

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**NOTIFICATION OF DETERMINATION**

**REGISTERED POST**

Eoin Harney,



Reference Number: DED 949  
Application Received: 9<sup>th</sup> September, 2025  
Name of Applicant: Eoin Harney  
Agent: Jack Keegan

**WHEREAS** a question has arisen as to whether the renovation of an existing dwelling and the construction of a 33m<sup>2</sup> extension at Oldtown, Clonown, Athlone, Co. Roscommon, N37 R827, 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 1 of Part 1 Schedule 2 Article 6 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 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.
- (c) The renovation works to an existing dwelling and the construction of a 33m<sup>2</sup> extension to the rear is not exempted development in the context where development is being carried out in a zone of archaeological potential which activates Article 9 (1)(a) restrictions on exemption.

**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 dwelling and the construction of a 33 m<sup>2</sup> extension at Oldtown, Clonown, Athlone, Co. Roscommon, N37 R827, is development that is not 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: 15<sup>th</sup> January, 2026

cc agent via email: Jack Keegan  
[jackkeeganber@gmail.com](mailto:jackkeeganber@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 Bord 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:** Thursday 15 January 2026 11:55  
**To:** Jack BER  
**Subject:** DED 949 - Eoin Harney  
**Attachments:** DED949 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for the Section 5 Declaration of Exempted Development Application submitted on behalf of Eoin Harney – DED 949.

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 949
<b>Re:</b>	Permission for the renovation of an existing dwelling, with works including; <b>1)</b> Strip out walls, floors & ceilings; <b>2)</b> install new ceiling joists and internal stud work, plasterboard & skim; <b>3)</b> re-wire the entire property; <b>4)</b> re-plumb the entire property; <b>5)</b> install new UPVC windows (red) & doors; <b>6)</b> re-slate the roof; <b>7)</b> second fix carpentry, paint & decorate internally; <b>8)</b> construct a 33m <sup>2</sup> extension for a new living room, utility and bathroom; <b>9)</b> upgrade plumbing/heating system; <b>10)</b> upgrade electrical systems & <b>11)</b> install new floors under the Planning & Development Act (Exempt Development) Regulations 2018.
<b>Name of Applicant:</b>	Eoin Harney
<b>Location of Development:</b>	Oldtown, Clonown, Athlone, Co. Roscommon, N37 R827.
<b>Site Visit:</b>	Yes

**WHEREAS a question has arisen as to whether the following works for the renovation of existing dwelling and construction of a 33m<sup>2</sup> extension 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 of Part 1 Schedule 2 Article 6 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 northeast single storey dwelling with an extension to the rear. The subject site is located in Clonown townland c. 4.3km from Cornafulla village. The applicant is seeking a declaration of exempted development for internal renovation works and the installation of an extension to an existing dwelling that has already been carried out.

## Archaeological and Cultural Heritage



The subject site is located within a zone of Archaeological Notification (Zone: R183992). It is also located within the 100m zone of influence of SMR Number: RO055-003001- Church, SMR Number: RO055-003004- graveyard and SMR Number: RO055-003005- ecclesiastical enclosure.

### Appropriate Assessment

The closest European site to the proposed development is River Shannon Callows SAC (Site Code 000216) located c. 380m 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/22/251**

**Development Description:** Permission to upgrade existing septic tank to new treatment system with percolation area and all ancillary development works.

**Applicant:** Eoin Harney

**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(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.

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## Planning and Development Regulations, 2001 as amended

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### 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) (A) applies;

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

*(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,*

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## PART 1 - Article 6 - Exempted Development – General

*Development within the curtilage of a house*

Development Description	Conditions and Limitations
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**CLASS 1**

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.

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(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.

(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

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.

(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.

(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

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

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.

(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.

(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,

	<p>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.  (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>

### Initial 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

- Strip out walls, floors and ceilings.
- Install new ceiling joists and internal stud work, plasterboard, and skim.
- Re-wire the entire property.



- Re-plumb the entire property.
- Install new UPVC windows (red) and doors.
- Re-slate the roof.
- Second fix carpentry and paint and decorate internally.
- Upgrade plumbing/heating system.
- Upgrade electrical systems.
- Install new floors.

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

#### Extension

- Construct a 33m<sup>2</sup> extension for a new Living Room, Utility and Bathroom.

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) House has no previous extension; this extension is 33sq.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 (0.22 hectares remaining).
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. The extension roof is pitched therefore will not be used as a balcony or roof garden.

The applicant has submitted an application for a declaration of exempted development for an extension that was constructed in 2022/2023. After a site inspection, it is noted that the external render to the constructed extension differs from the render of the existing dwelling. The render on the existing dwelling is roughcast whereas the constructed extension appears to be a napped render.

According to RCC's Planning GIS Map Viewer and after a site inspection, it appears an outhouse/shed was located to the rear of the dwelling in question previous to the extension being constructed. It appears that section of this outhouse/shed (I estimate approximately 25m<sup>2</sup>) was demolished to facilitate the construction of the extension which is the subject of this request for a declaration. The existing shed appears to have measured approximately 40m<sup>2</sup> previous to the omission and appears to be within the limitations of Class 50 Part 1 Schedule 2 of the Planning and Development Regulations 2001, as amended however, a request for an opinion has not been sought in relation to this matter.

#### Images from 2011



#### Image from 2025



It is also noted that an external heat pump was installed on the site. The installation of a heat pump to a proposed development is assessed under Class 2 Article 6 Schedule 2 Part 1 of the Planning and Development Regulations, 2001, as amended. No detailed specification for the installation of a heat pump for the proposed development was submitted by the applicant, however a request for an opinion has not been sought in relation to this utility.

## Conclusion

Having regard to the particulars of this application and documents submitted, the proposed development has been assessed under Section 4 (1)(h) and complies to this section. The proposed extension (33m<sup>2</sup>) does not exceed the conditions and limitations attached to Class 1 of Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.

The subject site is located within a Zone of Archaeological Potential associated with a group of Ecclesiastical monuments (RO-0055-003001, RO-0055-003002, RO-0055-003003, RO-0055-003005), and is assessed under Article 9 (1) (a) restrictions on exemption where development shall not be exempt when:

*(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan.*

In regard to the foregoing I note the provisions of Roscommon County Development Plan 2022-2028 Policy Objective BH 9.13.

Having regard to Article 9 (1) (a) Restrictions on Development, it is therefore deemed that the proposed development is not exempted in the context where development is being carried out in a zone of archaeological potential which activates the above referenced restrictions on exemption.

## Recommendation

**WHEREAS a question has arisen as to whether a proposed development;** for the renovation of an existing dwelling and the construction of a 33m<sup>2</sup> extension at Oldtown, Clonown, Athlone, Co. Roscommon, N37 R827, 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 of Part 1 Schedule 2 Article 6 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 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.
- The renovation works to an existing dwelling and the construction of a 33m<sup>2</sup> extension to the rear is not exempted development in the context where development is being carried out in a zone of archaeological potential which activates Article 9 (1)(a) restrictions on exemption.

**AND WHEREAS** I have concluded that the said development for the renovation of an existing dwelling and the construction of a 33m<sup>2</sup> extension at Oldtown, Clonown, Athlone, Co. Roscommon, N37 R827, is not exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:

Graduate Planner

Date: 14/01/2026

Signed:

Senior Executive Planner

Date: 14/01/2026























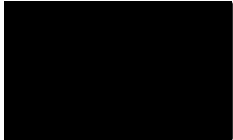




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Eoin Harney,



Date: 11<sup>th</sup> September, 2025  
Planning Reference: DED 949

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 renovation of an existing dwelling, with works including; 1)strip out walls, floors & ceilings; 2)install new ceiling joists and internal stud work, plasterboard & skim; 3)re-wire the entire property; 4)re-plumb the entire property; 5)install new UPVC windows (red) & doors; 6)re-slate the roof; 7)second fix carpentry, paint & decorate internally; 8)construct a 33sqm extension for a new living room, utility & bathroom; 9)upgrade plumbing/heating system; 10)upgrade electrical systems & 11)install new floors at Oldtown, Clonown, Athlone, Co. Roscommon, N37 R827, is or is not development and is or is not exempted development.

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A Chara,

I wish to acknowledge receipt of your application which was received on the 9<sup>th</sup> September, 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. L01/0/236624 dated 11<sup>th</sup> September, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 949**  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,  
Administrative Officer,  
Planning Department.

cc agent via email: Jack Keegan  
[jackkeeganber@gmail.com](mailto:jackkeeganber@gmail.com)

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

11/09/2025 10:13:36

Receipt No L01/0/236624

EOIN HARNEY



EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED949	

Total :	80 00 EUR
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Tendered :	
Cheque	80 00
500113	

Change :	0 00
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Issued By : Louis Carroll  
From : Central Cash Office

## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Thursday 11 September 2025 13:20  
**To:** Jack BER  
**Subject:** DED 949 - Eoin Harney  
**Attachments:** DED 949 - Ack letter & receipt.pdf

Hi Jack,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Declaration of Exempted Development submitted on behalf of Eoin Harney.

Regards,

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

Áras an Chontae,  
Roscommon,  
Co. Roscommon.

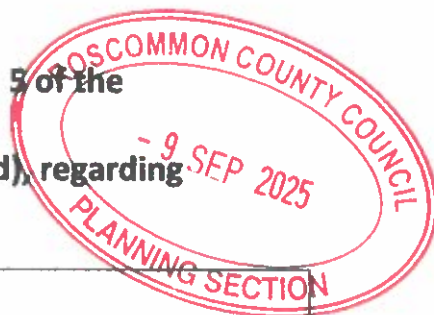
Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)

## **Roscommon County Council**

### **Application for a Declaration under Section 5 of the**

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



Name of Applicant(s)	Eoin Harney
Name of Agent	Jack Keegan, Rathmore, Fourmilehouse, Co. Roscommon, F42YP80
Nature of Proposed Works	Works that were carried out include refurbish vacant house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	OLDTOWN, CLONOWN, ATHLONE, CO. ROSCOMMON N37R827 O.S No. 3169 XY: 603888, 735359 Townland OLDTOWN, CLONOWN
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>61 Sqm</u> b) <u>33 Sqm extension already constructed</u>
Height above ground level:	Floor level- between 150mm – 200 mm above ground level (Ridge height existing 4083mm above ground level, extension 3900mm above ground level)
Total area of private open space remaining after completion of this development	0.22 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Blue/Black slates to roof Extension pitched roof (33 sqm) at the rear of the building, with new blue/black slates matching existing.

## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing rough cast finish Extension - Nap Plaster
Is proposed works located at front/rear/side of existing house.	Extension was built to the rear of the house, under 40 Sqm and lower than the existing building.
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	House as been refurbished and is now lived in by applicant
Distance of proposed building line from edge of roadway	Existing -1.3m from edge of existing road Extension -6.8m from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature: JACK KEEGAN (AGENT)

Date: 08/09/2025

**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 Dept,  
Roscommon Co.Co.  
Aras An Chontae,  
Roscommon.

**Detailed Specification Of The Development that has been already carried out**

Ref: Eoin Harney for Property at Oldtown, Clonown, Athlone, Co. Roscommon N37R827

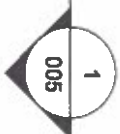
The property was being stripped back to its original walls and was renovated and put back into use as it was originally a two-bed dwelling house. Additionally, a 33sqm extension was added to include a Living Room, Utility and Bathroom. The works that were involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Re-wire the entire property.
4. Re-plumb the entire property.
5. Install new UPVC windows (red) and doors.
6. Re-slate the roof.
7. Second fix carpentry and paint and decorate internally.
8. Construct a 33sqm extension for a new Living Room, Utility and Bathroom.
9. Upgrade plumbing/heating system.
10. Upgrade electrical systems.
11. Install new floors.

Kind Regards  
Jack Keegan







1  
1 : 100



3  
1:100

[illegible]

E-mail: [beckington@gmail.com](mailto:beckington@gmail.com)  
Tel: 007 717 7064

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DATE  
C4/09/2025

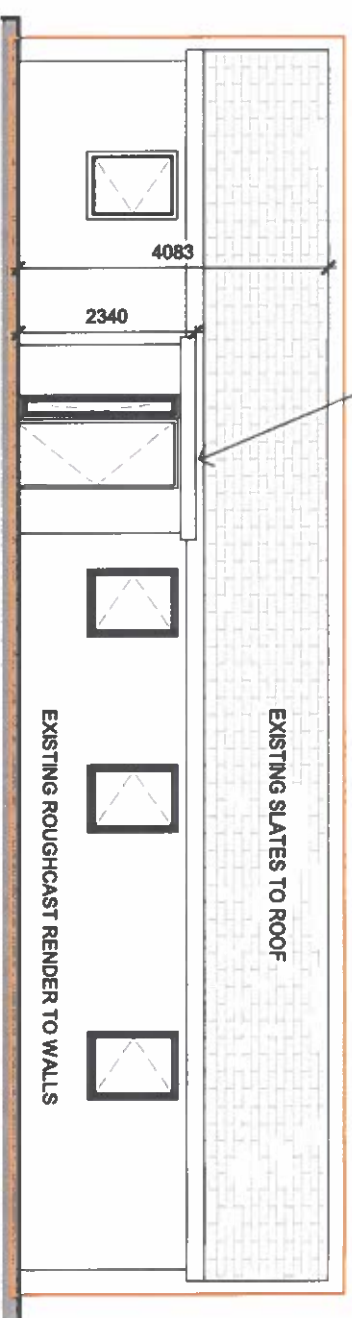
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REVA

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DESIGNED BY  
Jock Keego

Extension built in 2022/2023  
Area - 33m<sup>2</sup>



1  
1:100

1:100

PLANNING SECTION  
- 9 SEP 2025  
RUSCOMMON COUNTY COUNCIL

- 9 SEP 2023

PLAN SECTION  
SLATES TO ROOF  
EXISTING ROOF

## EXISTING SLATES TO ROOF

## NAPPED PLASTER RENDER

3900

4083

## EXISTING ROUGHCAST RENDER TO WALLS

**REA**  
1 : 100

1:100

**SLATES TO MATCH  
EXISTING ROOF**

**EXISTING SLATES TO ROOF**

EXISTING SLATES TO ROOF  
EXISTING CONCRETE FLAT ROOF

**SLATES TO MATCH  
EXISTING ROOF**

14

4083

3900

## EXISTING ROUGHCAST RENDER TO WALLS

## NAPPED PLASTER RENDER

## NAPPED PLASTER RENDER



3340

**3**  
**SIDE**  
**1 : 100**

1:100

**4**  
**SIDE**  
1 : 100

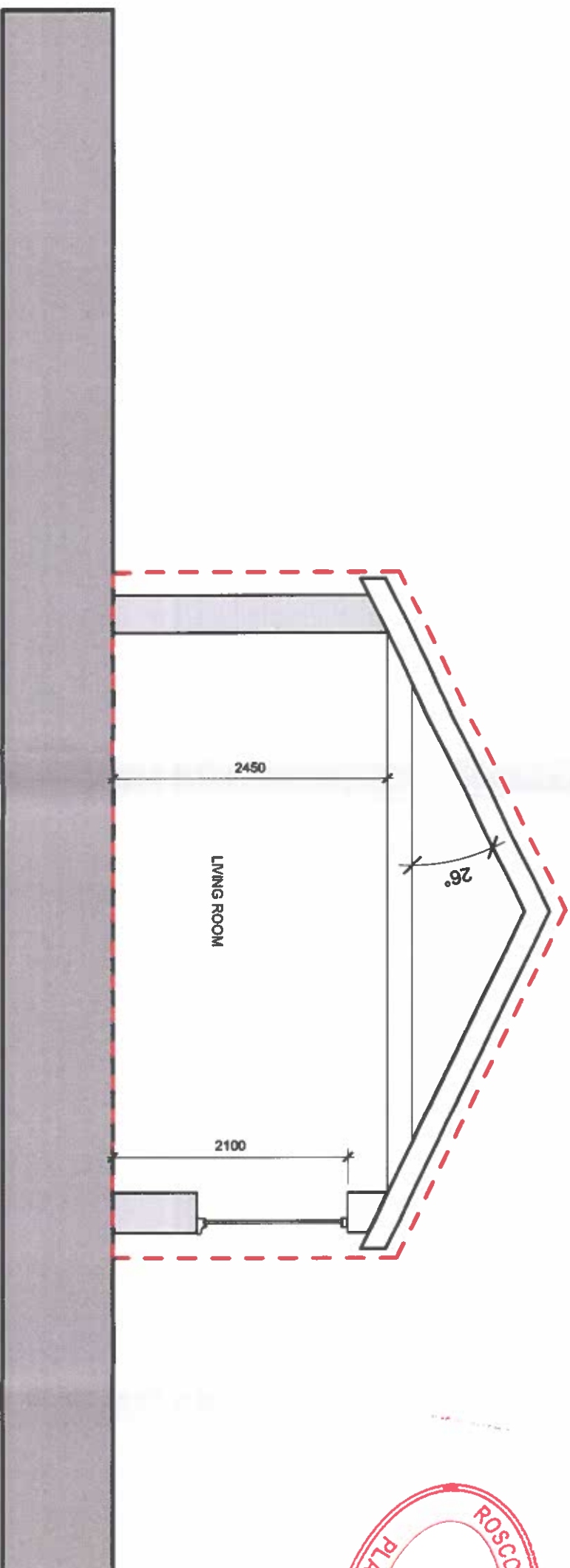
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DO NOT SCALE FROM THIS DRAWING. CHECK ONLY FROM PROVIDED DIMENSIONS.  
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.  
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS  
STATUS: K&K SKETCH DESIGN PR. PRELIMINARY PT. FOR TENDER PC FOR CONSTRUCTION SS SUPERSEDED

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	/	/	/	/	B
	/	/	/	/	C
	/	/	/	/	D
	/	/	/	/	E
	/	/	/	/	F
	/	/	/	/	G
	/	/	/	/	H
	/	/	/	/	I
	/	/	/	/	J
	/	/	/	/	K
	/	/	/	/	L
	/	/	/	/	M
	/	/	/	/	N
	/	/	/	/	O
	/	/	/	/	P
	/	/	/	/	Q
	/	/	/	/	R
	/	/	/	/	S
	/	/	/	/	T
	/	/	/	/	U
	/	/	/	/	V
	/	/	/	/	W
	/	/	/	/	X
	/	/	/	/	Y
	/	/	/	/	Z

CLIENT	JOB	JOB NO	DATE
EDIN HARRY	EXEMPT DEVELOPMENT	2508	04/03/2007
SITE	DRAWING	DRG NO	REV A
OLDTOWN, CLONOWAN, ATHLONE, CO. ROSCOMMON, IENR127	ELEVATIONS	004	
		SCALE	1:100 @ AS
			Issue 4/2007

Extension built in 2022/2023  
Area - 33m<sup>2</sup>



## TYPICAL SECTION

1:50

DO NOT SCALE FROM THE DRAWING; WORK ONLY FROM TOLERED DIMENSIONS.  
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.  
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.  
STATUS: KEY, SK SKETCH DESIGN PR, PRELIMINARY FT FOR TENDER PC FOR CONSTRUCTION SS, SUPPLEMENTED

[illegible]

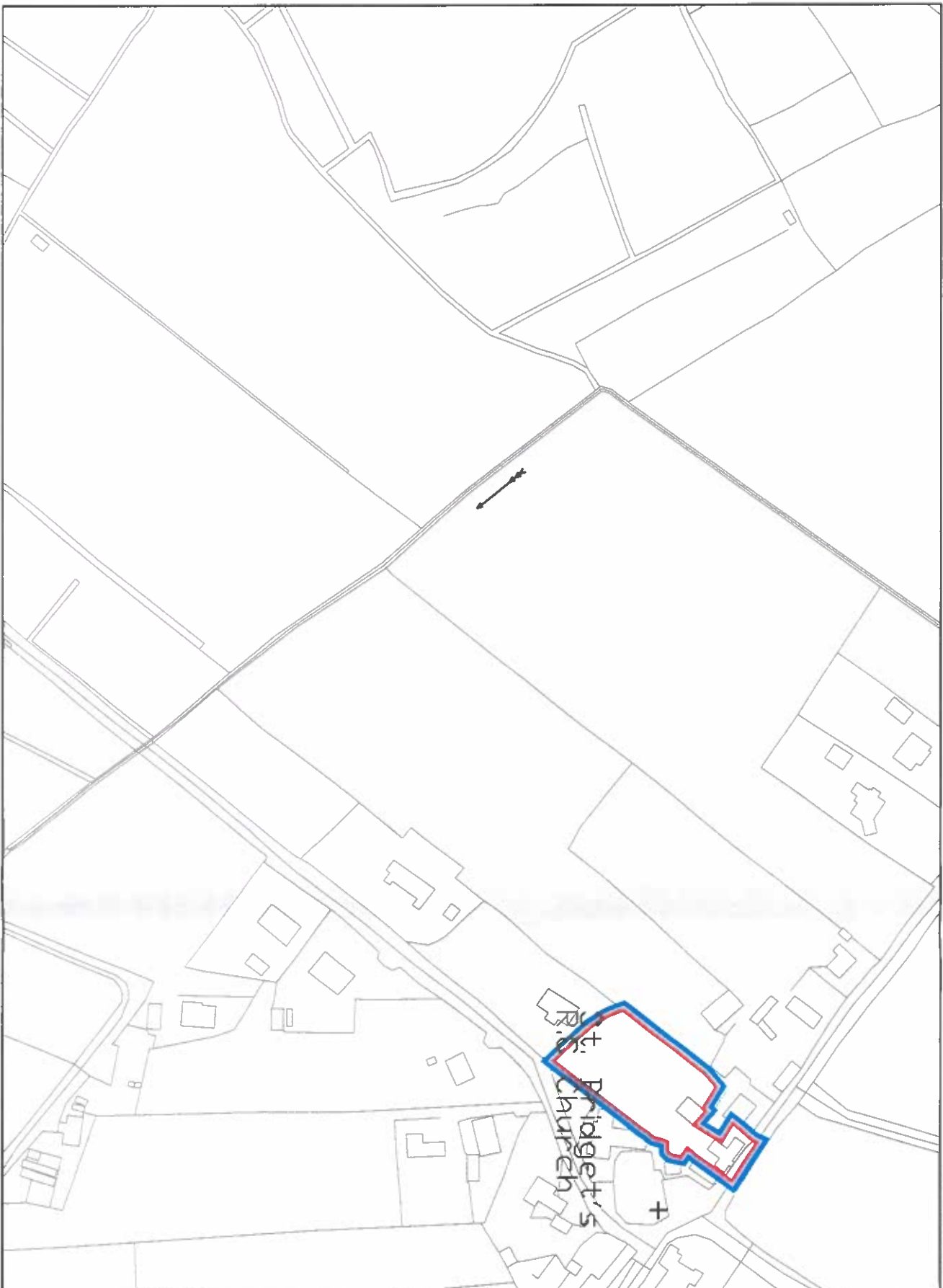
CLIENT	JOB	JOB NO	DATE
EDM HAWLEY	EXHIBIT DEVELOPMENT	2506	04/19/2012
SITE OLDTOWN, CLAYTON, ATLANTA, CO, ROSCOMMON, ASTORIA	DRAWING SECTION	DWG NO 005	REV A DESIGNED BY 1:60 @ AS



# LOCATION MAP 1:2500

204000,235429

204000,235429



203408,235000

0 50 100 150 200 250 Metres

SCALE 1:2500

**SITE ADDRESS:**  
OLDTOWN,  
CLONOWN,  
ATHLONE,  
CO. ROSCOMMON,  
N37R827

**LEGEND**

— **SITE AREA OUTLINED IN RED**  
≈ 0.29 HECTARES

— **LAND HOLDING OUTLINED IN BLUE**



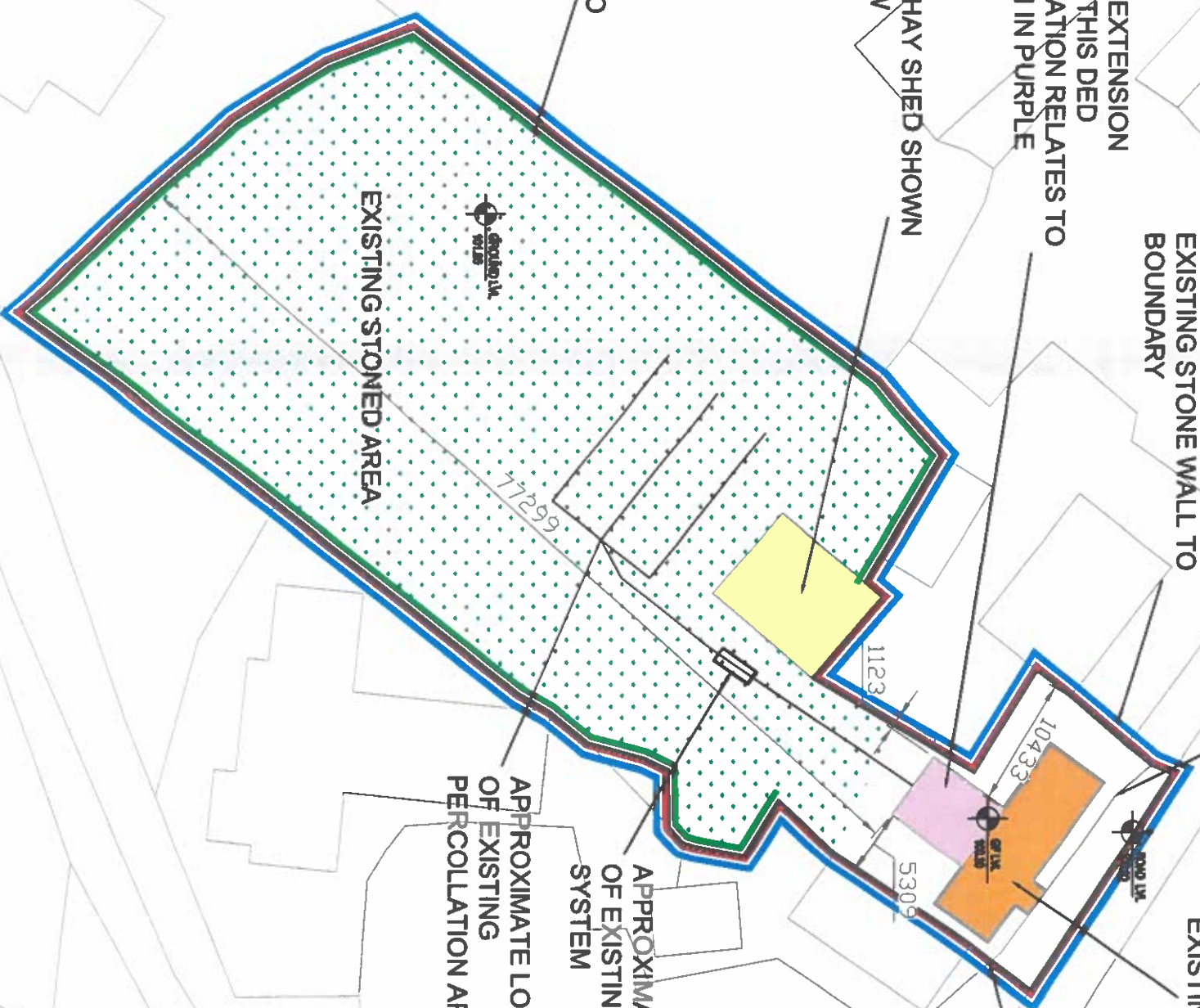
OS ND,  
RN 3169



CLIENT	JOB	DATE
OS ND, RN 3169	PLANNING DRAWING	09/09/2025
OS ND, RN 3169	PLANNING DRAWING	REV A
SCALE 1:2500		



EXISTING STONED AREA



CLIENT	JOB	DATE
SUBJECT	DRAWING	BY/REV/DWGS
SITE	DESCRIPTION	
OWNER, CLIENT,		
DESIGNER OR ARCHITECT		
(FIRM)		
	DRG No.	
	001	
	SCALE	