proposed work is only on ground floor level.
2. Previous extension 25.62m², therefore does not exceed 40m².
3. Proposed work is only on ground floor level.
4. a. Rear wall does not exceed this height.
b. Rear wall does not include a gable, therefore N/A.
c. Proposed pitch roof extension does not exceed the height of the eaves of the existing dwelling.
5. Extension does not reduce the open space to less than 25m²
6. a. Windows are greater than 1m from the boundary it faces.
b. Proposed work is only on ground floor level.
c. Proposed work is only on ground floor level.
7. Pitch roof extension, therefore N/A.

Having reviewed the existing works in the context of the Conditions and Limitations associated with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the extension to rear of a dwelling house as described in this case is considered an exempted development.

The proposal includes the renovation of an existing cottage in Ballagh, Kilmore, Co. Roscommon, N41 H923. These works include the replacing of all windows and doors, improvement of thermal performance, upgrading of plaster, replacement of concrete floors, replacing of ceilings and joists, replacement of

footpaths, demolition and replacement of chimney stack, installation of new surface water drainage system, installation of new stud partitions, full electrical rewiring, installation of two new bathrooms and landscaping. 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 neighbouring structures. The proposed works are deemed not 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 for the renovation of an existing cottage in Ballagh, Kilmore, Co. Roscommon, N41 H923, 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) Class 1 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

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed extension to rear of a dwelling house as described in this case is an exempted development.
- The completed renovation to the existing cottage 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 renovation of an existing cottage in Ballagh, Kilmore, Co. Roscommon, N41 H923, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Seán Tiernan

Signed:

Date: 2nd September 2025

Planner



Signed:

Date: 2nd September 2025

Senior Executive Planner















Paula Reynolds,

Date: 22nd August, 2025
Planning Reference: DED 945

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

Development: WHEREAS a question has arisen as to whether the renovation of existing cottage including replacing windows and doors, improve thermal performance, upgrade plaster, concrete floors, ceilings and joists, footpaths, chimney stack, install new surface water drainage system, new stud partitions, full electrical rewire, fit two new bathrooms and landscaping at Ballagh, Kilmore, Co. Roscommon, N41 H923, 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 18th 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: L01/0/236301 dated 21st August, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 945**
This should be quoted in all correspondence and telephone queries.

Mise le meas,



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

CC: Denis Haran,
50 Lower John Street,
Sligo,
Co. Sligo

Roscommon County Council
Aras an Chontae
Roscommon
09088 37100

21/08/2025 10:26:28

Receipt No : L01/0/236301

PAULA REYNOLDS

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED945	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
7901

Change : 0.00

Issued By : Geraldine Murren
From : Central Cash Office



Ceathairíe Contae
Ros Comáin
Roscommon
County Council



Aras 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)	PAULA REYNOLDS
Name of Agent	DEWIS HARMAN
Nature of Proposed Works	CONSTRUCTION OF REAR EXTENSION
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	BALLAGH KILMORE Co Roscommon H41 H423
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>73.34 m²</u> b) <u>14.10 m²</u>
Height above ground level:	3.8 m
Total area of private open space remaining after completion of this development	greater than 25 m ²
Roofing Material (Slates, Tiles, other) (Specify)	SLATES

Roscommon County Council

Application for a Declaration under Section 5 of the




Proposed external walling (plaster, stonework, brick or other finish, giving colour)	WET DASH AS PER EXISTING HARD PLASTER IF WRAPPED
Is proposed works located at front/rear/side of existing house.	REAR
Has an application been made previously for this site	YES
If yes give ref. number (include full details of existing extension, if any)	P18409 / 91
Existing use of land or structure	GARDEN SPACE
Proposed use of land or structure	SMALL REAR EXTENSION
Distance of proposed building line from edge of roadway	10M HOUSE FRONT 17M TO EXTENSION
Does the proposed development involve the provision of a piped water supply	NO
Does the proposed development involve the provision of sanitary facilities	NO

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

Signature:

Date:


15.08.2025

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

Planning Pack Map



Tailte Éireann

CENTRE COORDINATES:
ITM 595678.793671

PUBLISHED: 18/08/2025
ORDER NO.: 50484958_1

MAP SERIES: 1:5,000
MAP SHEETS: 1925
1:5,000 1926

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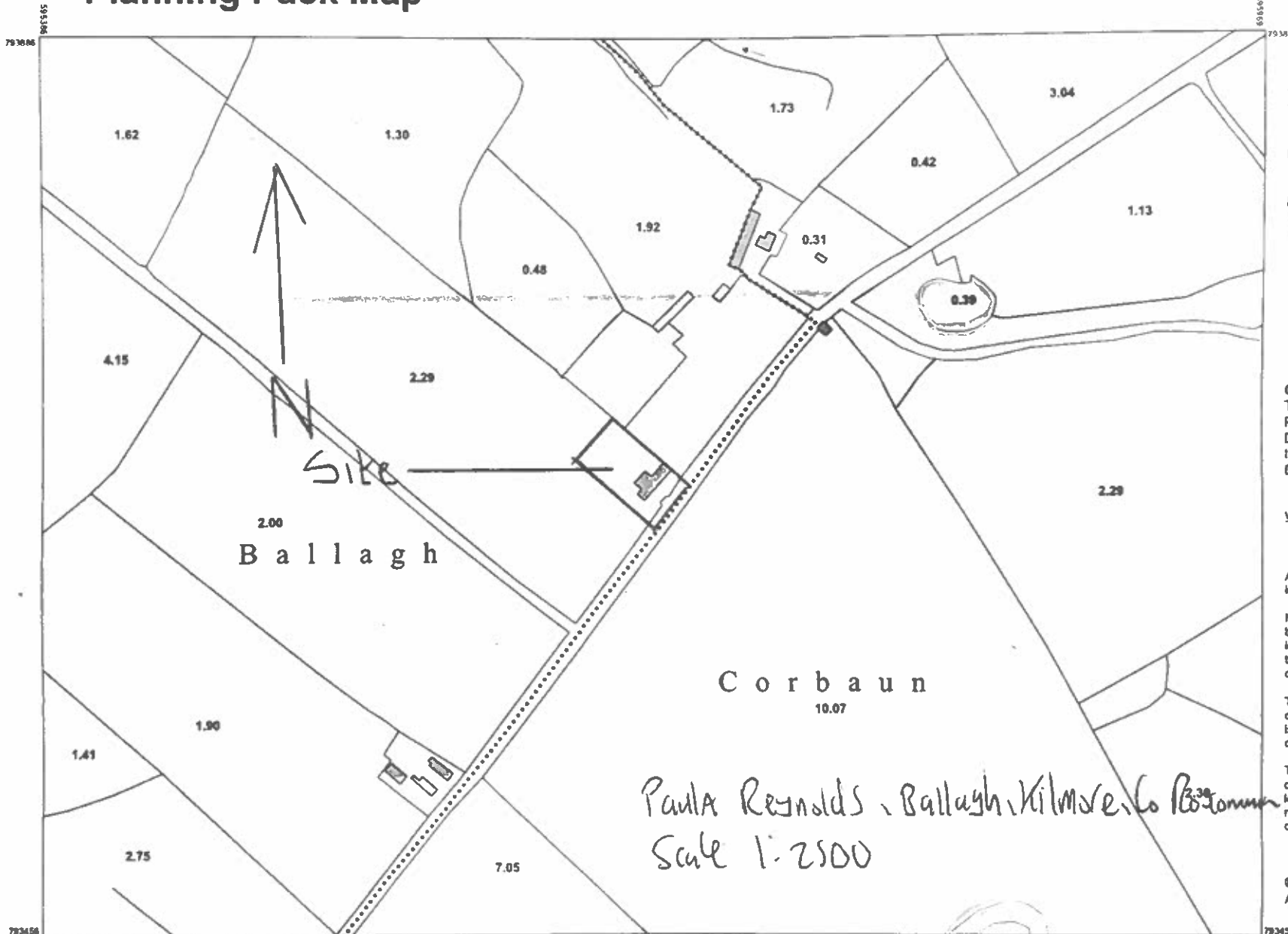
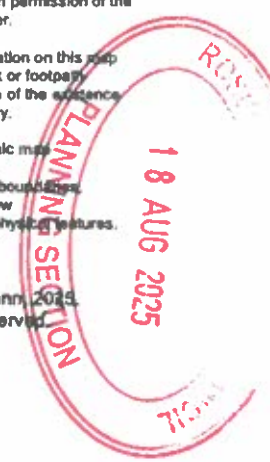
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Site
Ballagh

Corbaun
10.07

Paula Reynolds - Ballagh Kilmore Co Roscommon
Scale 1:2500



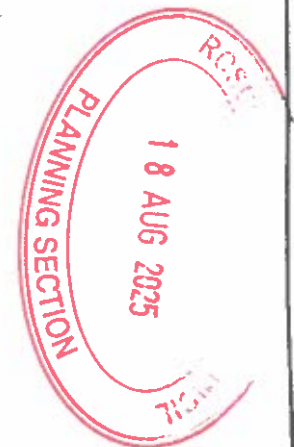
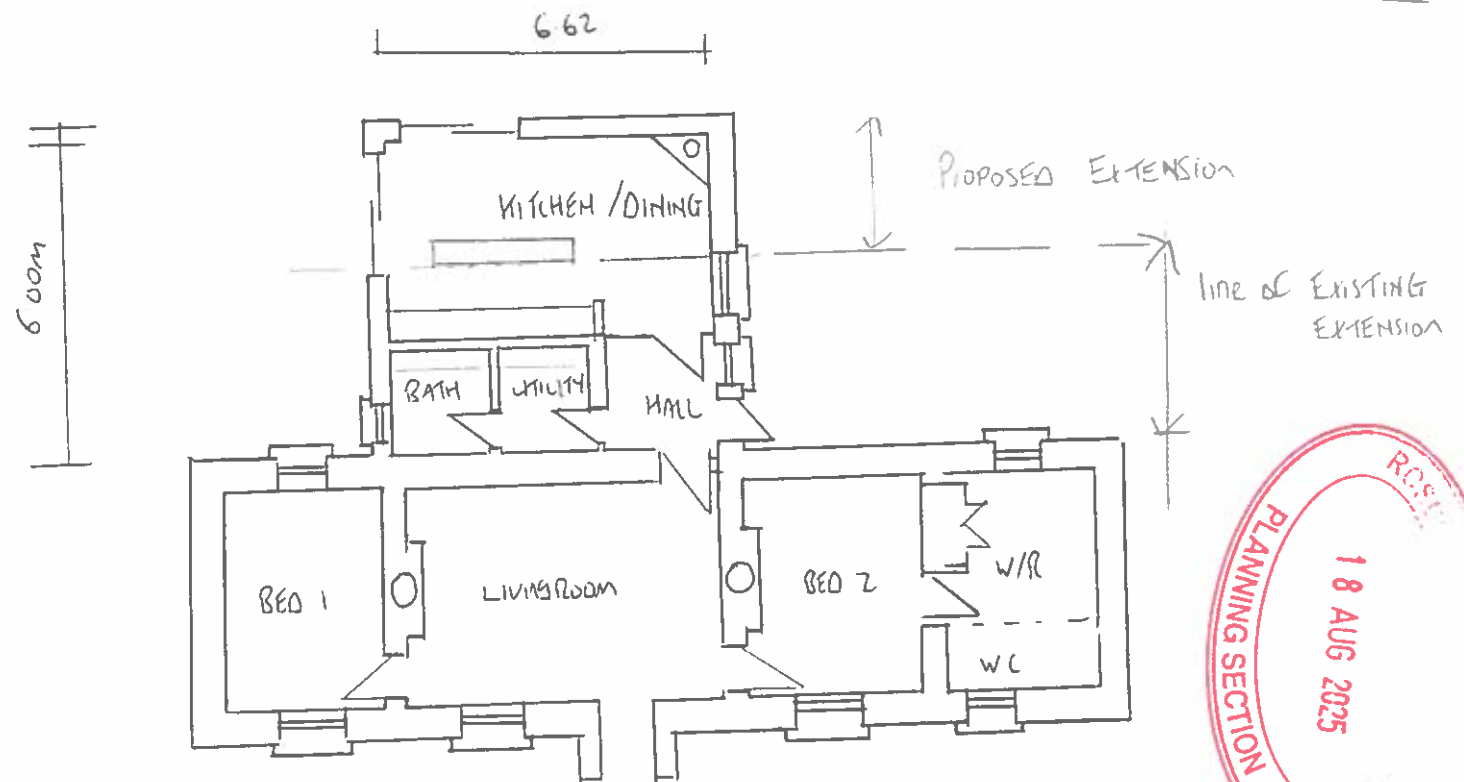
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CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie, search 'Capture Resolution'

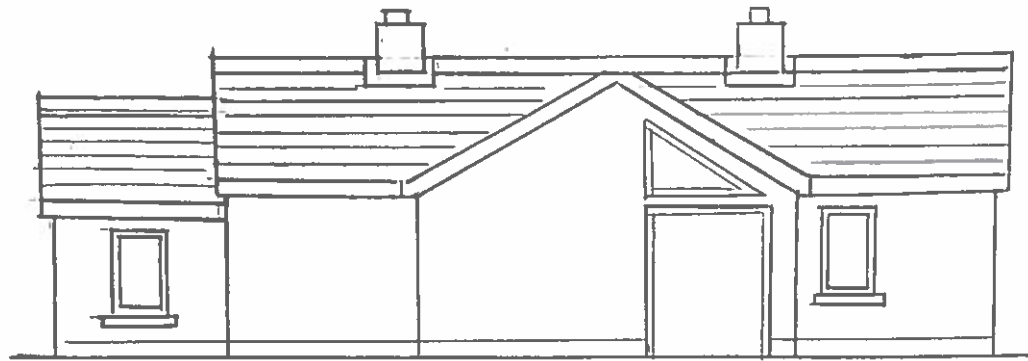
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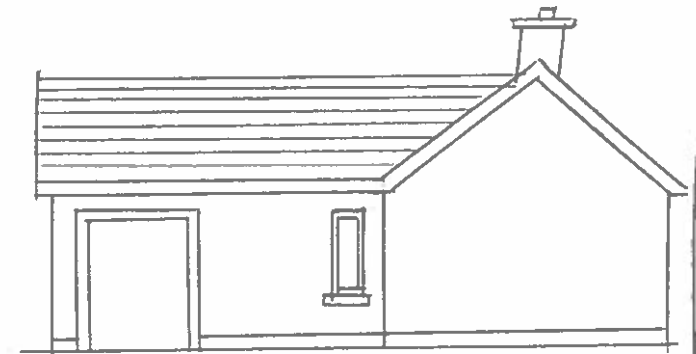
THE OVERALL REAR EXTENDED AREA
DOES NOT EXCEED 40M²



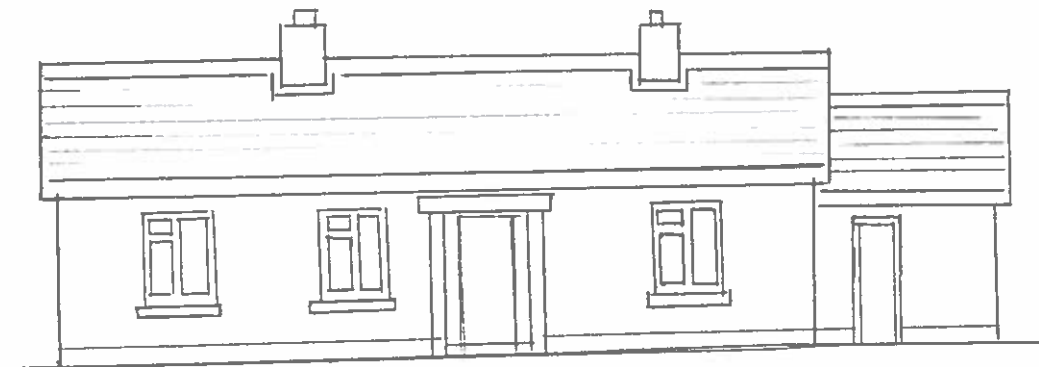
PROPOSED FLOOR PLAN
BALLAGH KILMORE CO. DUBLIN



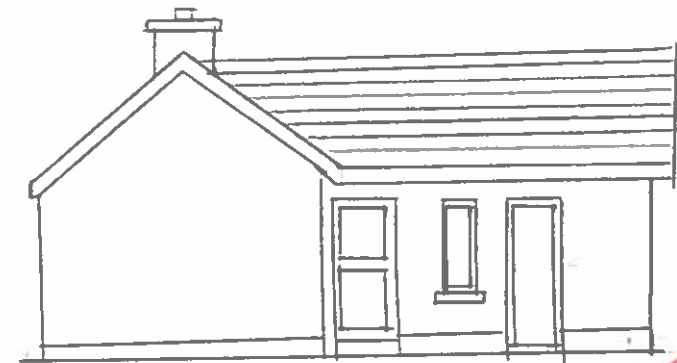
PROPOSED REAR ELEVATION



SIDE ELEVATION

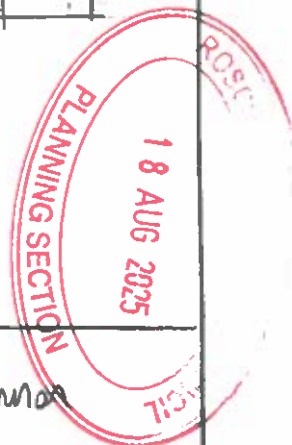


FRONT ELEVATION

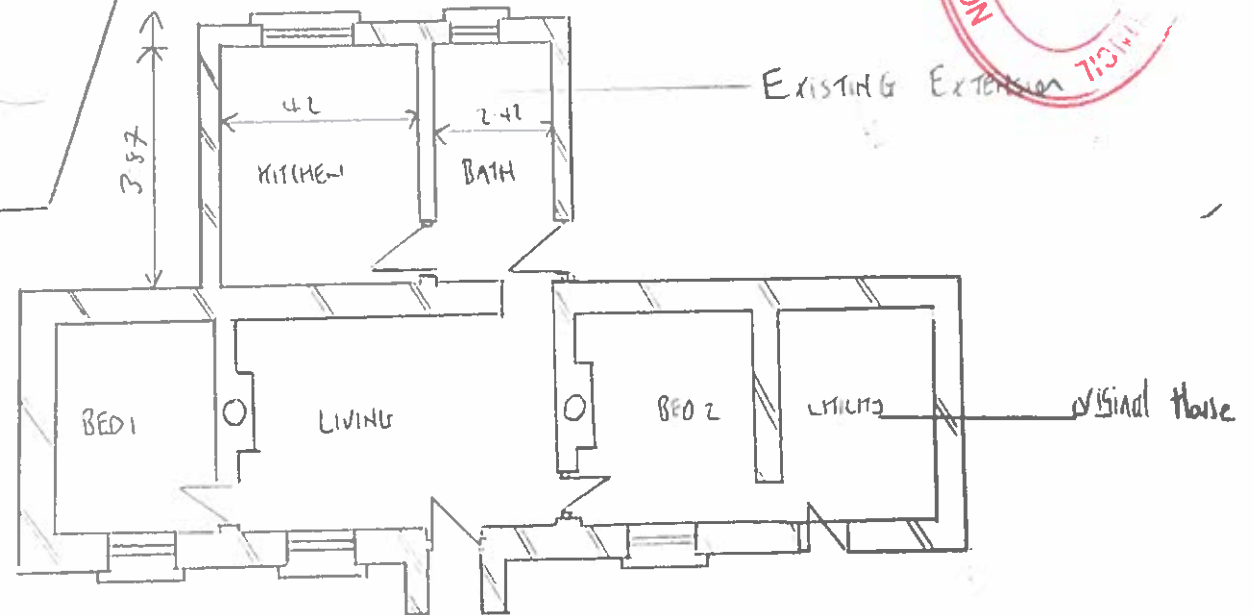
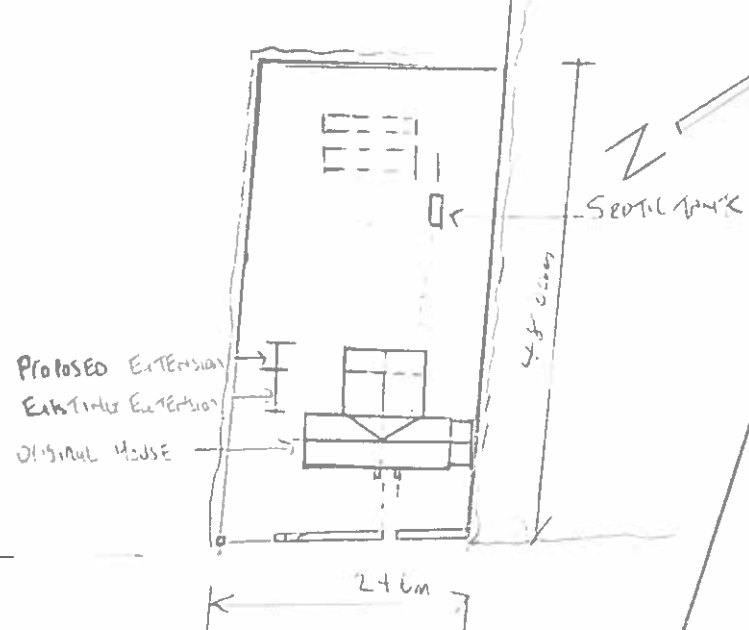


SIDE ELEVATION

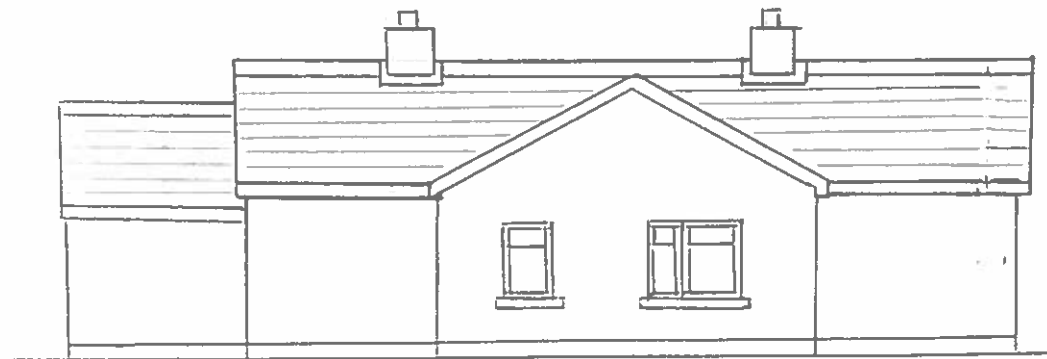
PROPOSED ELEVATIONS
BALLAGH MILMORE CS ROSLINDA



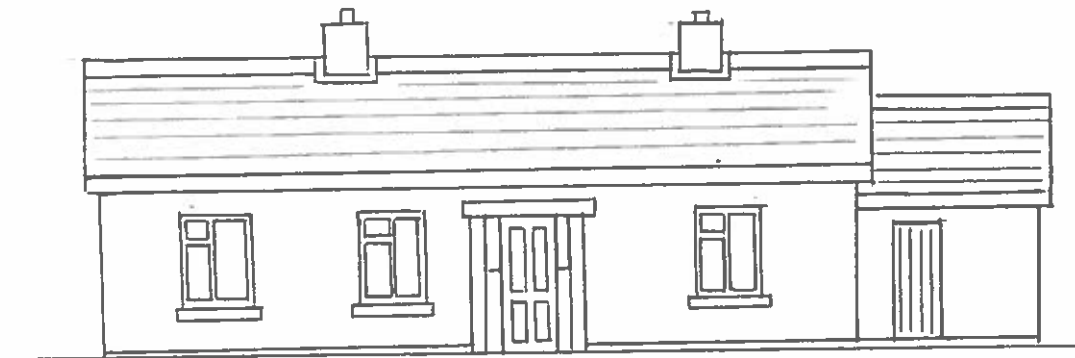
SITE LAYOUT 1:500



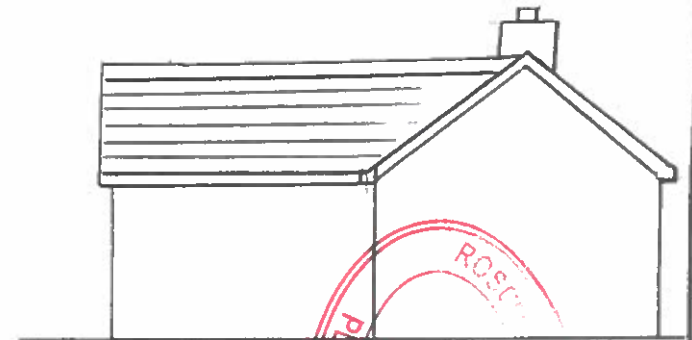
EXISTING FLOOR PLAN, SITE LAYOUT
BALLACH, KILMORE Co. ROSCOMMON



REAR ELEVATION



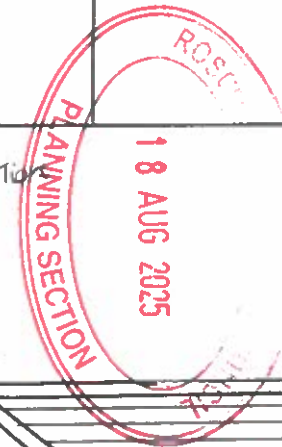
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



EXISTING ELEVATIONS

BALLAGH KILMORE CO ROSCOMMON



HARAN & ASSOCIATES

Building Surveyors, Engineers & Insurance Assessors
50 Lower John Street, Sligo • E: denis@haranassociates.com • T: 00 353 868040245



Building Schedule

Client: Paula Reynolds

Property: Ballagh, Kilmore, Co. Roscommon (N41 H923)

Inspection Date: 18 August 2025

Scope of Works

- a. Renovation of existing cottage (random rubble stone structure, c. 80–90 years old).
- b. Alter layout of existing rear extension and extend to maximum 40 sqm.
- c. Replace services (electrical, plumbing, heating).
- d. Replace the windows and doors.
- e. Improve thermal performance of floors, walls, and roof.
- f. Carry out structural and remedial works as highlighted in the inspection report.

1. Demolition & Enabling Works

- a. Carefully remove non-breathable plaster finishes from internal face of rubble stone walls.
- b. Break out existing solid concrete floors for new insulated slab with DPC.
- c. Remove deteriorated ceilings and joists where required.
- d. Break out rear gable wall for new extension.
- e. Remove deteriorated footpaths to rear and install a new surface water drainage system.
- f. Demolish and rebuild both chimney stacks due to severe water ingress and staining.
- g. Remove moss/lichen from roof, clean gutters and downpipes, rod drainage.

2. Foundations & Groundworks

- a. Structural engineer inspection following floor slab removal.
- b. Form new strip foundations for 40 sqm extension.
- c. Install new insulated concrete slabs with DPC throughout.
- d. Install a new surface water drainage system with soakaway to protect stone walls.

3. External Walls

- a. Inspect and rake out cracks to external elevations; repair with NHL 5 lime mortar.
- b. Apply insulated lime-based plaster to the interior face of rubble stone walls.
- c. Option: Re-dash or install external insulation.
- d. Confirm cavity insulation in 1970s extension; insulate if absent.
- e. Form new external walls to extension in insulated cavity block construction.



4. Roof Structure & Finishes

- a. Replace deteriorated or rotted rafters/joists.
- b. Replace damaged valley boards and renew lead valleys in sections <1.2m to prevent fractures.
- c. Re-slate shed roof with salvaged slates on breather membrane.
- d. Extend roof structure for new rear extension with underlay, slates/tiles, ridge/eaves, and new rainwater goods.

5. Internal Walls & Finishes

- a. Install structural lintels to new openings as per engineer's details.
- b. Make good random rubble stonework internally.
- c. Form new stud partitions in rear extension with plasterboard and skim finish.
- d. Replace the internal plaster finishes in original cottage with lime-based plaster to maintain breathability (Install drylining to severely damaged walls).
- e. Replace the ceilings throughout with new plasterboard and skim.

6. Floors

- a. New insulated floor slab with DPC throughout.

7. Windows & Doors

- a. Replace windows throughout (recommend triple glazing).
- b. Replace timber external doors with insulated units (3 single, 1 double-leaf).
- c. Install new internal doors including fire-rated doors to escape routes.

8. Mechanical & Electrical Services

- a. Full rewire by registered contractor.
- b. Full replumbing including new bathrooms and kitchen.
- c. Install MVHR system throughout.
- d. Treat attic timbers and joists for wet and dry rot.
- e. Provide new mains services connections where required.

9. Chimneys

- a. Demolish and rebuild both chimney stacks.
- b. Install new flue linings and cowls.
- c. Provide proper damp proofing around chimney breast areas.

10. Attic & Insulation

- a. New breathable insulation (e.g., rockwool) installed throughout attic.
- b. Replace damaged timbers around valley boards.
- c. Install new attic access hatch.

11. Fittings & Fixtures

- a. Fit 2 new bathroom suites.
- b. Install new fitted kitchen.
- c. Provide new bedroom joinery (wardrobes, shelving).

12. External Works

- a. Replace defective footpaths to rear.
- b. Install full surface water drainage and soakaway.
- c. Landscaping and reinstatement of disturbed ground.

Notes

- a. Property requires significant structural and remedial work (chimneys, roof timbers, floors).
- b. Wet/dry rot treatment required throughout attic and chimney areas.
- c. Ensure compliance with Building Regulations and conservation best practices for traditional rubble stone construction.

Signed

Denis Haran

MSc. B. Tech (Building) Dip (Const) MIEI, NCCS



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Regulated by the Financial Regulator: C45430

VAT No: 5290183D

Sharon Kelly

From: Paula Reynolds [REDACTED]
Sent: Monday 18 August 2025 17:08
To: Planning Department
Subject: Section 5 Declaration Request: Paula Reynolds, Ballagh Hillstreet
Attachments: Application for a Declaration under Section 5.pdf; Site Location Map.pdf; Proposed Floor Plan.pdf; Proposed Elevations.pdf; Existing Floor Plan.pdf; Existing Elevations.pdf; Paula Reynolds Schedule of Works.pdf

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Planning Section
Roscommon County Council
Áras an Chontae
Roscommon Town
Co. Roscommon



Re: Section 5 Declaration Request – Proposed Rear Extension at Ballagh, Hillstreet, Co. Roscommon (Eircode N41H923)

Dear Sir/Madam,

I am writing to request, under Section 5 of the Planning and Development Act 2000 (as amended), a declaration as to whether the proposed works described in the attached constitute exempted development.

To assist you in your decision making processes I am attaching:

- Completed Section 5 application form
- Site location map (scale 1:2,500)
- Site layout plan
- Proposed floor plan and elevations
- Existing floor plan and elevations
- Detailed Schedule of Works (prepared by Denis Haran, Engineer)

I respectfully request that Roscommon County Council issue a declaration confirming the proposal is exempted development.

If you require any further information, then please do not hesitate to contact me.

Yours faithfully,

Paula Reynolds